

# **Town of Drumheller COUNCIL MEETING MINUTES**

**October 7, 2013 at 4:30 PM**  
**Council Chamber, Town Hall**  
703-2nd Ave. West, Drumheller, Alberta



## **PRESENT:**

**MAYOR:**

Terry Yemen

**COUNCIL:**

Andrew Berdahl

Jay Garbutt

Lisa Hansen-Zacharuk

Sharel Shoff

Doug Stanford

Tom Zariski

**CHIEF ADMINISTRATIVE OFFICER/ENGINEER:**

Ray Romanetz

**DIRECTOR OF INFRASTRUCTURE SERVICES:**

Allan Kendrick

**DIRECTOR OF CORPORATE SERVICES:**

Byron Nagazina

**DIRECTOR OF COMMUNITY SERVICES:**

Paul Salvatore

**MUNICIPAL INTERN** Ryan Seifried

**RECORDING SECRETARY:**

Linda Handy

## **1.0 CALL TO ORDER**

Mayor Terry Yemen called the meeting to order at 4:30 PM.

## **2.0 MAYOR'S OPENING REMARK**

2.1 Mayor Yemen advised that he and Byron Nagazina – Director of Corporate Services attended a flood mitigation workshop sponsored by the Alberta Government in Calgary on October 4<sup>th</sup>. He further advised that the workshop only dealt with flood mitigation measures. Funding at the residential and municipal level was not part of this workshop. Drumheller was identified as a best practice as a result of work that has been done over the years with dyking and the land use bylaw. There were a number of independent experts in attendance. They agreed with the methodology that the Alberta government is taking in regards to future mitigation.

He explained that the Red Deer River basin will be dealt with by local mitigation improvements; dyking, land use requirements, basement flood proofing, etc. The Bow

and the Highwood will be dealt with by building berms in the high country closer to the headwaters, where they will have the ability to control the release of water over a span of weeks rather than days. There is also a river diversion planned for High River and Calgary. The cost of these mitigation projects is around \$800 million and they are looking at 3-5 year completion. Mayor Yemen noted that to put things in perspective; the Glenmore Reservoir has the ability to store 10 million cubic meters of water. The floodwaters this year that they dealt with from the Bow was approximately 100 million cubic meters and 150 million cubic meters from Highwood. The Task Force said that the mitigation that they are putting in place for these two rivers would be able to handle these flow numbers.

Mayor Yemen stated that the one thing that everyone wanted to stress was that 1 in 100 flood was never meant to mean that you are going to get a flood to these levels once in 100 years. There is at least a 1% chance that these types of flows could be experienced each year. They feel that the higher flows are a result of climate cycling through a warming trend and a population increase which has more people living near rivers.

2.2 Mayor Terry Yemen announced that this would be the last Council meeting to be held prior to the municipal election. He advised that Councillors Andrew Berdahl and Doug Stanford would not be seeking re-election and he thanked them for serving on Council for the past term (two terms for Councillor Andrew Berdahl). He wished the incumbents – Councillors Zariski, Shoff, Garbutt and Hansen-Zacharuk – a successful campaign.

### **3.0 PUBLIC HEARING**

- 3.1 Mayor Terry Yemen stated that the purpose of the Public Hearing is to consider Bylaw 12.13 by amending Part VI Land Use Districts: Addition of 'Storage of Hazardous Goods' as a discretionary use in Section (33) M-1 - Light Industrial Land Use District.

Mayor Yemen called the Public Hearing to order at 4:37 PM.

Mayor Yemen asked if there were any items of correspondence. L. Handy stated there were no items of correspondence.

Brad Wiebe, Palliser Regional Municipal Services provided two planning reports as follows (via conference call):

Planning Report dated October 7, 2013

- The purpose of the land use change is to allow for the storage of bulk quantities of oilfield chemicals within Light Industrial areas within the Town of Drumheller.
- The purpose and intent of the M-1 Light Industrial Land Use District (M-1) is to provide for a variety of industrial and business uses that are compatible with each other and do not adversely affect non-industrial land uses whereas the M-2 Medium Industrial Land Use District (M-2) is to provide for the

development of industrial uses which may not be compatible with surrounding non-industrial land uses due to nuisance effects that may extend beyond the site.

