MINUTES OF THE REGULAR MEETING OF THE TOWN OF STETTLER COUNCIL HELD ON TUESDAY, JUNE 16, 2015 IN THE MUNICIPAL OFFICE, COUNCIL CHAMBERS

Present: Mayor Dick Richards

Councillors A. Campbell, D. Bachman, W. Brown, M. Fischer, S. Nolls & K. Sernecky (6:35pm)

CAO G. Switenky
Assistant CAO S. Gerlitz
Director of Operations M. Robbins

Press (3)
+-20 Public Gallery

Absent: None

Call to Order: Mayor D. Richards called the meeting to order at 6:30 p.m.

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

Motion 15:06:14 Moved by Councillor Bachman to approve the agenda as presented with the following addition:

12(a) Alberta Transportation – Highway 12 Micro Chip Seal

MOTION CARRIED
Unanimous

3. **Confirmation of Minutes**:

(a) Minutes of the Regular Meeting of Council held June 2, 2015

Motion 15:06:15 Moved by Councillor Fischer that the Minutes of the Regular Meeting of Council held on June 2, 2015 be approved as presented.

MOTION CARRIED
Unanimous

(b) Business Arising from the June 2, 2015 Meeting Minutes

None

(c) Minutes of the Committee Meeting held June 9, 2015

Motion 15:06:16 Moved by Councillor Campbell that the Minutes of the Committee Meeting held on June 9, 2015 be approved as presented.

MOTION CARRIED
Unanimous

(d) Business Arising from the June 9, 2015 Committee Meeting Minutes

None

4. **Citizen's Forum**: Citizen Forum was held later in the meeting

5. **Delegations**: (a) None

6. **Administration**: (a) Committee of the Whole Recommendations – June 9, 2015

1. AltaGas – Renewal of Natural Gas Distribution System Franchise Agreement

CAO G. Switenky explained that the Town of Stettler receives two (2) revenue sources from AltaGas Utilities. The first revenue source are taxes paid by AltaGas for the land, buildings, linear property, machinery and equipment owned by AltaGas within the Town Boundary. This amount is approximately $61,000 for 2015. The second revenue source is a Franchise Fee paid by the utility company to the Town for the exclusive grant of franchise and the ability to put gas distribution facilities on land owned by the municipality. This is the cost of AltaGas to do business within the Town. Municipalities have the ability to set the Franchise Fee, which is usually based on the amount of infrastructure affected by the utility distribution. The current rate for the Town is 18% which has not changed since the Agreement was signed in 2004. The revenue generated by the 18% is approximately $430,000 based on $2,389,000 total delivery revenues received from customers by AltaGas (does not include the variable cost of gas).

Committee of the Whole on June 9th reviewed various fee options and related financial implications ranging from 18% to 35% concluding with a recommendation to Council to set the fee at 30%.

CAO G. Switenky noted that an increase in the 2016 Franchise Fee to 30.0% would result in the following:
- Total Franchise Fee paid to the Town of Stettler - $716,788 (based on $2.389 million – total delivery revenue estimate for AltaGas).
- Total annual revenue increase is expected to provide an additional $286,715 ($716,788-$430,073).
- Average of $210.94/year/property based on 3398 AltaGas properties.
- Average increase of $84.39/year/property based on the current 18% average of $126.55/property.

Motion 15:06:17 Moved by Councillor Sernecky that the Town of Stettler Council proceed with a Franchise Fee Rate Rider of 30% for AltaGas Utilities and further that the Rate Rider by reviewed after 5 years of the new 13 year agreement between the Town of Stettler and AltaGas Utilities.

MOTION CARRIED
Unanimous

2. Kinette Playground - West Stettler Park

Mayor Richards reported that he received an email from A. Baird from the Kinette Club of Stettler indicating the Club's application to the Community Facility Enhancement Program (CFEP) for the playground at West Stettler Park has been denied. The email explains that the Kinette Club is just over $17,000.00 short to their total budget cost of $215,000 to build the playground. A request was made by the Kinette Club to the Town of Stettler to obtain a loan from the Town in the amount of $20,000.00 so that total funding is in place and the equipment ordered. The equipment takes about 6 weeks for delivery. If the equipment is ordered right away, there is still time to build the playground before the end of this summer.

