

M I N U T E S

REGULAR COUNCIL MEETING

Mountain View County

Minutes of the Regular Council Meeting held on Wednesday, December 13, 2006, in the Council Chamber, 1408 Twp. Rd. 32.0, Didsbury, AB

PRESENT: Reeve A. Kemmere  
Councillor G. Day  
Councillor D. Derksen  
Councillor L. Negropontes  
Councillor L. Yakimchuk

ABSENT: Councillor K. Blain

IN ATTENDANCE: D. Plamping, Chief Administrative Officer  
S. McInnis, Director, Operational Services  
P. Olynyk, Director, Development and Community Services  
G. Wiens, Director, Corporate Services  
M. Honeyman, Manager, Community Services  
D. Hawryluk, Manager, Planning and Development  
J. Holmes, Manager Parks & Agricultural Services  
T. Johnson, Planner  
H. Horvath, Planner  
J. King, Administrative Assistant

CALL TO ORDER: Reeve Kemmere called the meeting to order at 6:00 p.m.

The meeting began with the recitation of the Lord's Prayer.

Reeve Kemmere introduced Council and staff.

AGENDA & MINUTES

Reeve Kemmere advised that the following would be added to the agenda:  
(LU 54/06) Additional Information  
(3.1) Additional Information  
(6:12) MD of Rocky View Red Deer River Water Diversion  
(6.17) Town of Olds – 2009 Alberta 55 Plus Summer Games

Moved by Councillor Day  
RC06-628 That Council adopt the agenda of the Regular Council Meeting of Wednesday, December 13, 2006 as amended.

Carried.

Moved by Councillor Derksen  
RC06-629 That Council adopt the minutes of the Council Meeting of Wednesday, November 22, 2006.

Carried.

DELEGATION Reeve Kemmere welcomed the Richards family to the meeting and advised that they were the recipients of the 2006 Farm Family Award. Councillor Negropontes read a biography on the Richards Family and the history of the farm after which Reeve Kemmere presented the Richards Family with a plaque.

PUBLIC HEARINGS  
Bylaw #14/06  
Sundre Area  
Structure Plan

Reeve Kemmere opened the public hearing regarding Bylaw # 14/06.

Pat Maloney, EBA Consulting, provided an overview of the revisions or edits to the Sundre Area Structure Plan that were brought forward at the first seating of the Public Hearing.

Reeve Kemmere asked if there were any comments from the gallery.

Mr. Paddy Munroe, area resident wondered if the wetland area itself can be developed because even in a dry year, the area is underwater. Ms. Maloney advised that the ASP indicates that two acre lots would be appropriate on the edge of the wetland.

Reeve Kemmere asked if there were any comments from the gallery. No one came forward.

Administration was provided the opportunity for closing remarks.

Hearing no further comments Reeve Kemmere closed the Public Hearing.

RC06-630 Moved by Councillor Yakimchuk  
That Council give second reading to Bylaw No. 14//06.

The question on Motion #RC06-630 was not called.

RC06-631 Moved by Councillor Negropontes  
That Bylaw No. 14/06 be amended as presented.

Carried.

The question on Motion RC06-630 was called.

Carried.

Third reading of Bylaw No. 14/06 will be considered at the January 10, 2007 Regular Council Meeting.

Bylaw #LU 33/06  
NW 12-29-5 W5M

Reeve Kemmere opened the public hearing regarding Bylaw #LU 33/06.

The application for redesignation of the NW 12-29-5 W5M, was introduced by the Development and Community Services Department and the following information was introduced as provided in the agenda package such as the application for redesignation, location map, assessment map, site map, and aerial photos. The Development and Community Services Department provided specific information to the application as follows:

- To redesignate 3.1 acres from Agricultural District "A" to Country Residential "CR"
- Assessment Value of 7.5%
- CLI rating 5

The Development and Community Services Department recommended that Bylaw #LU 33/06 be given second reading.

