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## Meeting Minutes

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### **THOSE PRESENT:**

Mayor McLean  
Deputy Mayor Long  
Councillor Nadeau  
Councillor Wheeler  
Councillor Bossert  
Councillor Shular  
Manny Deol, Town Manager  
Rita Bijeau, Executive Assistant  
Chandra Dyck, Legislative Services  
Coordinator  
Jenn Martin, Development and Planning  
Officer

Jill Buehler, Communications and  
Marketing Coordinator  
Cassandra Jodoin, Radio CIBW  
Mamta Lulla, Drayton Valley Western  
Review

### **ABSENT:**

Nesen Naidoo, Assistant Town Manager  
Annette Driessen, Director of  
Community Services

### **1.0 CALL TO ORDER**

Mayor McLean called the meeting to order at 12:12 p.m.

### **2.0 Signing of Waiver**

Members of Council signed the waiver to hold the Special Meeting of Council.

### **3.0 Adoption of Agenda**

#### **RESOLUTION #020/15**

Councillor Nadeau moved to adopt the agenda for the January 26, 2015  
Special Meeting of Council as presented.

**CARRIED UNANIMOUSLY**

### **4.0 Decision Items**

*Mayor McLean declared himself to be in conflict for pecuniary reasons, called  
Deputy Mayor Graham Long to chair the meeting, and exited the meeting at 12:13 p.m.*

#### **4.1 Meraw Estates Area Structure Plan Amending Bylaw No. 2015/02/D, Presented for First Reading**

Councillor Nadeau advised that Administration received an application for  
amending the Meraw Estates Area Structure Plan for SE 9-49-7-5. This  
amendment is to reflect the owners' proposed plans to develop a low density  
residential component within Phase 5 of the undeveloped area by rezoning  
the existing R4 to R2 and R1N.

**RESOLUTION #021/15**

Councillor Nadeau moved that Council give First Reading to Bylaw 2015/02/D for amendment of the Meraw Estates Area Structure Plan after which public consultation process will begin simultaneously with the rezoning.

**CARRIED UNANIMOUSLY**

**4.2 Meraw Estates Phase 5 Rezoning Bylaw No 2015/01/D, Presented for First Reading, Lots 1-22, Block 8, Plan 142 4874**

Councillor Shular advised that Administration has received an application to rezone a portion of the lands located within SE 9-49-7-W5M (Meraw Estates) from the existing R4 to R2 and R1N. Such rezoning would allow the development of duplexes and single family dwellings. This was the intent of the landowner when the lots were subdivided, however the proposed developments are not able to be situated on the property as anticipated due to required setbacks within an R4 zoning. Rezoning will also give future homeowners the ability to build structures within their property without the constraints of an R4 district.

Councillor Wheeler requested information on the Municipal Reserve to be provided for this development. Ms. Martin advised that the MR will be incorporated in later stages of developing Meraw Estates. Ms. Dyck added that pipeline rights-of-way do not count as part of the required portion for MR.

**RESOLUTION #022/15**

Councillor Shular moved that Council give First Reading to Bylaw 2015/01/D for amendment of the Land Use Bylaw for rezoning, after which public consultation process will begin.

**CARRIED UNANIMOUSLY**

**4.3 Development Permit No. DV14/213**

Councillor Wheeler explained that Administration received a renewal application for 86 sleeper trailers located at 5025 & 5037 - 62 Street. The original application was submitted December 18, 2012, with an effective date of January 1, 2013. The proposed development is a discretionary use under the C2 zoning and Council approval is therefore required. Administration is recommending the approval of a Temporary Development Permit, with conditions specific to the proposed use. This Permit would be in effect for one year and would have to be reapplied for in December of 2015 for the year 2016 should the applicant wish to maintain the sleeper trailers on this property. The Building Inspector has advised that, provided there are no changes, the Building Permit will only need to be applied for every 5 years.

Councillor Bossert inquired if there had been any changes since this has been approved last year. Ms. Martin advised that there have been no changes that she is aware of.

**RESOLUTION #023/15**

Councillor Shular moved that Council approves the temporary Development Permit DV14-213 subject to the conditions listed below.

1. The approved trailers are to be used ONLY as temporary accommodations for employees. Permanent residency is strictly prohibited. This Development Permit is valid for one (1) year, after which new Development Permit approval is required. As application was made December 18, 2014, renewal of this permit must be applied for by this December 18 of each year following, and will be subject to a fee of \$500.00 per bed, which will be charged on a yearly basis along with the Development Permit fees.
2. There will be no water or sewer services hooked up to the temporary trailers without the prior approval of the Town Engineer or his designate.
3. Adequate on-site parking for private vehicles shall be provided to the same standards as a hotel (this parking shall be in addition to that required for the principle use of the land).
4. The temporary trailers shall be removed from site when the Development Permit expires.
5. The temporary trailers shall be inspected by and have approval from the Drayton Valley/Brazeau County Fire Chief or his designate, prior to occupancy.
6. The temporary trailers must be secured by:
  - a. The installation of appropriate fencing around the site; or
  - b. On-site security staff.

**CARRIED UNANIMOUSLY**

**5.0 Adjournment**

**RESOLUTION #024/15**

Councillor Wheeler moved that Council adjourn the January 26, 2015, Special Meeting of Council at 12:22 p.m.

**CARRIED UNANIMOUSLY**

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CHIEF ADMINISTRATIVE OFFICER

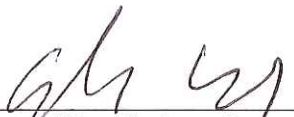
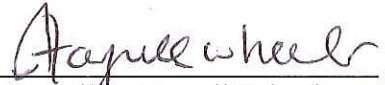
## WAIVER OF NOTICE FOR SPECIAL MEETING OF DRAYTON VALLEY TOWN COUNCIL

As per Section 194 of the M.G.A., Revised Statutes of Alberta 2000, Chapter M-26, the Drayton Valley Town Council hereby waives notice of a Special Meeting to be held on January 26, 2015, at a2:00 p.m. at the Town of Drayton Valley Civic Centre for the following purpose:

1. Meraw Estates Area Structure Plan Amending Bylaw No 2015/02/D, Presented for First Reading
2. Meraw Estates Phase 5 Rezoning Bylaw No 2015/01/D, Presented for First Reading, Lots 1-22, Block 8, Plan 142 4874
3. Development Permit No DV14-213

The following consent to the "Waiver of Notice" for the above purpose, signed this 26<sup>th</sup> day of January 2015.

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Mayor Glenn McLean  
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Councillor Nicole Nadeau  
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Councillor Graham Long  
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Councillor Dean Shular  
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Councillor Fayrell Wheeler  
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Councillor Debra Bossert