

**Regular Council Meeting  
April 16, 2019 – 5:30 p.m.**

Minutes of the Regular Meeting of the Municipal Council of the Town of Crossfield, in the Province of Alberta, held in Council Chambers with the following:

**PRESENT**

Mayor Tennant  
Councillor Grace  
Councillor Helfrich  
Councillor Price  
CAO Bosman  
Recording Secretary Nash

**REGRETS**

Deputy Mayor Gabriel

**GUESTS**

Arrived at 5:30 pm  
Lori Heikkila, Financial Officer  
Jeff Faupel, Endeavor Chartered Professional Accountants

Arrived at 6:30 pm  
Merel Jarvis, Development & Community Standards  
Shirley & Terry Mikula, Residents  
Bernice Cissell, Resident  
Gerald Horton, Resident  
James Rowan, Resident  
Joanne Cornelssen, Resident  
Danielle Boutilier, Resident  
Elisha Schulz, Resident  
Linda Stevens, Resident  
Mary Scholz, Resident  
Duane Poettcker, landowner  
Josh Poettcker, landowner  
Tami Cartwright, landowner  
Janet Eldrige, landowner  
Lorna Palmer, Resident

**CALL TO ORDER**

Mayor Tennant called the Council meeting to order at 5:30 p.m.

**IN CAMERA**

**116-2019 MOVED by Councillor Helfrich that Council enter In Camera to discuss "In Camera items" as per 17 (1) 7& 23 (1) of the Freedom of Information and Protection of Privacy Act at 5:30 p.m. **CARRIED****

*Jeff & Lori left the meeting at 6:13 pm.*

**117-2019 MOVED by Councillor Grace that Council leave In  
Camera at 6:28 pm. CARRIED**

**CALL THE PUBLIC MEETING TO  
ORDER**

Mayor Tennant called the meeting to public meeting to order at  
6:33 pm.

**PUBLIC HEARING**

Bylaw 2019-06 - Redesignation  
from Residential Single Detached  
Large Parcel District (R-1A) to  
Residential Two Dwelling District  
(R-2), of the lands legally  
described as: Lot 13, Block 25,  
Plan 1632R

Mayor Tennant opened the public hearing at 6:33 pm

Merel Jarvis read the Public Hearing Process into the minutes.

Merel Jarvis the Public Hearing report into the minutes as follows:

**Application No. 2019 – 212000 – R**

**Subject:** Redesignation from Residential Single Detached Large  
Parcel District (R-1A) to Residential Two Dwelling District (R-2)

**Legal Description:** Plan 1632R, Block 25, Lot 13

**Municipal Address (if applicable):** 1637 Athabasca Street,  
Crossfield

**Location:** Town of Crossfield

**Applicant:** Joshua Poettcher o/a JDP Contracting

**Property Owner:** Tami Cartwright

**Existing Land Use Designation:** Residential Single Detached  
Large Parcel District (R-1A)

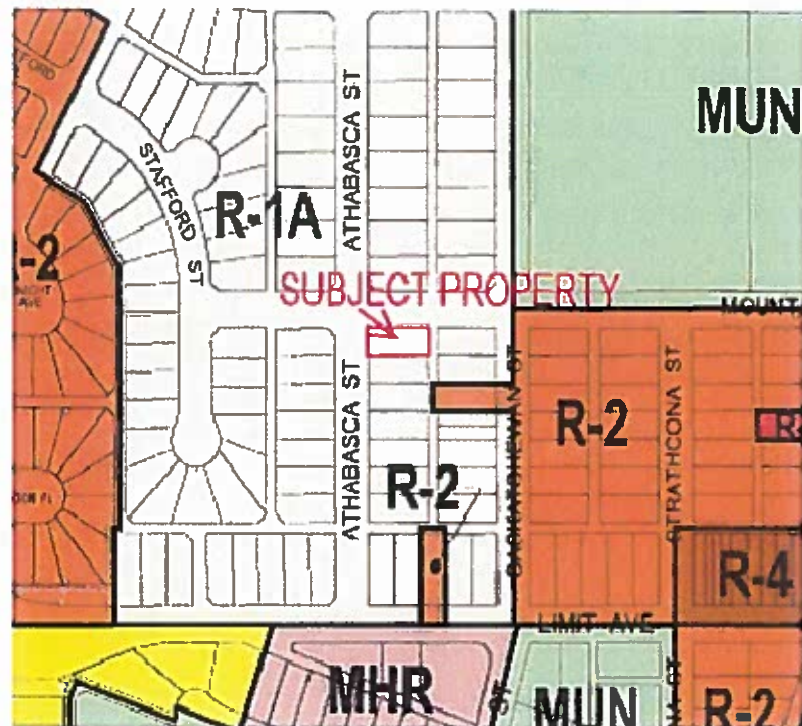
**Proposed Land Use Designation:** Residential Two Dwelling  
District (R-2)

**BACKGROUND**

The site is currently a vacant lot.

**PLANNING ANALYSIS**

- The property is located west of Crossfield Elementary School and W.G. Murdoch School.
- The majority of properties surrounding 1637 Athabasca Street are zoned as R-1A – Residential Single Detached Large Parcel District and as shown on the map below:



- The redesignation application is to redesignate from Residential Single Detached Large Parcel District (R-1A) to Residential Two Dwelling District (R-2) to accommodate building a semi-detached.
- The proposed semi-detached dwelling will face Mountain Avenue with parking provided within the attached garages and driveways.
- Within the Municipal Development Plan (MDP) this area is directed to be residential. The following policies in the MDP apply to this application
  - 7.5.13 “Redevelopment in established residential areas shall achieve incrementally higher residential densities but remain compatible in character within the existing residential context through infill development of higher density types of housing.”
  - 7.5.16 “All neighbourhoods in Crossfield shall include a range of single-detached and multiunit residential housing types such as semi-detached homes, townhouses, and apartments.”

