

MINUTES

REGULAR COUNCIL MEETING

Mountain View County

Minutes of the Regular Council Meeting held on Wednesday, February 24, 2010, in the Council Chamber, 1408 Twp Rd. 320, Didsbury, AB

PRESENT: Councillor L. Negropontes, Chair
Reeve A. Kemmere (via conference call)
Councillor G. Ingeveld
Councillor L. Yakimchuk

ABSENT: Councillor K. Blain
Councillor G. Day
Councillor E. Page

IN ATTENDANCE: D. Plamping, Chief Administrative Officer
D. Hawryluk, Director, Planning and Development Services
S. McInnis, Director, Operational Services
G. Wiens, Director, Corporate Services
J. Koch, Communications Coordinator
T. Connatty, Planner
G. Evers, Executive Assistant

CALL TO ORDER: Reeve Kemmere joined the meeting by conference call.

Doug Plamping, Chief Administrative Officer, called the meeting to order at 9:00 a.m.

Doug Plamping, Chief Administrative Officer, declared the meeting open for nomination of the position of Chair for the February 24, 2010 Regular Council Meeting, due to the absence of the Reeve and Deputy Reeve.

Councillor Yakimchuk nominated Councillor Negropontes for the position of Chair for the February 24, 2010 Regular Council Meeting.

Doug Plamping called for nominations a second and third time and declared that nominations were closed and declared Councillor Negropontes as Chair of the meeting.

Councillor Negropontes, Chair, began the meeting with the recitation of the Lords Prayer.

AGENDA RC10-188 Moved by Councillor Ingeveld
That Council adopt the agenda of the Regular Council Meeting of February 24, 2010.

Carried.

Councillor Negropontes introduced Council and Staff.

PUBLIC HEARINGS
Bylaw No. LU 06/10
SW 33-30-2 W5M

Ken Taylor joined the meeting via conference call.

Councillor Negropontes opened the public hearing regarding Bylaw #LU 06/10.

The application for redesignation of the SW 33-30-2 W5M, was introduced by the Planning and Development Department and the following information was introduced as provided in the agenda package such as the application information, location map, assessment map, site map, and aerial photos. The Planning and Development Department provided specific information to the application as follows:

- To redesignate 3.0 acres from Agricultural District “A” to Country Residential “CR”
- Division 4
- Rural Community - Westcott

The Planning and Development Department recommended that Bylaw #LU 06/10 be given second reading.

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

Ken Taylor, applicant, stated that the proposed redesignation complies with all current policies and is the best spot for the parcel on this quarter.

Councillor Negropontes asked if there were any comments from the gallery. No one came forward.

Council questions resulted in the following information:

- Access would be considered at the time of subdivision
- This is on a dead-end road

Councillor Negropontes 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 Councillor Negropontes closed the Public Hearing.

Moved by Councillor Yakimchuk

RC10-189 That Council give second reading to Bylaw No. LU 06/10 to redesignate lands in the SW 33-30-2 W5M.

Carried.

Moved by Councillor Ingeveld

RC10-190 That Council give third reading to Bylaw No. LU 06/10 to redesignate lands in the SW 33-30-2 W5M.

Carried.

Bylaw No. LU 10/10
NW 20-31-3 W5M

Councillor Negropontes opened the public hearing regarding Bylaw #LU 10/10.

The application for redesignation of the NW 20-31-3 W5M, was introduced by the Planning and Development Department and the following information was introduced as provided in the agenda package such as the application information, location map, assessment map, site map, and aerial photos. The Planning and Development Department provided specific information to the application as follows:

- To redesignate 3.0 acres from Agricultural District “A” to Country Residential “CR”
- Division 4
- Rural Community – Elkton/Rugby

The Planning and Development Department recommended that Bylaw #LU 10/10 be given second reading.

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

Ken Taylor, applicant, stated that the proposed redesignation is clustered in the southwest corner and would not have an impact on oil and gas activity.

Councillor Negropontes asked if there were any comments from the gallery. No one came forward.

Council questions resulted in the following information:

- The required setback from a dugout is 50 feet

Councillor Negropontes 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 Councillor Negropontes closed the Public Hearing.

Moved by Councillor Ingeveld

RC10-191 That Council give second reading to Bylaw No. LU 10/10 to redesignate lands in the NW 20-31-3 W5M.

Carried.

Moved by Councillor Yakimchuk

RC10-192 That Council give third reading to Bylaw No. LU 10/10 to redesignate lands in the NW 20-31-3 W5M.

Carried.