The Development and Community Services Department advised that all correspondence received was provided to Council.

Volker Bahr, owner, stated they are planning the redesignation and subdivision for friends that are wanting to purchase a piece of land along the Water Valley Golf Course.

Reeve Kemmere asked if there were any comments from the gallery. No one came forward.

Council discussed the following:

- impact of the letter from the adjacent landowner
- water supply
- well quality and quantity

The applicant was provided the opportunity for closing remarks and declined.

The Planning and Development Department was provided the opportunity for closing remarks and declined.

Hearing no further comments Reeve Kemmere closed the Public Hearing.

RC06-632 Moved by Councillor Derksen  
That Council give second reading to Bylaw No. LU 33/06.

Carried.

RC06-633 Moved by Councillor Day  
That Council give third reading to Bylaw No. LU 33/06.

Carried.

Bylaw #LU 36/06  
SW 11-30-2 W5M

Reeve Kemmere opened the public hearing regarding Bylaw #LU 36/06.

The application for redesignation of the SW 11-30-2 W5M, was introduced by the Development and Community Services Department and the following information was introduced as provided in the agenda package such as the application for redesignation, location map, assessment map, site map, and aerial photos. The Development and Community Services Department provided specific information to the application as follows:

- To redesignate 3.0 acres from Agricultural District "A" to Country Residential "CR"
- Assessment Value of 81%, 10%
- CLI rating 3

The Development and Community Services Department recommended that Bylaw #LU 36/06 be defeated due to additional agricultural land that would be taken out of production to accommodate a new driveway and the lack of a buffer to the existing yard site.

The Development and Community Services Department advised that there were no comments from adjacent landowners or reference agencies.

Ken Taylor, applicant, stated the intent of this parcel was to take a residential parcel out of a thirty acre parcel which was subdivided by the previous owner. The coulee is quite steep so the parcel that is proposed is required in that sizing and location to get back from the top of the hill. This proposal is the first residential lot out of a quarter section.

Reeve Kemmere asked if there were any comments from the gallery. No one came forward.

Council discussed the following:

- what the thirty acre parcel is used as now
- land that will be used up with the new driveway

Reeve Kemmere asked if there were any comments from the gallery. No one came forward.

The applicant was provided the opportunity for closing remarks and stated that the applicant is willing to relocate the building site.

The Planning and Development Department was provided the opportunity for closing remarks. Ms. Horvath reiterated some of her points that were made earlier.

Hearing no further comments Reeve Kemmere closed the Public Hearing.

Moved by Councillor Yakimchuk  
RC06-634 That Council give second reading to Bylaw No. LU 36/06.

Motion Defeated.

Bylaw #LU 49/06  
NE 26-32-6 W5M

Reeve Kemmere opened the public hearing regarding Bylaw #LU 49/06.

The application for redesignation of the NE 26-32-6 W5M, was introduced by the Development and Community Services Department and the following information was introduced as provided in the agenda package such as the application for redesignation, location map, assessment map, site map, and aerial photos. The Development and Community Services Department provided specific information to the application as follows:

- To redesignate 65 acres from Agricultural District "A" to Country Residential "CR"
- Assessment Value of 39%
- CLI rating 5

The Development and Community Services Department recommended that Bylaw #LU 49/06 be given second reading.

The Development and Community Services Department advised that all correspondence received was provided to Council.

Ken Taylor, applicant, stated the lot design that was submitted with the application was pulled out to properly reflect the suitability of land for Country Residential zoning and that lot sizes in this area range from 3 to 10 acres for a total of 10 lots.

Reeve Kemmere asked if there were any comments from the gallery.

Natalie Proud, area resident, stated her concerns about the map that was submitted with the application showed more lots than what was being applied for.

Council discussed the following:

- the piece of land that looks like it was for road dedication
- the total number of lots in the quarter section

The applicant was provided the opportunity for closing remarks.

