

M I N U T E S

REGULAR COUNCIL MEETING

Mountain View County

Minutes of the Regular Council Meeting held on Wednesday, November 22, 2006, in the Council Chamber, 1408 Twp. Rd. 32.0, Didsbury, AB

PRESENT: Reeve A. Kemmere
Councillor K. Blain
Councillor G. Day
Councillor D. Derksen
Councillor L. Negroportes
Councillor L. Yakimchuk

IN ATTENDANCE: D. Plamping, Chief Administrative Officer
S. McInnis, Director, Operational Services
P. Olynyk, Director, Development and Community Services
G. Wiens, Director, Corporate Services
T. Martens, Manager, Legislative Services
T. Johnson, Planner
H. Horvath, Planner
G. Eyers, Executive Assistant

CALL TO ORDER: Reeve Kemmere called the meeting to order at 1:00 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:

- (4.1) Solid Waste Collection Amendment Bylaw No. 15/06
- (6.9) Bergen General Store – Liquor License Letter of Support

Moved by Councillor Yakimchuk
RC06-598 That Council adopt the agenda of the Regular Council Meeting of Wednesday, November 22, 2006 as amended. Carried.

Moved by Councillor Derksen
RC06-599 That Council adopt the minutes of the Regular Council Meeting of Wednesday, November 8, 2006. Carried.

PUBLIC HEARINGS
Bylaw #LU 37/06
NW 30-32-2 W5M

Reeve Kemmere opened the public hearing regarding Bylaw #LU 37/06.

The application for redesignation of the NW 30-32-2 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 3.84 acres from Agricultural District "A" to Country Residential "CR"
- Assessment Value of 65.6%, 5.5%
- CLI rating 2

The Development and Community Services Department recommended that Bylaw #LU 37/06 be defeated due to the proposed lot includes a panhandle into the quarter and

does not comply with MDP Policy 3.2.3 (b) which states that undeveloped sites must be adjacent to a road allowance. MDP policy 3.2.3 (f) states that undeveloped lots will generally be limited to three acres in size and this application is slightly larger however at 3.97 acres. The proposed lot does have substantial buffering from the balance of the 80 acres, therefore complies with MDP policy 3.2.3 (c). The proposed lot is not located adjacent to a road allowance which is a requirement under the MDP.

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

Ken Taylor, applicant, stated Mr. and Mrs. Gauthier intend to give the land to their daughter who intends to build a home. The area of the proposed redesignation is predominately 5.5% assessment. The owner also intends to build a home on the southwest corner of the quarter section.

Mr. Gauthier, owner, stated that the panhandle was required to accommodate a pipeline.

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

Council discussed the following:

- The existing homesite
- Proposed 750 foot panhandle laneway
- Size of proposed redesignation

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 declined.

The Planning and Development Department was provided the opportunity for closing remarks and stated that the proposed redesignation does not comply with policy as it is a panhandle and it is not a developed site.

Hearing no further comments Reeve Kemmere closed the Public Hearing.

RC06-600 Moved by Councillor Negropontes
That Council give second reading to Bylaw No. LU 37/06.

The question on Motion #RC06-600 was not called.

RC06-601 Moved by Councillor Negropontes
That Bylaw No. LU 37/06 be amended to show a parcel size of Three Point Nine Seven (3.97) acres.

Carried.

The question on resolution RC06-600 was called.

Motion Defeated.

Bylaw #LU 45/06
NW 19-29-4 W5M

Reeve Kemmere opened the public hearing regarding Bylaw #LU45/06.

The application for redesignation of the NW 19-29-4 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 4.96 acres from Agricultural District "A" to Country Residential "CR"
- Assessment Value of 48%, 8%
- CLI rating 5

The Development and Community Services Department recommended that Bylaw #LU 45/06 be given second reading.

Ken Taylor, applicant, stated the proposed redesignation is south and west of Cremona. The proposed redesignation is currently not being used by the owner.

