

Town of Drumheller

COUNCIL MEETING

MINUTES



November 10, 2008 at 4:30 PM

Council Chamber, Town Hall

703 - 2nd Ave. West, Drumheller, Alberta

PRESENT:

MAYOR:

Bryce Nimmo

COUNCIL:

Andrew Berdahl

Karen Bertamini

Blaine McDonald

Don Guidolin

Sharel Shoff

Terry Yemen

CHIEF ADMINISTRATIVE OFFICER/ENGINEER:

Ray Romanetz

DIRECTOR OF INFRASTRUCTURE SERVICES:

Al Kendrick

DIRECTOR OF CORPORATE SERVICES:

Michael Roy

DIRECTOR OF COMMUNITY SERVICES:

Paul Salvatore

RECORDING SECRETARY:

Linda Handy

1.0 CALL TO ORDER

2.0 MAYOR'S OPENING REMARKS

2.1 Mayor B. Nimmo advised that Council and Administration held their 2009 Strategic Business Plan workshop on October 30th and 31st and the final report should be available shortly.

2.2 Mayor B. Nimmo advised that he and Councillor Terry Yemen attended the Canadian Badlands Ltd. development workshop on tourism at the Royal Tyrrell Museum. He further advised that Hon. Cindy Ady, Minister of Tourism, Parks and Recreation was in attendance and she announced that their department will be continuing sponsorship for the next two

years, \$250,000 annually. He stated that there was an excellent presentation on the study commissioned by the Canadian Badlands.

3.0 PUBLIC HEARING

Mayor Bryce Nimmo called the public hearing to order at 4:35 PM.

Mayor Nimmo stated that the purpose of the public hearing to consider Bylaw 31.08 being a bylaw to amend the Land Use Bylaw 10.08 by redesignating the area in Lot 3 Block 4 in Plan 0412557 from "A" – Agricultural Land Use District to "R-CH" – Residential – Cottage Housing District.

Mayor Nimmo asked Brad Wiebe, Planner – Palliser Regional Municipal Services to provide his planning report which is summarized as follows:

"The HooDoo RV Resort has submitted a concept plan for the complete development of the RV Resort for accommodation and related uses at 5075 Highway 10 East (Lot 3 Block 4 Plan 0412557). According to the Land Use Bylaw, a concept plan is required to provide support for any land use re-classification to the 'R-CH' Residential Cottage Housing Land Use District. The redesignation is required as the property contains Park Model Trailers. Park Model Trailers are not a permitted or discretionary use in the 'A'-Agricultural land use district. The intention of the developer is that the RV resort would be 100% seasonal users with minimal RV movements accessing or exiting the property.

Existing Development: *The property currently contains a development permit approval for 75 RV sites for overnight accommodation. A further application is proposed for an additional 75 RV sites as depicted in the concept plan mapping. The developer is aware that Alberta Transportation will require intersection improvements to access the property prior to further development permit approvals. 3 Park Model Trailers are located on the site with defined site boundaries including the RV Resort manager's accommodations. A total of 5 Park Model Trailer sites are to be developed west of the RV Resort office. The seasonal sites contain shallow water service and the occupancy season is May 1 – October 15 only. No subdivision of individual sites has been requested.*

Land Use Considerations:

1. Flood Risk Area – *a portion of the site is located within the flood way and flood fringe. According to the information received from the applicant, no permanent sheds or buildings will be allowed within the floodplain. The concept plan states that a flood evacuation plan is in place and all trailers could be removed from the flood risk area within 2.5 hours to the upper level. No unit is permanently attached to anything on the flood plain.*

2. Site Access – *the site access requirements have been confirmed from Alberta Transportation. A Type 2a intersection for the 150 lot proposal with the possibility of a Type 3a if any further proposals are brought forward. The intersection work is to be done once 50% of the lots are occupied. Since this has already been exceeded the improvements are to occur before the second stage is approved. Site access must meet Alberta*

Transportation requirements as the access is direct to Highway 10 and has a speed limit of greater than 80 km/h.

