

MUNICIPALITY OF CROWSNEST PASS

TUESDAY, FEBRUARY 3, 2009

A regular meeting of the Council of the Municipality of Crowsnest Pass was held in the Council Chambers on Tuesday, February 3, 2009.

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

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

Also present:

Chief Administrative Officer
Director of Finance and Systems
Ray Mahieux
Cam Mertz
Recording Secretary

Gordon O. Lundy
Marion Vanoni
Public Works Superintendent
Community Services Director
Carolee Ison

CALL TO ORDER

Mayor J. Irwin called the meeting to order at 7:00 pm.

PUBLIC HEARINGS

No Public Hearings were held.

ADOPTION OF AGENDA

ADDITIONS:

Other Business

5. Water Allocation Transfer Symposium
6. Appointment of the Rescue Chief
7. Councillor Absence

In Camera

4. Land Use Bylaw

M#3823-09: Councillor Ward moved that the agenda be adopted as amended.

CARRIED UNANIMOUSLY

ADOPTION OF MINUTES

M#3824-09: Councillor Cole moved that the minutes of the Regular Council meeting of Tuesday, January 20th, 2009 be adopted as written.

CARRIED UNANIMOUSLY

DELEGATIONS

Cory Armfelt & Mike Hoffman – Gold Creek Development

Mr. Cory Armfelt, AECOM, and Mike Hoffman, Livingstone Ventures Ltd., were in attendance to address questions regarding the Gold Creek Area Structure Plan. Their presentation included:

- The Area Structure Plan was developed with the intent of meeting the Municipal Development Policy
 - A Public Open House was held
- Development Concept
 - Designed as a pod style of development
 - Group Country Residential Development
 - A high voltage AltaLink transmission line with a fifty meter easement crosses the site
 - Option A – Incorporation of the entire AltaLink easement as Municipal Reserve
 - Option B – Incorporation of half of the AltaLink easement as Municipal Reserve and half provided cash-in-lieu
- Land Use Concept
 - Topography of the site works well for walk-out basements
- Fire Protection
 - FireSmart policies adopted
 - The development site is approximately:
 - 55% “Low Fuel”
 - 20% “Non Fuel”
 - 20% “Moderate Fuel”
 - 5% “Extreme Fuel” - Northeastern most corner – no development
- Adopting WildSmart guidelines
 - Bear-proof garbage can policies
 - Recommendations for barbeques and pets
- AltaLink Easement
 - AltaLink requested an additional six meters easement on the west side of the line, and a ten meter easement on the east side, which will still be owned by the residents, but noted on the titles allowing AltaLink access to the property if necessary
- Municipal Reserve incorporated into the AltaLink Easement
- Roadways and Access
 - Site access provided by reconstruction of Roadway 5524 O
 - Existing roadway will be upgraded to Municipal standards

DELEGATIONS - Cory Armfelt & Mike Hoffman – Gold Creek Development - Continued

- Hydrogeology
 - Each lot is serviceable with a well delivering 1250 m³/year
 - Based on a 20 year draw down analysis, a consistent amount of water is demonstrated
 - No neighboring wells will be negatively impacted
 - The wells will not be under the influence of the South Saskatchewan River Basin
- Storm Water and Waste Water
 - Site is on a slope
 - Two springs on site
 - Culvert will be upgraded to a 450 mm corrugated steel pipe culvert
- Waste Water
 - Recommending holding tank systems and pump out sewer systems
- Potential Development Revenue
 - The estimated value of tax revenue after subdivision, with no developed houses, will be approximately \$40,000.00 per year as provided by Administration
 - Road maintenance is estimated at \$4,550.00 per year
 - Felt road maintenance would be covered by tax revenue
- Alberta Land Use Framework
 - Cumulative Effects Management
 - Land is currently used for grazing cattle in the summer
 - Felt the nutrient load with regards to manure entering Gold Creek would decrease with the development
 - Current road used for ATV's could be deterred to Talisman Road, decreasing silt entering Gold Creek
 - Felt the net effect of the development will be a decrease in the impact on the natural environment and overall cumulative effects will be less
- Correspondence has occurred with:
 - AltaLink
 - Alberta Public Lands
 - Gold Creek Grazing Co-Op
 - Telus
 - Fortis
 - Atco Gas
 - Province of Alberta Historical Resources Management Branch
 - Sustainable Resource Development
 - Alberta Environment
 - Department of Fisheries and Oceans
 - AECOM Senior Wildlife Biologist – Jess Dunford provided a letter on environmental impact

Mike Hoffman, Livingstone Ventures Ltd., provided information to Council regarding fire concerns raised in the development, and reviewed same with Council.