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

Council discussed the following:

- Location of the existing dugout
- Location of well
- Building site

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 encouraged Council to approve the proposed redesignation at the requested parcel size.

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

Hearing no further comments Reeve Kemmere closed the Public Hearing.

RC06-602 Moved by Councillor Yakimchuk
That Council give second reading to Bylaw No. LU 45/06. Carried.

RC06-603 Moved by Councillor Derksen
That Council give third reading to Bylaw No. LU 45/06. Carried.

Bylaw #LU 46/06
SW 23-29-5 W5M

Reeve Kemmere opened the public hearing regarding Bylaw #LU 46/06.

Reeve Kemmere stated that The Development and Community Services Department recommended that Bylaw #LU 46/06 be recessed to January 10, 2007 at or after 6:00 p.m. as re-advertisement and re-circulation needs to take place because of significant changes to the original application.

RC06-604 Moved by Councillor Derksen
That the Public Hearing for Bylaw #LU 46/06 be recessed to January 10, 2007 at or after 6:00 p.m. Carried.

Bylaw #LU 52/06
NE 33-29-3 W5M

Reeve Kemmere opened the public hearing regarding Bylaw #LU 52/06.

The application for redesignation of the NE 33-29-3 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 3.9 acres from Agricultural District "A" to Country Residential "CR"
- Assessment Value of 64.5%
- CLI rating 3

The Development and Community Services Department recommended that Bylaw #LU 52/06 be given second reading.

Leroy and Ruby Franz, owner, stated they were not fully aware of procedure but would answer any questions.

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

Council discussed the following:

- previously subdivided parcels
- closed road and campground
- future use of Wayside Campground lands

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 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.

RC06-605 Moved by Councillor Yakimchuk
That Council give second reading to Bylaw No. LU 52/06.

Carried.

RC06-606 Moved by Councillor Derksen
That Council give third reading to Bylaw No. LU 52/06.

Carried.

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

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

The application for redesignation of the NE 19-29-5 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 29.75 acres from Agricultural District "A" to Direct Control District "DC"
- Assessment Value of 7.5%
- CLI rating 5

The Development and Community Services Department recommended that Bylaw #LU 54/06 be recessed due to an oversight by the Planning and Development Department. The oversight was that letters to adjacent landowners and the various agencies were not sent out and would be sent out prior to second reading.

David Griep, Maranatha Water Valley Association President, stated the Association has been associated with the property since 1981 and they do not intend to change the current use.

Lucyna Navratil, adjacent land owner, requested clarification for the following:

- Definition of Direct Control
- Proposed agreement
- Legal status and operation of the Maranatha Water Valley Association

Council discussed the following:

- Size of existing buildings will be grandfathered
- Process for advertising and public notification

