

M I N U T E S

REGULAR COUNCIL MEETING

Mountain View County

Minutes of the Regular Council Meeting held on Wednesday, November 8, 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. Negropontes
Councillor L. Yakimchuk

ABSENT: Councillor A. Shea

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. 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:

- (6.4) Council By-Election
- (6.5) AAMD&C Resolutions
- (6.6) Culvert Donation to Eagle Hill Community Hall

Moved by Councillor Day
RC06-575 That Council adopt the agenda of the Regular Council Meeting of Wednesday, November 8, 2006 as amended. Carried.

Moved by Councillor Yakimchuk
RC06-576 That Council adopt the minutes of the Special Council Meeting of Wednesday, October 17, 2006. Carried.

Moved by Councillor Negropontes
RC06-577 That Council adopt the minutes of the Regular Council Meeting of Wednesday, October 25, 2006. Carried.

Moved by Councillor Blain
RC06-578 That Council adopt the minutes of the Organizational Council Meeting of Wednesday, October 25, 2006. Carried.

PUBLIC
HEARINGS
Bylaw #LU 62/04
SE 27-33-7 W5M

Reeve Kemmere opened the public hearing regarding Bylaw #LU 62/04.

The application for redesignation of the SE 27-33-7 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 and advised that the application for redesignation was given first reading on November 22, 2004 but further consideration of the bylaw was tabled pending the preparation of an Area Structure Plan for the Bearberry area. Given that the preparation of an ASP for this area will be beginning in the near future, it is the opinion of Planning and Development Services that the application should not move forward until the Area Structure Plan is completed. However, due to the amount of time that has passed since the file received first reading, according to section 188 (a) of the Municipal Government Act, the file will expire on November 22, 2006 as it will have been two years since it received first reading. Given this information, Planning and Development feels the application would be premature and therefore recommended that Council defeat the bylaw since it can no longer be deferred. The applicant could then reapply once the ASP has been completed. Planning and Development recommended that the application fee be waived should the applicant reapply considering the circumstances surrounding this application.

The Development and Community Services Department recommended that Bylaw #LU 62/04 be defeated.

The Development and Community Services Department advised that correspondence dated November 3, 2006 was provided to Council, in which the applicant which was requesting withdrawal of the redesignation application.

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

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

Hearing no further comments Reeve Kemmere closed the Public Hearing.

Moved by Councillor Yakimchuk

RC06-579 That Council give second reading to Bylaw No. LU 62/04.

Motion Defeated.

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

Bylaw # 14/06
Southeast Sundre
Area Structure Plan

The application for redesignation of the Southeast Sundre Area Structure Plan, 32-5 W5M, was introduced by Pat Maloney, EBA Consulting, and provided an overview of the Sundre Area Structure Plan. Ms. Maloney provided specific information to the application as follows:

- Planning documents, legislation, planning values, future land use scenario, plan policies, conservation design, hydro-geological / environmental assessment, development phasing, and plan implementation

The Development and Community Services Department recommended that Bylaw #14/06 be given second reading as amended.

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

Council discussed the following:

- Subdivision
- Access
- Landscaping
- Trail / pathway standards
- Wildlife corridors

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

Councillor Jim Brosh, Town of Sundre, stated that the Town of Sundre is undertaking a thirty (30) year plan and that a study may be undertaken for an alternate route for Hwy 22 traffic around Sundre.

Peter Jones, area land owner, was concerned that only gravel trucks were identified and no other trucks were identified. He was advised by Pat Maloney that Highway Commercial Zone would allow businesses which would provide services to highway traffic. Mr. Jones was advised by Council that questions regarding specific development or subdivision on his property would need to be addressed at the time an application was submitted.

Patty Monroe presented information on the removal of trees vs Firesmart, groundwater flows, and pathway development.

Ken Taylor stated that the commercial zone needs to be expanded to the east and advised that there was concern regarding the zoning of properties south of Fountain Tire. He discussed concerns such as lands adjacent to commercial zone, septic options, Area Structure Plan document detail.

Reeve Kemmere polled the gallery regarding proposed changes and provided information to Ms. Maloney.

Moved by Councillor Derksen
RC06-580 That the Public Hearing on Bylaw No. 14/06 be recessed to December 13, 2006 at or after 6:00 p.m.

Carried.

Recess and Reconvene

Reeve Kemmere recessed the meeting at 7:45 p.m. and reconvened at 7:57 p.m.

Bylaw #LU 42/06
SE 23-30-1 W5M

Reeve Kemmere opened the public hearing regarding Bylaw #LU 42/06.

The application for redesignation of the SE 23-30-1 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 7.0 acres from Agricultural District "A" to Country Residential "CR"
- Assessment Value of. 59.8%
- CLI rating 80% and 20%

The Development and Community Services Department recommended that Bylaw #LU 42/06 be given second reading.

