TOWN OF SUNDRE

Special Council Meeting Minutes
Via Teleconferencing
May 26, 2021

The Special Meeting of Council of the Municipality of Sundre was held via Teleconferencing, Wednesday, May 26, 2021 commencing at 12:45 p.m.

IN ATTENDANCE

Mayor Terry Leslie
Councillor Richard Warnock
Councillor Charlene Preston
Councillor Todd Dalke
Councillor Cheri Funke

ABSENT

Councillor Paul Isaac
Councillor Rob Wolfe

Administration

Chief Administrative Officer, Linda Nelson
Director of Planning & Ec. Development, Mike Marko
Sr. Development Officer, Betty Ann Fountain
Development Assistant, Chelsea Kruger
Executive Legislative Clerk, Anne-Marie Jonke

PUBLIC There were 1 members of the public in attendance.

CALL TO ORDER: Mayor Leslie called the Special Meeting of Council to order at 12:45 p.m.

ADOPTION OF AGENDA

Res. No. 145-26-05-21 MOVED by Councillor Warnock that the agenda of May 26, 2021, a Special Council Meeting be adopted, as presented.

CARRIED

Mayor Leslie recessed the Special Meeting of Council at 12:55 p.m. Attending Councillors and Administration jointed the Mountain View County Regular Council Meeting via Zoom for the Joint Public Hearing in regard to the Intermunicipal Development Plan.

JOINT PUBLIC HEARING: **Town of Sundre Bylaw 2021-02 Intermunicipal Development Plan**

The Joint Public Hearing was held via Zoom and pursuant to the Municipal Government Act, RSA 2000 Chapter M-26 and amendments thereto.

CALL TO ORDER **Reeve Beattie** called the Joint Public Hearing to order at 1:00 p.m.

LW

Initials

Purpose of Bylaw 18/21: Reeve Beattie provided the purpose of Bylaw 18/21 being the Intermunicipal Development Plan Bylaw between the Town of Sundre and Mountain View County.

Purpose of Bylaw 2021-02 Mayor Leslie provided the purpose of Bylaw 2021-02 being the Intermunicipal Development Plan Bylaw between the Town of Sundre and Mountain View County.

An updated IDP is required to meet the current *Municipal Government Act* (MGA) requirements. This regulated planning tool is to be adopted jointly by Mountain View County and Town of Sundre to provide a framework to address land use, growth and development adjacent to the boundary areas. The current IDP was adopted by Mountain View County and the Town of Sundre in 2010 and is outdated; therefore, the need to amend or update is in order.

Confirmation of Quorum: Mountain View County
Reeve Beattie confirmed quorum, with introduction of Mountain View County Council and Administration.
Councillor Angela Aalbers
Councillor Peggy Johnson
Councillor Dwayne Fulton
Councillor Greg Harris
Councillor Duncan Milne
Councillor Al Kemmere, and
Chief Administrative Officer, Jeff Holmes
Director Planning & Development Services, Margaretha Bloem
Executive Assistant, Gail Eyers

Confirmation of Quorum: Town of Sundre
Mayor Leslie confirmed quorum, with introduction of Town of Sundre Council and Administration.
Councillor Richard Warnock
Councillor Charlene Preston
Councillor Todd Dalke
Councillor Cheri Funke, and
Chief Administrative Officer, Linda Nelson
Director of Planning & Ec. Development, Mike Marko
Sr. Development Officer, Betty Ann Fountain
Development Assistant, Chelsea Kruger
Executive Legislative Clerk, Anne-Marie Jonke

Mayor Leslie confirmed that the Town is ready to proceed with the Joint Public Hearing, and turned the meeting over to the Chair, Reeve Beattie.

Reeve Beattie provided the process for the electronic (zoom) meeting.

Reeve Beattie opened the Joint Public Hearing regarding MVC Bylaw 18/21, being the Intermunicipal Development Plan at 1:03 p.m.

Initials

Mayor Leslie opened the Joint Public Hearing regarding Town of Sundre Bylaw 2021-02 being the Intermunicipal Development Plan (IDP) at 1:04 p.m.

Development Authority presentation – Margaretha Bloem, Director of Planning and Development, Mountain View County *(see attached copy of presentation).*

Development Authority - MVC, verified receipt of correspondence from three (3) agencies: ATCO Gas, Historic Resources – Government of Alberta, and TC Energy. No correspondence was received from the public.

MVC Development Authority verified that Town of Sundre Administration is present to answer questions.

