



**C080915**

## **COUNCIL MINUTES**

**REGULAR MEETING OF TURNER VALLEY TOWN COUNCIL  
HELD IN THE COUNCIL CHAMBERS  
223 MAIN STREET NE**

on

**September 15, 2008 at 7:00 p.m.**

Mayor	Dona Fluter
Councillors	Barry Williamson Garry Pollock David Roberts Gary Rowntree Nathan Jones George Wallace
Chief Admin. Officer	Stan Ogrodniczuk
Executive Assistant	Liza Nicholls
Dev. Officer/Planner	Jonathan Yuen

**MEETING CALLED TO ORDER BY MAYOR DONA FLUTER at 7:00 pm**


**1. ADOPTION OF THE AGENDA**

**1- MOTION by Councillor Pollock to accept agenda with additions of 'In Camera' items -  
CARRIED**

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**2. ADOPTION OF THE MINUTES**

a) Adoption of minutes for July 21, 2008

  
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2- MOTION by Councillor Wallace to accept minutes of July 21, 2008 - CARRIED

b) Adoption of minutes from Public Hearing July 21, 2008

  
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3- MOTION by Councillor Pollock to accept Public Hearing minutes of July 21, 2008 - CARRIED

c) Adoption of minutes from Public Hearing May 20, 2008

  
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4- MOTION by Councillor Williamson to accept Public Hearing minutes of May 20, 2008 - CARRIED

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3. **QUESTION AND ANSWER**

**Inquiry – A:**

Bev Goble from Friends of the Pool questioned Council as to the lifespan of pool. If the pool is remaining the same they would be interested in painting a mural on it. They would like council to get back to them so they can plan ahead.

Bev also mentioned to Council that they (Friends of the Pool) would be interested in hosting a 2008 New Years Eve family celebration. She asked if the town would be willing to waive the security deposit and insurance on the Flare n' Derrick.

The event would have fireworks, skating, hot chocolate, hot dogs and a bonfire.

The Friends of the Pool would be asking for donations from various local businesses and will be recruiting volunteers that could help make this event successful. Council stated that the similar event that took place previously was a success. They said that it was a great idea to host such an event again.

**Response:**

Council and the CAO stated that if this were a 'Town' event, they would be covered under the town's liability insurance. Council also agreed to the use of the Flare n' Derrick at no charge.

**Inquiry – B:**

A resident inquired as to why the agenda was not on the wall at the Post Office or on the website.

## **Response:**

- It was confirmed by the Executive Assistant that an agenda was put on the wall at the Post Office last Friday. We are unable to keep it from being removed off the wall. Yes, the agenda being put on the website prior to this meeting was in fact missed.

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### **4. DELEGATIONS**

#### **a) Bob King –Light Pollution**



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#### **b) Diane Osberg – Sheep River Library**



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### **5. ADMINISTRATION REPORTS**

#### **a) Public Works**

The CAO mentioned that Public Works is preparing for the winter season. They need to repair and drain pool still among other items. Back lanes are on list to be graded however they are still working on some lanes from 2005.

#### **b) Utilities & Recycle**

Dusty is now in charge of the Recycle Centre

#### **c) Disaster Services**

#### **d) FCSS**

- minutes of June 17, 2008
- minutes of July 16, 2008 (no meetings during August)
- notification of new chairperson



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#### **e) Fire Department**

The Fire Department is applying for new grant to become more interchangeable between towns. (Equipment)

f) Turner Valley Protective Services

Kris has another 6 weeks (not consecutive) of training before he has the full qualifications to do the duties as a Peace Officer for the town.

g) Finance Manager

- Finance Manager Report – August 2008



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h) Chief Administrative Officer

With respect to the resurfacing of reservoir, testing has been completed for the last 2 months and all hits are well below acceptable levels according to the Minister. Council asked the CAO whether he could check to see if it was really necessary to test every month as it costs a fair amount to do these tests. Could we test every few months?

