

**MINUTES OF THE REGULAR COUNCIL MEETING OF THE MUNICIPAL COUNCIL OF THE TOWN OF SUNDRE  
IN THE PROVINCE OF ALBERTA HELD MONDAY JUNE 16, 2014, IN THE TOWN OF SUNDRE COUNCIL  
CHAMBERS**

**PRESENT**

Mayor Terry Leslie, Councilors Verna McFadden, Chris Vardas, Paul Isaac, Jodi Orr, Tony Jordan

**STAFF**

Dave Dubauskas, Chief Administrative Officer  
Wanda Watson-Neufeld, Director of Corporate Services  
Erin O'Neill, Director of Planning and Development  
David Hill, Director of Operational Services  
Jacci Hager, Manager of Community Services  
Karla Eagles, Legislative Assistant

**ABSENT** Myron Thompson until 6:55 p.m.

**CALL TO ORDER**

Mayor Leslie called the meeting to order at 6:00 p.m. with a moment of reflection.

**ADOPTION OF AGENDA**

**107/14** Councillor Isaac moved that the Town of Sundre Council adopt the agenda as amended by switching 5.2 and 5.3 under Presentations. **CARRIED**

**ADOPTION OF MINUTES**

**108/14** June 2, 2014 Regular Council Minutes  
Councillor Vardas moved that the Town of Sundre Council approve the Regular Council Meeting minutes of June 2, 2014. **CARRIED**

**MODIFICATION OF MINUTES**

**109/14** Councillor McFadden moved that the Town of Sundre Council approve the minutes of April 7, 2014 as amended to include the following motion:

*Councillor Thompson moved that the Town of Sundre Council designate lands identified as Lot 32MR Block 3 Plan 8010730 and Lot 107MR Block 3 Plan 8010730 for an indefinite length of time for the Sundre Community Garden Project organized and managed by the Sundre Community Garden Committee under the umbrella of the Greenwood Neighborhood Place Society. **CARRIED***

**PRESENTATIONS**

**Arena Renovation Design – Costs and Explanation**

Bill Johnston, presented the seven fee proposals which were submitted for tender for the proposed Sundre Arena renovation.

- 110/14** Councillor Isaac moved that the Town of Sundre Council accept the Costs and Explanation of the proposed Arena Renovation for information. **CARRIED**

#### **Flood Preparation**

Bill Johnston presented information on flood preparation. He covered the following areas: no concern for flooding at this time, methods of monitoring the river, monitoring the snow pack, communication with Alberta Flood Control, emergency management within the town of Sundre, emergency support from other municipalities and Sundre Petroleum Operators Group, call out procedures, incident control system and the Alberta Emergency Management process for flood recovery.

- 111/14** Mayor Leslie moved to accept the Flood Preparation report for information. **CARRIED**

#### **Sundre Municipal Library**

Jamie Syer, Manager, Sundre Municipal Library presented the results of the library's recent strategic planning workshop and decisions made by the Library Board regarding future initiatives.

- 112/14** Councillor Orr moved that the Town of Sundre Council accept the Library Presentation for information. **CARRIED**

#### **PUBLIC HEARINGS/BYLAWS**

- 113/14** Councillor Jordan moved that the Town of Sundre Council open the Public Hearing at 7:10 p.m. **CARRIED**

Mayor Leslie requested that Councillor Paul Isaac take the chair while he, being an adjacent landowner to the property potentially affected by the amendment, sat aside.

#### **Land Use Bylaw Amendment – 12<sup>th</sup> Ave NE – Consideration of Public Hearing**

Developer, Lyle Stevenson made a presentation to provide information on his proposed construction of good quality, affordable homes and was available to answer questions.

Councillor Vardas asked if some green space would remain or would it be gravel and how would it be maintained. Response: Maintained by private owner or by condo association.

Councillor Orr asked what square footage is intended. Response: Square footage would be from 1250 to 1350 square feet.

Councillor Vardas asked if there was consideration being taken to possibly provide single story units that would be senior friendly. Response: That would have to be looked into.

Councillor McFadden asked if all units would look alike as picture presented. Response: There would be different rooflines, different colors.

With regard to density, Lyle Stevenson said that the property could accommodate 11 homes; he is planning for 16 units, which would increase density by 5 homes.

