

**MINUTES OF THE REGULAR MEETING OF THE TOWN OF STETTLER COUNCIL  
HELD ON TUESDAY, SEPTEMBER 5, 2006 IN THE MUNICIPAL OFFICE,  
COUNCIL CHAMBERS**

**Present:** Mayor J. Hunter  
  
Councillors A. Campbell, S. Hurley, G. Majeran, R. Peeples,  
D. Richards & L. Thorogood  
  
Town Manager R. Stoutenberg  
Director of Finance & Administration G. Switenky  
  
Press (2)

**Absent:** None

**Call to Order:** Mayor J. Hunter called the meeting to order at 6:30 p.m.

1/2. **Agenda Additions/Approval:**

**Motion 06:09:01** Moved by Councillor Richards to approve the agenda as presented with the following addition:

13(c) In-Camera Session re: Land Matter

MOTION CARRIED  
Unanimous

3. **Confirmation of Minutes:**

(a) Minutes of the Regular Meeting of Council held on August 15, 2006

**Motion 06:09:02** Moved by Councillor Campbell that the Minutes of the Regular Meeting of Council held on August 15, 2006 be approved as presented.

MOTION CARRIED  
Unanimous

(b) Business Arising from the August 15, 2006 Minutes

(i) None

Councillors L. Thorogood, S. Hurley & G. Majeran entered the meeting at 6:35 p.m.

4. **Citizen's Forum:** (a) None

5. **Delegations:** (a) 7:15 P.M. – CDC, Melissa Olin re: Stettler Open Space Master Plan

This item was dealt with later in the meeting.

(b) 8:00 P.M. – Dave Dittrick re: Transitional Zoning Study for the C1-A Land Use District

This item was dealt with later in the meeting.

6. Administration:

(a) Stettler Minor Hockey Association Agreement

Town Manager, R. Stoutenberg reported that Minor Hockey has operated the concession since 1992. The terms of this renewal agreement are substantially unchanged with the exception that Minor Hockey has requested a two year agreement which will allow them to provide their valued manager/employee with some job security.

General discussion ensued regarding the placement of vending machines in the lobby and viewing areas which provide a variety of concession type items to service the new Leisure Centre when the concession is not usually open (during the spring and summer season) etc. It was noted that the swim club operates some of these machines and minor hockey the others. The Town receives 10% from all sales/machines operating on the arena premises.

Discussion continued regarding whether the 10% of gross sales paid to the Town on a monthly basis is enough to recover facility costs, given rising utilities.

Town Manager R. Stoutenberg responded that the direct costs associated with the concession area are difficult to extrapolate from the entire facility's operating costs. Further, Minor Hockey and the Swim Club are local non-profit/volunteer driven organizations that directly use/rent the facility, therefore 10% of gross sales is considered and has been accepted as a reasonably fair space rental arrangement for/by these groups.

It is Administration's perspective that the concession/vending machines add value to the spectator environment and overall ambience of the facility, and concurrently the proceeds strengthen the local volunteer associations using the facility.

**Motion 06:09:03**

Moved by Councillor Campbell that the Town of Stettler Council approve the execution of the Stettler Minor Hockey Association Agreement as presented.

MOTION CARRIED

Unanimous

(b) Memo re: Highway 12/21 Water Services Agreement

Town Manager, R. Stoutenberg noted that the Highway 12/21 Water Services Commission has agreed to the Town's proposed changes, however have asked for "Industrial" to be added into Definition 1(l) Normal Domestic and Municipal Purposes.

Discussion ensued regarding the broad nature of industrial uses, confined feeding operations and whether treated water should be allowed to be injected into the ground for oil and gas purposes.

The Town has the ability (via this Agreement) to control/limit large volume consumption. The justification to warrant this control is based on the fact that the existing plant has a limited capacity to produce quality water for normal municipal purposes. It is in the best interest of both parties to ensure the levels of supply under the terms of this Agreement do not cause the current high quality of water (for human consumption) to erode because of excessive demand/usage patterns.

Discussion continued regarding the ability for both parties to participate in a future East Country Regional Commission.

**Motion 06:09:04**

Moved by Councillor Hurley that the Town of Stettler Council approve the execution of the Highway 12/21 Water Services Agreement as presented with the addition of Industrial (other than for injection into the ground for oil and gas purposes) into the meaning of Normal Domestic and Municipal Purposes included in the Definitions.

The official turn on is September 15<sup>th</sup> at 2:00 p.m. in Alix.

MOTION CARRIED  
Unanimous

(c) Request for Subdivision 2006-07

Town Manager, R. Stoutenberg advised that the applicant (BRC Construction Inc.) is proposing to create two parcels on Lot 1, Block 7, Plan 032 4301 located at 5408 – 61 Street. The new Lot 1 Block 7 Plan 0324301 will be 3240 square meters and the remainder of Lot 1 Block 7 Plan 0324301 will be 12913.55 square meters; the proposed subdivision is zoned Land Use District R2: General Residential. The proposed development for this site will accommodate the strip of municipal reserve land bordering the west side of the lot.