Ken Taylor left the meeting by terminating his conference call.

Bylaw No. LU 09/10
SW 16-32-4 W5M

Councillor Negropontes opened the public hearing regarding Bylaw #LU 09/10.

The application for redesignation of the SW 16-32-4 W5M, was introduced by the Planning and Development Department and the following information was introduced as provided in the agenda package such as the application information, location map, assessment map, site map, and aerial photos. The Planning and Development Department provided specific information to the application as follows:

- To redesignate 3.7 acres from Agricultural District “A” to Country Residential “CR”
- Division 6
- Rural Community – Bergen

The Planning and Development Department recommended that Bylaw #LU 09/10 be given second reading.

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

David Derksen, applicant, stated that the presentation was accurate.

Councillor Negropontes asked if there were any comments from the gallery. No one came forward.

Council questions resulted in the following information:

- Confined Feeding Operations meet setback requirements

Councillor Negropontes 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 Councillor Negropontes closed the Public Hearing.

Moved by Councillor Ingeveld

RC10-193 That Council give second reading to Bylaw No. LU 09/10 to redesignate lands in the SW 16-32-4 W5M.

The question on motion #RC10-193 was not called.

Moved by Councillor Yakimchuk

RC10-194 That Bylaw No. LU 09/10 be amended to read SW 16-32-4 W5M.

Carried.

The question on motion #RC10-193 was called.

Carried.

Councillors were provided a copy of the amended Bylaw No. LU 19/10.

Moved by Councillor Ingeveld
RC10-195 That Council give third reading to Bylaw No. LU 19/10 to redesignate lands in the SW 16-32-4 W5M.
Carried.

Councillor Negropontes recessed the meeting at 9:55 a.m. and disconnected the conference call with Reeve Kemmere.

Councillor Negropontes reconvened the meeting at 10:01 a.m. and Reeve Kemmere joined the meeting by conference call.

Bylaw No. LU 12/10
SW 3-31-2 W5M

Councillor Negropontes opened the public hearing regarding Bylaw #LU 12/10.

The application for redesignation of the SW 3-31-2 W5M, was introduced by the Planning and Development Department and the following information was introduced as provided in the agenda package such as the application information, location map, assessment map, site map, and aerial photos. The Planning and Development Department provided specific information to the application as follows:

- To redesignate 2.0 acres from Agricultural District "A" to Country Residential One "CR1"
- Division 3
- Rural Community - Westcott

The Planning and Development Department recommended that Bylaw #LU 12/10 be given second reading.

The Planning and Development Department advised that all correspondence received was provided to Council and the applicant has adequately addressed concerns raised.

Ric Arthurs, owner, stated that he did not have any further information to add.

Councillor Negropontes asked if there were any comments from the gallery.

Brian Hartman, adjacent landowner, stated that he is opposed to the proposed redesignation because he was previously advised that no new subdivision would be permitted in the area. This redesignation would impede his view.

Kelly Kitchur, adjacent landowner, stated that she was concerned over flood issues. What is the deciding factor to fill in low lying areas to accommodate a suitable building site?

Council questions resulted in the following information:

- North of the current farmstead site there are no suitable building sites in the low lying areas adjacent to the road

- Additional studies would be required if the proposed redesignation were to be relocated and it might be difficult to find a suitable building site

Councillor Negropontes 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 Councillor Negropontes closed the Public Hearing.

Moved by Councillor Yakimchuk

RC10-196 That Council accept the concept plan affecting lands in the SW 3-31-2 W5M.

Motion Defeated.

Moved by Councillor Ingeveld

RC10-197 That Council give second reading to Bylaw No. LU 12/10 to redesignate lands in the SW 3-31-2 W5M.

Motion Defeated.

Bylaw No. 02/10
South McDougal
Flats Area Structure Plan

Diana Hawryluk, introduced the Steering Committee members, Council and staff that were involved in the process and thanked them for their participation.

Councillor Negropontes opened the public hearing regarding Bylaw #02/10.

Marlow Currie, Chair, South McDougal Flats Area Structure Plan Steering Committee, provided an overview of the South McDougal Flats Area Structure Plan and the process undertaken.

Cameron Lang, Scheffer Andrew Ltd., provided an overview of the South McDougal Flats Area Structure Plan which included the following information:

- Public participation in the process
- Public visioning
- Land Use/Growth Survey
- Public design charrette results
- Issues/concerns identified in the process

The Planning and Development Department provided an overview of correspondence received regarding the South McDougal Flats Area Structure Plan.

Councillor Negropontes asked if there were any comments from the gallery.

