



Meeting Minutes

THOSE PRESENT:

Deputy Mayor Nadeau
Councillor McClure
Councillor Long
Councillor Shular
Councillor Wheeler
Councillor Bossert
Manny Deol, Town Manager
Nesen Naidoo, Assistant Town Manager
Annette Driessen, Director of Community Services
Chandra Dyck, Development & Planning Officer
Sonya Wrigglesworth, Engineering Technologist
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:

Mayor McLean
David LeDrew, Director of Operations

CALL TO ORDER

Deputy Mayor Nadeau called the meeting to order at 9:00 a.m.

Deputy Mayor Nadeau and Councillor McClure explained that Canada is in the process of completing its 12 year mission in Afghanistan. This is symbolized by lowering of the Canadian flag in Kabul, Afghanistan, on March 12, 2014. To recognize the sacrifice of the fallen, and to celebrate the mission's end, the Town of Drayton Valley will begin the day by lowering the flags to half-mast and then at noon will raise them to full mast. Deputy Mayor Nadeau asked for a moment of silence in honor of the fallen.

INVOCATION

Pastor Deborah Springer of the United Church performed the invocation.

1.0 Additions to the Agenda

Following items were added to the March 12, 2014 Regular Meeting of Council agenda:

- 5.4. Delegation: Fire Chief Tom Thomson February 2014 Report
- 7.6. Information Item: Fire Services February 2014 Report

2.0 Adoption of Agenda

RESOLUTION #049/14

Councillor Shular moved to adopt the agenda of the March 12, 2014, Regular Meeting of Council as amended.

CARRIED UNANIMOUSLY

3.0 Corrections or Amendments:

3.1. February 19, 2014, Regular Meeting of Council Minutes

Following corrections or amendments were made to the February 19, 2014, Regular Meeting of Council Minutes.

7.2. Councillor Wheeler pointed out that a mistake in the resolution phrase and needed rewording.

4.0 Adoption of:

4.1. February 19, 2014, Regular Meeting of Council Minutes

RESOLUTION #050/14

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

CARRIED UNANIMOUSLY

5.0 Delegations

5.1. Almond Tree Life Centre Drayton Valley – Dawn Seely

Ms. Seely presented Council with a slideshow and explained that Almond Tree Life Centre is an addiction recovery centre for addicted individuals and their families. She further explained the vision and mission of the project. Ms. Seely mentioned that the project idea originated some years ago and that the name of the program has a spiritual meaning as it is a faith based program. Ms. Seely showed an organizational chart for the program. She further talked about the purpose of the program and the objectives, e.g. to provide a 24-hour care facility, provide information to community, create a safe temporary residential place, etc. The organization is working together with a psychologist from Calgary. Ms. Seely gave details about the volunteer training and showed a revenue chart. She explained that currently different committees are being developed which should finalize the plan and determine the location. Ms. Seely asked Council for support and pointed out that a fundraiser event is taking place on March 22 and invited Council to speak there.

Councillor McClure asked if the organization is working together with addiction services in town and if the program will be open to all. Ms. Seely explained that so far they are only working with the psychologist in Calgary and that the facility will be open to all but people have to agree to the faith component. Councillor McClure asked about the fees. Ms. Seely explained that the initial fee is \$1000 for administration and the organization will help the individual to apply for funding.

Councillor Wheeler asked about the size of the facility. Ms. Seely explained that they would like to buy an acreage with two houses, one for men and one for women with 50 people per house.

5.2. Pembina Physician Recruitment & Retention Committee – Keith Warren, Pat Jeffery, Mike Peyton

Mr. Warren conveyed apologies for Mike Peyton who was unable to attend because of illness. Ms. Jeffery explained that the committee is working on providing support to the medical system in Drayton Valley. Mr. Warren explained that there is a lack of physicians in town as some of them are soon retiring and some are sick. The committee is working hard to attract new physicians. The \$10000 funds provided by Town were used for advertising in Britain, Ireland and South Africa. Mr. Warren explained that they are looking at scholarships for young physicians coming to Drayton Valley. Mr. Warren asked if the committee can spend the funds received as they see appropriate and emphasized that the use of funds will be to support the physicians that have already agreed to come. Ms. Jeffery explained the reasons for supporting the committee strongly and explained the importance of the presence of physicians in the community.

