

MINUTES OF THE COMMITTEE OF THE WHOLE MEETING
HELD APRIL 10, 2012

Present: Deputy Mayor Councillor L. Thorogood, Councillors A. Campbell,
M. Fischer, P. Simons & S. Wildeboer

CAO R. Stoutenberg
Assistant CAO G. Switenky
Director of Parks & Leisure Services L. Penner
Planning & Development Officer Leann Graham

Absent: Mayor Dick Richards
Councillor D. Bachman

Call to Order: Deputy Mayor Councillor L. Thorogood called the meeting to order at
approximately 4:30 p.m.

1. Agenda Additions/Deletions

None

2. Agenda Approval

Moved by Councillor Fischer that the agenda be approved as presented.

MOTION CARRIED

Unanimous

3. Memo re: Stettler Alliance Church

Planning & Development Officer L. Graham explained that representatives from the Stettler Alliance Church attended the regular Town of Stettler Council Meeting held on March 20, 2012 to discuss the proposed expansion of their existing facility located at 6710 – 50 Avenue.

Previous discussions with the Stettler Alliance Church representatives regarding the possible sale of the property identified that to date there has been no endeavor to promote the sale of the property. Further, Administration has had some unrelated discussions with a local developer potentially seeking highway commercial land for a strip mall style development. It was noted that there is an ongoing need for highway commercial space in the community and this would be an ideal location for such a commercial/retail development.

Town Council previously directed that Administration meets, as soon as reasonably possible with Stettler Alliance Church representatives to further discuss potential alternative locations and the strategic long term need to reserve the highway commercial lands for commercial ventures.

Administration has initially identified 21 possible locations for the Stettler Alliance Church to consider for relocation. Some of these locations would require significant

COMMITTEE MINUTES

APRIL 10, 2012

PAGE 2

infrastructure expansion for servicing and fire protection and/or the removal of municipal (parkland) reserve dedications. Therefore, Administration has narrowed the options down to 8 preferred (less complicated) potential locations as listed below:

# on Map	Location & Services	Owner
#1	North of Emmerson (Recently Annexed) Water & Sanitary in 61 St.	807331 AB Ltd. (9 other names on title)
#3	Kahl Outline Plan Water & Sanitary in 61 St.	H. Kahl
#4	Town Emmerson Future Phases Water & Sanitary in 55 Ave and Future 59 St.	Town of Stettler
#12	Existing Rotary Park Water & Sanitary in 57 St.	W. McComish
#16	Meadowlands by the Park Future Phases Water & Sanitary in 68 St.	Town of Stettler (attached concept plan)
#18	West of Sports Park Water in 70 St. (Airport Rd.) Sanitary n/a	G. Fix (Located in County of Stettler No. 6)
#19	West Stettler Hwy 12 ASP Water & Sanitary in 70 St.	S. Wilfort
#21	West Stettler Hwy 12 ASP Water & Sanitary in 70 St. & Internal Rd.	S. Wilfort

Committee of the Whole Members reviewed the map and discussion ensued regarding the identified locations, as well as other locations such as the parking lot on the west side of West Stettler Park, and the existing soccer pitches at West Stettler Park and the RCMP.

Discussion continued regarding the following:

- Possibly penalizing existing owners of property for development/zoning decisions that were made many years ago.
- The purpose and timing of the bylaw amendments which eliminated public assembly as a permitted or discretionary use in all highway commercial zones.
- Allowing non-commercial (expansion/renewal) to occur in highway commercial zones which continues to compound a problem.
- Taxation impacts (gains/losses) by allowing exempt properties to continue along primary highway commercial corridors.
- The possibility of moving the existing Stettler Alliance Church structure to another location is not desirable or considered reasonably feasible.
- The location attributes required to satisfy internal borrowing restrictions for the Stettler Alliance Church will substantially narrow the number of possible sites.

COMMITTEE MINUTES

APRIL 10, 2012

PAGE 3

CAO R. Stoutenberg advised that a balance must be found between what is best for the long term growth of the community, and satisfying the needs and desires of the individual property owner. He further expressed that the Town should provide clarity to the Stettler Alliance Church regarding Council's willingness, at this time, to consider a bylaw amendment which would permit their expansion plans upon the existing site. Also, that the Stettler Alliance Church should look to the private sector for ideas and opportunities regarding other suitable relocation options.

It was noted that there are certainly challenges associated with making decisions respecting long term zoning necessary to protect and plan for desired community growth and orderly development. Good land use planning principles dictate that core lands within any type of zone should be developed to their highest and greatest use.

It was mutually agreed that there are certainly other opportunities for the Stettler Alliance Church beyond the scope of the properties identified by Administration.

Moved by Councillor Simons that the Committee of the Whole recommends to Town Council that Council, at this time does not support amending the Land Use Bylaw to accommodate Public Assembly within Highway Commercial zones, and therefore directs Town of Stettler Administration to meet with the Stettler Alliance Church to present preferred potential relocation options for their consideration. And further encourages the Stettler Alliance Church to initiate research of these locations and other opportunities in the private sector, as well as the possible sale of their valuable/prime existing highway commercial property.

