



Meeting Minutes

THOSE PRESENT:

Mayor McLean
Deputy Mayor Long
Councillor Nadeau
Councillor Shular
Councillor McClure
Councillor Bossert
Councillor Wheeler
Manny Deol, Town Manager
Nesen Naidoo, Assistant Town Manager
Annette Driessen, Director of Community Services
Jenn Martin, Planning & Development Officer
Chandra Dyck, Legislative Services Coordinator
Jill Buehler, Communications & Marketing Coordinator
Sonya Wrigglesworth, Director of Engineering
Krystle Kotyk, Administrative Assistant
Jason Thompson, Audio/Video
Tom Thomson, Fire Chief
Courtney Whalen, Drayton Valley Western Review
Reinisa MacLeod, CIBW Radio
Members of the Public

ABSENT:

Sgt. Chris Delisle, RCMP

CALL TO ORDER

Mayor McLean called the meeting to order at 9:13 a.m.

1.0 Additions to the Agenda

No items were added to the October 8, 2014 Regular Meeting of Council agenda.

2.0 Adoption of Agenda

RESOLUTION #241/14

Councillor Shular moved to adopt the agenda for the October 8, 2014 Regular Meeting of Council as presented.

CARRIED UNANIMOUSLY

3.0 Corrections or Amendments:

- 3.1. September 10, 2014 Regular Meeting of Council Minutes
There were no corrections or amendments to the September 10, 2014 Regular Meeting of Council Minutes.
- 3.2. September 10, 2014 Public Hearing Minutes for Bylaw 2014/101D
There were no corrections or amendments to the September 10, 2014 Public Hearing Minutes for Bylaw 2014/10/D.

4.0 Adoption of:

- 4.1. September 10, 2014 Regular Meeting of Council Minutes
- 4.2. September 10, 2014 Public Hearing Minutes for Bylaw 2014/10/D

RESOLUTION #242/14

Councillor Wheeler moved to adopt the Minutes of the September 10, 2014 Regular Meeting of Council and the September 10, 2014 Public Hearing Minutes for Bylaw 2014/10/D as presented.

CARRIED UNANIMOUSLY

5.0 Public Hearings

- 5.1. Transportation of Dangerous Goods Bylaw 2014/09/P
A separate set of Minutes were recorded for this item.
- 5.2. Rezoning Bylaw 2014/15/D 4729-49 St
A separate set of Minutes were recorded for this item.
- 5.3. Rezoning Bylaw 2014/17/D 4008-47 St
A separate set of Minutes were recorded for this item.

6.0 Delegations

- 6.1. Emily Hickman – Homelessness & Poverty Reduction Strategy
Emily Hickman, Homelessness & Poverty Reduction Coordinator, provided an update on what the program is currently undertaking and explained that the first round of funding was to guide research and the second round is to formalize the program. The Homelessness & Poverty Reduction Strategy Committee will be asking for a Councillor to be appointed to be a part of the Committee.
- 6.2. Fire Chief Tom Thomson – Reports for July & August & September
Mr. Thomson presented a slideshow of a picture compilation of the two Kids Firefighting Camps and thanked Council for their support for this program. Both the Drayton Valley Kids Firefighting Camp and the Breton Kids Firefighting Camp were great successes with registration being full after three days of advertising. Mr. Thomson explained that the Fire Department has been very busy with events, as October is Fire Prevention Month. Tonight, October 8, 2014, is the 5th Annual

Boston Pizza Fire Truck Delivery Smoke Detector Program. Upcoming programs include: Kitchen Fire Safety for Grade 5 students, Smoke Alarms for Grade 1 students, a Fire Extinguisher Program for Grade 8 students, Open Houses, and a T-Shirt Campaign with DV Thunder and Sinopec.

Mr. Thompson reviewed the Fire Services Reports for July, August, and September 2014. In July, Fire Services received a total of 28 calls for service with 13 of those being within the Town boundaries. August saw a small decrease in total calls to 24 with 13 still in the Town limits. A total of 29 calls were received in September.

7.0 Public Time

Mayor McLean explained that this is a new item on the agenda and the purpose is to allot time for the public to address Council. Mayor McLean called for comments from the floor. No comments were received.

