

**MINUTES OF THE REGULAR MEETING OF THE TOWN OF STETTLER COUNCIL  
HELD ON TUESDAY, MAY 3, 2005 IN THE MUNICIPAL OFFICE,  
COUNCIL CHAMBERS**

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

**Absent:** Councillor G. Majeran

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

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

**Motion 05:05:01** Moved by Councillor Thorogood to approve the agenda as presented.

MOTION CARRIED  
Unanimous

3. **Confirmation of Minutes:**

(a) Minutes of the Regular Meeting of Council held on April 19, 2005

**Motion 05:05:02** Moved by Councillor Campbell that the Minutes of the Regular Meeting of Council held on April 19, 2005 be approved as presented.

MOTION CARRIED  
Unanimous

(b) Business Arising from the April 19, 2005 Minutes

(i) None

4. **Citizen's Forum:** (a) No one was present at the Citizen's Forum

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

6. **Administration:** (a) Subdivision Report 2005-02

Councillor Thorogood declared a possible conflict of interest and excused herself from discussion and voting on this item at 6:40 p.m.

Town Manager, R. Stoutenberg explained that the purpose of this application is to create/convert approximately (47) individual unit condominium encompassed by common property. The subject lands are located within the Town of Stettler adjacent 40 Avenue and 63 Street. These are the existing Heartland Green Townhouses (rentals).

Discussion ensued regarding the recommended approval conditions; to have the lane paved and to install individual water shutoff valves for each unit.

**Motion 05:05:03**

Moved by Councillor Richards that the Town of Stettler Council approve Subdivision 2005-02 subject to the following conditions:

1. Subdivision to be effected by a Plan of Subdivision, pursuant to Section 657 of the *Municipal Government Act*.
2. That individual municipal water supply and shut off valve be provided to each unit as per Water Works Bylaw 1856-02.
3. That the developer enters into a lane paving agreement, with and to the satisfaction of the Town of Stettler in regards to the laneway(s) servicing parking areas pertaining to the site in question (Heartland Green). The agreement and conditions relating to lane paving is to be finalized prior to the implementation of phased development proceedings.
4. That any outstanding property taxes on the land being subdivided are paid or satisfactory arrangements made thereto.
5. That the proposed condominium is governed under existing and current Condominium Property Act Revised Statutes of Alberta; Chapter C-22.
6. That the developer enter into a development agreement with respect to the provisions of Section 655 of the *Municipal Government Act* with and to the satisfaction of the Town of Stettler.

MOTION CARRIED

Unanimous with the abstention of  
Councillor Thorogood

Councillor Thorogood returned to the meeting at 6:45 p.m.

(b) Subdivision Report 2005-05

Town Manager, R. Stoutenberg explained that the purpose of this application is to create approximately fifteen (15) Mobile/RTM Home lots serviced via internal roadway. The subject lands are located within the Town of Stettler and will be a northern extension of the existing Emmerson Mobile Home Community.

The Town of Stettler is the owner and applicant. Discussion ensued regarding development constraints and conditions for subdivision.

**Motion 05:05:04**

Moved by Councillor Campbell that the Town of Stettler Council approve Subdivision 2005-05 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. That any outstanding property taxes on the land being subdivided are paid or satisfactory arrangements made thereto the Town of Stettler.
3. That the developer enter into a development agreement with respect to the provisions under Section 655 of the *Municipal Government Act* Revised Statutes of Alberta, 2000 Chapter M-26 with and to the satisfaction of the Town of Stettler.

MOTION CARRIED  
Unanimous

(c) Subdivision Report 2005-06

Town Manager, R. Stoutenberg explained that the purpose of this application is to create approximately seventy (70) single family lots serviced via internal roadways. The subject lands are located within the Town of Stettler and will be a southern extension of the existing Meadowlands community.

The Town of Stettler is the owner and applicant. Discussion ensued regarding timing, layout design, development constraints and conditions for subdivision.

