

**MINUTES: OF THE TENTH REGULAR MEETING OF COUNCIL, 2015/2016
HELD IN COUNCIL CHAMBERS ON MONDAY, APRIL 4, 2016**

COUNCIL:	DENNIS CASSIE BARBARA EDGECOMBE-GREEN HEATHER CALDWELL SHELDON WATSON	MAYOR DEPUTY MAYOR COUNCILLOR COUNCILLOR
ABSENT:	MARVIN SLINGERLAND	COUNCILLOR
STAFF:	KIM HAUTA	CHIEF ADMINISTRATIVE OFFICER
DELEGATES:	LEDA KOZAK TITTSWORTH DIANE HORVATH	DEVELOPMENT OFFICER TOWN PLANNER
HEARING:	IRENE HILDEBRANDT DAVID HALES VERNA HALES	

Public Hearing

Mayor Cassie called the Public Hearing to order at 7:00 p.m. and explained:

- The purpose of the Hearing is to consider Development Permit No. 62-15 – Kooyman Bakery Ltd. for a change on the building from a flat roof to a gabled roof. The application is brought to Council as the building is located in the Direct Control – DC Land Use District.
- Development Officer Tittsworth gave an overview of the application. Land Use Bylaw No. 354-12 indicates that in the DC Land Use District, a Permitted Use is any use Council considers suitable, and the Standards of Development are as Council considers necessary having regard to Schedule 4, Section 3 of Land Use Bylaw No. 354-12. Adjacent landowners were circulated on March 10, 2016. No verbal or written comments have been received.

Angela Denhoed entered the Council Chambers at 7:07 p.m.

Mayor Cassie called the Public Hearing to a close at 7:11 p.m. advising those present that:

1. Council will be discussing the application and all the information presented at the Public Hearing.
2. Only those Council members present at the Public Hearing will take part in the decision.
3. Council has 30 days in which to make their decision.

Mayor Cassie thanked everyone for attending.

**MINUTES: OF THE TENTH REGULAR MEETING OF COUNCIL,
2015/2016 HELD ON MONDAY, APRIL 4, 2016**

Public Hearing

Mayor Cassie called the Public Hearing to order at 7:12 p.m. and explained:

- The purpose of the Hearing is to allow public input into proposed Bylaw No. 382-16 being a Bylaw to amend Land Use Bylaw No. 354-12, by:
 - Adding a definition for “Pawnshop”, “Payday Lender”, “Payday Loan”, and “Payday Loan Business” to Schedule 7 – Definitions;
 - Adding Pawnshop and Payday Loan Business as a discretionary use to the “Commercial – C” Land Use District in Schedule 2 – Land Use District Regulation; and
 - Adding standards of development for Pawnshops and Payday Loan Businesses Schedule 5 – Use Specific Standards of Development
- The Hearing is being held under the authority of the Municipal Government Act.
- The rules and procedures that will be used at the Hearing.

Chief Administrative Officer Hauta provided a compliance report:

- Bylaw No. 382-16 was given first reading on March 15, 2016.
- Notice of the Public Hearing was mailed to every residence within the Town of Coalhurst.
- Advertising was done in accordance with the Municipal Government Act and the Town of Coalhurst Land Use Bylaw.
- No submissions either for or against the proposed amendments to the Land Use Bylaw were received.

Public Response

- Town Planner Horvath provided a brief overview of the proposed Bylaw and changes to the existing Land Use Bylaw.
- Those individuals who were in attendance, and who wished to, were invited to speak one at a time.
- Summary of verbal points raised:

**MINUTES: OF THE TENTH REGULAR MEETING OF COUNCIL,
2015/2016 HELD ON MONDAY, APRIL 4, 2016**

- Is there a demand for the businesses identified in the proposed Bylaw?

Mayor Cassie called the Public Hearing to a close at 7:15 p.m. advising those present that:

1. Council will be discussing the Bylaw and all the information presented at the Public Hearing.
2. Only those Council members present at the Public Hearing will take part in the decision.
3. Council has 30 days in which to make their decision.

Mayor Cassie thanked everyone for attending.

Public Hearing

Mayor Cassie called the Public Hearing to order at 7:17 p.m. and explained:

- The purpose of the Hearing is to allow public input into proposed Bylaw No. 383-16 being a Bylaw to redesignate lands annexed into the Municipality, in accordance with Land Use Bylaw No. 354-12.
- The Hearing is being held under the authority of the Municipal Government Act and the Town of Coalhurst Land Use Bylaw.
- The rules and procedures that will be used at the Hearing.

Chief Administrative Officer Hauta provided a compliance report:

- Bylaw No. 383-16 was given first reading on March 15, 2016.
- Notice of the Public Hearing was mailed to every residence within the Town of Coalhurst. In addition, affected local governments and some government departments, along with some Lethbridge County residents, were provided with notice of the proposed Bylaw and were asked to provide comments.
- Advertising was done in accordance with the Municipal Government Act and the Town of Coalhurst Land Use Bylaw.
- No submissions either for or against the proposed amendments to the Land Use Bylaw were received.