The proposed redesignation supports the achievement of both of these policy directions.

The purpose of the Residential Two Dwelling District (R-2) is to provide for low density residential neighbourhoods comprising of **single detached, semi-detached and duplex dwellings.**

As per the Land Use Bylaw, 2018-14:

**“dwelling, semi-detached”** means a building:

- a) that contains two (2) side by side dwelling units on a parcel separated by a vertical fire wall;
- b) that is designed for the purpose of providing two (2) dwelling units;
- c) that contains separate entrances at grade for each dwelling unit.

As per the Land Use Bylaw 2018-14, section 11.4.5, the minimum requirements are as follows:

***LUB Minimum Requirements:***

Lot Depth: 30.48 m (100.0 ft)

Lot Depth: 30.48 m (100.0 ft)

Lot Width:

- i. Single Detached: 15.24 m (50.00 ft.);
- ii. Dwelling, Semi-Detached: 7.62 m (25.00 m) per unit;
- iii. Dwelling, Duplex : 15.24 m (50.00 ft).

LUB Maximum Requirements:

Height of Buildings: principal buildings: 13.00 m (42.65 ft.)

- ii. duplexes: 15.00 m (49.22 ft.)
- iii. accessory buildings: 4.88 m (16.00 ft.)

within the R-1 district the maximum allowable height is:

- i. principal buildings: 13.00 m (42.65 ft.)
- ii. accessory buildings: 4.88 m (16.00 ft.)

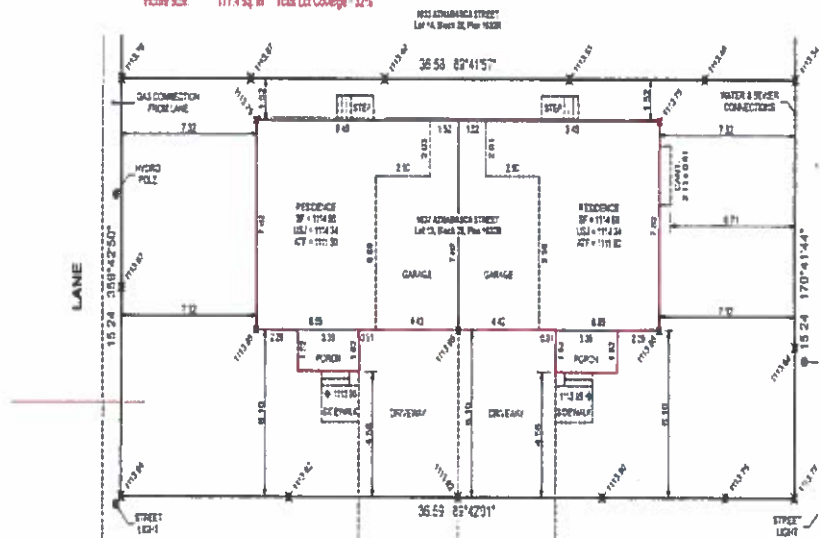
Lot Coverage:

All buildings combined – maximum of 55% of parcel area

Parking and Loading requirements:

Dwelling, Semi-detached: 2.0 spaces per dwelling unit

Maximum Lot Coverage permitted (as per the Town of Crossfield Land Use Bylaw (2018-14)) is 52%  
Lot size 557.63 sq. m.  
Home size 177.4 sq. m. Total Lot Coverage - 32%



**For consideration:**

- A similar semi-detached was constructed at the corner of Nanton Avenue and Ross Street and the build fits well within the neighborhood:



- There are other driveways that access directly onto Mountain Avenue – the orientation of the proposed driveways would not be new for this road.

Lastly, Administration contacted the Town's assessor to understand if re-zoning an existing Residential Single Detached Large Parcel District (R-1A) to Residential Two Dwelling District (R-2) would affect neighboring property values – the Town's Assessor (Wildrose Assessment Services) advised:

***“There should not be a reduction in value to the area. The values are still strong on Shantz with those 6 rental up/down duplexes”.***

## ENGINEERING/PLANNING ANALYSIS

**MPE Engineering:** At the "Land Use" stage, no comments regarding this application.

**Urban Systems:** The proposed orientation of the lots, once subdivided, will create a new parcel depth and width. The proposed width of the parcels to be created would exceed the requirements of the Land Use Bylaw, but the proposed depth would be significantly shorter than required.

	Lot Depth (m)	Lot Width (m)
Required in the LUB	30.48	7.62 per side
Proposed in Drawings	15.24	18.29 per side

## EXTERNAL CIRCULATION

- Atco:

There is an existing ATCO service in the area. If it should be necessary to lower, relocate, or make any alteration to our existing service due to this proposal, please contact **ATCO Customer Assistance Centre at 310-5678** to discuss a service alteration. Note all alteration costs will be borne by the developer / owner.

Due to the expansion/addition, the existing service size, meter space, and main size will need to be reviewed by ATCO. It is recommended that the owner contact **ATCO Customer Assistance Centre at 310-5678** at their earliest convenience with their existing and future gas load and pressure requirements to enable adequate lead time to review if a service or main upgrade is required, the associated costs, and if necessary proceed with design and installation process.

It will always remain the responsibility of the proponent to verify exact location and depths of nearby facilities by arranging for an in-field location with Alberta One-Call at 1-800-242-3447 or albertaonecall.com. Please contact Alberta One-Call Corporation prior to any surface construction.

(1) Contact Alberta One Call (1-800-242-3447) for locates to verify alignment of the existing gas facilities.

