



ADOPTED MINUTES
REGULAR COUNCIL MEETING #2011-10-18
Council Chambers, Town of Turner Valley, AB
October 19, 2011

COUNCIL PRESENT

Mayor Kelly Tuck
Deputy Mayor Sandra Rishaug
Councillor Dona Fluter
Councillor Terry Moore
Councillor Lane Park
Councillor Gerald Pfeil
Councillor Barry Williamson

STAFF PRESENT

Leslie Fitzgerald, CAO
Monique LeBlanc, Manager Community Services/Asst. CAO
Heather Thomson, Manager Legislative Services
Jonathan Yuen, Manager Planning and Engineering Services

MEDIA PRESENT

Russell Skeet, Eagle 100.9 AM 1140/99.7 FM Sun Country Radio
Tanya Kostiw, Western Wheel

1. **Call Regular Business Meeting to Order**

Mayor Tuck called the meeting to order at 6:40 p.m.

2. **Question Period**

None

3. **Adoption of Agenda**

MOTION 2011-10-18-01 by Councillor Rishaug that Council accept the agenda as presented.

4. **Adoption of Previous Minutes**

MOTION 2011-10-18-02 by Councillor Moore that Council adopt the September 19, 2011 Regular Council Minutes as presented.


Mayor


CAO

5. **Statutory/Non Statutory Hearing (s)**

5.1 Planning and Development

**Public Hearing
Bylaw 11-1013 Land Use Amendment**

A land use amendment proposal to rezone 302 George Street S. W. to allow six (6) Four-plexes and six (6) Six-plexes. Presently designated "R-3"

Mayor Tuck called the Public Hearing to order at 6:38 p.m.

Mayor Tuck stated of the purpose of the public hearing.

The Public Hearing is held pursuant to Section 230 of the Municipal Government Act to hear representations and suggestions from the public on proposed Bylaw 11-1013 to amend the Land Use Bylaw Number 03-869.

Mayor Tuck asked Mr. Yuen, Planning and Engineering Services Manager, if this hearing had been advertised in accordance with the requirements of the Municipal Government Act. Mr. Yuen responded it had.

Mayor Tuck asked Mr. Yuen when the proposed Bylaw received first reading, the dates the hearing was advertised and in which newspapers.

Mr. Yuen responding the first reading was given on September 19, 2011. Advertisements were in the Okotoks Western Wheel on September 28, 2011 and in the Gateway Gazette on October 11, 2011.

Mayor Tuck stated the rules of conduct for this hearing.

Mayor Tuck asked if any letters in favour of the proposed Bylaw had been received. Mr. Yuen responded no.

Mayor Tuck asked if any letters in opposition to the proposed Bylaw had been received. Mr. Yuen responded no written comments had been received but he had received a verbal comment opposing the bylaw.


Mayor


CAO

Mayor Tuck asked Mr. Yuen to review the purpose and effect of the amendment and how it will change the Land Use Bylaw. Mr. Yuen responded as follows:

The applicant is proposing to rezone the lands to allow for his proposed (6) four-plexes and (6) six-plexes. The property is presently designated "R-3". This proposal for (6) four-plexes and (6) six-plexes, as shown in his proposed concept plan, would not meet with some of the R-3 zoning district. The proposed development can be contemplated should the property be re-designated to Direct Control (DC5) thereby allowing the creation of site specific zoning rules to suit the development. Development approval in Direct Control districts resides with Council.

Mayor Tuck called for speakers in favour of Bylaw 11-1013 a Land Use Bylaw amendment.

Kevin Alberts, on behalf of Blue Rock Builders and the owner Resman Holdings Ltd. He then introduced NORR Architects and Planners.

A power point presentation was given by Bluerock Builders and NORR Architects and Planners.

Mayor Tuck called for speakers in opposition of Bylaw 11-1013, Land Use amendment.

Six residents of Turner Valley spoke in opposition: Ed Pretzlaff, Edith Morlidge, Bill Paxton, Ed Carter, Barb Savage and Judy Pretzlaff. The primary concerns expressed were: a higher density than what was originally proposed by the R-3 zoning and the effects of larger multi housing units built in an already established neighbourhood, a need for more business to support population growth, development permit security deposits large enough to support this type of development, and that a firm building commitment be acquired from the developer.

Mayor Tuck called for any other submissions. None received.

Mayor Tuck declared the public hearing closed at 7:00 p.m.

Mayor Tuck reopened the Regular Council meeting at 7:02 p.m.


