



**Minutes of the Village of Cremona Public Hearing held on  
Tuesday, May 19, 2015 – Commencing at 7:15 p.m.**

**Present:** Mayor: T. Hagen; Deputy Mayor: M. Bigelow Councillors: R. Reid; J. Shi;  
S. Temple

**Chief administrative Officer:** L. Smith; **Administrative Assistant:** S. Ryan

Mayor Hagen called the May 19, 2015 Village of Cremona Public Hearing to order at 7:15 p.m.

**AGENDA**

The Agenda was presented for Council's approval.

**Res. 134-15 MOTION:** Moved by Councillor Bigelow that Council accept the Agenda as presented.

Carried

**BYLAW 459-15**

Bylaw 459-15 is a bylaw to amend the Land use Bylaw 395-06 to change the zoning for Plan 0913234, Block D, and Lot 2 from Urban Reserve (UR) to General Residential (R2). It should be noted that the Municipal Development Plan shows this area to be zoned residential.

On April 21, 2015 Council gave first reading to Bylaw 459-15 and set a Public Hearing for May 19, 2015. As per the *Municipal Government Act, section 692(4)* notice was given to adjacent landowners indicating the proposed re-zoning of Plan 0913234, Block D, Lot 2 and invited them to attend the Public Hearing or submit comments prior to the hearing.

After going over the procedure for the Public Hearing Mayor Hagen invited members of the public to speak on the proposed re-zoning, asking them to state their name and address.

Mark Kibzey – 430 Boake Avenue

Mr. Kibzey wanted to know if the future developer will be required to upgrade 3<sup>rd</sup> Street East and how that street was chosen or was given priority as opposed to a different street. He also asked if re-zoning will drive the cost for potential development. Further he wanted to know if future developments be required to have off site levies?

*Mayor Hagen, Councillor Reid and Councillor Temple explained about the grant that was applied for to upgrade and re-surface East Street. This grant application was part of the budget for 2015 and is important to the development and future developments for the Village.*

Gordon and Jennifer Osborne – 317 3<sup>rd</sup> Street East

Mr. and Mrs. Osborne stated they are not against development; they have been in Cremona for 50 years and want to see Cremona grow. Their main concern is having access between their place and their daughter who lives on East Street. They want to ensure access on the north side of the property will be provided to the empty lots owned by the Osborne's. They also do not want to see access from 3<sup>rd</sup> Street which goes past the school for this development. They feel 3<sup>rd</sup> Street is not a good place to have access into the development as it is too narrow and is on a road where the school is.

Larry Steeves – 306 2<sup>nd</sup> Avenue East

Mr. Steeves inquired that once the streets are paved will they need to be dug up? Mayor Hagen's answer to Mr. Steeves was that no, the plan for East Street is to do a complete new road with new infrastructure including curb and gutter.

Christina Turner- 402 East Street

Ms. Turner informed the Council that there is only a single service line going into their place which they had to pay for.

*Mayor Hagen informed Ms. Turner t that it would have to be dug up, enlarged and continue north.*

Ms. Turner then inquired what kind of development is R2?

*Luana Smith informed Mrs. Turner that R2 includes single family dwellings and attached dwellings such as duplexes.*

Mark Kibzey

Mr. Kibzey questioned the capacity of the sewage lagoon and if the development would require the Village to expand the lagoon?

*Mayor Hagen explained that the main issue with the lagoon was run off from stormwater which was filling the lagoon. He also informed the public that the lagoon was being dredged this year which will help with the capacity. Currently the Infrastructure Study shows the current lagoon has the capacity for 1000 population and the water sources and treatment plant for 1500 population.*

Jennifer Osborne – 317 – 3<sup>rd</sup> Street East

Mrs. Osborne wanted to ask why the development was being zoned R2 and not R1. The neighborhood should stay the same which is R1.

*Councillor Reid stated that Cremona Heights is zoned R2 and is surrounded by R1. R2 allows more flexibility for the developer.*

Mark Kibzey

Mr. Kibzey asked if there is a density change with R1 to R2 and if it would have any impact on the infrastructure. Mr. Kibzey stated that he sees crumbling infrastructure and this is a concern. He also stated that the information and deadline for submissions for the Public Hearing was not transparent. He would, like to see more open dialogue and education on these kinds of issues and feedback from the public and council is valuable for residents to know what is going on in the village.

Councillor Temple

Councillor Temple spoke that it would be nice to see the development which would increase the tax base for the Village and perhaps allow further upgrades for the infrastructure to take place.

Jennie Thompson – 105 1<sup>st</sup> Street

Ms. Thompson asked if the public could see the plan the developer has drafted.

*Luana Smith stated that as the subdivision application has not been submitted, this information cannot be released to public by the Village.*

Christina Turner

Ms. Turner stated that there was an Area Structure Plan (ASP) done for the land in question and if they change the plan, who is responsible for the costs of those changes? She added that the ASP was a huge cost to the Village so why pay for changes again?

Gordon Osborne

Mr. Osborne added to Ms. Turner's statement that everything went through the Red Deer Planning Board; he too asked who pays for the changes.

Mark Kibzey

Mr. Kibzey asked that any cost involved should be borne by the developer and does the developer have to contribute to the East Street upgrades.

Christina Turner

Ms. Turner stated that she would prefer low density and did not want to see it filled with duplexes.

Denise Collins – 121 Edey Close

Ms. Collins asked with this development there is potential for more families moving into the Village, does the school need to be informed so they can look at accommodating more students?

*Mayor Hagen informed Ms. Collins that Chinook's Edge School Division would have to make these decisions, not the Village.*

Jennifer Osborne

Mrs. Osborne stated that since the developer was at the meeting if he would like to speak about the development. The developer declined and said not at this time, the hearing was for the zoning changes.

**ADJOURNMENT**

Mayor Hagen asked for any further comments, as no comments were presented, Mayor Hagen asked for the Public Hearing to be adjourned.

**Res. 135-15** **MOTION:** Moved by Councillor Temple that Council adjourn from the Public Hearing on the 19 day of May, 2015 at 7:55 p.m.

**Carried**

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Mayor, Timothy Hagen

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CAO Luana Smith

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