

Present: Mayor B. Lambertson; Clr. R. Backs; Clr. B. Dyrland; Clr. K. MacVicar;  
Clr. J. Payne; Clr. F. Peck; Clr. L. Sills Fiedler

Also Present: Assistant Chief Administrative Officer M. Thompson; Director of Finance  
E. Campbell; Development Officer A. Gamble; Director of Operations  
A. Gassor; Recording Secretary J. Kurylo

Call to Order: Mayor B. Lambertson called the meeting to order at 7:00 p.m.

Additional Agenda  
Items: None.

Adoption of the  
Agenda: MOVED by Clr. K. MacVicar THAT the Agenda of June 27, 2005 be adopted  
200.06.05 as presented.  
CARRIED UNANIMOUSLY

Minutes; Council  
Meeting of June 13,  
2005; Adopted as  
presented: MOVED by Clr. R. Backs  
201.06.05 NOW THEREFORE BE IT RESOLVED THAT the Council Meeting minutes  
of June 13, 2005 be adopted as presented.  
CARRIED UNANIMOUSLY

Business Arising from  
the Minutes: None.

Public Hearing;  
Bylaw #1353/2005;  
Hewlett Park Phase  
13 Redesignation: A Bylaw to amend the Land Use Bylaw No. 1307/2003 by the redesignation of  
part of the NE ¼ 33-38-1-5 from Urban Reserve (UR) to Narrow Lot General  
Residential (R5).  
Bylaw #1353/2005 was advertised in the June 01<sup>st</sup> & 08<sup>th</sup> editions of the Sylvan  
Lake News.

Mayor B. Lambertson called the Public Hearing to order at 7:06 p.m. and  
requested anyone to speak in favour of or in opposition to Bylaw #1353/2005.

There being no speakers, Mayor B. Lambertson adjourned the Public Hearing at  
7:06 p.m.

Bylaw #1353/2005;  
Hewlett Park Phase  
13 Redesignation: A Bylaw to amend the Land Use Bylaw No. 1307/2003 by the redesignation of  
part of the NE ¼ 33-38-1-5 from Urban Reserve (UR) to Narrow Lot General  
Residential (R5).

Council heard discussion regarding the impact of Narrow Lot zoning with  
respect to traffic flows. Further discussion was heard regarding enforcing the  
Land Use Bylaw with respect to parking allocations for residential dwellings.

202.06.05 MOVED by Clr. F. Peck THAT Council give second reading to Bylaw  
#1353/2005 as presented.

CARRIED  
In Favor: Clr. J. Payne  
Clr. F. Peck  
Clr. K. MacVicar  
Mayor B. Lambertson  
Clr. B. Dyrland  
Opposed: Clr. R. Backs  
Clr. L. Sills Fiedler



Initials

203.06.05

MOVED by Clr. B. Dyrland THAT Council give third and final reading to Bylaw #1353/2005 as presented.

CARRIED

In Favor: Clr. J. Payne  
Clr. F. Peck  
Clr. K. MacVicar  
Mayor B. Lambertson  
Clr. B. Dyrland  
Opposed: Clr. R. Backs  
Clr. L. Sills Fiedler

Sylvan  
Meadows/Lighthouse  
Pointe; Subdivision  
Extension:  
204.06.05

MOVED by Clr. B. Dyrland

WHEREAS Bemoco Land Surveying Ltd. (on behalf of Sylvan Meadows Development Inc.) has submitted a request for an extension of time on the subdivision of 37 condominium units and 1 remainder parcel on part of the NE ¼ 27-38-1-5 (Units 2 & 3, Condominium Plan 012-1547) - known as Lighthouse Pointe - until December 30, 2005;

NOW THEREFORE BE IT RESOLVED THAT the request be approved as presented.

CARRIED UNANIMOUSLY

Sylvan  
Meadows/Lighthouse  
Pointe; Phase II;  
Development  
Agreement:  
205.06.05

MOVED by Clr. R. Backs

WHEREAS Sylvan Meadows Development Inc. (the Developer) wish to enter into a Development Agreement for the development of 14 lots entirely within Condominium Plan 012-1547 (not on Municipal Land) – known as Sylvan Meadows/Lighthouse Pointe Phase II; and

WHEREAS the Developer will be charged the applicable offsite levies for these lots and the municipal reserve dedication will be deferred until a future phase of the subdivision;

NOW THEREFORE BE IT RESOLVED THAT Council receive this as information and that staff be instructed to prepare the Development Agreement accordingly.

CARRIED UNANIMOUSLY

Bylaw #1357/2005;  
Redesignation of  
Block 2, Plan 972-  
3341; Boomer  
Homestead Site:  
206.06.05

A Bylaw to amend the Land Use Bylaw #1307/2003 by the redesignation of Block 2, Plan 972-3341 (Boomer Homestead Site) from Low Density Residential District (R1) to Narrow Lot General Residential District (R5).

