

MINUTES

REGULAR COUNCIL MEETING

Mountain View County

Minutes of the Regular Council Meeting held on Wednesday, August 25, 2010, in the Council Chamber, 1408 Twp Rd. 320, Didsbury, AB

PRESENT:

Reeve A. Kemmere
Councillor K. Blain
Councillor G. Day
Councillor E. Page
Councillor L. Negropontes
Councillor L. Yakimchuk

IN ATTENDANCE:

D. Plamping, Chief Administrative Officer
S. McInnis, Director, Operational Services
G. Wiens, Director, Corporate Services
N. Petherick, Manager, Planning and Development Services
M. Honeyman, Manager, Legislative & Community Services
J. Koch, Communications Coordinator
V. Lodermeier, Administrative Assistant

CALL TO ORDER:

Reeve Kemmere called the meeting to order at 9:00 a.m.

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

Reeve Kemmere introduced Council and Staff.

AGENDA

Reeve Kemmere advised of the following amendment to the agenda:

(7.1) Highway 27 Service Road

Moved by Councillor Blain

RC10-894 That Council adopt the agenda of the Regular Council Meeting of August 25, 2010 as amended.

Carried.

PUBLIC HEARINGS

Bylaw #LU 50/10
NE 13-32-6 W5M

Reeve Kemmere opened the public hearing regarding Bylaw #LU 50/10.

The application for redesignation of the NE 13-32-6 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 District “R-CR”
- Division 5

- Rural Community Bergen

The Planning and Development Department recommended that Bylaw #LU 50/10 be given second reading.

The Planning and Development Department advised that no objections or correspondence was received.

David Derksen, applicant, stated that the presentation was presented accurately. They are building on the highest point of the proposed lands and the panhandle can be made into a driveway if needed.

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

Council questions resulted in the following information:

- Proposed lot is intended for their son
- The existing access on proposed panhandle will still have access to the North. This will be dealt with at the subdivision stage as a condition
- Six acres in size includes the panhandle and wet area.

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.

Moved by Councillor Negropontes

RC10-895 That Council give second reading to Bylaw No. LU 50/10 to redesignate lands in the NE 13-32-6 W5M.

The question on Motion RC10-895 was not called.

Moved by Councillor Page

RC10-896 That Bylaw No. LU 50/10 redesignating the lands within the NE 13-32-6 W5M be amended to replace reference to "Bylaw No. 55/95" with "Bylaw No. 10/10".

Carried.

Moved by Councillor Yakimchuk

RC10-897 That Bylaw No. LU 50/10 redesignating the lands within the NE 13-32-6 W5M be amended to replace the acronym for Country Residential District from "CR" to "R-CR".

Carried.

The question on Motion RC10-895 was called.

Carried.

Moved by Councillor Blain

RC10-898 That Council give third reading to Bylaw No. LU 50/10 to redesignate lands in the NE 13-32-6 W5M.

Carried.

Bylaw #LU 75/10
NE 13-30-4 W5M

Reeve Kemmere opened the public hearing regarding Bylaw #LU 75/10.

The application for redesignation of the NE 13-30-4 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 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 (1) District (R-CR1)
- Division 2
- Rural Community Dogpound

The Planning and Development Department recommended that Bylaw #LU 75/10 be given second reading.

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

Ken Taylor, applicant, stated that application was presented accurately. There is an excellent building site as the land slopes off slightly. The service bulb for the turn around was adjusted from the original proposal as per recommendations of the Operational Services Department. There is a parcel already out of the quarter section.

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

Council questions resulted in the following information:

- One dwelling on existing lot
- Three residences on balance of the quarter
- The service bulb on proposed application is adjacent to the wetland
- The service bulb placed on furthest part of the subdivision is a standard developer requirement.
- If the application is approved this will be the maximum amount of subdivisions allowed for this quarter section
- Tree line may be at risk

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

The applicant stated that they have accommodated the recommendations as the access of from the County Collector Network.

