

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

Also Present: Chief Administrative Officer H. Dietz; Economic Development &  
Communications T. Cameron; Director of Community & Social Development  
M. Curtis; Director of Operations A. Gassor; Director of Protective Services  
D. Krill; Legislative and Administrative Services J. Kurylo; Director of  
Recreation & Parks R. Lebsack; Director of Finance D. Moore; Director of  
Planning & Development T. Schmidt; Recording Secretary M. Littmann.

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

Emergency Evacuation Procedure: Mayor B. Lambertson identified the available emergency exits and procedure to exit the building.

Adoption of the Agenda as amended: 318.08.07  
MOVED by Clr. K. MacVicar  
WHEREAS Council was presented with an additional agenda item – Draft Pattern Book Open House, September 6, 2007, and the removal of item #15 in the Correspondence and Information Items, City of Red Deer, Service Delivery agreement to come forward at a future council meeting;

NOW THEREFORE BE IT RESOLVED THAT the Agenda of August 27, 2007 be adopted as amended.

CARRIED UNANIMOUSLY

Minutes; Council Meeting of July 23, 2007; Adopted as presented: 319.08.07  
MOVED by Clr. J. Payne  
WHEREAS the minutes of the Regular Meeting of July 23, 2007 have been circulated to all members of Council;

NOW THEREFORE BE IT RESOLVED THAT the Council Meeting minutes of July 23, 2007, be adopted as presented.

CARRIED UNANIMOUSLY

Delegation: 2007 Municipal Census; Pam Marchesi in Attendance  
Pam Marchesi, Census Coordinator, was in attendance to present the results of the 2007 Municipal Census. Highlights of the Census report were:

- The largest number of the population fell in the age range of 25 -34 (1892), followed by 35-44 (1683) and 45-54 (1434)
- 70% of the population reside in a single detached dwelling
- 2797 residents owned their homes
- 59% of the population has a parent at home for childcare

2007 Census 320.08.07  
MOVED by Clr. K. MacVicar  
NOW THEREFORE BE IT RESOLVED THAT Council accept the 2007 Municipal Census Report as information and THAT Council adopt the 2007 Municipal Census population count which discloses the number of individuals whose usual residence is in the Town of Sylvan Lake as 10,729.

CARRIED UNANIMOUSLY

Delegation: Sylvan Lake Kinder-Care Association; Ann Faulk in Attendance  
Ann Faulk, of the Kinder-Care Association was in attendance to speak to the proposed lease agreement between the Community Centre and the Sylvan Lake Kinder-Care Association. Ms. Faulk thanked Council and Administration for their support in providing an accessible area for the program to run and to staff at the Community Centre for their continued help and support. Ms. Faulk outlined the vision of the Kindercare program and the children it serves. Outlined challenges with receiving adequate funding to provide a quality program.



Initials

Bylaw #1440/2007:  
Beacon Hill;  
Redesignation of part  
of the SE ¼ 29-38-1-5  
from Urban Reserve  
District (UR) to High  
Density Residential  
District (R3), Narrow  
Lot General  
Residential District  
(R5), Commercial  
Neighbourhood  
District (CN) and  
Public Facility (PF).  
321.08.07

Bylaw #1440/2007 – a Bylaw to amend the Land Use Bylaw for the redesignating of part of the SE ¼ 29-38-1-5 from Urban Reserve District (UR) to High Density Residential District (R3), Narrow Lot General Residential District (R5), Commercial Neighbourhood District (CN) and Public Facility (PF).

MOVED by Clr. F. Peck that first reading be given to Bylaw #1440/2007 and THAT a public hearing be set for September 10, 2007.

CARRIED UNANIMOUSLY

Discussion was heard regarding the adoption of the outline plan after the public hearing and concurrently with the 2<sup>nd</sup> and 3<sup>rd</sup> readings of the Bylaw.