8.0 Decision Items

8.1. Transportation of Dangerous Goods Bylaw 2014/09/P, 2nd & 3rd Reading

Councillor Bossert explained that Fire Service was asked to develop a new Transportation of Dangerous Goods Bylaw for the Town of Drayton Valley. In the review of existing legislation, it was determined that the Bylaw which currently includes the Transportation of Dangerous Goods, is outdated and does not include key components which meet the requirements of Alberta Transportation. The new Transportation of Dangerous Goods Bylaw will enhance the safety of the residents of Drayton Valley and provide firm rules and regulations for the transportation of dangerous goods within the community.

RESOLUTION #243/14

Councillor Bossert moved that Council give second reading to Bylaw No. 2014/09/P the Transportation of Dangerous Goods Bylaw.

CARRIED UNANIMOUSLY

RESOLUTION #244/14

Councillor Bossert moved that Town Council give third and final reading to Bylaw No. 2014/09/P the Transportation of Dangerous Goods Bylaw.

CARRIED UNANIMOUSLY

8.2. Rezoning Bylaw 2014/15/D 4729-49 St 2nd & 3rd Reading

Councillor Nadeau explained that Administration received an application to rezone a parcel of land legally described as Lot 32, Block 25, Plan 6690 KS and municipally described as 4729-49 Street. Proposed rezoning would change the land use from the current R2 – General Residential District to R3-Medium Density Residential District to allow the landowner to develop a fourplex on these lands.

Councillor Shular inquired about the plan showing four parking stalls at the front of the property and four stalls at the rear of the property. Ms. Martin explained that as required by the Land Use Bylaw, two stalls per unit will be provided. The

construction of parking stalls at the front of the property will be the sole cost of the Developer.

RESOLUTION #245/14

Councillor Nadeau moved that Council give second reading to Bylaw 2014/15/D for amendment of the Land Use Bylaw and subsequent rezoning to allow development to proceed.

CARRIED UNANIMOUSLY

RESOLUTION #246/14

Councillor Nadeau moved that Council give third reading to Bylaw 2014/15/D for amendment of the Land Use Bylaw and subsequent rezoning to allow development to proceed.

CARRIED UNANIMOUSLY

8.3. Rezoning Bylaw 2014/17/D 4008-47 St 2nd & 3rd Reading

Councillor Long explained that Administration received an application to rezone a parcel of land legally described as Lot 16, Block 70, Plan 072 0361 and municipally described as 4008-47 Street. The proposed rezoning would change the land use from the current IPU – Institutional and Public Use District to R4-High Density Residential District to allow the landowner to develop a 20-unit duplex condo complex. These lands were previously zoned R4 until 2010 when the lands were rezoned to IPU. The developer hosted an Open House on September 18, 2014, to present the proposal to surrounding residents for their review.

Mayor McLean expressed concern over sufficient space for parking. Ms. Martin explained that the lane way has been extended and the available space at the back of the property has been slightly decreased. The Developer explained that after meetings with the Public and the Fire Chief, the plans have been changed and there will be restrictions placed on parking. He explained that the target is accessible housing.

Councillor Bossert expressed that she has received concerns from area residents regarding if there should be age restrictions in place for this development. The Developer replied that the proposed units are not fit for people with mobility issues.

RESOLUTION #247/14

Councillor Long moved that Council give second reading to Bylaw 2014/17/D for amendment of the Land Use Bylaw and subsequent rezoning to allow development to proceed.

CARRIED UNANIMOUSLY

RESOLUTION #248/14

Councillor Long moved that Council give third reading to Bylaw 2014/17/D for amendment of the Land Use Bylaw and subsequent rezoning to allow development to proceed.

CARRIED UNANIMOUSLY

8.4. Rezoning Bylaw 2014/18/D 4847-54 Ave 1st Reading

Councillor Shular explained that Administration received an application to rezone a parcel of land legally described as Lot 8, Block 16, Plan 170 KS and municipally described as 4847-54 Avenue. Proposed rezoning would change the land use from the current R2 – General Residential District to R3-Medium Density Residential District to allow the landowner to develop a fourplex.

