

MINUTES

	The Minutes of the Regular Council Meeting of the Town of Grimshaw, in the Province of Alberta, held in Council Chambers on November 10, 2009 commencing at 7:00 p.m.	
Present:	Mayor Allen, Deputy Mayor McDonald, Councillors Nelson, Lewis, Dueck, Wearden, and King.	
Staff:	Wendy Johnson, Chief Administrative Officer; Jenny Wallace, Municipal Director.	
Press:	Doug Neuman, Mile Zero News; Amy Barrington, YL Country.	
Call to Order:	The Mayor called the meeting to order at 7:00 p.m.	
Adoption of Agenda: 449-091110	COUNCILLOR WEARDEN	<p>MOVED that the Agenda be adopted as revised:</p> <p>8.d) The Psychiatrists of Alberta Hospital Edmonton – Closure of Acute Adult Psychiatry Services.</p> <p>e) AUMA – Resolutions.</p> <p>f) Town’s Website.</p> <p style="text-align: center;">CARRIED</p>
Public Hearing on Bylaw No. 1114:	<p>Mayor Allen called the Public Hearing on Bylaw No. 1114 to order at 7:03 p.m.</p> <p>The Town’s Development Officer, Wendy Johnson, advised that the purpose of the bylaw is to re-designate the subject property from Agriculture Urban Reserve District (A-UR) to Residential 2 District (R-2). She also advised that this development represents a logical extension of residential growth in this area and is compatible with existing adjacent uses as well as consistent with residential policies in the Municipal Development Plan regarding land use and development in the Town of Grimshaw. In conclusion, the rezoning of this property is in accordance with the long term land use plans of the Town of Grimshaw and encourages compatibility between existing and future development.</p> <p>The written presentation from the Mackenzie Municipal Services Agency providing comments on Bylaw No. 1114 formed part of the Hearing, and is attached as Schedule “A”.</p> <p>There being no presentations or submissions for or against the proposed amendment to the Land Use Bylaw No. 1028, Mayor Allen closed the Public Hearing at 7:08 p.m.</p>	
Minutes of the Regular Council Meeting, October 28, 2009: 450-091110	DEPUTY MAYOR McDONALD	<p>MOVED that the Minutes of the Regular Council Meeting held on October 28, 2009 be adopted as presented.</p> <p style="text-align: center;">CARRIED</p>

Department Reports: 451-091110	COUNCILLOR NELSON	MOVED that the Resolution Report be accepted as presented. CARRIED
Grimshaw Trojans Senior Girls Basketball Team – Christmas Dine & Dance, December 5, 2009: 452-091110	DEPUTY MAYOR McDONALD	MOVED that with respect to the letter from the Grimshaw Trojans Senior Girls Basketball Team on their Christmas Dine and Dance/Silent Auction to be held on December 5, 2009, the Town donate a \$100.00 item for their Silent Auction. CARRIED
Request for Decision – 2010 Alberta Summer Games Liaison: 453-091110	COUNCILLOR NELSON	MOVED that Councillor Wearden be appointed as the Town of Grimshaw Liaison on the 2010 Alberta Summer Games Committee with Councillor Lewis as the Alternate Member. CARRIED
North Peace Housing Foundation – Peace River Affordable Housing Project Financing: 454-091110	COUNCILOR WEARDEN	MOVED that with respect to the letter from the North Peace Housing Foundation inquiring if their municipal members have the capacity for additional lending for the Peace River Affordable Housing Project, the Town declines lending any funds to the Foundation at this time as the Town is in the process of constructing a multiplex and all funds are allocated to this community project. CARRIED
The Psychiatrists of Alberta Hospital Edmonton – Closure of Acute Adult Psychiatry Services 455-091110	COUNCILLOR LEWIS	MOVED that the Town sent a letter to the Premier of Alberta to communicate that the Acute Adult Psychiatry Services at Alberta Hospital Edmonton need to be retained not closed, and that a copy of this letter be sent to the Minister of Health, our MLA, and the Alberta Hospital Edmonton Adult Psychiatry Department. CARRIED

AUMA – Resolutions: 456-091110	COUNCILLOR LEWIS	MOVED that commencing in 2010 a meeting be set up prior to the Annual AUMA Convention for Council to review the resolutions that are going to be proposed at the convention. CARRIED
Town Website: 457-091110	COUNCILLOR WEARDEN	MOVED that Administration include each Council and Administrative Members contact information and picture on the Town's Website. CARRIED
Bylaw No. 1114 – Amendment to Town of Grimshaw Land Use Bylaw: 458-091110	COUNCILLOR NELSON	MOVED that second reading be given to Bylaw No. 1114, being a bylaw to amend the Town of Grimshaw Land Use Bylaw No. 1028 (land known as N.E. ¼ 8.83.23.W5M identified as Lots 1, 2, 3 PUL and 4 of Block 34). CARRIED
459-091110	DEPUTY MAYOR McDONALD	MOVED that third be given to Bylaw No. 1114. CARRIED
Accounts Payable: 460-091110	COUNCILLOR LEWIS	MOVED that the accounts payable lists be accepted for information. CARRIED
Adjournment:	Mayor Allen declared the meeting adjourned at 7:35 p.m.	