(2) Contact ATCO South Operations Dispatch at 403-245-7220 for an inspection of the exposed lines (including hydrovac holes) prior to backfill. Inspection services are available Monday to Friday, 8 am – 4pm.

(3) Hydrovac or hand expose facilities to verify horizontal and vertical alignment of all gas mains in conflict areas. This should be done as soon as possible to determine if the main will need to be relocated.

(4) If existing gas mains require lowering or relocation due to the proponent's project, notification must be given to our ATCO Gas

Distribution Engineering Department with a minimum of one (1) year notice. Forward plans and requirements to the ATCO Gas Distribution Engineering Department at 909 – 11th Ave. SW Calgary, AB, T2R 1L8.

Please refer to the "Working Around Natural Gas" Safety Handbook found on our website at:

[http://www.atcogas.com/Safety/Safety-Education-and-Resources/Documents/Safety\\_Resources\\_Contractor\\_WorkingAroundNaturalGasPipelines.pdf](http://www.atcogas.com/Safety/Safety-Education-and-Resources/Documents/Safety_Resources_Contractor_WorkingAroundNaturalGasPipelines.pdf)

- Shaw Cable: **no objections**
- Fortis: **no concerns**
- Telus: **no objections**
- Rocky View School Division: **no comments**
- Catholic School Division: **no comments**
- Canada Post: **no comments**
- Alberta Health Services: **no concerns**
- Fire Department: **no concerns**
- Operational Services (Jack Valstar, Foreman):

**In regards to a duplex being built on this property, this will require a separate water and sewer line for the east side of the duplex. To do this it will have to go on to Mountain Ave and go west to the intersection to be tied into the main water line and sewer line. There may be significant costs associated with this work for the property owner.**

***Adjacent Landowners***

- **nineteen (19) letters of opposition attached – letters received are identified in blue below:**



**SUMMARY, CONSIDERATION:**

The lands located at 1637 Athabasca Street meet the Land Use Bylaw requirements. R-2 zoning provides for low density residential neighbourhoods comprising of single detached, semi-detached and duplex dwellings.

Based on the submission of plans, reviewing the proposed build and considering the Land Use Bylaw and Municipal Development Plan regulations and policies, the new construction of the semi-detached dwelling appears to fit well within the existing street scape.

Town Council can consider giving second and third reading to Bylaw 2019-06 an amending bylaw to the Town of Crossfield Land Use Bylaw 2018-14 for the redesignation: Plan 1632R, Block 25, Lot 13 from Residential Single Detached Large Parcel District (R-1A) to Residential Two Dwelling District (R-2).

Or

Town Council can consider not giving second and third reading to Bylaw 2019-06 an amending bylaw to the Town of Crossfield Land Use Bylaw 2018-14 for the redesignation: Plan 1632R, Block 25, Lot 13 and rescind the first reading.



Mayor Tennant asked if there was anyone wishing to speak in favor to come forward.

Duane Poettcker - 1637 Athabasca Street - applicant:

Joshua Poettcker  
Duane Poettcker  
1414-8 Avenue SE  
Calgary, AB. T2G 0N3

April 15, 2019

Council Members  
Town of Crossfield  
Box 500  
Crossfield, AB T0M 0S0

Dear Council Members and neighbours, I am Duane Poettcker, my wife Tami Cartwright owns the Property at 1637 Athabasca Street and my son Josh Poettcker is the builder and general contractor for the redesignation application at this property.

The Property is currently designated as R1-A or Residential single dwelling large parcel, we have proposed to change it to an R-2 Residential two dwelling, which will allow as a permitted use a 'dwelling semi-detached', or a building commonly referred to as a side-by-side duplex.

The proposed redesignation, is supported by the town's 'Municipal Development Plan'. The Municipal Development Plan for Crossfield is a long-range policy document intended to guide the Town of Crossfield Council and administration in making sustainable, responsible, and accountable decisions with respect to land use, development, and service provision.

This land use policy document provides the Town of Crossfield with fiscal sustainability by attracting new residents and local investment. The support for the mix of housing types and densities, ensures affordable or attainable entry level housing and wider age demographics, that is, bringing in new families to sustain and contribute to the property taxes, school system, local business and neighbourhood.

The following relevant sections are all within the Crossfield's Municipal Development Plan:

the Goals include:

1.4.6 Every new and existing residential community in Crossfield shall include:

- a wide variety of housing types, sizes, densities and affordability.

Within the 'Land Use and Development', the following is stated for Residential Policies:

5.4.16 Redevelopment in established residential areas shall achieve incrementally higher residential densities that are compatible within the existing residential context, through infill development of higher density types of housing.

Within the 'Housing', objectives:

9.2.1 To promote and require a variety of housing types, sizes, and densities.

9.2.2 To encourage the provision of a wide range of affordable housing within Crossfield.

Also, under 'Housing', for policies:

9.3.1 All neighbourhoods in Crossfield shall include a range of single-detached and multiunit residential housing types such as semi-detached homes...

Now let me tell you about us, and provide some context on why we proposed this redesignation, this should help clarify some speculation that occurred in some of the letters opposing the redesignation, provided to council.

Josh, my son, has lived in small towns for about half his life, he prefers to live in a small community and raise his young 2 year-old son in a small community. Josh has been building residential housing for 10+ years, and he is darn good at it. Building this side-by-side duplex, will allow Josh to own his first home.

My wife and I decided to purchase this property and finance the build of the side-by-side duplex. Josh has designed much of the plans, with professional help. He will be the builder and general contractor, putting a lot of sweat equity into this project, which is how he will be able to afford getting financing to own one side of the side-by-side duplex, his first home ownership.

As I'm sure every neighbour here knows, financing a home is not easy, financing your first home is even harder. By choosing a side-by-side duplex to build on this large lot, coupled with the sweat equity Josh will be putting into this build, Josh will be able to afford and provide a quality home and community for his family.