**MINUTES: OF THE TENTH REGULAR MEETING OF COUNCIL,
2015/2016 HELD ON MONDAY, APRIL 4, 2016**

Public Response

- Town Planner Horvath provided an explanation of the overall intent of the proposed Bylaw.
- Those individuals who were in attendance, and who wished to, were invited to speak one at a time.
- Summary of verbal points raised:
 - Naming the zoning for now, possible rezone in future.
 - Will residents be notified of future development?
 - Public input into development of annexation area through the Municipal Development Plan process.
 - Is recreational area north of 45th Avenue and 45th Avenue already annexed?
 - What are the priorities for the annexed area?
 - How far east, in the Town's 25 year plan, does the Town plan to go?
 - Is the Town aware of any discussion/plans in the Lethbridge County/City of Lethbridge Intermunicipal Development Plan?
 - Will Town maintain green space north of 45th Avenue?
 - What does Parks and Recreation designation allow for?

Mayor Cassie called the Public Hearing to a close at 7:39 p.m. advising those present that:

1. Council will be discussing the Bylaw and all the information presented at the Public Hearing.
2. Only those Council members present at the Public Hearing will take part in the decision.
3. Council has 30 days in which to make their decision.

Mayor Cassie thanked everyone for attending.

Town Planner Horvath, Development Officer Tittsworth, Mrs. Hildebrandt, Mr. Hales, Mrs. Hales and Ms. Denhoed left the Council Chambers at 7:40 p.m.

**MINUTES: OF THE TENTH REGULAR MEETING OF COUNCIL,
2015/2016 HELD ON MONDAY, APRIL 4, 2016**

TENTH REGULAR MEETING

Mayor Cassie called the meeting to order at 7:41 p.m. and Councillor Watson gave the opening prayer.

M#4729-16 Mayor Cassie moved the adoption of the Minutes of the Ninth Regular Meeting held March 15, 2016. Carried Unanimously

M#4730-16 Mayor Cassie moved the adoption of the agenda as circulated, with the following amendments:
add: 8.b. Development Permit No. 62-15 – Kooyman Bakery Ltd. – Direct Control District – DC
Carried Unanimously

Mark DeBlois and Doug Hewko, KPMG, and Director of Corporate Services Kyle Bullock entered the Council Chambers at 7:41 p.m.

DELEGATIONS

1. 2015 Financial Statements: Mark DeBlois and Doug Hewko, KPMG, met with Council to present the Audit Report and Financial Statements for the Town of Coalhurst for the year ended December 31, 2015.

M#4731-16 Councillor Caldwell moved that the Audit Report and the Financial Statements for the Town of Coalhurst for the year ended December 31, 2015 be accepted, as presented by KPMG. Carried Unanimously

Mr. DeBlois, Mr. Hewko and Director of Corporate Services Bullock left the Council Chambers at 8:05 p.m.

BUSINESS ARISING

1. Highway 3 Twinning Development Association: Membership and Support

M#4732-16 Deputy Mayor Edgecombe-Green moved that the Council of the Town of Coalhurst hereby authorizes membership in the Highway 3 Twinning Development Association for the year 2016. Furthermore, that the Town of Coalhurst also provide a \$0.25 per capita contribution in support of the Association. Furthermore, that the Council of the Town of Coalhurst hereby authorizes Chief Administrative Officer Hauta to submit a letter to the local Members of the Legislative Assembly to ensure that twinning Highway 3 is at the top of the priority list. Carried Unanimously

**MINUTES: OF THE TENTH REGULAR MEETING OF COUNCIL,
2015/2016 HELD ON MONDAY, APRIL 4, 2016**

2. Development Permit No. 62-15 – Kooyman Bakery Ltd. – Direct Control District - DC

A decision on Development Permit No. 62-15 – Kooyman Bakery Ltd. was tabled to the April 19, 2016 Regular Meeting, pending further information on why exterior siding was not installed under the conditions of Development Permit No. 72-10.

BY-LAWS/REPORTS

The following reports were received and reviewed by Council:

1. **Bylaws**

a. Bylaw No. 382-16: a Bylaw to Amend Land Use Bylaw No. 354-12

M#4733-16 Deputy Mayor Edgcombe-Green moved that Bylaw No. 382-16, a Bylaw to Amend Land Use Bylaw No. 354-12, is hereby read a second time. Carried Unanimously

M#4734-16 Councillor Watson moved that Bylaw No. 382-16, a Bylaw to Amend Land Use Bylaw No. 354-12, be given third and final reading and that the Mayor and Chief Administrative Officer be authorized to sign and seal the Bylaw. Carried Unanimously

b. Bylaw No. 383-16: a Bylaw to Redesignate Lands Annexed into the Municipality

M#4735-16 Councillor Caldwell moved that Bylaw No. 383-16, a Bylaw to Redesignate Lands Annexed into the Municipality, is hereby read a second time. Carried Unanimously

M#4736-16 Deputy Mayor Edgcombe-Green moved that Bylaw No. 383-16, a Bylaw to Redesignate Lands Annexed into the Municipality, be given third and final reading and that the Mayor and Chief Administrative Officer be authorized to sign and seal the Bylaw. Carried Unanimously