MAYOR

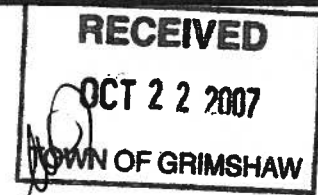


CHIEF ADMINISTRATIVE OFFICER



Mackenzie Municipal Services Agency

P.O. Box 450, Berwyn AB T0H 0E0



October 16, 2009

Town of Grimshaw
Box 337
Grimshaw, AB T0H 1W0

Attention: Wendy Johnson, Chief Administrative Officer
Mayor and Council

RE: COMMENTS ON REZONING BYLAW 1114 – PORTION OF N.E. ¼ Section 8-83-23-W.5M. FROM AGRICULTURE URBAN RESERVE DISTRICT (A-UR) TO RESIDENTIAL 2 DISTRICT (R-2).

We are pleased to provide our comments on rezoning bylaw 1114, a proposed redesignation of the subject property from Agriculture Urban Reserve District (A-UR) to Residential 2 District (R-2). Our comments are based on the current statutory and regulatory planning framework governing development and growth within the Town of Grimshaw.

A) BACKGROUND

Based on our initial understanding, the intent is to subdivide the subject property as indicated from the balance of the N.E. ¼ Section 8-83-23-W.5M. Pending subdivision approval, the proponent has indicated their intent to subdivide the property for three single-detached dwelling lots. The subject property is situated east of 43rd Street, and south of 50 Avenue (Willcox Road). The property is located adjacent to an existing Residential 2 District (R-2) to the west and developed in accordance with an outline plan completed in 1969.

B) LEGISLATION

The Municipal Development Plan (Bylaw No. 1016) contains a comprehensive policy framework to guide development in the Town. The following policies are taken from the municipal development plan and are relevant to the proposed development.

- The future growth of the Town of Grimshaw will be based on the principle of orderly and economic development of the municipality. The principle may relate to such things as: the expansion of the municipality, the provision of municipal infrastructure, land use patterns, or the subdivision of land. The focus will be on the effective use of the Town's resources in relation to the growth of the municipality.
- To establish land use patterns that will encourage compatibility between existing and future development.

- The compatibility of existing and future land uses shall be taken into consideration by the Town when reviewing zoning, subdivision, and/or development proposals.
- Residential uses, where possible, should be separated from incompatible land uses, and where not possible, separated by a proper landscaped buffer.

The proposed residential development conforms with the policies contained within the Town's Municipal Development Plan.

The **subject lands are currently identified for future residential development** as outlined in an Outline Plan approved by Council for the area in 1969 as shown in Schedule B – Part of Outline Plan – NE 8-83-23 W5M. All current and future development and/or subdivision of land is to be in conformity with the Outline Plan, unless a comprehensive review and revision of the Outline Plan is initiated.

C) DISCUSSION

Accommodating any proposed new development in the Town is important to the Town's economy and viability.

1. Town of Grimshaw Municipal Development Plan:

A municipal development plan (MDP) represents one of the most significant statutory planning documents guiding future land use and development within the municipality. The development proposal and proposed rezoning is **consistent with the land use-planning framework and policies outlined in the Town of Grimshaw Municipal Development Plan** (Bylaw No. 1016).

As the subject lands and adjoining lands to the east, south and west have been planned for future residential development through the Outline Plan the proposed rezoning is in conformity with planned development.