**Motion 05:05:05**

Moved by Councillor Hurley that the Town of Stettler Council approve Subdivision 2005-06 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. That the developer enter into a development agreement with respect to the provisions under Section 655 of the *Municipal Government Act* Revised Statutes of Alberta, 2000 Chapter M-26 with and to the satisfaction of the Town of Stettler.
3. That the Town of Stettler register development constraints by way of caveat regarding lots adjacent and contiguous Right-of-Way Plan 3432 T.R. in regards to Atco Electric overhead power lines with respect to Atco Electric Rights-of-Way Site Preparation SC34-1.
4. That zoning amendment(s) from existing land use designation of UR to that of R1, R1b & P be made in respect to lands lying south of 40<sup>th</sup> Avenue contained within the proposed subdivision boundary as shown on attached Figure 1.05 Land Use.
5. That any outstanding property taxes on the land being subdivided are paid or satisfactory arrangements made thereto the Town of Stettler.

MOTION CARRIED  
Unanimous

Bylaw 1911-05

**Motion 05:05:06**

Moved by Councillor Peeples that the Town of Stettler Council give first reading to Bylaw 1911-05.

MOTION CARRIED  
Unanimous

Bylaw 1912-05

**Motion 05:05:07**

Moved by Councillor Thorogood that the Town of Stettler Council give first reading to Bylaw 1912-05.

MOTION CARRIED  
Unanimous

Bylaw 1913-05

**Motion 05:05:08**

Moved by Councillor Thorogood that the Town of Stettler Council give first reading to Bylaw 1913-05.

MOTION CARRIED  
Unanimous

(d) Leisure Centre Update

Town Manager, R. Stoutenberg informed Council that footings for the main tank are installed with concrete work continuing. Water and sewer services as well as storm mains have been completed. The "Over the Top Auction" will be held on Friday, May 6<sup>th</sup>.

(e) Town Manager's Report

**Motion 05:05:09**

Moved by Councillor Peeples that the Town Manager's Report for the month of April be accepted as presented.

MOTION CARRIED  
Unanimous

(f) Accounts Payable in the amount of \$235,757.58

**Motion 05:05:10**

Moved by Councillor Hurley that Accounts Payable for the period ending April 28, 2005 in the amount of \$235,757.58 having been paid, be accepted as presented.

MOTION CARRIED  
Unanimous

7. Council:

Mayor and Councillors outlined highlights of meetings they attended.

(a) Mayor Hunter

- Apr 20 - Volunteer Appreciation Luncheon.
- Apr 22 - Regular Office.  
- Meeting with Shirley McClellan in Delia.
- Apr 23 - Brought greetings at the AB Grain Elevator Association.

- Apr 29 - Regular Office.
- Shirley McClellan luncheon.

(b) Councillor Campbell

- Apr 27 - Regional Water Meeting in Castor.
- Apr 28 - Regional Partnership Meeting.

(c) Councillor Hurley

- Apr 21 - Centennial Celebration Meeting. The RCMP Musical Ride has been confirmed for Saturday afternoon on July 30, 2005.

(d) Councillor Majeran

- No report – absent from meeting.

(e) Councillor Peeples

- Apr 27 - Regional Water Meeting in Castor re: very good turnout and good cross section of most municipalities that could be affected by a Regional waterline to Consort.

(f) Councillor Richards

- Apr 27 - Chamber of Commerce Luncheon.
- Apr 29 - MLA, Shirley McClellan luncheon.

(g) Councillor Thorogood

- Apr 20 - Ag. Society Meeting.
- Apr 22 - MLA Board Meeting and meeting with Mayors, Reeves and Councillors.
- Apr 25 - Parks & Leisure Meeting.

8. **Minutes:**

- (a) Marketing Corporation Meeting of April 7, 2005
- (b) Heartland Beautification Meeting of April 7, 2005
- (c) Municipal Planning Commission Meeting of April 8, 2005
- (d) Centennial Celebration Meeting of April 21, 2005
- (e) FCSS Meeting of March 21, 2005
- (f) Performing Arts Centre Meeting of April 18, 2005
- (g) Trail of the Buffalo Tourism Association Meeting of April 20, 2005

**Motion: 05:05:11**

Moved by Councillor Peeples that the Minutes, items 8(a) to 8(g) inclusive be accepted for information.

