

The Special Meeting of Council was held on Friday, April 13th, 2012 at 12:00 NOON in the Council Chambers.

Present: Mayor Latour, Councillors Maher, Cassidy, Langille, and O'Brien.

Staff: Michael Richardson –Senior Administrative Officer, and Director of Public Works and Planning, May-Britt Hetesi – Assistant Senior Administrative Officer, Kim Tybring – Acting Director of Recreation and Community Services, Ross Potter – Fire Chief, and Jaimi Carter – Recording Secretary.

Absent: Councillors Wallington, and Dueck.

Others: Harvey Werner, Kristen Campbell – The Hub, and Virginia Bouchard – L'Aquilon Newspaper.

1. CALL TO ORDER:

This Meeting was called to order at 12:05 PM with Acting Mayor Latour presiding.

2. ADOPTION OF AGENDA

**#12-154 MOVED BY: CLLR CASSIDY
SECONDED BY: CLLR MAHER**

That the Council of the Town of Hay River accepts the Agenda for the April 13th, 2012 Special Meeting of Council as presented.

CARRIED

3. DECLARATION OF INTEREST

There were no declarations of interest for the Special Meeting of Council, Friday, April 13th, 2012.

4. NEW BUSINESS

a) Breakup 2012

With Breakup 2012 fast approaching we have been taking a look at areas that might put us in risk this year. During this assessment we have noted that the Pressure Ridge is very pronounced this year and could create problems for water getting out into the lake if left as is.

We have discussed this issue with a number of individuals including John Pollard, Robert Bouchard and Faye Hicks and we feel that the best thing to do is to break up a 400M section of the pressure ridge on the fairway of the East Channel and a 300M section of the fairway for West Channel. We believe that breaking up these areas will allow water to flow out into the lake much better than if left alone. There should be no effect of completing this work other than allowing water to escape.

The cost of completing the breaking of this ice will be approximately \$10,000.00

**#12-155 MOVED BY: CLLR CASSIDY
 SECONDED BY: CLLR LANGILLE**

That the Council of the Town of Hay River approve the expenditure of \$10,000.00 for breaking up the pressure ridge on the East and West Channels leading onto the lake.

CARRIED

b) Application for Zoning and Building By-law No. 1812 Amendment, and for General Plan By-law No. 1811 Amendment for Lot 1714, Plan 2701 – T.R. Ashton Professional Corp.

Attached is Planners Report 12-01 with respect to the Rezoning application for Lot 1714, Plan 2701, #67 Miron Drive.

At Regular Meeting of Council March 26, 2012, Council made a motion to bring a Zoning and Building Bylaw amendment and General Plan Bylaw amendment forward. Bylaw 1811 "J" amendment to the General Plan and Bylaw #1812 "Q" amendment to the Zoning and Building Bylaw are forwarded for Council's review.

**#12-156 MOVED BY: CLLR CASSIDY
 SECONDED BY: CLLR LANGILLE**

That the Council of the Town of Hay River accept the report titled "APPLICATION FOR ZONING AND BUILDING BYLAW NO. 1812 AMENDMENT AND FOR GENERAL PLAN BY-LAW NO. 1811 AMENDMENT FOR LOT 1714, PLAN 2701 – T.R. ASHTON PROFESSIONAL CORP" as presented.

CARRIED

The Planners Report 12-01 with respect to the Rezoning application for Lot 1714, Plan 2701, #67 Miron Drive is attached at the back of the Minutes.

5. BYLAWS

a) By-law No. 1811 "J" – General Plan By-law Amendment – Lot 1714, Plan 2701 – 67 Miron Drive – First Reading

**#12-157 MOVED BY: CLLR LANGILLE
 SECONDED BY: CLLR CASSIDY**

That the Council of the Town of Hay River give First Reading to By-Law No. 1811 "J" – General Plan By-law Amendment – Lot 1714, Plan 2701 – 67 Miron Drive.

