

COMMUNITY DEVELOPMENT COMMITTEE MEETING

Tuesday, February 13, 2007 at 12:00 noon
Council Chambers

Present: Councillor Terry Coray (Chair)
Mayor Louise Krewusik
Councillor Paul Bailey
Councillor Gordon Frentz
Darren Ottaway, Chief Administrative Officer
Debbie McCann, Coordinator of Land Development
Tara Wignes, Community Development Officer
Lisa Brown, Executive Secretary

Regrets: Bob Krewusik, Land Development Officer

1. CALL TO ORDER

Councillor Coray called the meeting to order at 12:01 pm.

2. APPROVAL OF THE AGENDA

The agenda was approved as amended.

3. DEPARTMENTAL REPORTS, CORRESPONDENCE AND/OR PRESENTATIONS

3.1 **Community Development Officer – Monthend Report**

T. Wignes gave a brief verbal overview of her written report. The following points were noted:

- Community Beautification Project surveys
- Update on Grande Cache Shell Service Station
- Milner Power
- Community Futures Development Corporation
- Marketing Advertising

T. Wignes said the number of surveys received is 48, and the Plan and surveys are available on the Town website. Councillor Frentz asked if the multi-use facility is listed as a priority on the returned surveys. T. Wignes said that item is not on the Beautification Project survey, but is addressed in the 20/20 Vision.

Mayor Krewusik said that parts of the Beautification Project can be implemented right away at a small cost. T. Wignes explained that the EDS group has been directed to submit a cost estimate to the Committee.

There was a discussion on downtown businesses being able to access funding for store-front improvements.

Mayor Krewusik said that in regard to the Shell Station, in previous discussions with Shell Canada they said they would make improvements, but did not follow through. She said it was important to ensure that they follow through with improvements.

T. Wignes told the Committee that Milner Power has provided the Traffic Study as requested, and that she will compile all the relevant information and submit it to the Committee. Councillor Frentz asked for specific information on the numbers of big trucks, cars, RV's, etc. going both east and west.

There was a discussion on the Community Futures Development Corporation and the Grande Alberta Economic Region, and their functions.

Mayor Krewusik asked if anyone had heard that Council is blocking an application for a new grocery store. There was a discussion, and D. McCann explained that the Land Development Department has not received an application for such a project.

Councillor Frentz expressed concern with hiring Gina Goldie to develop the Deathfest logo without considering other contractors. Councillor Bailey cautioned that having someone develop a logo, without an agreement stating ownership, could end up costing a lot of money. He explained that the person 'owns' the logo, and each time it is used in promotions, they could legally charge a fee. T. Wignes said they were meeting this afternoon and will bring this matter forward.

Councillor Frentz asked about the booth for the Wedding Show in Grande Prairie. T. Wignes explained that this was not a 'Town' organized event – that several local businesses decided to attend and asked if the Town would be interested in participating.

D. Ottaway told the Committee that he requested T. Wignes to compile a directory of contractors and builders in the area for both commercial and residential projects. A discussion on affordable housing, availability of housing and anticipated increase of workers to the community.

a) Issue Sheet – Milner Power Coal Haul through Grande Cache

T. Wignes told the Committee that Council should consider the effects of a coal haul through Town. She asked if anyone had any questions or comments.

Councillor Frentz said he is not in favor of the recommendations provided in the Issue Sheet. He said at the last meeting with Milner Power, Council requested additional information and another meeting to discuss it. He asked for a copy of the Chamber of Commerce questionnaire. He said that the proposed road entrance will not be

near Grande Cache Lake, but next to the DFI development at the bottom of the hill. He said that in previous meetings with Milner Power, alternate routes were discussed at length. He felt that maybe Council did not provide enough information to the Development Officer in this regard.

Mayor Krewusik said she remembered the memo sent to D. Dukart from T. Wignes, but did not recall addressing this issue. Councillor Bailey said that it is Council's responsibility to set a course of action now, as Milner has compiled the information and completed studies. He said that since they have shown their commitment to the project it is up to Council to make a decision on whether or not to support this project. Councillor Coray said he does not support the recommendation, and would like to meet with Milner to further discuss this project. T. Wignes recommended that Council meet prior to talking with Milner. Mayor Krewusik asked to set up a meeting with Milner as soon as possible. D. Ottaway said that the issue is not that Council supports Milner, it is the decision to support the proposed project, and consider the reaction from residents.

The Committee continued the discussion on the Grande Mountain project. D. Ottaway said that a meeting will be set up with Milner Power and all of Council.

ACTION: The Issue Sheet on the Milner Power Coal Haul through Grande Cache is deferred until after the meeting between Council and Milner Power.

3.2 Land Development Officer - Monthend Report

The Land Development Officer submitted a written report, with an overview including the following:

- Grande Mountain Basin Development Inc.
- Tower Industrial Park
- Stage Six Extension
- Debris Burning
- Secondary Suites
- Off-Site Levy By-Law

Councillor Frenz asked about the Bed and Breakfast By-Law regarding smoke detectors. D. Ottaway said the original By-Law had a section covering 'hard wire' smoke detectors. He said he is researching what the insurance companies require. He spoke with legal counsel and they suggested going with the highest standards on fire protection. Councillor Bailey asked if CO2 monitors are a requirement. D. Ottaway said that Ontario has passed a law for them, but to his knowledge, none of the other provinces have. Councillor Bailey said it is a requirement for rental properties. D. Ottaway said this item can be added to the by-law. Councillor Coray said that he had asked for the insurance requirements at the last meeting. He said that if there was a fire and someone was hurt or killed, the Town could be held liable because the owner followed our by-law instead of the requirements of their insurer's policies.

There was a discussion on the Secondary Suites in Alberta information.

4. NEW BUSINESS

4.1 Grande Mountain Basin Development Inc.

D. McCann presented the original copy of the Agreement for the Committee to review. The Committee requested that a copy be included in the Regular Meeting agenda package.

5. OLD BUSINESS

5.1 Recycling

Councillor Coray asked about the recycling program at the landfill. He said we made reference to recycling during our 20/20 Vision presentation, and he has been asked what the Town is doing currently. Councillor Frenz said he has heard several complaints about the bins always being full. D. Ottaway explained that we are experiencing problems with the current contractor, that they only come here whenever they want, there isn't a set schedule. The contractor expires in April, and Administration will be looking for a different contractor. The Committee discussed options and ideas for recycling in the community.

6. NEXT MEETING

The next Committee meeting will be Tuesday, March 13, 2007 at 12 noon in the Council Chambers.

7. ADJOURNMENT

The meeting adjourned at 1:35 pm.