

**Town of Drumheller  
COUNCIL MEETING  
MINUTES**

**March 21, 2016 at 4:30 PM**  
**Council Chamber, Town Hall**  
224 Centre Street, Drumheller, AB, T0J 0Y4



**PRESENT:**

**MAYOR:**  
Terry Yemen

**COUNCIL:**  
Jay Garbutt  
Patrick Kolafa  
Tara McMillan  
Sharel Shoff  
Tom Zariski

**ACTING CAO / DIRECTOR OF INFRASTRUCTURE SERVICES:**  
Allan Kendrick

**DIRECTOR OF CORPORATE SERVICES:**  
Barb Miller

**DIRECTOR OF COMMUNITY SERVICES:**  
Paul Salvatore

**DIRECTOR OF PROTECTIVE SERVICES:**  
Greg Peters

**RECORDING SECRETARY:**  
Linda Handy

**ABSENT:**

Councillor Lisa Hansen-Zacharuk  
**CHIEF ADMINISTRATIVE OFFICER/ENGINEER:**  
Ray Romanetz

**1.0 CALL TO ORDER**

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

**2.0 MAYOR'S OPENING REMARK**

Mayor Terry Yemen welcomed Darren Goldthorpe - new Manager of Recreation, Arts and Culture to the Town of Drumheller and wished him well in his new position which commenced today, March 21<sup>st</sup>.

Mayor Yemen read a letter from the Minister of Justice and Solicitor General Kathleen Ganley thanking the Town of Drumheller for supporting the Alberta Law Enforcement Response Team (ALERT)'s program.

Mayor Yemen read an Email from AUMA advising that during last week's Mayors' Caucus, members expressed frustration with Minister Sigurdson's statement that the Province does not intend to reinstate the \$15 million grant in lieu of taxes (GILT) for social housing units. AUMA's CEO Sue Bohaichuk states, *"The Province's decision is particularly disappointing given AUMA's extensive advocacy through our news release following Budget 2015 and our numerous meetings and correspondence with the ministry over the fall and winter period. Despite this advocacy by AUMA and letters from several municipalities to the Minister, it is clear that the government does not understand the impact of this downloading of costs. The Province's position is that they removed this funding in order to protect funding relating to the modernization of lodges. However, this is not related as the GILT is an operating expense and the lodge modernization is capital. It is therefore likely that the government is not reinstating because they don't see it as a priority compared to other operating expenses. While AUMA will continue to advocate on your behalf, we encourage you to take action at a local level."*

Mayor Yemen stated that the Town of Drumheller will forward a letter in support of the AUMA's advocacy efforts.

### **3.0 PUBLIC HEARING**

- 3.1 Mayor Terry Yemen advised that the purpose of the public hearing is to consider Bylaw 07.16 being a bylaw to amend the Land Use Bylaw 10.08 by redesignating Lots 13 & 14, Block 2, Plan 4317CQ from R1a - Residential District to R-2 - Residential District

Councillor Sharel Shoff declared a conflict of interest and left the room at 4:35 PM.

Mayor Terry Yemen asked Cynthia Cvik – Planning Director – Palliser Regional Municipal Services to provide her report.

C. Cvik advised that Bylaw 07.16 is to re-designate two (2) lots from the existing R-1a zoning to R-2. She further advised that the subject properties are located at 102 Poplar Street, between Grove Avenue and Highway 838 (North Dinosaur Trail), and are legally described as Lots 13 and 14, Block 2, Plan 4317CQ. She stated that first reading of Bylaw 07.16 to rezone the subject properties occurred on February 22, 2016. She stated that the Municipal Development Plan currently supports infill development, encourages a variety of housing types and advocates maintaining and enhancing the quality of development in the community. She further explained that the LUB 10.08 R-2

District provides for the development of single and two unit dwellings as permitted uses. The minimum lot area requirement for the R-2 zone is 325 m<sup>2</sup>, (3500 sq. ft.) for each semi-detached unit. The existing lots meet the minimum criteria. The minimum lot width for R-2 lots for the development of semi-detached dwellings is 7.6 m (25 ft.). The existing lots have a combined width of 20.11m (65.97 ft.) at the front property line. She stated that the MPC recommended support for final reading of the zone amending bylaw. She stated that the proposed rezoning of the property will support the future development of a two-unit, semi detached dwelling. The proposal will not increase density of development in the neighborhood. The existing structures on the lots, which is currently developed as only one parcel), are proposed to be removed. She noted that this will rectify the existing non-conforming situation in the northeast portion of the site, where the garage eaves currently encroach over the property line into the adjacent Lot 15, to the north of the subject property. PRMS recommends that Council proceed to 2<sup>nd</sup> and 3<sup>rd</sup> readings.

Mayor Terry Yemen asked if there were any items of correspondence to be read into the record. Secretary, L. Handy advised there were no items of correspondence.

Mayor Yemen asked if there were any questions from Council. He stated that there were no questions.

Mayor Yemen asked if there were any public who wished to speak either in favor or against the proposal. He stated that there were no members from the public to speak to the proposal.

Mayor Yemen closed the Public Hearing at 4:37 PM.

Councillor Sharel Shoff returned to the table at 4:37 PM.