- The M-1 may be used as a buffer from more intensive industrial uses adjacent to residential areas due to the restricted use types that are allowable in accordance with the intent and purpose of the district.
- The M-2 contains special requirements related to uses with the potential for nuisance or hazardous effects:
  - (1) Industrial uses which emit airborne pollutants or noxious odors or which have fire or explosive risks will be required to meet minimum separation distances from other industrial developments in accordance with the requirements of Provincial legislation.
  - (2) Performance standards: the operation of all uses shall comply with the environmental and public health performance standards of the Provincial Government.
  - (3) The applicant shall submit information describing any noxious, dangerous or offensive feature of the proposed use in relation to: (a) airborne pollutants or odors; (b) release of any toxic, radioactive or environmentally hazardous materials; and (c) flammable or explosive materials.

This information shall be certified by a professional environmental or chemical engineer and indicate the intensity and area of impact from any noxious, dangerous or offensive features. The Development Officer may consult with the appropriate Provincial authorities necessary and attach such conditions to a Development Permit as he/she considers necessary to protect the safety and amenity of surrounding developments.

B. Wiebe provided a review of other Alberta municipalities with similar allowable uses with only one of nine allowing chemical storage within a Light Industrial District.

He referred to the Municipal Planning Commission minutes of September 19, 2013 which indicated that the MPC were not in support of the Land Use Bylaw amendment for M-1 to include Hazardous Goods as a discretion use.

In conclusion, B. Wiebe stated that currently there is no allowance for chemical storage or use within the M-1 Light Industrial Land Use District as these areas are often adjacent to or near residential areas and the purpose of the district is to allow compatible uses that do not adversely affect non-industrial land uses. He further stated that the M-2 Medium already contains requirements for hazardous and incompatible uses that may have associated nuisance effects. He recommended that the current requirements be maintained and the LUB amendment be denied.

Planning Report dated August 28<sup>th</sup>, 2013:

In addition to the above noted comments, B. Wiebe presented his report as follows:

LUB Existing Regulations:

Section 33 M-1 Light Industrial District discretionary uses include storage yards, truck and freight terminals, warehousing, including retail and wholesale outlets – there is no allowance for chemical storage or use within the M1 – Light Industrial Land Use District. M-2 discretionary uses include industrial uses that are obnoxious by reason of the emission of odors, dust, smoke, gas, noise or vibration such as, but not limited to, oil and gas refineries, meat packing plants, rendering plants, chemical and chemical product industries, fiberglass and plastic plants.

He stated that the following questions were considered under the land use requirements related to industrial chemical storage and use and recommend potential amendments to ensure chemical storage is defined appropriately in terms of setbacks, quantities, siting and suitable locations within the municipality:

***“Which districts should chemical storage be allowable?”***

- *M-2 – Medium Industrial district in accordance with the purpose and intent*
- *M-1 – Light Industrial is not appropriate for this type of use due to the general proximity to non-industrial land uses*

***What is an appropriate setback for chemical storage from residential / commercial / waterways / drainage collection (dependent on quantity, type, and potential impacts such as explosive, flammable, contamination of water, soil, air)?***

- *These setback requirements and the area of impact will differ dependent on the chemical and the Material Safety Data Sheets (MSDS) requirements and should be detailed per individual DP applications in accordance with Sec. 34 M-2 LUD (e) 3.*

***What are the Provincial / Federal requirements for chemical storage and handling? How do other jurisdictions work with the local land use authority?***

- *Research and discussions with other Alberta municipalities have shown multiple methods of monitoring / enforcement including Fire or Bylaw inspections however there does not appear to be a failsafe method to ensure chemical storage is applied for through the proper channels (Development Permit application) and maintained in accordance with applicable regulations.*
- *There is not a standard setback in any regulation (Fire / building code / MSDS) that provides a guideline for distances between chemical storage areas and residential / waterways / water bodies, etc.*
- ***Fire Code regulations for Industrial Lands:*** 3.2.7.6: (2) *in addition to the separation requirements in sentence (1), dangerous goods shall be stored in conformance with the*

