

# COMMUNITY DEVELOPMENT COMMITTEE MEETING

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

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**Present:** Councillor Terry Coray (Chair)  
Councillor Paul Bailey  
Councillor Gordon Frentz  
Bob Krewusik, Land Development Officer  
Debbie McCann, Coordinator of Land Development  
Tara Wignes, Community Development Officer  
Lisa Brown, Executive Secretary

**Regrets:** Mayor Louise Krewusik  
Darren Ottaway, Chief Administrative Officer

## 1.0 CALL TO ORDER

Councillor Coray called the meeting to order at 12:03 pm.

## 2.0 APPROVAL OF THE AGENDA

The agenda was approved as amended.

## 3.0 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
- Deathfest Update
- Website
- Site Visit - Park City, Utah
- Other

Discussion on Encana's sponsorship of the Rec Centre, consider renaming.

Councillor Coray asked if the Town funds an outside source for our website. T. Wignes explained that she does most of the updates, but the Town pays a company in Grande Prairie approximately \$5,000/year for providing assistance with set-up of some portions. The Town did receive a one-time grant from the Provincial government to set up the website. T. Wignes said she is looking into setting up the

departments so that the services are interactive, ie. register for programs at the Rec Centre, purchase items from the gift shop at the Tourism Centre.

### **3.2 Land Development Officer – Monthly Report**

R. Krewusik gave a verbal overview of his written report, with the following points:

- Grande Mountain Basin Development Inc.
- Tower Industrial Park
- Stage Six Extension
- Debris Burning
- Street Naming

R. Krewusik told the Committee that the development agreement for Grande Mountain Basin has been signed, but it was discovered that there was not a purchase agreement. This is being done, and once signed we will receive funds.

D. McCann said the developer will be building a berm between their property and the trailer court. Councillor Frenz asked if this is specified in the agreement, and if so, what are the dimensions. R. Krewusik explained that the agreement states, “as approved by the Town”. He said he will get specific dimensions. Councillor Bailey asked if the berm will be on the road right-of-way. R. Krewusik said it may be on a small part, but the road right-of-way is quite wide, and the berm will be on their property.

R. Krewusik asked the Committee if ads for the tender on the Tower Industrial area should be expanded, as the last one was only advertised locally and response was not very positive. Councillor Coray suggested putting it on the Alberta Purchasing Connection website, which is a government based website. Discussion on Tower Industrial development.

R. Krewusik said only one tender was received for the Stage Six Extension Storm Sewer and Roadway development. He spoke with the engineers, ISL, and they recommended the company. Discussion on tender submission.

### **RECOMMEND TO COUNCIL FOR APPROVAL**

Councillor Bailey expressed concern with the large hole in Stage Six Extension, and asked if a barrier can be placed across the road. There are people in 4X4's trying to drive in there and are making a mess. R. Krewusik will speak with the Public Works department and have something done for the area.

R. Krewusik explained to the Committee that the street in the Stage Six Extension has not been named, and because the Land Development department is running out of maps, the street should be named. He also asked that the Committee recommend to Council that the industrial park be named the “Tower Commercial and Industrial Park” and that the road be named “Tower Road” and the short road be named “Tower Loop”. Discussion on street naming.

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**RECOMMEND TO COUNCIL THAT THE INDUSTRIAL AREA BE NAMED THE “TOWER COMMERCIAL AND INDUSTRIAL PARK” AND THAT THE MAIN ROAD STARTING BEHIND THE TOURISM CENTRE AND ENDING AT THE GOLF COURSE BE NAMED “TOWER ROAD” AND THAT THE SHORT END ROAD BE NAMED “TOWER LOOP”.**

**a) Issue Sheet – Proposed Subdivision Application No. S07-001**

D. McCann explained the application and procedures. Discussion on subdivision application.

**RECOMMEND TO COUNCIL FOR APPROVAL**

**b) Letter from G/J MacDonald, re: Subdivision Application No. S07-002, Lot A, Plan 6285 NY, Grande Cache**

R. Krewusik explained the process that was followed and what happened. The contractor was under the impression that they were to build a drainage ditch, whereas they were supposed to put in curb and gutters. The work was stopped when this was discovered, and now the job has been re-tendered. There is no water collection pit as described in the letter; however, a collection pond may have to be added later. Further discussion on subdivision development.

**c) Stage Six Extension**

Tender for Storm Sewer and Roadway was discussed and recommended to Council for approval.

**4.0 NEW BUSINESS**

**4.1 Recycling**

Councillor Coray would like the Town to get more involved with recycling and becoming a ‘green community’. T. Wignes said that this item is in the 20/20 Vision under the Public Works department, and will be addressed.

**ACTION: Recycling to be brought forward to the Infrastructure Committee**

**4.2 Community Development Funding**

Councillor Coray expanded on the recycling initiatives and the funding available for communities.

**4.3 Land Use By-Law, re: Secondary Suites**

Councillor Coray asked if Administration had done any further research into adding secondary suites into the Land Use By-Law. He said the provincial government has provided communities with a template to change the by-law. He said secondary

suites is already an issue in Grande Cache, and needs to be addressed. Discussion on amending the Land Use By-Law for Secondary Suites.

**RECOMMEND TO COUNCIL TO DIRECT ADMINISTRATION TO DEVELOP AN AMENDMENT TO THE LAND USE BY-LAW REGARDING SECONDARY SUITES**

**4.4 Affordable Housing**

Councillor Frentz told the Committee that there are many options available for providing affordable housing in our community. He said that with current construction costs there is a need to look at building smaller homes, approximately 800 to 900 sq. ft. There should also be land designated for this type of housing neighbourhood. R. Krewusik said that his department has been investigating an area in town to designate for this type of development. T. Wignes added that she has been in contact with developers looking to construct affordable housing in Grande Cache. Discussion on affordable housing options.

**RECOMMEND TO COUNCIL TO DIRECT ADMINISTRATION TO INVESTIGATE OPTIONS FOR DEVELOPING AN AFFORDABLE HOUSING COMPLEX, INCLUDING THE DESIGNATION OF AVAILABLE LAND**

**5.0 OLD BUSINESS**

None

**6.0 NEXT MEETING**

The next Committee meeting will be Tuesday, April 17, 2007 at 12 noon in the Council Chambers.

**7.0 ADJOURNMENT**

The meeting adjourned at 1:31 pm.