

MUNICIPALITY OF CROWSNEST PASS

TUESDAY, MAY 17, 2011

A regular meeting of the Council of the Municipality of Crowsnest Pass was held in the Council Chambers on Tuesday, May 17, 2011.

PRESENT: **MAYOR:** Bruce Decoux

COUNCILORS: Siegbert Gail, Brian Gallant, Jerry Lonsbury, Larry Mitchell,
Emile Saindon, Andrew Saje

Also present:

Chief Administrative Officer	Tully Clifford
Director of Finance & Systems	Marion Vanoni
Director of Operational Services	Myron Thompson
Director of Legislative and Human Resource Services	Lynne Cox
Municipal Tax Assessor	Glen Snelgrove

Absent:

Director of Community Services	Cam Mertz
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CALL TO ORDER

Mayor Decoux called the meeting to order at 7:02 pm.

PUBLIC HEARING

Bylaw 826, 2011 – Land Use Amendment – Green Mountain Company

Mr. Lowry Toombs of Royal Lepage Real Estate Services, and Mr. Mark Kirwin of Green Mountain Company were in attendance to speak in favour of the proposed land use amendment.

Mr. Toombs distributed information and reviewed same with Council.

- Reviewed the process undertaken as per the Municipal Government Act
- Noted the Subdivision and Development Authority passed a motion supporting the rezoning
- Referred to the 2001 Municipal Development Plan
 - Page 25 –In reference to the need for multi-family development
 - Page 62 – In reference to infill development; increase the density of existing development
- The area in question is currently zoned Non-Urban Area (NUA-1)
- Proposed to rezone to (R-2A) Multiple Residential
- Showed photos of the property and sketches showing proposed development
- The first step is to have the property rezoned for approval for intended use
- Once the intended use is approved, the company can invest funds in further planning
- Reviewed the benefits to adjoining neighbors
 - The flow of sewer and water in the area will be improved
 - New development generally increases surrounding property values

PUBLIC HEARING - Bylaw 826, 2011 – Land Use Amendment – Continued

- Provides affordable housing to attract new employees for companies such as Teck and RCMP
- Each unit will have two parking spaces as per the Land Use Bylaw - Schedule 6
- Presented representations of proposed four-plexes for the site
- John Thomas has no objection to the rezoning application
- Alberta Transportation has no objection
- Green Mountain has been meeting with heritage officials in reference to historic aspects
- Feels the subdivision is positive for the community

Mr. Randy Tucker, representing the west Coleman community, was in attendance to speak in opposition to the proposed land use amendment.

- Submitted written concerns on behalf of residents and requested that Council review the concerns and provide answers
- Would like to know exactly what is being built
- They have concerns about the area
- Have approached Council over the years to have drainage in the area corrected

Mayor Decoux suggested Mr. Tucker speak with Mr. Toombs and Mr. Kirwin in another room for further explanation of the project, and return to the *Bylaws* portion of the meeting when the bylaw will be addressed.

A written submission in opposition to the proposed land use amendment was received from Kevin and Catherine Ward.

The Public Hearing concluded.

ADOPTION OF AGENDA

Additions:

Other Business

12. Realtor's Request
13. Lions Club Request
14. Slave Lake
15. Councillor Lonsbury – Absence Request

In Camera

3. Land

M#6052-11: Councillor Gail moved to accept the agenda as amended.

CARRIED UNANIMOUSLY

ADOPTION OF THE PREVIOUS MINUTES

Regular Council Meeting of May 3, 2011

Councillor Gallant noted on page 9 *Councillor* should read *Councillor Saindon*

M#6053-11: Councillor Saindon moved that the minutes of the Regular Council Meeting of May 3, 2011 be adopted as amended.

CARRIED UNANIMOUSLY

DELEGATIONS

No delegations were in attendance.

ADMINISTRATIVE AND AGENCY REPORTS

No Administrative and Agency Reports were presented.

BUSINESS ARISING FROM THE MINUTES

No Business Arising From the Minutes.

CORRESPONDENCE

Honourable Luke Ouellette, Minister of Transportation – Bridge Funding

M#6054-11: Councillor Mitchell moved to accept the correspondence from Honourable Luke Ouellette, Minister of Transportation, advising that funding has been approved to cover eligible costs for the local road bridge project – BF 74688 – Crowsnest River near Coleman as information.

CARRIED UNANIMOUSLY

Honourable Hector Goudreau – Municipal Excellence

M#6055-11: Councillor Gail moved to accept correspondence received from the Honourable Hector Goudreau, Minister of Municipal Affairs, inviting the Municipality of Crowsnest Pass to provide submissions for the 10th annual Minister's Awards for Municipal Excellence as information.