The Planning and Development Department was provided the opportunity for closing remarks.

Hearing no further comments Reeve Kemmere closed the Public Hearing.

Moved by Councillor Derksen  
RC06-635 That Council give second reading to Bylaw No. LU 49/06.

The question on Motion #RC06-635 was not called.

Moved by Councillor Day  
RC06-636 That Bylaw No. LU 49/06 be amended by replacing Schedule "A" with the amended map.  
Carried.

The question on Motion RC06-635 was called.

RC06-637 Moved by Councillor Yakimchuk  
That Council give third reading to Bylaw No. LU 49/06.

Carried.

Bylaw #LU 51/06  
NE 26-32-3 W5M

Reeve Kemmere opened the public hearing regarding Bylaw #LU 51/06.

The application for redesignation of the NE 26-32-3 W5M, was introduced by the Development and Community Services Department and the following information was introduced as provided in the agenda package such as the application for redesignation, location map, assessment map, site map, and aerial photos. The Development and Community Services Department provided specific information to the application as follows:

- To redesignate 5.75 acres from Agricultural District "A" to Country Residential "CR"
- Assessment Value of 12.0% and 84.0%
- CLI rating is 90% is 3 and 10% is at 2.

The Development and Community Services Department recommended that Bylaw #LU 51/06 be defeated due to the non compliance with MDP policy 3.2.3 (b) (not along a road allowance).

The Development and Community Services Department advised that there were not objections from adjacent landowners or reference agencies.

Ken Taylor, applicant, stated that the odd shape of the site is because of a water way on both sides of it. It is a beautiful building site and is on lower capability land. This parcel is not going to be subdivided out. The proposed site is for the landowner's son and wife to build on.

Sandy Loree, owner, showed pictures of the proposed lot and stated that the access road will be left with the remainder (which is pasture) with Texas Gates and will take very little out of the agricultural land.

Reeve Kemmere asked if there were any comments from the gallery. No one came forward.

Council discussed the following:

- whether the access road is adjacent to a road allowance
- the area dedicated to the access

The applicant was provided the opportunity for closing remarks.

The Planning and Development Department was provided the opportunity for closing remarks and declined.

Hearing no further comments Reeve Kemmere closed the Public Hearing.

RC06-638 Moved by Councillor Negropontes  
That Council give second reading to Bylaw No. LU 51/06.

Carried.

RC06-639 Moved by Councillor Derksen  
That Council give third reading to Bylaw No. LU 51/06.

Carried.

Reeve Kemmere recessed the meeting at 8:02 p.m. and reconvened at 8:15 p.m.

Bylaw #LU 54/06  
NE 19-29-5 W5M

Reeve Kemmere reopened the public hearing regarding Bylaw #LU 54/06.

The application for redesignation of the NE 19-29-5 W5M, opened on November 22, 2006 was recessed to December 13, 2006 meeting to provide additional time to review any responses from referral agencies and prepare additional information requested by Council which was a brief history of this parcel. Mr. Olynyk, Director, Development and Community Services, gave a presentation on the required information.

The Development and Community Services Department recommended that Bylaw #LU 54/06 be given second reading as amended.

The Development and Community Services Department advised that all correspondence received was provided to Council.

David Griep, President, Maranatha Water Valley Association, was given an opportunity for comments.

Reeve Kemmere asked if there were any comments from the gallery. No one came forward.

Council discussed the following:

- the reasons for this redesignation being tabled since 2002.
- who is responsible for the expense of the archaeological study.
- the amount of recreational vehicles and dwelling units.
- if there is a dugout or man made lake on the property.

Hearing no further comments Reeve Kemmere closed the Public Hearing.

RC06-640 Moved by Councillor Yakimchuk  
That Council give second reading to Bylaw No. LU 54/06.

The question on Motion #RC06-640 was not called.

RC06-641 Moved by Councillor Derksen  
That Bylaw No. LU 54/06 be amended to include Schedule "B" Director Control Regulation and Schedule "C" Flood Frequency map.

