

**MINUTES OF THE REGULAR MEETING OF THE TOWN OF STETTLER COUNCIL
HELD ON TUESDAY, OCTOBER 9, 2007 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 (1)

Absent:

None

Call to Order:

Mayor J. Hunter called the meeting to order at 4:30 p.m.

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

Motion 07:10:12

Moved by Councillor Richards to approve the agenda as presented.

MOTION CARRIED
Unanimous

3. **Confirmation of Minutes:**

(a) Minutes of the Regular Meeting of Council held October 2, 2007

Motion 07:10:13

Moved by Councillor Campbell that the Minutes of the Regular Meeting of Council held on October 2, 2007 be approved as presented.

MOTION CARRIED
Unanimous

(b) Business Arising from the October 2, 2007 Minutes

None

4. **Citizen's Forum:**

(a) No one was present at the Citizen's Forum

5. **Delegations:**

(a) 5:00 P.M. – EnCana/Canadian Natural Resources Ltd.

This item was dealt with later in the meeting.

(b) 5:30 P.M. – Sgt. Roland Schmidt re: RCMP Annual Report

This item was dealt with later in the meeting.

6. **Administration:**

(a) 2007 – 2009 Auditor Proposal

Director of Finance and Administration, G. Switenky explained that requests for audit proposals for the three year period 2007 – 2009 were forwarded to five qualified local accounting firms. Only one proposal was received from Gitzel Krejci Dand Peterson. It was noted that three firms expressly declined to bid and there was no response from one firm. No out of town accounting firms were invited to bid.

Motion 07:10:14

Moved by Councillor Thorogood that the Town of Stettler Council accept the proposal from Gitzel Krejci Dand Peterson for the Town of Stettler audit contract for the years 2007 through 2009 at the maximum annual cost of \$15,800 for 2007; \$16,400 for 2008 and \$17,000 for 2009.

MOTION CARRIED
Unanimous

- (b) November Newsletter Items
- Remembrance Day Service
- Festival of Lights – Dec 1
- 2007 Communities in Bloom – Awarded 5 Blooms
- Ag. Society – Craft Fair – Nov 23
- Board of Trade Events – Moonlight Madness, Santa Days, Night Before the Night Before Christmas
- (c) Statement of Revenue & Expenses as of September 30, 2007

Motion 07:10:15

Moved by Councillor Majeran that the Statement of Revenue & Expenses as of September 30, 2007 be accepted as presented.

MOTION CARRIED
Unanimous

- (d) Statement of Capital Activity as of September 30, 2007

Motion 07:10:16

Moved by Councillor Campbell that the Statement of Capital Activity as of September 30, 2007 be accepted as presented.

MOTION CARRIED
Unanimous

- (e) Accounts Payable in the amount of \$468,189.44

Councillor Thorogood declared a conflict of interest respecting the payment to the vendor noted on Cheque #49568 and informed Council that she wishes to abstain from voting on this individual payment.

Motion 07:10:17

Moved by Councillor Hurley that Accounts Payable Cheque #49568 in the amount of \$4,240.00 having been paid to Broadport Canada Inc. be accepted as presented.

MOTION CARRIED
Unanimous with the abstention
of Councillor Thorogood

Motion 07:10:18

Moved by Councillor Hurley that Accounts Payable for the period ending October 3, 2007 in the amount of \$463,949.44 having been paid, be accepted as presented.

MOTION CARRIED
Unanimous

7. **Council:**

Mayor and Councillors outlined highlights of meetings they attended.

(a) Mayor Hunter

Mayor Hunter congratulated the Communities in Bloom Committee on being awarded 5 Blooms and winning our category.

Further with respect to the Beautification Committee it was questioned whether the Recycling Sub-Committee should report directly to Council? It was mutually agreed that this matter would be discussed further by Council at a future meeting.

- Oct 4 - Heartland Beautification Meeting.
- Candidate's Forum.

(b) Councillor Campbell

- Oct 4 - Candidate's Forum.

(c) Councillor Hurley

- Oct 4 - Attended the Candidate's Forum.

(d) Councillor Majeran

- No meetings to report.

(e) Councillor Peeples

- Oct 4 - Candidate's Forum.

(f) Councillor Richards

- Oct 4 - Candidate's Forum.

(g) Councillor Thorogood

- Oct 3 - Stettler Hospital Foundation Strategic Planning Meeting.
- Oct 4 - Heartland Beautification Meeting.
- Candidate's Forum.
- Oct 5 - Wm. E. Hay awards night on behalf of the Stettler Hospital Foundation.

5. **Delegations:**

(a) 5:00 P.M. – EnCana/Canadian Natural Resources Ltd.

David Haugen, P. Eng and Darcy Allen representing EnCana Corporation entered the meeting at 4:55 p.m.

Mayor Hunter welcomed D. Haugen and D. Allen to the Council Meeting.

D. Haugen delivered a power point presentation which outlined EnCana's views respecting the recommendations in the Alberta Royalty Review Report and warned of the potential for a reduction in industry investment if these recommendations are implemented fully. A significant reduction in oil and gas sector development investment capital will hurt many local economies in Alberta.