Reeve Beattie called upon any public members in favour of the bylaw(s): None

Reeve Beattie called upon any public members opposed to the bylaw(s): Mr. Mike Christie of NW 10-33-5-W5M, located within the Referral Area of the IDP. Mr. Christie's concerns related to the Clause D-4 and the number of allowable subdivided titles for lands not affected by an existing Area Structure Plan.

MVC Administration explained that consideration would be given to lands outside of an existing Area Structure Plan if application was compliant with the IDP and the County's Municipal Development Plan.

Reeve Beattie called upon any other person(s) deemed affected by the bylaw(s): None

Questions from Council(s) to Development Authority:
Councillor Harris, MVC – is the IDP specific to subdivision applications?
Administration – the IDP provides policy for lands not affected by an Area Structure Plan, application for subdivision must comply with IDP policy and MVC Municipal Development Plan.

Councillor Johnson, MVC – is the IDP map accurate?
Administration – The IDP map has been updated to reflect current Town of Sundre / Mountain View County boundary, and to indicate existing Area Structure Plans.

Councillor Warnock, Town of Sundre – did the previous 2009 IDP prescribe the number of titled parcels for lands outside of an area structure plan?
Administration – No limits were imposed in the 2009 IDP.

Councillor Al Kemmere, MVC – IDP limit on titled parcel is 4, but can an applicant apply for 5?
Administration – all applications are considered if deemed compliant to the IDP and the MDP.

Initials

Councillor Angela Aalbers, MVC – If IDP were silent on the number of titled parcels, does Administration defer to the MDP?
Administration – If the IDP was silent on the number of titled parcels for lands outside of an existing ASP, then yes, compliance to the MDP would be required.

Reeve Beattie requested for any Public Communication(s) (letters / emails) to be read into the minutes: None

Development Authority(s), Margaretha Bloem, Mike Marko provided closing statements.

Reeve Beattie asked if Council had any further questions for the Development Authority(s).
No one came forward.

Hearing no further comments Reeve Beattie closed the Public Hearing for MVC Bylaw 18/21 being the Intermunicipal Development Plan between Mountain View County and the Town of Sundre at 1:43 p.m.

Mayor Leslie hearing no further comments and that the Council of the Town of Sundre has received sufficient information to make a decision on Bylaw 2021-02 being the Intermunicipal Development Plan between Mountain View County and the Town of Sundre closed the Joint Public Hearing at 1:44 p.m.

Town of Sundre Council and Administration disconnected from Zoom meeting for the Joint Public Hearing at 1:44 p.m.

Mayor Leslie resumed the Special Meeting of Council at 1:45 p.m. Attending Councillors and Administration jointed the Mountain View County Regular Council Meeting via Zoom for the Joint Public Hearing in regard to the Intermunicipal Development Plan.

ADJOURNMENT

Res. No. 146-26-05-21 MOVED by Councillor Preston that being the agenda matters of the Special Meeting of Council have been concluded the meeting adjourned at 1:46 p.m.

CARRIED

These minutes approved this 31 day of May 2021

Mayor, Terry Leslie

Chief Administrative Officer, Linda Nelson

Mountain View County

Town of Sundre

Intermunicipal Development Plan

JOINT PUBLIC HEARING

May 26, 2021 at or after 1 pm

Jointly prepared, presented by
Margaretha Bloem

Purpose of an IDP

- IDP is a planning tool adopted jointly by MVC and Town of Sundre to provide a framework to address land use, growth and development adjacent to the boundary areas

