



Meeting Minutes

THOSE PRESENT:

Mayor McLean
Deputy Mayor Nadeau
Councillor McClure
Councillor Long
Councillor Shular
Councillor Wheeler
Councillor Bossert
Nesen Naidoo, Assistant Town Manager
Annette Driessen, Director of Community Services
Chandra Dyck, Development & Planning Officer
Sonya Wrigglesworth, Engineering Technologist
Sgt. Chris Delisle
Fire Chief Tom Thomson
Jennifer Stone, Executive Assistant
Sabine Larcher, Administrative Assistant
Jason Thompson, Audio Visual
Courtney Whalen, Drayton Valley Western Review
Reinisa McLeod, Big West Radio
Members of the Public

ABSENT:

Manny Deol, Town Manager
David LeDrew, Director of Operations

CALL TO ORDER

Mayor McLean called the meeting to order at 9:02 a.m.

INVOCATION

Reverend Emma Vickery of the Anglican Church performed the invocation.

1.0 Additions to the Agenda

The following items were added to the February 19, 2014 Regular Meeting of Council agenda:

6.3. Fire Chief Tom Thomson January 2014 and Year End Report

RESOLUTION #034/14

Councillor Wheeler moved to add item 6.3. Fire Chief Tom Thomson January 2014 and Year End Report to the February 19, 2014 Regular Meeting of Council agenda.

CARRIED UNANIMOUSLY

2.0 Adoption of Agenda

RESOLUTION #035/14

Councillor Long moved to adopt the agenda of the February 19, 2014, Regular Meeting of Council as amended.

CARRIED UNANIMOUSLY

3.0 Corrections or Amendments:

3.1. January 29, 2014, Regular Meeting of Council Minutes

The following amendments were made to the January 29, 2014, Regular Meeting of Council Minutes:

- 6.2. Spelling error: previous
- 9.5. "B-subdivision" is not correct

3.2. January 29, 2014, Public Hearing Minutes for Bylaw 2013/21/D

No corrections were made to the January 29, 2014, Public Hearing Minutes for Bylaw 2013/21/D.

4.0 Adoption of:

4.1. January 29, 2014, Regular Meeting of Council Minutes

4.2. January 29, 2014, Public Hearing Minutes for Bylaw 2013/21/D

RESOLUTION #036/14

Councillor Shular moved to adopt the January 29, 2014, Regular Meeting of Council Minutes as amended and the January 29, 2014, Public Hearing Minutes for Bylaw 2013/21/D as presented.

CARRIED UNANIMOUSLY

5.0 Proclamations

5.1. Celebrate Rotary Week

Mayor Glenn McLean declared the week February 24-28, 2014, as Celebrate Rotary Week in the Town of Drayton Valley.

6.0 Delegations

6.1. Canadian Tire Jumpstart Charities – Glenn McLean

Mr. McLean presented Council with a slideshow about the Canadian Tire Jumpstart Charities. Mr. McLean explained that the program started in 2005 to help financially disadvantaged children to participate in sport and recreational activities by covering the cost of equipment as well as to raise awareness of this problem. The program's vision is to help kids fulfill their dreams with physical activity as the core purpose. Mr. McLean explained the reasons for the

establishment of the program and that 100% of all the donations go into the charity program, without deduction of any administrative costs. Mr. McLean presented statistics showing the number of participants and the funds. Mr. McLean mentioned organizations involved with the Jumpstart program. He further pointed out activities that are supported and showed a video. He mentioned the importance of cooperation with local volunteers and organizations and invited new organizations to join the program.

Mayor McLean commented on the successful project. Ms. Strand explained that applications are available at the Civic Centre as well as the Omniplex and that it is easy to apply. Councillor McClure noted that there might still be a communication problem as the public is not aware of the program and she sees space for improvement. Councillor Bossert thanked Mr. McLean for the presentation and the possibility to share this information as the program gives children the possibility to be active and healthy. Councillor Nadeau asked if Council could have the video link to share it on Facebook.

6.2. RCMP Policing Report January 2014

Sgt. Delisle presented Council with the Policing Report for January 2014 and explained that the crime rate had risen slightly. Family violence increased as well as property crime. He explained the statistics in the RCMP report and reasons for the increase of property crime. He mentioned that clearance rate is at the usual average with space for improvement.