Councillor Bossert thanked them for the presentation and hard work and explained that she understands the problem. Councillor McClure asked if the committee requested funds from the community foundations etc. Mr. Warren explained that the committee was hoping to reach physicians by advertising campaigns and mentioned that the County made an annual contribution of \$10,000 for four years. Ms. Jeffery mentioned that medical careers should be promoted in schools.

Councillor Shular asked for a reason why physicians are not staying. Mr. Warren explained the provincially funded program and how it worked. Councillor Bossert pointed out that the physicians that came through already had relatives in Canada and would rather be close to them.

Councillor Long said that this is ongoing problem across the country and a provincial issue and the involvement at the municipal level needs to be determined. Councillor Nadeau asked if the committee approached the ministers, which they said they did.

5.3. RCMP Policing Report February 2014 – Cpl. Marco Lou

Cpl. Lou presented Council with the RCMP Policing Report for February and explained the data. He pointed out that the numbers will change as files will be concluded during the year and explained some incidents in greater detail and that the violators are known to the RCMP. He mentioned that some have already been charged and that the downtown violations are under review.

Councillor Nadeau thanked him for the report and said the Town appreciated the work of the RCMP detachment. Councillor McClure complimented the RCMP on the level of involvement.

5.4. Fire Chief Tom Thomson February 2014 Report

Deputy Fire Chief Lasek presented Council with the Fire Services Report for February and explained that they responded to 23 calls. He gave details on the incidents and that the false alarm calls were charged. In 2014, there was a total of 51 calls so far. Deputy Fire Chief Lasek commented on the Emergency Services Ball on February 22 and congratulated the firefighters who won service awards as well as S/Sgt. Brian Jones. He pointed out that the annual hockey tournament is coming up for the 13th time and it will take place on April 11. Ms. Appleby can be contacted for donations.

Councillor Nadeau asked if there were any tips to offer to residents in regards to grassfires. Deputy Fire Chief Lasek explained that the spring campaign will start shortly and that he will present some tips in the next month.

Deputy Mayor Nadeau called for a break at 09:59 a.m.

Deputy Mayor Nadeau reconvened the meeting at 10:19 a.m.

6.0 Decision Items

6.1. Rezoning Bylaw No. 2014/03/D, Presented for 1st Reading

Councillor Shular explained that the Town had received application to rezone a parcel of land legally described as Lot 17C, Block 37, Plan 4539 TR and municipal described as 5076 – 43 Street. Proposed rezoning would change the land use from the current R2 to R3 which would allow the landowner to develop a triplex.

If first reading is given, advertising of a Public Hearing before Council will take place. Adjacent landowners will be provided notice and given the opportunity to provide their comments.

Councillor Bossert asked if the building standing there was to be torn down. Ms. Dyck explained that the mobile home had already been removed. Councillor Wheeler asked about restrictions on parking and Ms. Dyck explained the parking plan.

RESOLUTION #051/14

Councillor Shular moved that Council give first reading to the proposed Bylaw No. 2014/03/D.

CARRIED UNANIMOUSLY

6.2. Subdivision Application DV/13/12, Lot 32 Block 8 Plan 132.2723, Subdivision within SE9-49-7-W5M

Councillor Long explained that Administration had received a report from West Central Planning Agency regarding an application for Meraw Estates Phase 5 to create 22 residential lots as part of the Meraw Estates Area Structure Plan. Current classification for the area is R4. WCPA conducted a site visit to the subject area to observe the condition of the land, its proximity to other land uses, and the conformity to the approved Meraw Estates Area Structure Plan.

The subdivision proposal was circulated. No major concerns or objections arose. ATCO Pipelines had no objections but requested that standard conditions related to development around the pipeline be respected in order to ensure that safety and development regulations are being followed. WCPA placed the condition in the draft approval.

The land subject to subdivision has a deferred reserves caveat at Land titles. WCPA suggested that the Town request a cash-in-lieu payment as opposed to a reserve dedication. Contingent on completing the condition set out, WCPA supports the application.

Administration recommended that a Deferred Reserve Caveat be registered on the lands to the south (Lot1, Plan 842 0834) for the remaining 0.8 acres of land to be dedicated as reserve land. The Area Structure Plan reflects a large central green space in which this land can be incorporated in future subdivision phases.

