

TOWN OF CANMORE

Minutes of the Regular Meeting of Council, Tuesday, October 3, 2006, at 8:30 a.m. in the Civic Centre, 902-7th Avenue, with the following persons present:

MAYOR: Ron Casey

DEPUTY MAYOR: Corina Dootjes

COUNCILLORS: Mike Western
André Gareau,
John Borrowman
Michael Heenan, absent
Jim Ridley

STAFF: Gene Kiviaho, CAO
Robert Ellis, Strategic Services
Suzette Cardinal, Municipal Clerk
(Recording Secretary)

Mayor Casey called the meeting to order at 8:35 a.m.

PROCLAMATION

Waste Reduction Week in Canada

PUBLIC QUESTION PERIOD

None

A. AGENDA APPROVAL

434-2006

Moved by Mayor Casey that Council approve the Agenda for September 26, 2006 amended as follows:

to add:

L2 Contract Issue – Assessment Contract

L3 Legal Issue - Taxi Bylaw Update; and

J1 Reports from Administration - Update on Smoking Bylaw.

CARRIED UNANIMOUSLY

B. DELEGATIONS, PETITIONS, OR PRESENTATIONS

1. Disabled Persons - Robin Slater

Robin Slater provided Council with an understanding of disabilities.

C. MINUTES

435-2006

1. September 19, 2006 Regular Meeting Minutes

Moved by Mayor Casey that Council approve the September 19, 2006 Regular Meeting Minutes.

CARRIED UNANIMOUSLY

436-2006

2. September 26, 2006 Special Meeting Minutes

Moved by Mayor Casey that Council approve the September 26, 2006 Special Meeting Minutes.

CARRIED UNANIMOUSLY

D. BUSINESS ARISING FROM THE MINUTES

None

E. UNFINISHED BUSINESS

None

F. BYLAW APPROVAL

None

G. SUBDIVISION APPROVAL

Councillor Borrowman, a member of the Subdivision and Development Appeal Board left Council Chambers at 9:05 a.m.

437-2006

1. Subdivision Application SB2005-017 (to create 3 commercial building parcels, 1 single family lot, two Environmental Reserve parcels and 2 Municipal Reserve parcels in Spring Creek Mountain Village)

Moved by Mayor Casey that Council approve application SB 2005-017 to consolidate the lands know as the Spring Creek Mountain Village and to create three (3) commercial building parcels, one (1) single family lot, two (2) Environmental Reserve parcels and two (2) Municipal Reserve parcels, from Lots 19 and 20, Block 82, Plan 1095F; Closed portions of 3rd Avenue and 6th Street, Plan 1095F; Part of Lot A and all of Lots A, B, C and D, Plan 8411308; and Areas A, B, C, Plan 051____ as shown on the attached Tentative Plan of Subdivision, within the Spring Creek Mountain Village Area Redevelopment Plan area, subject to the conditions and reasons as attached.

438-2006

Moved by Mayor Casey that Schedule A is amended to add condition #13 to read as follows:

Prior to the issuance of a Development Permit "green building" standards agreeable to the developer and the Town of Canmore must be established. The agreement will establish construction standards which achieve as a minimum a "Built Green" silver certification or equivalent. Monitoring and reporting on compliance with the "green building" standards shall be the responsibility of the developer. The development of standards and the monitoring requirements shall be a condition of any development permit issued.

And that the remaining conditions are renumbered accordingly.

**CARRIED UNANIMOUSLY
ORIGINAL MOTION AS AMENDED CARRIED UNANIMOUSLY**

Councillor Borrowman returned to Council Chambers at 9:30 a.m.

H. NEW BUSINESS

439-2006

1. Teepee Town Area Redevelopment Plan (ARP Task Force) Terms of Reference

Moved by Mayor Casey that Council approve the terms of reference for the Teepee Town ARP Task Force.

440-2006

Moved by Councillor Dootjes that Item a of the terms of reference be amended to read as follows:

"a) ~~Up to~~ five (5) members from the Community and appointed by Council annually."