- Addressed the issues of distance, water supply, and time with regards to fire fighting

DELEGATIONS - Cory Armfelt & Mike Hoffman – Gold Creek Development - Continued

- The proposed subdivision is only 800 meters further north than the existing subdivision in the area
- According to an initial survey, the proposed legal road allowance will not exceed a 4% grade, which according to the Fire Chief is suitable for fire trucks
- The National Fire Protection Association Standards outlines for water supplies and the Insurance Services Office directives for insurance were used for evaluations regarding fire protection
- Stated contact with several insurance companies determined the area would be considered a “Tier 2” insurance coverage area, which indicates that the area falls within the confines of a municipal fire protection district and there would be no additional insurance costs associated with this subdivision
- Reviewed a fire fighting plan in accordance with NFPA Standards
- Water available through shuttle operation using two trucks is estimated at 946 liters per minute, providing an unlimited supply of water in a shuttle operation

A letter intended to provide additional information for Council relating to environmental concerns raised regarding the Gold Creek Subdivision, addressed to Mr. Cory Armfelt, from Mr. Jess Dunford, Senior Wildlife Biologist, was read aloud. Said letter contained information on the following:

- Architectural controls are intended to be in place as part of the development
- Green space reserve will be included in the housing layout
- Maintenance of natural habitats will be encouraged on individual lots
- The development site has been previously disturbed
- Current land use has ongoing detrimental environment impacts
- Cattle grazing has negative effects on native wildlife and water quality
- Wildlife movement impact will be most evident on the development property and near the property
- Concern was previously expressed regarding helicopter-based fire fighting in the event of a forest fire, due to the electrical transmission line, but it was noted with road access to the site, forest fire response may occur through ground access
- A FireSmart Program would be implemented to reduce fuel loading on site
- The WildSmart Program will be implemented to reduce the risk of wildlife contact
- AECOM had contacted Alberta Sustainable Resource Development, the Alberta Conservation Association, and the Federal Department of Fisheries and Oceans Canada regarding development implications of the proposed development
- Government representatives did not express concern regarding implications to wildlife with the proposed project
- Mitigation measures will be taken
- There will be a reduction in wildlife habitat associated with housing development

Further discussion included:

- Archeological sites adjacent to the road would have to be considered when developing the road
- A copy of the letter from Mr. Jess Dunford was requested by Council

DELEGATIONS - Cory Armfelt & Mike Hoffman – Gold Creek Development - Continued

- Noted a letter from Sustainable Resource Development had been received by Council, expressing concern regarding the road
- The developer would like the subdivision to move along as quickly as possible
- Council questioned Administration whether the municipality has a legal obligation to accept the AltaLink easement as a Municipal Reserve, and Administration explained it is a negotiation point between the municipality and the developers
- When questioned, the developer expressed their vision of the Crowsnest Pass is to make it a community people are attracted
 - Felt the proposal takes unpristine land, with a power line running through it, and makes it desirable, which will benefit the community
 - Expressed there is already significant impact to the property with current land use
- Councillor Taje feels it is a waste of land to put 25 homes on 90 acres of land, which has the potential for many more homes
- Mayor Irwin expressed the property has the opportunity for higher density, and could benefit by connecting to municipal water and sewer services providing safer water and safe and dependable sewer systems
- Mayor Irwin expressed concern with the use of septic systems with the landscape of the area

ADMINISTRATIVE AND AGENCY REPORTS

Chief Administrative Officer

Mr. Gordon O. Lundy, Chief Administrative Officer, provided a written report and reviewed same with Council. Said report will be maintained on file and contained information on the following:

- ▶ Southern Region AAMDC Meeting – Roles and responsibilities – Policing Review
 - ▶ The Rural Community Adaptation Grant Program
 - ▶ Mountain Pine Beetle Program Update
 - ▶ Pandemic Influenza Tabletop Exercise
 - ▶ Exercise planned for spring with ERCD
- Council requested Administration schedule a date for the first Community Economic Development Adhoc Committee Meeting in late February or March 2009
 - Council requested the Bylaw Officer attend a Council Meeting to present a report

Public Works Superintendent

Mr. Ray Mahieux, Public Works Superintendent, provided a written report and reviewed same with Council. Said report will be maintained on file and contained information on the following:

- ▶ 2009 Infrastructure Replacement Projects

ADMINISTRATIVE AND AGENCY REPORTS - Public Works Superintendent - Continued

Recommendation that Council approve the following:

1. Proceed with the grant applications for projects #16 and #19
2. Proceed with the detailed design of projects # 16 and #19
3. Upon Completion of the detailed design proceed with the tendering of projects # 16 and #19

▶ Building Canada Fund – New Grant - Closes March 15, 2009

Recommending one of the following projects for possible endorsement by Council for the Building Canada Fund Grant application:

