

MINUTES

REGULAR COUNCIL MEETING

Mountain View County

Minutes of the Regular Council Meeting held on Wednesday, March 23, 2022, in the Council Chamber, 1408 Twp Rd. 320, Didsbury, AB.

PRESENT:

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

IN ATTENDANCE:

J. Holmes, Chief Administrative Officer (Via Zoom)
M. Bloem, Director, Planning and Development Services, Acting Chief Administrative Officer
C. Atchison, Director, Legislative, Community, and Agricultural Services
L. Marshall, Director, Corporate 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

Reeve Aalbers advised of the following amendments to the agenda:
10.11 2022 Ministers Awards for Municipalities and Public Library Excellence

Moved by Councillor Harris
RC22-119 That Council adopt the agenda of the Regular Council Meeting of March 23, 2022 as amended.

Carried.

MINUTES

Councillor Johnson advised of an amendment to the Regular Council Meeting minutes of March 23, 2022:
1. Councillor Reports – “4H Districts Public Speaking Judging”

Moved by Councillor Krebs
RC22-120 That Council adopt the Minutes of the Regular Council Meeting of March 9, 2022 as amended.

Carried.

BUSINESS ARISING

4.1 – Direct Control District
DP, PLDP20210490

Moved by Councillor Johnson
RC22-121 That Administration add the following condition:

25. That the owner, applicant, and/or landowner confirm that the lights have been redirected to a downward facing position and that confirmation be passed on to the County when completed.

Carried.

Moved by Councillor Harris
RC22-122 That Council approve the proposed Self-Storage Facility (Phase 1, Building C) in accordance with Land Use Bylaw No. 21/21 and the submitted application, within SE 27-29-5-5, submitted by WESTWARD DEVELOPMENTS LTD, Development Permit No. PLDP20210490, subject to the conditions outlined and amended
Carried.

DELEGATION

6.1 – Alberta Utilities Commission (AUC)

Wayne Mackenzie, Executive Director of the Facilities Division, introduced himself and presented information on the AUC.

A question-and-answer session was held between Council and Wayne.

Reeve Aalbers thanked Wayne for the presentation.

Moved by Councillor Miller
RC22-123 That Council receive the delegation from Alberta Utilities Commission (AUC) as information.
Carried.

PUBLIC HEARINGS

5.1 – Bylaw #02/22 LUB Amendments

Reeve Aalbers opened the Public Hearing regarding Bylaw 02/22 and read the Bylaw.

J. Ross, Manager of Development, introduced the application to amend the Land Use Bylaw, and the information as provided in the agenda package.

The application for amendments of the Land Use Bylaw, was introduced by J. Ross, Manager of Development, and the following information was introduced as provided in the agenda package. The Planning and Development Department provided reasoning for the proposed amendments as follows:

- Municipalities must approve applications when Provincial approvals are granted. Provincial legislation (Municipal Government Act (MGA) Section 619) include special provisions that municipalities must approve applications that are consistent with Provincial Approvals when granted by NRCB, ERCB, AER, AEUB or AUC.
- As municipalities must approve applications that are consistent with Provincial approvals, the ability of the approving authority to ask for additional information, and to add additional conditions is very limited, as the provincial approval prevails over any condition of a development permit that conflicts with it. This limitation also applies to the Provincial Appeal Board when hearing a development permit

appeal. With the Provincial legislated limitations as well as the AUC public consultation process, Administration is proposing a Permitted Use rather than a Discretionary Use.

- The AUC approval of DERs include Public Consultation as part of the extensive provincial application review process.
- Administration is receiving more inquiries on potential DER Projects within the County and anticipate more AUC approvals in the future. Rather than bringing forward individual amendments to the Land Use Bylaw every time a DER facility is approved by the AUC, and an application is submitted to the County, the amendment will allow for timely approvals.

The Planning and Development Department recommended that Bylaw #LU 06/22 be given second reading, amendment, and third reading.

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

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

Jeff Trynchy, Manager of Stakeholder and Community Engagement, and Public Relations with Versorium Energy came forward and acknowledged his support for the proposed amendments.

