

REGULAR COUNCIL MEETING MINUTES
Held on Monday, July 23, 2012 at the
Town of Bowden Administration Building

Call to Order

Mayor Robb Stuart called the meeting to order at 7:00 p.m.

PRESENT	Mayor	Robb Stuart
	Councillor	Sheila Church
	Councillor	Sandy Gamble
	Councillor	Cory Jasper
	Councillor	Pat Doll
	Councillor	Wayne Milaney

ABSENT None

DELEGATIONS None

STAFF	Andy Weiss	Chief Administrative Officer
	Kristina Schmidt	Parkland Community Planning Services

Additions/Deletions to the Agenda & Adoption of the Agenda

Councillor Sandy Gamble adds Agenda Item 7.c Community Infrastructure Improvement Fund

Motion 2.a Moved by Councillor Sheila Church that Council approves the July 23, 2012 Regular Council Meeting Agenda as amended. **MOTION CARRIED**

Public Hearing for Bylaw # 08-2012 (Land Use Bylaw) and Bylaw # 09-2012 (Municipal Development Plan Bylaw)

Mayor Robb Stuart called the Public Hearing to order at 7:00 p.m.

Kristina Schmidt (Parkland Community Planning Services) reported to Council that the process to prepare the proposed LUB (Land Use Bylaw) and MDP (Municipal Development Plan) involved formulating a steering committee for both planning documents. Meetings were held with the Steering Committee members to obtain input and comments on the draft plans. Opportunities were also available to the members of the public, landowners, referral agencies and Red Deer County to participate and have input. This began with initial notice of the plan process followed by a public open house where participants were invited to review the proposed plans and provide their comments on the overall future vision for the Town. Based on the comments received, the draft plans were reviewed with the Steering Committee and amendments were made accordingly.

Distribution of the draft LUB and MDP included circulation to referral agencies such as Alberta Transportation and Chinooks Edge School Division, circulation to Red Deer County, circulation to key landowners and making the draft document available through the Town Office. A public meeting was hosted by the Town to provide information about the plan and provide opportunities for discussion. This was attended by approximately 12 members of the public and Town representatives.

The bylaw to adopt the proposed plans was given first reading in June 11, 2012 and a public hearing was scheduled for July 23, 2012. Leading up to the public hearing, the proposed LUB and MDP were again made available for public review and input. The availability of copies of the proposed LUB and MDP at the Town Office and on the Town's website, as well as the date, time and place of the public hearing and opportunities to send in comments was advertised in the Olds Albertan and the Innisfail Province.

The proposed LUB establishes the regulations which govern how land and buildings can be developed in the Town. The MDP contains a series of goals, objectives and policies intended to guide planning and development decisions towards fulfillment of the vision outlined in the plan. The anticipated five year reviews of the MDP provide opportunities to revisit the conceptual land use pattern in light of actual development experienced.

Mr. Kent Kinder (Tracker Sales Ltd.) asked that Council consider adding the following passage to the list of Permitted Uses in Highway Commercial (C2) Districts: "Businesses existing at the time of passage of this bylaw".

Administration supported this request as it is consistent with the provisions of Section 643(1) of the Municipal Government Act which states: "If a development permit has been issued on or before the day on which a land use bylaw or a land use amendment bylaw comes into force in a municipality and the bylaw would make the development in respect of which the permit was issued a non-conforming use or non-conforming building, the development permit continues in effect in spite of the coming into force of the bylaw."

There were no further public submissions or comments.

Mayor Robb Stuart adjourned the Public Hearing at 7:10 p.m.

Adoption of the Previous Minutes

Council members pointed typo's and errors in grammar in the July 9, 2012 Regular Council Meeting Minutes

Motion 4.a Moved by Councillor Pat Doll that Council approves the July 9, 2012 Regular Council Meeting Minutes as amended. **MOTION CARRIED**

Regarding the July 16, 2012 Special Council Meeting Minutes, Councillor Sandy Gamble reported that Bowden's share of the Parkland Foundation Business Plan for the Autumn Glen Senior's Lodge was incorrectly stated as \$2,095.00, when in fact Bowden's share is only going to be \$686.00.

Motion 4.b Moved by Councillor Pat Doll that Council approves the July 16, 2012 Special Council Meeting Minutes as amended. **MOTION CARRIED**

Old Business

Item 6.a Bylaw # 08-2012 (Land Use Bylaw) Councillor Pat Doll discussed that section 6 (12) of the Land Use Bylaw states that: "Soft sided buildings shall not be allowed in any district, except as a discretionary use in the industrial and commercial districts." He went on to state that for some people, this is the only option that they can afford and the municipality should be taking this fact into consideration. Soft sided buildings should not be banned and Councillor Doll stated that he is not in favour of the bylaw with this section worded as it is.

Administration discussed that this section is intended to ensure that structures placed in town are of a reasonable quality and soft sided buildings typically don't last very long before they are visually unappealing due to being torn and wind damaged. This specific item was discussed in detail at the Steering Committee level and there are a number of other municipalities where this provision is already in place.

Councillor Pat Doll asked Administration for clarification as to the fate of the existing soft sided structures already in place within the municipality.

