

**MUNICIPALITY OF CROWSNEST PASS**

**TUESDAY, MAY 11, 2011**

A special meeting of the Council of the Municipality of Crowsnest Pass was held in the Council Chambers on Wednesday, May 11, 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 Operational Services	Myron Thompson
Director of Community Services	Cam Mertz
Director of Legislative and Human Resource Services & Recording Secretary	Lynne Cox
Municipal Tax Assessor	Glen Snelgrove

**Absent:**

Director of Finance & Systems	Marion Vanoni
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**CALL TO ORDER**

Mayor Decoux called the meeting to order at 1:00 pm.

**ADOPTION OF AGENDA**

**M#6052-11:**    Councillor Gallant moved to accept the agenda as written.

CARRIED UNANIMOUSLY

**BUSINESS ARISING FROM THE MINUTES**

**Motion Action List Review 2004 - 2010**

Bylaw 539, 2000 - Municipal Development Plan Given Third Reading

The Chief Administrative Officer advised the Municipal Development Plan is ten years old and should be updated on a regular basis.

**BUSINESS ARISING FROM THE MINUTES - Continued**

**2006**

Turtle Mountain Riding Club Lease

Mr. Glen Snelgrove, Municipal Tax Assessor, advised a lease exists for the Turtle Mountain Riding Club which is being administered through the Municipal Office.

**2007**

York Creek Dam Green Water Supply

Mr. Snelgrove advised:

- The pre-design report was completed
- The cost would be over two million dollars
- Silting issues were identified – Alberta Environment involved
- It was determined to be too expensive for the project to be feasible

Further discussion included:

- Discussion on the utility right-of-way for the pipeline
- The Director of Operational Services advised this specific water source may have been exhausted
  - There is an alternative water source brought forward as part of this year's budget
  - The work will be undertaken this year, half funded by the golf course and half by the Municipality
- Noted the water license on York Creek Dam should be protected

**M#6053-11:** Councillor Saje moved to expunge Motion # 3122-07.

CARRIED UNANIMOUSLY

Water Meters

The Director of Operational Services advised water meters should be formalized through an amendment to the Utility Bylaw as a requirement for new construction.

**M#6054-11:** Councillor Saje moved to expunge Motion #3127-07 and to amend the Utility Bylaw to include the installation of water meters in all new construction.

CARRIED UNANIMOUSLY

**BUSINESS ARISING FROM THE MINUTES - Continued**

**2009**

**Acquisition of Sustainable Resource Development Lands**

Mr. Glen Snelgrove advised the previous Council formally asked Sustainable Resource Development if the land immediately north of the Pineview subdivision was available for sale.

- Sustainable Resource Development denied the request citing it was a wildlife corridor
- Mr. Snelgrove felt it was Council's thinking that if the land was developed and some of the profits were put towards enhancing wildlife habitat that SRD may be more favorable in selling the land to the Municipality for development
- The plan was never formalized
- Mr. Snelgrove felt funds generated from a subdivision would be better directed to needed infrastructure

The Chief Administrative Officer advised this area will be addressed in the recently approved Area Structure Plan.

**M#6055-11:** Mayor Decoux moved to rescind Motion #5211-09.

CARRIED UNANIMOUSLY

**M#6056-11:** Councillor Gallant moved to refer to Administration to work with the property north of Pineview as part of the North Area Structure Plan.

CARRIED UNANIMOUSLY

**2010**

**Historical Resources Act Clearance**

Mr. Snelgrove advised:

- The property lies immediately east of the MDM Community Centre property
- A historical resource caveat was placed on the land by the Municipality, which the Municipality would now like to remove as this is a developable piece of land
- A Historical Resource Impact Assessment is necessary before the historical resource caveat can be removed and is expected in the next four to six weeks

Mayor Decoux requested the report be presented to Council when received.

**BUSINESS ARISING FROM THE MINUTES - Continued**

Creating a School Safe Community

Councillor Mitchell felt the speed limit for a portion of the road under the highway overpass in the vicinity of the Horace Allen School should be reduced to 15 kilometers per hour citing safety of the children crossing in the area.

The Chief Administrative Officer advised this will be addressed as part of the Capital Infrastructure Program.

