



# MINUTES REGULAR COUNCIL MEETING

6:00 PM - Wednesday, December 11, 2024

Council Chambers, 1 Parklane Drive, Strathmore AB

**COUNCIL PRESENT:**

Mayor Pat Fule, Councillor Melissa Langmaid, Councillor Debbie Mitzner, Councillor Jason Montgomery (virtual), Councillor Denise Peterson, Councillor Richard Wegener, and Deputy Mayor Brent Wiley (virtual)

**STAFF PRESENT:**

Kevin Scoble (Chief Administrative Officer), Jamie Dugdale (Director of Infrastructure, Operations, and Development Services), Kara Rusk (Director of Strategic, Administrative, and Financial Services), and Johnathan Strathdee (Manager of Legislative Services)

1. **CALL TO ORDER**

Mayor Fule called the December 11, 2024 Regular Council Meeting to order at 6:00 p.m.

2. **CONFIRMATION OF AGENDA**

**Resolution No. 343.12.24**

Moved by Councillor Langmaid

THAT Council adopt the December 11, 2024 Regular Council Meeting Agenda as amended:

Addition:

3.2 Land Item – Advice from officials – FOIP S.24 (1)(a)

**FOR:** Mayor Fule, Councillor Langmaid, Councillor Mitzner, Councillor Montgomery, Councillor Peterson, Councillor Wegener, and Councillor Wiley

**AGAINST:** None.

**CARRIED**

3. **CLOSED MEETING**

**Resolution No. 344.12.24**

Moved by Councillor Peterson

THAT Council move In Camera to discuss items related to sections 24(1)(b)(i) and 24(1)(a) of the *Freedom of Information and Protection of Privacy Act* at 6:02 p.m.

**FOR:** Mayor Fule, Councillor Langmaid, Councillor Mitzner, Councillor Montgomery, Councillor Peterson, Councillor Wegener, and Councillor Wiley

**AGAINST:** None.

**CARRIED**

3.1. Amenity Opportunities – Advice from officials – FOIP S.24 (1)(b)(i)

3.2 Land Item – Advice from officials – FOIP S.24 (1)(a)

3.3. Council CAO Dialogue – Advice from officials – FOIP S.24 (1)(b)(i)

**Resolution No. 345.12.24**

Moved by Councillor Peterson

THAT Council move out of Camera at 7:30 p.m.

**FOR:** Mayor Fule, Councillor Langmaid, Councillor Mitzner, Councillor Montgomery, Councillor Peterson, Councillor Wegener, and Councillor Wiley

**AGAINST:** None.

**CARRIED**

**Resolution No. 346.12.24**

Moved by Councillor Wegener

THAT Council approve the recommendation for 3.2 - Land Item, as presented in the Confidential Administrative Report and as discussed In Camera.

AND THAT the details of the discussion remain confidential pursuant to section 24(1)(a) of the Freedom of Information and Protection of Privacy Act.

**FOR:** Mayor Fule, Councillor Langmaid, Councillor Mitzner, Councillor Montgomery, Councillor Peterson, Councillor Wegener, and Councillor Wiley

**AGAINST:** None.

**CARRIED**

4. **PUBLIC HEARING**

None.

5. **PUBLIC COMMENTS**

None.

**6. DELEGATIONS**

**6.1. 2024-2025 RCMP Q2 Municipal Policing Report**

**7. CONSENT AGENDA**

**Resolution No. 347.12.24**

Moved by Councillor Langmaid

THAT Council adopt the recommendations of the following agenda reports by an omnibus motion:

8.1 Regular Council Meeting Minutes – December 4, 2024

11.2.1 WADEMSA Organization Meeting Minutes – November 2, 2023

11.2.2 WADEMSA Regular Meeting Minutes – October 21, 2024

**FOR:** Mayor Fule, Councillor Langmaid, Councillor Mitzner, Councillor Montgomery, Councillor Peterson, Councillor Wegener, and Councillor Wiley

**AGAINST:** None.

**CARRIED**

**8. CONFIRMATION OF MINUTES**

**8.1. Regular Council Meeting Minutes – December 4, 2024**

The following motion was adopted by the consent agenda:

THAT Council adopt the December 4, 2024 Regular Council Meeting Minutes as presented in Attachment I.

**9. BUSINESS**

None.

**10. BYLAWS**

**10.1. Intermunicipal Development Plan Bylaw No. 24-15**

**Resolution No. 348.12.24**

Moved by Councillor Peterson

THAT Council give Second Reading to Bylaw No. 24-15, being a bylaw to adopt the Town of Strathmore and Wheatland County Intermunicipal Development Plan, as amended.