The new water license application was submitted June 2007. Our license has been extended to the end of this month.

Turner Valley is still very active with respect to new development. Stan also mentioned that the new water park is costing the developer involved approx. \$350,000.00. He mentioned how this will be a positive addition to the town.

i) RCMP Mayor's Quarterly Report

5- MOTION by Councillor Jones to accept all reports - CARRIED

6. **POLICIES AND BYLAWS**

a) BEING A BYLAW 08-962 TO AMEND LAND USE BYLAW NO. 08-952 OF THE TOWN OF TURNER VALLEY, IN THE PROVINCE OF ALBERTA

- Amending the Land Use Map of Land Use Bylaw 08-952 by re-designating a portion of the lands described as a portion of N.E. ¼ Sec. 1, Twp. 20, Rge. 3, W5M containing +/- 0.20 ha (0.50 acres) from **Municipal Reserve (MR)** to **Residential General Single Detached District (R-1X)** as shown in the map below. The purpose is to relocate the Municipal Reserve to a larger more central area to accommodate a Multi-Use Park.

- 1<sup>st</sup> reading



Bylaw 08-962 LAND  
USE BYLAW AMENDM

6- MOTION by Councillor Roberts to pass 1<sup>st</sup> reading - CARRIED

7- MOTION by Councillor Barry to pass 2<sup>nd</sup> reading - CARRIED

8- MOTION by Councillor Barry to have 3<sup>rd</sup> reading - CARRIED

9- MOTION by Councillor Gary to pass 3<sup>rd</sup> reading - CARRIED

Garry unable to vote on this item as he arrived late to Public Hearing

- b) BEING A BYLAW 08-963 TO AMEND LAND USE BYLAW NO. 08-952 OF THE TOWN OF TURNER VALLEY, IN THE PROVINCE OF ALBERTA.
- Amending the Land Use Map of Land Use Bylaw 08-952 by re-designating a portion of the lands described as a portion of N.E. ¼ Sec. 1, Twp. 20, Rge. 3, W5M containing +/- 0.15 ha (0.37 acres) from **Residential General Single Detached District (R-1X)** and +/- 0.17 ha. (0.42 acres) from **Residential General District (R-2X)** to **Municipal Reserve (MR)** as shown in the map below. The purpose is to develop a Multi-Use Park.

- 1<sup>st</sup> reading



Bylaw 08-963 LAND  
USE BYLAW AMENDM

- 10- MOTION by Councillor Rowntree to pass 1<sup>st</sup> reading - CARRIED
- 11- MOTION by Councillor Williamson to pass 2<sup>nd</sup> reading - CARRIED
- 12- MOTION by Councillor Rowntree to have 3<sup>rd</sup> reading - CARRIED
- 13- MOTION by Councillor Wallace to pass 3<sup>rd</sup> reading - CARRIED

- c) BEING A BYLAW IN THE TOWN OF TURNER VALLEY NUMBER 08-965, IN THE PROVINCE OF ALBERTA TO PROVIDE FOR THE ESTABLISHMENT OF A CEMETERY BOARD TO MAINTAIN, IMPROVE AND MANAGE A CEMETERY

This bylaw may be cited as the "Cemetery Bylaw"

(Everything contained in this bylaw is exactly the same as Turner Valley's previous bylaw. other than the rate change. There will be a new bylaw presented to Council once the Cemetery Board has agreed on the changes required.)



