

MINUTES

REGULAR COUNCIL MEETING

Mountain View County

Minutes of the Regular Council Meeting held on Wednesday, July 13, 2022, in the Council Chamber, 1408 Twp Rd. 320, Didsbury, AB.

PRESENT:

Reeve A. Aalbers
Deputy Reeve Councillor G. Harris
Councillor D. Fulton
Councillor J. Lutz
Councillor P. Johnson

ABSENT:

Councillor A. Miller
Councillor G. Krebs

IN ATTENDANCE:

J. Holmes, Chief Administrative Officer
C. Atchison, Director, Legislative, Community, and Agricultural Services
L. Marshall, Director, Corporate Services
M. Bloem, Director, Planning and Development Services
R. Morrison, Director, Operational Services
A. Wild, Communications Coordinator
L. McMillan, Executive Assistant

CALL TO ORDER

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

Reeve Aalbers introduced Council and staff.

AGENDA

Moved by Councillor Lutz
RC22-370 That Council adopt the revised agendas of the Regular Council Meeting of July 13, 2022.
Carried.

MINUTES

Moved by Councillor Harris
RC22-371 That Council adopt the Minutes of the Regular Council Meeting of June 22, 2022.
Carried.

BUSINESS ARISING

4.1 – Kevin Heppler
Service Award Presentation

In recognition of his service with Mountain View County and the Province of Alberta, Reeve Aalbers and Jeff Holmes presented Kevin Heppler with the Exemplary Service Medal, Alberta Emergency Services Medal, and Long Service Medal.

4.2 - Direct Control District
DP - 20220223

P. Grochmal, Planning and Development Department introduced the Application.

ADOPTED

A Question-and-Answer session was held between Council, Administration, and the Applicant James Carpenter.

Moved by Councillor Harris

- RC22-372 That Council approve the proposed Overnight Camping - 40 Units in accordance with Land Use Bylaw No. 21/21 and the submitted application, within NW 1-32-2-5, submitted by CARPENTER, James Edward & Rhonalyn Rhei, Development Permit No. PLDP20220223, subject to conditions 1-6, 10–25, as amended.
Motion not called.

Moved by Councillor Harris

- RC22-373 That Council Amend Condition 21 to read: Overnight Camping with a maximum of two nights use will be permitted from January 1 to December 31, in conjunction with Events scheduled on the subject property.

Carried.

The question on Motion RC22-372 was called.

Carried.

PUBLIC HEARINGS

5. 1 - Bylaw #LU 17/22
NW 15-30-4-5

Reeve Aalbers opened the Public Hearing regarding Bylaw #LU 17/22 and read the Bylaw.

The application for redesignation of the NW 15-30-4-5, was introduced by D. Gonzalez, Planning and Development Department, and the following information was introduced as provided in the agenda package such as the bylaw, location map, assessment map, site map, and aerial photos. The Planning and Development Department provided specific information to the application as follows:

- For subdivision – first parcel out, for farmstead purposes, from previously unsubdivided quarter section
- Division 2

The Planning and Development Department recommended that Bylaw #LU 17/22 be given second reading.

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

The Applicant had no new or additional information to provide.

Reeve Aalbers 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.

The Applicant was provided the opportunity for closing remarks and declined.

Hearing no further comments Reeve Aalbers closed the Public Hearing.

Moved by Councillor Fulton
RC22-374 That Council give second reading to Bylaw No. LU 17/22 redesignating the lands within the NW 15-30-4-5.

Carried.

Moved by Councillor Fulton
RC22-375 That Council give third reading to Bylaw No. LU 17/22 redesignating the lands within the NW 15-30-4-5.

Carried.

5. 2 - Bylaw #LU 20 /22
Plan 1912539 Block 2 Lot 1
and SE 10-33-2-5

Reeve Aalbers opened the Public Hearing regarding Bylaw #LU 20/22 and read the Bylaw.