**FOR:** Mayor Fule, Councillor Langmaid, Councillor Peterson, Councillor Wegener, and Councillor Wiley

**AGAINST:** None.

**ABSTAINED:** Councillor Mitzner and Councillor Montgomery

**CARRIED**

Councillor Mitzner and Councillor Montgomery abstained from voting on the Intermunicipal Development Plan Bylaw No. 24-15, as per Section 184(a) of the *Municipal Government Act*, due to being away for the October 2, 2024, Public Hearing.

**Resolution No. 349.12.24**

Moved by Councillor Langmaid

THAT Council accept the following amendments to Bylaw No. 24-15 being a bylaw to adopt the Town of Strathmore and Wheatland County Intermunicipal Development Plan:

Add section 1-2, Policy Interpretation, which states:

"Throughout this Plan, the operative words "shall", "should" and "may" are used to indicate varying degrees of obligation for following and/or enforcing the intended action of a given policy. These words are interpreted as follows:

- **"Shall"** policies are those that are mandatory and must be complied with.
- **"Should"** policies are those that the both municipalities encourage and compliance with the principle is required, but the method and level of compliance is subject to the discretion of the applicable approving authority.
- **"May"** policies are discretionary, with the level of required compliance determined by the applicable approving authority at that point in time."

Add foot note 1 to section 1-6, Current Land Use Analysis, 'A land use analysis was prepared to better understand what type of development has occurred to date, and to identify the remaining developable land<sup>1</sup> within the Study Area.' to state:

"For the purposes of a Growth Analysis, **Absorbed Land Supply** is defined as lands zoned for non-agricultural purposes under the Land Use Bylaw (LUB) of the respective municipality and subdivided for development. Meanwhile, **Unabsorbed Land supply** is defined as lands not yet zoned for non-agricultural purposes and/or subdivided for development. In the County's rural context, agricultural uses are an important part of its culture, community, and economy. Rather than being seen as developed lands in waiting, they are important as agricultural land in and of themselves."

Change the wording in section 1-8, IDP Planning Process to read:

"Phase 6: Refine and Adopt the IDP Refinements have been made to plan policies to reflect Phase 5 feedback and separate Public Hearings occurred in October 2024."

Change the wording in, General Land Use Policy, section 2.3.2 to state:

"The development of new or expansion of existing Confined Feeding Operations (CFOs) or stand-alone manure storage facilities, as defined by the Agricultural Operation Practices Act, within the plan area shall not be supported."

Add section 2.4.2 to 2.4 Future Business Area Land Use Policy to state:

"Notwithstanding Policy 2.4.1, lands within existing approved Area Structure Plans shall be allowed to develop in accordance with those plans, as amended from time to time, so long as that development is consistent with the direction and intent of this IDP."

Change the wording in, Predominantly Agricultural Lands Policy section 2.5.2 (a) to state:

"The site is located along, or near, a transportation route such as a provincial highway, or a developed roadway."

**FOR:** Mayor Fule, Councillor Langmaid, Councillor Peterson, Councillor Wegener, and Councillor Wiley

**AGAINST:** None.

**ABSTAINED:** Councillor Mitzner and Councillor Montgomery

**CARRIED**

Councillor Mitzner and Councillor Montgomery abstained from voting on the Intermunicipal Development Plan Bylaw No. 24-15, as per Section 184(a) of the *Municipal Government Act*, due to being away for the October 2, 2024, Public Hearing.

#### **Resolution No. 350.12.24**

Moved by Councillor Wegener

THAT Council give Third Reading to Bylaw No. 24-15, being a bylaw to adopt the Town of Strathmore and Wheatland County Intermunicipal Development Plan.

**FOR:** Mayor Fule, Councillor Langmaid, Councillor Peterson, Councillor Wegener, and Councillor Wiley

**AGAINST:** None.

**ABSTAINED:** Councillor Mitzner and Councillor Montgomery

**CARRIED**

Councillor Mitzner and Councillor Montgomery abstained from voting on the Intermunicipal Development Plan Bylaw No. 24-15, as per Section 184(a) of the *Municipal Government Act*, due to being away for the October 2, 2024, Public Hearing.

**10.2. Municipal Election Bylaw No. 24-18**

**Resolution No. 351.12.24**

Moved by Councillor Peterson

THAT Council give First Reading to Bylaw No. 24-18, being the Municipal Election Bylaw.

**FOR:** Mayor Fule, Councillor Langmaid, Councillor Mitzner, Councillor Montgomery, Councillor Peterson, Councillor Wegener, and Councillor Wiley

**AGAINST:** None.

**CARRIED**

**Resolution No. 352.12.24**

Moved by Councillor Peterson

THAT Council give Second Reading to Bylaw No. 24-18, being the Municipal Election Bylaw.