Council questions resulted in the following information:

- It is Administration’s recommendation that if an AUC approval is granted and a development permit is applied for at the County, that it be a permitted use.
- AUC approval process looks at the public participation component, the significant impacts etc.
- An appeal will be limited to compliance with the AUC approval.

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 Lutz

RC22-124 That Council give second reading to Bylaw No. 02/22, amending the Land Use Bylaw.

Moved by Councillor Lutz

RC22-125 That Council amend Bylaw No. 02/22 to include the numbering of 10.19 for the Specific Use Regulations for Utility Services, Minor Infrastructure and renumber Work Camp, Long Term as 10.20.

Carried.

The question on Motion RC22-124 was called.

Carried.

Moved by Councillor Lutz
RC22-126 That Council give third reading to Bylaw No. 02/22, amending the Land Use Bylaw.

Carried.

5. 2 – Bylaw #LU 06/22
NW 16-30-28-4

Moved by Councillor Harris
RC22-127 That Council receive the adjacent land-owner letter of March 20, 2022 as part of the agenda package.

Carried.

Reeve Aalbers opened the Public Hearing regarding Bylaw #LU 06/22 and read the Bylaw.

The application for redesignation of the NW 16-30-28-4, 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 an agricultural parcel for a family member to have their own title within the family farm. The land will continue to be farmed by the family.
- Division 1

The Planning and Development Department recommended that Bylaw #LU 06/22 be given second reading.

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

Rod Peters, owner, stated this application is intended for succession and family estate planning. The proposed corner has close access to power and gas.

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
RC22-128 That Council give second reading to Bylaw No. LU 06/22 redesignating the lands within the NW 16-30-28-4.

Carried.

Moved by Councillor Fulton
RC22-129 That Council give third reading to Bylaw No. LU 06/22 redesignating the lands within the NW 16-30-28-4.

BYLAWS

7.1 - Bylaw #LU 07/22
SW 27-29-4-5

RC22-130 Moved by Councillor Harris
That Council give first reading to Bylaw No. LU 07/22 redesignating the lands within the SW 27-29-4-5 as contained in the agenda package.

Carried.

RC22-131 Moved by Councillor Harris
That Council set the Public Hearing for Bylaw No. LU 07/22 redesignating the lands within the SW 27-29-4-5 for April 27, 2022 at or after 9:00 a.m.

Carried.

7.2 - Bylaw #LU 10/22
NE 15-31-27-4

RC22-132 Moved by Councillor Krebs
That Council give first reading to Bylaw No. LU 10/22 redesignating the lands within the NE 15-31-27-4 as contained in the agenda package.

Carried.

RC22-133 Moved by Councillor Krebs
That Council set the Public Hearing for Bylaw No. LU 10/22 redesignating the lands within the NE 15-31-27-4 for April 27, 2022 at or after 9:00 a.m.

Carried.

7.3 - Bylaw #LU 11/22
SW 16-33-4-5

RC22-134 Moved by Councillor Johnson
That Council give first reading to Bylaw No. LU 11/22 redesignating the lands within the SW 16-33-4-5 as contained in the agenda package.

Carried.

RC22-135 Moved by Councillor Johnson
That Council set the Public Hearing for Bylaw No. LU 11/22 redesignating the lands within the SW 16-33-4-5 for April 27, 2022, at or after 9:00 a.m.

Carried.

7.4 - Bylaw #24/21
Road Closure Final

RC22-136 Moved by Councillor Miller
That Council give second reading to Bylaw No. 24/21 for closure of Road Plan Number 051 1358.

Carried.

RC22-137 Moved by Councillor Miller
That Council give third reading to Bylaw No. 24/21 for closure of Road Plan Number 051 1358.

Carried.

RC22-138 Moved by Councillor Miller
That Council consolidate closed Road Plan Number 051 1358 with the adjacent land in NE 34-30-3 W5.

Carried.

7.6 - Bergen Area
Structure Plan Amendments

Moved by Councillor Krebs

RC22-139 That Council give first reading to Bylaw No. 04/22 Bergen Area Structure Plan Amendment as contained in the agenda package.
Carried.

