

**MINUTES OF THE REGULAR MEETING OF THE  
TOWN OF STETTLER COUNCIL  
HELD ON TUESDAY, NOVEMBER 17, 2009  
IN THE MUNICIPAL OFFICE,  
COUNCIL CHAMBERS**

**Present:**

Mayor Dick Richards

Councillors D. Bachman, D. Dennis, D. Garbutt, R. Peeples & L. Thorogood

Town Manager R. Stoutenberg  
Assistant CAO G. Switenky

Press (1)

**Absent:**

Councillor A. Campbell

**Call to Order:**

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

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

**Motion 09:11:10**

Moved by Councillor Thorogood to approve the agenda as presented with the following additions:

13(b) Stettler District Ambulance Association - Union Negotiations Update

13(c) Highway #12 (51<sup>st</sup> Street to 56<sup>th</sup> Street) Service Road Curb & Gutter Update

MOTION CARRIED  
Unanimous

3. **Confirmation of Minutes:**

(a) Minutes of the Regular Meeting of Council held November 2, 2009

**Motion 09:11:11**

Moved by Councillor Peeples that the Minutes of the Regular Meeting of Council held on November 2, 2009 be approved as presented.

MOTION CARRIED  
Unanimous

(b) Business Arising from the November 2, 2009 Meeting Minutes

None

(c) Minutes of the Organizational Meeting held November 2, 2009

**Motion 09:11:12**

Moved by Councillor Bachman that the Minutes of the Organizational Meeting on November 2, 2009 be approved as presented.

MOTION CARRIED  
Unanimous

(d) Business Arising from the November 2, 2009 Organizational Meeting Minutes

None

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

5. **Delegations:** (a) 7:30 P.M. John Bishop, Director of Disaster Services

This item was dealt with later in the meeting.

6. **Administration:** (a) Heartland Beautification 2010 Operating Budget Requisition

Town Manager, R. Stoutenberg reviewed the Heartland Beautification Committee 2010 proposed budget at a cost of \$34,500 itemized as follows:

Streetscape	\$ 6,000
Planters	\$ 6,000
Lighting	\$ 9,000
Banners	\$ 5,000
Community Gardens	\$ 5,000
Contingency	<u>\$ 3,500</u>
	\$34,500

He noted further that this is the same level of municipal financing that was allocated in 2009.

Discussion ensued regarding the value of beautification in the community and the commitment/contribution of the dedicated volunteer committee members. It was noted that the Town of Stettler received 5 blooms in the National Competition this past year.

**Motion 09:11:13**

Moved by Councillor Garbutt that the Town of Stettler Council approve the Heartland Beautification 2010 Operating Budget as presented with a Town contribution in the amount of \$34,500.00.

MOTION CARRIED  
Unanimous

(b) Stettler Public Library 2010 Operating Budget Requisition

Town Manager, R. Stoutenberg explained that the Stettler Public Library requests financial assistance from the Town of Stettler in the amount of \$138,656.05 to cover library operational costs for the year 2010. This represents an increase of \$21,440 or 18.29% over 2009. The major projected expense increases for 2010 include staff wages and equipment replacement.

It was noted that this represents 65% of the entire municipal contribution; with the County of Stettler being responsible for the other 35%.

Discussion ensued regarding specific revenue and expenditure items noted in their budget.

**Motion 09:11:14**

Moved by Councillor Peoples that Town of Stettler Council approve the Stettler Public Library 2010 Operating Budget as presented with a Town contribution in the amount of \$138,656.05.

MOTION CARRIED  
Unanimous

(c) Request for Decision re: Grant Subdivision Report

Mayor Richards declared a possible conflict of interest and by departing the meeting excused himself from discussion or voting on the matter.

Deputy Mayor Councillor Garbutt assumed the chair.

Town Manager, R. Stoutenberg advised that the applicants (Gary Fedick & Gary Grant) are proposing to create one highway commercial lot on the northeast corner of Highway 56 & 38 Avenue (cemetery road) intersection located at NW ¼-31-38-19-4.

The applicants are proposing to provide access from 38<sup>th</sup> Avenue and have a cul-de-sac service the highway commercial and future multi-family lots.

Town Manager, R. Stoutenberg explained further that the applicant/developer will be required to enter into a development agreement respecting the construction of municipal services. Municipal reserves will be deferred to the balance of the quarter section and offsite levies in the amount of \$5,000 per acre (\$32,700) must be paid prior to subdivision endorsement.