MOVED by Clr. B. Dyrland

THAT Bylaw #1357/2005 be read a first time and a public hearing be set for July 25, 2005 and FURTHER THAT the Developer be required to hold an Open House prior to the public hearing – the Open House to be advertised a minimum of one time in the Sylvan Lake News – with Council to be informed by the Developer of the date, time and place of the Open House so they may attend to assess the communities' concerns to the proposed redistricting.

CARRIED UNANIMOUSLY

Offsite Levy  
Adjustment (2005);  
Industrial and  
Commercial  
Districts; Beju  
Lands:

Fred Lebedoff spoke to offsite levies applicable prior to 2004 and the increases to date. Requesting consideration in isolation for pending developments. Further spoke to the proposed use of the lots and relative water consumption.

Discussion was heard regarding dealing with offsite levies in isolation and the purpose of the levy – that is to support infrastructure. It was also noted that a future change in use could result in the need for increased offsite levies with no recourse available to the Town.



Initials

207.06.05

MOVED by Clr. F. Peck

WHEREAS Council has considered the Offsite Levies payable for the Industrial and Highway Commercial districts (Beju Lands);

NOW THEREFORE BE IT RESOLVED THAT:

1. Highway Commercial Development remain at an equivalent 11 SFU (Single Family Units) per ha or \$16,500.00/ha as this exemplifies similar development of higher density that already has developed along highway frontage; and
2. Light Industrial Development be reduced to equivalent of 8 SFU per ha or \$12,000.00/ha to be more in line with the average residential density yet still at an average overall rate of collection \$12,000.00/ha; and
3. Transportation Levies remain unchanged and individual subdivision development agreements reflect the commitment of the Developer to the completion of the intersection at Highway 20 and 47<sup>th</sup> Avenue and be adjusted accordingly.

CARRIED UNANIMOUSLY

Downtown  
Buildings with Non-  
conforming Parking;  
Sports Bar & Grill;  
5040-50 Street:  
208.06.05

MOVED by Clr. F. Peck

WHEREAS Council, at their Regular Meeting of June 13, 2005 considered the issue of imposing current parking requirements for existing buildings in the downtown area; and

WHEREAS the Municipal Planning Commission (MPC) received an Application for Development of a Sports Bar at 5040-50 Street (Lot 28, Block A, Plan 3558Q) and the MPC is requesting direction from Council with respect to parking requirements imposed by the Land Use Bylaw #1307/2003;

NOW THEREFORE BE IT RESOLVED THAT the Municipal Planning Commission be instructed to consider the application on the following merits:

1. Allowing grandfathering for the existing building (equivalent to two parking stalls for every 1,076 sq. feet based on retail use); and
2. The owners intention to lease additional parking spots from the business at 5044-50<sup>th</sup> Street (approximately 12 spots), the lease to be registered by way of caveat.

CARRIED UNANIMOUSLY

Summer Village of  
Norglenwold &  
Jarvis Bay; Proposed  
Redesignations:  
File #2680-05(2005):  
209.06.05

MOVED by Clr. F. Peck

WHEREAS Council has received information regarding two proposed redesignations as follows:

1. Summer Village of Norglenwold: Redesignation of Lot R, Block 8, Plan 6376MC from Municipal Reserve to Residential; and
2. Summer Village of Jarvis Bay: Redesignation of Lots 9 & 10, Block 1, Plan 5104EO Municipal Reserve to Environmental Reserve; and

WHEREAS due to time sensitivity administration forwarded comments to the Summer Village Administration office on June 22, 2005;

NOW THEREFORE BE IT RESOLVED THAT Council receive this as information.

CARRIED UNANIMOUSLY

Area  
Redevelopment Plan  
Steering Committee;  
Council  
Appointments:  
210.06.05

MOVED by Clr. B. Dyrland

NOW THEREFORE BE IT RESOLVED THAT Clr. R. Backs and Clr. L. Sills Fiedler be appointed to serve on the Area Redevelopment Plan Steering Committee.

CARRIED UNANIMOUSLY



Initials

Lakeway Landing  
Outline Plan;  
Amendment; Church  
Site:  
211.06.05

MOVED by Clr. R. Backs

WHEREAS Lakeway Landing Management Ltd. (the developer) has identified a parcel of land adjacent to the sports field (south side) as a church/high density multi-family site and has advertised the parcel accordingly; and

WHEREAS the Developer has not received interest by a congregation in the parcel and is requesting that the outline plan be amended to be used for high density multi family residential;

NOW THEREFORE BE IT RESOLVED THAT Council approve the amendment as presented.

CARRIED UNANIMOUSLY

Bylaw #1356/2005:  
Amend Waste Bylaw;  
Curb Side Collection  
of Recyclables and  
Residential Garbage:  
212.06.05

A bylaw to amend the Waste Bylaw #1146/2005 to incorporate a 'Green Box' Recycling program and amend the fees for collection of recyclables and waste.

Discussion was heard regarding the need for a transition period and an alternate plan for commercial users.

MOVED by Clr. L. Sills Fiedler THAT Bylaw #1356/2005 be read a second time.

CARRIED UNANIMOUSLY

213.06.05

MOVED by Clr. J. Payne THAT Bylaw #1356/2005 be read a third and final time.

