

MINUTES OF THE PUBLIC HEARING HELD APRIL 18, 2005 AT 6:53 P.M. IN THE COUNCIL CHAMBERS OF THE TURNER VALLEY MUNICIPAL CENTRE AT 223 MAIN STREET NE.

PRESENT

Mayor Marjorie Straub

Deputy Mayor Robert Cress

Councillor Teresa Dujay

Councillor Harvey Schaffer

Councillor Dona Fluter

Councillor John Blakeman

Administration Manager Barb Savage

Town Planner Steve Hanhart

CALL TO ORDER

Mayor Straub called the Public Hearing to order at 6:53 p.m. There will be a separate public hearing for each bylaw being considered. She declared the Public Hearing open. She stated that the Public Hearing was being held pursuant to Section 230 of the Municipal Government Act and was to allow for representations and suggestions from the public on proposed Bylaw 904-05 to amend the Dunham Area Structure Plan Bylaw Number 92-642.

The Administration Manager stated that the Public Hearing for the proposed Bylaw to amend the Dunham Area Structure Plan was advertised in the Okotoks Western Wheel and in the Gateway Gazette and was advertised in accordance with Section 606 of the Municipal Government Act.

She advised that Bylaw Number 904-05 was given 1st reading on April 4th, 2005 and the notice of the Public Hearing was advertised in the Okotoks Western Wheel on April 6th, 2005 and in the Gateway Gazette on April 12th, 2005. An open house was hosted by the Developers on March 30, 2005 at the Flare n Derrick Community Hall.

Mayor Straub read out loud the rules of conduct governing the Public Hearing.

The Administration Manager stated there was one letter received in opposition to Bylaw Number 904-05 and it had been included in the information package presented to Council, and will be part of the public record.

Mr. Hanhart, the Town Planner made the following presentation to Council and the general public:

He advised there would be three (3) bylaws presented this evening on behalf of the Royal Oaks Development for the development of the subject property at 415 Royal Avenue NW; and all of the amending bylaws are required to be passed for the proposed development to proceed. They all need to be approved or not approved as one is dependent upon the others. The Dunham Area Structure Plan shows the area in question as low density, which usually means single family dwellings. There is a creek that meanders through the property and goes north

through another development. There is some environmental reserve adjacent to the creek and a municipal reserve site to the south of the subject property. The Dunham Area Structure Plan identifies a sidewalk to be constructed on the north side of Royal Avenue. The road network shown in the Dunham Area Structure Plan provides for Royal Avenue as being a connector road that could connect to the highway straight west of Turner Valley. This amending bylaw would change that. The Developer is planning for open spaces and pathway system through the development along the existing creek and the municipal reserve to the south. Mr. Hanhart stated that it might be appropriate at the subdivision stage to request that the developer cost share with the town, for a sidewalk on Royal Avenue.

Speakers in favour of the proposed bylaw:

Mr. Bernie Blieske, Planner acting on behalf of the developers Royal Oaks introduced himself, and Mr. Al Kennedy and Mr. Don McColl as the owners of the subject property. Mr. Blieske displayed some maps showing the proposed development and he stated that the Dunham Area Structure Plan shows Royal Avenue going straight west. He advised that this would be an adult community and would stop Royal Avenue at this development. The end of Royal Avenue would be rebuilt and there would be a better turn around created for the existing residents at the end of Royal Avenue. Mr. Blieske stated that the developers are proposing to add additional reserves adjacent to the west side of the creek. The north and west side of the development area will be fenced. The entry to the development area will not be gated and will provide plenty of access for emergency vehicles. The developers are prepared to negotiate on a sidewalk. There is a utility line easement for a 10" waterline that the developers provided to the town through this property, that continues north to Edward Avenue. Mr. Blieske stated that he had some other maps that the residents could look at and said that this would be a first class condominium adult 50 + development and would be for purchase only, not rentals.

Speakers in opposition to the proposed bylaw:

Mr. Bob Weder of 308 Royal Avenue.

He stated there would be increased traffic on Royal Avenue, which would make a change in the loading and unloading of the children at the school. He wanted to know if the developer was going to pay for a sidewalk on Royal Avenue. A proper turn around was needed at the end of Royal Avenue. He was concerned that there was only one way in and one way out of the development area.

The Administration Manager requested that Council make a motion to hold the Regular Meeting of Council directly following the Public Hearings.