*information provided in the MSDS for the specific dangerous good; it is assumed that MSDA will in many cases be provided as part of the documentation for the "Transportation of Dangerous Goods Regulations," or the "Workplace Hazardous Materials Information System"; other sections regarding chemicals are authorized by the PTMAA Alberta Fire Code, 2006.*

***Is the current land use district map appropriate in consideration of M1 vs. M2 areas or are LUD amendments warranted / appropriate?***

***Considerations:***

- *Existing M-2 Industrial areas within the Premier Industrial Park are approximately 174 metres from the surrounding residential areas as depicted on the map;*
- *The proposed location of the Platinum Chemical office / storage site is currently within an M-1 Light Industrial area;*
- *The distance of the proposed parcel to the nearest residential is 250 metres +/-;*
- *Other land uses within the highlighted area meet the M-1 Light Industrial uses and requirements;*
- *Vacant M-2 industrial land is available in the Rosedale area;*
- *Spot zoning of a single parcel within this area is not recommended;*
- *Land Use District amendment of the highlighted area may be considered if deemed appropriate extending the M-2 Industrial area to the north; and*
- *Potential LUD amendments may be considered as shown on the map below to further delineate the ER and MR areas between the residential and industrial districts.*

B. Wiebe advised that the Municipal Planning Commission discussed chemical storage at their meeting of September 19<sup>th</sup>, 2013 which was summarized as follows:

- The M-1 district (has no chemical storage) acts as a buffer to the residential district; over the years multiple changes in zoning have been done, each time this areas has always remained as M-1 Light Industrial Area.
- The area in question is in close proximity to a creek which empties in to the Red Deer River; the water plant is downstream from the creek.
- Recently there was a chemical spill in the Town of Drumheller due to a puncture of a chemical container by a fork lift.
- The Fire Codes along with provincial, federal and industry directives are available to provide guidance with the handling of chemicals and their containment.
- The area in question is a long standing M-1 Light Industrial area.
- M-2 is currently available in other locations throughout the Town of Drumheller.
- Current land uses and developments in the area of considerations are compliant with M-1 Light Industrial requirements.

- A land use district amendment in this location, would invite development applications with nuisance effects that may not be compatible with the surrounding non-industrial development that would currently not be allowable within an M-1 district but may be permissible within an M-2 district.
- The Municipal Planning Commission is not in support of a Land Use District amendment from an M-1 to M-2.

In conclusion, B. Wiebe's comments are summarized as follows:

- Chemical storage and handling is regulated through the Fire Code and MSDS for each individual chemical product.
- The existing regulations in the M-2 provide for chemical uses as a discretionary use with special requirements set out in Section 34 (e)3.
- Each application, as a discretionary use, is reviewed by the MPC to determine if the use is appropriate for the proposed location taking into consideration recommended setback and storage / handling requirements.
- Suitable locations for chemical related industries (among other potential industrial uses that may not be compatible with non-industrial land uses) would require an M-2 designation.
- The map provided depicts the Premier Industrial area where M-1 and M-2 land use areas currently exist with varying setbacks from surrounding residential areas. There may be potential to expand the M-2 LUD areas within the Premier Industrial Park to allow for increased medium industrial land uses. Decisions on land uses that are obnoxious by reason of the emission of odors, dust, smoke, gas, noise or vibration such as, but not limited to oil and gas refineries, meat packing plants, rendering plants, chemical and chemical product industries, fiberglass and plastic plants would remain at the discretion of the MPC in consideration of appropriate application information that would consider the specific use, area of potential impact and the distances / setbacks from non-industrial land uses. Additional proposed land use district amendments include the surrounding areas that are currently environmental or municipal reserve parcels on title that should also be within a "CS – Community Service land use district to better define these buffer / park areas within the LUD context as shown on the map.

He further stated that the MPC does not recommend an amendment to the Land Use Bylaw for the reasons already cited.