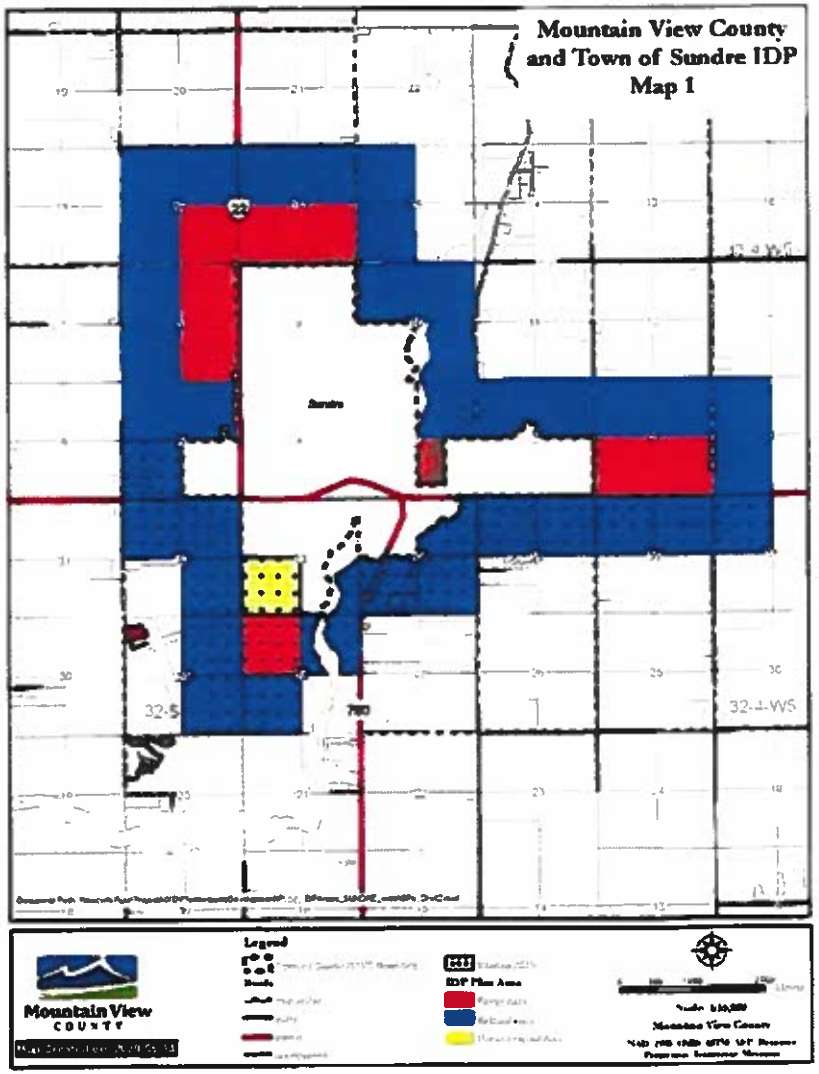
Why update the IDP

- IDP was adopted by Mountain View County and the Town of Sundre in 2010 and is outdated; therefore, the need to amend or update is in order
- IDP is required to be updated to meet the current *Municipal Government Act* (MGA) requirements

Key Goals of IDP

- Identify land in the County for future growth of the Town through the identification of the Fringe and Referral Areas
- Identify land in the Town for the development of Industrial Parks through the identification of the Urban Referral Area and in the County through existing Area Structure Plans (ASP)
- Respect compatible development within these areas
- Promote the development of intermunicipal programs for economic development that will benefit the greater region and both municipalities
- Coordinate the development of transportation systems and protection of required land for future road and trail network development
- Protect physical features and environmentally sensitive areas
- Provide effective referral and communication mechanisms for planning applications and disputes

