

MUNICIPALITY OF CROWNEST PASS

TUESDAY, SEPTEMBER 16, 2008

A regular meeting of the Council of the Municipality of Crownsnest Pass was held in the Council Chambers on Tuesday, September 16, 2008.

PRESENT: **MAYOR:** Dr. J. Irwin

COUNCILLORS: D. Cole, I. MacLeod, L. Mitchell, J. Salus, G. Taje, D. Ward

Also present:

Acting Chief Administrative Officer:	Glen Snelgrove
Director of Finance and Systems	Marion Vanoni
Public Works Superintendent:	Ray Mahieux
Community Services Director	Cam Mertz
Recording Secretary:	Carolee Ison

CALL TO ORDER

Mayor J. Irwin called the meeting to order at 6:59 pm.

PUBLIC HEARINGS

Land Use Amendment – Secondary Suites

As required, a Public Hearing was held regarding the proposed Land Use Amendment to add Schedule 16 – Standards for Secondary Suites, and that the following Land Use Classifications be amended to include Secondary Suites as a Discretionary Use:

Residential (R-1)	Residential (R1-A)
Duplex Residential (R-2)	Residential (R-2A)
Multiple Residential (R-3)	Mobile Home (R-4)
Comprehensive Narrow Lot Residential (R-5)	
Grouped Country Residential (GCR-1)	

Mr. Garnett Campbell, a resident of Campbell Heights, was in attendance to speak in opposition to the proposed land use amendment. His comments included:

- ▶ He and his family developed the property twenty-five years ago as R-1, Single-Family Dwelling
- ▶ A three storey house was built in the neighborhood, and suites were rented out in this house, causing garbage, parking, and snow removal issues
- ▶ Many phone calls were made to the Municipal Office before the issue was looked into

PUBLIC HEARINGS - Land Use Amendment – Secondary Suites - Continued

- ▶ The Municipality never asked the owner to remove the suites
- ▶ Questioned if landlords will be charged for extra garbage pick up, and charged more for water and sewer
- ▶ Felt if the homeowner will be earning income from the property, they should be taxed for extra services
- ▶ Questioned who will check the units to ensure they are legal and meet safety requirements
- ▶ Asked if the homeowner will be required to live in the home
- ▶ Realizes Council must provide low income housing, and there may be federal and provincial funding to construct low income housing
- ▶ Felt members of Council who own rental property should excuse themselves from the discussion and vote on this issue
- ▶ Does not want secondary suites in his neighborhood that was specifically zoned for single family dwellings
- ▶ When a development is approved with certain conditions, asked what gives the municipality the right to change the conditions when the development is complete

Mayor Irwin thanked Mr. Campbell for his presentation.

Mr. Dale Wadstein, a local business owner, was in attendance to speak in favor of the proposed land use amendment regarding secondary suites. His comments included:

- ▶ In favor of secondary suites as it is difficult to get skilled labor to move into the area with the lack of available rental property
- ▶ Felt it will increase the size of the community and skilled labor in the area

Mayor Irwin thanked Mr. Wadstein for his presentation and declared the Public Hearing concluded.

Land Use Amendment – Appendix 4 – Fee Schedule

As required, a Public Hearing was held regarding the proposed Land Use Amendment to delete Appendix 4 – Fee Schedule.

No one was in attendance to speak in opposition or in favor of the proposed land use amendment.

Mayor Irwin declared the Public Hearing concluded.

ADOPTION OF AGENDA

ADDITIONS:

DELEGATIONS

1. Crow Snow Riders

COMMITTEE REPORTS

1. Crowsnest Centre

OTHER BUSINESS

3. Minor Hockey – Albert Stella Memorial Arena
4. Road Use Agreement
5. Municipal Census

IN CAMERA

1. Land
2. Legal
3. Land

M#3622-08: Councillor D. Cole moved that the agenda be adopted as amended.

CARRIED UNANIMOUSLY

ADOPTION OF MINUTES

M#3623-08: Councillor D. Ward moved that the minutes of the Regular Council meeting of Tuesday, September 2, 2008 be adopted as written.

CARRIED UNANIMOUSLY

M#3624-08: Councillor I. MacLeod moved that the minutes of the Special Council meeting of Monday, September 8, 2008 be adopted as written.