The application for redesignation of Plan 1912539 Block 2 Lot 1 and SE 10-33-2-5, was introduced by D. Gonzalez, Planning and Development Department, and the following information was introduced as provided in the agenda package such as the bylaw, location map, assessment map, site map, and aerial photos. The Planning and Development Department provided specific information to the application as follows:

- For subdivision – to create a third parcel from a previously subdivided quarter section.
- Division 7

Planning and Development cannot support this proposal for the consideration of a third parcel in the Agricultural Preservation Area, as it is contrary to policies within Section 3.0 of the Municipal Development Plan. In addition, the application to redesignate 20.30 acres to R-F is not compliant with MDP Policy or Section 12.3 of the Land Use Bylaw. Based on County's statutory plan and the LUB, Planning and Development supports a resolution of Council based on Option Three.

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

The Applicant, Brett Mattson, presented a PowerPoint presentation to Council and a letter of support.

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

Council questions resulted in the following information:

- Part of a subdivision conditional approval requires a real property report, which identifies the location of the septic systems.

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

The Applicant provided for closing remarks.

Hearing no further comments Reeve Aalbers closed the Public Hearing.

Moved by Councillor Fulton
RC22-376 That Council amend Bylaw No. LU 20/22 to include the word “in”
as part of the legal description as shown on attachment 02.
Carried.

Moved by Councillor Fulton
RC22-377 That Council give second reading to Bylaw No. LU 20/22
redesignating the lands within Plan 1912539 Block 2 Lot 1 and SE
10-33-2-5.
Defeated.

5. 3 - Bylaw #LU 22/22
NW 7-32-4-5

Councillor Johnson declared there may be a perception of Conflict
of Interest under Mountain View County Bylaw No. 09/22 at 10:15
a.m. and left the room.

Reeve Aalbers opened the Public Hearing regarding Bylaw #LU
22/22 and read the Bylaw.

The application for redesignation of the NW 7-32-4-5, was
introduced by T. Connatty, Planning and Development Department,
and the following information was introduced as provided in the
agenda package such as the bylaw, location map, assessment
map, site map, and aerial photos. The Planning and Development
Department provided specific information to the application as
follows:

- To create a new smaller agricultural parcel
- Division 4

The Planning and Development Department recommended that
Bylaw #LU 22/22 be given second reading.

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

The Applicant, Raye Burke, thanked the County staff for their hard
work and Council for their consideration.

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

Council questions resulted in the following information:

- Only photos from the road are available.
- The north boundary is fenced. There is an existing fence on
east side, which requires some work, and will need to be
moved slightly to the west to stay out of the slough area to
comply with the application.

Reeve Aalbers 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. They advise the Applicant provided
a letter explaining the application, which is included in the package.

ADOPTED

The Applicant was provided the opportunity for closing remarks and declined.

Hearing no further comments Reeve Aalbers closed the Public Hearing.

Moved by Councillor Lutz

RC22-378 That Council give second reading to Bylaw No. LU 22/22 redesignating the lands within the NW 7-32-4-5.

Defeated.

RECESS AND RECONVENE:

Reeve Aalbers recessed the meeting at 10:25 a.m. and reconvened at 10:40 a.m.

Councillor Johnson rejoined the table at 10:40 a.m.

**5.4 - Bylaw #LU 23/22
NW 25-32-5-5**

Reeve Aalbers opened the Public Hearing regarding Bylaw #LU 23/22 and read the Bylaw.

The application for redesignation of the NW 25-32-5-5, was introduced by T. Connatty, Planning and Development Department, and the following information was introduced as provided in the agenda package such as the bylaw, location map, assessment map, site map, and aerial photos. The Planning and Development Department provided specific information to the application as follows:

- To create a separate parcel for an existing residential site
- Division 6

The Planning and Development Department recommended that Bylaw #LU 23/22 be given second reading.

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

The Applicant had no new or additional information to provide.