1. York Creek Green Water Supply
 - Estimated Project Cost - \$2,071,000.00
 - Municipal Contribution - \$690,333.00
2. Infrastructure Replacement Projects
 - Estimated Project Cost - \$3,456,000.00
 - Municipal Contribution - \$1,152,000.00
3. Sentinel Sanitary Sewer Servicing
 - Estimated Project Cost - \$11,500,000.00
 - Municipal Contribution - \$5,500,000.00

▶ Public Works Crews

Community Services Director

Mr. Cam Mertz, Community Service Director, provided a written report and reviewed same with Council. Said report will be maintained on file and contained information on the following:

▶ Culture and Recreation Board recommends the following appointments to the Culture and Recreation Board:

1. Erin Arthur – One Year Term
2. Henry Bruns – Two Year Term

Recommending Council approve the appointments and terms to the Culture and Recreation Board

▶ Southern Alberta Summer Game Coordinator

Recommending Council approve funding as presented in the 2009 Operating Budget

▶ Branding Workshop

▶ 2009 Southern Alberta Summer Games Update

▶ Schedules for the Albert Stella Arena and the Crowsnest Sports Complex provided

REQUEST TO BE EXCUSED

The Community Services Director requested to be excused at the conclusion of the Administrative and Agency Reports.

ADMINISTRATIVE AND AGENCY REPORTS - Continued

RCMP – Third Quarter Report

Sergeant Scott Howard, Crowsnest Pass Detachment, provided a written report and reviewed same with Council. Said report will be maintained on file and contained information on the following:

- ▶ Statistical data relating to complaints received between October 1st, 2008 and December 31st, 2008
- ▶ Personnel
- ▶ Community Policing
- ▶ Annual Performance Plan
- ▶ Avalanche Safety Training
- ▶ Snowmobile Training
- ▶ Block Parent Program
- ▶ Domestic Violence Court
- ▶ Radar Training for the Bylaw Officer

Further discussion included:

- When asked his opinion on photo radar, Sergeant Howard expressed he felt it was an effective deterrent and revenue generator
- Sergeant Howard noted that the combined Municipal Bylaw and Off Highway Vehicles complaints have steadily declined in the last four years
- Sergeant Howard felt in 2008 there was a significant decrease in the number of Off Highway Vehicle complaints and felt there is good overall compliance of the bylaw

2009 Infrastructure Replacement Projects

M#3825-09: Councillor Taje moved to approve the following:

1. Proceed with the grant applications for projects #16 and #19;
2. Proceed with the detailed design of projects #16 and #19;
3. Upon completion of the detailed design, proceed with the tendering of projects #16 and #19.

CARRIED UNANIMOUSLY

Culture and Recreation Board Appointments

M#3826-09: Councillor Taje moved to appoint Erin Arthur for a one year term to the Culture and Recreation Board and appoint Henry Bruns for a two year term to the Culture and Recreation Board.

CARRIED UNANIMOUSLY

ADMINISTRATIVE AND AGENCY REPORTS - Continued

2009 Summer Games Casual Term Position

M#3827-09: Councillor Taje moved to approve funding as presented in the 2009 Operating Budget to give the Director of Community Service the authority to proceed to post and fill a casual term position to assist with the planning and operation of the 2009 Southern Albert Summer Games.

CARRIED UNANIMOUSLY

EXCUSED

Mr. Cam Mertz, Community Services Director, was excused from the meeting at 8:50 pm

RECESS/RECONVENE

Mayor J. Irwin recessed the meeting at 8:50 pm and reconvened at 8:59 pm.

BUSINESS ARISING FROM THE MINUTES

No Business Arising from the minutes.

CORRESPONDENCE

Alberta Municipal Affairs – 2008 Municipal Sponsorship Program – Walking Trails

Correspondence was received from Ray Danyluk, Minister of Municipal Affairs, advising that the municipality has been approved for a grant of \$101,344.00, which includes the intermunicipal bonus and priority bonus, to help support the 2008 Crowsnest Community Walking Trails project.

Received as information and Council requested a letter of appreciation be forwarded.

Alberta Municipal Affairs – 2008 Municipal Sponsorship Program – 2009 Oldman River Orthophotography

Correspondence was received from Ray Danyluk, Minister of Municipal Affairs, advising that the municipality has been approved for a grant of \$517,136.00, which includes the intermunicipal bonus and priority bonus, to help support the 2009 Oldman River Region Urban Orthophotography Partnership Project.

Received as information and Council requested a letter of appreciation be forwarded.

COMMITTEE REPORTS

Crowsnest Centre Committee – Minutes of Meeting with Global Training

The minutes from the January 14th, 2009 meeting of the Crowsnest Centre Committee and Global Training were provided for Council's review. The minutes were received as information and will be maintained on file.

Subdivision and Development Appeal Board – Minutes and Decision

The minutes from the January 8th, 2009 Subdivision and Development Appeal Board were provided for Council's review. The minutes were received as information and will be maintained on file.