CARRIED UNANIMOUSLY

DELEGATIONS – Crow Snow Riders

Vern Pedersen, President of the Crow Snow Riders, was in attendance to request the support of Mayor and Council to host the 2010 Alberta Snowmobile Association Jamboree. He felt that this is an excellent opportunity to showcase our community. Before proceeding to host this event, Mr. Pedersen would like to have recommendations of support from Council.

Further discussion included:

- ▶ Support requested included:
 - Ideas to help showcase the area and highlight events
 - Advertising
 - Feel they can handle the financial costs
 - Want community and Council support behind them
- ▶ Questioned if there is any opposition

Mayor Irwin thanked Mr. Pedersen for his presentation.

M#3625-08: Councillor L. Mitchell moved that Council support the Crow Snow Riders for the 2010 Alberta Snowmobile Association Jamboree.

CARRIED UNANIMOUSLY

ADMINISTRATIVE AND AGENCY REPORTS

Director of Finance and Systems

Mrs. Marion Vanoni, Director of Finance and Systems provided two written reports and reviewed same with Council. Said reports contained information on the following:

- ▶ Joint Budget Planning Session
 - Possible Date – October 6, 2008
 - Objective of the Meeting
 - Agenda Items – Items suggested and agenda ideas requested
 - Community organizations contacted regarding 2009, 2010 and 2011 Municipal Budget Funding Requests
 - Community organizations that are stewards for the Community Services Department contacted regarding 2009, 2010, and 2011 Municipal Budget Funding Requests
- ▶ Fortis Franchise Agreement
 - Requesting Council's input and approval of the implementation of a 5% franchise fee that is currently at 0%.

ADMINISTRATIVE AND AGENCY REPORTS-Director of Finance & Systems-Continued

M#3626-08: Councillor D. Ward moved to recommend that Council, as detailed in the Fortis Franchise Agreement authorize a 5% franchise fee for 2009, allocate all fees to be used to upgrade the Municipal electrical distribution system, and as per the Fortis Franchise Agreement advertise the franchise fee change in the local newspapers.

CARRIED UNANIMOUSLY

M#3627-08: Councillor D. Ward moved to set October 6, 2008 as the date to start the budgetary process as presented by the Director of Finance and Systems.

CARRIED UNANIMOUSLY

The Budget Meeting on October 6, 2008 will be at 7:00 pm in Council Chambers.

The Director of Finance and Systems requested Council's feedback prior to the budget meeting.

Public Works Superintendent

Mr. Ray Mahieux, Public Works Superintendent, provided two written reports and reviewed same with Council. The first report contained information on the following:

- ▶ Electrical System Expansion
- ▶ Fortis Right-Of-Way Tree Trimming
- ▶ Fall Clean-Up
- ▶ Blairmore/Coleman Interconnect
- ▶ 2008 Infrastructure Replacement Projects
- ▶ Southmore
- ▶ Public Works Staff

Discussion included:

- ▶ When asked when the cost information from Mr. Philips could be expected, the Public Works Superintendent said he would request the information before the budget process
- ▶ A request was received from the president of the Bellevue Underground Mine regarding some sliding near the old washhouse site, asking if the Municipality could dump some fill in the hole created, and invoice the Bellevue Mine for that service
- ▶ The Public Works Superintendent's concern was that a load of fill may not take care of the problem, and the situation should be investigated further
- ▶ It was noted that the date for the next Operational Services Committee Meeting of November 3, 2008 conflicted with a Policing Committee Meeting and a Fire Chiefs Meeting

ADMINISTRATIVE AND AGENCY REPORTS- Public Works Superintendent-Continued

- ▶ The Public Works Superintendent will provide alternative dates for the Operational Services Committee Meeting

The Public Works Superintendent's second report included information on the following:

- ▶ New Coleman Shop - Update and Financing
- ▶ Cost Estimate to Construct the New Coleman Shop
- ▶ Tender Results for Heavy Equipment Storage and Workshop Building

M#3628-08: Councillor Ward moved to table proceeding with the new Coleman Shop until proceeding with the 2009 budgetary process.

Mayor Irwin stated the motion would not be accepted as a long statement with the motion to table at the end of the statement, because a motion to table is not debatable and felt the issue should be dealt with by Council before moving in that direction.

It was suggested that the next budget process be separated into Capital and Operational Expenses.