Surrounding Development – *the proposed development does not affect any surrounding development as the nearest residence is the same owner. 'CR' – Country Residential sites are located east and west of the property and an agricultural market garden is located at the shared entrance from the highway. All existing sites are significantly buffered by trees and separation distance. No negative impacts to existing land uses are anticipated.*

Existing Planning Documents – *The MDP does not consider the proposed site within any of the future land use mapping or policy sections. The proposal will be in general conformance with the 'R-CH' – Residential Cottage Housing District requirements for recreational vehicles and park model trailer land uses. The concept plan was requested in accordance with Section 28(f)(c) of the Land Use Bylaw and it will detail with all aspects of the development including adjacent land use, compatibility, interfaces and outlines the long term development of the property.*

Mayor called for questions from Council:

Councillor K. Bertamini asked if the application was for the second stage of the development. B. Wiebe stated that development is not the issue but rather a land use change.

Mayor Nimmo asked Secretary, L. Handy if there were any written submissions. Secretary, L. Handy advised there were no items of correspondence.

Mayor Nimmo asked if anyone was present to speak in favour or against the proposal.

Speaking in Favour of the Proposal:

Mike Yavis stated that the original development started with a 75 stall campground. He further explained that one year ago he had discussions with the Development Officer to begin the Phase 2 portion of the development (additional 75 stalls). He explained that although work had commenced, his proposal was tabled until the Type 2 intersection was installed. He stated that his cost for this intersection improvement would be \$250,000. He explained that an engineer was hired last spring and when the construction was to proceed, Alberta Transportation said no as they now wanted a Type 3 intersection. He stated that Alberta Transportation had not advised the Town of this change. He further stated that he notified the Town of the disagreement and contacted the Ministers for their review. He stated that a meeting was held with all parties and on October 2nd, the Province confirmed that a Type 2 intersection would be sufficient. He stated that Brooks Asphalt agreed to do the work on their first available date in spring as their fall timelines have now passed. M. Yavis asked Council to consider the land use amendment.

Rona McIver stated that she was in attendance to ensure that the conditions of the Phase 1 campground were met. She questioned why Phase 2, addition of 75 stalls, was allowed to proceed if the conditions of the first development permit were not completed.

R. Romanetz clarified that the park models did not fit within the current zoning and the land use bylaw was reviewed to allow for their consideration. B. Wiebe advised that the process is to legalize the placement of the park model trailers under the Residential – Cottage Housing District.

Mayor Nimmo closed the public hearing at 4:58 PM.

4.0 ADOPTION OF AGENDA

MO2008.238 Shoff, Yemens moved the adoption of the agenda as presented. Carried.

5.0 MINUTES

5.1 ADOPTION OF REGULAR COUNCIL MEETING MINUTES

5.1.1 Organizational Meeting – October 27, 2008

MO2008.239 Bertamini, McDonald moved the adoption of the organizational minutes of October 27, 2008 as presented. Carried.

5.1.2 Council Regular Meeting – October 27, 2008

MO2008.240 Yemen, Shoff moved the adoption of the regular meeting minutes as presented. Carried.

5.2 MINUTES OF MEETINGS PRESENTED FOR INFORMATION

5.3 BUSINESS ARISING FROM THE MINUTES

6.0 DELEGATIONS

7.0 COMMITTEE OF THE WHOLE RECOMMENDATIONS

8.0 REQUEST FOR DECISION REPORTS

8.1 CAO

8.1.1 RFD - Generic Mutual Aid Agreement

R. Romanetz advised that the Town of Drumheller has existing Mutual Aid Agreements with the Town of Hanna, Special Areas, Starland County, Kneehill County and Wheatland County. These agreements are now dated and the wording is not consistent in each agreement. The province has provided a generic mutual aid agreement for use by municipalities. He explained that if Council agrees to use the Provincial template, the Town will enter into an agreement for mutual aid with those municipalities as referenced above.

MO2008.241 Yemen, Bertamini that Council agree to use the provincial agreement for Mutual Aid Agreements with the Town of Hanna, Special Areas, Starland County and

Kneehill County.

Councillor D. Guidolin stated that the surrounding Villages were eliminated from the motion. Council agreed that the villages are independent and should be included in the motion as well as any other municipality that the Town agree to provide service.

MO2008.241A Yemen, Bertamini that Council agree to use the provincial agreement for Mutual Aid Agreements with the Town of Hanna, Special Areas, Starland County, Kneehill County, Wheatland County, Villages of Munson, Morrin and Delia and any other municipality that the Town agree to provide service. Carried.

