

Present: Mayor S. Samson; Clr. R. Backs; Clr. J. Barnes; Clr. L. Fiedler; Clr. K. MacVicar; Clr. J. Payne

Regrets: Clr. J. Barnes; Clr. F. Peck

Also Present: Assistant Chief Administrative Officer M. Thompson; Director of Community Services M. Curtis; Director of Operations A. Gassor; Director of Protective Services D. Krill; Director of Recreation & Parks R. Lebsack; Director of Finance D. Moore; Communications Officer E. Peden; Municipal Intern M. Nielsen, Director of Planning & Development T. Schmidt; Legislative and Administrative Services Manager P. Shewchuk; Financial Services Manager H. Whymark; Recording Secretary M. Littmann.

Call to Order: Mayor S. Samson called the meeting to order at 5:30 p.m.

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

Adoption of the Agenda 172.06.09 MOVED by Clr. K. MacVicar THAT the Agenda of June 8, 2009 be adopted as presented.

CARRIED UNANIMOUSLY

Minutes: Council Meeting of May 11, 2009; Adopted as presented 173.06.09

MOVED by Clr. L. Fiedler

WHEREAS the minutes of the Regular Meeting of May 11, 2009 have been circulated to all members of Council;

NOW THEREFORE BE IT RESOLVED THAT the Council Meeting minutes of May 11, 2009 be adopted as presented.

CARRIED UNANIMOUSLY

Delegation: Family & Community Support Services Board; Annual Report

Lenore Hamers of the Family & Community Support Services Board (FCSS) was in attendance to give the annual report for 2008. In 2008 the total funding from Provincial and Municipal sources totalled \$232,889.00. These funds were distributed to external services providers and services provided by the Municipality. As well there were various special projects, programs and services provided that were funded by other sources. Highlights of 2008 included:

- allowing multi-year funding for groups with a long standing relationship with FCSS
- increase to funding provided by the Provincial Government in the amount of \$37,015
- Identification of key areas not currently being serviced and funding some of these programs

Public Hearing: Bylaw #1496/2009; Redesignation of Lot 10B, Block 10, Plan 752-0296 from Manufactured Home District (R4) to Higher Density Residential (R3)

Bylaw #1496/2009 – a Bylaw to amend the Land Use Bylaw #1307/2003; Redesignation of Lot 10B, Block 10, Plan 752-0296 from Manufactured Home District (R4) to Higher Density Residential (R3)

The bylaw was advertised in the May 22 and May 29, 2009 editions of the Sylvan Lake News.

Mayor S. Samson called the Public Hearing to order at 5:50 p.m. and requested anyone to speak in favour of Bylaw #1496/2009.

Jordan Furness (PCPS): Mr. Furness gave an overview of the proposed zoning change on the site and the application to date.

In Favour: Garth Duchanek (owner of subject property): Stated that the manufactured home site (4 Seasons) was in a state of disrepair and needed substantial infrastructure upgrades which would have required the removal of the units off the property. He felt that by doing these repairs he would have to increase the lot rents to the units and this increase may not have been affordable for those residents on site. Stated that the repairs had to be made and he could not leave the manufactured home park as it was. He reevaluated the lot and decided that requesting a change to an R3 zoning would be the best way to keep the housing affordable. Said that he plans to build row housing on the site should the zoning change be approved.



Initials

Mayor S. Samson requested anyone to speak in opposition of Bylaw #1496/2009.

Opposed: Helen MacLean (Spruce Line Mobile Home Park)

Ms. MacLean stated that the area is sensitive due to the amount of children and the close proximity of the school in the area. Has concerns regarding increase in traffic & density of the area. Fears for the safety of children and pedestrians in the area. Stated that that most residents living on the street do not use off street parking and the street is generally lined with cars. If there is an event at the school or when the playing fields are being used, the amount of cars in the area is increased greatly. Wonders if other empty buildings in town could be used to provide affordable housing and if the proposed development could be postponed until such a time as these options have been reviewed. Asked what safe guards are in place to prevent an apartment building from being constructed as it is a permitted use in an R3 zone. Concerned that other people may be displaced from their homes in other mobile home parks should the rezoning be permitted.