M#3629-08: Councillor G. Taje moved to reject the offer of \$115,500.00 for the purchase of one of the old shops and return their deposit.

CARRIED UNANIMOUSLY

M#3630-08: Councillor D. Ward moved to put the proposed Coleman Shop project on hold until proceeding with the 2009 budgetary process to determine if funding is available.

CARRIED UNANIMOUSLY

EXCUSED

Mr. Ray Mahieux, Public Works Superintendent, was excused from the meeting at 7:57 pm.

Community Services Director

Mr. Cam Mertz, Community Services Director, provided a written report and reviewed same with Council. Said report contained information on the following:

- ▶ Playgrounds
 - Pete's Park will be redesigned as a universally designed handicapped accessible playground
- ▶ Arenas
 - A new proposed arena schedule was presented
 - Programs are not being cancelled, programs are being rescheduled

ADMINISTRATIVE AND AGENCY REPORTS – Community Services Director – Continued

- ▶ Walking Trails
- ▶ Pedestrian Bridges
- ▶ 2009 Southern Alberta Games
- ▶ Community Services Master Plan

The Community Services Director explained the Culture and Recreation Department has a Mission Statement in place as part of the Master Plan:

“It is the mission of the Culture and Recreation Department to coordinate, promote, facilitate, and support culture, recreation and active living opportunities necessary to meet the needs of the community and citizens.”

ACCEPT ADMINISTRATIVE AND AGENCY REPORTS

M#3631-08: Councillor D. Cole moved to accept the Administrative and Agency Reports as presented.

CARRIED UNANIMOUSLY

M#3632-08: Councillor G. Taje moved to allocate 2008 Municipal Sponsorship Program to the continuing development of the walking trail system.

CARRIED UNANIMOUSLY

M#3633-08: Councillor D. Cole moved to change the agenda item, “Other Business - #3 Minor Hockey – Albert Stella Arena” to the next item on the agenda.

CARRIED UNANIMOUSLY

OTHER BUSINESS

Minor Hockey – Albert Stella Arena

M#3634-08: Councillor G. Taje moved to open the Albert Stella Arena Monday through Friday in November and December 2008.

M#3635-08: Councillor G. Taje moved to table the motion to open the Albert Stella Arena Monday through Friday in November and December 2008, to the October 7, 2008 Council Meeting.

CARRIED

BUSINESS ARISING FROM THE MINUTES

Statement of Surplus and Loss

M#3636-08: Councillor D. Ward moved to accept the Statement of Surplus and Loss and the recap of operating and capital revenue and expenses as at June 30, 2008 as reported.

CARRIED UNANIMOUSLY

Policy No. CNL.009 – Attendance at Out of Province Events

- ▶ The Director of Finance and Systems notified that the financial information previously requested regarding this agenda item will be available for the next Council Meeting

M#3637-08: Councillor Ward moved to table Policy No. CNL.009 – Attendance at Out of Province Events to the October 7, 2008 Council Meeting.

CARRIED

CORRESPONDENCE

Crowsnest Conservation Society – Invitation to Attend Workshop

Correspondence was received from Jenice Smith, Program Manager of the Crowsnest Conservation Society inviting Mayor and Council to the *Living With Wildlife* community workshop on Wednesday, September 17, 2008 at 7:00 pm at the Crowsnest Centre. The workshop is hosted by the Crowsnest Conservation Society and is facilitated by the Chinook Institute for Community Stewardship.

Local biologist, Dale Paton, will explain how wildlife utilize the Crowsnest Pass and surrounding wildlands. Karelian Bear Dog and Bear Aversion Specialist, Jay Honeyman, will present on how humans and wildlife interact in the community. There will also be an update on the Crowsnest Pass BearSmart Program.

Accepted as information.

COMMITTEE REPORTS

Police Advisory Committee – Minutes

The minutes from the September 8th, 2008 meeting of the Police Advisory Committee were provided for Council's review. The minutes were received as information and will be maintained on file.

COMMITTEE REPORTS - Continued

Council Committee of the Whole - Minutes

The minutes from the September 9th, 2008 meeting of the Council Committee of the Whole were provided for Council's review. The minutes were received as information and will be maintained on file.

M#3638-08: Councillor L. Mitchell moved that the minutes of the Council Committee of the Whole Meeting of Tuesday, September 9, 2008 be adopted as written.