Mayors and Reeves - Minutes

The minutes from the December 5th, 2008 Mayors & Reeves Meeting were provided for Council's review. The minutes were received as information and will be maintained on file.

Council Committee of the Whole – Budget Minutes

The minutes from the January 21st, 2009 Council Committee of the Whole 2009 Budget Meeting were provided for Council's review. The minutes were received as information and will be maintained on file.

BYLAWS

No bylaws were presented.

NOTICE OF MOTIONS

No Notice of Motions were made.

OTHER BUSINESS

AAMDC Spring Convention

Councillors Cole and Ward noted they will not be attending.

OTHER BUSINESS - Continued

Subdivision and Development Authority - Appointments

M#3828-09: Councillor Taje moved to appoint William McIntyre to the Subdivision and Development Authority for a two year term.

CARRIED UNANIMOUSLY

Municipal Heritage Board Appointment

M#3829-09: Councillor Taje moved to appoint George Hoff to Crowsnest Pass Municipal Heritage Board.

CARRIED UNANIMOUSLY

Davis LLP – Conservation Easement

M#3830-09: Councillor Mitchell moved to retain the sixty day waiting period for the Conservation Easement between Alberta Conservation Association and Nature Conservancy of Canada, SW-18-8-4-W5.

DEFEATED

Crowsnest Pass Library Board – FOIP Bylaw

M#3831-09: Councillor Ward moved to accept the *Freedom of Information and Protection of Privacy Act Bylaw*, as presented by the Municipality of Crowsnest Pass Library Board.

CARRIED UNANIMOUSLY

Water Allocation Transfer Symposium

M#3832-09: Councillor Ward moved that a representative of the Municipality of Crowsnest Pass attend the Water Allocation Transfer Symposium on March 4 and 5, 2009.

CARRIED UNANIMOUSLY

Appointment of Rescue Chief

M#3833-09: Councillor Cole moved to appoint Mike Taje to the position of Rescue Chief of the Crowsnest Pass Rescue Department.

CARRIED UNANIMOUSLY

OTHER BUSINESS – Appointment of Rescue Chief - Continued

Council requested a letter be sent from the Municipality of Crowsnest Pass to Daryl Ferguson thanking him for his years of dedicated service and the excellent job he has done for the community in the position of Rescue Chief.

Darryl Johnson will assume the Deputy Rescue Chief position.

Councillor Absence

M#3834-09: Councillor Ward moved to excuse Councillor MacLeod from Council duties from Friday, February 13, 2009 to Friday, March 13, 2009.

CARRIED

COUNCIL MEMBER REPORTS

Council members provided the following reports:

- | | |
|---------------------|--|
| Councillor Ward | - Budget Meetings
- Landfill Meeting
- Corporate Services Meeting |
| Councillor MacLeod | - Budget Meetings
- Corporate Services Meeting |
| Councillor Salus | - Budget Meetings
- Leslie Orleni's Retirement Luncheon
- Heritage Initiative Meeting
- Subdivision and Development Meeting |
| Councillor Cole | - Budget Meetings
- Prepandemic Meeting
- York Creek Senior Housing Meeting
- Pandemic Exercise |
| Councillor Mitchell | - Budget Meetings
- Quad Squad Meetings
- York Creek Senior Housing |
| Councillor Taje | - Read Robert Munsch books with Elementary School Students
- Heritage Initiative Signage Committee Meeting |
| Mayor Irwin | - Same meetings as Council |

PUBLIC INPUT

No questions were presented.

IN CAMERA

M#3835-09: Councillor Ward moved that Council go In Camera at 9:20 pm. to discuss legal and personnel matters.

CARRIED UNANIMOUSLY

OUT OF CAMERA

M#3836-09: Councillor Mitchell moved that Council come Out of Camera at 10:12 pm.

CARRIED UNANIMOUSLY

M#3837-09: Councillor Ward moved that the Municipality work with BridgeCreek to execute a binding agreement in a timely and reasonable manner for the hydro seeding and dust control of the River Run Subdivision property.

CARRIED UNANIMOUSLY

M#3838-09: Councillor Ward moved that the management salary ranges for the period of January 1, 2009 to December 31, 2009 be increased by an amount of 4.5% effective January 1, 2009.

CARRIED UNANIMOUSLY

M#3839-09: Councillor Mitchell moved that the Municipality proceed with an agreement with the employees on the standby pay pensionable benefits with the employees paying their share over a maximum period of two years.

CARRIED UNANIMOUSLY

ADJOURN

M#3840-09: Councillor Mitchell moved to adjourn at 10:21 pm.

CARRIED UNANIMOUSLY

JOHN IRWIN

MAYOR

ORIGINAL SIGNED

GORDON O. LUNDY

CHIEF ADMINISTRATIVE OFFICER