It was noted that this property currently has the correct commercial zoning to accommodate this type of development.

Discussion and consideration ensued regarding the noted opposition to the proposed subdivision from (3) owners of residential properties located adjacent to the proposed (eventual) commercial development.

**Motion 09:11:15**

Moved by Councillor Thorogood that the Town of Stettler Council approve Subdivision Application 2009-02 as presented with the following conditions:

1. That the application is consistent with Section 7 of the Subdivision and Development Regulations.
2. That the application is consistent with the policies of the Municipal Development Plan.
3. That the application is consistent with the policies of the South East Area Structure Plan.
4. That the application is consistent with the Land Use Bylaw.

Further, it is staff recommendation that Council approve this application subject to the following conditions:

1. That one highway commercial lot, one local street, one utility lot and one road widening lot be affected by Plan of Survey.
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.

- a. Stormwater Management Plan
  - b. Water, sanitary and stormwater servicing
  - c. Fire protection
  - d. Service Road Construction; and
  - e. Turn lane construction.
3. That Municipal Reserves be deferred to the balance of the quarter section.
  4. That off-site levies in the amount of \$5,000 per acre (\$30,700) be paid prior to subdivision endorsement.
  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 with the abstention of  
Mayor Richards

Mayor Richards returned and assumed the chair.

(d) Request for Decision re: Transitional Area Storage Building

Town Manager, R. Stoutenberg advised that the applicant (Wells Furniture) is proposing to develop a 48 X 114 Storage Facility on Lots 4-7, Block 48, Plan 2849HW located at 4908 – 43 Street.

The development is proposed in a Land Use District DC3: Direct Control Transitional District and the development shall be orientated in alignment with the front of the existing adjacent warehouse.

The applicant is proposing a rear yard setback of 6.2 feet to accommodate the length of the building (114 ft.). This building will be closer to the rear yard setback than the two adjacent buildings. However, as the site will be fenced via a chain link fence, there will be no access to the property from the lane. As such, the affect that this development will have on neighboring properties is minimal.

Discussion ensued regarding the access, sighting and orientation of the structure upon the lands, as well as the potential for future development to the north.

**Motion 09:11:16**

Moved by Councillor Dennis that the Town of Stettler Council approve Development Permit Application 2480-2009 as presented subject to the following conditions:

1. The applicant must comply with all the provisions of the Town of Stettler Land Use Bylaw#1976-08.
2. The owner is responsible for the cost and repair of any damage to public property or works located thereon that may occur as a result of undertaking work regulated by Section 1.2.5.2 and Section 8.2.5 of the current Building Code.
3. Compliance with the provisions of Land Use Bylaw #1976-08 does not exempt the applicant from compliance with any provincial, federal or other municipal legislation.

4. The proposed development (Indoor Storage Facility) shall be orientated in alignment with the front of the existing warehouse.
5. The applicant shall arrange for and obtain approval for compliance with the current Building Code.
6. The applicant will be required to obtain a building permit for this development.
7. The applicant will be required to develop all structures in compliance with the Town of Stettler's set back requirements as identified in the Land Use Bylaw 1976-08.

MOTION CARRIED  
Unanimous

(e) Bank Reconciliation as of September 30, 2009

**Motion 09:11:17**

Moved by Councillor Garbutt that the Bank Reconciliation as of September 30, 2009 be accepted as presented.

MOTION CARRIED  
Unanimous

(f) Accounts Payable in the amount of \$750,456.86

**Motion 09:11:18**

Moved by Councillor Peeples that Accounts Payable in the amounts of (\$443,828.58, \$63,827.41 & \$242,800.87) for the period ending November 13, 2009 for a total amount of \$750,456.86 having been paid, be accepted as presented.

MOTION CARRIED  
Unanimous

7. **Council:**

Mayor and Councillors outlined highlights of meetings they attended.

(a) Mayor Richards

- Nov 3-6 - AUMA Convention.
- Nov 7 - Brought Greetings to the Kinsmen & Kinettes.
- Nov 9 - Town Office duties.
- Nov 11 - Remembrance Day Service.
- Nov 12 - In-Camera Meeting re: Health Services.- Grand Opening of Joint Administration Building.
- Nov 13 - Town Office duties.
- Nov 16 - Meeting with Mike Dandurand.

(b) Councillor Bachman

- Nov 12 - Meeting re: Hospital Development.
  - Grand Opening of Joint Building.
  - FCSS Budget.
- Nov 16 - MPC Meeting.