RESOLUTION #052/14

Councillor Long moved that Council approve subdivision application DV/13/12 with conditions.

CARRIED UNANIMOUSLY

6.3. Subdivision Application DV/13/13, Lot 1 Plan 842 0834, Subdivision within SE9-49-7-W5M

Councillor Bossert explained that Administration had received a report from West Central Planning Agency regarding an application for Meraw Estates Phase 6 to create 35 R1N lots as part of the Meraw Estates Area Structure Plan. WCPA conducted a site visit to the subject area to observe the condition of the land, its proximity to other land uses, and the conformity to the approved Meraw Estates Area Structure Plan.

The subdivision proposal was circulated. No major concerns or objections arose from the referral. ATCO Pipelines had no objections but requested that standard conditions related to development around the pipeline be respected in order to ensure that safety and development regulations are being followed. WCPA placed the condition in the draft approval.

The land subject to subdivision has a deferred reserves caveat at Land titles. WCPA has placed a condition in which the developer must dedicate any planned MR Lot as part of the subdivision plan. If there happens to be a balance owing then the remaining MR would be deferred into the remainder lot. WCPA supports this subdivision application contingent on completing the condition set out.

RESOLUTION #053/14

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

CARRIED UNANIMOUSLY

6.4. Subdivision Application DV/13/09, Subdivision within SW9-49-7-W5M

Councillor McClure explained that Administration had received a report from West Central Planning Agency regarding an application for Sunrise on the Park Phase 7 by Wendell Sekura to create 12 residential lots. The proposal is set in an established neighborhood and is considered phase 2 of a larger residential development.

WCPA conducted a site visit to the proposed subdivision area to observe several variables. The area is appropriate for residential development. It was noted that a group of RV lots existed where the proposed extension of 39th Avenue is to be constructed.

The proposal was circulated to adjacent landowners and other agencies and organizations. Several adjacent land owners had concerns regarding recreational storage space and park space. These concerns have no planning merit on the subdivision proposed by Mr. Sekura.

Reserves are owing on land title and shall be addressed by dedicating a 5 meter MR lot between lot 25 and lot 26. WCPA revised the subdivision drawing to indicate the strip of land that will provide access to the proposed park. WCPA supports this subdivision application contingent on completing the condition set out.

Ms. Dyck explained that the comments from a previous open house about the RV parking had been addressed. Councillor Wheeler confirmed with Ms. Dyck that the Town was in charge of the maintenance of the park.

Councillor Bossert asked about timeline as she is affected by developments there as a landowner. Ms. Dyck explained that this is in conformity with the ASP and has been planned for several years. Councillor McClure asked for clarification about storage. Ms. Dyck said that the bylaw allows parking one RV in the driveway. However, these lots are smaller and provide limited parking space and therefore the developer agreed to provide an open parking lot for RVs and to maintain it.

RESOLUTION #054/14

Councillor McClure moved that Council approve subdivision application DV/13/09 with conditions.

CARRIED

OPPOSED

COUNCILLORS BOSSERT, McCLURE

6.5. Policy No. PD-04-08, Development Notices to the Public Policy

Councillor Wheeler explained that in June 2012 Council directed that the referral areas for rezoning, Area Structure Plan adoption and amendment, subdivision and direct control and discretionary use applications be increased. The Policy was therefore amended. Some issues have arisen regarding referrals by West Central Planning Agency in regards to subdivision applications.

When an application for subdivision of a number of lots is received, referrals are required and the referral area of 300 metres is quite reasonable. However, when a landowner is seeking to subdivide for a duplex, the circulation of the subdivision notice can be excessive. Under the MGA and our reference within the LUB, the referral area would include 'adjacent' landowners – meaning approximately 10 households. With the current Policy, a 300 metre area around the property would be required to be given notice – that would be more than 340 landowners.

Given the time and cost for sending notice of a relatively simple subdivision, Administration is requesting that Council grant some discretion on the part of the Planning and Development Officer in these matters. Administration recommended that Council allow a clause to be added to Policy PD-04-08. Councillor Wheeler read out the paragraph to be added.

RESOLUTION #055/14

Councillor Wheeler moved that Council approve the amended Policy PD-04-08.