Mayor Richards reported that the Kinette Club would hope to pay back the loan in full by December 31st, 2015. It was noted during discussion that the Kinette Club has not made any funding request to the Town of Stettler for this playground. To date the contribution from the Town towards this playground has been the land and excavation of the site.

It was agreed that these types of projects provide a great benefit to the Community. It was further noted that in accordance with the intent of our new Recreation Agreement with the County of Stettler, that the County should also be recognized as helping to support this project.

Motion 15:06:18 Moved by Councillor Fischer that the Town of Stettler Council invest in the Kinette Playground at West Stettler Park at an estimated cost of $20,000 in order to complete the project with funding to come from General Reserves, through a recreational partnership with the County of Stettler No. 6, in the 2015 Capital Budget.

MOTION CARRIED
Unanimous

(b) <u>2015 Strategic Planning Update</u>

CAO G. Switenky reviewed the Town's 2015 Strategic Plan and updated Council with respect to the top five actions that will be achieved on a goal by goal basis.

1. Health Care Advocacy
2. Community Webcams
3. Multi-Use Recreation Facility
4. School Zone Treatment
5. Hwy 12 West Traffic Improvements

It was noted that this update is presented to Council for information purposes on a regular/quarterly basis.

(c) <u>Alberta Transportation – School Zone Signage Request on Provincial Highway 12, to include effect times</u>

CAO G. Switenky advised that at the April 14, 2015 Committee of the Whole meeting, Council directed Administration to make a request to Alberta Transportation to have school zone signage along Provincial Highway 12 running through the Town limits to include the Provincial school zone effective timelines. In light of the discussions, Alberta Transportation requests a formal motion of Town Council to consider including times in effect upon school zone signage located along Hwy #12 proceeding through Town limits.

Motion 15:06:19 Moved by Councillor Brown that the Town of Stettler send a letter to Tony Chelick, Operations Manager (Alberta Infrastructure & Transportation) requesting that provincial school zone effective times be added to the school zone signage along Provincial Highway 12 within the Town of Stettler limits.

MOTION CARRIED
Unanimous

(c) Memo re: 2015 Town Patching, Overlays, Pathways & Road Construction Tender

Director of Operations M. Robbins advised that the 2015 Capital Budget includes road overlays in Town, pathway paving and Town patching. Included in this tender is the road base construction and paving as a local improvement for Westgate Business Park.

Summary of Tenders Received by Tagish Engineering on June 10, 2015:
Tenders include 10% Contingency, and several provisional items.

- Border Paving Ltd.
  - Town Overlays, Patching and Pathways $684,608.00
  - Westgate Road Construction $620,048.25
  (local improvement)
  $1,304,656.25
- Metro Paving and Roadbuilding
  - Town Overlays, Patching and Pathways $962,271.81
  - Westgate Road Construction $918,222.31
  (local improvement)
  $1,880,494.12

Director of Operations, M. Robbins highlighted the Budget Summary for Town Projects

Budget Summary for Town Projects:

Project	Budget	Tender	Engineering	Total	Funding Source
63 St overlay from 40-41 Ave	150,000	78,827	15,000	93,827	MSI
49 St from 48-49 Ave Overlay	120,000	82,857	12,000	94,857	FGT
Esso Service Road	160,000	109,052	16,000	125,052	FGT
54 St overlay and sidewalk replacement on west side from 48-50 Ave	340,000	165,782 paving 113,000 sidewalk	51,000	329,782	BMTG
Misc. Patching	150,000	189,240	5,000	194,240	150,000 from General Reserves, 45,000 from MSI
Pathways	100,000	58,850 38,760	3,000	100,000	Utility Surplus
Summary of Town Totals	**1,020,000**	**684,608.00**	**102,000**	**937,758**	
West Gate Business Park	576,000	620,048.25	93,000	713,048.25	local improvement
Tender Total		**1,304,656.25**			

Director of Operations, M. Robbins advised that the Town projects came in under budget, with the exception of misc. patching, the additional $45,000 to be funded from MSI.

