

MINUTES

REGULAR COUNCIL MEETING

Mountain View County

Minutes of the Regular Council Meeting held on Wednesday, May 26, 2010, in the Council Chamber, 1408 Twp Rd. 320, Didsbury, AB

PRESENT: Deputy Reeve Negropontes (Chair)
Councillor K. Blain
Councillor G. Day
Councillor G. Ingeveld
Councillor L. Yakimchuk

ABSENT: Reeve A. Kemmere
Councillor E. Page

IN ATTENDANCE: D. Plamping, Chief Administrative Officer
D. Hawryluk, Director, Planning and Development Services
T. Martens, Director, Legislative and Community Services
S. McInnis, Director, Operational Services
D. Oldridge, Manager, Business Services
J. Koch, Communications Coordinator
S. Tremblay, Planner
C. Banack, Planner
V. Lodermeier, Administrative Assistant

CALL TO ORDER: Deputy Reeve Negropontes called the meeting to order at 9:03 a.m.

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

Deputy Reeve Negropontes introduced Council and Staff.

AGENDA Moved by Councillor Ingeveld
RC10-520 That Council adopt the revised agenda of the Regular Council Meeting of May 26, 2010.
Carried.

PUBLIC HEARINGS
Bylaw #LU 40/10
NE 6-32-2 W5M
Deputy Reeve Negropontes opened the public hearing regarding Bylaw #LU 40/10.

The application for redesignation of the NE 6-32-2 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 for redesignation, location map, assessment map, site map, and aerial photos. The Planning and Development Department provided specific information to the application as follows:

- To redesignate 20 acres from Agricultural District “A” to Agricultural Two District “A2”

- Division 4
- Rural Community: Westerdale
- Complies with minimum setbacks
- No objections received

The Planning and Development Department recommended that Bylaw #LU 40/10 be given second reading.

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

Paul and Tara Windsor, owner, stated that they did not have any additional comments.

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

Council questions resulted in the following information:

- First parcel out
- Size allows provisions to contain existing structures and land for raising livestock
- Applicant requests 20 acres verses 3 acres in size and provides justification for requested proposal.

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

The applicant was provided the opportunity for closing remarks.

Paul Windsor stated that due to the pipelines on the property they're limited to a smaller building envelope.

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

Hearing no further comments Deputy Reeve Negropontes closed the Public Hearing.

Moved by Councillor Blain

RC10-521 That Council give second reading to Bylaw No. LU 40/10 to redesignate lands in the NE 6-32-2 W5M.

Carried.

Moved by Councillor Yakimchuk

RC10-522 That Council give third reading to Bylaw No. LU 40/10 to redesignate lands in the NE 6-32-2 W5M.

Carried.

Bylaw #LU 41/10
NE 24-33-3 W5M

Deputy Reeve Negropontes opened the public hearing regarding Bylaw #LU 41/10.

The application for redesignation of the NE 24-33-3 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

ADOPTED

for redesignation, location map, assessment map, site map, and aerial photos. The Planning and Development Department provided specific information to the application as follows:

- To redesignate 5.16 acres from Agricultural District “A” to Country Residential “CR”
- Division 6
- Rural Community: Hainstock
- First parcel out
- Suitable for intended use
- Heavily tree buffer

The Planning and Development Department recommended that Bylaw #LU 41/10 be given second reading.

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

Ken Taylor, applicant, stated that there were no additional comments.

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

Council had no questions.

Deputy Reeve Negroptes 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 Deputy Reeve Negroptes closed the Public Hearing.

Moved by Councillor Ingeveld

RC10-523 That Council give second reading to Bylaw No. LU 41/10 to redesignate lands in the NE 24-33-3 W5M.

Carried.

Moved by Councillor Day

RC10-524 That Council give third reading to Bylaw No. LU 41/10 to redesignate lands in the NE 24-33-3 W5M.

Carried.

Bylaw #LU 42/10
SE 6-32-3 W5M

Deputy Reeve Negroptes opened the public hearing regarding Bylaw #LU 42/10.