The Planning and Development Department stated the applicant will need to comply with the County Road Standards.

Hearing no further comments Reeve Kemmere closed the Public Hearing.

Moved by Councillor Negropontes
RC10-899 That Council give second reading to Bylaw No. LU 75/10 to redesignate lands in the NE 13-30-4 W5M.

The question on Motion RC10-899 was not called.

Moved by Councillor Day
RC10-900 That Council amend Bylaw No. LU 75/10 to redesignate lands in the NE 13-30-4 W5M to show a lot size of 6.0 acres with dimensions of 350 ft by 750 ft.

Carried

The question on Motion RC10-899 was called.

Carried

Reeve Kemmere stated that the matter would be deferred until later in the meeting in order to provide for Council to consider the written Bylaw No. LU 75/10.

Bylaw #LU 76/10
NW 25-30-3 W5M

Reeve Kemmere opened the public hearing regarding Bylaw #LU 76/10.

A typographical error was noted on Bylaw # LU 76/10 which read "Section Twenty five (35)" Council asked that the Bylaw be amended to read "Section Twenty five (25)"

The application for redesignation of the NW 25-30-3 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 21 acres from Agricultural District "A" to Agricultural (2) District "(A2)"
- Division 2
- Rural Community Westcott

The Planning and Development Department recommended that Bylaw #LU 76/10 be given second reading.

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

Shannon Munro, owner, stated that the written Bylaw should read Range 3 not Range 4.

ADOPTED

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

Council had no questions.

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 stated amendments to the legal were noted.

Hearing no further comments Reeve Kemmere closed the Public Hearing.

Moved by Councillor Yakimchuk
RC10-901 That Council give second reading to Bylaw No. LU 76/10 to redesignate lands in the NW 25-30-3 W5M.

The question on Motion RC10-901 was not called.

Moved by Councillor Blain
RC10-902 That Bylaw No. LU 76/10 be amended to read "North West Quarter of Section Twenty-five (25), Township Thirty (30), Range Three (3), West of the Fifth Meridian".

Carried.

The question on Motion RC10-901 was called.

Carried.

Moved by Councillor Page
RC10-903 That Council give third reading to Bylaw No. LU 76/10 to redesignate lands in the NW 25-30-3 W5M.

Carried.

Bylaw #LU 77/10
NE 21-32-3 W5M

Reeve Kemmere opened the public hearing regarding Bylaw #LU 77/10.

The application for redesignation of the NE 21-32-3 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 3 acres from Agricultural District "A" to Country Residential District "R-CR"
- Division 6
- Rural Community Harmattan

The Planning and Development Department recommended that Bylaw #LU 77/10 be given second reading.

ADOPTED

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

The applicant was not in attendance.

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

Council questions resulted in the following information:

- Environmental protection measures will be addressed by Municipal Planning Commission regarding riparian areas

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

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

Hearing no further comments Reeve Kemmere closed the Public Hearing.

Moved by Councillor Negropontes

RC10-904 That Council give second reading to Bylaw No. LU 77/10 to redesignate lands in the NE 21-32-3 W5M.

The question on Motion RC10-904 was not called.

Moved by Councillor Day

RC10- 905 That Bylaw No. LU 77/10 redesignating the lands within the NE 21-32-3-5 be amended to replace reference to "Bylaw No. 55/95" with "Bylaw No. 10/10".

Carried.

Moved by Councillor Yakimchuk

RC10-906 That Bylaw No. LU 77/10 redesignating the lands within the NE 21-32-3-5 be amended to replace the acronym for Country Residential District from "CR" to "R-CR".

Carried.

The question on Motion RC10-904 was called.

Carried.

Moved by Councillor Page

RC10-907 That Council give third reading to Bylaw No. LU 77/10 to redesignate lands in the NE 21-32-3 W5M.

Carried.

Bylaw #LU 78/10
NE 20-29-27 W4M

Reeve Kemmere opened the public hearing regarding Bylaw #LU 78/10.