RESOLUTION #249/14

Councillor Shular moved that Council give first reading to Bylaw 2014/18/D for amendment of the Land Use Bylaw for rezoning, after which the public consultation process will begin.

CARRIED UNANIMOUSLY

8.5. Business License #1970, Tow Truck Business

Councillor McClure explained that Administration received an application for a transfer of location for Business License #1970 to 4904-58 Street. The tow truck business was previously located at 5737-50A Street. Although the landowner had authorized this business operation, the Town did not issue a transfer of location Business License. A letter was sent to the owner of the company stating that “operations at this location must cease and all vehicles that are currently being stored on site must be removed.” A meeting was held between the Planning & Development Officer and the business where it was agreed that the tow truck business was to continue using the location as an “Office Only” and storage of U-Hauls, but to find a separate location for towed vehicles until a formal application was submitted and approved by Town Council for the use of a storage yard. As these lands are zoned C2-General Commercial District, a tow truck company is neither a permitted nor a discretionary use.

As this location is a thoroughfare to the Mackenzie Conference Centre, Omniplex, and West Valley Park, the applicant is willing to work with the Town to improve the appearance. The landowner has installed a 6’ high chain link fence with privacy slats to reduce the visibility within the compound. If approved, the applicant must adhere to the special conditions attached to the Business License.

Referral letters were sent to adjacent landowners within a 100m radius. No comments or concerns were raised.

RESOLUTION #250/14

Councillor McClure moved that Council approves the transfer of location for Business License #1970, for the use of a tow truck company and storage yard with the standard Business License conditions, as well as the special conditions:

1. The Applicant is to clean up the site of any loose debris, and must be kept in a clean and orderly state. Mature coniferous trees of no less than 10 feet in height are to be planted along the east and south side boulevard, to reduce visibility from 58th Street and 49th Avenue.
2. Given the nature of the proposed business, and the potential for site contamination, the Applicant and the Landowner shall be jointly and severally responsible for ongoing site maintenance, regular clean-up of the site, and for

the reclamation of the land following the cessation of the towing company operations.

3. Vehicles are to be placed in an orderly fashion within the compound only. Stacking of vehicles is strictly prohibited.

4. The storage of U-Hauls is to be parked in an organized and tidy manner within a dedicated area of the lot.

CARRIED UNANIMOUSLY

Mayor McLean declared a pecuniary interest for items 8.6., 8.7., and 8.8., and called Deputy Mayor Long to the chair at 10:19 a.m.

- 8.6. Development Permit DV14-131 4401-38 St. Encroachment Agreement Amendment
Councillor Wheeler explained that Administration received a request for the change of verbiage within an Encroachment Agreement. The Encroachment Agreement was required when a Compliance Certificate was issued for the property located at 4401-38 Street on March 31, 2014. In review of the file it was noted that the eaves of the garage were encroaching 0.41 metres onto the Utility right-of-way Plan 032 1504 (also known as Town lands), therefore requiring an Encroachment Agreement for the eaves to remain. Council reviewed the verbiage change to Clause #7 as requested by the Landowner's legal counsel as well as that prepared by Town Administration.

RESOLUTION #251/14

Councillor Wheeler moved that Council refuses the request for the change in verbiage as submitted by the Owner's solicitor, but approves the verbiage as submitted by Administration. The clause within the Encroachment Agreement will be amended as per Administration's recommendation.

CARRIED UNANIMOUSLY

- 8.7. Rezoning Bylaw 2014/10/D 4503-49 St 3rd Reading
Councillor Bossert explained that Administration received an application to rezone a parcel of land legally described as Lot 7, Block 66, Plan 084 0074 and municipally described as 4503-49 Street. The proposed rezoning would change the land use from the current R2 – General Residential District to C1 – Central Commercial District. The Landowner is proposing to develop a gas bar with convenience store, two bay car wash, drive thru restaurant, and a liquor store, all of which are discretionary uses under the C1 zoning and require the approval of Council in order to receive Development Permit approval.