**FOR:** Mayor Fule, Councillor Langmaid, Councillor Mitzner, Councillor Montgomery, Councillor Peterson, Councillor Wegener, and Councillor Wiley

**AGAINST:** None.

**CARRIED**

**Resolution No. 353.12.24**

Moved by Councillor Langmaid

THAT Council give Unanimous Consent to give Third and Final Reading to Bylaw No. 24-18, being the Municipal Election Bylaw.

**FOR:** Mayor Fule, Councillor Langmaid, Councillor Mitzner, Councillor Montgomery, Councillor Peterson, Councillor Wegener, and Councillor Wiley

**AGAINST:** None.

**CARRIED**

**Resolution No. 354.12.24**

Moved by Councillor Wiley

THAT Council give Third Reading to Bylaw No. 24-18, being the Municipal Election Bylaw.

**FOR:** Mayor Fule, Councillor Langmaid, Councillor Mitzner, Councillor Montgomery, Councillor Peterson, Councillor Wegener, and Councillor Wiley

**AGAINST:** None.

**CARRIED**

**Resolution No. 355.12.24**

Moved by Councillor Peterson

THAT Council appoint Johnathan Strathdee as the Town of Strathmore's Returning Officer for the 2025 Municipal Election;

AND THAT Council appoint Claudette Thorhaug as the Town of Strathmore's Substitute Returning Officer for the 2025 Municipal Election.

**FOR:** Mayor Fule, Councillor Langmaid, Councillor Mitzner, Councillor Montgomery, Councillor Peterson, Councillor Wegener, and Councillor Wiley

**AGAINST:** None.

**CARRIED**

**10.3. Election Signs Bylaw No. 24-19**

**Resolution No. 356.12.24**

Moved by Councillor Peterson

THAT Council give First Reading to Bylaw No. 24-19, being the Election Signs Bylaw.

**FOR:** Mayor Fule, Councillor Langmaid, Councillor Mitzner, Councillor Montgomery, Councillor Peterson, Councillor Wegener, and Councillor Wiley

**AGAINST:** None.

**CARRIED**

**Resolution No. 357.12.24**

Moved by Councillor Peterson

THAT Council give Second Reading to Bylaw No. 24-19, being the Election Signs Bylaw.

**FOR:** Mayor Fule, Councillor Langmaid, Councillor Mitzner, Councillor Montgomery, Councillor Peterson, Councillor Wegener, and Councillor Wiley

**AGAINST:** None.

**CARRIED**

**Resolution No. 358.12.24**

Moved by Councillor Peterson

THAT Council give Unanimous Consent to give Third and Final Reading to Bylaw No. 24-19, being the Election Signs Bylaw.

**FOR:** Mayor Fule, Councillor Langmaid, Councillor Mitzner, Councillor Montgomery, Councillor Peterson, Councillor Wegener, and Councillor Wiley

**AGAINST:** None.

**CARRIED**

**Resolution No. 359.12.24**

Moved by Councillor Wegener

THAT Council give Third Reading to Bylaw No. 24-19, being the Election Signs Bylaw.

**FOR:** Mayor Fule, Councillor Langmaid, Councillor Mitzner, Councillor Montgomery, Councillor Peterson, Councillor Wegener, and Councillor Wiley

**AGAINST:** None.

**CARRIED**

**11. COUNCILLOR INFORMATION & INQUIRIES**

**11.1. QUESTIONS BETWEEN COUNCILLORS AND COUNCIL STATEMENTS**

None.

**11.2. BOARD AND COMMITTEE REPORTS**

**11.2.1. WADEMSA Organization Meeting Minutes – November 2, 2023**

**11.2.2. WADEMSA Regular Meeting Minutes – October 21, 2024**

**11.3. QUESTION AND ANSWER PERIOD**

None.

**11.4. ADMINISTRATIVE INQUIRIES**

None.

**11.5. NOTICES OF MOTION**

None.

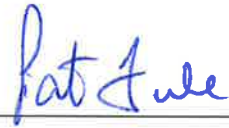


12. **CORRESPONDENCE**

None.

13. **ADJOURNMENT**

Mayor Fule adjourned the December 11, 2024 Regular Council Meeting at 8:39 p.m.

A handwritten signature in blue ink, appearing to read "Pat Fule", written over a horizontal line.

Mayor

A handwritten signature in blue ink, written over a horizontal line.

Director of Strategic, Administrative,  
and Financial Services