CARRIED UNANIMOUSLY

Mayor Decoux advised this item deserves further Council consideration at a later date.

CORRESPONDENCE - Continued

Crowsnest Community Trails Ribbon Cutting Ceremony

An invitation was received inviting Mayor Decoux to speak and participate in the Crowsnest Community Trails Ribbon Cutting Ceremony on Friday, July 29, 2011. Members of Council were invited to attend the event and support the project.

Mayor Decoux advised he will be attending.

M#6056-11: Councillor Mitchell moved to defer the *Crowsnest Community Trails Ribbon Cutting Ceremony* item to the June 7, 2011 Council Meeting.

CARRIED UNANIMOUSLY

COMMITTEE REPORTS

April 11, 2011 Crowsnest Pass Municipal Heritage Board Minutes

M#6057-11: Councillor Gallant moved to accept the minutes of the April 11, 2011 Crowsnest Pass Municipal Heritage Board Meeting as presented.

CARRIED UNANIMOUSLY

Mayor Decoux requested that the Director of Legislative Services invite the people attending for the Bylaw 826, 2011 Land Use Amendment Public Hearing back to Council Chambers.

BYLAWS

Bylaw 816, 2011 – Walking Trail Bylaw (1st Reading)

M#-6058-11: Councillor Gail moved First Reading of Bylaw No. 816, 2011.

CARRIED UNANIMOUSLY

Bylaw 825, 2011 – Agricultural Services Board Bylaw (1st Reading)

M#-6059-11: Councillor Mitchell moved First Reading of Bylaw No. 825, 2011.

CARRIED UNANIMOUSLY

BYLAWS - Continued

Bylaw 826, 2011 – Land Use Amendment (2nd and 3rd Reading)

Discussion took place on:

- Height of the units
- Liability insurance on homes in reference to the highway
- Assessment of coal deposits in the area
- Wildlife mitigation
- Noted concerns can be expressed in the Development Agreement
- Green spaces

M#-6060-11: Councillor Gail moved Second Reading of Bylaw No. 826, 2011.

CARRIED

M#-6061-11: Councillor Mitchell moved to table Third Reading of Bylaw No. 826, 2011 to the June 7, 2011 Council Meeting.

CARRIED UNANIMOUSLY

NOTICES OF MOTION

No Notices of Motion were presented.

OTHER BUSINESS

Blairmore Mobile Home Sites

Council comments included:

- Will displace a number of seniors
- There is no urgency, and no plan is in place for the property
- There is a lack of affordable housing in the community, this step will make the situation worse
- The four year eviction should be dropped from the recommendation
- Suggested the possibility of developing a new mobile home park in an approved area
- Allow residents to continue to live on the lots until their units need to be replaced
- Municipality could buy out their residences at a fair market value
- Homes are well maintained with no apparent bylaw infractions
- No place for them to move to
- Need to have some compassion
- Noted the area was initially set up for people over sixty-five years of age
- The previous Chief Administrative Officer had indicated land was available that the Municipality could develop as a mobile home area, and felt Council should explore this option
 - Noted Council is not in the development business, but this may be an opportunity for entrepreneurs

OTHER BUSINESS - Blairmore Mobile Home Sites

The Chief Administrative Officer advised the rationale for presenting this issue to Council was to obtain direction from Council as to where to proceed with the issue, because one of the current mobile home owners was looking to sell and was unclear as to what was permitted, as was Administration.

In reference to the issue of selling to people sixty-five years of age and over, Mr. Clifford advised Administration could not find any information documenting this stipulation, and have not received a legal opinion as to whether the stipulation is sustainable.

In response to whether the waterline could be abandoned and the Municipality could loop around it in the event of issues with the waterline, the Director of Operational Services advised it would be necessary to determine if this was the watermain or individual service lines.

M#-6062-11: Councillor Mitchell moved that Council direct Administration to advise lessees that any mobile homes sold in the intervening period must be removed from the site by the owner; and lessees will be responsible for moving their mobile home in the event that the Municipality must undertake any maintenance on the waterline beneath their mobile homes; and that lessees of mobile homes will be allowed to sell however no new mobile homes will be allowed to be moved on to the property and they will be denied.

DEFEATED

M#-6063-11: Councillor Saje moved to table the *Blairmore Mobile Home Sites* item until the Municipal Development Plan has been updated and/or have met with Administration for further planning.

CARRIED

Mayor Decoux suggested in some areas Council requires better information provided for guidance from Administration.