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- 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> reading

- 14- MOTION by Councillor Rowntree to pass 1<sup>st</sup> reading - CARRIED
- 15- MOTION by Councillor Wallace to pass 2<sup>nd</sup> reading - CARRIED
- 16- MOTION by Councillor Pollock to have 3<sup>rd</sup> reading - CARRIED
- 17- MOTION by Councillor Roberts to pass 3<sup>rd</sup> reading - CARRIED

- d) BEING A BYLAW 08-959 TO AMEND LAND USE BYLAW 03-869 so as to raise the maximum building height limit for principal buildings in all zoning designations within Land Use Bylaw 03-869 from 9 m (29.53 ft) to 10 m (32.80 ft.). This Bylaw was given 1<sup>st</sup> Reading on June 16<sup>th</sup> and after Public Hearing on July 16<sup>th</sup>, 2<sup>nd</sup> Reading was given. Since that time, staff has encountered a matter respecting the definition of "site coverage". Site coverage is related to height limit in that those contemplating development are required to abide by not only the height limit but also the site coverage requirement. As the Land Use Bylaw does not define "Site Coverage," defining this now is appropriate. This proposed Bylaw has since been modified to provide for a definition of "Site Coverage" in addition to raising the height limit.



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Planner Jonathan Yuen stated that the above bylaw should be corrected to read after the words site coverage, or roof or floor ( this includes decks)  
He also stated that changes to appendix regarding fines will be addressed at the next Council meeting.

\*\* Item tabled to October 06<sup>th</sup> meeting

- e) Bylaw 08-964 – Amend the Land Use Bylaw to provide for a reduced front yard setback of 5 m to 3.5 m in the R-1X zoning regulation

18- MOTION by Councillor Rowntree to pass 1<sup>st</sup> reading - CARRIED

- f) Bylaw 08-966 – Amend the Dunham Area Structure Plan Map and the Land Use Bylaw Map to provide for a road layout and rezoning of lands from “UR” to “R-1” (217 Dunham Lane NW)

19- MOTION by Councillor Rowntree to pass 1<sup>st</sup> reading - CARRIED

Nathan excusing himself from gallery at 8:55 pm for 2 minutes from vote as he is the developer for this property

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## 7. NEW BUSINESS

- a) Regional Fieldhouse Study – Mayor Flutter to inform and discuss

Grant will cover majority of costs. Turner Valleys portion \$1734.62 instead of \$8500.00. Require motion to go forward and support this study.



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20- MOTION by Councillor Williamson to support Regional Indoor Fieldhouse Study and allocate 10% of our MSP base grant - CARRIED

- b) Foothills Foundation Affordable Housing Funding Application

Require motion



Original Message.doc

Tabled to 'In Camera'

- c) Canadian Library Month

Require proclamation



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21- MOTION by Councillor Jones to proclaim October as 'Library Month'. - CARRIED

- d) Community Futures

Councillor Williamson will discuss this matter with Mark to confirm he will be stepping down. There is no need to bring this item back to council.

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## 8. OLD BUSINESS CARRIED FORWARD

- a) **16<sup>th</sup> Avenue Maintenance – CAO**  
2007/11/05 – applied to have 16<sup>th</sup> Avenue classified as a resource road  
2008/01/08 – application submitted by Roy R. McLean  
(Municipal District of Foothills No 31) (see new business item 7 f )  
2008/02/04 – no new information  
2008/09/02 – still awaiting reply – will discuss at Auma
- b) **Dunham Lane NW – CAO**  
2007/11/05 – in process of having road annexed  
2008/01/08 – When construction completed, developers to have road rebuilt to previous standards (gravel only) then town will proceed with annexation
- c) **Encroachment Agreement with MD of Foothills #31 resident – CAO and Lawyers**  
2007/09/04 – Councillor Dona Flutter spoke to resident – need to write letter advising resident that building must be removed by December 31, 2007.  
2007/09/17 – letter has been sent to resident – no response  
2007/11/05 – CAO to write final letter to resident  
2008/01/08 – no response from resident  
11- MOTION by Garry Pollock for CAO to proceed legally-CARRIED  
2008/01/21 – sent to lawyers office  
2008/05/21 – Mayor visited with resident & he is reviewing his options.  
2008/09/15- Mayor has advised CAO to write letter by Friday advising resident to address this item within 14 days
- d) **Government Relations Advisory Committee to Report on the Oil & Gas Industry Reclamation Clean-up – Committee Members**  
Committee to meet and write Terms of Reference, etc. and present to Council for Discussion/Approval – In Progress, two meeting have been held.  
2007/08/31 Current council decided to leave this to the newly appointed council  
2007/09/17 – per Council- lots of interest from everywhere regarding this issue.
- e) **Candor Properties Ltd. and Sanitary Lift Station Installation, Okalta Road- CAO**  
2008/03/17 -
- f) **Animal Shelter**  
2008/04/21 – previously discussed by Council – what is Councils direction on this  
2008/04/21 – will look at setting up a committee with Cheryl Dobbin  
2008/06/16 – Garry Pollock appointed as Town representative  
2008/08/08 – town representatives that have responded to date:  
**Turner Valley** – Councillor Garry Pollock (933-3268)  
**Okotoks** - Councillor Naydene Lewis (938-8905)  
- Municipal Enforcement Services Leader Tim Stobbs (938-8913)  
- Laurie Hodson (938-4590)  
**Black Diamond** – Councillor Bill Price (933-4101)  
**M.D. of Foothills** - EDO and Bylaw Enforcement Carol Robinson (652-4219 or 601-0745)  
**High River** – No response