2. **Committee Minutes:**

a. Municipal Emergency Management Agency: held March 14, 2016

b. Municipal Subdivision and Development Authority: held March 15, 2016

c. Recreation /Cultural Services Committee: held March 18, 2016

- d. Committee of the Whole: held March 22, 2016

M#4737-16 Councillor Watson moved that the Committee Minutes presented in this meeting are accepted. Carried Unanimously

3. CAO Report:

CAO Hauta presented a written report to Council.

i. CAO

- Town Office Expansion Updated Concept Drawings
- Utility Service Disconnection
- Community Peace Officer Training
- Tax Collection Update

ii. Director of Operations

- 55th Avenue Culvert
- Mega Phones for Municipal Emergency Management
- Social Area Picnic Tables
- Phase II Environmental Assessment

M#4738-16 Councillor Caldwell moved that the Council of the Town of Coalhurst hereby authorizes Administration to make arrangements for the installation of a 42 inch diameter culvert, including protective end grates, at the Syn-Core Directional Ltd. driveway on 55th Avenue for the estimated cost of Five Thousand One Hundred Dollars (\$5,100.00). Carried Unanimously

M#4739-16 Councillor Watson moved that the Chief Administrative Officer's Report is hereby accepted as presented. Carried Unanimously

4. Council Member Reports/Questions

In addition to the internal committee meetings already reported, Council members gave reports on their attendance at external Boards, seminars, asked questions and provided other information.

- a. Mayor Cassie: Village of Nobleford Emergency Services meeting, meeting with landowner on south side of Township Road 9-2, funeral for former Lethbridge Constituency MP Jim Hillyer, Mayors/Reeves meeting – Alberta Progressive Conservatives plans for the future, letter to Transportation Minister Brian Mason regarding the South East Access Collector Road and Highway No. 3 intersection at Coalhurst

**MINUTES: OF THE TENTH REGULAR MEETING OF COUNCIL,
2015/2016 HELD ON MONDAY, APRIL 4, 2016**

- b. Deputy Mayor Edgecombe-Green: Barons-Eureka-Warner Family & Community Support Services All – Councils meeting on April 6, 2016

5. External Reports

- a. SouthGrow Regional Initiative: Bulletin – February 2016

M#4740-16 Councillor Watson moved that the External Reports presented in this meeting are accepted. Carried Unanimously

CORRESPONDENCE

- a. AUMA re: Federal Budget
- b. AUMA re: Small Communities Newsletter
- c. AUMA re: Increased Collaboration for the MGA
- d. David Schneider, MLA – Little Bow Constituency re: RPRP Review
- e. Community Foundations of Canada re: New Community Fund
- f. Alberta Seniors and Housing re: Planning to Age in Place

M#4741-16 Councillor Caldwell moved that the correspondence presented in this meeting is hereby acknowledged and filed. Carried Unanimously

OTHER BUSINESS

- a. Town of Fox Creek: Business License Bylaw 736-2014
- b. Oldman Watershed Council: Membership and Contribution

M#4742-16 Councillor Caldwell moved that the Council of the Town of Coalhurst hereby authorizes membership in the Oldman Watershed Council for the year 2016. Furthermore, that the Town of Coalhurst also provide a voluntary contribution of \$882.70 to the Oldman Watershed Council for the year 2016. Carried Unanimously

- c. Town of Taber: Request for Support for Materials Recovery Facility

M#4743-16 Councillor Watson moved that the Council of the Town of Coalhurst hereby supports the Town of Taber's application for funding from the Alberta Community Partnership, Intermunicipal Collaboration Grant (or other grants as applicable) to study the feasibility of a Materials Recovery Facility in Southern Alberta to be located in the Town of Taber, and supports the Town of Taber as applicant and managing partner for this initiative and commits to directing recyclable material from our municipality to this facility. Carried Unanimously

**MINUTES: OF THE TENTH REGULAR MEETING OF COUNCIL,
2015/2016 HELD ON MONDAY, APRIL 4, 2016**

M#4744-16 Mayor Cassie moved that Council retire to an “In Camera” Session at 9:48 p.m., under the authority of the Municipal Government Act and the Freedom of Information and Protection of Privacy Act, to discuss:

1. Storm Water Management Plan: Land
 2. Sundance Ridge Developments Inc.: Storm Water Management
- Carried Unanimously

M#4745-16 Deputy Mayor Edgecombe-Green moved that Council return to “Open” Session at 9:59 p.m. Carried Unanimously

- d. Sundance Ridge Developments Inc.: Storm Water Management

M#4746-16 Councillor Caldwell moved that the Council of the Town of Coalhurst hereby authorizes Chief Administrative Officer Hauta to direct Brownlee LLP to take actions, as recommended, in regards to the Sundance Ridge Developments Inc. storm water management. Carried Unanimously

ADJOURNMENT

M#4747-16 Deputy Mayor Edgecombe-Green moved the meeting adjourned at 10:00 p.m. Carried Unanimously

Mayor

Chief Administrative Officer