CARRIED UNANIMOUSLY

441-2006

Moved by Councillor Gareau that Item 6 be added to the Core Functions, Tasks & Responsibilities that reads as follows:

"6. Annual report be provided to Council before September of each year".

CARRIED UNANIMOUSLY
ORIGINAL MOTION CARRIED AS AMENDED UNANIMOUSLY

442-2006

2. Palliser Perpetual Affordable Housing (PAH) Site Stormwater Infrastructure Master Plan Proposal

Moved by Mayor Casey that Council approves awarding without tendering the Palliser PAH site Storm-water Master Plan project to Westhoff Engineering Resources.

CARRIED UNANIMOUSLY

443-2006

3. Quarterly Strategic Planning Sessions

Moved by Mayor Casey that quarterly Strategic Planning sessions be set for the following dates:

- Monday, December 11, 2006
- Monday, March 12, 2007
- Monday, June 11, 2007
- Monday, September 10, 2007

CARRIED UNANIMOUSLY

444-2006

4. Annual Council Planning Session – February 1st and 2nd, 2007

Moved by Mayor Casey that the annual Council Planning Session be set for February 1st and 2nd, 2007.

CARRIED UNANIMOUSLY

I. CORRESPONDENCE/INFORMATION

None

J. REPORTS FROM ADMINISTRATION

1. Robert Ellis, Senior Manager of Strategic Services provided Council with an update regarding the implementation of the recently approved smoking bylaw.

K. NOTICES OF MOTION

None

L. IN CAMERA

445-2006

Moved by Mayor Casey that Council go In Camera at 10:30 a.m.

CARRIED UNANIMOUSLY

1. Development Issue

2. Contract Issue – Assessment Contract

3. Legal Issue – Taxi Bylaw Update

446-2006

Moved by Mayor Casey that Council come out of In Camera at 12:05 p.m.

CARRIED UNANIMOUSLY


JC

M. ADJOURNMENT

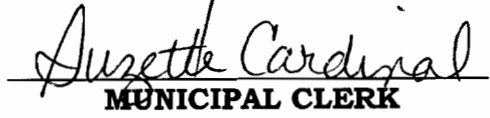
447-2006

Moved by Mayor Casey that the October 3, 2006 Regular Meeting of Council adjourn at 12:05 p.m.

CARRIED UNANIMOUSLY



MAYOR



MUNICIPAL CLERK

SCHEDULE A
SB 2005 - 017

1. The Subdivision is to be effected by Plan of Survey as shown in Enclosure 1 (dated October 18, 2005);
2. The Developer to enter into a Subdivision Servicing Agreement pursuant to Section 655 of the Municipal Government Act to contain among other things:

2.1 The provision of all on-site and off-site municipal services and infrastructure including streets, water, sanitary and storm systems as needed to service the subdivision;

2.2 The construction and landscaping of all walkways, trails, boulevards, PUL's and municipal reserves within the development area including but not necessarily limited to:

a) A detailed landscaping and development plan for Lot 8MR Block 6 and Lot 6MR Block 5 to the satisfaction of the Town which shows the location and details of such facilities as pathways, environmental interpretive signage, any fencing required and furnishings. All such facilities shall be designed giving due consideration to the construction and long-term maintenance requirements. The agreement shall contain a schedule for the development of these facilities by the Developer who will be responsible for paying for and constructing the required facilities.

2.4 Provisions for a Construction Management Plan to be provided prior to endorsement of the subdivision which is to include, but not be limited to: protective fencing around all environmental and municipal reserves; reporting of animal sightings and interactions to ASRD, provision for on-site construction vehicle parking; control of all heavy construction traffic access to and from the subdivision lands and to direct construction traffic onto Spring Creek Gate; facilities for garbage disposal into animal-proof containers; dust control measures; and the inclusion of truck baths within the subdivision parcels to prevent mud from tracking onto all road ways. No construction vehicles shall be entitled to use Spring Creek Drive to access Main Street.

2.5 The purchase and installation of bear proof garbage containers and recycling bins at the Developer's expense and provided to the satisfaction of the Town of Canmore.

