

MINUTES

REGULAR COUNCIL MEETING

Mountain View County

Minutes of the Regular Council Meeting held on Wednesday, January 12, 2022, in the Council Chamber, 1408 Twp Rd. 320, Didsbury, AB.

PRESENT:

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

ABSENT:

Councillor D. Fulton

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
L. McMillan, Executive Assistant

CALL TO ORDER:

Reeve Aalbers called the meeting to order at 9:01 a.m.

Reeve Aalbers introduced Council and staff.

AGENDA

Moved by Councillor Harris
RC22-001 That Council adopt the agenda of the Regular Council Meeting of January 12, 2022.
Carried.

MINUTES

Moved by Councillor Lutz
RC22-002 That Council adopt the Minutes of the Regular Council Meeting of December 15, 2021.
Carried.

PUBLIC HEARINGS

5.1 - Bylaw #LU 45/21
SE 7-33-5-5

Reeve Aalbers opened the Public Hearing regarding Bylaw #LU 45/21 and read the Bylaw.

The application for redesignation of the SE 7-33-5-5, 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:

ADOPTED

- To redesignate for subdivision – first parcel out from previously unsubdivided quarter section for residential purposes
- Division 5

The Planning and Development Department recommended that Bylaw #LU 45/21 be given second reading.

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

The Applicants 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:

- This application is a bare parcel, no development proposed on quarter section
- Planning evaluated soil classification, CLI and Agrisid
- The Applicant proposed to change the configuration
- The application should not impact agricultural activity
- The existing approach could be expanded for dual access

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 Harris

RC22-003 That Council give second reading to Bylaw No. LU 45/21 redesignating the lands within the SE 7-33-5-5.

Carried.

Moved by Councillor Harris

RC22-004 That Council give third reading to Bylaw No. LU 45/21 redesignating the lands within the SE 7-33-5-5.

Carried.

5.2 - Bylaw #LU 54/21
NW 10-29-3-5

Reeve Aalbers opened the Public Hearing regarding Bylaw #LU 54/21 and read the Bylaw.

The application for redesignation of the NW 10-29-3-5, 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:

ADOPTED

- To redesignate for subdivision – to create a third title within a previously subdivided quarter in the Agricultural Preservation Area
- Division 1

The Planning and Development Department recommended that Bylaw #LU 54/21 be given second reading.

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

Ken Taylor, Applicant, stated the following:

- The proposed parcel out is intended for succession planning
- A waterway runs across the southern 3rd of parcel

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

Council questions resulted in the following information:

- The land was not pastured this year.

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

The applicant provided closing remarks.

Hearing no further comments Reeve Aalbers closed the Public Hearing.

Moved by Councillor Johnson

RC22-005 That Council give second reading to Bylaw No. LU 54/21 redesignating the lands within the NW 10-29-3-5.

Defeated.

5.3 - Bylaw #LU 52/21
SW 10-33-27-4

Reeve Aalbers opened the Public Hearing regarding Bylaw #LU 52/21 and read the Bylaw.

The application for redesignation of the SW 10-33-27-4, 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 redesignate for the development of a cemetery for the colony
- Division 7

The Planning and Development Department recommended that Bylaw #LU 52/21 be given second reading.

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

The Applicant was available via telephone upon Council's request.

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

Council questions resulted in the following information:

- Moved proposed parcel to be free of encumbrances
- It is the preferred location for the Applicants
- Once land is registered as a cemetery it is permanent
- A development permit is required for the cemetery
- A site plan will be submitted with the development permit

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

Hearing no further comments Reeve Aalbers closed the Public Hearing.

Moved by Councillor Lutz

RC22-006 That Council give second reading to Bylaw No. LU 52/21 redesignating the lands within the SW 10-33-27-4.

Carried.

Moved by Councillor Lutz

RC22-007 That Council give third reading to Bylaw No. LU 52/21 redesignating the lands within the SW 10-33-27-4.

Carried.

5.4 - Bylaw #LU 55/21 SW 35-32-7-5

Reeve Aalbers opened the Public Hearing regarding Bylaw #LU 55/21 and read the Bylaw.