For 2015 overall Town budget purposes, tendered costs with engineering at $937,758 are less than the original approved budget forecasts at $1,020,000.

The local improvement process for paving of Westgate Business Park will now proceed based on these new costs.

No construction will occur on this project without having a signed majority petition and upon receiving no objections during the 30 day notice of local improvement plan sent to all landowners in accordance with Division 7 of the Municipal Government Act.

Border Paving has indicated a start date of July 1, 2015 with a September 30, 2015 completion.

Motion 15:06:20 Moved by Councillor Fischer that the Town of Stettler Council award the tender to Border Paving in the amount of $1,304,656.25, excluding GST, utilizing Tagish Engineering for engineering services, funded as identified in the budget summary table. And that Westgate Business Park Paving will not proceed until the 30 day objection period for the local improvement plan has expired with no majority objections received.

MOTION CARRIED
Unanimous

(d) Memo re: 2015 Water & Sewer Replacement Tender

Director of Operations, M. Robbins advised that the approved 2015 Capital Budget includes replacement of water and sanitary mains in 48 Avenue from 58 Street to Highway 12. Total budget approved is $610,000.

Summary of Tenders Received on June 11, 2015:

Tenders include 10% contingency and several provisional items.

- High Mountain Hoe $390,092.50 (errors corrected)
- Action Plumbing $515,355.00
- Urban Dirtworks $518,227.00
- Strathcona Excavating $577,883.13 (errors corrected)
- Taurus Projects Group $729,724.01 (errors corrected)

Contractor Evaluation:
High Mountain Hoe has successfully completed water and sanitary sewer replacements in the Town in 2013. They have indicated a September 10, 2015 start date and completion by October 15, 2015.

Potential Contamination:
A soils and groundwater management plan has been completed by AMEC Foster to examine the levels of contamination in 48 Avenue. Based on their report findings, no Class 1 waste material is expected to be encountered. Class 1 material is required to be hauled offsite and disposed of at an appropriate facility. AMEC does believe that some Class II material may be found. Class II material needs to be removed and can be land farmed to remove contaminants, which is less costly.

Test holes and sampling will occur in July to determine the exact limits of remediation expected. Lab turnaround times are two weeks allowing a removal plan to be properly developed prior to construction starting. Conservative budget estimates would be $35,000 to remove and replace any contaminated material, to be land farmed offsite on Town property.

Expected engineering costs will be $90,000 for a total expected project cost of $515,000 (2015 Budget $610,000).

Motion 15:06:21 Moved by Councillor Bachman that the Town of Stettler Council award the 2015 Water and Sewer Replacement tender to High Mountain Hoe in the amount of $390,092.50, excluding GST, utilizes Tagish Engineering and AMEC Foster for engineering and geotechnical services up to $90,000, and carries a contingency fund for contamination removal of $35,000 for a total expected project cost of $515,000 all funded from MSI.

MOTION CARRIED
Unanimous

4. **Citizen's Forum**: 7:04 pm - Lynn Potter – Teacher, Sharebear Playschool

L. Potter, Teacher, Sharebear Playschool advised that the Sharebear Playschool Society is planning on remodeling the house located at 4720-52 Street into a playschool. Hours of operation would be from:

- Monday to Thursday from 9:00am to 3:45pm
- Friday Morning from 9:00am to 12:00 noon

The playschool will have 3 staff and maximum 21 children for each class and the program runs from mid- September to mid-June.

L. Potter presented to Council a "form letter" that was signed by 53 people that as potential neighbours, are showing their support with Sharebear playschool moving to the 4720-52 street location.