The intent for the other side of the side-by-side duplex is to sell it. To try and find a family that appreciates a small town and can afford a reasonably priced quality new home.

Now let me recognize the impressive interest by the neighbours of this Property. I'm actually glad to see this level of interest in the neighbourhood. I have lived most of my life in small towns and acreages, so I do understand this is your community.

After reading the letters of opposition, we noticed a few reoccurring concerns. I'm hopeful we can clarify some speculation and misunderstandings.

There was a concern, if the property is to be rented or owned; as mentioned, the intent for the build of the side-by-side duplex is home ownership, not rentals. All of our energy, time and costs have been towards home ownership. I agree with the concerns of the neighbours that home ownership generally attracts a better quality neighbour, someone more interested in making sure their property looks good, is maintained and a good place to raise a family.

A further concern was, what is permitted to be built on an R-2 lot; as per the Crossfield Bylaws, it includes, single detached, semi-detached and duplexes, this limits the property to 2 dwellings. This would not allow townhouses, apartments or secondary suites to be added.

Further, a concern of lowering neighbours property values; In my experience, a new, quality designed, built and maintained home, in this case a side-by-side duplex, would add value to a neighbourhood, as opposed to a vacant lot, or a less than quality designed, built and maintained single family home.

Additionally, a concern that affordable housing is undesirable; we used 'affordable housing' in our initial letter to council for this redesignation, and this term was used by many in their letters of opposition as derogatory. Let me clarify why we used the term 'Affordable Housing', to us it means reasonably priced, it means attainable, it means ownership for a middle income earning skilled tradesmen, like Josh, to be able to afford a mortgage.

We clearly understand from your letters, and empathize, that there are concerns with existing poor quality built duplexes or rental properties in the neighbourhood, and concerns with those residents and their mentally unstable, disrespectful, transient and messy lifestyles. Unfortunately, we have inherited those perceptions. I wish we could have met and shared our thoughts and plans, to avoid some of these perceptions. We did try knocking on neighbours doors, but were unsuccessful, we probably should have knocked on more.

I am Josh Poettcker the builder and general contractor of this redesignation application. I would like to speak to some of the more specific concerns provided to council.

Starting with the biggest concern; that the lot is not big enough for the building designed. R-1A is the Large lot district, and this lot is 1,200 square feet larger than the minimum requirement for R-2 zoning. The lot is 6,000 square feet, while the building footprint is 1,910 square feet. Each unit will have a large backyard of approximately 1,000 square feet. It is required by the town of Crossfield to not exceed 55% of the lot with buildings. This is for an R-1 or R-2 lot. We are only taking up 32% of the lot with this building, and it will meet all material requirements of the Town of Crossfield bylaws, assuming R-2 redesignation.

A further concern was privacy and possible shading, due to the east side of the building being 2 feet from the back-alley. This was misunderstood, as the actual distance to the

building from the back-alley is approximately 26 feet. This should minimize possible shading and privacy concerns.

Another concern, was added chaotic traffic and the safety of school children. Child safety is extremely important to me as I have a two year-old son of my own, so I am familiar with the care that is necessary around children. As well, I intend to enrol my son in the local school. To support visibility, we have low fences on the corner and the building is 20 feet back from the property line. This makes the building at least 30 feet back from Mountain Avenue for improved visibility.

An additional concern was unsightly yards with lack of care and attention. One unit will be owned by myself and it will be closely looked after, as I will not let something I worked so hard on become unsightly or a hazard to my child's play area.


A further concern, is building a cheap side-by-side duplex for profit. The finishing on the inside and outside has been designed to not look cheap. We have chosen a luxury vinyl siding. All gables will have smart-board design and extra gables have been added for feature and optics. As well, we have added decorative stone masonry on all street facing sides of the building.

Another concern is the lack of neighbour privacy due to windows. On the south side of the building, only two windows per side are low enough to functionally see through. While the remaining four windows per side, are 2 foot by 2 foot picture windows, they can't open, and they will be installed high enough on the wall to allow natural light in, while not being functional to see through. The windows account for less than 8% of the wall area on the south side, which meets bylaw requirements. As for the remaining sides of the building, there is either a street or alley between the neighbours, giving sizable distance to privacy concerns.

We thank the council for their time, and we will provide a written copy of these responses for your consideration for the approval of the redesignation of 1637 Athabasca Street to R-2.

Sincerely yours,

  
Joshua Poettcker

  
Duane Poettcker

CPA, CGA, MBA

Josh Poettcker - 1637 Athabasca Street - applicant:

I am the builder, general contractor, and eventually owner of the property. I would like to start with the biggest concern, that the lot is 1200 feet larger than the minimum requirements for R2 zoning. The lot is 6,000 sq ft, where the building footprint is 1910 sq ft. Each unit will have a large backyard, which is approximately 1,000 sq ft and we are only using 23 % of the lot for the building.

It will meet all the material requirements of the Town of Crossfield bylaws, assuming R-2 Redesignation.

A further concern brought forward was privacy and possible shading due to the east side of the building being 2 ft from the alleyway. This being misunderstood, the actual distance is 26 feet and this should minimize shading and privacy concerns.

Another concern was added traffic and safety concerns due to school children. Child safety is extremely important, as I have a 2 year old son. So I am familiar with the care necessary around children. As well I plan on enrolling my son in the local school.

To support visibility, we have low fencing on the corner and the building is 20 feet from the property line, making the 30+ feet from Mountain Avenue for improved visibility.

Another concern was unsightly yards, with lack of care and attention. One unit will be owned by me and closely looked after, as I will not let something I worked so hard on, become unsightly or hazardous to my child's play area.

