

MINUTES

REGULAR COUNCIL MEETING

Mountain View County

Minutes of the Regular Council Meeting held on Wednesday, March 3, 2010, in the Council Chamber, 1408 Twp Rd. 320, Didsbury, AB

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

ABSENT: Councillor K. Blain  
Councillor G. Day

IN ATTENDANCE: T. Martens, Acting Chief Administrative Officer  
D. Hawryluk, Director, Planning and Development Services  
S. McInnis, Director, Operational Services  
G. Wiens, Director, Corporate Services  
J. Koch, Communications Coordinator  
T. Connatty, Planner  
K. Kalirai, Planner  
G. Evers, Executive 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 that the following amendments would be made to the agenda:  
(6.2) Bylaw No. LU 25/10 - SW 2-32-6- W5M (Additional Information)  
(11.1) Legal Matter (verbal report)

Moved by Councillor Ingeveld  
RC10-209 That Council adopt the agenda of the Regular Council Meeting of March 3, 2010 as amended.  
  
Carried.

MINUTES Moved by Councillor Yakimchuk  
RC10-210 That Council adopt the minutes of the Regular Council Meeting of February 3, 2010.  
  
Carried.

PUBLIC HEARINGS  
Bylaw No. 01/10 – Netook Crossing Concept Plan  
Bylaw No. LU 04/10 – SE 2-33-1 W5M  
Reeve Kemmere opened the joint public hearing regarding Bylaw No. 01/10 – Netook Crossing Concept Plan and Bylaw No. LU 04/10 – SE 2-33-1 W5M.

Bylaw No. 01/10 and Bylaw No. LU 04/10 were both introduced by the Planning and Development Department and the following information was introduced as provided in the agenda package such as the application information, location map, plan area map, assessment map, site map, and aerial photos. The Planning and Development Department provided specific information pertaining to the bylaws as follows:

- To adopt the concept plan for the Netook Crossing North and to redesignate 137.72 acres from Agricultural District “A” to Business Park District “BP”
- Division 7
- Rural Community of Netook

The Planning and Development Department recommended that Bylaw No. 01/10 – Netook Crossing Concept Plan and Bylaw No. LU 04/10 – SE 2-33-1 W5M be given second reading.

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

Ken Venner, Brown and Associates Planning Group, and Herb Stiles provided a PowerPoint presentation regarding the Concept Plan and provided the following information:

- Process and timeline
- 247 acres of Business Park Development
- Residential Development key considerations
- Open space and municipal reserve and recreation amenities
- Transportation – Infrastructure, road standards and connectivity
- Utility servicing – potable water, sanitary sewer, and stormwater management
- Stakeholder involvement and public consultation

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

Ray Hamel stated that he is not opposed to this development but is concerned regarding the loss of good farm land and is disappointed in the long term planning process. We need to protect farmland for future generations.

Terry Johnston, developer, stated that he supports this project and commended those involved in the applications for the Netook Crossing North development.

Kit Rowley, Advent Commercial Real Estate Group, stated that he is in favour of the development.

Council questions resulted in the following information:

- Phasing of the project will be dependent of approvals and agreements.
- After approvals the market will dictate the timelines

- The Commercial/Industrial phases will be serviced by individual water wells until such time as surface water is available
- The residential phase will proceed once surface water is available
- An implementation strategy is addressed in the concept plan regarding future fire service
- Topsoil removal will be minimized and undertaken mainly for the building of roadways. Any topsoil that is removed will be stockpiled on site and used for berms or offered for use by local builders
- Stormwater pond design will be addressed at the time of subdivision
- Existing residences would not be required to join the homeowners association but would be provided the opportunity to join

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 Hearings.

Moved by Councillor Yakimchuk

RC10-211 That Council give second reading to Bylaw No. 01/10 adopting the Netook Crossing North Concept Plan within SE 2-33-1-5, SW 2-33-1-5 Plan 0611832 Block 2 Lot 1; SE 3-33-1-5; SE 3-33-1-5 Plan 9210118 Block A; and NW 2-33-1-5.

Carried.

Moved by Councillor Ingeveld

RC10-212 That Council give third reading to Bylaw No. 01/10 adopting the Netook Crossing North Concept Plan within SE 2-33-1-5, SW 2-33-1-5 Plan 0611832 Block 2 Lot 1; SE 3-33-1-5; SE 3-33-1-5 Plan 9210118 Block A; and NW 2-33-1-5.

Carried.