Councillor Wheeler asked about the high number of abandoned vehicles. Sgt. Delisle explained that he had not examined that event specifically.

6.3. Fire Chief Tom Thomson January 2014 and Year End Report

Fire Chief Thomson presented Council with the Fire Services Report for January 2014 and explained that the Fire Department had responded to 28 calls. He explained the impact and reasons for the fire calls. The vehicle collisions involved injured people who had to go to hospital. He mentioned that there were three roof collapses, one causing fire, and pointed out the problem of people living in garages. He explained that they were called to two medical incidents and that the Fire Department assisted Public Works with the water main breaks. There were ten false alarm calls which are being billed and which were partly connected with Telus phone line problems.

Fire Chief Thomson presented Council with the Fire Services Year End report comparing 2012 and 2013. He said that the number of calls had decreased in comparison with 2012. An increase in fire calls was noted, mostly vehicle fires, but also grass fires. He explained that significant fires happened in 2013. Fire Chief Thomson explained that there was a decrease of vehicle collisions thanks to good weather conditions and positive results from oil company initiatives. The department is working together with Brazeau County on invoicing false alarms and Fire Chief Thomson noted that Drayton Valley had more calls than the County in 2013.

Mayor McLean asked if time is tracked on calls. Fire Chief Thomson explained that every callout has times attached to it. Councillor Bossert asked about the impact on training/budget in regards to medical calls. Fire Chief Thomson responded that a major concern is training and that he would appreciate a discussion with Council about this issue. He mentioned that the government is requiring more training of those who respond to EMS calls. Fire Chief Thomson pointed out that the Emergency Services Gala is taking place on the weekend.

7.0 Decision Items

Mayor McLean declared a pecuniary interest in the matter, and called Deputy Mayor Nadeau to the chair and exited the meeting at 9:49 a.m.

7.1. Subdivision Application DV/13/14, Lot 12 Block 25 Plan 5421 KS, Subdivision within NW-9-49-7-W5M

Councillor Bossert explained that Administration has received a report from West Central Planning Agency regarding an application for a residential subdivision for lands within NW 9-49-7-W5M. The application was filed on December 11, 2013 to split an existing lot into two separate lots to allow for a duplex to be built onto the two lots. Surrounding mature neighborhood homes are either single units or duplex. The area is classified as an R2 district, which allows for the construction of duplex and single-detached homes.

WCPA conducted a site visit to the proposed lots on January 24, 2014. The proposed lots will have access from 48 Ave. The duplex will be connected to the Town's sewer and water supply. Reserves are not owed as the land is less than 0.8 hectares (2 acres) in size. Pursuant to Section 663 (c) of the MGA the land is not subject to Municipal reserves of any nature.

WCPA did not receive any comments from external agencies, utility companies or adjacent landowners. The proposed subdivision complies with the MDP and Land Use Bylaw. Therefore, WCPA recommends approval subject to the list of conditions attached.

Councillor Long asked about the timing of the application. Ms. Dyck said the timing was no issue and that the developers made the decision to subdivide which is a standard practice and that everything is according to the bylaws.

RESOLUTION # 037/14

Councillor Bossert moved that Council approve subdivision application DV/13/14 with conditions.

CARRIED UNANIMOUSLY

7.2. Development Permit No. DV14-002

Councillor Wheeler explained that Administration had received a renewal application for 86 sleeper trailers located at 5025 & 5037 - 62 Street. The original application was submitted December 18, 2012. As effective January 1, 2013 the Land Use Bylaw was going to change to add the section regarding Project

Accommodation (Work Camps). This section of the Bylaw would allow project accommodation on a one year temporary basis. A yearly \$500/bed fee on top of the Development and Building Fees was added to the Fee Schedule. As the applicant had applied prior to the change, they were exempt from the additional fee, but were to pay the fee each year should they re-apply. Development Permit approval was given June 27, 2013. The applicant has paid all fees applicable pertaining to the original permit.

As the Development Permit was set to expire December 18, 2013, the applicant chose to re-apply with the request to reduce the fee of \$500 per bed to \$375 per bed.

At the time that discussion of these project accommodations was taking place the Destination Marketing Fee (DFM) was being implemented,. It was felt that \$500/bed was appropriate as this is less than the DMF. This fee is intended to offset some of the costs incurred by the municipality in having an additional 80+ people relying on municipal services.