Carried.

The question on Motion #RC06-640 was called.

Carried.

RC06-642 Moved by Councillor Negropontes  
That Council give third reading to Bylaw No. LU 54/06.

Carried.

BYLAWS  
2007 Fee Bylaw  
No. 17/06

RC06-643 Moved by Councillor Derksen  
That Council give first reading to Bylaw No. 17/06.

Carried.

RC06-644 Moved by Councillor Yakimchuk  
That Council give second reading to Bylaw No. 17/06

Carried.

RC06-645 Moved by Councillor Day  
That Council give unanimous consent to proceed with third reading of Bylaw No. 17/06.  
Carried Unanimously.

RC06-646 Moved by Councillor Negropontes  
That Council give third reading to Bylaw No. 17/06.

Carried.

## OLD BUSINESS

Policy #4005  
Road Templates RC06-647 Moved by Councillor Negropontes  
That Council approve Policy #4005 – Road Templates. Carried.

Policy #6005  
Area Structure Plan RC06-648 Moved by Councillor Day  
That Council approve Policy #6005 – Area Structure Plan. Carried.

## NEW BUSINESS

Tax Cancellation  
Roll 632143001 RC06-649 Moved by Councillor Yakimchuk  
That Council cancel \$438.09, which is equivalent to 100%, of the 2006 taxes owing for the house on Tax Roll # 632143001. Carried.

Staff Social  
Club Funding RC06-650 Moved by Councillor Day  
That Council approve Policy #2003 – County Funding of Staff Social Clubs, effective January 1, 2007. Carried.

2006 FCSS Grant  
Allocations RC06-651 Moved by Councillor Yakimchuk  
That Council approve additional 2006 F.C.S.S. funding allocation of \$3,281.00 for the Cremona F.C.S.S. Carried.

RC06-652 Moved by Councillor Derksen  
That Council approve additional 2006 F.C.S.S. funding allocation of \$9,912.00 for the Family School Wellness Program. Carried.

Insurance for  
Non-Profits RC06-653 Moved by Councillor Yakimchuk  
That Council approve the addition of the Cremona Curling Club to the County's Insurance policy as an Additional Insured at no cost to the County. Carried.

RC06-654 Moved by Councillor Day  
That Council approve the addition of the Cremona Hall Society to the County's Insurance policy as an Additional Insured at no cost to the County. Carried.

James River  
Community Hall RC06-655 Moved by Councillor Derksen  
The Council support the reconstruction project in principle of the James River Community Hall. Carried.

Bearberry ASP  
Committee Appointments RC06-656 Moved by Councillor Negropontes  
That Council approve the Councillor, Community Association and Public Member appointments to the Bearberry Area Structure Plan Steering Committee as follows:

## Councillors:

Liz Negropontes, Division 6

Al Kemmere, Division 7

Lana Yakimchuk, Division 2

## Community Association Representative:

Kathie Morris

## Public Members:

Nila Stringer

Neil Reynolds

Joanne McDiarmid

Carried.

