

**REGULAR COUNCIL MEETING #8**  
**APRIL 28, 2008**

The Regular Meeting of Council of the City of Camrose was held in Council Chambers, City Hall on Monday, April 28, 2008 with the following persons in attendance:

Council: Mayor C. Mastel; Councillors G. Galenza, I. Nielsen, ; D. Shillington; W. Thronson; J. Howard. M. Lindstrand and R. Mclsaac; and K. Pratt.

Administration: Manager – B. Hamblin; Manager of Corporate and Protective Services – D. Herle; Manager of Financial Services – D. Urkow; Engineer – T. Gillespie; Assistant Municipal Engineer – J. Enarson; Manager of Community Services – P. Nielsen; and Director of Planning and Development Services – B. Hisey.

Mayor Mastel called the meeting to order at 5:00 pm.

**A-1 and A-2**                      **ADOPTION OF AGENDA/MINUTES:**

Adoption of Agenda

MOTION #149/08

Moved by Shillington - seconded by Howard that the agenda of Regular Council Meeting #8/08 be approved, with the deletion of B-4.

MOTION CARRIED 9-0

Adoption of Minutes

MOTION #150/08

Moved by Lindstrand - seconded by Thronson that the minutes of Regular Council Meeting #7/08 held April 14, 2008 be approved, as circulated.

MOTION CARRIED 9-0.

MOTION #151/08

Moved by Pratt - seconded by Nielsen that the minutes of Committee of the Whole Council Meeting held April 21, 2008 be approved, as amended.

MOTION CARRIED 9-0.

**A-3**

**BUSINESS ARISING OUT OF THE MINUTES:**     - Nil -

**B-1**

**PUBLIC HEARING re: DEVELOPMENT APPLICATION #3118**  
**(5019 – 53 STREET) LOT 20, BLOCK 10, PLAN RN 28A:**

Mayor Mastel declared the Public Hearing opened and asked for submissions with regards to the proposed development application.

Mrs. Jean Martens, who is a neighbour, questioned if this request included an expansion to the existing building. Brenda Hisey, Director of Planning and Development advised Council that this application was for a change of use only and did not include any additions to existing structures.

As no further written or verbal submissions were received, the Public Hearing was then adjourned.

**B-2**

**INITIATION OF PUBLIC TRANSIT TRIAL:**

City Engineer Ted Gillespie advised Council that over the years, five separate Transportation Master Plans indicated that the City could look at a public transportation system when the population reaches 20,000, with implementation by a population of 25,000. In 2005 the Social Planning Advisory Committee conducted a transportation needs study which generated considerable community interest. In 2006 the City funded a transit feasibility study which reported that conditions exist in Camrose for the feasibility of a starter transit system. The report recommended a two bus, two loop system. In late 2006 the City applied for funding under the CAMRIF program for a significant amount of operating funds, however that application was denied. In 2007 the City applied for a second CAMRIF application for capital funds and in February 2008 we were advised that the grant was approved. In preparation for 2007 and 2008 budget deliberations, transit funding was initially included, but subsequently deleted from the budget. Earlier this month the City was advised that the funding agreement must be signed by the end of April 2008.

Mr. Gillespie outlined the estimated financial outlook for this project.

Lynne Jenkinson from the Association for Community Living spoke to Council on the need for public transportation for the staff and clients of the Association.

Councillor Ian Nielsen requested a recorded vote.

MOTION #152/08      Moved by Howard – seconded by Lindstrand that the City of Camrose continue with planning for a fixed-route public transit system, which would operate on a trial basis for a minimum of 18 months starting in September 2009, subject to funding approval in the 2009 City Budget, and development of appropriate Success/Failure criteria for the trial;

And that the City of Camrose executes the Contribution Agreement for the Canada-Alberta Municipal Rural Infrastructure Fund (CAMRIF) grant program for the capital components of a public transit system.

For:                    Councillors Howard, Lindstrand and Nielsen.

Against:            Mayor Mastel, Councillors McIsaac, Shillington, Pratt, Thronson and Galenza.

MOTION DEFEATED 3-6.

MOTION #153/08      Moved by Thronson – seconded by McIsaac that the Public Transit Pilot Trial report be accepted as information.

MOTION CARRIED 9-0.

**B-3**

**CANADA WORLD YOUTH ALBERTA/BOLIVIAN YOUTH EXCHANGE PROGRAM:**

Carole Preston, representing the Canada World Youth Alberta/Bolivian Youth Exchange Program, asked for the support of Council for the youth exchange that will take place from July 18 – October 23/08. This is a community based learning program that aims to prepare the next generation of global citizens through international education programs for youths aged 17 to 24.