The proposed development is for discretionary use and Council approval is therefore required. Administration is recommending the approval of a Temporary Development Permit, with conditions specific to the proposed use. This Permit would be in effect for one year and would have to be reapplied. The Building Inspector has advised that, provided there are no changes, the Building Permit will only need to be applied for every 5 years.

RESOLUTION # 038/14

Councillor Wheeler moved that Council approve the Temporary Development Permit with the conditions listed.

CARRIED UNANIMOUSLY

RESOLUTION # 039/14

Councillor Wheeler moved that Council refuse the reduction in the per bed fee and direct that the Applicant pay the full amount of \$500 per bed.

CARRIED UNANIMOUSLY

7.3. Rezoning Bylaw 2014/02/D presented for 1st Reading

Councillor McClure explained that Town has received an application to rezone a portion of the parcel of land municipally legally described as Lot 5, Block 301, Plan 052 6303. Proposed rezoning would change the land use from R1A to R1B. Such rezoning would allow the landowner to develop single family residential lots with widths between 10 and 11 metres and depths of 33.5 metres as opposed to lots of 10 to 16 metre width and 35 metre depth. The proposed rezoning is in keeping with the Meraw Estates Area Structure Plan.

This application was previously proposed by the developers in 2012 and opposed by adjacent landowners. On June 27, 2012 Town Council defeated the rezoning Bylaw and the zoning remained R1A.

Rezoning Bylaw 2014/02/D is hereby presented to Council for first reading. If first reading is given, the developers will be required to host an open house to present their proposal to adjacent landowners and receive comments back. Following the open house, advertising of a Public Hearing before Council will take place. Adjacent landowners with a 300 metre radius of the rezoning area will be given the opportunity to provide their comments.

Councillor Bossert said that the open house will provide a good opportunity to get a feedback from the community. Councillor Shular agreed and invited the public to come forward. Councillor Long asked if the proposal of the applicant was the same as the previous one. Ms. Dyck said that they have to right to reapply every six months and they decided to try again.

RESOLUTION #040/14

Councillor McClure moved that Council gave first reading to the proposed Bylaw 2014/02/D.

CARRIED UNANIMOUSLY

7.4. Development Permit No. DV14-003

Councillor Shular explained that Administration has received an application for the development of a boarding facility within a commercial building at 5612-58 Avenue. The applicant is able to accommodate the required number of parking stalls and the required number of stalls for the remainder of the building's commercial operations.

The development of boarding facility is not planned within the General Commercial District, and the closest permitted use is defined within the Land Use Bylaw. The proposed development does not fit within the typical perception of a dwelling unit, and as it is neither a permitted nor a discretionary use.

Referrals were sent to adjacent landowners within a 100 metre radius, as well as to the Drayton Valley Brazeau County Fire Department, the Town's Building Inspector, the local health authority and the local RCMP detachment. A copy of an email received from one adjacent landowner is attached for consideration.

Neither the Deputy Fire Chief nor the Building Inspector supports this type of development in a commercial/industrial area. The full list of comments from the Building Inspector, as well as the Fire Department was provided for Council consideration. Section 13.9 of the Town's Land Use Bylaw was stated.

Administration recommends that Council refuse the Development Permit subject to the above-noted section and based on the recommendations of the Fire Department and Building Inspector, also to prevent the setting of a precedent for such development to be allowable.

Councillor Bossert expressed that residential housing should not be combined with commercial/industrial businesses and advised the applicant to consider other housing solutions as well as safety matters.

RESOLUTION #041/14

Councillor Shular moved that Council refuse Development Permit DV14-003, pursuant to section 13.9 of the Town of Drayton Valley Land Use Bylaw 2007/24/D, as the development is neither a permitted nor a discretionary use. Further reasons for refusal, as cited by the Building Inspector and the Deputy Fire Chief, shall be included in the Notice of Decision to the Applicant.

CARRIED UNANIMOUSLY

Mayor McLean returned to the meeting at 10:08 a.m.

7.5. National Housing Resolution

Councillor Long explained that following the recent discussions on the issue of housing, the Town of Drayton Valley has received and reviewed a request from the Federation of Canadian Municipalities (FCM) to support a campaign encouraging federal support for housing initiatives. A resolution outlining the support being requested is being presented to Council for approval.

