

Minutes of a Special Council Meeting of Clearwater County, Province of Alberta, February 29, 2012, held in the Municipal Office at Rocky Mountain House.

CALL TO ORDER: The Meeting was called to order at 10:05 A.M. by Reeve Pat Alexander with the following being present:

Reeve:	Pat Alexander
Councillors:	Earl Graham
	Bob Bryant
	John Vandermeer
	Jim Duncan
	Dick Wymenga
	Case Korver
Municipal Manager:	Ron Leaf
Recording Secretary:	Christine Heggart
Keith McCrae	Norman Weilder
Marilyn Sanders	Bob Nicolay
Mike Haugen	Gale Gale
Marianne Cole	Fred E. Small
M. Bloxham	David Watson
Frank McBride	Reg Kyncl
Donna Watson	Dennis Ross
Marilyn Christiansen	Laura Bertaniolle
Mike Head	John Allan
John Morgan	Mary Mofford
Hamish Grant	Lorena Tisdale
Pat Grant	Michael Moffard
May Dahl	Troy Speight
Shelby Tisdale	Vic Maxwell
Brooklyn Laut	Doug Dahl
Kristen Tetley	Stu Stakeld
Barb Chahley	Luke Kurata
Bryan Georget	Darren Bauer
Keith Gale	Marion Schafer
Wayne Dahl	Glen McCrae
Michelle Swanson	Ken Scott
Janice McDonell	Grace Qually
Bill Minnes	Ken Qually
Rob Dewling	Larry Cameron
Tony Hammonds	Debroa Martens
Barb Donnelly	Merle Pederson
Pauline Calvert	Dale Clearwater
Peter Prystay	Van Rideout
	Anita Bauer

EARL GRAHAM: That Council convene a special meeting to discuss Consideration of Bylaw 950/11 which proposes to amend the Clearwater County Land Use Bylaw to re-designate 152.42 acres in the NE 33-38-07-W5 and to consider the adoption of the Meadow Ponds Estate Outline Plan.

084/12

CARRIED
UNANAMOUSLY 7/0

Meadow Ponds Estate Outline Plan

Councillor Alexander stated that it took 20 months to complete the Municipal Development Plan (MDP), which is a very restrictive plan, and only allows for two parcel types – first out and Residential Estate subdivisions. Mr. Alexander further stated the MDP is environmentally

sound and only allows for communal water and waste water systems. He noted that concerns of water and wastewater and acreage parcels were addressed with the communal systems and he feels Meadow Ponds Outline Plan meets the MDP as it stands.

Councillor Graham noted the eight guiding principles in the MDP which all need to be viewed equally and that the MDP process brought clarity with input from a diverse cross section of the community who helped in the creation of the 17 anticipated outcomes of the MDP. Mr. Graham noted there is a need for continuing types of rural residential and that Council was asked not take away the ability to change the designation of land. Mr Graham stated that every change of designation has an impact and it is up to Council to make a fair and equitable decision.

Councillor Wymenga noted his involvement in the MDP process and that at every meeting Council heard that priority one was to conserve agricultural land. Mr. Wymenga stated the parcel is farmland and the developer is using a formula to say that it isn't farmland. He noted concern that the remnant farmland will never been used.

Councillor Alexander questioned whether there needs to be a review of the MDP to remove the ability to create first parcel out as they use more farmland each year than residential subdivisions. Councillor Wymenga responded first parcels out should be maintained and that the parcel was turned down previously because it is good farmland.

Councillor Bryant disagreed that the previous application was turned down due to farmland, as he initially voted against the application due to groundwater concerns. Mr. Bryant noted the new MDP calls for communal water and sewer which answered those concerns. Mr. Braynt stated that an individual has personal rights to their property and what they are going to do with it and that neighbours have right to their opinion. Mr. Bryant summarized by saying that the proposed outline plan meets the MDP.

Councillor Korver noted he was not part of the MDP process, but he appreciate Council's efforts and that they did an excellent job in order to enhance our communities. Mr. Korver noted that he would like to see enhancement focused in the hamlets and see growth in those areas.

Councillor Duncan noted the amount of opposition heard and that part of the MDP deals with safe and healthy rural lifestyle. Mr. Duncan noted his desire to see the County remain a viable agricultural community and that this community is overwhelmed by the number of existing subdivisions and he agrees and needs to look at social impacts as well.

Councillor Vandermeer noted the proposal does meet the requirements of the MDP and that additional conditions will be placed if the proposal proceeds. Mr. Vandermeer stated he supports individual property rights and supports the application.

SECOND READING of Bylaw 950/11 was moved by Councillor BRYANT.

085/12 CARRIED 4/3

THIRD READING of Bylaw 950/11 was moved Councillor VANDERMEER.

086/12 CARRIED 4/3

EARL GRAHAM: That Council approves the Meadow Ponds Estates Outline Plan.

087/12 CARRIED 4/3

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ADJOURNMENT:
10:19 A.M.

CASE KORVER:

That the Meeting adjourn.
CARRIED 7/0

REEVE

MUNICIPAL MANAGER