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

Council questions resulted in the following information:

- If there is a requirement for setback relaxation, it would be apart of the subdivision approval process. The real property report will show what the setback distances are for the structures and then consideration for relaxation at that point. There is the possibility that the east side of the dwelling may require a setback relaxation.
- The septic is straight to the south of dwelling. There is a small barbwire fence that separates the tanks and the septic field.
- There will be a subdivision condition that says if you are closer than 90 meters with your septic system there needs to be a visual inspection done, if there wasn't recently a permit approve for it. If the inspector approves it, the setback relaxation will be granted.

Reeve Aalbers 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 clarified, depending on the type of septic system, the setback distances are variable. This application setback distance could be as small as 5 meters, meaning there is a lesser chance of having to impact the property line to the east based on what type of system it is.

The Applicant was provided the opportunity for closing remarks and declined.

Hearing no further comments Reeve Aalbers closed the Public Hearing.

Moved by Councillor Harris

RC22-379 That Council give second reading to Bylaw No. LU 23/22 redesignating the lands within the NW 25-32-5-5.

Carried.

Moved by Councillor Harris

RC22-380 That Council give third reading to Bylaw No. LU 23/22 redesignating the lands within the NW 25-32-5-5.

Carried.

5.5 - Bylaw #LU 24 /22
NE 18-29-1-5

Reeve Aalbers opened the Public Hearing regarding Bylaw #LU 24/22 and read the Bylaw.

The application for redesignation of the NE 18-29-1-5, was introduced by R. Pohl, Planning and Development Department, and the following information was introduced as provided in the agenda package such as the bylaw, location map, assessment map, site map, and aerial photos. The Planning and Development Department provided specific information to the application as follows:

- To Applicants would like to create a smaller agricultural parcel to support a cow calf operation. The proposal contains pastureland and approximately 12 acres of cultivated land to be used as a hayfield. The surrounding cultivated land is intended to remain on the remnant title.
- Division 1

The Planning and Development Department recommended that Bylaw #LU 24/22 be given second reading.

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

The Applicant had no new or additional information to provide.

Reeve Aalbers 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.

The Applicant was provided the opportunity for closing remarks and declined.

Hearing no further comments Reeve Aalbers closed the Public Hearing.

Moved by Councillor Fulton
RC22-381 That Council give second reading to Bylaw No. LU 24/22 redesignating the lands within the NE 18-29-1-5.
Carried.

Moved by Councillor Fulton
RC22-382 That Council give third reading to Bylaw No. LU 24/22 redesignating the lands within the NE 18-29-1-5.
Carried.

BYLAWS

7.1 - Bylaw #LU 19/22 SW 24-32-4-5

Moved by Councillor Harris
RC22-383 That Council give first reading to Bylaw No. LU 19/22 redesignating the lands within the SW 24-32-4-5 as contained in the agenda package.
Carried.

Moved by Councillor Harris
RC22-384 That Council set the Public Hearing for Bylaw No. LU 19/22 redesignating the lands within the SW 24-32-4-5 for August 10, 2022, at or after 9:00 a.m.
Carried.

7.2 - Bylaw #LU 21/22 NW 3-32-5-5

Moved by Councillor Lutz
RC22-385 That Council give first reading to Bylaw No. LU 21/22 redesignating the lands within the NW 3-32-5-5 as contained in the agenda package.
Carried.

Moved by Councillor Lutz
RC22-386 That Council set the Public Hearing for Bylaw No. LU 21/22 redesignating the lands within the NW 3-32-5-5 for August 10, 2022 at or after 9:00 a.m.
Carried.

7.3 - Bylaw #LU 25/22 SE 2-34-6-5

Moved by Councillor Fulton
RC22-387 That Council give first reading to Bylaw No. LU 25/22 redesignating the lands within the SE 2-34-6-5 as contained in the agenda package.
Carried.