Questions and Comments from Council:

Councillor A. Berdahl asked why a change from M2, R-1 or UT to CS – Community Service is being proposed for areas to the east. B. Wiebe stated that there are a number of areas on the east side of the industrial park that are not developable and should be rezoned CS - these areas are currently on title as Environmental or Municipal Reserve. Councillor A. Berdahl asked if there is a concern with the proximity to water ways? B. Wiebe stated there is a concern with access to storm sewers or

drainage channels throughout the Town. He further explained that in terms of chemical storage, there are regulations in place beyond the municipal requirements, such as the requirement for berms or liners. Councillor J. Garbutt stated that if Council should approve the amendment, as a discretionary use under M-1, the MPC would then have to review the appropriateness of this and every other application resulting in more control of chemical storage in this area.

Mayor Yemen asked if there were any speakers in favor or against the proposed amendment.

Bob Davidson stated that he was in favor of the proposed amendment. He stated that his land is adjacent to Platinum. He further stated that there is chemical storage in every building in Premier Park and although there have been no incidences, there have been no site visits either to inspect what chemical is stored in each building which implies there is no concern with what one is doing next door. He stated that with reference to talk about water way concerns, there should be more concern with gasoline storage and the potential for leakage.

R. Romanetz advised that as part of the Town's review, R. Seifried – Municipal Intern researched different scenarios and surveyed a number of communities but no communities had a fail proof system for worst case scenarios. He explained that it is more due diligence and a requirement that any storage of chemical be made known to the Town. He further advised that the Fire Chief ensures that chemical storage is in compliance with the Fire Codes and will proactively approach all users in Hygrade / Premier Industrial Park to explain requirements and develop an inventory.

B. Davidson stated that there should be a system in place when real estate changes hands as well. R. Romanetz confirmed that questions should be asked by the realtors / purchasers prior to a sale.

Christopher Knight – Operations Manager with Platinum and representing Glen and Velma Peake, and a firefighter for the past 18 years and in one community - an industrial fire fighter. He stated that there is a misconception about what the company does - it is a specialty company that makes the oil safer for transport. He explained that oils are not a static product and they change from sour to sweet. The chemicals stored are used to dilute the oil product. One product has a level of 20% active ingredient with the remainder being water or alcohol to prevent freezing. This is not a company that is on the dangerous scale in the oil industry – if there was a fire it would burn out quickly due to alcohol content. With regards to water way concerns, the north side of the property flows into the storm sewer drainage that feeds the entire M-2 district flows as would the M-1 area. He stated that the listed tote lockers and barrel lockers exceed the required capacity (100 litres of

capacity and 200 for each addition tote). He noted that there is a berm along the north and east of the lot which makes it impossible to overflow into the water way. He stated that compatibility with neighbors is good – they use Grant's Oilfield for hauling – Bob Davidson supplies the bins. With regards to proximity to the residential area, if the entire area were rezoned to M-2, he explained that Platinum would be the farthest away from a residential area. He stated that although M-1 (174 m) is used as a buffer zone, the M-2 area to the east is closer to a residential area than Platinum (223 m). He further stated that nuisance factors already exist within the area with the Ralston Plant being the largest users of tractor trailers. He stated that Platinum would not create any of these types of nuisances nor any other nuisances. He explained that Platinum is a 9:00AM-5:00PM company with no noisy equipment or dust issues, they are committed to a safety program, their containment plans go above and beyond the industry standards, and they have partnered with businesses in the community. He agreed that the sale of the land was not handled properly. He stated that the Peake's and his own family live in Drumheller and have a vested interest to ensure that their business operations are carried out properly. He stated that the company needs to be located in the M-1 area and if they were in the M-2, they would have to be complaining about their neighbors rather than them complaining about Platinum because of the nuisance factors that they create. He stated that he has heard how Drumheller needs to attract more businesses and that their company has doubled their employee count over the last six months. In conclusion, C. Knight stated that their operations are considered to be the safest segment of the oil industry and that they will berm the entire property. He stated that he has Hazmat training.