8.1.2 RFD – Appointment to the Drumheller Housing Administration

R. Romanetz advised that Ray Page has agreed to let his name stand for one additional year on the Drumheller Housing Administration.

MO2008.242 Bertamini, Yemen that Council approve the appointment of Ray Page to the Drumheller Housing Administration for a one year term. Carried.

8.2 Director of Infrastructure Services

8.2.1 RFD - Drumheller Contract for Solid Waste Collection Extension

A. Kendrick advised that the Town has had a five year residential garbage collection contract with H & H Huxted Enterprises Ltd which expires on December 31, 2008. He further explained that in an effort to be environmentally responsible, Administration is preparing a Waste Management Strategy for the Town. This strategy will investigate ways of reducing the Town's environmental footprint by decreasing the amount of waste the Town produces thereby increasing the life of the landfill. At this time, the Town does not want to be locked into a contract that would be difficult to change. He further explained that the attached cost is a 5% increase over and above the previous contract.

MO2008.243 Shoff, Berdahl that the Town of Drumheller extend the existing Waste Collection Contract with H & H Huxted Enterprises Ltd. to December 31, 2009 based on the attached proposal.

Discussion on the Motion:

Councillor S. Shoff asked the reason for the 5% increase over the existing contract. A. Kendrick stated that fuel would be one cost that has increased over the unit rates of previous contract. Councillor S. Shoff asked if these costs would be reviewed in the upcoming budget deliberations. R. Romanetz stated yes. R. Romanetz stated that Administration has met with Colin Huxted and the 5% increase would reflect the CPI at 3% and the remainder to be used for the fuel. He further explained it gives Administration an additional year to review all options and re-tender the contract. Councillor A. Berdahl asked what the competition would be within one year. R. Romanetz advised that the Town must consider the requirements of the internal trade agreement and to expect competition at the time of re-tendering.

Vote on Motion: Carried.

8.3 Director of Corporate Services

8.3.1 Financial Indicators – Information

M. Roy presented the Financial Indicators as prepared by the Local Government Services Division of Alberta Municipal Affairs for Council's information. He stated that Drumheller has been compared with other municipalities of similar size. He stated that caution must be used in interpreting the results as each municipality has its own unique characteristics and circumstances. He referred to Page 7 of the document and noted that the Town's property assessment are generally lower in comparison to other municipalities closer to Calgary. He stated that the Town's debt per capita is well below the median and is at \$383 per capita. The net municipal property taxes per capita is \$716 - \$677 is the median, the high of the municipalities compared is \$993 and the low in the group at \$484. Councillor A. Berdahl asked that the Financial Indicators be published on the Town's website.

8.3.2 Energy Aggregation Update

M. Roy advised that the Town is reviewing the proposals and will be asking for authority to sign off on the best proposal within the specific timeframe. R. Romanetz advised that the proposal contents could only be discussed at an in camera setting due to confidentiality agreement requirements.

8.4 Director of Community Services

9.0 PRESENTATION OF QUARTERLY AND ANNUAL REPORTS BY ADMINISTRATION (January 19, 2009)

9.1 CAO

9.2 Director of Infrastructure Services

9.3 Director of Corporate Services

9.4 Director of Community Services

10.0 PUBLIC HEARING DECISIONS

Bylaw 31.08 being a bylaw to amend the Land Use Bylaw 10.08 by redesignating the area in Lot 3 Block 4 in Plan 0412557 from "A" – Agricultural Land Use District to "R-CH" – Residential – Cottage Housing District – second and third reading

MO2008.242 Yemen, Shoff for second reading to Bylaw 31.08. Carried.

MO2008.243 Yemen, Guidolin for third reading to bylaw 31.08. Carried.

11.0 DELEGATION DECISIONS

12.0 UNFINISHED BUSINESS

13.0 NOTICES OF MOTIONS

14.0 COUNCILLOR REPORTS

15.0 IN-CAMERA MATTERS MO2008.244 McDonald, Shoff to go in camera at 6:05 PM. Carried.

15.1 Legal Matter

MO2008.245 Bertamini, Shoff to revert to regular Council meeting at 6:38 PM. Carried.

There being no further business the Mayor declared the meeting adjourned at 6:38 PM.

MAYOR

CHIEF ADMINISTRATIVE OFFICER