Mayor


CAO

6. **Delegations**

- 6.1 HDR ITrans Traffic Consultants – Downtown Parking Study

MOTION 2011-10-18-03 by Councillor Pfeil that Council acknowledge receipt of the HDR ITrans Traffic Consultants – Downtown Parking Study.

CARRIED

7. **Policies and Bylaws**

- 7.1 Planning and Development – Bylaw 11-1012
Bylaw 11-1012 a Bylaw to Amend the Land Use Bylaw 03-869 by redesignating Block 7, Block 5, Plan 5184JK (303 Sunset Blvd. S.W.)

MOTION 2011-10-18-04 by Councillor Fluter that revised dwelling concept plans be submitted for Council's consideration.

CARRIED

- 7.2 Planning and Development – Bylaw 11-1013

Bylaw 11-1013 a Bylaw to amend the Land Use Bylaw 03-869 by redesignating lands described as Lot 16, Block 3, Block 2, Plan 0811870 (302 George Street S.W) from Residential – Multi Unit District (R-3) to Direct Control District (DC-5).

MOTION 2011-10-18-05 by Councillor Williamson that Council defer Bylaw 11-1013 pending the applicant's resolution of concerns identified in this request for decision;

1 OPPOSED/CARRIED

- 7.3 Finance - Local Improvement Levy Bylaws

- 7.3.1 Local Improvement Levy Bylaws 11-1008 – Royal Avenue NW, 11-1009 Robert Street and 11-1010 Hubert Street (btwn Sunset & Windsor)

MOTION 2011-10-18-06 by Councillor Fluter that Council table this matter to the November 21, 2011 Regular Council Meeting.

CARRIED

- 7.4 Turner Valley Patrol Services

A bylaw of the Town of Turner Valley, in the Province of Alberta, to repeal Bylaw 96-733

MOTION 2011-10-18-07 by Councillor Williamson that Council give Bylaw 11-1015 first and second reading and that Council consider giving third reading to this bylaw at this meeting.

CARRIED UNANIMOUSLY



Mayor



CAO

MOTION 2011-10-18-08 by Councillor Williamson that Council give Bylaw 11-1015 third and final reading repealing Bylaw 96-733.

CARRIED

8. New Business

- 8.1 Request to allocate FCSS funding

MOTION 2011-10-18-09 by Councillor Fluter that Council approve funding for the Sheep River Health Trust Community Cultural Awareness and Volunteer Training Program in the amount of \$2,000 on the condition the FCSS funded portion of the program is completed prior to year end and that a final report be submitted by January 31, 2012.

CARRIED

- 8.2 Canadian Library Month Proclamation

MOTION 2011-10-18-10 by Councillor Park that Council hereby proclaim October 2011 as Canadian Library Month

CARRIED

- 8.3 Family Violence Prevention Month Proclamation

MOTION 2011-10-18-11 by Councillor Park that Council hereby proclaim November 2011 as Family Violence Prevention Month.

CARRIED

9. Chief Administrative Officer Report

MOTION 2011-10-18-12 by Councillor Moore to accept the CAO report as information.

CARRIED



Mayor



CAO

10. **Correspondence – General (provided via email or in correspondence binder)**

- 10.1 September 2011 Government of Alberta – Alberta Land Stewardship Act publication.
- 10.2 September 27, 2011 Alberta Municipal Affairs Re: Sheep River Library Board invitation to submit Ministers Awards for Excellence and Innovation in Public Library Service.
- 10.3 June 28, 2011 Westend Regional Sewage Commission minutes
- 10.4 September 30, 2011 Ted Menzies, Member of Parliament for McLeod Re: Birth of a Nation Day
- 10.5 September 22, 2011 Town of Black Diamond Re: Letter of Support, RCMP staffing.
- 10.6 September 9, 2011 Government of Alberta Bulletin Re: Conflict Resolution Day Thursday, October 20, 2011
- 10.7 September 14, 2011 Re: 2012 Budget Estimates Proclamation request October 2011 as Canadian Library Month.
- 10.8 September 13, 2011 Alberta Tourism Parks and Recreation Re: Thank you for nomination.

MOTION 2011-10-18-13 by Councillor Williamson that Council accept the correspondence as information.

CARRIED

11. **Adjournment**

MOTION 2011-10-18-14 by Councillor Pfeil that Council adjourn at 8:05 p.m.

CARRIED



Kelly Tuck, Mayor



Leslie Fitzgerald, CAO