The developer has agreed to pave the alley between 54 Avenue and 55 Avenue to accommodate the access/egress for future residents of this 26 unit apartment site. The remainder of Lot 1, Block 7, Plan 0324301 will provide a storm water basin and green-space for this structure and the surrounding neighborhood.

It was noted that an adjacent property owner Colleen Anderson provided a written submission expressing that she is against the proposed subdivision primarily because the eventual development will cause increased traffic and noise in Emmerson Estates and the proposed apartment will only depreciate the value of her property. Further concerns include: increased parking congestion from visitors, more garbage dumpsters taking away from the beautiful landscape, a general lack of respect for the neighborhood from short-term apartment residents and the need for more park space in the area.

**Motion 06:09:05**

Moved by Councilor Campbell that Subdivision Application 2006-07 from BRC Construction Inc. to create two parcels on Lot 1, Block 7, Plan 0321 4301 has been evaluated in terms of Section 654 of the *Municipal Government Act* and Section 7 of the *Subdivision and Development Regulations* and having considered adjacent landowner(s) submissions the Town of Stettler Council approves Subdivision Application 2006-07 as per the tentative plan for the following reasons:

1. That the application is consistent with Section 7 of the *Subdivision and Development Regulations*.
2. The application is consistent with the Municipal Development Plan.
3. There are no major development constraints.
4. No Municipal reserves owing.

And further, in accordance with Sections 654 and 655 of the *Municipal Government Act*, the Town of Stettler Council approves Application 2006-07 subject to the following conditions:

1. Subdivisions to be effected by a plan of Survey, pursuant to Section 657 of the *Municipal Government Act*.
2. That the developer enters into a development agreement with respect to the provisions under Section 655 of the *Municipal Government Act* with and to the satisfaction of the Town of Stettler including:
  - a. Construction or payment for the construction of public roadways to give access to the development.
  - b. Installation of payment for installation of utilities required to serve the development including water and sanitary according the Town of Stettler water Works Bylaw.
  - c. Construction or payment for the construction of off-street or other parking facilities, and loading and unloading facilities.
  - d. Construction or payment for the construction of pedestrian walkway systems.

MOTION CARRIED  
Unanimous

(d) Request for Subdivision 2006-08

Town Manager, R. Stoutenberg advised that the applicants (Greg & Dave Bates) are proposing to create two parcels on Lot 54, Block 6, Plan 032 4301 located at 6002 – 52 Avenue.

The new lots to be created will be 278.3 m<sup>2</sup> (.068 Acres) each, and will be located in Land Use District R2: General Residential.

The proposed development (Duplex) is a permitted use in this land use district according to the Land Use Bylaw 1797-98.

No written concerns from adjacent property owners were received.

**Motion 06:09:06**

Moved by Councillor Peeples that Subdivision Application 2006-08 from Greg & Dave Bates to create two parcels on Lot 54, Block 6, Plan 032 4301 has been evaluated in terms of Section 654 of the *Municipal Government Act* and Section 7 of the *Subdivision and Development Regulations* and having considered adjacent landowner(s) submissions the Town of Stettler Council approves Subdivision Application 2006-08 as per the tentative plan for the following reasons:

1. That the application is consistent with Section 7 of the *Subdivision and Development Regulations*.
2. The application is consistent with the Municipal Development Plan.
3. There are no major development constraints.
4. No Municipal reserves owing.

And further, in accordance with Sections 654 and 655 of the *Municipal Government Act*, the Town of Stettler Council approves Application 2006-08 subject to the following conditions:

1. Subdivisions to be effected by a plan of Survey, pursuant to Section 657 of the *Municipal Government Act*.
2. That the developer enters into a development agreement with respect to the provisions under Section 655 of the *Municipal Government Act* with and to the satisfaction of the Town Of Stettler.
3. That the developer supplies individual water & sanitary service to each new parcel being created as per the Town of Stettler's Water Works Bylaw.
4. That any outstanding property taxes on the land being subdivided are paid or satisfactory arrangements made thereto the Town of Stettler.

MOTION CARRIED  
Unanimous

(e) Town Manager's Report

**Motion 06:09:07**

Moved by Councillor Thorogood that the Town of Stettler Council approve the Town Manager's Report for the month of August as presented.

MOTION CARRIED  
Unanimous

(f) Accounts Payable in the amount of \$381,906.43

**Motion 06:09:08**

Moved by Councillor Peeples that Accounts Payable for the period ending August 31, 2006 in the amount of \$381,906.43 having been paid, be accepted as presented.

MOTION CARRIED  
Unanimous

7. Council:

Mayor and Councillors outlined meetings they attended.

(a) Mayor Hunter

-Aug 25 - Town Office re: Kidsport Proclamation & Picture.

-Sept 1 - Town Office duties.

(b) Councillor Campbell

-Aug 17 - Attended the Encana Supper.