Ms. Lynne Cox, Director of Legislative and Human Resources, advised the issue was brought forward by a parent committee at the time the Livingstone Range School Division significantly reduced bussing.

**M#6057-11:** Councillor Mitchell moved to refer the issue to Administration to take appropriate action as required.

CARRIED UNANIMOUSLY

Assessment Appeal Board Process

Mr. Clifford advised ORRSC will undertake this activity and an agreement will be presented to Council.

Turtle Mountain Restricted Development Area

The Chief Administrative Officer advised the restricted development area was determined based on a model.

- Recommended not easing restrictions, because this may cause the Municipality to assume some of the legal liability
- Suggested requesting that the Province review their model, and if the model changes the Municipality can then modify development restrictions

The Municipal Tax Assessor felt the line specifying development restrictions was too arbitrary and it would be helpful if the government could adjust the designated line.

- The land is zoned Direct Control
- Council has the authority to grant or not grant development within the area
- The Municipality set restrictions within the designated line

Further discussion included:

- Issue with selling homes because potential buyers cannot get mortgages on properties within the restricted area
- In the past Council has not allowed any new construction within the zone due to liability issues

**BUSINESS ARISING – Turtle Mountain Restricted Development Area - Continued**

**M#6058-11:** Councillor Mitchell moved to leave the bylaw for the restricted development area in Turtle Mountain as is until such time that Administration confers with the appropriate provincial authorities.

CARRIED UNANIMOUSLY

Mayor Decoux requested Administration inform Council of the outcome.

**Underground Gas in Bellevue**

Glen Snelgrove explained a study was done that identified a high concentration of methane gas in a stand pipe for a water valve.

- The study suggested more investigation be conducted in order to find the source of the methane gas
- An adjacent portion of land in the MDM Community Centre property has development potential

The Director of Operational Services advised the report provided some options to dissipate the problem.

Further discussion included:

- Questioned whether the source can be tapped to create electricity to be put to the grid
  - Administration advised this was not covered in the report and could make inquiries
- Suggested the provincial government could be approached to provide funds to assist with the issue as the cause may have been an old mine in the area

**M#6059-11:** Mayor Decoux moved that Administration correspond with the Provincial government as to the rectification of the situation.

CARRIED UNANIMOUSLY

Mayor Decoux requested that Administration update Council on the outcome.

**Development Agreement Security**

The Director of Operational Services advised the issue of development agreement security is currently considered a requirement and has been incorporated into the Development Agreement process.

- The issue will be covered in the new Development Agreement template which will be presented to Council for approval
- The issue is discussed in the handbook

The Chief Administrative Officer advised the issue is currently under review and looking for consistency in protecting the citizens from carrying costs that should have been carried by the developer.

- Safety and liability issue

**BUSINESS ARISING FROM THE MINUTES - Continued**

**2006**

Turtle Mountain Riding Club Lease

Mr. Snelgrove advised the lease is for ten years and expires in 2017.

**IN CAMERA**

**M#6060-11:** Councillor Gail moved to go In Camera at 1:50 pm.

CARRIED UNANIMOUSLY

**RECESS/RECONVENE**

Council recessed at 1:50 pm and reconvened at 2:00 pm.

**BUSINESS OUT OF CAMERA**

**M#6061-11:** Councilor Mitchell moved that Council come Out of Camera at 2:45 pm.

CARRIED UNANIMOUSLY

Huska - Request to Purchase

**M#6062-11:** Councillor Mitchell moved that Administration forward correspondence to Mr. Huska giving him an update on the current status of the situation with his options and further that Council has directed this matter to be concluded by August 30, 2011.

CARRIED UNANIMOUSLY

CUPE Arbitration

**M#6063-11:** Councillor Saje moved to direct Administration to commit to Option 2 and to enter into discussions with CUPE as recommended.

CARRIED UNANIMOUSLY

**ADJOURN**

**M#6064-11:** Councilor Mitchell moved to adjourn the meeting at 2:50 pm.

CARRIED UNANIMOUSLY

*Original Signed*

*B.V. Decoux*  
MAYOR

*Kevin Robins*  
CHIEF ADMINISTRATIVE OFFICER

Minutes edited and approved by

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