Another concern, is building a cheap side by side for profit – the finishing on the inside and out has been designed to no look cheap, we have chosen luxury vinyl and all gables have smartboard design and extra gables added for feature and optics. As well we have added decorative stone masonry on all street facing side of the building.

Another concern was the lack of neighbor privacy with the window. On the south side of the building, only 2 windows per side are low enough to functionally see through, while the remaining 4 per side are 2 ft x 2 ft picture windows that cannot open and will be installed high enough on the wall to let natural light in without being able to see through. The windows account for less than 8% of the wall area on the south which meets bylaw requirements.

As for the remaining sides of the building, there is either a street or alleyway between the property and the neighbors giving a sizeable distance between the property and the neighbors.

Thank you for your time and consideration.

Tami Cartwright - 1637 Athabasca Street - applicant

Tami Cartwright  
1414 - 8<sup>th</sup> Ave SE  
Calgary, AB T2G 0N3

April 15, 2019

Council Members  
Town of Crossfield  
Box 500  
Crossfield, AB T0M 0S0

Dear Council Members and neighbours,  
I own the property at 1637 Athabasca Street and our son Josh Poettcker is the builder and general contractor for the re-designation application at this property.

I appreciate the opportunity to respond to the opposition to the re-zoning of the property and am quite impressed by the passion expressed by the neighbors! This indicates just how much the residents love their community and their home. My husband and I live in such a community and we really appreciate the efforts to preserve the value and character of our neighborhood.

It might be helpful to share some of the story for input into the decision. Our son came up with this idea to build the duplex. He's a framer and very talented at carpentry. He wants to live in a small town and Crossfield is perfect and affordable. The idea developed after he found it would be impossible for him on his wage to buy a home. Building a duplex using his own labour and selling the other side is a way that he could make it work. With his young family, this is the perfect opportunity to get into home ownership.

He has spent an untold number of hours pouring over the minute details of the design while we watched him come to life with excitement about the project. As this will be his home, every detail is important to him. My husband, a permaculture designer, walked the outside and considered every angle of the design and how it might impact neighbors - being extra conscious to think about how he would feel if this building were built in his neighborhood.

Josh has put his heart and soul into the design and will do so into the build. If he is unable to build the duplex, he will have no choice but to build a house that he can't afford and sell it as quickly as possible and start somewhere else. There won't be any heart and soul in the house.

I've recently completed a course at my company on strategic agility. It's about using a both/and instead of an either/or mindset for decision making. The logic is that if you go with a decision where it's either this or that, then someone is going to lose. However, if you try to make a decision that capitalizes on the best of both of the options, everyone is winning in some way. This situation seems a perfect example of where that might be appropriate. The option of approving the permit; knowing all that we have shared

today; the town wins, Josh wins the right to build his dream home and the neighbors win as he's clarified all the misconceptions today.

Some of what we're sharing today will take a little faith that we're being truthful and we hope you can extend that. We trust the back story we've provided today will help with the decisions and wish you well either way.

Sincerely,



Tami Cartwright, MBA, CPM

Mayor Tennant thanked those who spoke in favor of the application.

Mayor Tennant asked if there was anyone wishing to speak in opposition to come forward.

Janet Eldridge – 71 Stafford Street

Janet provided pictures of high traffic areas on corners lots with semi-detached dwellings and note that many properties have more than 2 vehicles.

Athabasca St & Mountain Av

- The safest west-east route through town (Limit on one side and Whitfield on the other)
- school route and park route
- route to arena & ball diamonds
- route to farmers market
- no sidewalk on North side of street (school side) across from subject lot
- This route helps avoid walking down Limit Ave with small children safe place for kids to walk and ride bikes

This was a very busy intersection until the town installed a 4 way stop. This slowed traffic down, but it is still very busy with children and vehicles during all seasons.

The most congested area of this street is the corner of Strathcona & Mountain Ave where the duplex is.

I believe that the children walk on the north side on the road to avoid this duplex with all the traffic around it. This takes them right onto the school yard.

This duplex will have children walking up the street with vehicles reversing out of driveways into their path. Single garage will also encourage secondary vehicles to be parked on street.

Reviewing all of the duplexes in town: with 2 families in homes there is multiple vehicles. Street become extremely congested. Ross Pl is a prime example of how congested an area gets with duplexes. Even though it is in a cul de sac, we bought our homes in an R1 zoning to be amongst single family homes.

This will be a rental property with an absentee landlord. Properties quickly become run down when they are not maintained, and an absentee landlord will encourage that.

What is the ceiling of these R2 lots in the area? You are setting a precedence that will have to continue or have just cause to say no. We are a small town and by promoting this development you are encouraging higher volume of vehicles that could endanger children and our neighbors. My greatest fear is that somebodies child will get hit or killed at this intersection.

Please help keep this a safe neighborhood and path for our children and refuse this request to turn this lot corner into a multi family dwelling.



Lorna Palmer – 1638 Saskatchewan Street

Proposed Re-zoning

April 16, 2019

Town Hall Meeting

I am presenting on behalf of the residences who provided letters to the Town of Crossfield who are opposed to the rezoning of Lot 13, Block 25, Plan 1632R from an R1 to an R2.

After reading the Municipal Development Plan I will bring up articles that I think are relevant to our concerns.

