

MINUTES

REGULAR COUNCIL MEETING

Mountain View County

Minutes of the Regular Council Meeting held on Wednesday, June 3, 2009, in the Council Chamber, 1408 Twp Rd. 320, Didsbury, AB

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

IN ATTENDANCE: S. McInnis, Acting CAO
T. Martens, Director, Legislative and Community Services
D. Hawryluk, Director, Planning & Development Services
G. Wiens, Director, Corporate Services
J. Koch, Communications Coordinator
N. Petherick, Manager of Planning
S. Tremblay, Planner
J. King, Administrative Assistant

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

Reeve Kemmere introduced Council and staff.

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

Reeve Kemmere advised that amendments to the agenda would be as follows:

- (7.1) 2009 County Asphalt Paving Program
- (7.2) Carstairs Blind Line Major Rechipping

AGENDA Moved by Councillor Yakimchuk
RC09-338 That Council adopt the agenda of the Regular Council Meeting of June 3, 2009 as amended. Carried.

ADOPTION OF MINUTES Moved by Councillor Day
RC09-339 That Council adopt the minutes of the Regular Council Meeting of April 22, 2009 as amended. Carried.

PUBLIC HEARINGS
Bylaw #06/09
MDP Bylaw Reeve Kemmere opened the public hearing regarding Bylaw #06/09.

Proposed Bylaw #06/09 was introduced by the Planning and Development Department and the following information was introduced:

- The Bylaw received first reading on April 22, 2009
- Public Hearing on May 20, 2009
- Proposed amendments

The Planning and Development Department recommended that Bylaw #06/09 be approved as amended.

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

Ken Taylor provided comments regarding the proposed amendments to the Municipal Development Plan Bylaw as follows:

- Redesignation on Agriculture parcels
- The cost of redesignation on Agriculture parcels
- Boundary adjustments

Dave Derksen provided comments regarding the proposed amendments to the Municipal Development Plan Bylaw as follows:

- Redesignation of a 20 acre parcel
- Farmstead separation
- Boundary adjustments
- Geo-technical studies
- Costs to subdivide

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

Council questions resulted in the following information:

- Redesignation on an agriculture parcel
- 35% of subdivisions this past year were agriculture subdivisions.
- The previous Municipal Development Plan required redesignation for Agricultural parcels
- Proper reporting and studies are Provincial regulation
- Fees cover approximately 20% of Planning's overall costs
- Low and high intensity development
- Parameters to protect Agricultural land
- Fragmented parcels
- Transitional provisions
- Boundary adjustments
- Size of Agricultural parcels

Ken Taylor provided further comments regarding the proposed amendments to the Municipal Development Plan Bylaw as follows:

- Agriculture has changed so there is a need for 20 acre and 80 acre parcels

The Planning and Development Department was provided the opportunity for closing remarks and advised that this Bylaw as been developed with Council since August of 2008 and there has been several amendments from first reading to address Council's concerns and comments. The amended Agricultural redesignation requirements will still allow for opportunity but will protect Agricultural lands.

Hearing no further comments Reeve Kemmere closed the Public Hearing.

Moved by Councillor Ingeveld
RC09-340 That Council give second reading to Bylaw No. 06/09 - Municipal Development Plan.

The question on Motion #RC09-340 was not called.

Moved by Councillor Day
RC09-341 That Council amend Bylaw No. 06/09 - Municipal Development Plan as submitted in the staff report.

Councillor Negropontes requested that the vote be recorded.

In Favour: Councillors Day, Ingeveld, Page, Yakimchuk and Reeve Kemmere.

Opposed: Councillors Blain and Negropontes. Carried.

The question on Motion #RC09-340 was called.

Councillor Negropontes requested that the vote be recorded.

In Favour: Councillors Day, Ingeveld, Page, Yakimchuk and Reeve Kemmere.

Opposed: Councillors Blain and Negropontes. Carried.

Moved by Councillor Yakimchuk
RC09-342 That Council give third reading to Bylaw No. 06/09 - Municipal Development Plan

Councillor Negroptes requested that the vote be recorded

In Favour: Councillors Day, Ingeveld, Page, Yakimchuk and Reeve Kemmere.