2.6 A detailed Street Furniture Plan to include, among other things: the location of above ground facilities (such as street lights, mail boxes, bear proof garbage containers, electrical and telephone surface utilities and fire hydrants) to the satisfaction of the Town of Canmore prior to the endorsement of the subdivision.

2.7 Geotechnical reports and detailed grading and engineering specifications for all municipal roads and services to be provided to the satisfaction of the Engineering Department.

all of the above to the satisfaction of the Town of Canmore;

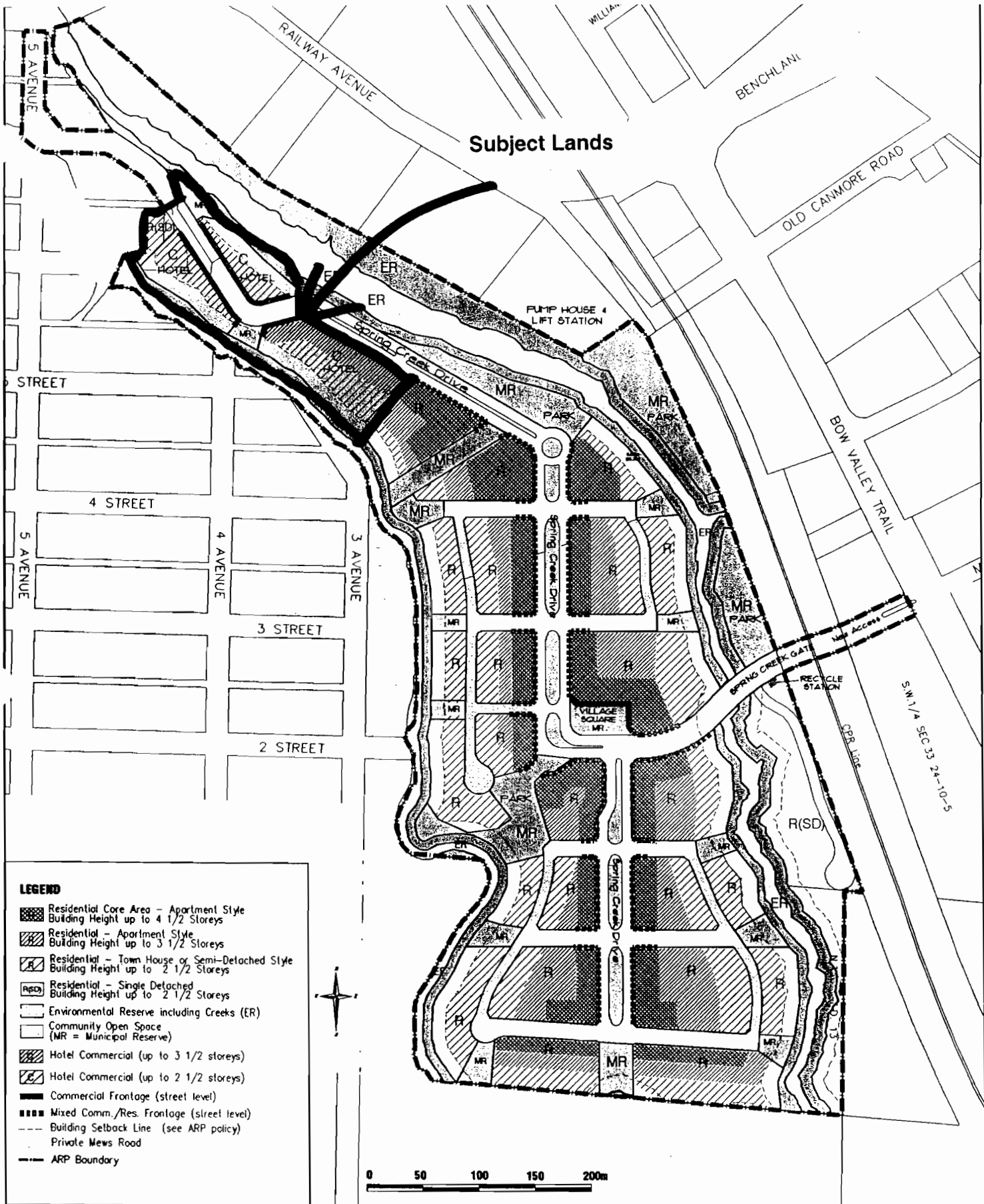
3. The applicant shall provide credited Municipal Reserves in the amount of 0.101 ha and identified as Lot 8MR Block 6 and Lot 6MR Block 5. MR parcel registration may be deferred to a time acceptable to the Town of Canmore.
4. Prior to the endorsement of the subdivision, a final Development Grading Plan in accordance with the Town's Development Grading Plan Policy, must be submitted by the developer and approved by the Town. The grading plan shall be based on ground surveys of the existing site conditions and contain, among other things: original grades and design grades; building grade information for each residential lot; all cut and/or fill areas exceeding 1.0 metre will be indicated as a shaded area on all lots; surface drainage patterns within and adjacent to the subdivision; driveway locations for each development parcel and all underground utility easements to be shown.
5. Prior to the endorsement of the subdivision, the developer shall have developed a plan for the reclamation and rehabilitation of the existing creek banks within the subdivision area, and shall obtain the sign off from all relevant Provincial and Federal authorities having jurisdiction over the water ways and creek banks for the rehabilitation project proposed.
6. No site disturbance, including clearing and grubbing, shall take place within the subdivision area prior to the completion and execution of this subdivision servicing agreement.
7. Utility Easements and Agreements and access easement agreements are to be provided and registered to the satisfaction of the Town and the Utility companies; any alterations which may be required to existing utility structures shall be the responsibility of the developer in accordance with Provincial regulations and standards.
8. Prior to the endorsement of the subdivision, the Developer will complete and submit Architectural Controls to be registered as a restrictive covenant on all development lots within the subdivision to the satisfaction of the Town. All Architectural Controls are to be developed in conjunction with the recommendations of the approved Environmental Impact Statement prepared for the overall subject lands as well as the guidelines established in the overall Spring Creek Mountain Village Area Redevelopment Plan.
9. Prior to the endorsement of the subdivision the developer shall submit and have approved by Town Council a detailed Municipal Reserve plan that details the level of planting, street furniture and programming and maintenance costs associated with

