



**TOWN OF BLACKFALDS
REGULAR COUNCIL MEETING
TUESDAY, JANUARY 26, 2010 (7:00 p.m.)**

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A Regular Council meeting for the Town of Blackfalds was held on Tuesday, January 26, 2010 at the Civic/Cultural Center, 5018 Waghorn Street, Blackfalds, Alberta, commencing at 7:00 p.m.

MEMBERS PRESENT

Deputy Mayor Wayne Tutty
Councillor Richard Poole
Councillor Will Taylor
Councillor Cherelyn Stefaniszyn
Councillor Trish Willis

ATTENDING

CAO Corinne Newman
Director of Community Services Sean Barnes
Executive Assistant Kimberley Wallen
Director of Operations & Engineering Ray Kerber
Director of Corporate Services Donna Anderson
Planning Manager Terry Topolnitsky

REGRETS

Mayor Melodie Stol
Councillor Carol Simpson

PUBLIC ATTENDANCE

Glenn Fraser, Riser Developments
Heather Picketts
Darren Aldrous, AUMA President

REGULAR COUNCIL MEETING CALLED TO ORDER

Deputy Mayor Tutty called the Regular Council meeting to order at 7:00 p.m.

AGENDA APPROVAL

The agenda for the January 26, 2010 Regular Council meeting was presented with the addition of Information items "Alberta Transportation response to Lights at 597 and 2A" and "FCM".

RES. 13/10

Councillor Poole moved to approve the agenda for the January 26, 2010 Regular Council meeting with the addition of Information items "Alberta Transportation response to Lights at 597 and 2A" and "FCM".

CARRIED UNANIMOUSLY

DELEGATION

Darren Aldrous, AUMA President

Darren Aldrous, AUMA President provided Council with a brief update on current issues. Mr. Aldrous stated that the Premiere is still focusing on MSI Funding and there does not seem to be any positive news with Policing. Councillors Taylor and Poole thanked Mr. Aldrous for visiting the Town.

Glenn Fraser – McKay Ridge Subdivision

Glenn Fraser with Riser Developments presented Council with plans for a new subdivision. Mr. Fraser provided some history on the naming of the new subdivision. It was stated that the Planning department is opposed to a manufactured home district in the SE corner.

Mr. Fraser stated that they are trying to provide all types of housing. They would like to see a gated 55+ housing district.

Discussion took place on lack of roadways in the subdivision.

It was asked why there are so many closes in the subdivision. Mr. Fraser stated that the closes are a selling feature, most people want to purchase a house on a close.



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BUSINESS ARISING

Bylaw 1099/09 – To amend Schedule “A” of the Land Use By-law No. 1081/09 by changing the westerly portion of Lot 1 Block 1 Plan 802-0395 to Public Facility (PF), and the easterly portion to Commercial Highway District (C-2)

Planning and Development Manager presented Bylaw 1099/09 which was previously reviewed at the Public Hearing. The subject property (old Crystal Poultry site) is currently designated as Agricultural (A)

and it is desirable to redesignate the subject property Lot 1 Block 1 Plan 802-3095 to Public Facility (PF) for the portion where the RCMP-Firehall will be constructed. At the same time Administration is requesting that the remainder of the parcel be designated as Highway Commercial (C-2), which will assist in the marketing of the property for Commercial interests through our Economic Development Department.

RES.14/10

Councillor Taylor moved second reading of Bylaw 1099/09.

CARRIED UNANIMOUSLY

RES.15/10

Councillor Poole moved third and final reading of Bylaw 1099/09.

CARRIED UNANIMOUSLY

BUSINESS

Bylaw 1101/10 – To provide the framework for subsequent subdivision and development on lands legally described as SW 25-39-27-W4M known as McKay Ridge

Planning Manager Topolnitsky presented Bylaw 1101/10. The proposed Area Structure Plan (ASP) is located in the newly annexed area to the east of Panorama Estates. The SW 25-39-27-W4M is presently designated as a residential under the MDP and this ASP conforms to those regulations.

The ASP does provide for a commercial site on the east end of the development and under Section 4.9 of the MDP.

Section 5.4 of the MDP provides for densities over 12.5 residential units per gross developable hectare (proposed 12.8 units per gross developable hectare) to be supported by certain general criteria, which in the opinion of the Planning Department; those criteria are being met with the ASP proposal.

Discussion took place on the proposed manufactured home park.

It was stated that amendments could be made after first reading was given should Council wish to review.

The Public hearing will allow the public to look at options for a gated seniors housing area.

Planning Manager Topolnitsky stated that the amendment can be made now to change to 55+ housing district. Mr. Fraser had no objections to this.

RES.16/10

Councillor Poole moved first reading to Bylaw 1101/10 with amendments to the ASP Land Use Concept Plan (figure 4 and 4.1.5) as gated 55+ manufactured home development and that a public hearing be held February 23, 2010 at 7:00 p.m.

CARRIED UNANIMOUSLY

Bylaw 1102/10 – To Amend Schedule “A” of the Land Use By-law No. 1081/09 by changing SW 25-39-27-W4M from Agricultural (A) to Residential Single Family Large Lot (R-1L), Residential Single Family Medium Lot (R-1M), Residential Single Family Small Lot (R-1S), Residential Medium Density District (R-3), Residential Manufactured Home Park District (RHMP), Public Facility District (PF), Commercial Local District (C-4) and Environmental Open Space District (EOS)

Planning Manager Topolnitsky presented Bylaw 1102/10. The proposed Area Structure Plan (ASP) is located in the newly annexed area to the east of Panorama Estates. The SW 25-39-27-W4M is presently designated as a residential are under the MDP and conforms to those regulations.