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

Rayelle Mader representing Randy and Ronda Mader, stated there are two (2) existing approaches. The reason for the redesignation is requested to provide the applicant the financial opportunity to expand their existing farm operation near Carstairs.

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

Council discussed the following:

- Location

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.

RC06-581 Moved by Councillor Yakimchuk
That Council give second reading to Bylaw No. LU 42/06.

Carried.

RC06-582 Moved by Councillor Negropontes
That Council give third reading to Bylaw No. LU 42/06.

Carried.

Bylaw #LU 44/06
SW 20-32-4 W5M

Reeve Kemmere opened the public hearing regarding Bylaw #LU 44/06.

The application for redesignation of the SW 20-32-4 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 3.82 acres from Agricultural District "A" to Country Residential "CR"
- Assessment Value of 9.0%
- CLI rating 95% and 5%

The Development and Community Services Department recommended that Bylaw #LU 44/06 be given second reading.

Ken Taylor, on behalf of the owner, Jody Millard stated there is considerable subdivision in the area and the applicant intends to provide the property for his brother to build a home.

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

Council discussed the following:

- Panhandle access
- Legal and physical access
- Location of building site to accommodate pipeline activity

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 advised that panhandle lots are discouraged, however, due to the oil and gas activity on the quarter section would support approval.

Hearing no further comments Reeve Kemmere closed the Public Hearing.

RC06-583 Moved by Councillor Derksen
That Council give second reading to Bylaw No. LU 44/06.

Carried.

RC06-584 Moved by Councillor Negropontes
That Council give third reading to Bylaw No. LU 44/06.

Carried.

NEW BUSINESS

Appeal Fee - Processing Fees	RC06-585	Moved by Councillor Derksen That Council establish an appeal fee in the amount of \$100.00 for appeals to the imposition of increased development application fees.	Carried.
Olds & District Kiwanis Music Festival	RC06-586	Moved by Councillor Negropontes That Council receive correspondence from the Olds and District Kiwanis Music Festival Society dated October 11, 2006, regarding the Olds and District Kiwanis Festival of the Performing Arts; and further, that Council approve a donation in the amount of \$600 to the Olds and District Kiwanis Festival of the Performing Arts.	Carried.
Processing Fees Motion No. 333	RC06-587	Moved by Councillor Day That Council rescind Motion No. 333, dated July 22, 1998.	Carried.
Council By-Election	RC06-588	Moved by Councillor Derksen That Council receive as information the following options on the requirements for a by-election to fill a vacancy on Council.	Carried.
AAMD&C Resolutions	RC06-589	Moved by Councillor Blain That Council receive the AAMD&C Fall 2006 Convention Resolutions, as information.	Carried.
Culvert Donation Eagle Hill Hall	RC06-590	Moved by Councillor Negropontes That Council agree to donate one culvert for a new approach at the new Eagle Hill Community Hall at a value of \$620.00.	Carried.
INFORMATION ITEMS			
CAO Action List	RC06-591	Moved by Councillor Day That Council receive the Chief Administrative Officer's Action List dated November 1, 2006 as information.	Carried.
Cremona & District Fire Chief	RC06-592	Moved by Councillor Yakimchuk That Council receive correspondence from the Cremona and District Emergency Services dated October 19, 2006 regarding the appointment of a new Fire Chief to the Cremona Fire Department, as information.	Carried.
DTHR Foundation	RC06-593	Moved by Councillor Negropontes That Council receive correspondence from the David Thompson Health Region Foundations dated September 22, 2006, regarding the 12 th Annual Cattle Round-up, as information.	Carried.
CAP Funding	RC06-594	Moved by Councillor Day That Council receive the Olds and District Municipal Library Board Meeting Minutes dated Wednesday, October 19, 2006, as information.	Carried.
	RC06-595	Moved by Councillor Day That correspondence be sent to The Honourable Maxime Bernier, Minister of Industry, and copies forwarded to our MP regarding the CAP Funding.	Carried.
IN CAMERA			
	RC06-596	Moved by Councillor Blain That the Regular Council Meeting of November 8, 2006 go In Camera at 8:44 p.m.	Carried.
	RC06-597	Moved by Councillor Derksen That the Regular Council Meeting of November 8, 2006 return to the open meeting at 9:05 p.m.	Carried.

ADJOURN

RC06-598

Moved by Councillor Yakimchuk
That the Regular Council Meeting of Wednesday, November 8, 2006 be adjourned at
9:06 p.m.

ADOPTED

Carried.

Reeve Kemmere

I hereby certify these minutes are correct.

Chief Administrative Officer