

Additions to January 28, 2015 Regular Meeting of Council Agenda

Corrections or Amendments

3.2 - (ADDITIONAL ITEM)	January 26, 2015 Special Meeting of Council Minutes	2-5
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Adoption of:

4.2 (ADDITIONAL ITEM)	January 26, 2015 Special Meeting of Council Minutes	2-5
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Meeting Minutes

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.

*Special Meeting of Council Minutes**January 26, 2015**Page 3 of 3***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 trailed 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

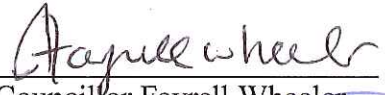
The following consent to the "Waiver of Notice" for the above purpose, signed this 26th day of January 2015.



Mayor Glenn McLean

Councillor Nicole Nadeau

Councillor Graham Long

Councillor Dean Shular

Councillor Fayrell Wheeler

Councillor Debra Bossert