It is EnCana's opinion that the Royalty Review Report contains many fundamental flaws and unsupported recommendations that are based on inaccurate industry cost data. The primary flaw in the report is that the review panel assumes that industry activity won't change regardless of proposed royalty increases. Investment capital is mobile and discretionary; it will move to where it can generate competitive returns for its shareholders.

EnCana believes that proposed royalties are too focused on conventional gas and do not appropriately recognize the economic environment surrounding the development of unconventional gas in Alberta.

Discussion ensued regarding industry cost factors, the expectation for high rates of return on invested capital in Alberta, and the amount/majority foreign ownership content in most large oil and gas sector companies.

In conclusion, EnCana would support a balanced royalty structure which recognizes higher cost unconventional gas reserves differently from less costly conventional gas sources. Should the recommendations in the Royalty Review Report be implemented, ongoing capital investment in Alberta will be significantly reduced and/or redirected which will gradually affect the entire oil and gas support sector and impact the economy in the Stettler area.

Mayor Hunter thanked representatives from EnCana for their informative presentation.

Delegation members departed the meeting at 5:50 p.m.

(b) 5:30 P.M. – Sgt. Roland Schmidt re: RCMP Annual Report

Sgt. Roland Schmidt entered the meeting at 5:50 p.m.

Mayor Hunter welcomed new RCMP Detachment Commander Sgt. R. Schmidt to Council. Round table introductions ensued.

Sgt. R. Schmidt provided a broad process overview of the RCMP Detailed Report 2007 Summary January to June.

Mayor Hunter temporarily suspended Sgt. Schmidt's RCMP presentation at 6:00 p.m. to hold a required Public Hearing as scheduled in the Council Agenda.

9. **Public Hearing:**

- (a) 6:00 P.M. Bylaw 1959-07 re: Amend Land Use Bylaw 1797-98

Mayor Hunter declared the Public Hearing for Bylaw 1959-07 open at 6:00 p.m.

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 (1)

Mayor Hunter explained the purpose of the Public Hearing and noted that there were no members of the public present.

Mayor Hunter advised that Bylaw 1959-07 is to amend Schedule "A" of the Land Use Bylaw 1797-98 as follows:

That Lot 1, Block 5, Plan LIV be re-designated from C1 – Central Commercial to R2 – General Residential.

Mayor Hunter advised that the bylaw was advertised on September 12th & September 19th for the Public Hearing to be held tonight (October 9th).

Administration informed Council that no written or verbal submissions have been received for or against Bylaw 1959-07.

There were no other representations heard or made.

Mayor Hunter declared the Public Hearing for Bylaw 1959-07 closed at 6:03 p.m.

Mayor Hunter reconvened the regular Council Meeting at 6:03 p.m.

With the mutual consent of Council, Mayor Hunter varied the order of the Agenda to consider Bylaw 1959-07.

Motion 07:10:19

Moved by Councillor Richards that the Town of Stettler Council give second reading to Bylaw 1959-07.

MOTION CARRIED
Unanimous

Motion 07:10:20

Moved by Councillor Campbell that the Town of Stettler Council give third and final reading to Bylaw 1959-07.

MOTION CARRIED
Unanimous

5. **Delegations:** (b) 5:30 P.M. – Sgt. Roland Schmidt re: RCMP Annual Report (continued)

Mayor Hunter invited Sgt. R. Schmidt to resume his presentation.

Sgt. R. Schmidt presented the RCMP Detailed Report – 2007 Summary January to June.

Questions and discussion ensued regarding various comparative statistics included in the report. Comparative statistics for the County of Stettler were also reviewed for detachment workload purposes.

Sgt R. Schmidt also provided a brief update on current operations and staffing levels at the detachment. It was noted that there is currently only two rural members supplied by the Province and that the seven urban members provide as needed coverage to the rural area at no cost to the Province or the County.

Discussion ensued regarding Council's appreciation for timely and relevant crime/traffic statistical comparisons. The bi-annual frequency of formal detailed reporting to Council was mutually determined to be appropriate. Sgt. R. Schmidt was encouraged to keep Town Council, through regular liaison with the Town Manager, abreast of current policing matters related to the community.

The status of the Citizens on Patrol Program was also questioned because the program is currently in a dormant state.

Mayor Hunter thanked RCMP Detachment Commander, Sgt. R. Schmidt for his informative presentation.

Sgt. R. Schmidt departed the meeting at 6:35 p.m.

8. **Minutes:** (a) Parkland Regional Library Board Meeting of September 6, 2007

Motion 07:10:21

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

MOTION CARRIED
Unanimous

10. **Bylaws:** (a) Bylaw 1961-07 re: Request to Rezone a parcel of land from C2 – Highway Commercial to I - Industrial

Mayor Hunter declared a possible conflict of interest and by departing the Council Meeting excused himself from discussion and voting on this matter.

Deputy Mayor Councillor Thorogood assumed the chair.

Deputy Mayor Councillor Thorogood introduced and welcomed the property owner/applicant Doug Bolin to Council.