Councillor T. Zariski stated that he lives in close proximity to the industrial park and in the past, there has been an ongoing battle with Ralston on noise and use (especially in summer with the open doors). Their new method of transportation has resolved some of these issues. He stated that there are other M-2 uses in the area that might be detrimental to the residential area across the street and he does not want to see it escalate. He further asked how Red Deer handles the zoning for chemical storage. R. Romanetz advised that they do not have a Red Deer zoning map but good planning practices would create a separation from incompatible uses (residential versus industrial). He further stated that from a good planning perspective it makes sense to have a transition zone (moving from M-1 to M-2 to M-3). For instance, in Red Deer they may have already created a transition through other uses, i.e. parks.

B. Wiebe stated that any M-1 development application (discretionary use) would go through MPC – a discretionary use requires an additional review from a standard permitted development permit – it is the MPC's discretion to deny or approve the development permit. He further

explained that from researching other municipalities to determine if there is a standard separation from medium to heavy industrial areas the separation varies within each municipality. The Town of Drumheller is less than 174 meters however some municipalities were 400 – 500 meters.

Councillor J. Garbutt asked C. Knight where the blending process is carried out. C. Knight stated that the process takes place in Edmonton and Calgary and is then transported diluted to Platinum in drums or totes. He further asked who does the inspections to ensure compliance. C. Knight stated that Fire Chief Bill Bachynski inspects under the Alberta Fire Code. He further stated that B. Bachynski has indicated that he is 100% satisfied with what the company is doing as long as the containment system is in place but Platinum cannot do the install without the change of zoning. The containment system has been ordered and is ready for installation. C. Knight explained that the entire property is fenced and locked. Councillor J. Garbutt asked why MPC has given the company no alternate but to move and asked whether they had a misunderstanding of the company's operations? C. Knight answered yes. He further stated that Platinum would not be a proponent of rezoning from M-1 to M-2 District.

Councillor L. Hansen-Zacharuk asked what Platinum perceives as the worst case scenario and what are they willing to do to ensure it does not happen? C. Knight stated that the worst case scenario would be using a fork lift and puncturing two totes which would have a max capacity of 2000 litres. Platinum would ensure extra measures are in place such as clay brought in to make a berm and the holding facility to be located on the highest point on the property. He explained that their product burns rapidly and dilutes with water and that the Fire department has the equipment to handle these fires.

Councillor S. Shoff asked if Platinum's chemical is more dangerous than those chemicals used in companies located in the M-2 area? C. Knight stated that in the tier of chemicals, Platinum's chemicals are near the bottom 10-15%. She further asked if there are other chemicals located in the M-1 than what Platinum uses? C. Knight stated yes – such as, chemicals used for painting (paint thinner is flammable) and gas. He further stated that there is a misconception that these painting chemicals are sealed and they are most dangerous when in transit. Councillor D. Stanford stated that he has extensive chemical experience and disagrees with a lot of points raised at this hearing. He stated that although he sympathizes with the property owners not being able to do what they had planned for the property, there is a degree of responsibility that must be taken to research the uses of a property before the purchase. He further stated that it is Council's priority to protect people. He stated that this is a relatively new chemical and although the Federal and Provincial regulations are strict, there has not

been sufficient research on this particular chemical at this point. He concurred that more inspections are necessary in the M-1 and M-2 areas of Drumheller.

R. Romanetz stated that a paint shop located in the M-1 area would have to comply with all aspects of the Fire and Safety Code regulations. He further stated that the point being made from a planning perspective is that it makes sense to have a transition zone from the residential area. He further explained that there have been spills and even if Platinum's chemical is not hazardous there may be another company's chemical that may cause an issue if allowed in the M-1 area. C. Knight stated that the M-1 amendment would give the Town the authority to say what chemicals are permitted in this area. R. Romanetz stated that internal storage of chemical has to be fire rated and properly separated as required by the Fire Code to ensure the safety of workers. He stated that a Paint Shop is a discretionary usage under M-1 zoning and the external storage that would go with that facility would be reviewed by the MPC as a discretionary use.

Mayor Yemen asked the speakers if they wished to make a rebuttal.

B. Davidson referred to BFI Waste Management company that had to shut down due to close proximity to existing housing.

C. Knight stated that their amendment does not include being rezoned to M-2 and he hoped that the wisdom of Council would allow an amendment to the M-1 and that each application would be looked at on an individual basis. He further stated that there is a lot of distance between Platinum and the residential area, their company exceeds every industrial standard and they want to be good business partners. He further stated that he agrees that Platinum should have had a conversation earlier on the proposed use of the land however they are now acknowledging their mistake in order to find a suitable remedy.

