

Present: Mayor B. Lambertson; Clr. R. Backs; Clr. J. Payne;
Clr. L. Sills Fiedler

Also Present: Chief Administrative Officer H. Dietz; Assistant Chief Administrative Officer Myron Thompson; Economic Development & Communications Officer T. Cameron; Director of Finance E. Campbell; Director of Community & Social Development M. Curtis; Director of Operational Services A. Gassor; Director of Protective Services D. Krill; Legislative and Administrative Services J. Kurylo; Director of Recreation & Parks R. Lebsack; 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.

Additional Agenda Items: None

Adoption of the Agenda: 367.11.06
MOVED by Clr. L. Sills Fiedler THAT the Agenda of November 27, 2006 be adopted as presented.
CARRIED UNANIMOUSLY

Minutes; Council Meeting of November 14, 2006; Adopted as amended: 368.11.06
MOVED by Clr. R. Backs
WHEREAS the minutes of the Regular Meeting of November 14, 2006 have been circulated to all members of Council;
NOW THEREFORE BE IT RESOLVED THAT the Council Meeting minutes of November 14, 2006 be adopted as amended to read: Resolution #353.11.06; MOVED by Clr. K. MacVicar THAT Council give second reading to Bylaw #1397/2006

CARRIED UNANIMOUSLY

Business Arising from the Minutes: None

Public Hearing Bylaw #1396/2006; Redesignation of Lot 11, Block 20, Plan 2036 HW; Public Facility (PF) to High Density Residential (R3) District
Bylaw #1396/2006 – a Bylaw to amend the Land Use Bylaw #1307-2003 by redesignating Lot 11, Block 20, Plan 2036 HW from Public Facility (PF) to High Density Residential (R3) District:
The bylaw was advertised in the November 3 and 10, 2006 editions of the Sylvan Lake News.
Mayor B. Lambertson called the Public Hearing to order at 7:05 p.m. and requested anyone to speak in favour or in opposition to Bylaw #1393/2006.

IN FAVOUR:
No speakers in favour

OPPOSED:
John Walsh (11 Fawn Close): Mr. Walsh gave an account of the history of the land from 1974 – 1983. Questioned whether the zoning of the land was Public Facility (PF) as maps from 1975 indicate that the land was zoned Municipal Reserve (MR). Feels that if the land were developed there would not be enough green space available under the Municipal Development Act, which requires 10% of a developed area to be zoned MR. Also spoke to the Area Redevelopment Plan (ARP) which recommends more green space in the area encompassed by the ARP.

Teresa Vickers (Sylvan Lake Resident): Feels that the character of Sylvan Lake is being adversely affected with the developments that are already in place. Stated that the land is the only green space in the area and the development would not support families or the vision for Sylvan Lake. Feels that traffic in the area is already overloaded with the development that exists and will only increase when Fairway Estates is completed.



Initials

Stephan Sheptycki (9 Fox Close): Feels that the Town is not lacking in development and questions why the land needs to be sold.

Jessica Palquin (53 Street): Traffic is already a problem in the area. Requests a traffic study be conducted before further development is permitted in the area.

Anna Smith (5018 53 Street): Advised that there are already 600 residents in the area and the land is needed as a green area for children and adults to use and enjoy. Feels that the land is being rezoned for a potential sale and does not believe that the land should be sold. Requests that Council do further research before passing the bylaw.

John R. Bouchard (5014-53 Street): Reiterated traffic concerns already expressed.

Wade Collinge (5239 47A Avenue): Feels that R3 zoning is not suitable in a small town atmosphere.

Calvin Smith (5018 53 Street): Feels that the development would have an adverse effect on the resale value of his property and others in the area.

There being no further speakers, Mayor B. Lambertson adjourned the Public Hearing at 7:50 p.m.

Public Hearing
Bylaw #1400/2006;
Redefine the definition
for height and the
definition for grade.

Bylaw #1400/2006 – a Bylaw to amend the Land Use Bylaw #1307-2003 to redefine the definition for height and the definition for grade

The bylaw was advertised in the November 3 and 10, 2006 editions of the Sylvan Lake News.