Reeve Kemmere stated that the matter would be deferred until later in the meeting for Planning and Development to present the application.

Bylaw #LU 93/10
NE 30-32-3 W5M

Reeve Kemmere opened the public hearing regarding Bylaw #LU 93/10.

ADOPTED

The application for redesignation of the NE 30-32-3 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 10 acres from Agricultural District "A" to Country Residential District "R-CR"
- Division 6
- Rural Community Harmattan

The Planning and Development Department recommended that Bylaw #LU 93/10 be given second reading.

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

Ken Taylor, applicant, stated that there is an undeveloped road to the North for a short distance and that the ancillary buildings and house are well contained within the proposed area.

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

Council questions resulted in the following information:

- History on the road allowance was provided
- Road allowance does not effect the application
- Road allowance can be closed and offered to adjacent landowners
- Proposed boundary follows the lay of the land.

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.

Moved by Councillor Negropontes

RC10-908 That Council give second reading to Bylaw No. LU 93/10 to redesignate lands in the NE 30-32-3-W5M.

Carried.

Moved by Councillor Blain

RC10-909 That Council give third reading to Bylaw No. LU 93/10 to redesignate lands in the NE 30-32-3 W5M.

Carried.

Bylaw #LU 78/10
NE 20-29-27 W4M

Reeve Kemmere reconvened the public hearing regarding Bylaw #LU 78/10.

The application for redesignation of the NE 20-29-27 W4M, 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 77.8 acres from Agricultural District "A" to Agricultural (2) District "(A2)"
- Division 1
- Rural Community Midway

The Planning and Development Department recommended that Bylaw #LU 78/10 be given second reading.

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

Lyle and Rose Motley, owners, stated that the Planning Department presented the application well.

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

Council questions resulted in the following information:

- The existing subdivision will be consolidated with the balance of the quarter section

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.

Moved by Councillor Day
RC10-910 That Council give second reading to Bylaw No. LU 78/10 to redesignate lands in the NE 20-29-27 W4M. Carried.

Moved by Councillor Blain
RC10-911 That Council give third reading to Bylaw No. LU 78/10 to redesignate lands in the NE 20-29-27 W4M . Carried.

- RC10-912 Moved by Councillor Negropontes
That Council give third reading to Bylaw No. LU 75/10 to redesignate lands in the NE 13-30-4 W5M.
Carried
- RC10-913 Moved by Councillor Day
That Council request that the Municipal Planning Commission consider the width of the road on NE 13-30-4 W5M to protect as many trees as possible.
Carried
- Recess and Reconvene Reeve Kemmere recessed the meeting at 10:45 a.m. and reconvened at 10:56 a.m.
- BYLAWS
- Bylaw #LU 81/10
NW 9-31-2 W5M RC10-914 Moved by Councillor Blain
That Council give first reading to Bylaw No. LU 81/10 redesignating the lands within the NW 9-31-2 W5M.
Carried.
- RC10-915 Moved by Councillor Day
That Council set the Public Hearing for Bylaw No. LU 81/10 redesignating the lands within the NW 9-31-2 W5M for September 15, 2010 at or after 9:00 a.m.
Carried.
- Bylaw #LU 82/10
NE 1-34-3 W5M RC10-916 Moved by Councillor Page
That Council give first reading to Bylaw No. LU 82/10 redesignating the lands within the NE 1-34-3 W5M.
Carried.
- RC10-917 Moved by Councillor Yakimchuk
That Council set the Public Hearing for Bylaw No. LU 82/10 redesignating the lands within the NE 1-34-3 W5M to September 15, 2010 at or after 9:00 a.m.
Carried.
- Bylaw #LU 83/10
SE 25-33-4 W5M RC10-918 Moved by Councillor Negropontes
That Council give first reading to Bylaw No. LU 83/10 redesignating the lands within the SE 25-33-4 W5M.
Carried.
- RC10-919 Moved by Councillor Page
That Council set the Public Hearing for Bylaw No. LU 83/10 redesignating the lands within the SE 25-33-4 W5M to September 15, 2010 at or after 9:00 a.m.
Carried.
- Bylaw #LU 84/10
SE 5-30-2 W5M RC10-920 Moved by Councillor Day
That Council give first reading to Bylaw No. LU 84/10 redesignating the lands within the SE 5-30-2 W5M.
Carried.
- RC10-921 Moved by Councillor Yakimchuk
That Council set the Public Hearing for Bylaw No. LU 84/10 redesignating the lands within the SE 5-30-2 W5M to September 15, 2010 at or after 9:00 a.m.
Carried.
- Bylaw #LU 85/10
NW 20-30-1 W5M RC10-922 Moved by Councillor Negropontes
That Council give first reading to Bylaw No. LU 85/10 redesignating the lands within the NW 20-30-1 W5M.
Carried.