1.4.6	<p>Every new and existing residential community in Crossfield shall include:</p> <ul style="list-style-type: none"> <li>• A wide variety of housing types, sizes, densities and affordability</li> <li>• An appropriate mix of residential and local commercial uses</li> <li>• Transportation systems that provide safe and efficient travel options for pedestrians, cyclist and automobiles.</li> </ul> <p>On Saskatchewan Street, located East of Athabasca Street between Limit Ave and Mountain Ave there are 4 duplex's, one house that I know of is owned by a management company with a rental suite in the basement. The property owner at 1638 Saskatchewan Street will have rental properties on all four sides of the property should this be approved.</p> <p>The density in the area meets the requirement as outlined with at least 9 people (not counting children) living in 1 duplex and 3 houses on Saskatchewan Street.</p> <p>High volume of traffic which presents a safety issue for pedestrians and cyclists. Parking is a concern especially during school events.</p> <p>Property values could go down if poor construction is completed and if the majority of housing in the area are rental properties.</p>
1.4.10	<p>Public and Institutional development in Crossfield shall be encouraged if it enhances quality of life for residents and social, spiritual or physical health.</p> <ul style="list-style-type: none"> <li>• This should apply to rezoning of private properties. If this lot is approved the quality of life for current residents of Athabasca and Saskatchewan Streets will be negatively impacted due to:       <ol style="list-style-type: none"> <li>1. Structure being too close to property lines causing unnecessary duress because there will be no privacy. The south side is 5 feet from current resident at 1638 Athabasca Street. Two residences from the duplex, if this is built, will look directly into the living room of the resident at 1701 Athabasca Street and the bedroom of the resident to the east.</li> <li>2. Lack of care and attention to the property. This is based on all other rental properties that are not taken care of and the fact that this lot has not been cared for during summer or winter months. Dandelions not sprayed and walks not shoveled in the winter.</li> </ol> </li> </ul>

	<p>3. Change of environmental impact on the area. For example, resident at 1638 Athabasca Street will no longer have easy access during the winter months to the front or back yard as the snow drifts during storms will be substantially more. I know from experience at my place and how my house/garage is situated on my lot, this will be a problem</p> <p>4. Residents may have more people leaving garbage behind shrubs and driving on the grass. Our back alley is already an eyesore, we don't need more help in that department.</p> <p>5. There is a high probability that the lack of sunlight due to the size of this structure will kill plants and trees on neighboring properties. Are the land owners and builders going to cover the losses or any re-landscaping costs?</p>
1.4.20	<p>T of Crossfield shall ensure an adequate stock of affordable housing in the community by:</p> <ul style="list-style-type: none"> <li>• Promoting and requiring a variety of housing types, sizes and densities</li> <li>• Relaxing where appropriate requirements and standards for planning, parking and engineering in relation to the development of affordable housing provided that public health and safety are not compromised.             <ul style="list-style-type: none"> <li>a) It bothers me that someone who does not reside in Crossfield feels that they can put a structure sideways on a lot, as this is the only way it fits, with no care of the existing residences. In our opinion this lot is being used as a money grab for the current owner as it appears both sides of the duplex will be rental properties. Based on this policy it appears that it is well within the town's rights to approve this structure even though the quality of life and property values will drop substantially for current home owners. We argue that you take all our concerns, provided in writing, into consideration.</li> <li>b) Again, traffic is a huge concern as overcrowding will become an issue. There are already issues with parking and traffic on Saskatchewan Street from existing duplex's and rental properties.</li> <li>c) Quality of renters in our area have been less than stellar. Unkempt yards, roaring vehicles past 10pm, auto shop possibly being run out of residences without a permit as they are "Personal" vehicles, damage to our properties with no recourse, mental health issues where RCMP have visited on several occasions.</li> </ul> </li> </ul>
5.4.3	<p>Given that the Calgary Metropolitan Plan identifies the lands in Crossfield 2010 as Compact Urban Nodes, all residential development and subdivision within new Area Structure Plans in the ToFC shall achieve minimum densities according to general population thresholds as Crossfield grows.</p> <ul style="list-style-type: none"> <li>• Based on this we believe that large structures, such as this proposed duplex, should be built in the new areas. Not in existing areas where multiple duplexes already exist. I have enough duplexes on my street.</li> <li>• From the viewpoint of 1638 Saskatchewan Street I am well over my 50% of R2 zones based on the document provided in my notification package.</li> </ul> <p style="text-align: center;"><b>SEE COLORED DIAGRAM</b></p>
5.4.6	<p>No more than 1/3 of the total number of dwelling units in any residential Area Structure Plan shall be designated within the same residential Land use district of the Land Use Bylaw.</p> <p style="text-align: center;"><b>AGAIN COLORED DIAGRAM</b></p>
5.4.9	<p>New Residential neighborhoods in the ToFC should incorporate –</p>