	RC06-607	Moved by Councillor Day That the Public Hearing for Bylaw No. LU 54/06 be recessed to December 13, 2006 at or after 6:00 p.m.	Carried.
Recess and Reconvene		Reeve Kemmere recessed the meeting at 3:05 p.m. and reconvened at 3:10 p.m.	
BYLAWS			
	RC06-608	Moved by Councillor Blain That Council give third reading to Solid Waste Collection Amending Bylaw No. 15/06. The question on Motion #RC06-608 was not called.	
	RC06-609	Moved by Councillor Yakimchuk That Bylaw No. 15/06 be amended to show that the effective date is February 1, 2007. The question on resolution RC06-608 was called.	Carried. Carried.
NEW BUSINESS			
MPC Standard Conditions	RC06-610	Moved by Councillor Day That Council approve the Municipal Planning Commission Subdivision Standard Conditions, Policy #6004 and Procedure #6004-01.	Carried.
Hwy 2/27 Area Structure Plan	RC06-611	Moved by Councillor Yakimchuk That Council request that the Municipal Land Use Bylaw Review Committee prepare and bring forward to Council proposed amendments to the Land Use Bylaw that would define highway commercial and industrial land use designations, technical standards and regulations to meet Highway 2 and 27 Area Structure Plan goals and policies.	Carried.
	RC06-612	Moved by Councillor Negropontes That Council request that the Municipal Land Use Bylaw Review Committee facilitate the preparation of Gateway Architectural Controls and Standards for the Highway 2 and 27 Area Structure Plan and bring forward to Council proposed recommendations for approval.	Carried.
	RC06-613	Moved by Councillor Day That Council consider for approval a 2006 / 2007 budget allocation from the tax stabilization reserve in the amount of \$80,000.00 to commission a qualified consultant to assist the Committee in the preparation of Land Use Bylaw Amendments and Gateway Architectural Controls and Standards for the Highway 2 and 27 Area Structure Plan, or a budget amount and source of funding deemed acceptable by Council.	Carried.
Council By-Election	RC06-614	Moved by Councillor Derksen That Council not hold a by-election to fill the vacancy on Council created by the resignation of Councillor Arnie Shea.	Carried.
	RC06-615	Moved by Councillor Yakimchuk That Councillors Negropontes and Blain be identified as lead contacts for Division 5 until the next Municipal General Election.	Carried.
Committee, Commission Board Appointments	RC06-616	Moved by Councillor Blain That Council rescind the appointment of Arnie Shea to all Committees, Commissions and Boards.	Carried.
	RC06-617	Moved by Councillor Derksen That Council approve the 2006/2007 Councillor Appointments to Committees, Commissions and Boards as follows: Sundre Airport Committee – Councillor Negropontes Family and Community Support Services (FCSS) – Reeve Kemmere Sundre & District Fire Authority – Reeve Kemmere Greenwood Area Planning Partnership (GAPP) – Councillor Blain Sundre Library Board – Councillor Blain	Carried.

Sundre Public Involvement Round Table (SPIRT) – Councillor Yakimchuk

Carried.

Hours of Business
Dec 22/06

RC06-618

Moved by Councillor Negropontes
That Council approve that all County staff (except in the event that Operational Services Staff are urgently required) be provided a half day of paid leave for the afternoon of December 22, 2006; and further, that public notice be given by way of advertising that the County Office will close at 12:00 p.m. (noon) December 22, 2006.

Carried.

Tax
Calculations

RC06-619

Moved by Councillor Yakimchuk
That Council cancel a total of \$2.52 in tax adjustments for tax rolls 91794, 99924, 99480 and 98533.

Carried.

AAMD&C/AUMA
Cost Sharing
Toolkit

RC06-620

Moved by Councillor Day
That Council receive the AAMD&C/AUMA Cost Sharing Toolkit as information.

Carried.

Rural Road
Study

RC06-621

Moved by Councillor Blain
That Council receive the Rural Road Study, which identifies the specific cost of upgrades to the approved Mountain View County Road Network, as information.

Carried.

Bergen General
Store

RC06-622

Moved by Councillor Negropontes
That Council provide a letter stating that they have no objection to the Bergen General Store for their application to the Alberta Gaming and Liquor Commission for a General Merchandise Liquor License.

Carried.

INFORMATION
ITEMS
CAO Action List

RC06-623

Moved by Councillor Day
That Council receive the Chief Administrative Officer's Action List dated November 15, 2006 as information.

Carried.

IN CAMERA

RC06-624

Moved by Councillor Derksen
That the Regular Council Meeting of November 22, 2006 go In Camera at 4:12 p.m.

Carried.

RC06-625

Moved by Councillor Negropontes
That the Regular Council Meeting of November 22, 2006 return to the open meeting at 5:09 p.m.

Carried.

County
Land Leases

RC06-626

Moved by Councillor Yakimchuk
That Council approve land lease renewals of current agricultural leases for 2007 as per Agricultural Service Board recommendation and as discussed by Council.

Carried.

ADJOURN

RC06-627

Moved by Councillor Derksen
That the Regular Council Meeting of Wednesday, November 22, 2006 be adjourned at 5:10 p.m.

Carried.

Reeve Kemmere

I hereby certify these minutes are correct.

Chief Administrative Officer