L. Potter also made an inquiry into the current zoning of 4720-52 Street as R2-General Residential District and if the playschool would meet the permitted use of a Public Assembly, or Public Use under the Town Land Use Bylaw.

CAO G. Switenky advised that the Town's Municipal Planning Commission has considered the proposed location for the playschool and agree that it did not meet the intended use(s) available within the R2 General Residential District and advised that the property would be required to be rezoned to DC5- Direct Control Residential District 3. He further noted that at the request of the property owner, a bylaw to redistrict this individual piece of property is before Council later in this meeting for consideration of first (1st) Reading.

L. Potter further requested clarification of the process for rezoning the property from R2 – General Residential District to DC5- Direct Control Residential District 3.

CAO G. Switenky advised that Bylaw 2066-15 is before Council tonight for consideration of 1st Reading. If Council gives the bylaw 1st Reading (and it passes), a Public Hearing will be advertised to be held at a future Council meeting prior to consideration of a 2nd Reading. Each Bylaw requires 3 separate readings.

Mayor Richards thanked L. Potter for her very valuable input and her excellent presentation.

Mayor Richards closed the Citizen's Forum at 7:14pm.

(e) Memo re: 2015 Proposed Pathways

Director of Operations, M. Robbins advised that continuing to rehab the existing pathways and extending the pathway system to connect other areas of Town are important to the long term benefit of the community. CAO G. Switenky presented several options for pathways in need of rehabilitation as well as options for new pathways in strategic locations throughout the Town:

Rehabilitation of existing pathways
- south side of West Stettler Park fishpond - $23,000
- 44 Avenue in between 60-62 Street - $36,000

Discussion ensued on the proposed rehabilitation options. It was the consensus of Council to proceed with the rehabilitation of on the south side of West Stetter Park fishpond for a cost of $23,000. It was noted that the pathway located at 44 Avenue in between 60-62nd street is not in as great of need of rehabilitation at this time and can be reconsidered in 2016.

CAO G. Switenky highlighted four (4) new pathway connections:
1 – Emmerson – estimated cost $85,000

CAO G. Switenky advised that more communication, coordination and input is required with the railway company and adjacent landowners in this area, and therefore recommended that this new pathway be more suitable added to the 2016 Capital Budget.

2. Meadowlands – estimated cost $50,000

CAO G. Switenky advised that the connection of the Meadowlands pathways would be beneficial with the new home construction development that is happening within the subdivision.

3. Connection from 57th Street to 50th Avenue – West side of High school football field / running track – estimated cost - $45,000

CAO G. Switenky advised that the development of this pathway would connect 57th Street by the tennis courts to 50th Avenue. This is a well-used north-south thoroughfare.

4. 44th Avenue – adjacent to Stettler Agricultural Society – estimated cost $90,000

CAO G. Switenky advised that the development of this pathway would be very beneficial to connect Community Hall/downtown core to the residential areas of Parkdale, Grandview, and Meadowlands, the Stettler Recreation Centre, West Stettler Park and Sports Park West.

CAO G. Switenky advised that the current budget for pathway development is $100,000 through the 2015 Capital Budget. However the Pathway Reserve Account also has a balance of $76,000 for a total available of $176,000.

Mayor Richards summarized the discussion by indicating that the pathway system has been a great community benefit, and are well used. It has almost come to a point where the current historical budget of $100,000 will need to be utilized entirely by ongoing rehabilitation. Mayor Richards cautioned that Council may have to consider more funding in future capital budgets in order to maintain the existing pathway system and also construct future connecting/extension pathways.

Round table discussion ensued with Mayor Richards asking each Councillor for their preference respecting the options presented by Administration on the construction of new pathways.