MOTION #154/08      Moved by Nielsen - seconded by Howard that City Council endorse the Canada World Youth Alberta/Bolivian Youth Exchange Program return to Camrose in 2008.



**B-15****DEVELOPMENT PERMIT #1834 – DIRECT CONTROL  
- NEWCASTLE CONSTRUCTION (1994) INC.:**

Brenda Hisey, Director of Planning and Development Services, advised that Administration is recommending approval of this project subject to the conditions listed in the motion.

MOTION #158/08      Moved by Shillington – seconded by McIsaac that the City of Camrose Council direct Planning & Development Services to issue Development Permit #1834 to Newcastle Construction (1994) Inc. for the construction of a mixed use (commercial/residential) development on Lot 1A, Block 1, Plan 2009 RS, subject to the following conditions:

1. A development charge of \$189,729.93 (based on a build of : commercial 536.32 m<sup>2</sup> x \$29.52 /m<sup>2</sup> and 90 units x \$1,932.20) due prior to building permit issuance.
2. A letter of credit will be required as security to ensure completion of development conditions prior to occupancy.
3. All boulevard alterations within public lands, made necessary by the development are the responsibility of the developer, and must be completed to a standard approved by the City of Camrose Engineering Department.
4. The final project must appear as shown on the renderings/elevations attached to this report and presented at the City of Camrose Regular Council Meeting April 28<sup>th</sup>, 2008.
5. All parking must be hardsurfaced, and meet the size requirement of the Land Use By-law #2567/07.
6. A Storm Water Management Plan must be provided which retains runoff on site for the 1:100 storm event. This calculation provides a 35 L/sec/ha release rate which roughly corresponds to the 1:2 year peak flow rate.
7. The Developer is responsible for servicing costs and utility upgrades required for this project. All work must be approved by the City of Camrose Engineering Department.
8. A Real Property Report will be required at foundation stage of this development.
9. Garbage containment area must be screened and secured; the location and design must be approved by Planning Services prior to building permit issuance.
10. Subject to Building Inspections and Fire Department approval (fire hydrant locations and installations must be confirmed prior to construction).
11. The developer must enter into a servicing agreement with the City of Camrose to provide paved access (east lane) adjacent to the site.
12. The Developer must provide a new 1.5 meter sidewalk along 48<sup>th</sup> Avenue along the North boundary of this project.
13. Additional landscaping (52 planted trees or amount/type approved by Planning Services) and a chain link fence must be offered to the South/East adjacent property owner.

MOTION CARRIED 9-0.

**B-8****HABITAT FOR HUMANITY REQUEST:**

City Manager Brian Hamblin provided a report to Council on the request from Habitat for Humanity as well as the history of requests.

MOTION #159/08      Moved by Nielsen – seconded by Shillington that the funding request of Habitat for Humanity Camrose be considered during the preparation of the Affordable Housing Plan, and that the City advise Habitat for Humanity Camrose that no suitable City owned lands are available.

MOTION CARRIED 9-0.

**B-9****SHOW N SHINE – STREET CLOSURES:**

Manager of Corporate and Protective Services Damian Herle advised that is a similar request to previous years and that the concerns expressed by City Center Camrose from last years event have been addressed.

MOTION #160/08 Moved by Thronson – seconded by Shillington that the request from Camrose Cruisers, dated March 27, 2008, for the “Car Show n Shine” on Saturday, May 31, 2008, be approved with the following regulations respecting movement and control of traffic and parking in effect:

- (1) that 50<sup>th</sup> Street between 49<sup>th</sup> and 51<sup>st</sup> Avenues and 50 Avenue from the west side of the lane between 50 Street and 49 Street to the east side of the lane between 50 Street and 51<sup>st</sup> Street, be closed to all traffic, including bicycles from 6:00 am to 6:00 pm on Saturday, May 31, 2008, for the display of motor vehicles, except as provided hereunder;
- (2) the open-air display of motor vehicles, food booths and a stage are permitted on the street that is closed during the aforementioned period, provided that the motor vehicles are parked in the angle parking stalls and the driving portions of the roadways in question remains clear of parked vehicles and food booths, always allowing access for any emergency vehicles and City of Camrose Public Works vehicles;
- (3) all lanes in the areas in question will remain open to traffic;
- (4) City Center Camrose and Camrose Cruisers shall ensure and maintain all necessary traffic controls and pedestrian safety measures are provided during the access and exit of the displayed motor vehicles;
- (5) subject to City Center Camrose and the Camrose Cruisers saving harmless the City from and against all claims, losses, demands and expenses whatsoever arising out of the activities of operations of Show n Shine 2008 at the subject location.