Moved by Councillor Page

RC10-213 That Council give second reading to Bylaw No. LU 04/10 redesignating the lands within the SE 2-33-1-5, part of Plan 0611832 Block 2 Lot 1 and a part of Plan 0611833 Block 2 Lot 2.

Carried.

Moved by Councillor Ingeveld

RC10-214 That Council give third reading to Bylaw No. LU 04/10 redesignating the lands within the SE 2-33-1-5, part of Plan 0611832 Block 2 Lot 1 and a part of Plan 0611833 Block 2 Lot 2.

Carried.

Moved by Councillor Ingeveld  
RC10-215 That Council request that the Chief Administrative Officer and/or the Administrative Subdivision and Development Approving Authority direct all subdivision applications within those lands affected by Bylaw No. 01/10 (Netook Crossing North Concept Plan) to the Municipal Planning Commission for consideration.

Carried.

Recess and Reconvene

Reeve Kemmere recessed the meeting at 11:04 a.m. and reconvened at 11:12 a.m.

Bylaw #LU 11/10  
SE 25-33-28 W4M

Reeve Kemmere opened the public hearing regarding Bylaw #LU 11/10.

Councillor Negropontes returned to the room at 11:14 a.m.

The application for redesignation of the SE 25-33-28 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 information, location map, assessment map, site map, and aerial photos. The Planning and Development Department provided specific information pertaining to the application as follows:

- To redesignate 10 acres from Agricultural District "A" to Country Residential "CR"
- Division 7
- Rural Community: Reed Ranch

The Planning and Development Department recommended that Bylaw #LU 11/10 be given second reading.

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

Wes Budd, owner, stated that he intends to build a home on the property so that he can reside adjacent to his mother.

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

Council questions resulted in the following information:

- At this time they only intend to develop one lot

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 thanked staff for their assistance.

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

Hearing no further comments Reeve Kemmere closed the Public Hearing.

- RC10-216 Moved by Councillor Yakimchuk  
That Council approve the concept plan affecting lands within SE 25-33-28 W4M.  
Carried.
- RC10-217 Moved by Councillor Negropontes  
That Council give second reading to Bylaw No. LU 11/10 to redesignate lands in the SE 25-33-28 W4M.  
Carried.
- RC10-218 Moved by Councillor Page  
That Council give third reading to Bylaw No. LU 11/10 to redesignate lands in the SE 25-33-28 W4M.  
Carried.

BYLAWS

Bylaw No. 02/10

South McDougal

Flats Area Structure Plan

Councillor Page left the table and joined the gallery at 11:24 a.m. as he was not in attendance at the Public Hearing for Bylaw No. 02/10 - South McDougal Flats Area Structure Plan.

- RC10-219 Moved by Councillor Negropontes  
That Council give second reading to Bylaw No. 02/10 – South McDougal Flats Area Structure Plan.

The question on motion RC10-219 was not called.

- RC10-220 Moved by Councillor Ingeveld  
That Bylaw No. 02/10 – South McDougal Flats Area Structure Plan be amended as follows:  
Section 9.1.4 b. “The maximum cumulative bonus that may be permitted shall be determined by Council (in consultation with stakeholders including the Town of Sundre) according to their level of satisfaction in meeting the criteria of this section.  
Carried.

- RC10-221 Moved by Councillor Ingeveld  
That Bylaw No. 02/10 – South McDougal Flats Area Structure Plan be amended as follows:  
Figure 7 - Amend to add the area north of the Bearberry Creek in the NW 5-33-5 W5M.  
Motion Defeated.

- RC10-222 Moved by Councillor Yakimchuk  
That Bylaw No. 02/10 – South McDougal Flats Area Structure Plan be amended as follows:  
- Remove the first Paragraph of Section 2.8  
- Amend the second paragraph as follows:  
“MVC and the Town of Sundre has adopted an Intermunicipal Development Plan (IDP). One of the key purposes of the IDP is to ensure orderly development, while protecting the area surrounding the Town of Sundre for future expansion. This purpose has particular relevance to this ASP given that the boundaries of SMF are fully within MVC but directly adjacent to the Town of Sundre. Portions of SMF have been identified as part of the Town’s urban fringe (i.e. the area surrounding the Town that will be protected for the future growth of the Town) and are within the Referral Area (i.e. the area in the County to be

protected for the long term growth of the Town). Refer to Figure 4 - Intermunicipal Development Plan. This Plan seeks to accommodate the needs of both the Town and County and to conform to the IDP document and process.”