The proposal has received mixed feedback from residents following the Public Hearing and second reading. The Developer has amended the proposal to try to alleviate concerns regarding traffic. Administration requested a traffic analysis for the area from the Developer which has not been received to date. Administration is recommending the motion be tabled to allow time to receive and review the traffic statistics.

Councillor Shular explained that he is not sure if this is the right development for the area and advised that he has heard more opinions against the proposed

development than more for it. He feels he will support his version of what has heard from the Public.

Councillor Nadeau explained that she has received comments from residents that are in favour of the development.

Ms. Martin reviewed the traffic count that Town Administration had completed along 46 Ave, which included peak hours.

Mr. Macintosh stated that the Developer was not aware that the traffic information was being gathered by the Town and that he did not have his traffic analysis ready at this time.

RESOLUTION #252/14

Councillor Bossert moved that Council refuse to give third reading to Bylaw 2014/10/D for amendment of the Land Use Bylaw based on the lack of information provided as well as the feedback received from adjacent landowners.

RESOLUTION #253/14

Councillor McClure moved that Council move "In-Camera" at 10:49 a.m.

CARRIED

Opposed: Councillor Nadeau

RESOLUTION #254/14

Councillor McClure moved that Council move out of "In-Camera" at 11:03 a.m.

CARRIED UNANIMOUSLY

Deputy Mayor Long was unable to vote on item 8.7. Rezoning Bylaw 2014/10/D 4503-49 St 3rd Reading as he was not in attendance for the September 10, 2014 Public Hearing.

RESOLUTION #255/14

Councillor Nadeau moved to table Rezoning Bylaw 2014/10/D 4503-49 St 3rd Reading to the October 29, 2014 Regular Meeting of Council.

CARRIED

Opposed: Councillor Shular

8.8. Development Permit DV14-164 4503-49 St, Discretionary Use

Councillor Nadeau explain that, pursuant to the decision made by Council this morning regarding the rezoning of 4503-49 Street, should the rezoning have been refused, Administration would have recommended that the Development Permit for Discretionary Uses is also refused. However, since there was a tabling motion for the rezoning it is recommended that this item is tabled as well.

RESOLUTION #256/14

Councillor Nadeau moved that Council table Development Permit DV14-164 4503-49 St, Discretionary Use to the October 29, 2014 Regular Meeting of Council.

CARRIED UNANIMOUSLY

Deputy Mayor Long called a break at 11:06 a.m.

Mayor McLean returned to the chair and reconvened the meeting at 11:28 a.m.

- 8.9. Homelessness & Poverty Reduction Strategy Committee Terms of Reference
Councillor Long explained the history and purpose of the Homelessness & Poverty Reduction Strategy Committee. With the success of FCSS's application to the Alberta Rural Development Network for continued funding, Council's support is requested for the formalization of the Committee. This Committee is not formed through a Bylaw of the Town and is therefore not eligible for meeting compensation.

RESOLUTION #257/14

Councillor Long moved that Council approve the Terms of Reference for the Homelessness and Poverty Reduction Strategy Committee as presented.

CARRIED UNANIMOUSLY

- 8.10. TD Green Streets Recognition Plaque
Councillor Shular provided background information that in the 2010 the Town of Drayton Valley successfully applied for a TD Green Streets Grant Funding and the pivotal role Heather Rennison played. Recently Heather was approached for a provincial volunteer award. Declining the honour, she requested a recognition plaque be placed at the TD Green Streets Park that reads:

“They lived for those they loved and those they loved . . . remember
Sandy & Eunice Trupp
Sandra (Trupp) Cameron
Sharon (Trupp) MacDonald

Dedicated by Heather Rennison, who volunteered her time and talent to create this Park.”

RESOLUTION #258/14

Councillor Shular moved that Council approve the recognition plaque to be placed at the TD Green Streets Park at the request from Heather Rennison.

CARRIED UNANIMOUSLY

- 8.11. Violence in the Workplace Prevention Policy No. A-06-14
Councillor McClure explained that the Town of Drayton Valley's current Workplace Violence Prevention Policy required updating to meet legislated requirements. Included in this Policy is a clear definition of workplace violence, a procedure, and a reporting form to guide staff and Management through the process of responding to workplace violence.

