

**Town of Mundare  
Regular Council Meeting Minutes  
October 3, 2017**

**Present** Mayor C. Gargus Councillors, I. Talaga, F. Rosypal J. Burghardt, J. Kowal

**Staff** CAO Colin Zyla, Theresa Warawa

**Call to Order** Mayor Gargus called the meeting to order at 7:00 p.m.

**Adoption of Agenda**

**17/190** Kowal that the agenda be adopted as presented with the following additions:

7(d) Website  
10(a) Personnel Issue

**Public Hearing**

Public Hearing regarding Bylaw 884/17 – Amend Land Use Bylaw 825/10

Mayor Gargus opened the Public Hearing at 7:03 p.m.

Jason Kowal declared at pecuniary interest at 7:03 p.m.

-he left the Council table and went into the gallery as he is the developer

-the procedures for the Public Hearing were outlined

-CAO Colin Zyla asked anyone that would like to speak to sign in on the sign-up sheet.

Laraine Stuart, the Town development authority, explained that the Town received a request to change the Land Use Bylaw setbacks for the side and rear yards for the Residential District-R2A to allow for single family residential housing of approximately 830 square feet. Whitetail Cove is the only area zoned as R2A.

-duplexes and single family dwellings are permitted uses

-row housing is a permitted use

-current regulations state that the minimum side yard is 3.0 metres (10ft) for interior lots. 4.57 metres (15 ft) for a corner lot abutting a road.

-minimum rear yard is 7.3 meters (24.0 ft)

A request to change the setbacks was as follows:

- side yard interior lot 1.2 metres (4 ft) corner lot 3.0 metres (10.0 ft)
- rear yard 6.1 metres (20 ft)

It was discovered that there is an error in zoning. In 2012 there was a change in the bylaw that changed the minimum lot width and minimum lot area

Currently

- minimum lot width -same as R2 district-interior 15.24 m (50 ft), corner 16.45 m (54.0 ft)
- minimum lot area-same as R2 district – 511.0 sq metres (5500 sq ft)

The requirements do not meet the size of the lots which were subdivided in 2008.

- minimum lot width -interior 8 metre (26.0ft) corner 11 meters (36.0 ft)
- minimum lot area – 266 sq metre – (2,863 square feet)

The Developer is interested in building a 830 square foot single family dwelling in the R2A district at Whitetail Crossing.

- would be ideal transition homes for seniors allowing them to still own a home without all the work of a larger home
- duplexes don't appeal to some people as they don't like the shared wall of a duplex
- ideal size for just one or two people or a starter home

Residents of Whitetail Crossing were present to provide their input on the proposed Bylaw Changes

- the developer should be doing what's best for the community and building 830 single family dwellings is not appealing
- concerns about property values decreasing due to small homes being built there
- feeling that Whitetail Crossing was intended to be upscale and building smaller homes is regression
- fear that crime could increase in the neighborhood because it will be lower income housing
- it was proposed that the development should consider amalgamating some lots together to allow larger homes to be built
- the question arose if a survey was done to see the feasibility of having smaller single family dwellings at Whitetail.

The Public Hearing was closed at 8:37 p.m. Jason Kowal left the meeting

**17/191**

Rosypal that Bylaw 884/17 called "Amend Land Use Bylaw 825/10" be given second reading.

-Rosypal withdrew his motion

Discussion took place

**17/192** Gargus that Bylaw 884/17 called “Amend Land Use Bylaw 825/10” be given second reading.

Councillor Rosypal asked that a recorded vote be taken.

Gargus, Rosypal in favour  
Talaga, Burghardt opposed

Defeated

Jason Kowal joined the meeting at 9:25 p.m.