Mayor B. Lambertson called the Public Hearing to order at 7:51 p.m. and requested anyone to speak in favour or in opposition to Bylaw #1400/2006.

IN FAVOUR:
No speakers in favour

OPPOSED:
Kerry Balzin (5135 51A Ave): Feels that the definition for height is too high for high density residential (R3). Questions why the definition for height in an R3 area is being changed.

There being no further speakers, Mayor B. Lambertson adjourned the Public Hearing at 8:00 p.m.

Bylaw #1396/2006; A
Bylaw to redesignate
Lot 11, Block 20, Plan
2036HW from PF to
R3.
369.11.06

Bylaw #1396/2006 – a Bylaw for the redesignation of Lot 11, Block 20, Plan 2036HW (5028 – 53 Street – Kindercare Site) from Public Facility (PF) to High Density Residential (R3).

MOVED by Clr. R. Backs THAT Council give second reading to Bylaw 1396/2006 as presented.

CARRIED UNANIMOUSLY

370.11.06

MOVED by Clr. J. Payne THAT Council give third and final reading to Bylaw #1396/2006 as presented.

CARRIED UNANIMOUSLY

Bylaw #1400/2006; A
Bylaw to Amend
Definitions for Height
and Grade
371.11.06

Bylaw #1400/2006 – a Bylaw to amend the Land Use Bylaw #1307/2003 to amend the definition for height and the definition for grade within the Bylaw.

MOVED by Clr. L. Sills Fiedler THAT Council give second reading to Bylaw #1400/2006 as presented.

CARRIED UNANIMOUSLY

372.11.06

MOVED by Clr. R. Backs THAT Council give third and final reading to Bylaw #1400/2006 as presented.

CARRIED UNANIMOUSLY



Initials

Affordable Housing
Planning Group:
Establish Social
Housing Advisory
Committee
373.11.06

MOVED by Clr. J. Payne

WHEREAS a Community Joint Planning meeting was held on September 20, 2006 where an affordable housing planning group (the group) examined the issue of affordable housing, existing opportunities and possibilities in Sylvan Lake;

WHEREAS the group is recommending that establishment of the "Housing Advisory Committee" consisting of one (1) Council Representative, four (4) Citizens at large, one (1) Community Economic Development Representative and one (1) Community and Social Development Representative;

NOW THEREFORE BE IT RESOLVED THAT the Housing Advisory Committee be established.

CARRIED UNANIMOUSLY

374.11.06

MOVED by Clr. R. Backs THAT Council appoint Clr. L. Sills Fiedler as the Council representative on the Social Housing Advisory Committee.

CARRIED UNANIMOUSLY

Bylaw #1402/2006:
The Procedure Bylaw
375.11.06

MOVED by Clr. R. Backs

THAT Council give second reading to Bylaw 1402/2006 as presented.

CARRIED UNANIMOUSLY

376.11.06

MOVED by Clr. L. Sills Fiedler

THAT Council give third and final reading to Bylaw 1402/2006 as presented.

CARRIED UNANIMOUSLY

Council Remuneration
Committee;
Appointment of
Professional and
Business
Representatives
377.11.06

MOVED by Clr. R. Backs

THAT Council appoint Deborah Hanley and Mike O'Hanlon to the Council Remuneration Committee for 2006 – 2007.

CARRIED UNANIMOUSLY

Community Partner's
Association: Request
for Letter of Support
378.11.06

Moved by Clr. L. Sills Fiedler

WHEREAS Community Partner's Association is applying for funding through Alberta Human Resources to continue to operate an Employment Services Centre and expand services provided for the Town of Sylvan Lake AND Community Partner's Association is requesting a letter of support from the Town of Sylvan Lake;

NOW THEREFORE BE IT RESOLVED THAT Council table the request for a letter of support and request clarification from the Community Partner's Association on:

1. The location out of which the Employment Centre will operate;
2. Copy of the Grant Application with a draft budget;
3. Additional information regarding the type and extent to which the business community has supported this project;
4. Business plan; and,
5. Confirmation that this service does not overlap or duplicate existing services

CARRIED UNANIMOUSLY



Initials

Tree Canada
Foundation: Request
for Letter of Support
379.11.06

MOVED BY Clr. R. Backs

WHEREAS the Tree Canada Foundation is seeking renewal of the Green Streets Canada Program from the Canadian Federal Government and is requesting letters of support from Canadian Municipalities who have benefited from the program;

NOW THEREFORE BE IT RESOLVED that the request be approved and a letter of support be forwarded.