Moved by Councillor Fluter that the Regular Meeting of Council follow directly after the closing of the Public Hearings.

Carried

Mr. Darcy Harper – 317 Royal Avenue

Mr. Harper stated he was concerned there is no sidewalk on the last block of Royal Avenue, cars park on both sides of the street making it dangerous for the kids walking on this street. He stated there is only 2” of pavement on the road and that this will not stand up to the increase in traffic that will be generated from this development.

Mr. Bob Gray – 306 Royal Avenue

Mr. Gray stated it was shameful that the Town would consider this development without the residents being notified and said that things were done underhandedly. He has no laneway behind his house, his garbage is not picked up and there is no turn around in the lane. Mr. Gray said the new development could add 800 vehicles per day on Royal Avenue, and the construction vehicles will wreck the road.

Dixie Simon – 109 Royal Avenue

Ms. Simon stated there was a lot of traffic currently using Royal Avenue and more traffic will produce a safety issue for the children. This development will create a major traffic increase and is creating a risk to the safety of the kids. For an additional 180 – 200 more people with one way in and one way out could create a real problem in an emergency or if an evacuation was required. This development would produce an increase of 10% in population in a very short time. Can Turner Valley deal with that? If this development is for seniors, there is no pharmacy, grocery store or clinic or doctors in Turner Valley. Turner Valley can't deal with this increase in population.

Jim Thurston – 205 Royal Avenue

Mr. Thurston wanted to know how much of a demand would this proposed development have on the water and sewer. Councillor Blakeman stated that the current water treatment plant allows for an expansion of another train to be added and also the town has secured land for a raw water reservoir that will accommodate current and future development.

Carol Gray – 306 Royal Avenue

Wanted to know who was going to pay for the reservoir and if the developers would be paying for it. The Administration Manager advised that the reservoir would be cost shared with the developers and they would be paying approximately 80% of the costs.

Mark Chapman – 115 Dunham Lane

Mr. Chapman said there have been a lot of construction vehicles on Dunham Lane and they are wrecking the road. The last Council stated there would be no further subdivision if there was a water problem and the watering schedule has already been issued for this year. Councillor Flutter informed everyone that the water conservation program does not mean there is a water shortage; it means that Turner Valley has a conservation program

as water should be a concern for everyone, not only Turner Valley. She stated when the Dunham Area Structure Plan was being proposed it allowed for public input at that time; the Council of the day did not put through this bylaw without following all of the procedures and without the participation of the public.

John Burke – 324 Royal Avenue

The turnaround in front of his house is used a lot and he doesn't see that changing with this development and he said he can't even park in his driveway due to a fire hydrant being adjacent to the driveway.

Nigel Douglas – 318 Royal Avenue

Mr. Douglas said there will be a lot of construction traffic and permanent additional traffic. He feels everyone is being wishy washy about the sidewalk. He said the Area Structure Plan calls for low density; why change it now.

316 Edward Close

There will be approximately 160 to 180 more people with this development and there will be at least 1 car per unit. They could have a van to transport people.

Joan Weder – 308 Royal Avenue

If this development is going to happen, is the same thing going to happen that happened with their back lane. How much are their taxes going to go up. Industry is needed in town to reduce the taxes.

Ms. Gosselin – 302 Royal Avenue

Is George Street going to go straight through? The town planner advised that the land where the extension of George Street will be is owned by a private individual, and when subdivision of those lands was requested, the extension of George would be looked at, at that time. Or if the town deemed it necessary for the overall benefit to the town to connect the area north of Royal Avenue to the area south of Royal Avenue, then the town could look at negotiating with the land owner for the land that would be required for George Street. For a three storey apartment block the town will need a new fire vehicle. Mr. Bleikse stated that the apartment building would comply according to the land use bylaw.

Alan Wyatt – 304 Royal Avenue

He has a foster home and the kids walk to school. There will be more traffic and will create a safety issue for the kids.

One of the residents stated that the developers are planning for an adult condominium development; however they might change their minds and not have a condo development. Mr. Blieske stated that once a condominium development is approved, there is a

condominium act whereby there has to be a condominium association governing the development and you can't change this to other residential development.

Ted Ganchar – 305 Royal Avenue

Stated he has enjoyed a certain quality of life for 25 years on Royal Avenue. He is retired and he has 2 vehicles and an RV. He thinks the developers could change a condominium development from a purchase to a rental option.