Bergen ASP Committee Appointments	RC06-657	Moved by Councillor Derksen That Council approve the Councillor, Community Association and Public Member appointments to the Bergen Area Structure Plan Steering Committee as follows:  Councillors: Kathy Blain, Division 4 Gwen Day, Division 1 Dave Derksen, Division 3  Community Association Representative: Gerald Ingeveld  Public Members: Bob Rettie John Grimstead Donald Miller	Carried.
Plough Truck CAMS System	RC06-658	Moved by Councillor Derksen That Council approve the purchase of ten (10) CAMS units to equip Mountain View County plough trucks and one (1) CAMS software package at a cost of \$43,325.	Carried.
	RC06-659	Moved by Councillor Day That Council approve that the CAMS units be funded from the Heavy Equipment Reserve and that the software be funded from the general budget.	Carried.
Municipal Area Partnership Committee	RC06-660	Moved by Councillor Day That Council approve Terms of Reference for the Municipal Area Partnership Committee in principle as amended.	Carried.
Intermunicipal Development Plan	RC06-661	Moved by Councillor Yakimchuk That Council approve the Template for Intermunicipal Development Plans in principle.	Carried.
MV Regional Water Services Commission	RC06-662	Moved by Councillor Derksen That the Council of Mountain View County requests that the Mountain View Regional Water Services Commission, the current holder of the Mountain View County water allocation, pass a resolution, within 60 days, supporting the addition of Mountain View County as a member of the Commission based on Mountain View County paying an equitable share of the investments by the current members to those members, and indicate this support to the Minister of Municipal Affairs by forwarding a copy of that resolution and requesting an amendment of AR 245/92 Mountain View Regional Water Services Commission Regulation to reflect the proposed new membership.	Carried.
MD Rocky View Regional Water Application	RC06-663	Moved by Councillor Yakimchuk That Council ratify the decision expressed in the Reeve Kemmere's letter to Alberta Environment regarding the Proposed Red Deer River Water Diversion to the Balzac Development in the MD of Rocky View.	Carried.
Reeve at Large Plebiscite	RC06-664	Moved by Councillor Negropontes That Council approve the holding of a plebiscite at the October 27, 2007 general election requesting the Chief Elected Official (Reeve) should be elected at large.	Carried.
	RC06-665	Moved by Councillor Day That Council approve the wording for the plebiscite question be as follows: "Mountain View County should proceed with a bylaw to elect a Reeve by a vote of the electors of the County"	Carried.

LTD Premium Cost Change	RC06-666	Moved by Councillor Yakimchuk That Council amend the Long Term Disability Premium Benefit deduction from Mountain View County paying 100% of the premium to the employee paying 100% of the premium, effective January 1, 2007.	Carried.
	RC06-667	Moved by Councillor Derksen That Council approve increasing the County's Wage and Salary grids by an amount equal to the Long Term Disability premium that is currently paid by the County.	Carried.
Cost of Living Adjustment	RC06-668	Moved by Councillor Day That Council approve a Cost of Living Adjustment (COLA) to the County Wage and Salary grids of 3% effective January 1, 2007.	Carried.
2007 Operating & Capital Budget	RC06-669	Moved by Councillor Yakimchuk That Council approve the 2007 Operating and Capital Budget.	Carried.
2009 Alberta 55 Plus Summer Games Information	RC06-670	Moved by Councillor Day That Council support the Town of Olds submitting an expression of interest for the 2009 Alberta 55 Plus Summer Games.	Carried.
INFORMATION ITEMS			
CAO Action List	RC06-671	Moved by Councillor Yakimchuk That Council receive the Chief Administrative Officer's Action List dated December 5, 2006 as information.	Carried.
Westward Ho Park	RC06-672	Moved by Councillor Yakimchuk That Mountain View County enter into an operating agreement with Red Rock Sawmills Ltd. for the operating of Westward Ho Park as a campground for a five (5) year term from January 1, 2007 to December 31, 2011; and further, that the Reeve and Chief Administrative Officer be authorized to execute the agreement.	Carried.
Old County Administration Building	RC06-673	Moved by Councillor Yakimchuk That Council authorize the Chief Administrative Officer to sell the Administration Building in Didsbury, being Lot 2 of Block 2 in the approved subdivision out of Plan 1039JK, being 0.616 ha, subject to the sale being at not less than market value and subject to such conditions as accepted or set by the Chief Administrative Officer.	Carried.
<u>ADJOURN</u>	RC06-674	Moved by Councillor Day That the Regular Council Meeting of Wednesday, December 13, 2006 be adjourned at 10:17 p.m.	Carried.

\_\_\_\_\_  
Reeve Kemmere

I hereby certify these minutes are correct.

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Chief Administrative Officer