Opposed: Councillors Blain and Negroptes.

Carried.

Recess and Reconvene

Reeve Kemmere recessed the meeting at 10:15 a.m. and reconvened at 10:23 a.m.

Bylaw #LU 18/09
SE 15-31-27 W4M

Reeve Kemmere opened the public hearing regarding Bylaw #LU 18/09.

Councillor Blain declared a pecuniary interest as she owns a campground at 10:24 a.m. and left the room.

The application for redesignation of the SE 15-31-27 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 acres from Agricultural District "A" to Recreational Facility "RF"
- Assessment Value of 70% and 31%
- CLI rating 65% No. 5 and 35% No.1

The Planning and Development Department recommended that Bylaw #LU 18/09 be defeated.

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

Reeve Kemmere left the meeting at 10:40 a.m.

Councillor Yakimchuk assumed the position of Chair.

Lance Wagner, owner, presented Council with pictures of the land and supplied the following information:

- This application process has taken two years.
- Felt there was poor direction from the Mountain View County Planning Department.
- Intends to comply with all Planning Department regulations in order to proceed with this project.
- There are presently no campgrounds on the east side of the County.

- The proposed use is a good option for this land.
- The adjacent gravel pit noise should not interfere with the comfort of the campers.
- Adjacent landowners are not opposed to the proposed project.
- The land is very rocky.

Deputy Reeve Yakimchuk asked if there were any comments from the gallery.

Van Ridout, Western Water Resources, spoke in support of the application and supplied the following information:

- He is a Water Resources Engineer with a background in Integrated Forest Resources Management.
- He presented a study that was conducted by Western Water Resources on the proposed land and explained the content of the study.
- The land is very rocky.

Matt Kauffman, and Aquatic Biologist with Western Water Resources Inc., supported the application and supplied the following information:

- The site assessment was done on the riparian area and agriculture practices of the proposed property.
- Concerns about cattle traversing the stream which can cause permanent damage.

Council questions resulted in the following information:

- The application was applied for under Recreation Facility.
- The landowner's plan is to start off with a dozen RV sites but applied for three hundred sites to save reapplying several times.
- The undeveloped road allowance can be used as the access to the campground.
- No objections were received from adjacent landowners.
- Planning & Development has not received a phasing plan from the landowner.

Deputy Reeve Yakimchuk asked if there were any comments from the gallery.

Jack Brander, adjacent landowner, stated that he is also representing his son Chad. He expressed concerns on how well the proposed campground will be maintained; the physical aspects of the land; as well as traffic and requested that the County upgrade the road should this application be approved.

The applicant was provided the opportunity for closing remarks and stated that since the start of his application,

there have been several problems and hurdles. He requested that Council see the positives of this proposed project.

The Planning and Development Department was provided the opportunity for closing remarks and Mr. Tremblay summarized the reasons for the Planning Department inability to support this application.

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

Moved by Councillor Negropontes
RC09-343 That Council approve the Concept Plan submitted for SE 15-31-27-W4M.

Motion Defeated.

Moved by Councillor Ingeveld
RC09-344 That Council give second reading to Bylaw No. LU 18/09 redesignating the lands within the SE 15-31-27-W4M.

Motion Defeated.

Councillor Blain re-joined the table.

Bylaw #LU 20/09
NW 31-30-5 W5M

Deputy Reeve Yakimchuk opened the public hearing regarding Bylaw #LU 20/09.

The application for redesignation of the NW 31-30-5 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 acres from Agricultural District "A" to Country Residential "CR"
- Assessment Value of 7.5 %
- CLI rating 5

The Planning and Development Department recommended that Bylaw #LU 20/09 be given second reading.

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

Dave Derksen, applicant representing Tim McMullen had no comments.

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

Council did not have any questions.

Deputy Reeve Yakimchuk 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 Yakimchuk closed the Public Hearing.

Moved by Councillor Negropontes
RC09-345 That Council give second reading to Bylaw No. LU 20/09 redesignating the lands within the NW 31-30-5-W5M.
Carried.