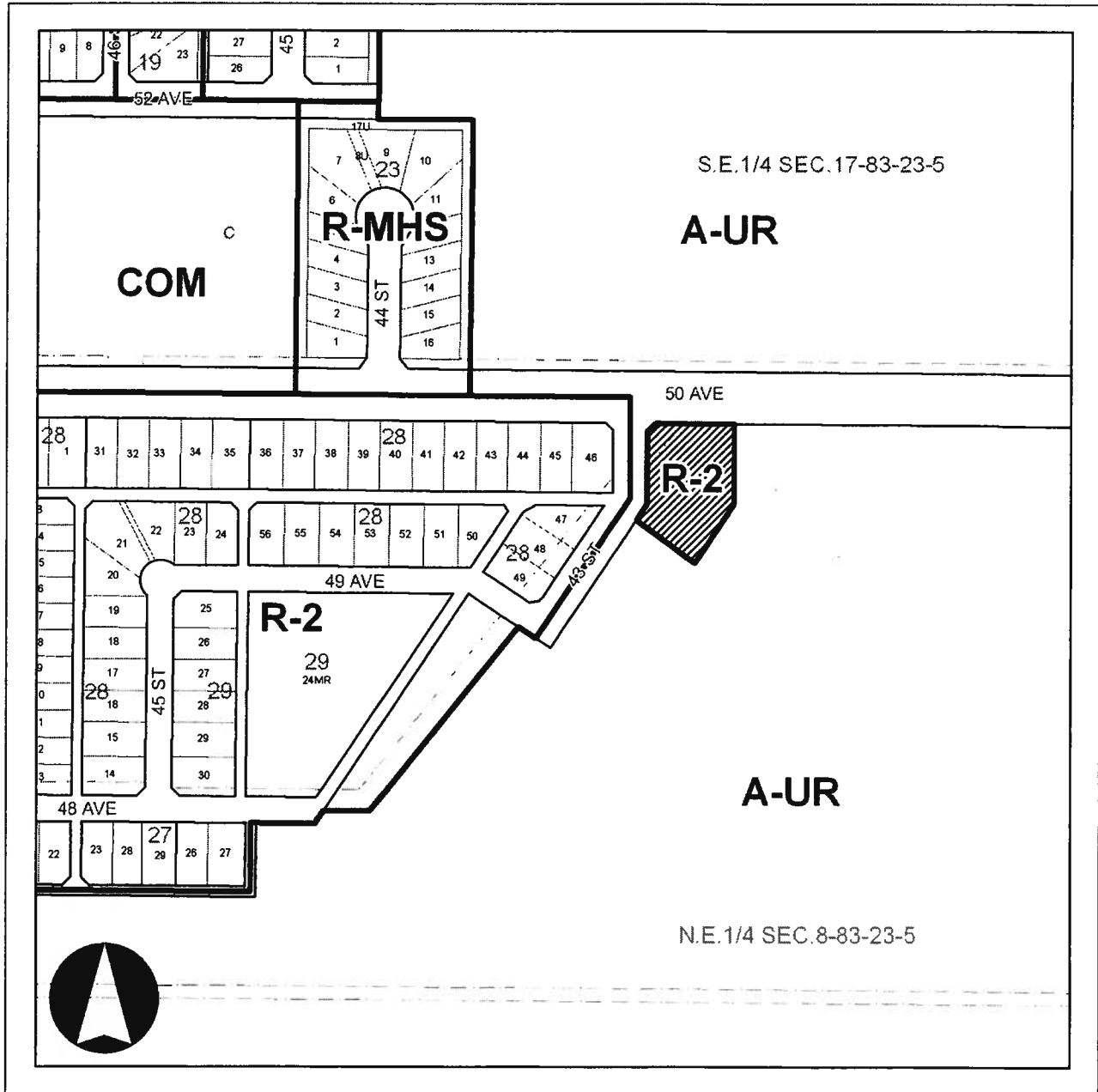
All proposed future development on the remaining quarter section and/or additional subdivision of the proposed subject property should conform to the residential uses planned in the Outline Plan.

2. Compatibility with existing and future land uses:

The subject property is adjacent to residential and existing agricultural uses. The existing agricultural lands are designated for future residential uses as identified in the Outline Plan and as identified in the Town's land use Bylaw No. 1028. The introduction of additional residential uses in proximity to existing active farming may lead to land use conflicts. However, as the area gradually transitions to more intensive forms of residential development, it is anticipated that these conflicts will be kept to a minimum. To mitigate potential conflicts, the development officer may want to consider the siting of the building in

relation to existing operations, as well as clearly informing the developer of existing rights regarding farm legislation.

3. Additional impacts and consideration:



The proposed development represents a logical extension of residential growth in this area. Care should be given to ensure that no additional permanent structures are permitted on the subject property that would jeopardize future development in accordance with the current Outline Plan.

Considering the subject lands are adjacent to existing water and sewer lines, municipal servicing connections are possible. It is noted that the property owner has signed a Right of Way (ROW) agreement with the Town for the 9.0 m Utility ROW on the east portion of the proposed subdivision. No development is permitted on these easements. It is noted there is sufficient area on Lot 1 to accommodate development considering the 12.19 m sewer line Right of Way (ROW) that crosses the northwest corner of Lot 1.

D) CONCLUSION

The proposed rezoning of the subject property to R-2 is compatible with existing adjacent residential uses and is consistent with residential policies in the Municipal Development Plan regarding land use and development in the Town of Grimshaw.

The subject property's proposed street and lotting pattern is in conformity with the Outline Plan and compatible with existing adjacent residential development.

It is noted that existing agricultural operations shall continue in close proximity to the subject lands. It is recommended that a clause be included in all future land titles informing potential purchasers that the lots are in close proximity to existing agricultural operations.