As the ASP does provide for certain land uses in accordance with figure 4 of the ASP, it is necessary that Schedule “A” of the LUB 1081/09 be amended to provide for the land



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uses under the Land Use Bylaw.

The ASP has incorporated requests of Administration in regards to trails, walkways roadways and land uses except for the provision of a Mobile Home Park in the Southeast corner of the development. Presently in the Town there are 2 parks with another 29 acres approved in the McLab subdivision in the Northwest corner of the Town. Administration is recommending that the area be designated into single family dwellings rather than a mobile home park.

There was no discussion held.

RES.17/10

Councillor Stefaniszyn moved that Council give First Reading of Bylaw 1102/10 and further, that a Public Hearing be held on February 23, 2010 at 7:00 pm.

CARRIED UNANIMOUSLY

Bylaw 1103/10 – To Close a Portion of a Road Contained Within the Boundaries of The Town Of Blackfalds

Planning Manager Topolnitsky presented Bylaw 1103/10. With the annexation of property to the East of the old boundaries of the Town of Blackfalds, Range Road 27-1 is now completely within the Town boundaries. This road is not in the transportation plans to be utilized in the future.

Administration has been approached with a proposed Area Structure Plan in the easterly quarter section adjacent to the southern portion of this road allowance and is in agreement that this is a good use of the land which would be sold to the adjacent property owners as required.

RES.18/10

Councillor Poole moved that Council give First Reading to Bylaw 1103/10 to close portion of RR 27 within the Town of Blackfalds boundary and further, that Council holds a Public Hearing on Feb 23, 2010 at 7:15 pm.

CARRIED UNANIMOUSLY

Lacombe Regional Solid Waste Authority

Council reviewed the Lacombe Regional Solid Waste Authority budget for 2010. There was no discussion held.

RES.19/10

Councillor Poole moved to accept the 2010 Lacombe Regional Solid Waste Authority Budget as presented.

CARRIED UNANIMOUSLY

November 2009 Cheque Register Report

Council reviewed the November 2009 Cheque Register Report.

RES.20/10

Councillor Stefaniszyn moved to accept November 2009 Cheque Register Report.

CARRIED UNANIMOUSLY

December 2009 Cheque Register Report

Council reviewed the December 2009 Cheque Register Report.

RES.21/10

Councillor Willis moved to accept the December 2009 Cheque Register Report.

CARRIED UNANIMOUSLY

December 2009 Bank Account Balance Report

Council reviewed the December 2009 Bank Account Balance Report.

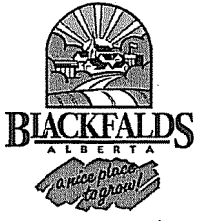
RES.22/10

Councillor Stefaniszyn moved to accept the December 2009 Bank Account Balance Report.

CARRIED UNANIMOUSLY

ACTION CORRESPONDENCE

There were no Action Correspondence items presented.



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INFORMATION

- Blackfalds Library Fourth Quarter Report
- Winterfest 2010
- Letter from Alberta Transportation
 - Discussion held on Roundabouts
- FCM
 - Councillor Willis indicated she will not be attending
 - This will be further discussed at the Feb. 9th meeting

INFORMATION CORRESPONDENCE

- Lacombe Regional Solid Waste Authority
- AUMA 2010 Annual Membership
- Alberta Order of Excellence

ROUND TABLE

Council discussed their previous month's activities.

MINUTES

RES.23/10

Councillor Stefaniszyn moved to accept Regular Council Meeting Minutes of January 12, 2010.

CARRIED UNANIMOUSLY

BREAK

RES.24/10

Councillor Poole moved to break at 8:09 p.m,

CARRIED UNANIMOUSLY

Deputy Mayor Tutty called the meeting to order at 8:21 p.m.

CONFIDENTIAL

RES.25/10

Councillor Poole moved to go in Camera at 8:22p.m.

CARRIED UNANIMOUSLY

RES.26/10

Councillor Poole moved to come out of camera at 8:47 p.m.

CARRIED UNANIMOUSLY

RES.27/10

Councillor Taylor moved that Council authorizes correspondence with the Lacombe Regional Solid Waste Authority stating that prior to any decisions being made as to participation in the proposed Commission, Blackfalds should know and is entitled to know the proposal relative to conversion or disposal of assets and reserves and the value of these. Secondly under the August 15, 1984 LRSWA Agreement , Part Three – General 2 (1) (11) that the agreement requires not less than one year's notice to withdraw or terminate the agreement. What will be the termination date for this contract?

CARRIED UNANIMOUSLY

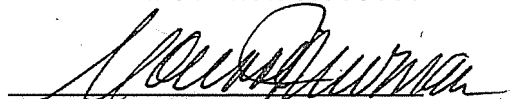
ADJOURN

RES.28/10

Councillor Stefaniszyn moved to adjourn the meeting at 8:50 p.m.

CARRIED UNANIMOUSLY


DEPUTY MAYOR TUTTY


CAO CORINNE NEWMAN