MOTION CARRIED 9-0.

**B-10****2008 JAYWALKERS JAMBOREE re: STREET CLOSURES**

Manager of Corporate and Protective Services Damian Herle advised that is a similar request to previous years and there are no concerns with the request.

MOTION #161/08 Moved by Galenza – seconded by Mclsaac that for the purposes of Jaywalkers Jamboree to be held on Friday and Saturday, June 6 and June 7, 2008, approval is hereby given to the following regulations respecting movement and control of traffic, parking and display of merchandise in connection with the 2008 Jaywalkers Jamboree:

- (1) that the following streets and avenues in the City of Camrose BE CLOSED to all traffic, including bicycles, skateboards and roller blades, from 6:00 p.m. on Thursday, June 5, 2008 until 6:00 p.m. on Saturday, June 7, 2008, always provided that vehicles required to service the various booths and displays, as well as emergency vehicles and City of Camrose Public Works vehicles be permitted thereon:-
  - (a) 50th. Street from 48 A Avenue to 51<sup>st</sup> Avenue
  - (b) 49th. and 50th. Avenues between 49<sup>th</sup> and 51<sup>st</sup> Streets

MOTION #161/08 ... continued ...

subject to the north-south lanes on either side of 50<sup>th</sup> Street between 48 A Avenue and 51<sup>st</sup> Avenue remaining open and accessible for emergency vehicle use at all times; and that between the hours of 4:00 p.m. and 6:00 p.m. on June 5, 2008, permission be granted to Chamber of Commerce representatives to advise any incoming traffic of the said closures;

- (2) that open-air display of goods and merchandise, display booths and midway apparatus is PERMITTED on streets and avenues that are closed for the aforementioned period except for the lanes and lane intersections on either side of 50<sup>th</sup> Street on 49<sup>th</sup> and 50<sup>th</sup> Avenues;
- (3) subject to the Chamber of Commerce providing to the City an Indemnification Agreement saving harmless the City from and against all claims, losses, demands, damages and expenses whatsoever arising out of the activities or operations at or during the Jaywalkers Jamboree.

MOTION CARRIED 9-0.

**B-11**

**MIRROR LAKE CENTRE  
– OPERATIONS AND AD HOC COMMITTEE:**

Paul Nielsen, Manager of Community Services, advised that community bookings at the Mirror Lake Centre will cease by December 30, 2008 and that he is recommending that Council approve the 2008 Interim Operation Budget for the Centre. City Manager Brian Hamblin advised Council that the Mirror Lake Ad Hoc Committee will submit its final report to Council by the end of May.

MOTION #162/08 Moved by Nielsen – seconded by Pratt that Council approve the process of phasing out community bookings of the Mirror Lake Centre with no bookings taking place beyond December 30, 2008; that Council approve the 2008 Interim Operational Budget for the Mirror Lake Centre; that the 2008 Mirror Lake Centre Fees and Charges Schedule be approved; and that the Mirror Lake Centre Ad Hoc Committee be requested to provide its final report back to City Council by the end of May 2008.

MOTION CARRIED 9-0.

**B-12**

**LAGOON DESLUDGING CONTRACT:**

City Engineer Ted Gillespie advised that desludging of the lagoon is required and is recommending that the City retain Lambourne Environmental Ltd.

MOTION #163/08 Moved by Thronson – seconded by Galenza that the City of Camrose Retain Lambourne Environmental Ltd. for desludging of the complete mix cell at the wastewater lagoons, at an estimated total cost of \$63,000.00 plus GST, with funding as approved in the 2008 Capital Budget.

MOTION CARRIED 9-0.

**B-13****REDESIGNATION – SOUTHPOINT LANDING PHASE 2 & 3:**

Brenda Hisey, Director of Planning and Development Services, advised that the Southpoint Landing project (phase 2 & 3) will bring approximately 300 lots onto the market.

**C-1)****BY-LAW #2585/08 – 1<sup>ST</sup> READING**

MOTION #164/08 Moved by Galenza - seconded by Nielsen that first reading be given to By-Law #2589/08.

MOTION CARRIED 9-0.