CARRIED

Crowsnest Centre

Councillor G. Taje, Council representative on the Crowsnest Centre Board, presented Council with copies of the Minutes and Financial Statements of the Crowsnest Centre, to reflect that the Crowsnest Centre Board was responsible in doing their duties.

Accepted as information.

BYLAWS

Bylaw No. 765, 2008 – Land Use Amendment – Secondary Suites (2nd & 3rd Readings)

M#3639-08: Councillor Taje moved second reading of Bylaw No. 765, 2008 with the following amendment to Section 16:

- A Secondary Suite means development of an auxiliary self contained unit located in a structure in which the primary use is a single family dwelling.
- A Secondary Suite has an entrance separate from the entrance of the primary dwelling unit, either from a common indoor landing or directly from the exterior of the structure and must be connected by an interior door directly connecting the primary dwelling unit to the secondary unit.
- Exterior access to the Secondary Suite shall be subordinate in both size and appearance to the access to the primary dwelling unit.
- The Secondary Suite will provide sleeping, cooking, and washroom facilities within the self contained unit.

M#3640-08: Councillor Ward moved to table second reading of Bylaw No. 765, 2008.

TABLED

BYLAWS - Continued

Bylaw No. 767, 2008 – Land Use Amendment – Schedule 4 (2nd & 3rd Readings)

M#3641-08: Councillor Cole moved second reading of Bylaw No. 767, 2008.

CARRIED UNANIMOUSLY

M#3642-08: Councillor MacLeod moved third reading of Bylaw No. 767, 2008.

CARRIED UNANIMOUSLY

NOTICE OF MOTIONS

No Notice of Motions.

OTHER BUSINESS

Development Application – High Rock Rentals Relocation

Correspondence was received expressing concern regarding the relocation of High Rock Rentals next door to the Crowsnest Mall.

M#3643-08: Councillor Cole moved that the Development Application for the relocation of High Rock Rentals Sales & Service be sent to the Subdivision and Development Authority.

CARRIED

Crowsnest Pass Senior Housing

M#3644-08: Councillor Taje moved to endorse the formation of a committee comprised of Council representation and the Crowsnest Pass Senior Housing Board, with the Council members currently assigned to the Crowsnest Pass Senior Housing Board as members on this committee if they wish.

CARRIED UNANIMOUSLY

OTHER BUSINESS – Continued

Road Use Agreement

Mr. Linderman has applied for an extended Road Use Agreement to carry out logging procedures for Alberta Sustainable Resource Development and the Fire Smart Program, and would like to start work approximately September 25, 2008.

M#3645-08: Councillor Cole moved to extend the Linderman Road Use Agreement contingent on approval by the land owner.

CARRIED UNANIMOUSLY

Municipal Census

It was explained the Town of Pincher Creek conducted its own census, costing less than \$10,000.00.

Council requested that the Chief Administrative Officer get further information on this process and present the results to Council.

PUBLIC INPUT

Mr. Doug Whan was in attendance to address Council and ask questions on the Young, Parkyn, McNab Report on the Learning Centre.

Mayor Irwin advised Mr. Whan that the Public Input portion of the Council Meeting was not a question and answer period, and Mr. Whan could provide his input.

Mr. Whan's comments included:

- ▶ Questioned if the Municipality owns the Learning Centre outright
- ▶ Concerned that the report states they cannot account for some receipts and expenditures on some of the accounting they did
- ▶ Questioned if the RCMP has been notified of discrepancies in accounts

Mayor Irwin thanked Mr. Whan for his input.

IN CAMERA

M#3646-08: Councillor D. Ward moved that Council go In Camera at 8:53 pm. to discuss land and legal matters.

CARRIED

RECESS/RECONVENE

Mayor J. Irwin recessed the meeting at 8:53 pm and reconvened at 8:58 pm.

OUT OF CAMERA

M#3647-08: Councillor D. Ward moved that Council come Out of Camera at 9:10 pm.

CARRIED

ADJOURN

M#3648-08: Councillor G. Taje moved to adjourn at 9:11 pm.

CARRIED

JOHN IRWIN

MAYOR

ORIGINAL SIGNED

GORDON O. LUNDY

CHIEF ADMINISTRATIVE OFFICER