Moved by Councillor Fulton
RC22-388 That Council set the Public Hearing for Bylaw No. LU 25/22 redesignating the lands within the SE 2-34-6-5 for August 10, 2022, at or after 9:00 a.m.
Carried.

7.4 - Bylaw #LU 26/22 SE 14-29-27-4

Moved by Councillor Johnson

ADOPTED

RC22-389 That Council give first reading to Bylaw No. LU 26/22 redesignating the lands within the SE 14-29-27-4 as contained in the agenda package.

Carried.

Moved by Councillor Johnson

RC22-390 That Council set the Public Hearing for Bylaw No. LU 26/22 redesignating the lands within the SE 14-29-27-4 for August 24, 2022 at or after 9:00 a.m.

Carried.

7.5 - Bylaw #LU 27/22
NE 21-30-2-5

Moved by Councillor Harris

RC22-391 That Council give first reading to Bylaw No. LU 27/22 redesignating the lands within the Plan 9710842 Block 1 as contained in the agenda package.

Carried.

Moved by Councillor Harris

RC22-392 That Council set the Public Hearing for Bylaw No. LU 27/22 redesignating the lands within the Plan 9710842 Block 1 for August 10, 2022, at or after 9:00 a.m.

Carried.

7.6 – Bylaw #12/22
Road Closure Amendment

Moved by Councillor Harris

RC22-393 That Council grant first reading to Bylaw No. 12/22 Road Closure Amendment.

Carried.

Moved by Councillor Harris

RC22-394 That Council set the Public Hearing for Bylaw No. 12/22 Road Closure Amendment for August 10, 2022.

Carried.

DIRECTIVES

8.1 - Directives

Moved by Councillor Lutz

RC22-395 That Council receive the Council Directives as information.

Carried.

NEW BUSINESS

10.2 –Office Closure
For Staff Event

Moved by Councillor Harris

RC22-396 That Council approve closing the office on August 19, 2022 from 11:30 a.m. until 1:00 p.m. to allow all Mountain View County staff to attend the annual Staff Appreciation Lunch.

Carried.

10.3 – 2022 Alberta
Municipalities Convention

Moved by Councillor Harris

RC22-397 That Council approve that the following Councillors attend the 2022 Alberta Municipalities Convention in Calgary, AB September 21-23, 2022: Reeve Aalbers and Councillor Lutz.

Carried.

10.4 – Renewable Energy
Developments on Agricultural
Lands

Moved by Councillor Fulton

ADOPTED

- RC22-398 That Council direct Administration to bring forward Municipal Development Plan and Land Use Bylaw amendments through the Public Hearing process to address renewable energy development on agricultural land.

Carried.

10.5 – Economic Development Strategy 2022-2027

Moved by Councillor Lutz

- RC22-399 That Council approve the 2022-2027 Economic Development Strategy, as presented.

Carried.

Moved by Reeve Aalbers

- RC22-400 That Council direct Administration to set up a half day workshop regarding innovation and agriculture, and the economic development strategic plan in the fall of 2022.

Carried.

RECESS AND RECONVENE:

Reeve Aalbers recessed the meeting at 11:55 a.m. and reconvened at 12:34 p.m.

10.6 – Sundre Fire Department Quad and Accessories

Moved by Councillor Harris

- RC22-401 That Council approve funding of \$13,241.00 from the General Fire Reserve for the purchase of a replacement Quad and accessories for the Sundre Fire Department.

Carried.

10.8 – Emergency Livestock Handling Equipment Trailer

Moved by Councillor Johnson

- RC22-402 That Council request Administration engage with Rocky View County and our local fire departments to determine trailer requirements, cost estimates and operational protocols associated with the development of an Emergency Livestock Handling Equipment Trailer with a report to be returned to Council for consideration prior to purchase.

Carried.

10.1 – Sundre Wellness Committee Draft Resolutions

The Town of Sundre Mayor, Richard Warnock, was present in Council and presented the Sundre Wellness Committee Draft Resolutions.