MOTION CARRIED 4-1

Opposed Councillor Campbell

4. Memo re: New Off Leash Dog Park

Director of Parks & Leisure Services L. Penner explained that the Town has experienced phenomenal success with the current off-leash dog park that was built in 2006. The park has become overwhelmingly utilized and a location for a second off-leash dog park is being administratively explored.

Administration has identified a possible suitable site on undeveloped land across from the airport that will eventually be developed into parklands in accordance with the Meadowlands by the Park Area Structure Plan. Because of the noise and height restriction zones associated with this proposed location (being in the flight path near the airport) a dog park would be acceptable. By locating the park there it would not remove higher use/value property from the market. Public Works would be able to undertake some preparation at little cost because they have parking lot material and fill from excavations that could be utilized upon this site.

CAO R. Stoutenberg further noted that prior to any construction activity the Town should take a closer look at elevations and contours for the entire area, so as to ensure proper drainage is constructed. The proposed site will eventually need access

COMMITTEE MINUTES

APRIL 10, 2012

PAGE 4

and parking to be constructed, landscaping (fill, contour & aesthetics) and fencing. This location will also tie into future pathway development from the future residential area immediately to the north (Meadowlands by the Park).

In conclusion it was mutually agreed that in order to make sure that this use would fit into future plans for the urban reserve (that was developed in Bylaw 1955-07) some additional planning should take place. It is assumed that such a park would fit into the naturalized area that was planned.

Discussion ensued regarding the amount of landscape/drainage survey planning and public input that will be necessary prior to any construction occurring on these lands. The resulting planning process will help determine the costs associated to ultimate complete the park (in a future Capital Budget).

CAO R. Stoutenberg advised that the initial costs involved in the pre-planning initiative for this park would be relatively low and would predominately involve external survey services and drainage engineering to ensure proper fill placement.

Round table discussion continued regarding support for this location and granting Administration to proceed with further pre-planning initiatives as identified.

Moved by Councillor Wildeboer that the Committee of the Whole recommends to Town Council that Town Council authorizes Administration to proceed with incurring additional planning/survey costs relating to the creation of a future park area that may include an off-leash dog park & other amenities within the urban reserve that was planned in the south end of Meadowlands by the Park, as per the plan submitted by Mittlelands Development Ltd.

MOTION CARRIED

Unanimous

5. FCSS Outcome Model

CAO R. Stoutenberg explained that the FCSS Outcomes Model, as presented is intended to guide and inform local FCSS programs based on provincial strategies.

This item was presented for information purposes.

6. Stettler Curling Club

Assistant CAO G. Switenky explained that C.J. Enterprises of Stettler wishes to donate a like new but used defibrillator to the Stettler Curling Club. The Stettler Curling club, as per correspondence attached, has had the unit checked out by a qualified technician and repair made accordingly. The unit is now considered usable for the intended purposes.

COMMITTEE MINUTES

APRIL 10, 2012

PAGE 5

The Stettler Curling Club and the Stettler Golf and Country Club will share the unit on a seasonal basis. Both Clubs feel that having this unit on site during their season of play will be beneficial based on the relative age of the patrons using their facilities.

He explained that since these local volunteer based recreation organizations operate on a not for profit basis, they would appreciate if the Town would/could issue a tax deductible receipt to CJ Enterprises for this valued gift-in-kind donation.

Administration has discussed this with the Town's Auditor and as long as the Town accepts this donation on behalf of these local NPO organizations, the Town is able of provide a receipt to CJ Enterprises based on fair value.

Discussion ensued regarding the liability that may be associated with the Town "Technically" giving (on behalf of CJ Enterprises) this specialized life saving defibrillator unit to these groups.

It was noted that the Town will provide a letter to the Stettler Curling Club respecting the acceptance of this defibrillator unit on an "As is" basis clearly identifying that the Club is solely responsible for initially determining and maintaining the working/operational condition and mechanical functionality of the defibrillator unit in an appropriate manner so as to be suitable for the intended purposes, otherwise the club must not use the unit.

Moved by Councillor Campbell that the Committee of the Whole recommends to Town Council that Town Council accepts a Powerheart AED, Cardiac Science, Serial No. 362623 defibrillator from CJ Enterprises of Stettler valued at between \$1700 and \$2000, and on behalf of CJ Enterprises of Stettler donate the unit, "As is" to the Stettler Curling Club.

And further supports this donation subject to the written communication that the Stettler Curling Club is solely responsible for initially determining and maintaining the working/operational condition and mechanical functionality of the defibrillator unit in an appropriate manner so as to be suitable for the intended purposes, otherwise for safety purposes the Club must not allow the unit to be available for use.

MOTION CARRIED
Unanimous

7. Additions

None

8. Adjournment

Moved by Councillor Campbell that the Committee of Whole Meeting be adjourned.

MOTION CARRIED
Unanimous at 5:33 p.m.