(c) Councillor Campbell

- No report – absent from meeting.

(d) Councillor Dennis

- Nov 12 - Meeting re: Proposed Hospital Development.
  - Grand Opening of Joint Building.
- Nov 13 - Union Negotiations for Ambulance Staff.

- Nov 16 - CUPE Negotiations Preparation Meeting.
- Museum Christmas supper.

(e) Councillor Garbutt

- Nov 4-6 - AUMA Convention.
- Nov 12 - FCSS Agency Presentations.
- Nov 16 - MPC Meeting.
- CUPE Negotiations Preparation Meeting.

(f) Councillor Peeples

- Nov 4-6 - AUMA Convention.
- Nov 9 - Community Gardens Open House.
- Nov 12 - Meeting re: Proposed Hospital Development.
- Grand Opening of Joint Building.
- Nov 16 - MPC Meeting.

(g) Councillor Thorogood

- Nov 3-6 - AUMA Convention.
- Nov 9 - Stettler Health Service Foundation General Meeting.
- Nov 12 - Ambulance Pre-Negotiating Meeting.
- Grand Opening of Joint Building.
- Nov 13 - Ambulance Union Negotiations.
- Nov 16 - MPC Meeting.
- CUPE Negotiations Preparation Meeting.

8. **Minutes:**

- (a) Municipal Planning Commission Meeting of November 2, 2009

**Motion 09:11:19**

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

MOTION CARRIED  
Unanimous

9. **Public Hearing:**

- (a) None

10. **Bylaws:**

- (a) 1989-09 re: Intermunicipal Development Plan

Town Manager, R. Stoutenberg advised that Bylaw 1989-09 is a bylaw to enact the Town of Stettler and the County of Stettler No. 6 Intermunicipal Development Plan.

It was noted that the *Municipal Government Act* requires that a public hearing must be held before giving second reading to this planning bylaw.

**Motion 09:11:20**

Moved by Councillor Bachman that the Town of Stettler Council give first reading to Bylaw 1989-09.

MOTION CARRIED  
Unanimous

11. **Correspondence:**

- (a) None

12. **Items Added:**

- (a) In-Camera Items 13(b) & 13(c)

13. **In-Camera:**

- (a) CUPE Negotiation Preparations
- (b) Stettler District Ambulance Association - Union Negotiations Update

- (c) Highway #12 (51<sup>st</sup> to 56<sup>th</sup> Street) Service Road Curb & Gutter Update

**Motion 09:11:21**

Moved by Councillor Garbutt that the Town of Stettler Council proceed into an In-Camera Session with the Town Manager and Assistant CAO present to discuss the items as presented on the In-Camera Agenda.

MOTION CARRIED  
Unanimous at 7:15 p.m.

**Motion 09:11:22**

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

MOTION CARRIED  
Unanimous at 7:41 p.m.

5. **Delegations:**

- (a) 7:30 P.M. John Bishop, Director of Disaster Services

John Bishop, Director of the Regional Emergency Management Agency, Ian Mose, Deputy Director of the Regional Emergency Management Agency & Phil Holton, (alternate) Deputy Director of the Regional Emergency Management Agency entered the meeting at 7:41 p.m.

(1) Press returned to the meeting.

Mayor Richards welcomed delegation members to Town Council.

J. Bishop provided Council with a brief historical background respecting the establishment of the Regional Emergency Management Agency framework to which the Town belongs.

I. Mose and P. Holton provided Council with an update of the accomplishments and ongoing activities respecting the Emergency Response Plan for the Town and the Region.

Discussion ensued regarding various aspects of the coordinated local and regional Emergency Response Plan.

Mayor Richards thanked delegation members for their very informative presentation

Delegation members and the press departed the meeting at 8:14 p.m.

13. **In-Camera Con't:**

**Motion 09:11:23**

Moved by Councillor Bachman that the Town of Stettler Council proceed into an In-Camera Session with the Town Manager and Assistant CAO present to discuss the items as presented on the In-Camera Agenda.

MOTION CARRIED  
Unanimous at 8:14 p.m.

**Motion 09:11:24**

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

MOTION CARRIED  
Unanimous at 8:25 p.m.

14. Adjournment:

**Motion 09:11:25**

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

MOTION CARRIED  
Unanimous at 8:25 p.m.

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Mayor

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Assistant CAO