The application for redesignation of the SW 35-32-7-5, 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 redesignate to create a new agricultural parcel for a family member to purchase
- Division 5

The Planning and Development Department recommended that Bylaw #LU 55/21 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:

- The land was last grazed summer 2021

ADOPTED

- This application is intended for succession planning and a cow calf operation
- The lane is completely fenced
- Treed land, but open areas with good grassland
- The entire quarter section is available for pasturing
- Land evaluation was based on livestock pastureland and will continue to be livestock pastureland
- Former application on this parcel was withdrawn

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 Krebs

RC22-008 That Council give second reading to Bylaw No. LU 55/21 redesignating the lands within the SW 35-32-7-5.

Defeated.

RECESS AND RECONVENE:

Reeve Aalbers recessed the meeting at 10:41 a.m. and reconvened at 10:50 a.m.

5.5 - Bylaw #LU 57/21 NE 20-32-1-5

Reeve Aalbers opened the Public Hearing regarding Bylaw #LU 57/21 and read the Bylaw.

The application for redesignation of the NE 20-32-1-5, 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 redesignate to subdivide homestead from quarter section.
- Division 7

The Planning and Development Department recommended that Bylaw #LU 57/21 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:

- As a condition of subdivision, a restricted covenant will be registered that will identify what is the amount of water that is available from the water commission to this newly created

ADOPTED

parcel, as well insuring there is access for maintenance purposed, and ensuring that there is perpetuity access to the water line.

- The western portion of the shelterbelt is preferred to be left with the remainder of the Ag parcel.

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 Lutz

RC22-009 That Council give second reading to Bylaw No. LU 57/21 redesignating the lands within the NE 20-32-1-5.

Carried.

Moved by Councillor Lutz

RC22-010 That Council give third reading to Bylaw No. LU 57/21 redesignating the lands within the NE 20-32-1-5.

Carried.

5.6 - Bylaw #LU 58/21 SE 21-33-3-5

Reeve Aalbers opened the Public Hearing regarding Bylaw #LU 58/21 and read the Bylaw.

The application for redesignation of the SE 21-33-3-5, 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 redesignate to subdivide a first parcel out from the quarter.
- Division 6

The Planning and Development Department recommended that Bylaw #LU 58/21 be given second reading.

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

Ken Taylor, Applicant, stated the following:

- 3rd generation landowners
- The northeast corner was chosen as it's the highest point and has no oil and gas activity.
- Impact to neighbors should be minimal
- Due to the wells, this is the only available spot for a building site
- Soil Agrisid rating is 3H and CLI class 4 rating

ADOPTED

- Proposed site was stripped and later abandoned by an Oil and Gas company
- The land has continued to be cultivated
- There are no panhandles

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

Council questions resulted in the following information:

- The environmental scan indicates the parcel is on a floodplain, however the proposed parcel has very limited risk of flooding during a flood event
- This application is intended for succession planning
- Setbacks and building height restrictions are listed in the Land Use Bylaw

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 provided closing remarks.

Hearing no further comments Reeve Aalbers closed the Public Hearing.

Moved by Councillor Krebs
RC22-011 That Council give second reading to Bylaw No. LU 58/21 redesignating the lands within the SE 21-33-3-5.
Carried.

Moved by Councillor Krebs
RC22-012 That Council give third reading to Bylaw No. LU 58/21 redesignating the lands within the SE 21-33-3-5.
Carried.

BYLAWS

7.1 - Bylaw #LU 01/22
NE 3-29-4-5

Moved by Councillor Harris
RC22-013 That Council give first reading to Bylaw No. LU 01/22 redesignating the lands within the NE 3-29-4-5 as contained in the agenda package.
Carried.

Moved by Councillor Harris
RC22-014 That Council set the Public Hearing for Bylaw No. LU 01/22 redesignating the lands within the NE 3-29-4-5 for February 9, 2022 at or after 9:00 a.m.
Carried.

DIRECTIVES

Moved by Councillor Miller
RC22-015 That Council receive the Council Directives as information.
Carried.

RECESS AND RECONVENE:

Reeve Aalbers recessed the meeting at 11:52 a.m. and reconvened at 12:27 p.m.

NEW BUSINESS**10.1 - 2022 Operating Budget**

- Moved by Councillor Johnson
 RC22-016 That Council receive as information the 2022 Proposed Operating Budget.

Carried.