MOTION CARRIED  
Unanimous

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

10. **Bylaws:** (a) Memo re: Cemetery Bylaw Amendments & Bylaw 1910-05

Director of Finance & Administration G. Switenky reviewed proposed amendments to the Cemetery Bylaw as presented. The first change corrects an error in Section B - Definitions respecting the size of a plot. The second change provides improved wording in Section G – Interments, Subsection 2 to clarify when a Short Notice Burial Extra Fee will be charged. Applications received without (10) Regular Working Hours notice will be charged this extra fee; being \$100 in the summer and \$150 in the winter. The third change increases most rates in Schedule “A” to the Bylaw. Comparisons with other communities were presented and reviewed. Administration has forwarded the proposed new Cemetery rates and comparisons to both local funeral homes. Some comments from each funeral home were incorporated into the final recommended Cemetery Bylaw amendments.

Round table discussion ensued regarding the various changes.

**Motion 05:05:12**

Moved by Councillor Thorogood that the Town of Stettler Council consider amendments to the Cemetery Bylaw 1814-99 for the following:

1. To clarify the intent in Section G, Subsection 2 representing Council's interpretation that “At least twenty-four (24) hours before time for interment” means at least one working/business day.
2. To increase selective rates in Schedule “A” as proposed by Administration.
3. To make necessary typographical/grammatical corrections.

MOTION CARRIED

Unanimous

**Motion 05:05:13**

Moved by Councillor Thorogood that the Town of Stettler Council give first reading to Bylaw 1910-05.

MOTION CARRIED (4 – 2)

Opposed: Councillors Richards & Campbell

**Motion 05:05:14**

Moved by Councillor Peebles that the Town of Stettler Council give second reading to Bylaw 1910-05.

MOTION CARRIED (4 – 2)

Opposed: Councillors Richards & Campbell

**Motion 05:05:15**

Moved by Councillor Hurley that the Town of Stettler Council give permission for third and reading to Bylaw 1910-05.

MOTION CARRIED  
Unanimous

**Motion 05:05:16**

Moved by Councillor Hurley that the Town of Stettler Council give third and final reading to Bylaw 1910-05.

MOTION CARRIED (4 – 2)  
Opposed: Councillors Richards & Campbell

11. **Correspondence:**

(a) Parkland Regional Library

The Parkland Regional Library Board recently passed unanimously an amendment to the membership agreement on the matter of acceptance of the budget. The amended (Clause 8.6) reading is: "*Notwithstanding Clause 17.1.c., any increase in the requisition requires written notification of approval from two-thirds of the parties to this agreement which must represent at least two-thirds of the member populations*". In conjunction, budget projections for three years are presently being created. The original Clause 8.6 required 13 months notice unless unanimous consent by all parties.

The Parkland Regional Library Board requests, written confirmation or rejection of the Board's motion from Town Council.

**Motion: 05:05:17**

Moved by Councillor Campbell that the Town of Stettler Council support the amendment to Clause 8.6 – Library System Budget in the Parkland Regional Library Agreement as per correspondence dated April 4, 2005 from Patricia Silver, Director.

MOTION CARRIED  
Unanimous

- (b) Alberta Community Development
- (c) Red Deer River Municipal Users Group
- (d) Media Release re: Senior Citizens Lodge Program
- (e) AUMA Information Bulletin
- (f) Alberta Municipal Infrastructure Program
- (g) McHappy Day – May 18, 2005

Discussion ensued. Mayor Hunter concluded that he will proclaim Wednesday, May 18, 2005 as "McHappy Day in Stettler".

**Motion: 05:05:18**

Moved by Councillor Thorogood that the correspondence items 11(a) to 11(g) inclusive be accepted for information.

MOTION CARRIED  
Unanimous

12. **Additions:** (a) None
13. **In-Camera Session:** (a) There was no In-Camera Session at this meeting.
14. **Adjournment:**

**Motion 05:05:19**

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

MOTION CARRIED  
Unanimous at 8:26 p.m.

---

Mayor

---

Director of Finance & Administration