	<p>SEE Page 20 of MDP – READ OFF</p> <ul style="list-style-type: none"> <li>• We hope council keeps in mind that this is an older neighborhood, with neighbors that have known each other for 10 years or more and where we have come accustomed to living a particular lifestyle which does not include reaching out and touching our neighbors.</li> <li>• There is a quality of life we all enjoy in our current dwellings and green space and this would be taken away if our area was treated the same as the New Area Structure Plan. If we wanted to live like Calgary we would have stayed in Calgary or sold and purchased in Inneside or the "dream" community.</li> </ul>
<p>5.4.10</p>	<p>Speaks about making neighborhoods safe, attractive and well serviced.</p> <ul style="list-style-type: none"> <li>• Unfortunately, based on the pictures of the end result of this structure, this development does not add to the attractiveness of this area. It looks the same as those eye sores on Limit Ave that have changed hands several times over the past 2 years. Cheaply built and the multi-colors detract from the curbside appeal.</li> <li>• Structure sits sideways on the lot. That is the only way it fits. Entrances are from Mountain Ave not Athabasca Street. I already have one eyesore east of me on Mountain Ave that sits sideways, I don't need a 2<sup>nd</sup> eye sore to the west.</li> <li>• We no longer know our neighbors. The quality of tenants we have are transient currently result in a feeling of being unsafe and at times afraid. We pay taxes and should have a safe, enjoyable place to relax and enjoy our down time from our busy lives.</li> <li>• By-law enforcement does not appear to handle the complaints or infractions unless someone calls. Folks are afraid to call due to perceived repercussions. Two years ago I was told by Cst. Stevens to leave the tenants alone at 1637A Mountain Ave as he was a convicted felon. So this means folks like this can do what they want such as park on my grass with no penalty, yell and use offensive language and overall bring the quality of our neighborhood down with no repercussions. The neighbors were all scared to say something to this renter and as a result a lot of us didn't spend time in our yards. We pay taxes and are home owners who support our town. These type of renters do not support the town they detract from it. And once in the community it is hard to get them out.        Two years ago I had cops at 2 rental properties in my area on a regular basis. Our community certainly doesn't need any more visits from the police which gives our area a bad rap.</li> <li>• The current owner of this lot does not live in Crossfield. This lot is either being rented to Mr Poettcker or it can be assumed this is a side deal between the contractor and the land owner. For example, contractor builds a duplex, gets one side for free and the land owner gets a break or discount on her place for free. In the long run the long term home owners surrounding the property suffer so that they can make money. Their only "Positive" reason for building is to increase density. Not good enough as the impact on the surrounding properties is far greater.</li> <li>• Does not decrease vehicle dependency. In fact we can anticipate a substantial increase to the number of vehicles in the area. Minimum 2 vehicles per house hold.</li> <li>• Based on the schematics received for the structure our mental and emotional health will be compromised as sitting relaxing in our backyards will no longer be an option</li> </ul>

	<p>as the structure takes up the majority of the lot. There is no green space to offset the closeness of the duplex. The duplex has a 3 foot back yard and a strip between their fence and the south existing fence. I ask the question, who is responsible for taking care of the 2 feet between the fences? Probably not the current owner of this property as she didn't care for the property when there was no structure. Other residents took care of it. Her total disrespect of caring for her property does not create good neighbors.</p> <ul style="list-style-type: none"> <li>• If approved my residence will have rentals and duplexes on all 4 sides. I am tired of the riff raff that comes and goes and brings down the quality of life we all have in this area. Most folks feel our community has deteriorated over the years. They are scared to report things as they are afraid to be found out. I know I am tired of the damage to my property as are others from noxious weeds, garbage, noise pollution and just plain damage. I get tired of calling by-law as it doesn't appear that anything happens. There is certainly know follow up with me directly.</li> </ul>
9.3.2	<p>Page 44 of the MDP.        This article speaks of relaxing the planning and development rules of affordable housing.</p> <ul style="list-style-type: none"> <li>• I understand that the Town of Crossfield needs to increase our density. I hope you understand that we all bought our property as we wanted the small town life. We do not want to reach out and touch our neighbors. Please leave this to the new area.</li> </ul> <p style="text-align: center;"><b>SHOW PICTURE OF ANNEX</b></p> <p>There is more than enough room based on this picture to build to the specks of the MDP.</p>
12.3.8	<p>Area Structure Plans should include – there is a whole list of do's and don'ts.</p> <ul style="list-style-type: none"> <li>• If this project is approved with the rezoning is the builder going to use LEED initiatives?</li> <li>• We don't need some cheap housing thrown up just so a couple of people, who do not live in town can make a buck.</li> </ul>

In conclusion, I would like you all to put yourselves in our shoes. How would you feel if a duplex, which appears to be a rental property, encroached on your space? How would you feel if you didn't know your neighbors due to the turnover of renters? And what if you lived beside folks with mental health issues, convicted felons, and people who just don't care about the community they live in. We already experience bad renters who come and go more often than I change my socks. Don't get us wrong, we are all for affordable housing. However, structures should not be made to fit on a lot that is too small. It should be moved to the new area where it will have the same appearance and sameness as housing in the newer areas.

I believe the town received 12 – 14 letters outlining our concerns as to why we do not approve of this structure. Along with my speech tonight.

Please take us seriously and as I said before, one person's gain should not be a community's loss.

- . I am going to re-iterate why we believe lot 13, Block 25, Plan 1632R needs to remain an R1 zone.
- a. Structure too big for the site. Must sit sideways
  - b. Affects the privacy for 3 long-time residents.
  - c. Traffic and parking is an issue with an average of 2 vehicles minimum per side
  - d. Emotional and mental duress by current residents as the small town feel and privacy levels will be stripped away.
  - e. Environmental impact on properties surrounding the proposed site.
  - f. Property values drop in value for existing homes
  - g.

Mayor Tennant thanked everyone for coming out and will take their information into consideration

Closing the Public Hearing

Mayor Tennant closed the public hearing at 7:06 pm.

#### APPROVAL OF AGENDA

**118-2019** **MOVED** by Councillor Grace that the agenda be accepted as prepared. **CARRIED**

#### APPROVAL OF MINUTES

**119-2019** **MOVED** by Councillor Helfrich that the minutes of the April 2, 2019 regular Council meeting be accepted as presented. **CARRIED**

#### BYLAWS

Bylaw 2019-06 -  
Redesignation from  
Residential Single Detached  
Large Parcel District (R-1A)  
to Residential Two Dwelling  
District (R-2), of the lands  
legally described as: Lot 13,  
Block 25, Plan 1632R

Discussion was held and the following motion was made:

**120-2019** **MOVED** by Councillor Price that first reading to **Bylaw 2019-06 - Redesignation from Residential Single Detached Large Parcel District (R-1A) to Residential Two Dwelling District (R-2), of the lands legally described as: Lot 13, Block 25, Plan 1632R be rescinded.**

**CARRIED**

#### POLICIES

2019-05 Violence and  
Harassment Prevention  
policy

**121-2019** **MOVED** by Councillor Helfrich that Policy 2019 - 05 **Violence and Harassment Prevention policy be accepted as presented.**

**CARRIED**

**FINANCIAL REPORTS (CHEQUE LISTING & ACCOUNTS RECEIVABLES)**

**122-2019 MOVED** by Councillor Price that the Accounts Payable, being cheques 20190659 to 20190847 in the amount of \$484,232.95, the Accounts Receivable and Bank Reconciliation be confirmed and accepted as prepared.