10.2 – Municipal Climate Resiliency Grant Application Support

- Moved by Councillor Harris
 RC22-017 That Council support the submission of an application to the Municipal Climate Change Resiliency Grant to provide funding towards the development of a Mountain View County Wildfire Structure Protection Unit.

Carried.

10.3 – Canstone Energy Update

- Moved by Councillor Lutz
 RC22-018 That Council receive as information the update on Canstone Energy's request for tax relief.

Carried.

10.4 - Procedure 1009-01 Financial Controls Amendments

- Moved by Councillor Krebs
 RC22-019 That Council accepts the amended Procedure 1009-01 Financial Controls as information.

Carried.

10.5 - Oilfield Bad Debt & PERC DIRC Application

- Moved by Councillor Lutz
 RC22-020 That Council approves writing off \$83.50 for Terra Energy Corp. for property tax roll # 2831060040.

Carried.

- Moved by Councillor Lutz
 RC22-021 That Council approves the list of ratepayers below, with outstanding oil and gas accounts. These will be included on the PERC and DIRC application due on January 15, 2022. These accounts have not been written off, except for Terra Energy Corp.

Carried.

10.6 - SDAB Appeal Fee Fund Request

- Moved by Reeve Aalbers
 RC22-022 That Council refuse the request to refund the \$425.00 appeal fee associated to SDABPLRDSD20210281 except in the event that the Land and Property Rights Tribunal assumes jurisdiction over the file and proceeds to a hearing on the merits of the refused subdivision.

Carried.

10.7 - Airport Club Service Recognition

- Moved by Councillor Harris
 RC22-023 That Council request that Administration purchase and install a plaque, similar to the Century Farm Award, to be displayed outside at the Olds-Didsbury Airport and the Sundre Airport, to commemorate the efforts of the Olds Didsbury Flying Association and the Sundre Flying Club with costs to be funded from the CAO Contingency.

ADOPTED
Carried.

10.9 - RMA - ABVMA Resolution

Moved by Reeve Aalbers
RC22-024 That Council approve the RMA - ABVMA Resolution to be submitted to the RMA District 2 Spring Conference.

Carried.

COUNCILLOR REPORTS

Council discussed the following:

- MEO Emergency Management Course
- Calls from landowners on rural business development
- Road tour with Ryan, Manager of Operations
- ABVMA Resolution
- Divisional meeting
- Community meetings
- RMA overview on policing issues
- Meeting with Airport staff
- Strategic Planning session preparation
- CRMA Directors meeting
- There is a Olds College virtual town hall on January 19, 2022 at 7:00 p.m., to discuss their Master Plan

Moved by Councillor Miller
RC22-025 That Council receive the verbal Councillor reports as information.

Carried.

INFORMATION ITEMS

Moved by Councillor Krebs
RC22-026 That Council receive the following items as information:
a. 20211210 Contact Newsletter
b. 20211217 Contact Newsletter
c. 20211223 Contact Newsletter
d. 20211213 ASB Meeting Minutes
e. Olds Annexation Documents

Carried.

IN CAMERA

Moved by Councillor Johnson
RC22-027 That the Regular Council Meeting of January 12, 2022 go into closed meeting at 1:56 p.m. to deal with items relative to the FOIP Act, Section 17.

Carried.

Moved by Councillor Harris
RC22-028 That the Regular Council Meeting of January 12, 2022 return to the open meeting at 2:35 p.m.

Carried.

10.8/13.1 – Aviation
Advisory Committee
Appointments/Applications

Moved by Councillor Harris
RC22-029 That Council appoint Reeve Aalbers and Councillor Miller to the Aviation Advisory Committee for a one-year term, and appoint the following as members at large to the Aviation Advisory Committee for a two-year term:
• Glen Bradley
• Thomas Thomas
• Jim Smith

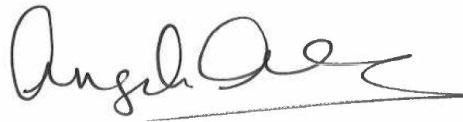
ADOPTED

- Corey Aschenbrenner
- Mike Kennedy
- Robert (Archie) Jacobs

Carried.

ADJOURNMENT

Reeve Aalbers adjourned the Regular Council Meeting of January 12, 2022 at 2:40 p.m.



Chair

I hereby certify these minutes are correct.



Chief Administrative Officer