Bylaw #1439/2007:  
Text Amendments to  
Highway Commercial  
(CH) District  
322.08.07

Bylaw #1439/2007 – a Bylaw to amend the Land Use Bylaw for text amendments to the Highway Commercial (CH) district

MOVED by Clr. K. MacVicar that first reading be given to Bylaw #1439/2007 and THAT a public hearing be set for September 24 2007.

CARRIED UNANIMOUSLY

Bylaw #1441/2007:  
Redesignation of Lot  
13, Block 20, Plan 832-  
1944 from General  
Residential District  
(R2) to High Density  
Residential (R3)  
323.08.07

Bylaw #1441/2007 – a Bylaw to amend the Land Use Bylaw for the redesignation of Lot 13, Block 20, Plan 832-1844 (5026 53 Street) General Residential District (R2) to High Density Residential (R3)

MOVED by Clr. F. Peck that first reading be given to Bylaw #1441/2007 and THAT a public hearing be set for September 24, 2007.

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

DEFEATED

Discussion was heard regarding the traffic, density and lifestyle of 53<sup>rd</sup> Street. Council directed Administration to prepare a 2008 Budget submission for a comprehensive study of the area.



Initials

Development Permit  
Application: Unique  
Elevations.; Lots 11 &  
12, Block 9, Plan  
2642AS; RCS-DC  
District  
324.08.07

MOVED by Clr. J. Payne

WHEREAS Council has been presented with a request from Unique Elevations (the Developer) for the construction of two (2) duplexes on Lots 11 & 12, Block 9, Plan 2643AS (5023 48 Street) which is located in Retail and Commercial Services Direct Control (RCS-DC) District and the Municipal Planning Commission is recommending approval of same subject to variances and conditions;

NOW THEREFORE BE IT RESOLVED THAT Council approve the application subject to:

1. A variance be approved to Schedule B, 3(1)(m) to permit the use of tandem parking stalls in the front yards;
2. A parcel coverage relaxation from 55% to 57.5%
3. A rear yard relaxation from 9.5 metres to 7.62 metres;
4. A projection over yards relaxation (decks) from 6.5 metres to 3.96 metres;
5. The registration of subdivision to create 4 residential lots
6. The Developer to be responsible to pay for service connect fees at the time of issuance of the building permit
7. Payment of offsite levies in accordance with the Offsite Levy Bylaw #1428/2007 for three additional dwelling units
8. Compliance with the Alberta Building Code
9. The developer must comply with all provisions of the Town of Sylvan Lake's Land Use Bylaw #1307/2003
10. The proposed development (2 duplexes) shall be located in accordance with the approved plan
11. The site grading plan to be submitted and approved by the Development Officer
12. The landscaping plan to be submitted and approved by the Development Officer

CARRIED UNANIMOUSLY

Development Deposit  
Reconciliation; 2001-  
2004  
325.08.07

MOVED by Clr. K. MacVicar

WHEREAS Council has been requested to approve the reallocation of \$10,200.00 in development/clean up deposits for the years of 2001-2004;

NOW THEREFORE BE IT RESOLVED THAT the retained clean up deposit monies in the amount of \$10,200.00 be transferred from the Liability Account to Operating Reserves.

CARRIED UNANIMOUSLY

Development  
Agreement Special  
Conditions: Beju Lands  
Phase 5  
326.08.07

MOVED by Clr. F. Peck

WHEREAS Beju Lands Ltd. (the Developer) is proposing to develop eight (8) Highway Commercial Lots and four (4) Industrial lots in part of the SW ¼ 34;38-1-5;

NOW THEREFORE BE IT RESOLVED THAT the Development Agreement Special Conditions detailed in the report from the Development Officer dated July 23, 2007 be approved as presented and FURTHER THAT they be attached to and form part of the proposed Development Agreement.