**Councillor Thompson arrived at 6:55 p.m.**

**In Favour of the Amendment**

No public came forward in favour.

**In Opposition of the Amendment**

Allan Vanderzwan purchased his home in 2004 and was told this land would remain a green space. He is not in favour of duplexes being built.

George Rockey is concerned, he is not in favour of duplexes, houses yes but as he has a bit of an investment in his property and pays plenty of taxes. If the area “goes down” will he be charged less taxes? He thinks that a condo association would be a good idea if the area was populated with young people who are busy all of the time. He acknowledged that there were two options as to how the area would be maintained.

Wendy Roth faces the area so would be looking at duplexes when she was told that the green space would remain.

Angie Vanderzwan wonders why, if the land was zoned residential in 1998, was she told that the area would remain a green space. Why do realtors not tell buyers about the zoning?

Trudy Patterson was surprised that if condos or duplexes are being planned, that the developer has not sorted that out. She is concerned that the green space will not be cared for.

Terry Leslie stated two reasons for opposition. Bylaw 8.13 from September 16, 2013 states that the town requires a mix of forms in all new areas. This is not a new area it is an existing area. There is a belief that the homes will be owner occupied but there is no way to guarantee either by the developer or by the Town that these duplexes will not be turned into rental units.

Lori Watham said no to the condos. She is not in favour of a large increase of population in that area for safety reasons, there is only one road.

Debra Leslie as an adjacent landowner is against the rezoning and asked what is the advantage of rezoning.

Councillor Isaac explained that questions could not be answered tonight, that this would happen at another point in the process.

David Patterson lives at the end of 12<sup>th</sup> Avenue at 2<sup>nd</sup> Street and wants to know what development is going to be across 12<sup>th</sup> Avenue from the duplexes. He doesn't go along with that as he pays enough taxes and when people turn onto 12<sup>th</sup> Avenue, they will see a bunch of duplexes.

**Councillor Isaac asked if anyone who had neither an opinion for or against the rezoning had a comment to make.**

No responses were forthcoming.

**Councillor Isaac then asked for any closing comments and there were none.**

The Developer offered to meet with the Administration to answer any questions.

**114/14** Councillor Orr moved that the Town of Sundre Council close the Public Hearing. **CARRIED**

***Councilor Isaac called a recess at 7:15 p.m.***

***Mayor Leslie reconvened the meeting at 7:24 p.m.***

### **FINANCE**

Wanda Watson-Neufeld, Director of Corporate Services, presented the Capital and Operating Projects Overview for the First Quarter.

**115/14** Councilor Issac moved that Town of Sundre Council accept the Capital and Operating Projects Overview for the First Quarter for information. **CARRIED**

### **UNFINISHED BUSINESS**

#### **REVISED 2014 CAPITAL BUDGET**

Wanda Watson-Neufeld, Director of Corporate Services, presented the Revised 2014 Capital Budget.

**116/14** Councilor McFadden moved that Town of Sundre Council approve the revised 2014 Capital budget by adding the following projects:

1. Mountain View Seniors Housing (MVSH) – 6<sup>th</sup> Street design, construction and coordination to CCC at a budgeted cost of \$755,000 to be paid directly by MVSH.
2. Disaster Recovery Plan solution at a budgeted cost of \$55,000 to be covered fully by MSI Capital grant funds and that the final amount of the cost be brought back to Council before final funding approval.
3. Museum Drainage on 1<sup>st</sup> Street SW at a budgeted cost of \$75,000 to be covered fully by BMTG grant funds. **CARRIED**

### **NEW BUSINESS**

#### **Snake Hill Slam**

**117/14** Councilor Orr moved that Town of Sundre Council relax Section 2 (a), (b), and (c) of the Town of Sundre Traffic Bylaw #789 for the use of vehicles on public property on Saturday, September 20, 2014 for the Call to Action – Snake Hill Slam. **CARRIED**

**118/14** Councilor Orr moved that Town of Sundre Council relax section 2(a), (b), and 9(c) of Town of Sundre Noise Bylaw #118 to allow for the use of a sound system on Saturday, September 20, 2014 for the program of events and entertainment. **CARRIED**