## Minutes

### (a) Regular Meeting of Council – August 1, 2017

**17/193** Talaga that the minutes of the regular council meeting of September 5, 2017 be accepted as presented.

Carried

### (b) Regular Meeting of Council – September 5, 2017

**17/194** Rosypal that the minutes of the Regular Council meeting of June 20, 2017 be accepted as presented.

Carried

### (c) Regular Meeting of Council – September 19, 2017

**17/195** Burghardt that the minutes of the Regular Council meeting of September 19, 2017 be accepted as amended.

Carried

## Finance

### (a) Accounts Payable – August 2017

**17/196** Rosypal that the Accounts Payable for August 2017 be accepted as presented.

Carried

### (a) Monthly Summary – August 2017

**17/197** Talaga that the Monthly Summary for August 2017 be accepted as information.

Carried

**Business**

**(a) Old Business**

- letters cancelling lot agreement sent out, transfers back to the Town sent out to land titles
- letter sent out to prospective developers about available lots
- easement for the road access to the lagoon property received

**(b) Alberta Treasury Branch Office Rent**

The lease for the ATB office expires at the end of the year.  
The Current lease is \$ 425.00 per month.

**17/198**

Talaga that the Alberta Treasury Branch Office Rent be as follows:

- 2018 \$ 435/month
- 2019 \$ 445/month
- 2020 \$ 455/month

Carried

**(c)Business Sign**

There is 11 businesses that have committed towards the Business Sign.

A second quote was received for the business sign, in talking to the company a number of questions came up with the size of piles needed given the size of the sign, weight and wind load that would be encountered.

-there could be a potential liability for the Town if this is not properly designed therefore it would be more feasible to get an engineered sign.

-The CAO presented examples of designs of signs.

-Councillor Kowal suggested a sign with the arches like the North entrance to Town.

**(d)Town website**

Councillor Burghardt pointed out that it is very difficult to find information on the Town website.

-The CAO will have Administration contact Townlife for ways to improve the search mechanisms.

## Correspondence

- (a) **Mundare School – Thank you for Recreation Grant**
- (b) **Father Father Filas Manor- Thank you for Recreation Grant**
- (c) **Isobel Malcom – feedback on the Public Hearing for the amendment to Bylaw 825/10.**

17/199 Talaga that the correspondence be accepted as presented.

Carried

## Staff and Council Reports

### Charles Gargus

- met with Kyler Zeleny in regards to his research project on Towns in Alberta
- attended Community Awareness
- attended meeting in regards to the Lamont County fire regionalization
- meet with Erin from FCSS, Lamont County, in regards to a Teen Centre at the Mundare Hub

### Frank Rosypal

- attended Mundare School SAC Meeting
  - raised \$ 913.50 during the summer towards the purchase of a bus
- attended John Batiuk Water Corridor meeting
- attended St. Michael Regional Landfill meeting

### Irene Talaga

- attended Lamont County FCSS meeting
  - there is an 18% increase in attendance of youth camps at Mundare
  - FCSS has come with an application for funding requests
- attended a Community Futures meeting
  - one applicant approved in principle
- attended Community Awareness night at Mundare School
- phoned organizations about the Community Awareness Night
- asked Administration to advertise the Election of the Town sign board

### Jaime Burghardt

- attended Mundare Municipal Library Board meeting
  - the Library will be doing the Halloween maze

### Jason Kowal

- attended Mary Immaculate Hospital Board Meeting

- attended Covenant Health Community Board Meeting
  - there is a new unit manager at the Hospital
  - hoping to have a new citizenship ceremony for an employee
  - trying to recruit some new doctors
  - facing staffing challenges

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**Colin Zyla**

- attended a workshop on the Municipal Government act Changes
- accepted nominations for Mayor and Councillor
- attended Alliance Pipeline meeting
- reminded Council of the upcoming meet and Greet in Mundare
- attended Community Awareness night

**In Camera**

**(a) Personnel**

**17/200**      Rosypal that the meeting go in camera at 10:30 p.m. to discuss Personnel Carried

**17/201**      Talaga that the meeting come out of camera at 10:45 p.m. Carried

**Adjournment**

Mayor Gargus adjourned the meeting at 10:45 p.m.

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Mayor

\_\_\_\_\_  
Chief Administrative Officer