CARRIED UNANIMOUSLY

Budget Adjustment;  
Road Works; Twp  
Road 384 at Lakeway  
Landing:  
214.06.05

MOVED by Clr. F. Peck

WHEREAS Council has been presented with a request for a budget adjustment in the amount of \$325,000.00 for the construction of Township Road 384 from Range Road 15 (60<sup>th</sup> Street) to Lakeway Blvd;

NOW THEREFORE BE IT RESOLVED THAT approve the adjustment as presented – to be transferred from the Road Offsite Reserve Fund.

CARRIED UNANIMOUSLY

Council Meeting  
Schedule; Summer  
2005:  
215.06.05

MOVED by Clr. B. Dyrland

NOW THEREFORE BE IT RESOLVED THAT the Regular Meeting Scheduled for August 08, 2005 be rescheduled to August 22, 2005, giving 4 weeks between meetings.

CARRIED

In Favor: Clr. F. Peck  
Mayor B. Lambertson  
Clr. B. Dyrland  
Clr. R. Backs  
Clr. L. Sills Fiedler

Opposed: Clr. J. Payne

Clr. K. MacVicar

Multi Purpose  
Facility; Grand  
Opening:  
216.06.05

MOVED by Clr. K. MacVicar

WHEREAS the Town has received a Centennial Grant in the amount of \$1,000,000.00 to construct the Multi Purpose Facility;

NOW THEREFORE BE IT RESOLVED THAT the Grand Opening Ceremonies for the Multi Purpose Facility be held on December 08, 2005 AND FURTHER that administration be instructed to extend written invitations to elected officials and dignitaries.

CARRIED UNANIMOUSLY

Cheque Distribution  
Report; Approved:  
217.06.05

MOVED by Clr. B. Dyrland THAT Council approve the Cheque Distribution Report for cheque numbers 48738 – 48852 in the amount of \$335,996.05 as presented.

CARRIED UNANIMOUSLY



Initials

Correspondence &  
Information Items:  
218.06.05

MOVED by Clr. F. Peck THAT Council accept the Correspondence &  
Information Items as presented.

CARRIED UNANIMOUSLY

Council Reports:

**CLR. R. BACKS:**

1. Sylvan Lake Lodge: Stated that he attended the regular meeting.
2. Rental Properties/Cabin Area: Stated that he has received a number of complaints regarding parties in the area.

**CLR. B. DYRLAND:**

1. Various Meetings: Provided a verbal report of various meetings attended including Recreation Board and Operational Services.
2. Council to Council: Stated that the joint Council meeting with Red Deer County was good and added that he would like to see Sylvan Lake Council provided with a similar tour of the Town.
3. Flooding: Stated that he has received a number of calls regarding flooding in Pierview as a result of the commercial development.

**CLR. K. MACVICAR:**

1. Heart of Town Association: Stated that he attended the recent meeting where concerns including the recycling program and parking were discussed. The Association would like to order and post signs for two hour parking on 50<sup>th</sup> Street south of Railway Avenue (Bylaw already in place).
2. Sylvan Lake Lodge: Stated that he attended the recent meeting where the Board is considering alternatives for the CAO position including a possible partnership with an outside foundation.

**CLR. J. PAYNE:**

1. Various Meetings: Provided a verbal report of various meetings attended including Municipal Planning Commission and Operational Services.

**CLR. F. PECK:**

1. Municipal Planning Commission: Stated that he attended MPC on June 20.

**CLR. L. SILLS FIEDLER:**

1. AUMA: Building the Case for Change: Stated that she attended a workshop on MuniNet and that it was very good.
2. Various Meetings: Provided a verbal report of various meetings attended including the Council to Council Meeting, Centennial Celebrations Meeting and the PCPS Semi Annual Meeting.

**MAYOR B. LAMBERTSON**

1. CAEP Annual General Meeting: Stated that he attended the meeting on June 16 in Wetaskiwin.
2. Library Board: Stated that he attended the meeting June 21 and that usage numbers have increased.
3. Social Club Golf Tournament: Stated that he attended the event on June 24.



Initials

Open Microphone  
Session:

Time: 8:29 p.m.

Cheryl Darling: Spoke on behalf of the Chamber of Commerce. Extended thanks to the Town for accommodating them in the Visitor Information Center. Also stated that she was pleased to see commercial recycling needs recognized by Council and believes that Council should examine a long term solution.

Susan Samson: Expressed concern for the recycling program. Stated that she would like to see the current recycle center remain open until December 2005 so as to give time for a full exploration of suitable alternatives. Expressed concern for the lack of dialogue with community groups. Suggested that the Town approach the Summer Villages for financial support of a regional recycle center. Inquired if the Town could impose a recycle fee on the cost of business licenses to operate a recycle facility.

Helen McLean: Commended the Town for the work undertaken to beautify the community.

Adjourn of Regular  
Meeting:

MOVED by Clr. R. Backs THAT the Regular meeting of Council of June 27, 2005 be adjourned. Time: 8:50 p.m.

CARRIED UNANIMOUSLY

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Mayor B. G. Lambertson

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Chief Administrative Officer H. Dietz



Initials