Motion 15:06:22

Moved by Councillor Nolls that the Town of Stettler Council approve the following pathway system development with a total cost of $158,000, and with funding to come from the 2015 Capital Budget and the Pathway Reserve Account:

- ✓ Rehabilitation of the south side of West Stetter Park fishpond for a cost of $23,000
- ✓ Connection from 57th Street to 50th Avenue – West side of High school football field / running track – estimated cost - $45,000
- ✓ 44th Avenue – adjacent to Stettler Agricultural Society – estimated cost $90,000

MOTION CARRIED
Unanimous

(f) <u>Request for Decision – Subdivision Application 2015-02 – to be dealt with later in the meeting</u>

(g) <u>Meeting Dates</u>
- Tuesday, July 7 – Council Meeting
- Monday, July 20 – Joint Town/County Council re: Regional Drainage/Storm Master Plan 7:00 pm at the County Office
- Tuesday, July 21 – Council Meeting
- Thursday, July 23 – Communities In Bloom Judges
- Monday, July 27 – Public Open House - re: Regional Drainage/Storm Master Plan 5:00 pm to 7:00 pm at the County Office
- Tuesday, August 4 – Council Meeting
- Tuesday, August 18 – Council Meeting

(h) Accounts Payable in the amount of $411,912.03

Motion 15:06:23 Moved by Councillor Brown that Accounts Payable in the amounts of $195,016.96 & $216,895.07 for the period ending June 12, 2015 for a total amount of $411,912.03 having been paid, be accepted as presented.

MOTION CARRIED
Unanimous

7. **Council**: Mayor and Councillors outlined highlights of meetings they attended.

(a) Mayor Richards

- June 4-8 - FCM Conference.
- June 6 - Heartland Youth Centre Awesome Auction.
- June 9 - Board of Trade.
  - Committee of the Whole
- June 10 - RCMP re: Client Satisfaction Interview.
  - Kinettes Meeting.
- June 11 - RCMP re: Met with CAO and the RCMP in regards to Sgt. Position being filled.
- June 12 - Town Office cheque signing and agenda approval.
  - Steel Wheel Stampede re: Board of Trade BBQ, market and rodeo.
- June 13 - Steel Wheel Stampede re: Elected Officials breakfast, parade, judged the rib cook-off and attended rodeo performance.
- June 14 - Town & County Breakfast.

(b) Councillor Bachman

- June 9 - Committee of the Whole.
  - MPC Meeting.

(c) Councillor Brown

- June 3 - Poured coffee at Tim Horton's for Camp Day.
- June 9 - MPC Meeting.
  - Committee of the Whole.
- June 13 - Participated in Walk a Mile in Her Shoes.

(d) Councillor Campbell

- June 3 - Joint RDRWA Breakfast and City of Red Deer Clean Air Day.
  - Floor Curling at the Hub for Seniors Week.
  - Rodeo Meeting.
- June 9 - MPC Meeting.
  - Committee of the Whole.
- June 10 - Put up tent and banner for rodeo.
  - Rodeo Meeting.
- June 11 - Rodeo Setup.
- June 12-13 - Rodeo.
- June 15 - Rodeo cleanup.

(e) Councillor Fischer

- June 3 - Seniors Week lunch at Willow Creek.
  - Seniors Week Program and Hub 1st Anniversary cake at the Hub.
- June 4 - Seniors Week fruit trays at Points West.

- June 4-8 - Federation of Canadian Municipalities Conference in Edmonton.
- June 9 - Committee of the Whole.
- June 13 - Dignitaries' luncheon followed by the Steel Wheel Stampede Parade, honored to once again chauffeur MP Hon. Kevin Sorenson.

(f) Councillor Nolls

- June 3 - Willow Creek luncheon for Seniors Week.
  - Steel Wheel Stampede Meeting.
- June 6 - Heartland Youth Centre Awesome Auction.
- June 9 - Committee of the Whole.
  - MPC Meeting.
  - Board of Trade Meeting.
- June 10 - Steel Wheel Stampede Meeting.
- June 11 - Groundbreaking for the "Take It Or Leave It" facility at the Transfer Station.
- June 12 - Steel Wheel Stampede Pre-Production Meeting.
- June 13 - Downtown Business Association pancake breakfast.
  - Parade.
- June 14 - Town & County Pancake Breakfast.