RESOLUTION #259/14

Councillor McClure moved that Council approve the Violence in the Workplace Prevention Policy No. A-06-14.

CARRIED UNANIMOUSLY

- 8.12. Mayor's Advisory Committee Member Appointment
Councillor Wheeler explained that at a recent meeting of the Mayor's Advisory Committee a vacancy was created. The vacant term is to expire October 31, 2015.

RESOLUTION #260/14

Councillor Wheeler moved that Council appoint Kathy Howe to the Mayor's Advisory Committee, effective immediately, to serve for a term ending October 31, 2015.

CARRIED UNANIMOUSLY

8.13. ECDC Board Member Appointments

Councillor Bossert explained that the Childcare Operational Board, established under By-Law 2008/01/C, calls for three members-at-large, two of which are to serve a two-year term with the third member serving a three-year term. All positions are either vacant or will expire this month.

RESOLUTION #261/14

Councillor Bossert moved that Council approve the re-appointment of Trina Wakelin and Marilyn Buchan to the Childcare Operational Board for two-year terms ending November 1, 2016.

CARRIED UNANIMOUSLY

RESOLUTION #262/14

Councillor Bossert moved that Council approve the appointment of Karen Linquist to the Childcare Operational Board for a three-year term ending November 1, 2017.

CARRIED UNANIMOUSLY

8.14. Library Board Community Member Appointment

Councillor Nadeau explained that Drayton Valley Municipal Library Board, established under By-Law 99-15 (amended 2009/02/B), states that five, or a minimum of three members of the community at large may serve a three-year term. There are currently two spots available for members at large.

RESOLUTION #263/14

Councillor Nadeau moved that Council appoint Colleen Anderson to the Drayton Valley Municipal Library Board for a three year term to be reviewed October 2017.

CARRIED UNANIMOUSLY

8.15. Rescind Old Policies

Councillor Long explained that in reviewing the Policies that the Town currently has in place, it has been noted that a number of old Policies are currently considered active, though they no longer serve a purpose. Administration is recommending that Council rescind five Policies to allow those documents to be deactivated and archived.

RESOLUTION #264/14

Councillor Long moved that Council rescind the following Policies: Gymnasium Space Priorities Policy RC-01-96, Facility and Gymnasium Space Priorities Policy RC-01-96, Family Amusement Centre – Supervision Policy RC-01-00, Family Amusement Centre – Suspension of User Privileges Policy RC-02-00, and P.O.I.N.T.S. Program Policy A-01-08.

CARRIED UNANIMOUSLY

9.0 Information Items

9.1	Fire Services Reports: July, August & September 2014
9.2	Library Board – June 2014 Minutes, Plan of Service, and Director’s Report
9.3	Childcare Operational Board – April & June 2014 Minutes
9.4	Aquatic Facility Fund Development Committee – May 2014 Minutes
9.5	Headwaters Alliance – July 2014 Minutes
9.6	STAR Catholic Board Highlights – September 2014
9.7	Brazeau Seniors Foundation – July 2014 Minutes
9.8	Smart Cities Symposium Report – Councillor Wheeler

RESOLUTION #265/14

Councillor Nadeau moved that Council accept the above item as information.

CARRIED UNANIMOUSLY

10.0 Department Reports

10.1. Planning & Development

Ms. Martin explained that the Department has been busy with rezoning.

10.2. Engineering & Transportation

Ms. Wrigglesworth explained that at Public Works the Fall Clean-Up is in full swing. The lines and crosswalks are being repainted along 50th St and 50th Ave. There will be a speed zone change to 50 km/hr on 50th St South and new signs have been posted. The Aspen Waste Management Reuse Fair was held on September 20 and had a great turn-out. The next date scheduled for the Reuse Fair is the second Saturday in May, 2015. New Water Treatment Plant is still on target to go online summer 2015. All undergrounds and road bases are complete for the Beckett Road and Brougham Drive extensions. Ms. Wrigglesworth introduced Paul Mah, Engineering Project Manager.