Pending subdivision approval, all development on the property is to be in conformity with the requirements of the R-2 District zoning regulations and is to not compromise future residential development of the remaining quarter section in accordance with the approved Outline Plan.

D) RECOMMENDATIONS

Based on the previous assessment, the Mackenzie Municipal Services Agency recommends the following:

- 1) That the Town of Grimshaw accept bylaw 1114 as drafted.**

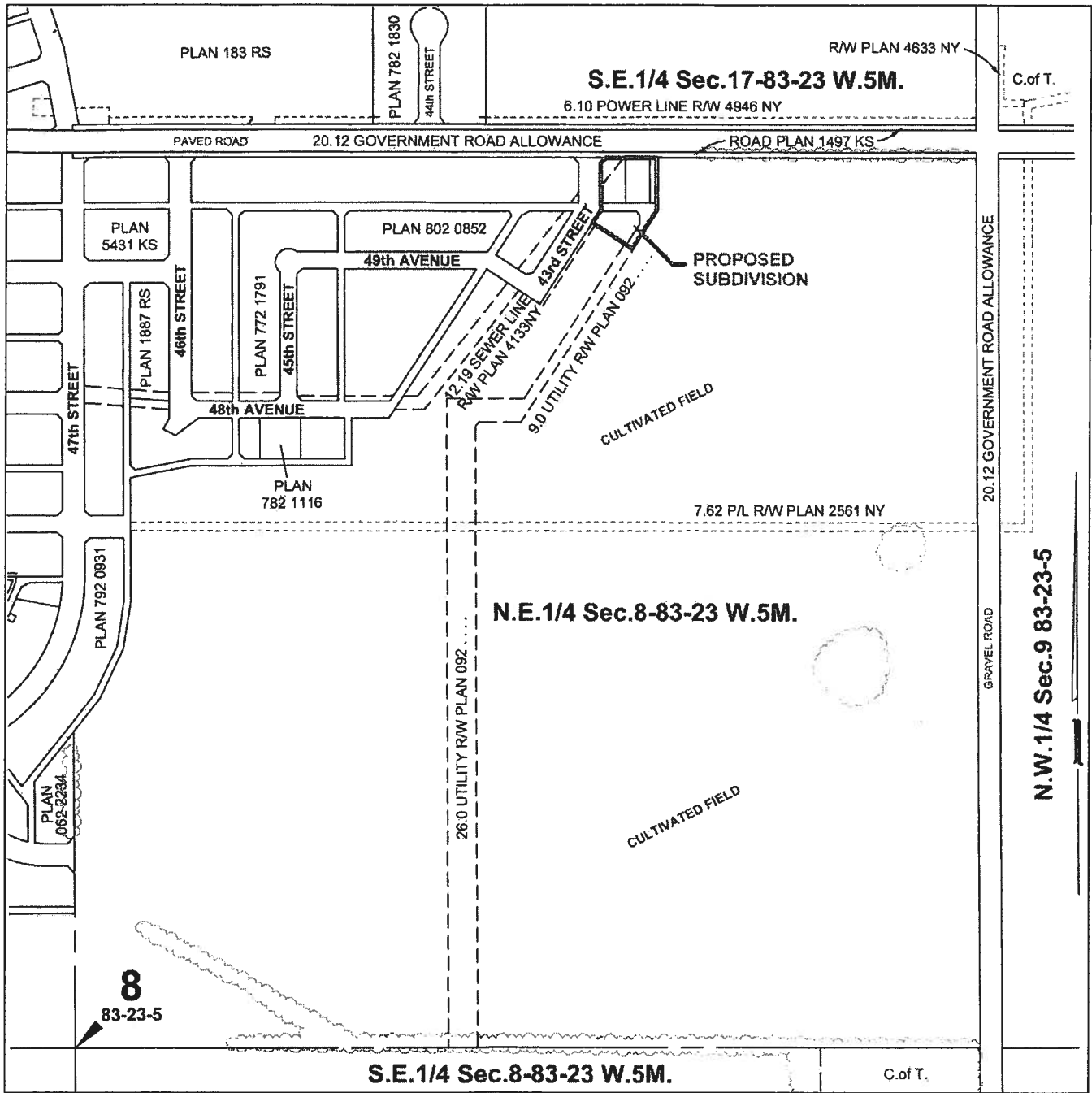
If you have any questions or concerns regarding our discussion and recommendations, please do not hesitate to contact us.

Sincerely,



Elise Willison, ACP, MCIP
Municipal Planner
Mackenzie Municipal Services Agency

SCHEDULE "A" – PROPOSED SUBDIVISION



SCHEDULE "B" – PART OF OUTLINE PLAN – NE 8-83-23-W5M (1969)