Councillor Long read out the National Housing Resolution.

Councillor Bossert mentioned the struggle of households with their budgeting and the role of the municipalities to raise awareness and the importance of the resolution.

RESOLUTION #042/14

Councillor Long moved that Council approve the National Housing Resolution.

CARRIED UNANIMOUSLY

Mayor McLean called for a break at 10:14 a.m.

Mayor McLean reconvened the meeting at 10:35 a.m.

7.6. Appointments to the Mayor's Advisory

Councillor Nadeau explained that By-Law 2011/18/B was to establish the Mayor's Advisory Committee. The Mayor's Advisory Committee consists of eleven (11) members, who shall be appointed by resolution of Town Council for a two or three year term. The Committee consists of four (4) Members from the Town, two (2) Members from Brazeau County, one (1) representative from the Ministerial Association, one (1) youth representative, one (1) senior representative, the Mayor, and the Deputy Mayor.

Administration advertised for members in November and December; applications were received from seventeen (17) individuals. Council reviewed the applications and is recommending the following individuals be appointed for a two year term: Randy Rye, Jay Harris, Danny Thompson, Bernie Schell; and following individuals for a three year term: Brandy Fredrickson, Anne Murphy, Wendy Snow, Heather Anderson, Brandon Graf.

Mayor McLean proposed a friendly amendment to change the terms expiring in 2016 instead of 2017 and in 2015 instead of 2016. This was agreed by Councillor Shular and accepted by all.

RESOLUTION #043/14

Councillor Nadeau moved that Council appoint Brandy Fredrickson, Anne Murphy, Wendy Snow, Heather Anderson, and Brandon Graf to the Mayor's Advisory Council for a three year term expiring October 31, 2016; and Randy Rye, Jay Harris, Danny Thompson, and Bernie Schell to the Mayor's Advisory Council for a two year term expiring October 31, 2015.

CARRIED UNANIMOUSLY

7.7. A Resolution in Support of a National Dementia Strategy

Councillor Bossert explained that Canada is facing a monumental healthcare crisis posed by Alzheimer's and related dementia diseases. Solutions are required at the federal, provincial and municipal levels. The figures show that over ¾ million Canadians are affected and that is expected to double to 1.4 million in a generation; causing current costs of \$33 billion to increase significantly to \$293 billion by 2040.

Municipalities across Canada were being asked to endorse the efforts of the Alzheimer Society of Canada by supporting a resolution for the development of a National Dementia Care Strategy. This supporting resolution was presented to Council for adoption.

Councillor Bossert read out the National Dementia Strategy resolution.

Councillor Shular was pleased to see the support by Council for the resolution in regards to this tough disease.

RESOLUTION #044/14

Councillor Bossert moved that Council adopt the National Dementia Strategy resolution.

CARRIED UNANIMOUSLY

7.8. Development Permit DV14-001, 4480-36 Street, Lot 129, Block 212, Plan 052 4280

Councillor Wheeler explained that on December 17, 2013 a Compliance Certificate had been issued for Lot 129, Block 212, Plan 052 4320, 4480-36 Street. In reviewing the Real Property Report, it had been noted that the lower deck was not meeting the required setbacks of the LUB. The location of the deck requires a variance approach. The Town's LUB requires that an attached deck be located a minimum of 5.5 metres from the rear property line. In this case the rear yard setback is 3.23 metres.

The landowner is requesting that the deck be allowed to remain. As the requested setback is outside of the 30% variance limit granted to the Development Officer through the LUB, Council must decide whether or not to grant such a variance. A letter was sent to the adjacent landowners and no concerns were raised regarding the location of the deck. Administration has reviewed the lot plan and recommends that the application be approved.

RESOLUTION #045/14

Councillor Wheeler moved that Council approve Development Permit DV14-001, with conditions.

CARRIED UNANIMOUSLY

7.9. Appointment of Director of Emergency Management

Councillor McClure explained that Bylaw 2009/14/P was passed during the December 16, 2009 Regular Meeting of Council and provides for the establishment of an Emergency Management Committee and a Municipal Emergency Management Agency.