CARRIED UNANIMOUSLY

6.6. Ratification of Collective Agreement

Councillor Shular explained that on February 13, 2014 a Memorandum of Agreement was reached between the CUPE Bargaining Representatives and the Town of Drayton Valley Bargaining Representatives. The agreement was attached for review. The CUPE members under the Town's employment have agreed to and ratified the terms.

Ms. Nickel answered questions of Council. Councillor McClure asked about the costs for the agreement and if a long term contract was going to be developed. Ms. Nickel explained the costs and that that renegotiations are planned for fall to achieve an agreement for another 3 years.

RESOLUTION #056/14

Councillor Shular moved that Council ratify the Memorandum of Agreement between the CUPE and the Town of Drayton Valley.

CARRIED UNANIMOUSLY

7.0 Information Items

7.1.	Fire Services January 2014 Report and Year End Report
7.2.	STAR Catholic Board Highlights February 2014
7.3.	Communities in Bloom Meeting Minutes January 2014
7.4.	Brazeau Senior Foundation Meeting Minutes November 2013
7.5.	RCMP Policing Report February 2014
7.6.	Fire Services February 2014 Report

RESOLUTION #057/14

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

CARRIED UNANIMOUSLY

8.0 Department Reports

8.1. Development & Planning

Ms. Dyck had nothing to report.

8.2. Engineering & Transportation

Ms. Wrigglesworth was not present to give a report.

8.3. Community Services, FCSS & Sustainability

Ms. Driessen mentioned that Drayton Valley and Brazeau County won the Family Day Unplugged contest. She mentioned that the clean sweep program of the community is taking place on May 8. She pointed out that the Community Investment Plan reception with Lightstream is taking place on April 29. Ms. Driessen pointed out that she is working with a new construction manager to continue the renovation works at EPAC.

8.4. Information Services & Economic Development and 8.5. Administration

Mr. Naidoo combined 8.4. Information Services & Economic Development and 8.5. Administration. Mr. Naidoo explained that he visited the fibre mat plant and that they are busy installing a second line. He had a meeting with architects about the final drawings of the CETC in Edmonton and another meeting with CIELO and WastAway. Mr. Naidoo further mentioned the service awards.

8.5. Administration

Mr. Deol pointed out that he came back from his holidays with new energy and new ideas.

9.0 Council Reports

9.1. Councillor Nadeau

Legacy project

Mar 3 Aquatic Facility Fund Development Committee meeting

Mar 6 EPAC Committee meeting

Meetings with companies about WastAway

Congratulated on recent 100th birthday of a town resident

Congratulated Mr. Deol on his 40 years of service

9.2. Councillor Long

Community Foundation director position filled

9.3. Councillor Shular

Feb 21 meeting about legacy project

Feb 24 Joint Housing Committee meeting

Feb 27 AUMA webinar: municipal water conversation

Mar 4 webinar: overview of Alberta housing act

Mar 5 Agri/Multiplex meeting

Mar 6 Service Awards; congratulated Mr. Deol on his 40 years of service

Commented on the end of the Afghanistan mission

- 9.4. Councillor McClure
Legacy project
Congratulated Mr. Deol on his 40 years of service
Commented on flag ceremony in regards to the end of the Afghanistan mission
- 9.5. Councillor Wheeler
Agri/Multiplex meeting
Congratulated Mr. Deol on his 40 years of service
- 9.6. Councillor Bossert
Feb 20 AUMA Safe and Healthy Communities Committee meeting
Feb 21 opening of Care Network in Drayton Valley
Feb 24 Joint Housing Committee meeting
Feb 24 Physician Recruitment Committee meeting
Feb 25 Family Wellness Program meeting
Mar 1 Black and White Diamond Gala
Created Making financial cents presentations
Congratulated Rotary Club on Rotary week
Congratulated Mr. Deol on his 40 years of service and welcome back
Commented on the end of the Afghanistan mission
- 9.7. Mayor McLean
Was not present to give a report

10.0 Adjournment

RESOLUTION #058/14

Councillor Wheeler moved that Council adjourn the March 12, 2014, Regular Meeting of Council at 11:04 a.m.

CARRIED UNANIMOUSLY

MAYOR

CHIEF ADMINISTRATIVE OFFICER