Andy Weiss outlined that existing soft sided structures will be allowed to remain, but that as they become unsightly or wind damaged, then the owners will be notified that they will need to be removed.

Motion 6.a.i Moved by Councillor Sandy Gamble that Council gives Second Reading to Bylaw # 08-2012 (Land Use Bylaw) **MOTION CARRIED**

Councillor Pat Doll asked that the next vote be recorded

Motion 6.a.ii Moved by Councillor Cory Jasper that Council gives Third Reading to Bylaw # 08-2012 (Land Use Bylaw).

RECORDED VOTE

Mayor Robb Stuart	FOR
Councillor Sheila Church	FOR
Councillor Sandy Gamble	FOR
Councillor Cory Jasper	FOR
Councillor Pat Doll	AGAINST
Councillor Wayne Milaney	FOR

MOTION CARRIED

Item 6.b Bylaw # 09-2012 (Municipal Development Plan Bylaw)

Andy Weiss outlined that basically, the only significant change to the existing Municipal Development Plan Bylaw was an update of Map 2 (Future Land Use Concept). This was done to help ensure that this document was consistent with the Land Use Bylaw and to add those land areas east of Highway II that are now within town limits.

Motion 6.b.i Moved by Councillor Sheila Church that Council gives Second Reading to Bylaw # 09-2012 (Municipal Development Plan Bylaw). **MOTION CARRIED**

Motion 6.b.ii Moved by Councillor Wayne Milaney that Council gives Third Reading to Bylaw # 09-2012 (Municipal Development Plan Bylaw). **MOTION CARRIED**

Mayor Robb Stuart calls for a short recess at 7:10 p.m.

Mrs. Kerry Towle, MLA for Innisfail-Sylvan Lake met with Council members during the meeting break to introduce herself. She gave those people in attendance assurances that as our elected representative in the provincial legislature, she will do everything she can to help ensure that our desires are being fully represented at the provincial level. Mrs. Towle then asked if there were any immediate issues that Council members felt were pressing. Senior's Issues, Youth and recreation facilities, Bowden Rest Stop

Funding, Alberta Transportation Issues and the need for sustainable and predictable Provincial Funding for smaller municipalities were all issues that Council Members felt were immediate needs. Mayor Robb Stuart thanked Mrs. Towle for stopping by to introduce herself and for taking time to chat with those people in attendance.

Mayor Robb Stuart calls the meeting back to order at 7:10 p.m.

New Business

Item 7.a Bylaw # 11-2012 (Traffic Bylaw) Council members felt that as this was a complex document, they felt that more time was needed to study this document in depth.

Motion 7.a Moved by Councillor Cory Jasper that Council defers further deliberation of this agenda item until the next Regular Council Meeting. **MOTION CARRIED**

Item 7.b Arena Safety Netting Discussion Andy Weiss reported to Council that they may need to begin thinking about the potential for placing safety netting at the arena to protect the people in the bleachers from flying pucks. Although this has not yet been mandated by our insurers, there may be a point in time in the future when we would be forced to install it. Council members felt that at this time, netting would be poorly received by the patrons and is largely unnecessary for our facility usage at this time.

Motion 7.b Moved by Councillor Pat Doll that Council receives the report from Administration regarding arena safety netting for information. **MOTION CARRIED**

Item 7.c Community Infrastructure Improvement Fund Councillor Sandy Gamble reported to Council that she recently became aware of funding availability for municipalities through the Community Infrastructure Improvement Fund. This fund is a 50-50 matching grant for the improvement of existing facilities. Council members asked that Administration research this item further for a future meeting.

Motion 7.c Moved by Councillor Sandy Gamble that Council directs Administration to gather more information regarding the Community Infrastructure Improvement Fund and then to bring this information along with recommendations to a future Council Meeting. **MOTION CARRIED**

Item 8 Financial Statements

Motion 8.a Moved by Councillor Sandy Gamble that Council receives the attached financial statements for information. **MOTION CARRIED**

Item 9 Correspondence & Information

- a) Federal Gas Tax Fund Notification – Notification from Alberta Transportation that the 2012 allocation for the Federal Gas Tax Fund (FGTF) in the amount of \$68,882.00 has been approved and transferred to Bowden.
- b) Chinook's Edge School Division Capital Plan – A copy of the 2013/2016 Capital Plan as approved for the Chinook's Edge School Division # 73.
- c) Kid Safe Program Advertising Request – A request for the Town to advertise in the November 2012 issue of the KidSafe publication.

Motion 9.a Moved by Councillor Sandy Gamble that Council accepts the attached correspondence for information. **MOTION CARRIED**

Item 9 Committee of the Whole

Motion 9.a.i Moved by Councillor Pat Doll that in accordance with Section 197(2) of the Municipal Government Act, the Council meeting go temporarily in camera to discuss a personnel issue at 9:00 p.m.
MOTION CARRIED

Motion 9.a.ii Moved by Councillor Pat Doll that the Council meeting come out of camera at 9:35 p.m.
MOTION CARRIED

Adjournment

Motion 10.a Moved by Councillor Cory Jasper that the July 23, 2012 Regular Council Meeting adjourns at 9:35 p.m.
MOTION CARRIED

Mayor Robb Stuart

Andy Weiss, Chief Administrative Officer