Travis Caldwell – 220 A Royal Avenue

Said there is speeding on Royal Avenue now and that it needs to be patrolled more.

Tony Summers – 302 Royal Avenue

Is worried about there only being 1 access to the development area and feels there should be another route for the construction traffic.

There were no other submissions for or against the proposed bylaw.

Mayor Straub declared the Public Hearing closed at 7:44 p.m.

Mayor

Administration Manager

MINUTES OF THE PUBLIC HEARING HELD APRIL 18, 2005 AT 7:45 P.M. IN THE COUNCIL CHAMBERS OF THE TURNER VALLEY MUNICIPAL CENTRE AT 223 MAIN STREET NE.

PRESENT

Mayor Marjorie Straub	Councillor John Blakeman
Deputy Mayor Robert Cress	Administration Manager Barb Savage
Councillor Teresa Dujay	Town Planner Steve Hanhart
Councillor Harvey Schaffer	
Councillor Dona Fluter	

CALL TO ORDER

Mayor Straub called the Public Hearing to order at 7:45 p.m. and declared the Public Hearing open. She stated that the Public Hearing was being held pursuant to Section 230 of the Municipal Government Act and was to allow for representations and suggestions from the public on proposed Bylaw 906-05 to close a portion of a road and consolidate in a new plan of subdivision.

The Administration Manager stated that the Public Hearing for the proposed road closure Bylaw number 906-05 was advertised in the Okotoks Western Wheel and in the Gateway Gazette and was advertised in accordance with Section 606 of the Municipal Government Act.

She advised that Bylaw Number 906-05 was given 1st reading on April 4th, 2005 and the notice of the Public Hearing was advertised in the Okotoks Western Wheel on April 6th, 2005 and in the Gateway Gazette on April 12th, 2005.

Mayor Straub read out loud the rules of conduct governing the Public Hearing.

The Administration Manager stated Atco Gas, Fortis Alberta and Telus were circulated with a notice for the proposed road closure for the Royal Oaks Development. Replies have been received from these companies and there were no objections to the proposed road closure. No other letters other than the responses received from the utility companies have been received either for or against the proposed road closure bylaw.

Mr. Hanhart, the Town Planner made the following presentation to Council and the general public:

As stated previously there are 3 bylaws before Council for consideration this evening. The road closure bylaw refers to a 33 foot undeveloped registered road that does not belong to the developer. The Administration Manager already stated that the bylaw had to be circulated to the utility companies; the bylaw then receives 1st reading and is advertised; the public hearing is held and then the bylaw has to be forwarded to the Minister of Transportation for approval and then comes back to the council for 2nd and 3rd reading. If the road is closed it then becomes part of the development area and is not a

public road. If after approval by the Minister Council decides to close the road, the road designation at land titles can be removed and the land then comes into title to the town. The town can then sell the closed road. The developer is requesting that the town sell the closed road to them so they can consolidate the piece of land they own lying north of the road with a piece of land they own lying south of the road, into one large development area. The developer would then register the development as a bare land condominium, which means roads and landscaped areas within the development would be owned and maintained by the future residents within the development area. Mr. Hanhart advised that if council proceeds with the road closure bylaw, it is recommended that the portion of Royal Avenue abutting Lot 15 MR, Lot 16 MR and Lot 17 MR remain as public roadway so that residents can access these existing public parks and future public open space along the drainage channel located south of Royal Avenue or the town can register a public access easement against appropriate portions of the subject lands that allow the public to access the existing and planned open space system.

Speakers in favour of the proposed bylaw:

Mr. Blieske stated that the turnaround at the west end of Royal Avenue would partially be on the developers' property and this would allow for access to the development area and a separate turnaround. He said there would be public access to the pathway system.

Dixie Simon – 109 Royal Avenue

Ms. Simon asked if it would be possible to deny the increase in the density for the proposed development but approve the road closure bylaw. The Town Planner stated yes; however there would have to be an amendment made to the road system shown in the ASP.

Speakers opposed to the proposed bylaw:

John Burke – 324 Royal Avenue

Mr. Burke said he would not be in favour of the proposed bylaw.

Questions Only

Shannon Kiiskinen – 240 Edward Avenue

Asked how would George Street be affected. The Town Planner referred to the Dunham Area Structure Plan and said that a road network is needed that connects north and south Turner Valley. Roads are normally taken at the time a property owner wants to subdivide, or if the town deems it necessary for the benefit of all the town, then the town could look at expropriating the appropriate land for a roadway.