CARRIED

b) By-law No. 1812 "Q" - Zoning and Building By-law Amendment - Lot 1714, Plan 2701 - 67 Miron Drive - First Reading

#12-158 **MOVED BY: CLLR CASSIDY**
 SECONDED BY: CLLR MAHER

That the Council of the Town of Hay River give First Reading to By-law No. 1812 "Q" - Zoning and Building By-law Amendment - Lot 1714, Plan 2701 - 67 Miron Drive.

CARRIED

c) By-law No. 2269/TAX/12 - 2012 Mill Rate By-law - First and Second Reading

#12-159 **MOVED BY: CLLR CASSIDY**
 SECONDED BY: CLLR MAHER

That the Council of the Town of Hay River give First Reading to By-law No. 2269/TAX/12 - 2012 Mill Rate By-law.

CARRIED

#12-160 **MOVED BY: CLLR CASSIDY**
 SECONDED BY: CLLR O'BRIEN

That the Council of the Town of Hay River give Second Reading to By-law No. 2269/TAX/12 - 2012 Mill Rate By-law.

CARRIED

6. ADJOURNMENT


#12-161 **MOVED BY: CLLR O'BRIEN**

That the Special Meeting of Council be adjourned at 12:13 PM.


CARRIED

Certified Correct as Recorded on the 13th day of April, 2012.

These minutes were accepted by motion #12-172.



Mayor



Senior Administrative Officer

**Town of Hay River
Planners Report – 12-01
Rezoning: Lot 1714, Plan 2701- Miron Drive
I – Institutional to R1B - Residential**

The Application

An application has been received by the Town of Hay River to amend the Zoning and Building Bylaw No. 1812 to change the designation of the subject property from 'I' Institutional Zone to 'R1B' Residential Zone.

Background

Planners Report 2004 – 01 addressed an application to rezone the same site from 'R4' Residential to 'I' Institutional District to accommodate a place of worship. That development did not occur.

A subsequent owner is applying to rezone the site to 'R1B' Residential, a lower density residential zone intended for single detached housing.

The applicant has submitted a plan demonstrating that the site could be subdivided into three residential lots to meet the requirements of the Zoning and Building Bylaw.

Site and Surroundings

The site has a triangular shape due to the convergence of Mackenzie Highway and Miron Drive. The triangular shape creates challenges for site development.

The site has an area of about .29 ha, with a maximum depth of 46 metres along its northern boundary. It has been vacant and undeveloped for a long time.

The site immediately to the north has been developed for two storey town houses under the R4 residential zone a number of years ago. Otherwise the neighbourhood is predominantly single detached housing.

Residential areas across Miron Drive to the east are in the R1A zone while residential areas to the north of the town houses are zoned R1B. The key difference between the two is in the required minimum lot width – 15 metres in R1B compared to 18.5 metres in R1A. Minimum lot sizes are also slightly greater in the R1A zone.

Commentary

1. Policy 4.1.8 of the General Plan, Bylaw 1811 is applicable. The Policy states:
"The Town will support the infilling and redevelopment of residential areas wherever possible in order to maximize use of existing infrastructure where this can be done without disrupting the amenity of the residential neighbourhood."
(General Plan, p. 4-4)
2. The General Plan designates the site for residential development.
3. This is a challenging site to develop because of its tapered shape. Attention will need to be given at the subdivision stage to maintain the minimum lot depth of 30 metres. The plan submitted by the applicant appears to address this requirement.

Recommendations

The rezoning application is supported as it:

1. Will facilitate residential development compatible with the surrounding area;
2. Constitutes infill and good use of urban land and infrastructure; and
3. Is supported by the policies and designations of the General Plan, Bylaw 1811.

Respectfully Submitted

**David Klippenstein, RPP, MCIP Principal Consultant
David Klippenstein and Associates Ltd./Planning and Development Consultants
2224 – 13 Mission Avenue
St. Albert, AB T8N 1H6**

**780.460.1001 - office
780.819.3490 – cell**

April 10, 2012