Carried.

Moved by Councillor Negropontes

RC10-223 That Bylaw No. 02/10 – South McDougal Flats Area Structure Plan be amended as follows:

Section 3.3 - Remove “West Fraser Mills Ltd. owns two (2) quarter sections of land at the southeast intersection of Highway 584 / Range Road 60. The mill is a significant employer in the area and expected to remain as one over the long term. At one time, West Fraser used the Sundre Airport to bring in employees but it has been determined that the runway no longer meets the needs of their aircraft so the mill now uses Rocky Mountain House to bring in employees and business partners.”

Carried.

Moved by Councillor Negropontes

RC10-224 That Bylaw No. 02/10 – South McDougal Flats Area Structure Plan be amended as follows:

Section 8.5 Paragraph 3 to read – “The Sundre Airport is the first small public airport in Canada to have an operational Global Navigation Satellite System (GNSS) LetDown with Wide Area Augmentation System (WAAS) capabilities. The Sundre Airport is situated in South McDougal Flats on the West side of Mountain View County amongst the industrial areas and business sites of west Sundre and is capable of handling the latest corporate jets with on-board computers as well as various Turbo-Prop aircraft for corporate and charter shuttling of employees, partners and commodities, 24 hours a day, 7 days a week in marginal weather.”

Section 8.5 – Amend to read “Sundre is presently an unmanned airport. There are no official records of aircraft movements or use at the airport. The airport is designed for smaller aircraft and there are no calculated noise contours for the airport.

Carried.

Moved by Councillor Ingeveld

RC10-225 That Bylaw No. 02/10 – South McDougal Flats Area Structure Plan be amended as follows:

- Section 8.5.7 - amend to read “The Sundre Airport is a very attractive and well maintained facility. It is critical that architectural guidelines are adopted and placed on title of each new lot to ensure that the colours (natural earth tones), the roof pitch (3/12 minimum), the scale of the buildings and the landscaping surrounding the structures meet the current level of development and continue to enhance the Sundre Airport as an attractive, well maintained facility.”

Carried.

Moved by Councillor Yakimchuk

RC10-226 That Bylaw No. 02/10 – South McDougal Flats Area Structure Plan be amended as follows:

- Accept the recommendations from the Airport Management Committee with the following changes:

ADOPTED

- Section 8.5.6 Operational Reserves – not be changed as recommended by the Airport Management Committee
- Section 8.5.3.1 n) – amend to read “An owner of a unit in the Sundre Residential Airpark Condominium shall be a member of the MVC Airport Management Committee.”

Carried.

Moved by Councillor Ingeveld  
RC10-227 That Bylaw No. 02/10 – South McDougal Flats Area Structure Plan be amended as follows:  
Section 9.2 – Paragraph 5 be amended to read “There are a number of privately owned and County owned gravel pits operating in the area, including one large private gravel pit that is located adjacent to and north of the Sundre Airport. Given the abundance of gravel underlying SMF, it is acknowledged that there will likely be future interests by private landowners and / or other parties for natural resource extraction operations throughout the planning area.”

Carried.

Moved by Councillor Yakimchuk  
RC10-228 That Bylaw No. 02/10 – South McDougal Flats Area Structure Plan be amended as follows:  
- Section 9.1 – Residential Densities – be numbered and add 9.1 (d) “Any application for Residential or Recreational Residential shall satisfy the approving authority that the density proposed is sustainable.”  
- Section 9.1.2 – to read “Medium Density Rural Residential (6-20 lots)”  
- Section 9.1.3 – to read “Medium/High Density Rural Residential (6-80 lots, 80-240 lots with density bonusing)”

Carried.

Moved by Councillor Ingeveld  
RC10-229 That Bylaw No. 02/10 – South McDougal Flats Area Structure Plan be amended as follows:  
- Section 8.5.7.1 h) Policies – Remove “h) No new leases will be issued on the airport property, with the exception of agricultural lease on the undeveloped lands.”

Carried.

The question on motion RC10-219 was called.

Carried.

Reeve Kemmere stated that the Bylaw No. 02/10 – South McDougal Flats Area Structure Plan would be brought back at a subsequent meeting.

Recess and Reconvene

Reeve Kemmere recessed the meeting at 12:47 p.m. and reconvened at 3:36 p.m.

Councillor Page returned to the table at 3:36 p.m.