The application for redesignation of the SE 6-32-3 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 for redesignation, location map, assessment map, site

map, and aerial photos. The Planning and Development Department provided specific information to the application as follows:

- To redesignate 6 acres from Agricultural District “A” to Country Residential One District “CR1”
- Division 4
- Rural Community: Harmattan
- Lots not opposite to Confined Feeding Operation
- Well buffered with trees
- Suitable for intended use
- No objections received

The Planning and Development Department recommended that Bylaw #LU 42/10 be given second reading.

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

Lawrence Trenholm, owner, stated that they have followed the guidelines. It is suitable and fits with Policies. There is very little traffic on road, trees and scrubs are for buffering and will be left to enclose the proposed area. The area within trees is difficult to farm due to equipment size restrictions.

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

Council questions resulted in the following information:

- Applicant agrees to place caveat on quarter to protect the trees to the north of the subdivision
- Confined Feeding Operation to the southeast
- Closest residence is 700 meters
- Lots are not adjacent to the manure spreading lands

Deputy Reeve 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 Deputy Reeve Negropontes closed the Public Hearing.

Moved by Councillor Blain

RC10-525 That Council give second reading to Bylaw No. LU 42/10 to redesignate lands in the SE 6-32-3 W5M.

Carried.

Moved by Councillor Ingeveld

RC10-526 That Council give third reading to Bylaw No. LU 42/10 to redesignate lands in the SE 6-32-3 W5M.

Carried.

Bylaw #LU 44/10
SE 24-29-2 W5M

Deputy Reeve Negropontes opened the public hearing regarding Bylaw #LU 44/10.

The application for redesignation of the SE 24-29-2 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 for redesignation, location map, assessment map, site map, and aerial photos. The Planning and Development Department provided specific information to the application as follows:

- To redesignate 20 acres from Agricultural District "A" to Agricultural Two District "A2"
- Division 1
- Rural Community: Wessex
- No pipeline activity
- Sufficient of land for raising of livestock
- No objections from surrounding landowners

The Planning and Development Department recommended that Bylaw #LU 44/10 be given second reading.

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

Douglas Abell, owner, stated that he had no additional comments.

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

Council had no questions.

Deputy Reeve 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 Deputy Reeve Negropontes closed the Public Hearing.

Moved by Councillor Yakimchuk
 RC10-527 That Council give second reading to Bylaw No. LU 44/10 to redesignate lands in the SE 24-29-2 W5M.
Carried.

Moved by Councillor Day
 RC10-528 That Council give third reading to Bylaw No. LU 44/10 to redesignate lands in the SE 24-29-2 W5M.
Carried.

Bylaw #LU 45/10
NE 24-29-2 W5M

Deputy Reeve Negropontes opened the public hearing regarding Bylaw #LU 45/10.

The application for redesignation of the NE 24-29-2 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 for redesignation, location map, assessment map, site map, and aerial photos. The Planning and Development Department provided specific information to the application as follows:

- To redesignate 20 acres from Agricultural District "A" to Agricultural Two District "A2"
- Division 1
- Rural Community: Wessex
- Unclassified creek will not impact this area
- Decommissioned gravel pit was reclaimed
- Suitable for the intended use
- No objections

The Planning and Development Department recommended that Bylaw #LU 45/10 be given second reading.

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

Douglas Abell, owner, stated that he had no additional comments.

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

Council questions resulted in the following information:

- Intended use is agriculture
- Fits in with area
- Minimal additional work would be through the Alberta Environmental
- Gravel pit has been developed into pasture
- Concerns with more reclamation.
- Stipulate a caveat on title

Deputy Reeve 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 Deputy Reeve Negropontes closed the Public Hearing.

Moved by Councillor Day
RC10-529 That Council give second reading to Bylaw No. LU 45/10 to redesignate lands in the NE 24-29-2 W5M.

Carried.

Moved by Councillor Blain
RC10-530 That Council give third reading to Bylaw No. LU 45/10 to redesignate lands in the NE 24-29-2 W5M.

Carried.

Moved by Councillor Day
RC10-531 That Council recommend to the Municipal Planning Commission to retain a condition for a reclamation certificate from Alberta Environment at the subdivision stage.