- 119/14** Councillor Orr moved that Town of Sundre Council permit the closure of 4 Street NW (after the JOKO's entrance) on Saturday, September 20, 2014 for the safety and security of the event. **CARRIED**

**Greenwood Campground Washhouse**

- 120/14** Councillor Orr moved that the Town of Sundre Council release \$50,000.00 of the \$197,121.55, we will receive from the province as Disaster Recovery Funds to start the design and planning process and to go ahead with site preparation for the rebuild of the Greenwood Campground Wash House. **CARRIED**

**121/14** **MVSH Municipal Stakeholder Support**

Mayor Leslie moved that the Town of Sundre Council agree to provide financial support for any future operating deficit and debt servicing costs resulting from construction of the Senior's Care Centre Project in Sundre. **CARRIED**

**Noise Relaxation for Canada day Fireworks**

- 122/14** Councillor Orr moved that the Town of Sundre Council relax Section 2 (a), (b), and (c) of the Town of Sundre Noise Bylaw #818 for the Canada Day Celebrations on Tuesday, July 1, 2014. **CARRIED**

AND

- 123/14** Councillor Orr moved that the Town of Sundre Council approve the fireworks display proposed for Tuesday, July 1, 2014 as the final event for the Canada Day celebrations at the discretion and requirements of the Town of Sundre Fire Chief. **CARRIED**

***COUNCIL AND ADMINISTRATIVE REPORTS***

***COUNCIL ROUND TABLE***

Councillor Jordan shared that the Sundre Aquaplex board was pleased with Council's decision regarding funding.

Councillor Orr shared that she attended the CAEP (Central Alberta Economic Partnership) AGM and heard that they are doing well financially and they have two projects coming up in 2015. Councillor Orr suggested that Council could nominate a volunteer as CAEP are working on their Annual Achievement Awards.

Councillor Orr also expressed that she attended the SPOG meeting, was updated on activities that oil companies are involved in to and to find out about the golf tournament they have coming up.

Councillor Isaac has heard a concern regarding the playground equipment that was removed from the eastside playground. Residents are asking when the equipment will be replaced.

Councillor Isaac has had complaints about the recycle area being rough looking and wondered if a letter should go out to Mountain View Waste Management asking them to tidy up.

Councillor Isaac has also heard from residents concerning the fact that 10<sup>th</sup> Street has been an ongoing issue for two years. Mayor Leslie agreed that communication is required regarding that street.

Councillor Thompson talked about the issue of Coyote Creek running over the road near the airport, being a concern to the industrial area, and getting near the pits. Something needs to be done while we wait for the berm. Also, something needs to be done about the eroding of the Sundre Bridge, it's like what happened to the Garrington Bridge.

Mayor Leslie has heard that although the Province suggested the berm as a solution to river concerns, now Alberta Parks & Recreation say that a berm is not in their best interest. The complex, back and forth inter-governmental department discussions and studies take up time and effort yet yield little.

Councillor Issac talked about the possibilities of using methods garnered from discussions with other municipalities such as scalping and rechanneling that was done in High River.

Verna shared that is was with sadness that she observed a local business owner ask funeral attendees to move their cars out of his parking lot.

#### **ADMINISTRATION REPORTS**

**124/14**     **Planning and Development Reports January – May 2014**

Erin O'Neill, Director of Planning and Development presented the Planning and Development Reports for January 2014 up to and including May 2014.

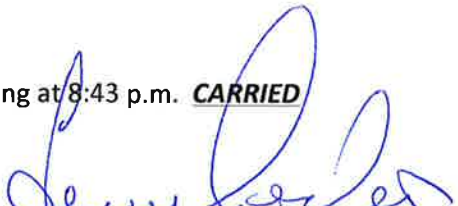
**125/14**     Mayor Leslie moved that Town of Sundre Council accept the Planning and Development Report for January 2014 to May 2014 for information. **CARRIED**

#### **CORRESPONDENCE**

**126/14**     Mayor Leslie moved that Town of Sundre Council accept the letter from the Royal Canadian Legion for information. **CARRIED**

#### **ADJOURNMENT**

**127/14**     Councilor McFadden moved to adjourn the meeting at 8:43 p.m. **CARRIED**

  
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Mayor

I hereby certify these minutes are correct.

  
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Chief Administrative Officer