Bylaw Enforcement Report

M#-6064-11: Councillor Gail moved that Council direct Administration to provide a quarterly report to Council on bylaw enforcement activities and that the media be made aware of the information.

CARRIED UNANIMOUSLY

OTHER BUSINESS - Continued

Practices and Procedures Review

M#-6065-11: Mayor Decoux moved that Council directs Administration to ensure that an ongoing review of Practices and Procedures occurs within each Municipal department; such that each department benefits from such a review not less than once in each five year period; such reviews to be initiated and conducted by Administration or at its discretion by an external group; such reviews shall begin in 2012 and become public documents.

CARRIED UNANIMOUSLY

Three Year Budget

M#-6066-11: Mayor Decoux moved that Administration review the concept of a three year budget process and report back to Council through the Policy Committee well prior to the next budget session.

CARRIED UNANIMOUSLY

Approval for Commercial Signage on Municipal Property

M#-6067-11: Councillor Mitchell moved that Council approves the request from the Blairmore Liquor Store for placement of a portable sign in the front of its building which is Municipal property.

CARRIED UNANIMOUSLY

Community Standards – Municipal Facilities

M#-6068-11: Councillor Saindon moved that Council directs Administration to action the required processes to undertake the cleanup of Municipal Properties within thirty days.

CARRIED UNANIMOUSLY

Removal of Municipal Reserve Designation – Lot 1 MR Block 29 Plan 232 AI

- Administration advised this area is not covered in the Area Structure Plan
- The Municipal Tax Assessor advised:
 - It has been found that coal is present, therefore basements are not recommended
 - Consolidation would increase the size of the parcel allowing for development
 - Confirmed the area would be suitable for the development of a mobile home park

OTHER BUSINESS - Removal of Municipal Reserve Designation - Continued

M#-6069-11: Councillor Mitchell moved that Council authorize the removal of the MR (Municipal Reserve) Designation from Lot 1MR Block 29 Plan 232AI.

CARRIED UNANIMOUSLY

Correspondence to Sustainable Resource Development – Recreational Roadways

Councillor Gallant clarified the purpose of the letter from the Mayor is to request that the Municipality becomes a stakeholder in future decisions concerning Atlas Road, but not taking on any liability or maintenance issues.

- Noted the letter is to be sent to Mel Knight and MLA Evan Berger, and the current critical issue is Atlas Road
- The importance of the road as a recreational access point is critical to the community
- Letter to include “dealing with Atlas Road issues”

M#-6070-11: Councillor Saindon moved that Council directs Administration to draft a letter, under the Mayor’s signature, to the Minister of Sustainable Resource Development recommending a change in the status of participation of the Municipality as it relates to the numerous shared recreational roadways extending from within the Municipality onto Provincial lands.

CARRIED UNANIMOUSLY

Council Agenda Committee

M#-6071-11: Mayor Decoux moved to defer the discussion of the Council Agenda Committee or a suitable alternate structure for inclusion at the review of the Governance and Priorities Committee.

CARRIED UNANIMOUSLY

Mayor Decoux requested that Administration add *Dates for the Governance and Priorities Committee Review* and the *Council Agenda Committee* items to the next Governance and Priorities Committee Meeting Agenda.

Parade Schedules

Council members will advise the Director of Legislative Services of the dates they will be available to participate in local and area parades.

- Council members advised they will attend parades on a volunteer basis
- Mr. Glen Snelgrove has driven the Municipal float in the Whoop Up Days parade on a volunteer basis

OTHER BUSINESS - Continued

Appointment to the Municipal Heritage Board

M#-6072-11: Councillor Mitchell moved that Council approve the appointment of Gale Comin to the Municipal Heritage Board for a two year term.

CARRIED UNANIMOUSLY

Realtor's Request

Administration advised they are currently working on providing information regarding the request from Mr. John Pundyk in reference to the *Off-Site Levy Moratorium*.

Lions Club Request

Administration advised they are currently working on information regarding the Crowsnest Lions Club request in reference to the Blairmore Seniors Building and will present the information to Council as soon as possible.

Slave Lake

Council received an email from the Town of Nanton issuing a challenge to Alberta communities to donate to the Town of Slave Lake for financial support of its municipal core to help to get the municipality and employees back on their feet. Official receipts will be issued for donations.