Section 9 of Bylaw 2009/14/P states that Council appoint one of the members of the Municipal Emergency Management Agency to be in charge of that agency as Director as well as assistant Directors.

Council will need to appoint an existing staff member to be the Director of Emergency Management. Councillor McClure recommended tabling the appointment for further discussion at the Governance & Priorities Meeting and bring it back to a future Regular Meeting of Council.

Mayor McLean explained that questions need to be answered before a clear decision can be made.

RESOLUTION #046/14

Councillor McClure moved that Council table the decision and discuss this further at the Governance & Priorities Meeting on March 5, 2014.

CARRIED UNANIMOUSLY

8.0 Information Items

8.1.	STAR Catholic Board Highlights January 2014
8.2.	WRSD Board Highlights January 2014
8.3.	Drayton Valley Municipal Library Board Minutes October 2013, November 2013 & January 2014
8.4.	RCMP Policing Report January 2014

RESOLUTION #047/14

Councillor Wheeler moved that Council accept the above items as information.

CARRIED UNANIMOUSLY

9.0 Department Reports

9.1. Development & Planning

Ms. Dyck explained that the deadline for submitting the campaign disclosure statement for everyone who ran in the election is March 1, 2014.

9.2. Engineering & Transportation

Ms. Wrigglesworth explained that the water break discovered today did not cause any service interruption.

9.3. Community Services, FCSS & Sustainability

Ms. Driessen explained that the EPAC renovations will continue in the summer as there are performances at the moment and that there are meetings about budget limitations. She mentioned that the FCM Sustainability conference showed that Drayton Valley is very involved with sustainability. A focus of the conference was community engagement/community development process. Ms. Driessen commented on the speech of the keynote speaker and that the delegation met with FCM representatives. Ms. Driessen will provide more information on the integration of the sustainability plan.

9.4. Information Services & Economic Development and 9.5. Administration

Mr. Naidoo combined 9.4. Information Services & Economic Development and 9.5. Administration. Mr. Naidoo explained that the curling rink restoration is proceeding and is at an advanced stage and gave further details. A new report will be distributed to Council after the actual architectural drawings were looked at by the engineers. Mr. Naidoo mentioned that Family Day was a great success and that the MCC Bridal Fair was successful. He explained that the discussions with the Nicaragua delegation were fruitful and that the project is moving forward with new goals set during their meetings. Mr. Naidoo said that the new union agreement will be presented for Council's approval. He mentioned that the CETC design is moving forward and that the BCG Fibre plant mat had test runs.

10.0 Council Reports

10.1. Councillor Bossert

Jan 30 Agriplex Tour, Ponoka
Jan 31 Poverty Reduction and Homelessness Strategy meeting
Feb 2-7 Nicaragua delegation
Feb 8 EOC training
Feb 17 Family Day
Feb 20 Safe and Healthy Communities meeting

10.2. Councillor Nadeau

Meeting with company about Bio-Mile
Feb 10-14 FCM Sustainability conference

10.3. Councillor Long

Jan 30 Agriplex Tour, Ponoka
Feb 2-7 Nicaragua delegation
Feb 5 Library Board meeting
Feb 10-16 FCM Sustainability conference

10.4. Councillor Shular

Feb 3 Brazeau Seniors Foundation meeting

Feb 6 with Nicaragua delegation to Jasper
Feb 8 EOC training
Feb 10-16 FCM Sustainability conference

10.5. Councillor McClure

Studied policy manual

10.6. Councillor Wheeler

March 5 Public Agriplex meeting: everybody welcome, newspaper advertisement

10.7. Mayor McLean

Feb 2 Nicaragua delegation dinner

Feb 5/6 Bio-Mile/CETC meetings: Drayton Valley to host a workshop about CETC

Feb 8 EOC training

Feb 10 Healthy Drayton Valley meeting

Feb 14 NAMRC in Edmonton

Feb 17 Family Day: complimented Councillors Bossert and McClure as well as Tyler and Reinisa from Big West Country and Kerry Doran

11.0 Adjournment

RESOLUTION #048/14

Councillor Bossert moved that Council adjourn the February 19, 2014, Regular Meeting of Council at 11:25 a.m.

CARRIED UNANIMOUSLY

MAYOR

CHIEF ADMINISTRATIVE OFFICER