the Municipal Reserves on site. Cost sharing arrangements for maintaining these Municipal Reserves will be established at that time through the identification of the costs payable by the Residents Association and the maintenance arrangements of the MR between the Residents Association and the Town of Canmore Parks Department.

10. The developer shall ensure the formation of a Property Owner Association or similar concurrent with the registration of the plan of survey, or a subsequent condominium plan, that includes, among other things, landscape maintenance agreements and payment details for the Municipal Reserves, if applicable.
11. Any Provincial permits and approvals that may be required for the construction of the subdivision shall be submitted to the Town prior to the endorsement of the Subdivision Agreement.
12. Prior to the issuance of Building and Development Permits within the subdivision area, construction completion certificates (CCC's) for all on-site and off-site services shall be completed to the satisfaction of the Town.
13. Payment by the Developer of all third party costs incurred by the Town in reviewing all engineering, environmental, legal, surveying, planning documents and information submitted by the applicant prior to endorsement of the subdivision agreement, to the satisfaction of the Town.
14. All outstanding taxes current from the date of application are to be paid to the Town prior to endorsement pursuant the Municipal Government Act.
15. Prior to the endorsement of the Plan, the applicant shall provide to the Town all fees owed for the review of the application.

REASONS FOR DECISION:

- A. The proposed subdivision is consistent with the Spring Creek Mountain Village Area Redevelopment Plan, which is to provide commercial visitor accommodation development within Phase 2 of the Plan area.
- B. The lands are suited to the development proposed.
- C. Environmental and Municipal Reserves are being created in an area that does not currently contain reserve land.
- D. Existing and future access to the site is adequate.
- E. The proposed parcels will be served by municipal services.
- F. No substantive issues have been raised by adjacent land owners.



**SPRING CREEK MOUNTAIN VILLAGE
AREA REDEVELOPMENT PLAN**
Figure 3: Land Use Concept