Deputy Mayor Councillor Thorogood invited Doug Bolin to make representation to Council respecting the application to rezone.

D. Bolin stated that they currently have the above referenced properties at 6802 & 6812 – 50A Avenue for sale. The interested party is the current renter of the land (tank truck and oilfield services). The current renter would like to add on to the existing Quonset for office space, and as such the applicant is requesting rezoning as this type of operation is not a permitted use under the Highway Commercial Land Use District.

Deputy Mayor Councillor Thorogood requested Town Manager R. Stoutenberg to outline the Memorandum from Development Officer W. Holowachuk.

Town Manager, R. Stoutenberg explained that the applicants (Doug & Monica Bolin) are proposing to rezone their property: Lots 7A & 8B, Block 3, Plan 032 0755 from C2 – Highway Commercial to I – Industrial. He commented that a re-designation of the property to Industrial would be permanent and allow other more heavily intensive industrial uses to occur on the site.

The original Quonset on the property was approved by Municipal Planning Commission in 1974 for Waschuk Pipeline Limited, to provide warehouse space for pipeline equipment. In 1988 Municipal Planning Commission approved Jameco Investments Ltd. to use the said lot and lot adjacent to the south for consignment sales. In 1995 title to the property transferred to the Bolin's. Town records do not indicate a development permit was ever issued for the operation of tank truck services on this property (development permits were not required for a change of use at this time).

Surrounding uses include an instrumentation shop, a vacant Highway Commercial lot and church to the West, Peavey Mart and the Stettler Mall to the East, the Western Canadian Lottery Building, AltaWide Builders and the Alliance Church to the South, and vacant Industrial land to the North (which is a part of the North West Area Structure Plan).

At this time the existing structure is permitted to remain basically as is on the parcel, however only improvements not requiring structural alterations would be permitted. Current zoning (C2) prohibits the creation of further Industrial development on the property and therefore they have requested the property to be rezoned to Industrial.

Administration is sensitive to the fact that the current renter/purchaser would like to add office space only at this time.

Although using the shop for truck storage is non-conforming in a C2 district, Municipal Planning Commission could consider a complimentary accessory development for office purposes because this would not further enhance the existing non-conforming use occurring in the shop area, and it would make the structure more attractive to accommodate a conforming C2 use in the future.

Discussion ensued to clarify the degree of development restrictions imposed upon the property due to the existing land use (C2) designation. It was stated that adding more storage bays without an acceptable change in use would likely not be appropriate.

Round table discussion ensued regarding the necessity of orderly and consistent long-range planning; specifically noting that commercial properties within reasonable highway exposure are in very short supply in Stettler.

Discussion continued regarding the fundamental planning rationale of designating highway frontage for commercial use purposes. It was stated that the availability of a present buyer for a parcel of property should not trigger Council to deviate from prudent long range community land use principles.

It was questioned whether the applicant(s) could possibly revisit their application and submit a site plan to Municipal Planning Commission for development consideration. It was note that the next MPC meeting is scheduled for Friday, October 12th, 2007.

Motion 07:10:22

Moved by Councillor Richards that the Town of Stettler support Administration's recommendation as presented and not proceed with the first reading of proposed Bylaw 1961-07 to rezone Lots 7A & 7B, Block 3, Plan 032 0755 from C2 – Highway Commercial to I – Industrial as it is not in accordance with the Town of Stettler's Municipal Development Plan.

MOTION CARRIED

Unanimous with the abstention
of Mayor Hunter

Applicant D. Bolin departed the meeting at 6:47 p.m.

Mayor Hunter returned to the meeting and reassumed the chair.

Mayor Hunter temporarily recessed the meeting at 6:47 p.m.

Mayor Hunter reconvened the regular meeting at 6:53 p.m.

11. **Correspondence:** (a) Red Deer River Municipal User Group Newsletter

Motion 07:10:23

Moved by Councillor Thorogood that correspondence item 11(a) be accepted for information.

MOTION CARRIED
Unanimous

12. **Items Added:** (a) None

13. **In-Camera Session:** (a) Kneeland Development Proposal

Motion 07:10:24

Moved by Councillor Campbell 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 item as presented on the In-Camera Agenda.

MOTION CARRIED
Unanimous at 6:53 p.m.

Mayor Hunter and Councillor Thorogood declared a possible conflict of interest and by departing the meeting excused themselves from discussion on the Development Proposal In-Camera.

Acting Deputy Mayor Councillor Hurley assumed the chair In-Camera.

Motion 07:10:25

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

MOTION CARRIED
Unanimous at 7:18 p.m.

This being the last meeting before the 2007 Municipal Election, Mayor Hunter expressed his gratitude and appreciation to outgoing Councillors Sally Hurley and Gordon Majeran for their years of valuable dedicated service to the Town and the organization as a whole. He further wished incumbent Councillor candidates all the best in the upcoming Election on October 15th, 2007.

14. **Adjournment:**

Motion 07:10:26

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

MOTION CARRIED
Unanimous at 7:20 p.m.

Mayor

Director of Finance & Administration