

**MINUTES OF THE REGULAR MEETING OF THE TOWN OF STETTLER COUNCIL  
HELD ON MONDAY, NOVEMBER 2, 2009 IN THE MUNICIPAL OFFICE,  
COUNCIL CHAMBERS**

**Present:** Mayor Dick Richards  
  
Councillors A. Campbell, D. Bachman, D. Dennis, D. Garbutt, R. Peeples & L. Thorogood  
  
Town Manager R. Stoutenberg  
Assistant CAO G. Switenky  
  
Press (1)

**Absent:** None

**Call to Order:** Mayor D. Richards called the meeting to order at 6:38 p.m.

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

**Motion 09:11:01** 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 October 20, 2009

**Motion 09:11:02** Moved by Councillor Thorogood that the Minutes of the Regular Meeting of Council held on October 20, 2009 be approved as presented.

MOTION CARRIED  
Unanimous

(b) Business Arising from the October 20, 2009 Meeting Minutes

Town Manager, R. Stoutenberg advised that the Town has submitted its 2009 - 2010 Affordable Housing Plan to the province and is awaiting approval/acceptance prior to purchasing three units in Parkland Place.

Dates for upcoming CUPE negotiation meetings were provided to Committee Members.

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

5. **Delegations:** (a) 7:30 P.M. Bob Quazie, P.Eng. River Engineering Consulting – Presentation Flood Mapping

This item was dealt with later in the meeting.

6. **Administration:** (a) Centennial Pool Asbestos Abatement Project

Town Manager, R. Stoutenberg advised that on October 8, 2009 the Town approved Golder Associates Ltd. to proceed with the Asbestos Abatement tender process. A walk through was performed with the potential abatement contractors and the respective tender closed October 26, 2009 at 2:00 p.m.

The submitted asbestos abatement tenders were as follows:

1. Sealtech Restorations Ltd. - \$94,500
2. Quantum Murray LP - \$99,100
3. Clean Air Services - \$190,000

Administration is recommending awarding the contract to the low bidder being Sealtech Restorations Ltd. at a cost of \$94,500.

Discussion ensued regarding the amount of specialized work required to be performed by the contractor and the relatively high cost to complete this work (necessary prior to being able to demolish the structure safely).

It was noted that this tender does not include the cost to demolish and dispose of the structure.

**Motion 09:11:03**

Moved by Councillor Thorogood that the Town of Stettler Council award the Centennial Pool Asbestos Abatement tender contract to Sealtech Restorations Ltd. at a cost of \$94,500 and for the project to begin as soon as possible.

MOTION CARRIED  
Unanimous

(b) Memo re: Grand Opening Joint Administration Building

Town Manager, R. Stoutenberg advised that the official grand opening of the Joint Administration Building for the Town of Stettler and Clearview Public School Division will be held on Thursday, November 12, 2009 from 3:00 p.m. - 4:30 p.m. There will be a short program followed by a ribbon cutting and tour of the joint building. Snacks and refreshments will also be served.

Invitations will be sent to surrounding municipalities, the County of Stettler, Bearden Engineering, Brenex Building Corp., MLA, Jack Hayden and former Mayor Judge Jim Hunter.

(c) Request for Decision re: 2476-2009

Town Manager, R. Stoutenberg advised that the applicant (James Patko) is proposing to develop a Single Detached Dwelling with attached garage on Lot 46, Plan 942 3139 located at #7, 6500 – 40 Avenue.

The development is proposed in the Land Use District DC2: Direct Control Residential 2. As this development application is within a Direct Control District, Council acts as Development Authority.

The only road access proposed for the parcels is via the lane; this has been approved via a previous decision of Council.

Discussion ensued regarding setbacks, green space requirements, and the implications, if any that could be associated with the property being part of a larger Condominium Plan. It was clarified that the Town is not responsible for the enforcement of any of the requirements of the Condominium Association.

**Motion 09:11:04**

Moved by Councillor Bachman that the Town of Stettler Council approve Development Permit Application 2476-2009 as presented with 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 Alberta Building Code 1997.
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 applicant shall arrange for and obtain approval for compliance with the 1997 Alberta Building Code.
5. The applicant is required to service the property with municipal services.
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

(d) Town Manager's Report

**Motion 09:11:05**

Moved by Councillor Peoples that the Town of Stettler Council accept the Town Manager's Report as presented.

MOTION CARRIED  
Unanimous

(e) Accounts Payable in the amount of \$2,114,331.29

**Motion 09:11:06**

Moved by Councillor Thorogood that Accounts Payable in the amounts of (\$1,889,708.13 & \$224,623.16) for the period ending October 29, 2009 for a total amount of \$2,580,784.37 having been paid, be accepted as presented.

MOTION CARRIED  
Unanimous

7. **Council:**

Mayor and Councillors outlined highlights of meetings they attended.

(a) Mayor Richards

- Oct 23 - Brought Greetings at the Senior's Symposium.
- Town Office duties.
- Met with two residents on general issues.