CARRIED UNANIMOUSLY

Cheque Distribution
Report; Approved:
380.11.06

MOVED by Clr. J. Payne

THAT Council approve the Cheque Distribution Report for cheque numbers 53440 – 53596 in the amount of \$242,942.72 as presented.

CARRIED UNANIMOUSLY

Correspondence &
Information Items:
381.11.06

MOVED by Clr. J. Payne THAT Council accept the Correspondence & Information Items as presented.

CARRIED UNANIMOUSLY

Council Reports:

MAYOR. B. LAMBERTSON

Stated that he attending the following:

1. Budget Review: November 22, 2006.
2. Alberta Resort Communities Coalition: Meeting on November 23, 2006

CLR. R. BACKS:

Stated that he attending the following:

1. Municipal Planning Commission: Regular meeting of November 20, 2006.
2. Operational Services: Regular meeting of November 15, 2006
3. Community & Social Development Advisory Board: Meeting of November 16
4. Sylvan Lake Community Planning Groups: Presentation of decisions on November 16, 2006
5. Regional Pandemic Tabletop Exercise: November 22, 2006
6. Budget Review: November 22 & 23, 2006.
7. Central Alberta Economic Partnership: Meeting of November 23, 2006.
8. Red Deer Planning Services: Regular Meeting
9. Sylvan Lake Lodge Foundation: Attended 3 meetings

CLR. J. PAYNE:

Stated that she attended the following:

1. Municipal Planning Commission: Regular meeting of November 20, 2006.
2. Operational Services: Regular meeting of November 15, 2006
3. Budget Review: November 22 & 23, 2006.

CLR. L. SILLS FIEDLER:

Stated that she attended the following:

1. Operational Services: Regular meeting of November 15, 2006
2. Regional Pandemic Tabletop Exercise: November 22, 2006
3. Sylvan Lake Community Planning Groups: Presentation of decisions on November 16, 2006.
4. Regional Recreation Board: Regular meeting.
5. Budget Review: November 22 & 23, 2006

Open Microphone
Session:

Time 9.25 p.m.
No Speakers.



Initials

Closed Camera
382.11.06

MOVED by Clr.J. Payne THAT the open session of Council terminate and the meeting continue closed camera. Time 8:45 p.m.

CARRIED UNANIMOUSLY

Termination of
Closed Camera
383.11.06

MOVED by Clr. J. Payne THAT the closed camera session of Council terminate and the open session resume. Time 9: 25 p.m.

CARRIED UNANIMOUSLY

Development
Agreement: Ryder's
Ridge Phase I;
Request for
Amendment
384.11.06

MOVED by Clr. R. Backs

WHEREAS Council has been presented with a request to amend the Ryder's Ridge Phase I development agreement by splitting the 162 lot residential development into Phase 1a and 1b;

NOW THEREFORE BE IT RESOLVED THAT Council approve the amendment subject to a letter of agreement to the satisfaction Town Administration and the Developer such as:

1. That the Development Administration fee of \$2500.00 applies to the amendment of the Development Agreement;
2. That the Developer make provisions for interim overland drainage, approved by the Town's Engineer prior to issuance of Development and/or Building permits pertaining to either of the newly created Phase 1a or 1b;
3. That Occupancy permits pertaining to Phase 1a and or 1b are not issued until successful completion and inspection (CCC) of all surface improvements, and;
4. That the Developer's Engineer provides lot grading certificates and ensures proper lot grading on each property/lot.

CARRIED UNANIMOUSLY

Adjourn of Regular
Meeting:
385.11.06

MOVED by Clr. J. Payne

THAT the Regular meeting of Council of November 27, 2006 be adjourned. Time: 9: 30 p.m.

CARRIED UNANIMOUSLY

Mayor B. Lambertson

Chief Administrative Officer H. Dietz



Initials