Mr. Blieske reiterated that their development would not allow for Royal Avenue to continue west and would not be a through road. He said they could put up a sign informing people that Royal Avenue is not a through road.

Bob Weder – 308 Royal Avenue

Said there would only be 1 access in and out of this development and that a looped road was needed to the north.

There were no other submissions for or against the proposed bylaw.

Mayor Straub declared the Public Hearing closed at 8:07 p.m.

Mayor

Administration Manager

MINUTES OF THE PUBLIC HEARING HELD APRIL 18, 2005 AT 8:08 P.M. IN THE COUNCIL CHAMBERS OF THE TURNER VALLEY MUNICIPAL CENTRE AT 223 MAIN STREET NE.

PRESENT

Mayor Marjorie Straub

Deputy Mayor Robert Cress

Councillor Teresa Dujay

Councillor Harvey Schaffer

Councillor Dona Fluter

Councillor John Blakeman

Administration Manager Barb Savage

Town Planner Steve Hanhart

CALL TO ORDER

Mayor Straub called the Public Hearing to order at 8:08 p.m. and declared the Public Hearing open. She stated that the Public Hearing was being held pursuant to Section 230 of the Municipal Government Act and was to allow for representations and suggestions from the public on proposed Bylaw 905-05 to amend the Land Use Bylaw No. 03-869.

The Administration Manager stated that the Public Hearing for the proposed Bylaw to amend the Land Use Bylaw was advertised in the Okotoks Western Wheel and in the Gateway Gazette and was advertised in accordance with Section 606 of the Municipal Government Act.

She advised that Bylaw Number 905-05 was given 1st reading on April 4th, 2005 and the notice of the Public Hearing was advertised in the Okotoks Western Wheel on April 6th, 2005 and in the Gateway Gazette on April 12th, 2005.

Mayor Straub read out loud the rules of conduct governing the Public Hearing.

The Administration Manager stated there was one letter received in opposition to Bylaw Number 905-05 and it had been included in the information package presented to Council, and will be part of the public record.

There have been no letters received in favor of Bylaw Number 905-05.

Mr. Hanhart, the Town Planner made the following presentation to Council and the general public:

The subject lands are currently zoned R-2X, residential general district and R-1 residential single detached district, to accommodate the existing uses. The proposed use would not be allowed under the existing zoning, however a re-zoning of the subject property tonight would allow for the uses associated with an R-3 zoning which could include a mixture of apartment and duplex units. The current vehicle trips per day is about 260; on Royal Avenue just to the west of the intersection of George Street and Royal Avenue. Build out of the subject lands under the current zoning for single family homes would create an

increase in traffic to 420 trips per day at the same location. If annexation were to occur west of this property, traffic on Royal would increase accordingly. The proposed use for an apartment building and duplexes will create an increase in traffic on Royal Avenue at the intersection of George Street to approximately 900 vehicle trips per day. When re-zoning is being proposed, you have to determine if the land is suitable for the use being proposed. The Town of Turner Valley will not be accepting any large subdivision applications for any lands until the raw water reservoir is a definite project. The town has been made aware of a constraint in the sewer infrastructure for some of the homes on Royal Avenue and the town engineers are recommending that the sewer line for the proposed development be connected to the Edward Avenue sewer line. The land north of the proposed development is lower and would accommodate a new sewer line. This connection would be a condition of subdivision/development approvals and the developer would be required to secure the necessary right of way from the adjacent landowner prior to the town giving further readings to any of the bylaws under consideration.

Mr. Blieske stated the developer is requesting a higher density for the development area. He said that they are investigating the installation of the sewer line and connecting it to the sewer line on Edward Avenue rather than on Royal Avenue. Mr. Blieske said they need to identify the traffic issues and sidewalk concerns and also the construction traffic, and he said they are investigating all of these concerns. They feel this could be a win/win situation for everyone.

Nigel Douglas – 318 Royal Avenue

Was concerned the other residents left prior to the end of the public hearings and should have stayed.

Dixie Simon – 109 Royal Avenue

Stated there will be a traffic issue.

John Burke – 324 Royal Avenue

Wants Council to keep in mind that the existing Area Structure Plan was planned with input from the public previously and he bought his property after the Areas Structure Plan was approved.

There were no other submissions for or against the proposed bylaw.

Mayor Straub declared the Public Hearing closed at 8:23 p.m.

Mayor

Administration Manager