- Moved by Councillor Day
RC10-923 That Council set the Public Hearing for Bylaw No. LU 85/10 redesignating the lands within the NW 20-30-1 W5M to September 15, 2010 at or after 9:00 a.m.
Carried.
- Bylaw #LU 87/10
NW 1-30-29 W4M RC10-924 Moved by Councillor Yakimchuk
That Council give first reading to Bylaw No. LU 87/10 redesignating the lands within the NW 1-30-29 W4M.
Carried.
- RC10-925 Moved by Councillor Negropontes
That Council set the Public Hearing for Bylaw No. LU 87/10 redesignating the lands within the NW 1-30-29 W4M to September 15, 2010 at or after 9:00 a.m.
Carried.
- Bylaw #LU 105/10
SW 12-30-29 W4M RC10-926 Moved by Councillor Day
That Council give first reading to Bylaw No. LU 105/10 redesignating the lands within the SW 12-30-29 W4M.
Carried.
- RC10-927 Moved by Councillor Blain
That Council set the Public Hearing for Bylaw No. LU 105/10 redesignating the lands within the SW 12-30-29 W4M to September 29, 2010 at or after 9:00 a.m.
Carried.
- Bylaw #LU 111/10
SW 36-29-6 W5M RC10-928 Moved by Councillor Page
That Council give first reading to Bylaw No. LU 111/10 redesignating the lands within the SW 36-29-6 W5M.
Carried.
- RC10-929 Moved by Councillor Yakimchuk
That Council set the Public Hearing for Bylaw No. LU 111/10 redesignating the lands within the SW 36-29-6 W5M to September 22, 2010 at or after 9:00 a.m.
Carried.
- OLD BUSINESS
Highway 27
Service Road
- Councillor Negropontes advised that a meeting has been arranged with the Minister of Transportation to discuss a possible extension the Highway 27 service road to the intersection.
- Reeve Kemmere requested that Richard Marz, MLA, be invited to attend the meeting.
- RC10-930 Moved by Councillor Blain
That Council authorize Reeve Kemmere, Councillor Blain, and Councillor Negropontes to meet with the Minister of Transportation, August 27, 2010 at 10:30 a.m. in Innisfail, AB to discuss the possible extension of the Highway 27 service road; and further, that Richard Marz, MLA, be invited to attend.
Carried.

NEW BUSINESS

Low Density Cluster
Developments

RC10-931

Moved by Councillor Day

That Council request the Chief Administrative Officer to bring back information regarding the potential to put a moratorium on future Low Density Cluster applications.

Carried.

Council questions resulted in the following information:

- Report to come back to Council Meeting September 1, 2010 with potential negative and positive impacts of a moratorium

ADJOURNMENT

RC10-932

Moved by Councillor Negropontes

That Regular Council Meeting of August 25, 2010 be adjourned at 11:20 a.m.

Carried.

Original Signed October 6, 2010

Chair

I hereby certify these minutes are correct.

Chief Administrative Officer