Mayor Yemen closed the Public Hearing at 5:50 PM.

#### **4.0 ADOPTION OF AGENDA**

**MO2013.130** Hansen-Zacharuk, Stanford moved that the agenda be adopted as presented. Carried unanimously.

#### **5.0 MINUTES**

##### **5.1. ADOPTION OF REGULAR COUNCIL MEETING MINUTES**

5.1.1 Regular Council Meeting Minutes of September 23, 2013

**MO2013.131** Shoff, Zariski moved that the Regular Council Meeting Minutes of September 23, 2013 be adopted as presented. Carried unanimously.

## **5.2. MINUTES OF MEETING PRESENTED FOR INFORMATION**

- 5.2.1 Municipal Planning Commission Meeting Minutes of August 8, 2013
- 5.2.2 Municipal Planning Commission Meeting Minutes of August 30, 2013
- 5.2.3 Municipal Planning Commission Meeting Minutes of September 19, 2013
- 5.2.4 Municipal Planning Commission Meeting of September 27, 2013

## **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**

Municipal Intern Ryan Seifried presented highlights of two conferences he attended: Institute of Public Administrators of Canada – speech from Kevin Page, former Parliamentary Budget Officer on accountability in government; and Alberta Rural Municipal Administrators Association – the conference engaged in topics that were relevant such as sustainability of rural communities and asset management. Their keynote address was delivered by a man who had lost both of his legs in a camping accident where his legs were crushed by a large boulder, similar to that of the novel “*127 Hours*”. He further stated that he had the opportunity to reconnect with Interns doing the same type of work.

### **8.2. Director of Infrastructure Services**

#### **8.2.1 Discussion Item - Policy on Water Connections to East Coulee Transmission Line**

- A. Kendrick presented the average cost for property owners to connect to the East Coulee transmission line at a onetime payment of approximately \$15,614.34 or amortized over a 20 year period at \$1,111.00 annually. This is an average cost to hook on at the property line – not the costs to bring the water to the dwelling. Any connections under 200 ft. would not require a metering pit – adding in the meter chamber / vault will bring the costs up to \$20,000 one time or amortized over 20 years at \$1,423.06. Fire hydrants are included in the transmission line costs and spaced out according to design. Councillor J. Garbutt stated that \$15,614.34 was the established per household cost for the entire distribution

system and questioned the rationale for this cost if the property owner resides close to the line. R. Romanetz explained that costs have been averaged out regardless of proximity to the transmission line. Based on comparables with other communities, and whether the municipality subsidizes the connection costs, Drumheller's proposed pricing is in the middle of the ball park. R. Romanetz explained that it is important at this point to agree on the costs so Administration can approach property owners to determine their interests based on this cost. Councillor L. Hansen-Zacharuk asked if the two East Coulee residents interested in receiving water will be accommodated at this point. R. Romanetz advised that the proposed connection needs to be reviewed for compliance with the ultimate distribution system layout so that lines don't have to be redone in the future. Council agreed to the connection cost at \$15,614.34 per property as the starting point.

### **8.3. Director of Corporate Services**

B. Nagazina advised that as part of the tax recovery process under the Municipal Government Act, properties with a tax caveat registered against them must be offered for public auction one year after the date of the tax caveat. The properties due for auction now had caveats registered against them in 2012. As part of this process Council must set the terms and reserve bids for the properties in question. In the past, the terms have been cash and the reserve bid for each property has been equal to its current year's assessment. He presented a list of the properties going up for auction on January 24<sup>th</sup> 2014.

**MO2013.131** Shoff, Zariski that Council set the assessed value as the reserve bid price for properties for the January 24, 2014 auction, and furthermore, the successful bidder must pay via cash, or money order. Carried unanimously.