Moved by Councillor Krebs
RC22-140 That Council set the Public Hearing for Bylaw No. 04/22 Bergen Area Structure Plan for April 13, 2022, at or after 9:00 a.m.
Carried.

RECESS AND RECONVENE: Reeve Aalbers recessed the meeting at 10:36 a.m. and reconvened at 10:45 a.m.

NEW BUSINESS

10.1 – 2022 Crack Sealing RFP Results

Moved by Councillor Harris
RC22-141 That Council receive the results for the 2022 Crack Filling Request for Proposal as information.
Carried.

10.3 – BF 1272 Tender Results

Moved by Councillor Johnson
RC22-142 That Council accept the tender results for BF 1272 as information.
Carried.

10.4 – BF 79527 Tender Results

Moved by Councillor Krebs
RC22-143 That Council approve an additional \$135,000 expense for the replacement of BF 79527, to be funded from the existing 2022 Capital Bridge Program Budget.
Carried.

10.2 – Proposed 2022 Budget with Tax Rate Options

Moved by Councillor Fulton
RC22-144 That Council approve the 2022 Budget based on Option 1 contained in the Agenda package.
Carried.

Moved by Councillor Fulton
RC22-145 That Council approve the 5 Year Budget Forecast as presented.
Carried.

BYLAWS CONT.

7.5 - Bylaw #03/22 Tax Rate

Moved by Councillor Harris
RC22-146 That Council Grant Tax Rate Bylaw 03/22 Option 1 first reading.
Carried.

Moved by Councillor Fulton
RC22-147 That Council direct Administration to include the total Provincial Policing costs in Tax Rate Bylaw 03/22.
Carried.

NEW BUSINESS CONT.

10.5 – Parkland Airshed Management Zone (PAMZ) 2022 Membership

Moved by Councillor Johnson

RC22-148 That Council direct Administration to invite PAMZ as a delegation at a future Council meeting.

Moved by Councillor Harris

RC22-149 That Council approve payment of the Annual Parkland Airshed Management Zone (PAMZ) membership in the amount of \$4571.95.

Carried.

The question on Motion RC22-148 was called.

Carried.

RECESS AND RECONVENE:

Reeve Aalbers recessed the meeting at 12:00 p.m. and reconvened at 12:30 p.m.

NEW BUSINESS CONT.

10.6 – Council Public Engagement Opportunities

Moved by Councillor

RC22-150 That Council provide direction to Administration on which public engagement opportunities to pursue for 2022.

Carried.

DELEGATION CONT.

6.2 – BearSmart

Jane Bicknell and Chiara Feder introduced themselves and provided an update on the BearSmart organization.

Councillor Harris, thanked Jane, Chiara and the BearSmart organization for their community contributions and efforts.

Reeve Aalbers thanked Jane and Chiara for the presentation.

Moved by Councillor Harris

RC22-151 That Council receive the delegation from BearSmart as information.

Carried.

NEW BUSINESS CONT.

10.7 – Mountain View Seniors Housing

Moved by Councillor Harris

RC22-152 That Council receives the information brought forward by Sam Smalldon from Mountain View Seniors Housing at the Council meeting of March 9, 2022 as information.

Carried.

10.8 – SDAB Appeal Fee Refund

Moved by Councillor Krebs

RC22-153 That Council authorize Administration to refund the \$425.00 appeal fee related to SDAB PLRDSD20210281.

Carried.

10.11 - 2022 Ministers Awards for Municipalities and Public Library Excellence

Moved by Councillor Harris

RC22-154 That Council nominate the Town of Sundre Wastewater Treatment Project for the 2022 Ministers Awards for Municipalities and Public Library Excellence.