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

Addition: 14.1 Land Matter

**MO2016.54** Zariski, Shoff moved to adopt the agenda as amended. Carried unanimously.

#### **5.0 MINUTES**

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

5.1.1 Regular Council Meeting Minutes of February 22, 2016

**MO2016.55** Shoff, Kolafa moved to adopt the Regular Council Meeting minutes of February 22, 2106 as presented. Carried unanimously.

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

- 5.2.1 Municipal Planning Commission Meeting Minutes of January 14, 2016  
Municipal Planning Commission Meeting Minutes of February 4, 2016  
Municipal Planning Commission Meeting Minutes of February 18, 2016

### **5.3. BUSINESS ARISING FROM THE MINUTES**

## **6.0 DELEGATIONS**

### **6.1 Presentation from Alberta Emergency Management Agency**

Bruce McKenzie and Craig Sallows provided an update to Council on their roles and responsibilities before, during and after an emergency. B. McKenzie stated that an emergency is defined as an event that requires prompt co-ordination of action or special regulation of persons or property to protect the safety, health, or welfare of people or to limit damage to property while a disaster is defined as an event that results in serious harm to safety, health or welfare of people or in widespread damage to property. He further stated that under the Municipal Government Act and the Emergency Management Act, the local authority is responsible for the direction and control of the emergency response unless the GoA assumes this responsibility. A municipality must establish an Emergency Advisory Committee (Advisory) – provides advice on the development of emergency plans and programs, which are reviewed annually and an Emergency Management Agency (operational) – members are representatives of core responding organizations in the community and assist in preparing and implementing the Municipal Emergency Management Program. He explained that once a state of local emergency is declared, it is Council's responsibility to approve any extraordinary powers that may be necessary such as forcing an evacuation – however it is not Council's duty to micro-manage the EOC.

#### **Comments and Questions from Council:**

Councillor T. Zariski stated that during the past flood in his capacity as a Councillor, he was consistently asked for information however he felt his role for involvement was minimal and he was not able to effectively communicate on actions. B. McKenzie stated that once one staff member is assigned the duties of the Public Information Officer, it is that person's responsibility to brief Council first and then the public. He further stated that briefing points must be provided so that Council can answer questions. He further stated that only one elected official is designated as the Municipal spokesperson. Councillor S. Shoff stated during the past two floods, Council members are invited to the EOC – only as observers and as such, are able to hear first hand on actions taken.

Mayor and Council thanked Bruce and Craig for their presentation.

## **7.0 COMMITTEE OF THE WHOLE RECOMMENDATIONS**

## **8.0 REQUEST FOR DECISION REPORTS**

**8.1. CAO**

**8.2. DIRECTOR OF INFRASTRUCTURE SERVICES**

**8.3. DIRECTOR OF CORPORATE SERVICES**

**8.4. DIRECTOR OF COMMUNITY SERVICES**

**8.4.1 Heritage, Arts and Culture Steering Committee Update**

Director of Community Services P. Salvatore advised that the Town has advertised for applicants to sit on the Committee and it is anticipated that these names will come before Council for approval shortly. Once the Committee is established, the first meeting will be held mid-April to review the budget allocated by Council and make recommendations to move forward with the distribution of the funds.

**8.4.2 RFD - Appointment to Drumheller Housing Administration**

P. Salvatore stated that the Drumheller Housing Administration has one vacancy on their board due to the resignation of Ray Page. He further advised that the Town has received one application from Dwayne Nagy to serve in this capacity. The Housing Administration has reviewed the application and recommends approval of Dwayne's appointment to their Board.

**MO2016.56** Garbutt, Shoff moved that Council approve the appointment of Dwayne Nagy to the Drumheller Housing Administration for a term to expire on the date of Council's 2018 Organization Meeting. Carried unanimously.

Councillor J. Garbutt thanked Mr. Page for his long service to DHA as Ray first operated the Management Body and then served on the board as well as extending his membership when the Administration was shorthanded.

**8.5. DIRECTOR OF PROTECTIVE SERVICES**

**9.0 PRESENTATION OF QUARTERLY REPORTS BY ADMINISTRATION**

**10.0 PUBLIC HEARING DECISIONS**

**10.1 Bylaw 07.16 - 2nd and 3rd readings**

Councillor S. Shoff left the Council Chambers at 5:11 PM.

**MO2016.57** Garbutt, McMillan moved 2nd reading of Bylaw 07.16. Carried unanimously. **MO2016.58** Zariski, Kolafa moved 3<sup>rd</sup> reading of Bylaw 07.16. Carried unanimously.

Councillor S. Shoff returned to the table at 5:12 PM.

**11.0 UNFINISHED BUSINESS**

**12.0 NOTICE OF MOTION**

**13.0 COUNCILLOR REPORTS**

**14.0 IN-CAMERA MATTERS**

**MO2016.59** Garbutt, Zariski moved to go in camera at 5:12 PM. Carried unanimously.

**MO2016.60** McMillan, Garbutt moved to revert to regular Council Meeting at 6:20 PM. Carried unanimously.

There being no further business, the Mayor declared the meeting adjourned at 6:20 PM.

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Acting Chief Administrative Officer

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Mayor