Moved by Councillor Ingeveld
RC09-346 That Council give third reading to Bylaw No. LU 20/09 redesignating the lands within the NW 31-30-5-W5M.
Carried.

Recess and Reconvene Deputy Reeve Yakimchuk recessed the meeting at 12:15 p.m. and reconvened at 1:32 p.m.

BYLAWS

Bylaw #04/09

Unsightly Property
Bylaw

Moved by Councillor Day
RC09-347 That Council give third reading to Bylaw No. 04/09 - Unsightly Property Bylaw.
Carried.

Bylaw #LU 23/09
PI 9710258 Blk 1

Moved by Councillor Page
RC09-348 That Council give first reading to Bylaw No. LU 23/09 redesignating the lands within Plan 9710258 Block 1.
Carried.

Moved by Councillor Day
RC09-349 That Council set the Public Hearing for Bylaw No. LU 23/09 redesignating the lands within Plan 9710258 Block 1 for June 24, 2009 at or after 9:00 a.m.
Carried.

NEW BUSINESS

Full Permitting
Services

Moved by Councillor Ingeveld
RC09-350 That Council approve the amended Uniform Quality Management Plan to provide safety codes services in the disciplines of building, electrical, plumbing (including private sewage disposal systems), and gas.

Question on Motion RC09-350 was not called.

RC09-351 Moved by Councillor Ingeveld
That the amended Uniform Quality Management Plan include that all Private Sewage Disposal Systems should include a system inspection prior to covering.
Carried.

The question on resolution RC09-350 was called.
Carried.

RC09-352 Moved by Councillor Ingeveld
That Council approve the amended Quality Management Plan to provide safety codes services in the discipline of fire.
Carried.

OLD BUSINESS

2009 County Asphalt
Paving Program

RC09-353 Moved by Councillor Day
That Council remove the Major Collector Road intersection improvement of Township Road 320 and the Range Road 20 project from Mountain View County 2009 Paving Tender, due to the project coming in substantially over budget after the tender results were received.
Carried.

RC09-354 Moved by Councillor Blain
That Council direct administration to contact the successful low bidder, Richardson Brothers, to discuss the removal of the Major Collector Road intersection improvement of Township Road 320 and the Range Road 20 from their tender.
Carried.

RC09-355 Moved by Councillor Page
That Council approve an additional \$50,483.60 for the improvement of the Railway Crossing at Range Road 15, north Township Road 324 from the Projects Reserve Fund.
Carried.

RC09-356 Moved by Councillor Ingeveld
That Council approve \$105,429.40 from the Projects Reserve Fund to repair and pave the access road and parking lot at the Olds / Didsbury Airport.
Carried.

RC09-357 Moved by Councillor Day
That Council approve that Airport paving project expenses charged to the Projects Reserve Fund be replenished by the sale of the airport lots after the recovery of the current Olds/Didsbury Airport funding deficit.
Carried.

RC09-358 Moved by Councillor Page
That Council accept the 2009 Mountain View County Paving program tender results as information.
Carried.

Carstairs Blind Line
Major Rechipping

Moved by Councillor Page
RC09-359 That Mountain View County Council receive the tender results for the major rechipping of Township Road 303, the Carstairs Blind Line from Highway 22 to the Town of Carstairs municipal boundary, and the new budget of \$778,668.75 as information.
Carried.

Moved by Councillor Blain
RC09-360 That Council will direct County staff to explore the possibility of extending Kowal Construction's unit prices for Carstairs Blind Line Project, to the major rechipping of the Township Road 310, the Westcott Road.

Councillor Blain withdrew Motion RC09-360

CORRESPONDENCE
Information
Items

Moved by Councillor Day
RC09-361 That Council receive the following items as information:
(a) CAO Action List for June 3, 2009
(b) Cremona Rec Board Feb 25 Adopted Minutes
(c) Financial Statements – Parkland Regional Library
(d) AMA Rural Road Signing Program

Carried.

ADJOURNMENT

Moved by Councillor Negropontes
RC09-362 That Regular Council Meeting of June 3, 2009 be adjourned at 2:59 p.m.

Carried.

Chair

I hereby certify these minutes are correct.

Chief Administrative Officer