Bylaw No. LU 25/10  
SW 2-32-6-W5M RC10-230

Moved by Councillor Page  
That Council give first reading to Bylaw No. LU 25/10 redesignating the lands within the SW 2-32-6-W5M.

Carried.

- RC10-231 Moved by Councillor Yakimchuk  
That Council set the Public Hearing for Bylaw No. LU 25/10 redesignating the lands within the SW 2-32-6-W5M for April 7, 2010 at or after 9:00 a.m.  
Carried.
- NEW BUSINESS  
ESRI Asset Management RC10-232 Moved by Councillor Yakimchuk  
That Council authorize the Chief Administrative Officer to enter into an agreement with ESRI Canada to provide software and system configuration for asset management software (contract value approximately \$90,000).  
The question on motion RC10-232 was not called.
- Procedure 6004-01  
Subdivision Standard Conditions RC10-233 Moved by Councillor Negropontes  
That Council receive revised Procedure 6004-01 – Subdivision Standard Conditions as information.  
Carried.
- Eagle Valley Community Association RC10-234 Moved by Councillor Negropontes  
That Council supports in principle, the Community Facility Enhancement Program grant application by Eagle Valley Community Association to renovate the roof and siding at the Community Hall.  
Carried.
- RC10-235 Moved by Councillor Negropontes  
That any request for letters of support in principle be forwarded to the Reeve for consideration and that Council be provided a copy for information.  
Carried.
- ESRI Asset Management The question on motion RC10-232 was called.  
Carried.
- Seniors' Housing Loan Agreement RC10-236 Moved by Councillor Yakimchuk  
That Council authorize the Reeve and Chief Administrative Officer to enter into a loan agreement with Mountain View Seniors' Housing Authority for \$3,000,000 and that the interest rate charged and repayment terms would be the same as the Alberta Capital Finance Authority's (ACFA) rate and terms for the corresponding debenture.  
Carried.
- Bergen Rocks 2010 RC10-237 Moved by Councillor Ingeveld  
That Council approve funding \$7,000.00 to the 2010 Bergen Rocks event from the tax rate stabilization reserve.  
The question on motion RC10-237 was not called.
- RC10-238 Moved by Councillor Negropontes  
That Council approve funding \$1,000.00 to the 2010 Bergen Rocks event from the tax rate stabilization reserve.  
Motion Defeated.

		Moved by Councillor Page	
	RC10-239	That Council approve funding \$4,000.00 to the 2010 Bergen Rocks event from the tax rate stabilization reserve.	Carried.
Letter on River Banks		Moved by Councillor Negropontes	
	RC10-240	That Council request that the Reeve forward the January 27, 2010 letter from the Minister of the Environment to the Town of Sundre and the Save Our Sundre group, drawing their attention to the statement "The Government of Alberta is not responsible for maintaining or stabilizing river banks in the province."	Motion Defeated.
Policy 4014 Road Access		Moved by Councillor Yakimchuk	
	RC10-241	That Council approve Policy 4014 - Road Access and receive Procedure 4014-1 - Road Access as information.	Carried.
CORRESPONDENCE			
Information Items		Moved by Councillor Ingeveld	
	RC10-242	That Council receive the following items as information: <ul style="list-style-type: none"> <li>• CAO Action List for March 3, 2010</li> <li>• MVRESC Minutes September 15, 2009</li> <li>• MVRESC Minutes October 20, 2009</li> <li>• MVRESC Minutes December 15, 2009</li> <li>• MVRESC Minutes January 19, 2010</li> <li>• MVRESC Minutes February 16, 2010</li> <li>• Community Policing Committee Minutes January 26, 2010</li> <li>• 2010 ATCO Community Symposium</li> <li>• MSI Funding</li> <li>• SPOG January 2010 CA minutes</li> <li>• SPOG CA February Agenda</li> </ul>	Carried.
IN CAMERA		Moved by Councillor Yakimchuk	
	RC10-243	That the Regular Council Meeting of March 3, 2010 go into closed meeting at 4:31 p.m.	Carried.
		Moved by Councillor Yakimchuk	
	RC10-244	That the Regular Council Meeting of March 3, 2010 return to the open meeting at 4:49 p.m.	Carried.

ADOPTED

ADJOURNMENT

RC10-245 Moved by Councillor Page  
That Regular Council Meeting of March 3, 2010 be adjourned at  
4:49 p.m.

Carried.

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Chair

I hereby certify these minutes are correct.

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Chief Administrative Officer