10.3. Community Services, FCSS & Sustainability

Ms. Driessen explained that the Dr. Ungar event was successful. In regards to the Social Development Plan, a community workshop will take place toward the end of this month. The Community Sustainability review is underway. Alberta Culture Days, hosted by the Eleanor Pickup Arts Centre, took place on September 27 and 28. Ms. Strand provided an update on the Canadian Tire Jump Start Program and explained that the funding that has been utilized this term in our community is currently \$13,000.00, which has helped 35+ families. Today, October 8, the Shred-It truck will be at the Omniplex from 3:00 pm to 7:00 pm, this service is for individuals and non-profit organizations. The Haunted House is on October 25 with two times: 1:00 pm to 5:00 pm for kids under 10, and 7:00 pm to 9:00 pm for ages 10 and up. Ms. Strand introduced Karen Tetrault as the FCSS Program Assistant.

- 10.4. Information Services & Economic Development & Protective Services
Mr. Naidoo provided an update on the Curling Rink and explained that the steel is still delayed. Mr. Naidoo advised that a recent power outage caused the phones to go out at the Town Office.
- 10.5. Administration
Mr. Deol explained that he has received the report from the Health Symposium he attended in Olds and will provide a copy to Council. He has had meetings with Weyerhaeuser regarding waste. He added that the Bio-Mile is working on a NorQuest Agreement, an innovative grant with Municipal Affairs, and an international marketing grant for Bio-Mile and CETC.

11.0 Council Reports

- 11.1. Councillor Nadeau
September 11 – Budget Meeting
September 11 – Aquatic Fund Development Strategy Committee Meeting
September 15 – Mayor's Gala
September 17 to 21 – Communities in Bloom Awards and Symposium
September 19 – Budget Meeting
September 22 – Promoting Youth Potential Committee Meeting
September 27 to 28 – Alberta Culture Days
- 11.2. Councillor Long
September 9 – Library Board Meeting
September 18 – Community Foundation Board Meeting
September 24 to 26 – Alberta Urban Municipalities Association Conference
September 19 – Budget Meeting
October 3 – Homelessness & Poverty Reduction Strategy Committee Meeting
October 7 – Dr. Ungar Presentation
- 11.3. Councillor Shular
September 11 – Brazeau Seniors Foundation Committee Meeting
September 11 – Budget Meeting
September 11 – RCMP Information Session
September 15 – Mayor's Gala
September 19 – Budget Meeting
September 23 – Jandel Homes Meeting (on behalf of Housing Committee)
September 25 – Alberta Urban Municipalities Association Conference
September 26 – Jandel Homes Tour
- 11.4. Councillor McClure
September 11 – Budget Meeting
September 11 – RCMP Information Session
September 17 to 21 – Communities in Bloom Awards and Symposium
September 25 – Alberta Urban Municipalities Association
September 19 – Budget Meeting
October 7 – Dr. Ungar Presentation

- 11.5. Councillor Wheeler
September 11 – Budget Meeting
September 24 to 26 – Alberta Urban Municipalities Association Conference
September 18 – Smart City Symposium
- 11.6. Councillor Bossert
September 11 – Budget Meeting
September 11 – RCMP Information Session
September 22 – Pembina Physician Recruitment & Retention Committee Meeting
September 23 – Jandel Homes Meeting
September 24 to 26 – Alberta Urban Municipalities Association Conference
September 29 – Budget Meeting
October 1 – Lunch at Shangri-La Lodge
October 6 & 7 – Dr. Ungar Presentations
- 11.7. Mayor McLean
September 11 – Budget Meeting
September 11 – canSurvive Cyclists
September 11 – RCMP Information Session
September 13 – DV 100
September 13 – DV Thunder Opening Night
September 14 – Terry Fox Run (Opening Remarks)
September 15 – Mayor's Gala
September 17 to 21 – Communities in Bloom Awards & Symposium
September 23 to 25 – Alberta Urban Municipalities Association Conference
September 29 – Budget Meeting
October 6 & 7 – Dr. Ungar Presentations

12.0 Adjournment

RESOLUTION #266/14

Councillor Long moved that Council adjourn the October 8, 2014 Regular Meeting of Council at 12:36 p.m.

CARRIED UNANIMOUSLY

Deputy 
MAYOR


CHIEF ADMINISTRATIVE OFFICER