CARRIED UNANIMOUSLY

Development  
Agreement Special  
Conditions: Beju Lands  
Phase 6  
327.08.076

MOVED by Clr. K. MacVicar

WHEREAS Beju Lands Ltd. (the Developer) is proposing to develop two (2) Highway Commercial Lots in part of the SW ¼ 34;38-1-5;

NOW THEREFORE BE IT RESOLVED THAT the Development Agreement Special Conditions detailed in the report from the Development Officer dated July 23, 2007 be approved as presented and FURTHER THAT they be attached to and form part of the proposed Development Agreement, and;

FURTHER THAT the shared cost of the underground services be agreed upon at the discretion of the Development Officer.

CARRIED UNANIMOUSLY



Initials

Development  
Agreement Special  
Conditions: Beju  
Lands Phase 7  
328.08.07

MOVED by Clr. J. Payne

WHEREAS Beju Lands Ltd. (the Developer) is proposing to develop five (5) Highway Commercial parcels and seven (7) Industrial Parcels in part of the SW ¼ 34;38-1-5;

NOW THEREFORE BE IT RESOLVED THAT the Development Agreement Special Conditions detailed in the report from the Development Officer dated July 23, 2007 be approved as presented and FURTHER THAT they be attached to and form part of the proposed Development Agreement.

CARRIED UNANIMOUSLY

Area Structure Plan:  
Referrals from Red  
Deer County  
329.08.07

MOVED by Clr. J. Payne

WHEREAS Council has received an update on the response to adjacent municipality circulation regarding the proposed Area Structure Plan Amendments for the Valley Meadows Area Structure Plan in Red Deer County;

NOW THEREFORE BE IT RESOLVED THAT Council receive the referrals from Red Deer County as information

CARRIED UNANIMOUSLY

Municipal Development  
Plan: Referrals from  
Red Deer County  
330.08.07

MOVED by Clr. R. Backs

WHEREAS Council has received an update on the response to adjacent municipality circulation regarding the proposed Area Structure Plan creating a multi-lot County Residential Subdivision in Red Deer County;

NOW THEREFORE BE IT RESOLVED THAT Council receive the referrals from Red Deer County as information

CARRIED UNANIMOUSLY

Draft Pattern Book:  
Open House  
331.08.07

MOVED by Clr. K. MacVicar

THAT the Draft Pattern Book to outline the proposed Urban Design Standards and Architectural Styles for the Waterfront Districts in the Sylvan Lake Waterfront Area Restructure Plan be presented in an Open House at the Community and Information Fair on September 6, 2007.

CARRIED UNANIMOUSLY

Bylaw #1437/2007;  
Amend Recreation &  
Sports Fees; Addition of  
New Programs  
332.08.07

Bylaw #1437/2007 - a Bylaw to amend the Parks & Recreation Fees Bylaw #1369/2005 to include fees for new programming.

MOVED by Clr. L. Sills Fiedler THAT Council give second reading to Bylaw #1437/2007 as presented.

Third Reading  
333.08.07

MOVED by Clr. R. Backs THAT Council give third and final reading to Bylaw #1437/2007 as presented

CARRIED UNANIMOUSLY

Bylaw #1438/2007;  
Amend Aquatic Centres  
Fees; Addition of New  
Programs  
334.08.07

Bylaw #1438/2007 - a Bylaw to amend the Parks & Recreation Fees Bylaw #1414/2007 to include fees for new programming.

MOVED by Clr. R. Backs THAT Council give second reading to Bylaw #1438/2007 as presented.

Third Reading  
335.08.07

MOVED by Clr. J. Payne THAT Council give third and final reading to Bylaw 1438/2007 as presented.

CARRIED UNANIMOUSLY



Initials

Budget Adjustment:  
Storm Lift Station  
Pump Replacement  
336.08.07

MOVED by Clr. K. MacVicar

WHEREAS Council has been presented with a report from A. Gassor, Director of Operations dated August 21, 2007 outlining the need for a replacement of an electric pump at the 43<sup>rd</sup> Street storm lift station;

NOW THEREFORE BE IT RESOLVED that a replacement electric pump be purchased in an amount not to exceed \$33,422.60 and FURTHER THAT the amount be funded from current year Operating Contingency.