Dave Collins stated that the design and charrette process was well done and supports the South McDougal Flats Area Structure Plan in its entirety.

Rick Badger, representing the Aspen Springs Four Season Resort, and stated that they support the proposed South McDougal Flats Area Structure Plan. He provided correspondence in support of the proposed Aspen Springs Resort Community which is in the ASP fringe area.

Bob Westcott, representing the Bridgewater family who reside in the NW 6-33-5 W5M, stated that they support the South McDougal Flats Area Structure Plan as presented.

Kelly Dziadek, affected landowner, stated that she supports the South McDougal Flats Area Structure Plan. They feel that the ability to have higher density is a benefit for the area and supports the town.

Alf Bicknell stated that the objection letter (Agenda Page 105) which indicated that the Sundre Airport is inferior should be deleted.

Council questions resulted in the following information:

- No applications can be accepted for medium and high density and a proposed development on the Aspen Springs Capital Inc. property would be affected if only half of this property was included
- Density bonusing would apply to recreational subdivisions
- Industrial lands currently owned by West Fraser, and lands just north of the recently annexed lands in the north east of the area, will need to be addressed by Council
- The leasing of airport lands will need to be addressed by Council
- Density will require clarification
- Public attendance numbers can be provided to Council
- Aggregate in the area should be noted

The Planning and Development Department was provided the opportunity for closing remarks and stated that the process was a good one. The Planning and Development Department recommends that the South McDougal Flats Area Structure Plan be debated at the March 3, 2010 Regular Council Meeting.

Hearing no further comments Councillor Negropontes closed the Public Hearing.

Moved by Reeve Kemmere
RC10-198 That Council defer Bylaw No. 02/10 – South McDougal Flats Area Structure Plan to March 3, 2010.

Carried.

Councillor Negropontes recessed the meeting at 12:20 p.m. and reconvened at 12:32 p.m.

BYLAWS

Bylaw #LU 07/10
SW 4-33-2 W5M
PI 0110972
BI 1 Lot 1

Moved by Councillor Ingeveld
RC10-199 That Council give first reading to Bylaw No. LU 07/10 redesignating the lands within the SW 4-33-2-5 Plan 0110972 Block 1 Lot 1.

Carried.

Moved by Councillor Yakimchuk
RC10-200 That Council set the Public Hearing for Bylaw No. LU 07/10 redesignating the lands within the SW 4-33-2-5 Plan 0110972 Block 1 Lot 1 to April 21, 2010 at or after 9:00 a.m.

Carried.

Bylaw #LU 21/10
NE 12-29-4-W5M

Moved by Councillor Ingeveld
RC10-201 That Council give first reading to Bylaw No. LU 21/10 redesignating the lands within the NE 12-29-4-W5M.

Carried.

Moved by Councillor Yakimchuk
RC10-202 That Council set the Public Hearing for Bylaw No. LU 21/10 redesignating the lands within the NE 12-29-4-W5M to April 7, 2010 at or after 9:00 a.m.

Carried.

Bylaw #LU 22/10
SW 14-30-1-W5M

Moved by Councillor Ingeveld
RC10-203 That Council give first reading to Bylaw No. LU 22/10 redesignating the lands within the SW 14-30-1-W5M.

Carried.

Moved by Councillor Yakimchuk
RC10-204 That Council set the Public Hearing for Bylaw No. LU 22/10 redesignating the lands within the SW 14-30-1-W5M to April 7, 2010 at or after 9:00 a.m.

Carried.

Bylaw #LU 24/10
SE 16-33-6 W5M

Moved by Councillor Ingeveld
RC10-205 That Council give first reading to Bylaw No. LU 24/10 redesignating the lands within the SE 16-33-6 W5M.

Carried.

Moved by Councillor Yakimchuk
RC10-206 That Council set the Public Hearing for Bylaw No. LU 24/10 redesignating the lands within the SE 16-33-6 W5M to April 7, 2010 at or after 9:00 a.m.

Carried.

NEW BUSINESS
Water Act Penalty
Davidson Park

Moved by Councillor Ingeveld
RC10-207 That Council authorize payment of \$2000.00 to pay the administrative penalty issued by Alberta Environment for the 2005 flood repair work completed at Davidson Park.

Carried.

ADOPTED

ADJOURNMENT

RC10-208 Moved by Councillor Yakimchuk
That Regular Council Meeting of February 24, 2010 be
adjourned at 12:39 p.m.

Carried.

Chair

I hereby certify these minutes are correct.

Chief Administrative Officer