

MINUTES OF THE SPECIAL MEETING OF THE COUNCIL OF THE TOWN OF GIBBONS HELD ON WEDNESDAY, JULY 29, 2009

Present were: Mayor Nimmo, Deputy Mayor Horner, Councillors Fraser, Smyth and Wyatt

Council Absent: Councillor Boutin and Parsons

Staff Present: Mark Oberg, Town Manager and Chris Sutherland, Recording Secretary

As there was a quorum present, Mayor Nimmo called the meeting to order at 7:25 p.m.

1. Wedgewood Development Agreement

Mark Oberg advised that one minor change was needed. Schedule D 3.(f) the following needs to be removed, "a concrete island and channelized turning lane from 51st Street on 57th Street.

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Councillor Fraser moved to adopt the Wedgewood Development Agreement with the above amendment. CARRIED.

2. Bylaw No. PLU 1/09

Mr. Oberg expressed concerns that the Development Concept on Figure 1.4 shows only high density and low density residential. Medium density residential is not shown on the Map. Also, Section 2.2, 5.1, Appendix C Policies 57 and 63 must all state that the CNR emergency-only access crossing of the right-of-way, south of the plan area, is subject to a crossing agreement between the Town and CNR.

Bill Dolman, Municipal Planning Services recommended the following amendments:

1. That the second and third paragraphs of Section 4.2 be deleted and replaced with the following:

"The remaining 5.3ha will be developed with single detached residential dwellings. Lots on the west side of 52 Street will be developed with site widths of a minimum of 15m in accordance with the Single Family Residential (R-1B) District. Lots on the east side of 52 Street will be developed with site widths of a minimum of 12.2m in accordance with the Single Family Small Lot Residential (R-1C) District. All single detached residential lots will accommodate large homes with quality architecture and aesthetics that will be regulated by architectural controls.

"Single Detached Residential lots west of 52 Street will be a minimum of 15m wide, in accordance with Policy 10(e) of the Gibbons MDP. Lots east of 52 Street will be a minimum of 12.2m wide. The intent of Policy 10(e) in the MDP is to ensure that a high quality of development will be achieved in locations that are in proximity to the Sturgeon River. Despite the proposed smaller widths for low density lots on the east side of 52 Street in Emerald Ridge, high quality development will be achieved that will benefit from, and is considerate to, its unique location in the Town of Gibbons near the Sturgeon River. This will be achieved through architectural controls that will be mandated by Landrex at the time of construction. Landrex will develop these controls in consultation with the Town."

2. That reference to Policy 10(e) in Appendix C be deleted and replaced with the following:

"Policy 10(e): Area Structure Plans

"Low density development in proximity to the Sturgeon River should have lot widths no less than 15m.

"Low density residential lots west of 52 Street will have minimum lot widths of 15m. Lots on the east side of 52 Street will have lot widths no less than 12.2m. The intent of the MDP to provide high quality development adjacent to the Sturgeon River will be met by mandating architectural controls at the time of construction."

3. That in the second Table in Appendix D, the row entitled "Low Density" and everything below it be deleted and replaced with the following:

"Low Density 5.50 19u/ha 32% 106 3.3 350

Total Population: 796*

Density: 52 Persons per gross developable hectare
*Student Population = 159 (based on 20% of total population)**

09/173 Bylaw No. PLU 1/09 being a Bylaw of the Town of Gibbons in the Province of Alberta to provide for the adoption of the Emerald Ridge Area Structure Plan with the six above mentioned amendments was read a second time on a motion by Councillor Wyatt. Four in favor, one opposed. CARRIED.

3. Regional Partnership – Sturgeon Regional Exploration Grant

Councillor Fraser moved the following resolution:

Be it resolved that Council authorizes the Town of Gibbons to participate and submit a Regional Partnership Initiative Exploration grant application for the Sturgeon Regional Partnership – Shared Service initiative under the Alberta Municipal Affairs Regional Partnerships Initiative: further

That the Town of Gibbons agrees that the Town of Redwater will be designated the managing partner of the Sturgeon Regional Partnership – Shared Service Initiative for the purposes of receiving, administering, allocating, reporting and accounting for the grant funds on behalf of the partners; and further

09/174 That the Town of Gibbons agrees to abide by the terms of a Conditional Grant Agreement signed by the managing partner on behalf of the other partner municipalities and/or approved participants governing the purpose and use of exploration grant funds. CARRIED.

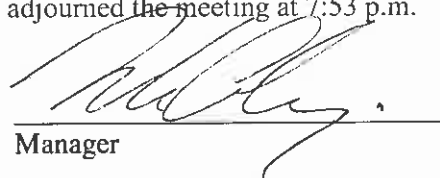
09/175 Councillor Fraser moved that Council go in-camera to discuss a recognition issue. CARRIED. Council went in camera at 7:50p.m.

09/176 Mayor Nimmo moved to revert to normal sitting. CARRIED. Council reverted to normal sitting at 7:52 p.m.

09/177 Councillor Fraser moved to concur with recognizing Geoff Jones for his hard work and numerous hours spent on the Freedom of the Town and 50th Anniversary Celebrations. CARRIED.

There being no further business, Mayor Nimmo adjourned the meeting at 7:53 p.m.


Mayor


Manager