(g) Councillor Sernecky

- June 4 - Seniors Week at Points West Living.
- June 5 - Airport Board Meeting.
- June 9 - Committee of the Whole.
- June 10 - SDAA Video Conference re: procedures, policies and bylaws.
  - RCMP Review Board Meeting.
- June 11 - Signed Ambulance cheques.
  - Met with Realtor to view building for gymnastics.
- June 13 - Steel Wheel Stampede breakfast, parade, rib cook-off, rodeo and midway.
- June 14 - Town & County Breakfast.

Mayor Richards congratulated the Organizing Committee of the Steel Wheel Stampede and thanked the Committee for the excellent work

8. **Minutes**: (a) Airport Board Meeting of June 5, 2015

Motion 15:06:24 Moved by Councillor Sernecky that the Town of Stettler Council accept the minutes, item 8(a) as presented.

MOTION CARRIED
Unanimous

9. **Public Hearing**: (a) None

10. **Bylaws:** (a) 2065-15 re: AltaGas Franchise Fee – 1st Reading

Mayor Richards explained that Bylaw 2065-15 is to authorize the Mayor and Assistant CAO to enter into an agreement granting Alta Gas Utilities Inc. (the "Company"), the right to provide natural gas distribution service within the Municipality.

WHEREAS pursuant to the provisions of the Municipal Government Act S.A. 2014 c. M-26.1, as amended (the "Act"), the Municipality desires to grant and the Company desires to obtain, an exclusive franchise to provide natural gas distribution service within the Municipality for a period of 13 years subject to the right of renewal as set forth in the said agreement and in the said Act:

WHEREAS the Council of the Municipality and the Company have agreed to enter into a Natural Gas Distribution System Franchise Agreement (the "Agreement"), in the form annexed hereto;

WHEREAS it is deemed that the Agreement would be to the general benefit of the consumers within the Municipality.

NOW THEREFORE the Council of the Municipality enacts as follows:

1) THAT the Natural Gas Distribution System Franchise Agreement, a copy of which is annexed hereto as Schedule "A", be and the same is hereby ratified, confirmed and approved, and the Mayor and Assistant CAO are hereby authorized to enter into the Natural Gas Distribution System Franchise Agreement for and on behalf of the Municipality, and the Assistant CAO is hereby authorized to affix thereto the corporate seal of the Municipality.

2) THAT the Natural Gas Distribution System Franchise Agreement annexed hereto as Schedule "A" is hereby incorporated in, and made part of, this Bylaw.

3) THAT this Bylaw shall come into force upon the Natural Gas Distribution System Franchise Agreement being approved by the Alberta Energy and Utilities Board and upon being given third reading and finally passed.

Motion 15:06:25 Moved by Councillor Bachman that the Town of Stettler Council give first reading to Bylaw 2065-15 as presented.

MOTION CARRIED
Unanimous

(b) Bylaw 2066-15 Redistricting – Playschool – 1st Reading

Mayor Richards, under the circumstances, requested Council's support to allow interested members attending the meeting from the gallery the opportunity to address Council prior to the consideration of 1st reading of the bylaw.

Mayor Richards with the mutual permission of Council opened the floor to the Applicant B. Jackson and other members from the gallery to address Council regarding this matter.

Given the interest from the gallery, and for the gallery's understanding of the entire process, Mayor Richards highlighted the steps and related time constraints legislatively embedded in the re-zoning process. He specifically highlighted the various possible outcomes relating to Council's consideration of this Land Use Bylaw amendment for 1st reading at this point in the process.

B. Jackson, Applicant, provided Council with a brief summary of the benefits of the rezoning application involving the relocation of the Sharebear Playschool to 4720-52nd Street.