IDP - Plan Area Map



Existing ASPs

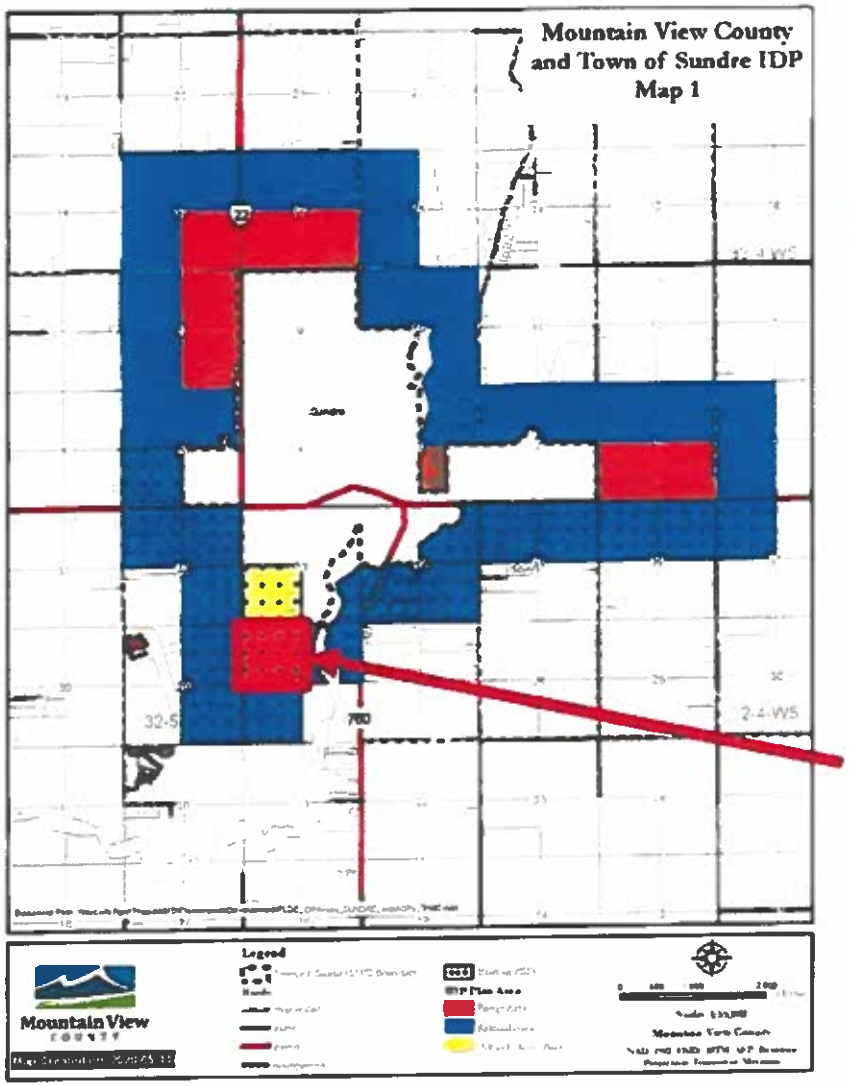
IDP Plan Area

Fringe Area

Referral Area

Urban Referral Area

Fringe Area



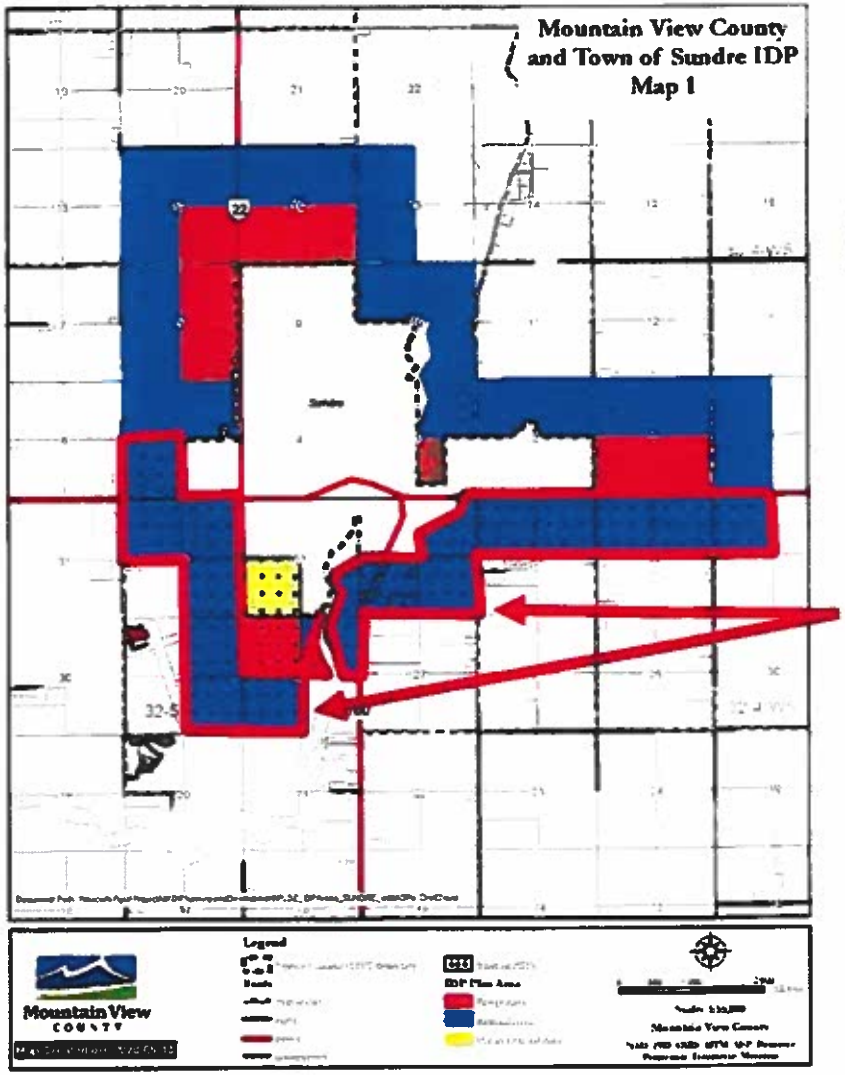
Existing ASPs

IDP Plan Area

Fringe Area

- Will be the priority area for future growth of the Town
- Limit subdivision potential to the first parcel out of quarter section with a maximum of two (2) titles per quarter section
- Where an Existing ASP is approved, applications shall comply with the ASP
- Application referral to the Town