- Oct 26 - IDP Open House.
- Oct 28 - Meeting with Board of HYC.
- Oct 30 - Town Office duties.
  - Meeting with Sgt. Rowland Schmidt.
  - Signed Family Violence Proclamation.

(b) Councillor Bachman

- Oct 26 - IDP Open House.

(c) Councillor Campbell

- No meetings to report.

(d) Councillor Dennis

- No meetings to report.

(e) Councillor Garbutt

- Oct 21 - County of Stettler Housing Authority 50<sup>th</sup> Anniversary planning.
- Oct 26 - IDP Open House.
- Nov 2 - MPC Meeting.

(f) Councillor Peeples

- Oct 26 - IDP Open House.
- Nov 2 - MPC Meeting.

(g) Councillor Thorogood

- Oct 22 - Greetings on behalf of Mayor at Senior's Choir.
- Oct 23 - Stettler Senior Symposium for Stettler Health Foundation.
- Oct 26 - IDP Open House.
- Oct 27 - DTHR Health Trust in Red Deer.
- Nov 2 - MPC Meeting.

8. **Minutes:**

- (a) Stettler Public Library Board Meeting of September 17, 2009
- (b) Trail of the Buffalo General Meeting of October 15, 2009
- (c) Stettler Town & Country Museum Meeting of September 21, 2009

**Motion 09:11:07**

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

MOTION CARRIED  
Unanimous

9. **Public Hearing:**

- (a) None

10. **Bylaws:**

- (a) None

5. **Delegations:**

- (a) 7:30 P.M. Bob Quazie, P.Eng. River Engineering Consulting – Presentation Flood Mapping

Bob Quazie, P. Eng. River Engineering Consulting entered the meeting at 7:32 p.m.

Mayor D. Richards welcomed B. Quazie to the meeting.

B. Quazie explained that in 2004 Stantec Engineering prepared Flood Risk Maps for Red Willow Creek through Stettler. Flood Risk Maps consist of two zones: Floodway and Flood Fringe. Floodway consists of the creek channel and the adjoining flood plain area where the flood waters are the deepest (>1m depth) and fastest (> 1 m /s). This zone is dedicated to the passage of the flood and no future development is allowed in this zone. In Flood Fringe area flood proofed development is allowed. At that time Stantec Engineering had delineated major developable areas upstream and downstream of the Highway #12 as Floodway.

In 2009 River Engineering Consulting was retained by the Town to review the Flood Risk maps. The hydrological analysis for the design flood (100-Year Flood) was of major focus in this review. 100-Year flood volume is one of the major elements in calculating the peak flood level and the subsequent Floodway/Flood Fringe analysis.

In summary, the updated flood hydrograph for the 100-Year flow from the west tributary was routed through the Fish Pond (with the culvert control) located at West Stettler Park.

A professionally accepted HEC-RAS model was used to calculate the 100-Year flood profiles. The geometric data base was the same as was used in the 2004 study, however a new Highway #12 bridge and some Tagish (2007) cross sections were updated/added to this data.

The Floodway/Flood Fringe areas were delineated using the same criteria as in the 2004 study. The resulting Floodway/Flood Fringe limits were drawn on 1:5000 ortho maps supplied by Alberta Environment. The results indicate:

- Floodway is limited along the Red willow Creek and does not impact any significant area of the Town. In areas upstream and downstream of the Highway #12 crossing Floodway is limited to the Creek channel and minor adjoining flood plain.
- Flood Fringe impacts new development upstream of Highway #12. Developed areas upstream of Highway #56 are extensively flooded. Other than these other areas flooded are mostly undeveloped.

Discussion ensued regarding the potential for inadvertently assuming some liability when approving developments within a quantified flood fringe area.

Therefore, B. Quazie recommends that Town Council consider adopting the Floodway/Flood Fringe maps as a part of the Land Use Bylaw for the Town. He also recommends that some flood protection measures be considered for the development upstream of Highway #12 and Highway #56.

Mayor Richards thanked Bob Quazie for his informative and valuable presentation on Floodway Mapping.

Bob Quazie departed the meeting at 7:57 p.m.

11. **Correspondence:**
- (a) Trail of the Buffalo Tourism Association
  - (b) Red Deer River Watershed Alliance
  - (c) Letter re: Parking Lot Improvement
  - (d) Enmax re: Alberta Utilities Commission
  - (e) Metis Nation of Alberta
  - (f) Embassy of Japan

It was suggested that this information should be forwarded to the High School/School Division.

- (g) Stettler Public Library
- (h) Letter re: Carl Stettler/Blumenau Point of Interest

It was mutually agreed that this will be discussed with Alberta Transportation at the upcoming AUMA Convention.

**Motion 09:11:08**

Moved by Councillor Bachman that correspondence items 11(a) & 11(h) inclusive be accepted for information.

MOTION CARRIED  
Unanimous

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

**Motion 09:11:09**

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

MOTION CARRIED  
Unanimous at 8:17 p.m.

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Mayor

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Assistant CAO