- Councillor Saje felt help should be provided, and would like to hear a response from the Provincial Government, such as whether they will be matching donated funds
- Councillor Gallant plans to make a personal donation and will be emailing a challenge to Council members to match his donation
- Councillor Mitchell would like to transport good used clothing to Slave Lake and he and Mrs. Mitchell will be looking into making arrangements with Sustainable Resource Development and the RCMP to transport and distribute the clothing
- Mayor Decoux suggested the item be presented to the community and press
- Councillor Lonsbury questioned whether any precedent exists for Council to act on behalf of the Municipality

Mr. Tully Clifford advised Council has the authority for allocation of the resources of the Municipality to donate cash, resources, manpower and time.

Mayor Decoux advised deferring the *Slave Lake* item to the Governance and Priorities Committee Meeting to see what transpires and to better determine what Slave Lake may require.

OTHER BUSINESS – Slave Lake - Continued

Mayor Decoux requested Administration draft a letter in response, indicating that Council is reviewing the matter, and also that the *Slave Lake* item be placed on the Governance and Priorities Committee Meeting Agenda to be reviewed further.

Councillor Lonsbury – Absence Request

M#-6073-11: Councillor Lonsbury moved that he be excused from the next Governance and Priorities Committee Meeting.

CARRIED UNANIMOUSLY

COUNCIL MEMBERS REPORTS

Councillor Saje

- Trade Fair
- Prosperous Regions Seminar
- Council Retreat

Councillor Mitchell

- Six Council Initiated Events

Councillor Gallant

- Trade Fair
- Heritage Board Meeting
- Geotourism Workshop
- Presentation on Wildlife Collisions on Highway 3

Councillor Gail

- Trade Show
- *Futures Game* Presentation
- Geotourism Seminar
- Council Retreat
- Governance and Priorities Committee Meeting
- Community Enhancement Meeting

Councillor Lonsbury

- Council Retreat
- Senior Housing Authority

Councillor Saindon

- Trade Show
- Rodeo Dance

COUNCIL MEMBERS REPORTS - Continued

Mayor Decoux

- Mayor's Meeting
 - Potential Genetic Cure for Pine Beetles
 - Lethbridge Airport Endeavour
- Alberta Building Code Change
 - If more than ten minutes away from fire department services – must install fire extinguishing system in your roof
- Grade Six Students – DARE Program

Mayor Decoux urged Councillors to read pages five and six of the distributed document relative to the Land Use Act – *Social Context*.

PUBLIC INPUT

No public input was provided.

IN CAMERA

M#6074-11: Councillor Gail moved to go In Camera at 9:20 pm.
CARRIED UNANIMOUSLY

RECESS/RECONVENE

Council recessed at 9:20 pm and reconvened at 9:25 pm.

BUSINESS OUT OF CAMERA

M#6075-11: Councilor Saindon moved that Council come Out of Camera at 10:05 pm.
CARRIED UNANIMOUSLY

2010 Actuarial Report on Post Employment Benefits for Municipal Staff and Employees

M#6076-11: Mayor Decoux moved that Council review and accept as information the 2010 Actuarial Report on the Post Employment Benefits Valuation as of 31 December 2010 and Disclosure for the Fiscal Year ending 31 December 2010 under Canadian Institute Chartered Accountants (CICA) Public Services Handbook Sections PS 3250 and PS 3255.

CARRIED UNANIMOUSLY

M#6077-11: Councilor Lonsbury moved that Council recognize the yearly cost for the Actuarial Reporting as an expense to administer and provide this post employment benefit.

CARRIED UNANIMOUSLY

BUSINESS OUT OF CAMERA - Continued

Endorsement Policy

Notice of Motion – Councillor Mitchell

“At the June 7 Regular Council Meeting I will move or cause to be moved a motion to rescind Policy # CNL.013 – Endorsement Policy having received information and opinions from our lawyer.”

Notice of Motion – Councillor Mitchell

“At the June 7 Regular Council Meeting I will move or cause to be moved a motion directing Administration to bring forward to the Policy Committee a Code of Conduct for members of Council and Council Committees for their review and input.”

Equipment Operator III Training Wage

M#6078-11: Councilor Saje moved that Council accept the recommendation of Administration relative to CUPE bargaining for the uplift of the Equipment Operator III wage by \$1.00 per hour to \$28.14 to compensate for the on-going on-the-job and formalized training/mentoring activities undertaken by Equipment Operator III's.

CARRIED UNANIMOUSLY

ADJOURN

M#6079-11: Councilor Mitchell moved to adjourn the meeting at 10:10 pm.

CARRIED UNANIMOUSLY

B. V. Decoux
MAYOR

Original Signed

Kevin Robins
CHIEF ADMINISTRATIVE OFFICER

Minutes edited and approved by

Lynne Cox
Lynne Cox, Director of Legislative &
Human Resource Services