A Question and-Answer session was held.

Moved by Councillor Johnson

- RC22-403 That Council request Administration work with the Sundre Wellness Committee to bring forward the following draft resolutions: Laboratory and Xray for Rural Sites, Rural Registered Nurses Training and eSIM Training Lab, and bring back to Council for final approval prior to the RMA 2022 Fall convention submission deadline.

Carried.

Reeve Aalbers thanked Mayor Warnock for his attendance.

COUNCILLOR REPORTS

Council discussed the following:

- Cremona ICC Meeting
- Mountain View County Canada Day Breakfast
- West Fraser – Sundre Forest Products Tour
- Joint Council Lunch Meeting With Sundre
- Alberta Council, RMA and Town of Olds Dinner
- Division 5 and 6 Open House, and Resulting Questions to be Posted
- PAMZ Meeting
- Calgary Stampede BMO Farm Families Awards
- Calls From Residents Regarding Roads and Tornado at Bergen
- McDougal Solar Project Open House
- Volunteering with Summer Synergy
- Brownlee Barn Burner
- Mountain View County Health And Safety Day
- Vulcan County Solar Projects
- AT presentation in Sundre regarding Roundabouts and Road Rehabilitation
- Meeting With Agricultural Minister, MLA Jason Nixon, and MLA Nathan Cooper
- Sundre ICC meeting
- Reeve Aalbers appointed to the Alberta Environmental Appeal Board

Moved by Councillor Lutz

RC22-404 That Council receive the verbal Councillor Reports as information.
Carried.

INFORMATION ITEMS

Moved by Councillor Johnson

RC22-405 That Council receive the following items as information:

- a. 2022-06-17 Contact Newsletter
- b. 2022-06-24 Contact Newsletter
- c. 2022-06-01 response letter received from the RCMP
- d. Fortis Alberta Customer Event, July 20, 2022
- e. 2022-06-30 Contact Newsletter
- f. 2022-06-20 ASB Minutes

Carried.

IN CAMERA

Moved by Councillor Harris

RC22-406 That the Regular Council Meeting of July 13, 2022, go into closed meeting at 1:47 p.m. to deal with items relative to the FOIP Act, Section 24 and 25.

Carried.

Moved by Councillor Fulton

RC22-407 That the Regular Council Meeting of July 13, 2022, return to the open meeting at 4:13 p.m.

Carried.

13.4 – Olds/Didsbury
Airport Lot Sale

Moved by Councillor Lutz

RC22-408 That Council approve for Administration to place Lot 48 and Lot 49 at the Olds/Didsbury Airport at Public Auction with an unreserved price.

Carried.

10.7/13.3 –
Regional Policing Model

Moved by Councillor Harris

ADOPTED

- RC22-409 That Council provide a letter of support in response to the Town of Carstairs request to explore Regional Policing models with the RCMP.

Carried.

10.9 – Direct Control District
DP – PLDP20220218

P. Grochmal, Planning and Development Department introduced the Application.

Moved by Councillor Fulton

- RC22-410 That Council approve the proposed Western Retail Store Addition in accordance with Land Use Bylaw No. 21/21 and the submitted application, within SE 22-29-29-4, submitted by MCKEAN, Patricia J, Development Permit No. PLDP20220218, subject to the following conditions 1-5, 7, 11-16.

Motion not called.

Moved by Councillor Johnson

- RC22-411 That Council direct Administration to add Condition 17: Yearly dust control on Range Road 292, from the business entrance, south to Township Road 292, be provided by the Applicant and/or Operator.

Defeated.

The question on Motion RC22-410 was called.

Carried.

ADJOURNMENT

Reeve Aalbers adjourned the Regular Council Meeting of July 13, 2022 at 4:33 p.m.

Chair

I hereby certify these minutes are correct.

Chief Administrative Officer