Carried

Recessed and Reconvene

Deputy Reeve Negropontes recessed the meeting at 10:15 a.m. and reconvened at 10:27 a.m.

BYLAWS

Bylaw #10/10
Land Use Bylaw

Moved by Councillor Ingeveld
RC10-532 That Council give first reading to Bylaw No. 10/10 – Land Use Bylaw.

The question on Motion RC10-532 was not called.

Ipsos Reid Telephone
Survey Results

Deputy Reeve Negropontes welcomed Mr. Jamie Duncan, Ipsos Reid, to the Regular Council Meeting.

Mr. Jamie Duncan provided information regarding the telephone survey conducted in April/May 2010. The survey was based on the Off-Site Transportation Levy Bylaw and the Land Use Bylaw. Interviews were conducted with 300 Mountain View County residents. The community perception was based on questions regarding the quality of life, growth and development and public engagement.

Council questions resulted in the following information:

- Complex questions response was I don't know
- Questions show there is misunderstanding
- Answers vary on questions
- News media was the main source of information
- Many opportunities are given for engagement
- Core direction is being asked for

Councillor Day thanked Jamie Duncan for the presentation.

The question on Motion RC10-532 was called.

Carried

Moved by Councillor Day
RC10-533 That Council set the Public Hearing for Bylaw No. 10/10 – Land Use Bylaw for June 16, 2010 at or after 5:00 p.m. and continuing June 19, 2010 at or after 9:00 a.m.

Carried.

Moved by Councillor Blain
RC10-534 That Council request the Planning Department implement all the Motions into the Land Use Bylaw from the May 11, 2010 Steering Committee meeting and bring them forward to the Public Hearing on June 16, 2010.

Carried

Recessed and Reconvene Deputy Reeve Negropontes recessed the meeting at 11:15 a.m. and reconvened at 11:23 a.m.

Bylaw #13/10
Off Site Transportation
Levy Bylaw RC10-535

Moved by Councillor Ingeveld
That Council give first reading to Bylaw No. 13/10 – Off Site Transportation Levy Bylaw.

The question on Motion RC10-535 was not called.

Mr. Jamie Duncan provided information from the survey regarding the Off-Site Levy Bylaw.

- Developers should absorb the cost
- Community is engaged and looking for more information
- Residence split on engagement on Off Site Transportation Levy Bylaw
- Opportunity to increase influence
- Engagement in an effort to manage perceptions.
- Survey was done on 1/3 of the population, which is standard

Ryan Morrison provided information on the purpose of the Off Site Transportation Levy Bylaw:

- Levy can only be collected once on the building except if there is an increase in size by 25%
- All uses in agricultural district will not be required to pay the levy
- Large developments are calculated differently based upon typical floor area ratios and traffic volumes relative to a typical business park development
- Payment of the Off Site Transportation Levy will be collected at the time of subdivision and secondary at the time of development

Moved by Councillor Day
RC10-536 That Council defer the first reading of Bylaw No. 13/10 – Off Site Transportation Levy Bylaw to the Regular Council Meeting of November 24, 2010; and bring forward additional information regarding quadrant examples of an Off Site Transportation Levy.

Carried.

Bylaw #LU 39/10
NW 28-31-2 W5M RC10-537

Moved by Councillor Ingeveld
That Council give first reading to Bylaw No. LU 39/10 redesignating the lands within the NW 28-31-2 W5M.

Carried.