**B-14****DEVELOPMENT PERMIT #1672 – DIRECT CONTROL  
– MAYFIELD INVESTMENTS LTD.:****NOTE:**

Upon introduction of the above noted matter, Councillor Thronson announced his intention to refrain from discussion and voting on such matter because of a possible conflict of interest and left Council Chambers.

Brenda Hisey, Director of Planning and Development Services, advised the Mayfield Investments Ltd. has requested amendments to Development Permit #1672. The developers are increasing the number of rooms from 70 to 116 and have increased the banquet space. This is the second request to amend the development agreement, as Council approved changes in January 2006.

MOTION #165/08 Moved by Pratt – seconded by Shillington that City of Camrose Council authorize the following amendments to Development Permit #1672 issued by Motion #213 under a Direct Control land use zoning to Camrose Resort and Casino, for the construction of a Hotel Casino, Restaurant, Waterpark and Convention Facility on Lot 24, Block 7, Plan 052-4335.

Conditions 10 and 16 to be removed and replaced with:

10. The final project must appear as shown on the renderings/elevations presented at the City of Camrose Regular Council Meeting April 28, 2008 (as attached).
16. This development permit will terminate/expire if the Hotel, Waterpark and Conference component of the project is not constructed and occupancy permits are required by June 30, 2009.

AND THAT the following conditions are added:

18. A \$100,000 performance bond is required, with forfeiture in event of non-compliance with condition #16.
19. No further permits or changes will be permitted until all conditions of this development permit have been met.

MOTION CARRIED 7-1.

Councillor Thronson returned to the Council Chambers.

**B-16**

**REDESIGNATION – 4708 – 46 AVENUE:**

Brenda Hisey, Director of Planning and Development Services, advised that Administration is recommending that 1<sup>st</sup> reading be given to By-Law #2588/08 and that an open house be scheduled for May 13<sup>th</sup> followed by a public hearing and final readings of the By-Law on May 26/08.

MOTION #166/08 Moved by Mclsaac – seconded by Pratt that Council receive this report for information purposes.

MOTION CARRIED 9-0.

**C-2**

**BY-LAW #2588/08 – 1<sup>ST</sup> READING:**

MOTION #167/08 Moved by Thronson - seconded by Pratt that first reading be given to By-Law #2588/08.

MOTION CARRIED 9-0.

**B-17**

**DEVELOPMENT APPLICATION #3118 – 5019-53 STREET:**

**NOTE:**

Upon introduction of the above noted matter, Councillor Thronson announced his intention to refrain from discussion and voting on such matter because of a possible conflict of interest and left Council Chambers.

MOTION #168/08 Moved by Pratt – seconded by Galenza that City of Camrose Council authorize administration to issue a Development Permit for Lot 20, Block 10, Plan RN28A, for a single residential dwelling operating a home occupation business.

MOTION CARRIED 8-0.

Councillor Thronson returned to the Council Chambers.

**C-3**

**ROAD CLOSURE BY-LAW #2589/08:**

MOTION #169/08 Moved by Shillington – seconded by Thronson that first reading be given to By-Law #2589/08.

MOTION CARRIED 9-0.

**C-4**

**ROAD CLOSURE BY-LAW #2590/08:**

MOTION #170/08 Moved by Thronson - seconded by Mclsaac that first reading be given to By-Law #2590/08.

MOTION CARRIED 9-0.

**D.**

**COMMITTEE REPORTS:**

1) **Building Permit Report for March, 2008.**

MOTION #171/08 Moved by Mclsaas - seconded by Pratt that the Building Permit Report issued during the period March 1, 2008 to March 31, 2008 be received as information.

MOTION CARRIED 9-0.

2) **Police Commission Minutes – March 18/08.**

MOTION #172 /08 Moved by Nielsen - seconded by Howard that the minutes of the Police Commission Minutes dated March 18, 2008 be received as information.

MOTION CARRIED 9-0.

**E.** **CORRESPONDENCE / INFORMATIONAL ITEMS:**

- 1) Letter dated April 9/08 from Camrose & District Seniors Coalition re: Transportation Needs.
- 2) Letter dated April 16/08 from Sheila Faulkner re: Acreage Water Hookup.
- 3) Letter dated April 17/08 from St. Mary's Hospital re: Update.
- 4) Letter received April 18/08 from Joyce and Barry Cowie re: Public Transit.
- 5) Letter received April 23/08 from Mary Durand re: Public Transit.

Mayor Mastel adjourned the meeting at 9:05 pm.

\_\_\_\_\_  
MAYOR.

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MANAGER OF CORPORATE AND  
PROTECTIVE SERVICES.