### **8.4. Director of Community Services**

## **9.0 PRESENTATION OF QUARTERLY REPORTS BY ADMINISTRATION**

## **10.0 PUBLIC HEARING DECISIONS**

### **10.1 Bylaw 12.13 - second and third readings**

**MO2013.132** Garbutt, Hansen-Zacharuk for second reading of Bylaw 12.13.

In response to a question from Council, R. Romanetz clarified that auto body and paint shops are discretionary uses in the M-1 area based on the limited size of their facility and their operations being commercial in nature. He further stated that materials are stored in the M-1 district that are allowed under the Fire Code and MSDA sheets that ensure these chemicals are handled the proper way. He clarified that materials stored outside the buildings are not necessarily the same chemicals that are stored on a smaller scale inside the building. He further stated that the Fire Chief is aware of the companies storing chemicals and he will be reviewing these MSDA sheets with them. Action may be required to ensure compliance.

R. Romanetz referred to B. Wiebe's planning report dated October 7, 2013 and noted the Special Requirements under M-2 3(a) pertaining to information the applicant is required to submit for all chemical storage. He further advised that this information must be certified by a professional environmental or chemical engineer and indicated the intensity and areas of impact from any noxious, dangerous or offensive features. It further reads that "*The Development Officer may consult with the appropriate Provincial authorities as necessary and attach such conditions to a Development Permit as he/she considers necessary to protect the safety and amenity of surrounding developments*". This clause is in the M-2 not in the M-1 Land Use District. R. Romanetz stated that the proposed land use amendment would allow the discretionary storage of chemicals in M-1 without the specific requirements that are outlined in the M-2 district.

Vote on Motion:

4 - In favour Yemen, Berdahl, Hansen-Zacharuk, Garbutt

3 - Opposed Zariski, Shoff, Stanford

Motion Carried.

**MO2013.133** Garbutt, Hansen-Zachaurk for third reading of Bylaw 12.13.

Councillor A. Berdahl stated that the process described in the M-2 district is a better fit and asked how Council could procedurally move to this option. R. Romanetz advised that the process would have to start over as the land use amendment is for the addition of storage of hazardous goods as a discretionary use in M-1 Light Industrial Land Use District and the applicant would have to reapply for a land use amendment change to include the special requirement outlined in the M-2 district into the M-1 district.

Vote on Motion:

3 – In favour Yemen, Hansen-Zacharuk, Garbutt

4 - opposed Zariski, Shoff, Stanford, Berdahl

Motion Defeated.

## **11.0 UNFINISHED BUSINESS**

## **12.0 NOTICES OF MOTIONS**

## **13.0 COUNCILLOR REPORTS**

### **13.1 Councillor D. Stanford - Finalization of Badlands Ambulance Society**

Councillor D. Stanford advised that the Badlands Ambulance Society held their final Board of Directors meeting on September 30<sup>th</sup>, 2013. A motion was put forward in the disbursements of remaining funds from the Badlands Ambulance Society from Article 8 of the Distribution of Property from the original agreement stating that the remaining property of the Society shall be distribute to those members of the Society in accordance with the percentage allocation. Each member of the society is calculated from the Allocation Formula and paid back to each municipality. The Town will receive a cheque in the amount of \$68,713.09 (representing 73.34% of the membership). The Badlands Ambulance Society has now been removed from Alberta Registries.

13.2 Councillor S. Shoff - Update on Health Advisory Council

Councillor S. Shoff advised that the Health Services Board has been disbanded by the Health Minister as well as their organizational structure flattened with reduction of positions as his department reassesses the health care system. She further advised that the Minister's department wants to hear from Advisory Councils on improvements to accessibility, appropriateness and efficiencies of health matters. They want community involvement and engagement sessions where residents are encouraged to speak with health advisory reps / Councils and this information to be passed onto the Health Minister. She advised that Dr. Olfert is Drumheller's representative on health issues and a community engagement session will be organized in the near future.

Councillors Berdahl and Stanford thanked Council, Administration, Staff, Boards and residents for the opportunity to work with them and for the experience they gained while being on Council.

**14.0 IN-CAMERA MATTERS**

There being no future matters, the Mayor declared the meeting adjourned at 6:55 PM.

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Mayor

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Chief Administrative Officer