- Moved by Councillor Day
RC10-538 That Council set the Public Hearing for Bylaw No. LU 39/10 redesignating the lands within the NW 28-31-2 W5M to August 4, 2010 at or after 9:00 a.m.
Carried.
- Bylaw #LU 51/10
SW 13-33-2 W5M RC10-539 Moved by Councillor Yakimchuk
That Council give first reading to Bylaw No. LU 51/10 redesignating the lands within the SW 13-33-2 W5M.
Carried.
- RC10-540 Moved by Councillor Ingeveld
That Council set the Public Hearing for Bylaw No. LU 51/10 redesignating the lands within the SW 13-33-2 W5M to June 16, 2010 at or after 9:00 a.m.
Carried.
- Bylaw #LU 52/10
SW 22-32-6 W5M RC10-541 Moved by Councillor Blain
That Council give first reading to Bylaw No. LU 52/10 redesignating the lands within the SW 22-32-6 W5M.
Carried.
- RC10-542 Moved by Councillor Yakimchuk
That Council set the Public Hearing for Bylaw No. LU 52/10 redesignating the lands within the SW 22-32-6 W5M to July 7, 2010 at or after 9:00 a.m.
Carried.
- Bylaw #LU 53/10
SE 4-31-27 W4M RC10-543 Moved by Councillor Day
That Council give first reading to Bylaw No. LU 53/10 redesignating the lands within the SE 4-31-27 W4M.
Carried.
- RC10-544 Moved by Councillor Ingeveld
That Council set the Public Hearing for Bylaw No. LU 53/10 redesignating the lands within the SE 4-31-27 W4M to June 23, 2010 at or after 9:00 a.m.
Carried.
- Bylaw #LU 54/10
SW 25-29-28 W4M RC10-545 Moved by Councillor Day
That Council give first reading to Bylaw No. LU 54/10 redesignating the lands within the SW 25-29-28 W4M.
Carried.
- RC10-546 Moved by Councillor Blain
That Council set the Public Hearing for Bylaw No. LU 54/10 redesignating the lands within the SW 25-29-28 W4M to June 23, 2010 at or after 9:00 a.m.
Carried.
- Bylaw #LU 57/10
NW 25-29-28 W4M RC10-547 Moved by Councillor Yakimchuk
That Council give first reading to Bylaw No. LU 57/10 redesignating the lands within the NW 25-29-28 W4M.
Carried.
- RC10-548 Moved by Councillor Ingeveld
That Council set the Public Hearing for Bylaw No. LU 57/10 redesignating the lands within the NW 25-29-28 W4M to June 23, 2010 at or after 9:00 a.m.
Carried.

Bylaw #LU 58/10
SE 25-29-28 W4M RC10-549 Moved by Councillor Day
That Council give first reading to Bylaw No. LU 58/10 redesignating the lands within the SE 25-29-28 W4M.
Carried.

RC10-550 Moved by Councillor Yakimchuk
That Council set the Public Hearing for Bylaw No. LU 58/10 redesignating the lands within the SE 25-29-28 W4M to June 23, 2010 at or after 9:00 a.m.
Carried.

Recessed and Reconvene Deputy Reeve Negropontes recessed the meeting at 12:00 p.m. and reconvened at 1:02 p.m.

NEW BUSINESS
Alternate Access
For Low Density
Subdivisions

RC10-551 Moved by Councillor Ingeveld
That Council approve the addition of Options 1, 4, and 5 as alternatives for access to low density subdivisions within the County, and incorporate these options into Policy 4009 and Procedure 4009-2.
Carried.

Steve McInnis presented low density subdivision with four access Options:

- Option 1 - Shortened cul-de-sac with one access point
- Option 4 - Longer linear cul-de-sac with lots off of one side with one access
- Option 5 - Linear configuration parallel to the County road with joint access
- Option 6 - Eyelid area present better maintenance but restricts building envelope especially on the end lots

Council questions resulted in the following information:

- Option 6 - Eyelid access not as safe as other options
- Concern with plowing cul-de-sacs
- Policy on winter maintenance in progress

Olds Didsbury
Airport - Race
Proposal

RC10-552 Moved by Councillor Ingeveld
That Council delegate to the Mountain View County Airport Management Committee the exploration of the proposal from the community group, regarding hosting a drag car race event at the Olds/Didsbury Airport, and that the group provide additional information on liability, costs and revenue sharing for the proposed event, and request that the Committee provide a recommendation on whether the event is appropriate, and the costs of preparation and clean up of the runway with regard to the event.
Carried.

ADJOURNMENT

RC10-553 Moved by Councillor Day
That Regular Council Meeting of May 26, 2010 be
adjourned at 1:41 p.m.

ADOPTED

Carried.

Chair

I hereby certify these minutes are correct.

Chief Administrative Officer