**CARRIED**

**ACTIONS AND DECISIONS**

2018 Audited Financial Reports

**123- 2019 MOVED** by Mayor Tennant that the Town of Crossfield Audited Financial statements for year ended December 31, 2018 prepared by Endeavor Chartered Professional Accountants be accepted as presented.

**CARRIED**

Letter from Airdrie Alberta Winter Games 2020 – They have identified the Collicutt Siding Golf Course as a potential venue to host their Cross-County ski and Biathlon competition.

**124-2019 MOVED** by Councillor Grace that Council direct Administration to proceed with further discussion with the City of Airdrie with respect to use of the Collicutt Siding Golf Course as a potential venue to host Cross-County Ski and Biathlon competition for the 2020 Alberta Winter Games.

**CARRIED**

LED Sign at Arena

Discussion was held and the following motion was made:

**125-2019 MOVED** by Mayor Tennant that administration proceed with the purchase of poles for the LED Sign up to \$5,000 and the LED sign be displayed facing east.

**IN FAVOUR**  
Mayor Tennant

**OPPOSED**  
Councillor Grace

**MOTION CARRIED**

**BUSINESS ARISING FROM MAYOR & COUNCILLORS BUSINESS & COMMITTEE REPORTS**

**Mayor Tennant**

April 9 - Council Planning Meeting  
April 10 – Mountain View Regional Water Services Commission meeting  
April 13 – Marigold Meeting in Strathmore

**Deputy Mayor Gabriel**

April 3 - Rural Women In Business planning meeting  
April 9 - Council Planning Meeting  
April 10 - Collicutt Siding Meeting  
April 14 - (at 3am no less!) Volunteered as an instructor at WH Croxford's 24 hour Movement for Mental Health fundraiser.  
April 15-17- Alberta Senior Communities & Housing Association Conference

**Councillor Grace** April 9 - Council Planning Meeting  
April 10 - Ag Society Meeting

**126-2019 MOVED by Councillor Grace that the Crossfield Ag Society be granted permission to sell 50/50 raffle tickets at the Town's Pete Knight Rodeo Breakfast. CARRIED**

**Councillor Helfrich** April 9 – Council Planning Meeting

**Councillor Price** April 9 – Council Planning Meeting  
April 17 – AGM Crossfield Chamber of Commerce

**ADMINISTRATIVE/OPERATIONS  
UPDATE – CAO Bosman**

CAO Bosman advised that the Pete Knight Arena had a surprise inspection by OH&S and we did well; just need a few policy updates.

The FCSS/Grants position is currently being advertised.

Lori and Ken are working with department heads on budget.

2019 Crossfield Living Spring/Summer magazine is now available around town.

**127-2019 MOVED by Councillor Price that the CAO Report be accepted as presented. CARRIED**

**COMMITTEE OF THE WHOLE  
ITEMS**

High Water Bill  
#22 -1219 Limit Avenue

**128-2019 MOVED by Mayor Tennant that Council proceed with Option 2, that the March 25, 2019 utility bill stand as is And**

**The owner pays the full outstanding amount of \$2159.16 And**

**We offer a 2 year monthly payment plan option of \$90.00 for the high utility bill with no penalties until April 30, 2021, with the understanding that the monthly payment of \$90.00 is in addition to their regular bi-monthly bills for the property located at for #22 1219 Limit Avenue. CARRIED**

High Water Bill  
Crossfield Mobile Estates

**219-2019 MOVED by Mayor Tennant that for the March 25, 2019 utility bill, Council consider the reduction of the sewer overage component due to the recent leak as that water went down the street And**

**That the water amount remains as is for the property located at 900 Ross Street (Crossfield Mobile Estates). CARRIED**

**CORRESPONDENCE BINDER**

Nothing further under the Correspondence Binder

**UPCOMING EVENTS AND PROGRAMS**

- April 17 – Chamber of Commerce Annual General Meeting – Community Centre at 6:30 pm – everyone welcome to attend – bring a colleague or friend!
- April 24 – Movie – Landmark Country Hills – How to Train Your Dragon3 12:15-3:00 pm
- April 26 – Big Fun Play Centre
- April 27&28 – Airdrie Home and Lifestyle Show at Genesis Place Sat 9 am – 5 pm and Sun 10 am – 4 pm
- May 4&5 – Cochrane Trade Fair – at the Spray Lake Sawmills Family Sports Centre – Sat 10 am – 5 pm and Sun 10 am – 4 pm
- May 25 – WG Murdoch Graduation Ceremony
- May 29 – Chamber's Rural Women in Business Conference

**GALLERY QUESTION & ANSWER PERIOD**

Discussion was held regarding the Railway Street Revitalization and parking concerns on the side streets.

Discussion was held between Council with respect to the angle of the current parking on Railway Street and Council would like the angle changed back to 45 degrees as noted in a previous Council motion.

Mary Schulz, James Rowan and Linda Stevens left the meeting at 8:00 pm.

**131-2019 MOVED by Councillor Grace that Council enter in Camera at 8:02 pm. CARRIED**

**132-2019 MOVED by Councillor Price that Council leave In Camera at 8:05 pm. CARRIED**

**ADJOURN**

**133-2019 MOVED by Councillor Price that the Council meeting adjourn at 8:17p.m. CARRIED**

  
\_\_\_\_\_  
Mayor Tennant

  
\_\_\_\_\_  
CAO Bosman