CARRIED UNANIMOUSLY

Affordable Housing  
Needs Assessment  
337.08.07

MOVED by Clr. R. Backs

WHEREAS Council has been presented with a report from T. Cameron, Communications and Economic Development Officer dated August 18, 2007 outlining results of the request for proposals to conduct an affordable housing needs assessment;

NOW THEREFORE BE IT RESOLVED that the contract for the Survey be awarded to Housing Strategies Inc. in the amount of \$41,270.00 exclusive of GST, and THAT the Committee negotiate with the Consultant to meet the approved budget of \$40,000.00 with any budget shortfall being taken from the operating contingency and be brought forward as a budget adjustment at a future date.

CARRIED UNANIMOUSLY

Lease Agreement:  
Sylvan Lake Kinder-  
care Association:  
338.08.07

MOVED by Clr. R. Backs

WHEREAS Council has been presented with a proposed Lease Agreement for that portion of the premises located at the Community Center (Lot 2MR, Plan 962-3673) to be leased to Sylvan Lake Kinder care from August 1, 2007 to July 31, 2010;

NOW THEREFORE BE IT RESOLVED THAT Council approve set the lease rate for 2008 at \$5.50/ft<sup>2</sup> plus Consumer Price Index (\$1695/mth), and;

FURTHER THAT the rate for 2009 and 2010 be calculated at the rate of actual annual building operation, less the current Town of Sylvan Lake Youth Subsidy.

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

CARRIED

2006 Financial  
Indicator Graphs  
339.08.07

MOVED by Clr. R. Backs

WHEREAS Council has been presented with the 2006 Financial Indicator Graphs as prepared by Alberta Municipal Affairs (Financial Advisory Services);

NOW THEREFORE BE IT RESOLVED THAT the 2006 Financial Indicator Graphs be accepted as information.

CARRIED UNANIMOUSLY

Cheque Distribution  
Report; Approved  
340.08.07

MOVED by Clr. K. MacVicar

THAT Council approve the Cheque Distribution Report for cheque numbers 55690 – 55973 in the amount of \$1,146,881.48 as presented.

CARRIED UNANIMOUSLY



Initials

Correspondence &  
Information Items  
341.08.07

MOVED by Clr. J. Payne

THAT Council accept the Correspondence & Information Items as amended.

CARRIED UNANIMOUSLY

Council Reports

**MAYOR B. LAMBERTSON:**

Stated that he attended the following:

1. Subdivision and Appeal Board: July 24, 2007
2. Conference call: Tourist Based Community Alberta group
3. Red Deer County: Municipal Development Plan Open House
4. Parkland Regional Library Board: Executive Meeting
5. Appreciation Night: Steve Dills, Sylvan Lake News
6. Mildred Lane Memorial Park: Opening of Park
7. Community in Bloom: Met with Judges
8. Sylvan Lake Provincial Park: Meeting with Ministers Goudreau and Ouellette
9. Jazz at the Lake: Master of Ceremonies August 18, 2007

**CLR. K. MACVICAR:**

Stated that he attended the following:

1. Municipal Planning Commission: Regular Meeting of August 20, 2007
2. Sylvan Lake Provincial Park: Meeting with Ministers Goudreau and Ouellette

**CLR. J. PAYNE:**

Stated that she attended the following:

1. Municipal Planning Commission: Regular Meeting of August 20, 2007
2. Operational Services: Regular Meeting of August 15, 2007
3. Victim Services Golf Tournament: August 15, 2007
4. Sylvan Lake Provincial Park: Meeting with Ministers Goudreau and Ouellette

**CLR. F. PECK:**

Stated that he attended the following:

1. Municipal Planning Commission: Regular Meeting of August 20, 2007
2. Plasco: Tour of Facility in Ottawa, August 24, 2007
3. Sylvan Lake Provincial Park: Meeting with Ministers Goudreau and Ouellette

**CLR. R. BACKS:**

Stated that he attended the following:

1. Municipal Planning Commission: Regular Meeting of August 20, 2007
2. Operational Services: Regular Meeting of August 15, 2007
3. Communities in Bloom: Meeting with Judges
4. Emergency Response Plan: Meeting with D. Krill
5. Sylvan Lake Provincial Park: Meeting with Ministers Goudreau and Ouellette

**CLR. L. SILLS FIEDLER:**

Stated that she attended the following:

1. Operational Services: Regular Meeting of August 15, 2007
2. Sylvan Lake Provincial Park: Meeting with Ministers Goudreau and Ouellette
3. Emergency Response Plan: Meeting with D. Krill



Initials

Open Microphone  
Session:

1. **Barbara Resvick (4318 45 Avenue):** Ms. Resvick spoke to Council regarding the changes to the Water Sewer Bylaw that invoked base water charge to residents who are not connected to the Town water supply. Ms. Resvick felt that the explanation given to her by Public Works was not sufficient and that she should have been given notification of the change prior to receiving her first billing for the charge in May, 2007. Stated that she felt that since the Town does not maintain her well, she should not have to pay a fee to maintain the water system.  
Council spoke to Ms. Resvick's concerns and expressed that she should have received written notification of the change. Council explained the process taken when any Bylaw is passed and the reasoning behind the base water charge being levied against all households with the Town of Sylvan Lake.
2. **Dave Robertson (4 Garden Court):** Mr. Robertson spoke to Council about concerns about Alberta Animal Rescue Crew Society (the Society) which operates from #1 Garden Court. The storage of pet food around the outside of the premises has caused an infestation of mice in the area. Stated that his quality of life has been reduced in that he can not access his backyard for relaxation nor allow his children to play there due to the mouse problem. He also stated that he has trapped in excess of 67 mice in his garage this year. Advised this has been an ongoing problem for a number of years and there has been no improvement despite numerous complaints to the operator of the Society or the Town.  
**Leah Wilson (#6 Garden Court):** Reiterated statements already made. Advised that the mouse infestation has caused considerable damage to her property including the replacement of her hot tub.  
**Mark Kennedy (#5 Garden Court):** Stated has lived in the area for 8 years and the problem has existed the entire time. Reiterated statements already made.  
**Corry Mueller (#3 Garden Court):** Advised that he lives next door to the Society. Stated that the Operator of the Society has at least six large dogs living at the residence full time, which is in contravention of the animal control bylaw. Advised that these dogs are not always contained and fears for the safety of children in the neighbourhood. He has had damage done to his house, yard & garage from the large number of mice coming from the premises. Sympathizes with what the Society is trying to accomplish, but does not feel it should be operating in a residential district in an Urban setting.  
Council advised residents of steps that had been initiated by the departments involved in the complaint and said that they would take all steps available to them under the Municipal Government Act to take action and resolve the problem.

Closed Camera:  
342.08.07

MOVED by Clr. J. Payne THAT the Open Session of Council terminate and the meeting continue Closed Camera. Time: 9:29p.m.

CARRIED UNANIMOUSLY

Termination of Closed  
Camera  
343.08.07

MOVED by Clr. F. Peck THAT the Closed Session of Council terminate and the meeting continue in Open Session. Time: 10:40 p.m.

CARRIED UNANIMOUSLY

Adjourn of Regular  
Meeting:  
344.08.07

MOVED by Clr. J. Payne

THAT the Regular meeting of Council of August 27, 2007 be adjourned.  
Time: 10:40 p.m.

CARRIED UNANIMOUSLY

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Mayor B. Lambertson

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Chief Administrative Officer H. Dietz



Initials