Calvin Hutella (Don's Mobile Home Park)

Mr. Hutella expressed concern regarding the increase in density from 22 mobile units on site to the 52 row houses being proposed. He feels that the front yard setback would be too close to the sidewalk and the building would overwhelm the area. Mr. Hutella also expressed concerns regarding traffic, parking & safety of people in the area.

Carol Aronochuk:

Stated that she was concerned that an increase in density would increase crime in the area. Expressed concerns about parking & safety of children in the area.

Frank McLean (Spruce Line)

Repeated concerns on traffic, density & parking mentioned previously. Mr. McLean also stated that he felt the development would lower the value of homes in the area.

Angula Dupuis(Spruce Line)

Expressed concern about the density of the proposed development and doubling the population for that area. Feels that high density development close to a school and playing fields is not in the best interest of the community. Stated that she did not feel the units would provide affordable housing for many in the community. Consideration should be given to the underground springs in the area and the effect of development. Expressed concerns about pedestrian safety, traffic & parking.

Tammy Doherty (Spruce Line)

Reiterated concerns regarding traffic, safety & parking. Does not feel the proposal is compatible with the existing housing in the area. Feels that the approval of rezoning for this area will create a domino effect with the remainder of mobile home owners being pushed out of their homes as landlords apply to rezone their land.

Bev Dudgale (Don's Mobile Home Park)

Stated that the creation of a two story building in the area would project noise out into the community. Questioned the affordability of the project. Expressed same concerns regarding traffic, safety & parking.

There being no further speakers, Mayor S. Samson closed the Public Hearing at 6:27 p.m.

Public Hearing: Bylaw #1509/2009; Redesignation of NE ¼ 33; 38-1-5 from Urban Reserve (UR) to Narrow Lot General Residential District (R5)

Bylaw #1509/2009 – a Bylaw to amend the Land Use Bylaw #1307/2003; Redesignation of NE ¼ 33; 38-1-5 from Urban Reserve (UR) to Narrow Lot General Residential District (R5)

The bylaw was advertised in the May 22 and May 29, 2009 editions of the Sylvan Lake News.

Mayor S. Samson called the Public Hearing to order at 6:27 p.m. and requested anyone to speak in favour or in opposition to Bylaw #1509/2009.

There being no further speakers, Mayor S. Samson closed the Public Hearing at 6:28 p.m.



Initials

Public Hearing: Bylaw #1506/2009: Road Closure; Lots 17 & 18, Block 1, Plan 8037 A.O. (5035 34th Street)

Bylaw #1506/2009 – a Bylaw to close the road located at Lots 17 & 18, Block 1, Plan 8037 A.O. (5035 34th Street)

The bylaw was advertised in the May 22 and May 29, 2009 editions of the Sylvan Lake News.

Mayor S. Samson called the Public Hearing to order at 6:28 p.m. and requested anyone to speak in favour or in opposition to Bylaw #1506/2009.

There being further speakers, Mayor S. Samson closed the Public Hearing at 6:29 p.m.

Public Hearing: Bylaw #1507/2009: Road Closure; A portion of Plan 052-0405 (corners of 47th Avenue and Beju Industrial Drive)

Bylaw #1507/2009 – a Bylaw to close the road located on a portion of Plan 052-0405 (corners of 47th Avenue and Beju Industrial Drive)

Mayor S. Samson called the Public Hearing to order at 6:29 p.m. and requested anyone to speak in favour or in opposition to Bylaw #1507/2009.

There being further speakers, Mayor S. Samson closed the Public Hearing at 6:29 p.m.

Bylaw #1496/2009: Redesignation of Lot 10B, Block 10, Plan 752-0296 from Manufactured Home District (R4) to Higher Density Residential (R3) 174.06.09

Bylaw #1496/2009 – a Bylaw to amend the Land Use Bylaw #1307/2003; Redesignation of Lot 10B, Block 10, Plan 752-0296 from Manufactured Home District (R4) to Higher Density Residential (Four Seasons Trailer Park)

MOVED by Clr. K. MacVicar

THAT further readings of the bylaw be postponed pending further information pertaining to zoning options to prevent the construction of apartments or like structures on the site.