Benefits of this location for Sharebear Playschool:

- Close to the Elementary School for families dropping off older children.
- Close to playground for our children.
- Already in a school zone.
- Safe location for our children.
- Great environment for children with the house concept.

Benefits of having a playschool in your neighbourhood:

- No loud neighbours
- No kids playing in the street
- No evening noise
- No weekend noise
- No dogs barking in yard
- No cats running and digging in your yard
- Children will be indoors or in playground area during class hours so no noise during day
- No noise all summer
- Well-kept yard

B. Jackson concluded her presentation by indicating that even though there are no classes during summer months, the yard will still be maintained and house checked. Staff will be there often doing preparation and cleaning for next year. The goal is to provide a safe and caring environment for our children and to be amicable neighbours. The Sharebear Committee is willing to work with neighbours to overcome any concerns that may arise.

Mayor Richards thanked B. Jackson for her excellent presentation. He further commented to her and the gallery that it is not the role of Council to be in favor or against the existence/value of this Playschool, rather it's Council's duty to evaluate how this direct control land use request and resulting playschool development activity, in its entirety, may unduly interfere with amenities of the neighborhood, or materially interfere with or affect the use, enjoyment or value of neighboring parcels of land.

For clarification purposes, discussion ensued regarding the steps and related time constraints legislatively embedded in the re-zoning process.

Mayor Richards concluded Council's discussion and interaction with the Applicant and the Public Gallery.

Mayor Richards explained that Bylaw 2066-15 is a bylaw of the Town of Stettler to amend Bylaw 2060-15 of the said Town.

WHEREAS pursuant to the provisions of the Municipal Government Act, Revised Statutes of Alberta, 2000, Chapter M-26 and amendments thereto.

THE MUNICIPAL COUNCIL OF THE TOWN OF STETTLER IN COUNCIL ASSEMBLED ENACTS AS FOLLOWS:

1. That Part 10: LAND USE DISTRICTS be amended by adding Section 96 DC5 Direct Control Residential District 3, whose regulations are described within Schedule "A", which is attached to and forming part of this Bylaw; and

2. That Lots 1&2, Block 58, Plan 3049AT, described by civic address 4720 – 52 Street, be designated from R2 Residential General District to DC5 Direct Control Residential District 3, to accommodate for the site specific regulation of a Child Care Facility.

Motion 15:06:26 Moved by Councillor Brown that the Town of Stettler Council give first reading to Bylaw 2066-15 as presented.

MOTION CARRIED
Unanimous

Members of the Public Gallery departed the meeting.

11. **Correspondence**: (a) Parkland Regional Library Board Talk

(b) Rotary Farmer's Appreciation Night

Motion 15:06:27 Moved by Councillor Campbell that correspondence items 11(a) & 11(b) be accepted for information.

MOTION CARRIED
Unanimous

12. **Items Added**: (a) Alberta Transportation - Highway 12 Micro Chip Seal

M. Robbins, Director of Operations reported that Alberta Transportation will be applying a micro chip seal on Highway 12 through the Town limits. The microchip seal will be applied from the Walmart corner through Town, and ending around Cold Lake. The application will be done during the week of June 22-26, 2015 and should take approximately 4-5 days to complete. The Chip seal application will be applied during the night from 7:00 pm to 7:00 am. During this time the Highway will be completely closed to vehicle and residential traffic. Residents along highway 12 may experience some noise as the machine to apply the chip seal is moderately loud. It is understood that Alberta Transportation has sent notification to residents living adjacent to the highway.

M. Robbins, Director of Operations left the meeting.

13. **In-Camera Session**: (a) Land

Motion 15:06:28 Moved by Councillor Sernecky that the Town of Stettler Council proceed into an In-Camera Session with the CAO and Assistant CAO present to discuss the In-Camera item.

MOTION CARRIED
Unanimous at 9:34 p.m.

Motion 15:06:29 Moved by Councillor Bachman that the Town of Stettler Council return to the regular meeting.

MOTION CARRIED
Unanimous at 9:36 p.m.