COUNCILLOR REPORTS

Council discussed the following:

- RMA Spring Convention
- Ag Service Board Meeting
- Aggie Days 2022
- Cremona arena renovation project
- EOEP Course
- Meeting with Nate Horner, the Minister of Agriculture, Forestry and Rural Economic Development
- Meeting with Minister of Service Alberta
- ICC meeting with Carstairs at the Carstairs Firehall
- Resident meetings
- RDRMUG meeting
- RDRWA meeting
- Coffee with Gord community meetings
- Frac going on in Division 6
- Pinty's curling championship in Olds May 3-8, 2022
- Attendance at a Pipe Ceremony
- Indigenous RMA training March 25, 2022
- Ag plastics meeting
- Olds ICC meeting March 25, 2022
- Alberta EMS Provincial Advisory Committee
- Letter to be sent to Reeves and Mayors in the Counties, and to RMA, in follow up to the ABVMA Resolution.
- Letters to be sent to both Minister Glubish and Minister Horner in response to the meetings held with Council at RMA.

Moved by Councillor Fulton
RC22-155 That Council receive the verbal Councillor Reports as information.
Carried.

INFORMATION ITEMS

Moved by Councillor Harris
RC22-156 That Council direct Administration to invite Dr. Renate Weller, Dean and Professor of the Faculty of Veterinary Medicine at the University of Calgary as a delegation at a future Council meeting.
Carried.

Moved by Councillor Harris
RC22-157 That Council receive the following items as information:
a. 2022-03-04 Contact Newsletter
b. 2020-03-08 Letter from Minister of Transportation
c. 2022-03-11 Contact Newsletter
d. 2021 STARS Impact Report
e. University of Calgary letter regarding veterinary care
Carried.

IN CAMERA

Moved by Councillor Johnson
RC22-158 That the Regular Council Meeting of March 23, 2022 go into closed meeting at 2:09 p.m. to deal with items relative to the FOIP Act.
Carried.

RECESS AND RECONVENE: Reeve Aalbers recessed the meeting at 2:09 p.m. and reconvened at 2:15 p.m.

RC22-159 Moved by Councillor Fulton
That the Regular Council Meeting of March 23, 2022 return to the open meeting at 4:30 p.m.

Carried.

10.9 – County Land Lease Tender 2022

RC22-160 Moved by Councillor Harris
That Council approve the lease of County owned Agricultural lands for Part of the W ½ 29-32-5 W5M, E ½ 29-32-5 W5M, SE 32-32-5 W5M to David Foat at a rate of \$14,500.00 per year for a three year grazing lease ending December 31, 2024.

Carried.

10.10 – South McDougal Flats ASP Steering Committee Applications

RC22-161 Moved by Councillor Miller
That Council appoint the following to the South McDougal Flats ASP Steering Committee:

- Reeve A. Aalbers
- Deputy Reeve G. Harris
- Councillor G. Krebs
- Town of Sundre Representative: Mayor Richard Warnock
- Greg Campkin
- Kevin Saunders
- Cindy Iverson
- Robert Killeleagh
- McDougal Flats Area Protection Society Representative: Robin Tudor

Carried.

RC22-162 Moved by Reeve Aalbers
That Council direct administration to add to the Terms of Reference for the McDougal Flats ASP Review that policies for the Sundre Airport lands include the option to develop a Concept Plan in future.

Carried.

13.5 – Carstairs ICF

RC22-163 Moved by Councillor Fulton
That Council approves a maximum contribution of \$35,683.75 funded from the facility reserve, to cover the Carstairs Fire Hall furnishings.

Carried.

Olds/Didsbury Airport Fuel System Update

RC22-164 Moved by Councillor Harris
That Council request that Administration make a final offer of \$64,000 for the Jet A Fuel Tank and any associated chattels necessary for the operation of the Jet A Fuel System at the Olds/Didsbury Airport, with an appropriate deadline for decision.

RC22-165 Moved by Councillor Harris
That Council request that Administration notify the Olds/Didsbury Flying Association that in the event that the offer to purchase is not accepted, the County demands that the Olds/Didsbury Flying

UNADOPTED

Association, in accordance with Section 11.03 of the previously held License to Occupy and Operate Agreement, remove all chattels owned by the Operator from the Premises, complete a Phase 2 Environmental Study on the Lands and remediate the Lands back to the satisfaction of the County within a time frame established by Administration that minimizes service interruption to users.

ADJOURNMENT

Reeve Aalbers adjourned the Regular Council Meeting of March 23, 2022 at 4:35 p.m.

Chair

I hereby certify these minutes are correct.

Chief Administrative Officer