**Longview – Longview will not be participating in this committee per Mayor**  
**2008/09/15 – information given to Cheryl Dobbin to proceed with meetings**

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**9. COMMITTEE REPORTS AND MINUTES**

- a) Nathan Jones
- b) Dona Fluter

Per Mayor Fluter - There is a great need for expansion of the Cemetery. There are only 40 lots left. The Cemetery Board is also working on a new bylaw.

- c) Garry Pollock

Councillor Pollock stressed the need for the Library expansion.

- d) Barry Williamson

- Turner Valley Gas Plant has a working committee. They are working on a report which should be coming in shortly regarding the iron-oxide by the Gas Plant.

- Councillor Williamson also stated that another petition is going around regarding the clean-up of the Gas Plant.

- Barry also wanted to remind everyone that anyone can attend the lunch hour sessions that Community Futures hosts.

- e) George Wallace
- f) David Roberts
- g) Gary Rowntree
- h) Health, Safety and Risk Control Committee

- Safety Agenda Items for September 2008

**22- MOTION by Councillor Jones to accept all reports - CARRIED**

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**10. UPCOMING MEETINGS COUNCIL MUST MOTION and/or SCHEDULE**

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**11. INFORMATION ITEMS & Correspondence**

- a) Canadian Union of Postal Workers Prairie Region

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b) Best of Buzz

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23- MOTION by Councillor Williamson to break for 10 minutes at 9:30 pm- CARRIED

24- MOTION by Councillor Roberts to come back from break at 9:40 pm- CARRIED

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## 12. IN CAMERA

- personnel
- real estate
- council personnel

25- MOTION by Councillor Roberts to go into 'In Camera' at 9:45 pm - CARRIED

26- MOTION by Councillor Pollock to come out of 'In Camera' at 9:55 pm- CARRIED

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27- MOTION by Councillor Jones to arrange for a Joint Council meeting with Black Diamond to discuss the Pitman report with Glen Pitman of G. Pitman Consulting Inc. – CARRIED

28- MOTION by Councillor Roberts to continue meeting until 10:30 pm - CARRIED

29- MOTION by Councillor Jones to send letter to Foothills Foundation offering part of Anderson Cres property for Foothills Foundation to construct a 6 unit Affordable Housing project - CARRIED

30- MOTION by Councillor Williamson for council only to go back into 'In Camera' to discuss the CAO's performance review at 10:15 pm – CARRIED ( The CAO left Council Chambers)

31- MOTION by Councillor Jones to come out of 'In Camera' - CARRIED

32- MOTION by Councillor Rowntree to accept CAO review and support recommendations - CARRIED

## 13. ADJOURNMENT

33 - MOTION by Councillor Wallace to adjourn at 10:30 pm - CARRIED

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Mayor

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Chief Administrative Officer