CARRIED UNANIMOUSLY

Bylaw #1509/2009 Redesignation of NE ¼ 33; 38-1-5 from Urban Reserve (UR) to Narrow Lot General Residential District (R5) 175.06.09

Bylaw #1509/2009 – a Bylaw to amend the Land Use Bylaw #1307/2003; Redesignation of NE ¼ 33; 38-1-5 from Urban Reserve (UR) to Narrow Lot General Residential District (R5)

MOVED by Clr. L. Fielder

THAT second reading be given to Bylaw #1509/2009 as presented.

Third Reading 176.06.09

MOVED by Clr. J. Payne

THAT third reading be given to Bylaw #1509/2009 as presented

CARRIED UNANIMOUSLY

Sign Permit: Freestanding Sign, Fascia Signs; DC-1 District (Servus Credit Union) 177.06.09

MOVED by Clr. K. MacVicar

WHEREAS Council has been presented with a request from Mr. Sign for approval to erect a freestanding sign and fascia signs on 4811 50th Street (Plan 0823840, Block 2, Lot 18) which is located in a Direct Control District (DC-1) and the Municipal Planning Commission is recommending approval of same with conditions;

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

- a) The signs be in compliance with the plans provided by the applicant;
- b) Ensuring compliance with the provisions of the Town of Sylvan Lake's Land Use Bylaw #1307/2003 and Sign Bylaw #1066/95, and amendments thereto

CARRIED UNANIMOUSLY



Initials

Bylaw #1500/2009: Sign
Bylaw
178.06.09

Bylaw #1500/2009 - a Bylaw to regulate and control signs within the Municipality

MOVED by Clr. R. Backs

THAT Council give first reading be given to Bylaw #1500/2009 as presented and that a public hearing be set for July 13, 2009.

CARRIED UNANIMOUSLY

Summer Village of Jarvis
Bay: Adjacent
Municipality Referral;
Bylaw #107-09 SV MDP
and Bylaw #108-09 SV
LUB (Twin Fawn
Development)
179.06.09

MOVED by Clr. K. MacVicar

THAT a written response regarding Bylaw #107-09 and #108-09 is forwarded to the Summer Village of Jarvis Bay regarding the purpose and policy of the Sylvan Lake Management Plan (SLMP) and relation to the proposed development, MDP and LUB amendments indicating:

- Bylaw #107-09 SV MDP amendment for the area shown as Natural Preservation Area to Long Term Residential Growth is not supported, and;
- Bylaw 108-09 SV LUB for the area shown as UR (Urban Reserve) to RTF (Twin Fawn Residential District) over the Natural Preservation area currently described in the SV MDP and SLMP is not supported

AND FURTHER THAT a representative from the Town of Sylvan Lake attend the Public Hearing and give a verbal presentation outlining the town's position.

CARRIED UNANIMOUSLY

Bylaw #1497/2009:
Community Standards
Bylaw
180.06.09

Bylaw #1497/2009 – a Bylaw to regulate and control noise, nuisance, unsightly premises and public disturbances within the Municipality

MOVED by Clr. J. Payne

THAT Council give 3rd reading to Bylaw #1497/2009 as presented.

CARRIED UNANIMOUSLY

Noise Permit Request
181.06.09

MOVED by Clr. K. MacVicar

WHEREAS Council has been presented with a request from Nabours Production Services for the temporary operation of a Bear Banger noise maker to deal with an infestation of nuisance birds, and;

WHEREAS the Operational Services Committee has reviewed the request and is recommending approval of the same;

NOW THEREFORE BE IT RESOLVED that Council approve the request from Nabors Production Services for the operation of a Bear Banger noise maker.

CARRIED UNANIMOUSLY

Recreation Infrastructure
Canada Program: Grant
Submission
182.06.09

MOVED by Clr. J. Payne

WHEREAS Council has been presented with projects qualifying for funding under the Recreation Infrastructure Canada Program;

NOW THEREFORE BE IT RESOLVED THAT Council approve the submission of grant applications under the Recreation Infrastructure Canada Program for the projects described individually as the Aquatic Centre Upgrades, Centennial Park Recreation Amenity Area and the Curling Rink Upgrade and Renovations.