Referral Area



Existing ASPs

IDP Plan Area

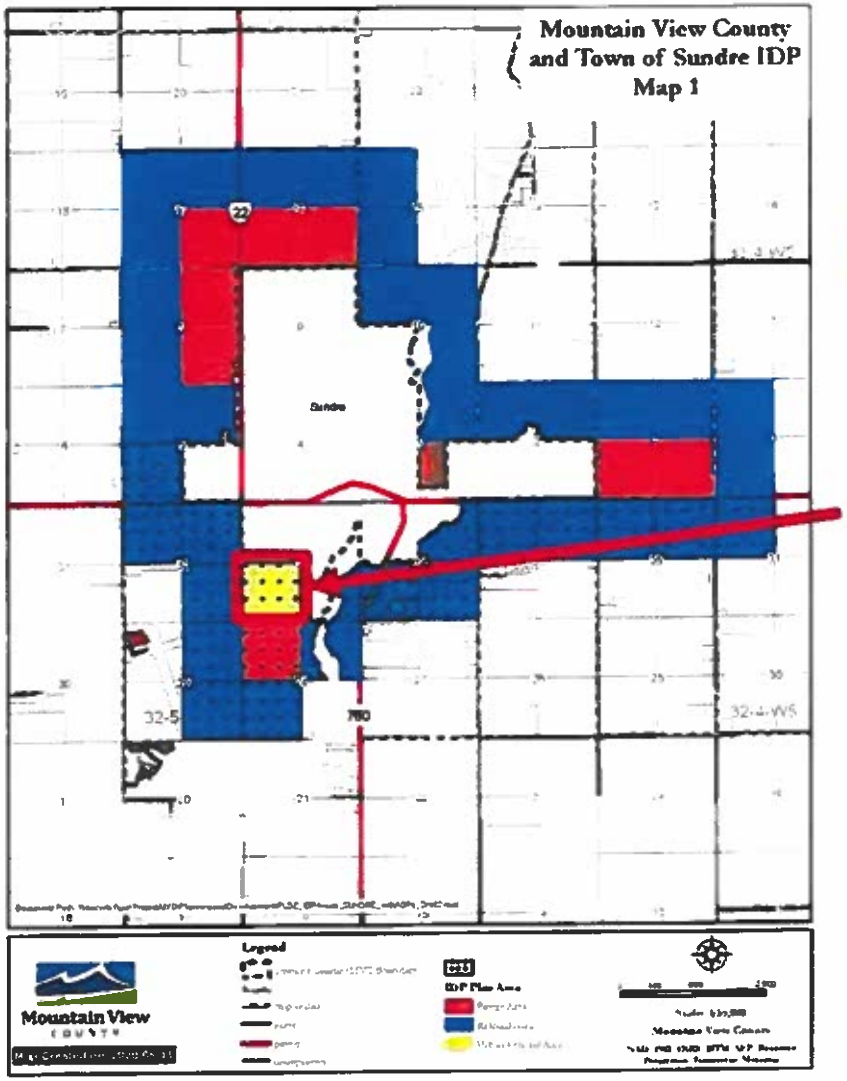
Referral Area

- Future long term growth of the Town
- Subdivision potential to a maximum of four (4) titles per quarter section
- Where an Existing ASP is approved, applications shall comply with the ASP
- Application referral to the Town

Key Amendments

- Municipal boundary updated to reflect the Town boundary; and include IDP lands that are within existing ASPs
- Removed joint decision-making through IMPC and ISDAB decision making by applicable municipal decision-making authorities
- Referral of applications (redesignation, subdivision, discretionary development permits)
- Policies updated
- Dispute Resolution includes 4 steps Administrative, ICC, Facilitated Mediation; Appeal process

Urban Referral Area



Existing ASPs

IDP Plan Area

Urban Referral Area

- County interest to protect adjacent land uses
- Where an Existing ASP is approved, applications shall comply with the ASP
- Application referral to the County