Request for Decision to Purchase Closed Portion of Road Plan 3550ET

The Town has received an offer from the Stettler Auction Mart to purchase a closed portion of road lying adjacent to a much larger parcel of land which they own. It was noted that this parcel is not suitable for independent marketability/development (generation of future property taxation) on its own given its shape and location.

CAO G. Switenky highlighted legislation respecting the disposal of land in accordance with the *Municipal Government Act*.

Council discussed and mutually accepted that the offer of $2,500 was reasonable and representative of market value under the circumstances, given the nature, shape and location of the land.

Motion 15:06:30 Moved by Councillor Nolls that the Town of Stettler Council accept the offer of $2,500 from Stettler Auction Mart to purchase from the Town a +/- 0.338 acre Closed Portion of Road Plan 3550ET lying adjacent to their property, subject to Stettler Auction Mart paying all costs for legal surveying.

(f) Request for Decision – Subdivision Application 2015-02

CAO, G. Switenky advised that the applicant (Stettler Auction Mart (1990) Ltd.) is proposing to subdivide three (3) industrial parcels on lands located on Plan 4427AJ, Block 55, Lot 1 and Portion of Closed Road Plan 3550ET.

CAO G. Switenky explained that Administration has assessed this proposal against the Town of Stettler Land Use Bylaw 2060-15, Municipal Development Plan and the Municipal Government Act.

It was noted that, for timing purposes this subdivision approval includes the area of the land that is in process of being purchased from the Town, as approved in the previous Motion.

Motion 15:06:31 Moved by Councillor Fischer that the Town of Stettler Council approve Subdivision Application 2015-02 as presented.

That the application to create a three (3) parcel subdivision as shown on the Tentative Plan, with lot sizes ranging from 0.83 acres to 1.28 acres, 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, it is recommended that the application be approved as per 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 policies of the Municipal Development Plan, and

3. The application is consistent with the Land Use Bylaw 2060-15.

Further, in accordance with Sections 654 and 655 of the Municipal Government Act, the application is approved subject to the following conditions:

1. Subdivision to be effected by a Plan of Survey, pursuant to Section 657 of the Municipal Government Act.
2. All outstanding Property Taxes to be paid to the Town of Stettler as per Section 654 (1) (d) of the Municipal Government Act.
3. The purchase of the portion of a portion of Close Road Plan 3550ET from the Town of Stettler that is not required for future municipal purposes.
4. The owner/applicant shall enter into, and comply with the terms and conditions of, a development agreement with and to the satisfaction of the Town of Stettler, in accordance with Section 655 of the Municipal Government Act with regard to all municipal improvements such as water supply, sewage disposal, storm water management, on-site roads, and other utilities as may be required; including but not limited to:
   a) The payment of offsite levies in the amount of $16,700/gross acre (3.34 acres).
   b) Construction of approaches to 52 Avenue to the satisfaction of the Town of Stettler.
   c) Municipal servicing of the three parcels by way of developer contribution or via local improvement levy.
   d) Registration of a 6 metre utility right-of-way along the eastern portion of Plan 9524556, Block 55 Lots 6 & 7 to allow for the necessary water, sanitary and stormwater servicing.
   e) Dedication of 5 metres of road widening adjacent to 52 Avenue to allow for future road widening and/or servicing of the lands.
5. The issuance of a Construction Completion Certificate for the municipal improvements to the Town's satisfaction, pursuant to the subdivision development agreement referenced above.
6. The owner/applicant to execute a TELUS right-of-way agreement in order to protect TELUS's existing, and any future facilities
7. The owner/applicant to provide any easements for shallow services (electricity and gas) required for servicing the newly subdivided properties.

MOTION CARRIED
Unanimous

14. **Adjournment**:

Motion 15:06:32 Moved by Councillor Campbell that this regular meeting of the Town of Stettler Council be adjourned.

MOTION CARRIED
Unanimous at 9:45 p.m.

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Mayor

_____
Assistant CAO