CARRIED UNANIMOUSLY



Initials

Request for Budget
Adjust: Medican
Multiplex
183.06.09

MOVED by Clr. K. MacVicar

WHEREAS Council has been presented with a proposed budget adjustment for final payment for the construction of the Medican Multiplex;

NOW THEREFORE BE IT RESOLVED THAT the budget adjustment for the Medican Multiplex in the amount of \$23,991.43 be approved; the adjustment to be funded from Capital Contingency Reserve.

CARRIED UNANIMOUSLY

Council Meeting
Summer Schedule
184.06.09

MOVED by Clr. J. Payne

THAT Council reschedule the July 27, 2009 Council Committee Meeting to August 24, 2009.

CARRIED UNANIMOUSLY

Special Events
Application: 1913 Days
Events
185.06.09

MOVED by Clr. K. MacVicar

THAT Council approve the special event application; 1913 Days Celebrations in various areas in the community on June 12-14, 2009 as presented.

CARRIED UNANIMOUSLY

Sylvan Lake Municipal
Library Board: Bylaw
Amendments
186.06.09

MOVED by Clr. L. Fiedler

WHEREAS the Sylvan Lake Municipal Library Board has approved changes to the Library Bylaw #001/2004, and;

WHEREAS the Library Act requires Council's approval of the same;

NOW THEREFORE BE IT RESOLVED that Council approve the changes to the Sylvan Lake Municipal Library Board's Bylaw #001/2004 as presented.

CARRIED UNANIMOUSLY

Policies: Revision to
Numbering System
187.06.09

MOVED by Clr. R. Backs

THAT Council approve the revision to the policy numbering system and revised policy numbers as presented.

CARRIED UNANIMOUSLY

Council Reports

MAYOR S. SAMSON:

Stated that she attended the following:

1. Mayor's Meeting: May 27, 2009
2. Camp Day; Tim Horton's: June 3, 2009
3. Senior's Breakfast: June 5, 2009
4. Enviro Expo/Fish Fry: June 5, 2009
5. Funeral of Broadcaster Lorne Starko

CLR. R. BACKS:

Stated that he attended the following:

1. Twin Fawns Development: Site Visit
2. Plasco Meeting
3. Regional Wastewater meeting
4. Chamber of Commerce: Regular Meeting
5. Enviro Expo & Fish Fry: June 5, 2009

CLR. K. MACVICAR:

Stated that he attended the following:

1. Financial Services Meeting
2. Friends of Sylvan Lake Provincial Park: Regular meeting

CLR. J. PAYNE:

1. Sylvan Lake Management Plan: Regular meeting
2. Financial Services Meeting
3. Municipal Planning Commission: June 1, 2009
4. Enviro Expo/Fish Fry: June 5, 2009



Initials

CLR. L. SILLS FIEDER:

Stated that she attended the following:

1. Municipal Planning Commission: Regular Meeting June 1, 2009
2. PCPS: Regular Meeting
3. Enviro Expo/Fish Fry: June 5, 2009
4. First Aide Recertification: June 6, 2009

Open Microphone

No speakers

Recess

Council recessed at 7:19 p.m. and reconvened at 7:34 p.m.

Closed Camera
188.06.09

MOVED by Clr. L. Fiedler

THAT the open session of Council terminate and the meeting continue closed camera. Time 7:35 p.m.

CARRIED UNANIMOUSLY

Termination of Closed
Camera
189.06.09

MOVED by Clr. R, Backs THAT the closed camera session of Council terminate and the open session resume. Time 8:15 p.m.

CARRIED UNANIMOUSLY

Adjourn of Regular
Meeting:
190.06.09

MOVED by Clr. J. Payne

THAT the Regular meeting of Council of June 8, 2009 be adjourned.
Time: 8:16 p.m.

CARRIED UNANIMOUSLY

Mayor Susan Samson

Assistant Chief Administrative Officer
Myron Thompson



Initials