-Aug 28 - Subdivision & Development Appeal Board Meeting.

(c) Councillor Hurley

-Aug 16 - Meeting with Lyle Oberg.

-Aug 24 - Physician Recruitment.

-Aug 24, 28 & Sept 4

- Citizen complaints re: R.V.'s parked on residential streets.

(d) Councillor Majeran

-No report.

(e) Councillor Peebles

-Aug 17 - Museum Meeting.

-Aug 21 - Museum Meeting re: need more signage.

(f) Councillor Richards

-Aug 31 - Ambulance Board Meeting.

(g) Councillor Thorogood

-Aug 3 - Municipal Planning Commission Meeting.

-Aug 31 - Ambulance Board Special Meeting re: Union Agreement and transfer agreement with DTHR.

8. **Minutes:**

(a) Red Deer River Municipal Water Users Group Meeting as of May 18, 2006

(b) Stettler & Region Physician Recruitment/Retention Committee Organizational Meeting of August 24, 2006

**Motion: 06:09:09**

Moved by Councillor Thorogood that the Minutes, items 8(a) & 8(b) be accepted for information.

MOTION CARRIED  
Unanimous

5. **Delegations:**

(a) 7:15 P.M. – CDC, Melissa Olin re: Stettler Open Space Master Plan

Development Officer, Wes Holowachuk; Director of Parks & Leisure Services, Lee Penner; Melissa Olin & Gary Debney of Community Development Consultants (CDC) and Peter Wiseman of Wiseman & Associates Landscape Architects entered the meeting at 7:20 p.m.

G. Debney, CDC presented a project overview and the project steps taken to date.

A series of recommendations from the consultants were reviewed respecting Pathway Development, Standards and Future Parks and Open Space Needs.

Discussion ensued regarding incorporating various park development types, soil conditions, and pathway connectivity routes.

The cost implications (based on an order of magnitude approach) were presented and a simple implementation plan to meet the identified needs and wants of the community over the next 10 years was reviewed.

Mayor Hunter thanked the presenters for attending the meeting and looked forward to the completion of the final report for Council's review.

Delegation members departed the meeting at 8:05 p.m.

(b) 8:00 P.M. – Dave Dittrick re: Transitional Zoning Study for the C1-A Land Use District

Dave Dittrick, Zap Municipal Consulting Inc. & Development Officer, Wes Holowachuk entered the meeting at 8:05 p.m.

Councillor Thorogood declared a possible conflict of interest stating that she owns property and operates a business in the subject area. With the mutual consent of Council, she remained present (as a member of the public) to listen to the debate regarding the proposed zoning changes and uses for this transitional district.

Mayor Hunter noted that this item was carried forward from the August 15, 2006 Council Meeting.

Discussion ensued regarding the general purpose statement, proposed permitted uses, discretionary uses and design guidelines.

Discussion continued regarding Council members' opinions and preferences for a residential/light commercial mix of uses for this district in the long term.

Council reviewed the list of permitted and discretionary uses and provided consensus feedback, on an item by item basis to Administration for inclusion in the final draft of the proposed bylaw amendment.

Mayor Hunter thanked D. Dittrick & W. Holowachuk for attending the meeting.

Delegation members departed the meeting at 9:05 p.m.

9. **Public Hearing:** (a) None
10. **Bylaws:** (a) None
11. **Correspondence:** (a) AUMA Municipal Tax Room Survey Summary Results  
(b) Recycling Letter

(c) County of Stettler Housing Authority

(d) Canadian Diabetes Association

**Motion: 06:09:10**

Moved by Councillor Hurley that correspondence items 11(a) to 11(d) inclusive be accepted for information.

MOTION CARRIED  
Unanimous

12. **Additions:**

(a) None

13. **In-Camera Session:**

(a) Recreation Negotiations

(b) Personnel Matter

(c) Land Matter

**Motion 06:09:11**

Moved by Councillor Richards that the Town of Stettler Council proceed into an In-Camera Session with the Town Manager and Director of Finance & Administration present to discuss the items as presented on the In-Camera Agenda.

MOTION CARRIED  
Unanimous at 9:10 p.m.

**Motion 06:09:12**

Moved by Councillor Thorogood that the Town of Stettler Council return to the regular meeting.

MOTION CARRIED  
Unanimous at 9:50 p.m.

**Motion 06:09:13**

Moved by Councillor Thorogood that the Town of Stettler Council approve that Sarah McCrindle is entitled to receive the vacation entitlement under the Collective Agreement based upon her previous accumulation of service and that her future vacation progression shall recognize prior service. And further that Town of Stettler Council approves a letter of understanding with CUPE Local 971 to that effect.

MOTION CARRIED  
Unanimous

14. **Adjournment:**

**Motion 06:09:14**

Moved by Councillor Campbell that this regular meeting of the Town of Stettler Council be adjourned.

MOTION CARRIED  
Unanimous at 9:50 p.m.

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Mayor

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Director of Finance & Administration