



MINUTES

REGULAR COUNCIL MEETING

6:00 PM - Wednesday, October 2, 2024

Council Chambers, 1 Parklane Drive, Strathmore AB

COUNCIL PRESENT:

Mayor Pat Fule, Councillor Melissa Langmaid, Councillor Denise Peterson, Councillor Richard Wegener, and Deputy Mayor Brent Wiley

COUNCIL ABSENT:

Councillor Debbie Mitzner and Councillor Jason Montgomery

STAFF PRESENT:

Kevin Scoble (Chief Administrative Officer), Jamie Dugdale (Director of Infrastructure, Operations, and Development Services), Mark Pretzlaff (Director of Community and Protective 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 October 2, 2024 Regular Council Meeting to order at 6:02 p.m.

1.1. Traditional Land Acknowledgement for the First Meeting in October (Mokoikisom)

We honour all the many First Nations, Métis, and Inuit whose footsteps have marked these lands for centuries. We acknowledge that the ancestral and traditional lands on which we gather are Land of the Blackfoot Confederacy and Treaty 7 territory, a traditional meeting ground for many Indigenous peoples, and in particular our neighbors, Siksika Nation on whose traditional territory we work, live, and play, and on whose traditional territory we stand and where Strathmore resides.

2. CONFIRMATION OF AGENDA

Resolution No. 212.10.24

Moved by Councillor Peterson

THAT Council adopt the October 2, 2024 Regular Council Meeting Agenda as amended:

ADDITION:

12.2 Advocacy Item (Letter from Province) – Advice from officials – FOIP S. 24(1)(a)

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

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

AGAINST: None.

CARRIED

3. PUBLIC HEARING

3.1. Intermunicipal Development Plan Bylaw No. 24-15

Mayor Fule opened the Public Hearing for Bylaw No. 24-15 being a bylaw to adopt the Town of Strathmore and Wheatland County Intermunicipal Development Plan, at 6:04 p.m.

Chuck Procter presented the bylaw on behalf of Administration.

Brian Conger presented the bylaw on behalf of Administration.

No individuals spoke in favour of the bylaw.

No individuals spoke in opposition to the bylaw.

No individuals deemed affected spoke.

Mayor Fule closed the Public Hearing for Bylaw No. 24-15, being a bylaw to adopt the Town of Strathmore and Wheatland County Intermunicipal Development Plan, at 6:35 p.m.

4. PUBLIC COMMENTS

None.

5. DELEGATIONS

None.

6. CONSENT AGENDA

Resolution No. 213.10.24

Moved by Councillor Wiley

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

- 7.1 Regular Council Meeting Minutes – September 18, 2024
- 9.1 Gas Franchise Fee Advertising Requirement
- 9.2 2024 Capital Budget Amendment – Municipal Enforcement Patrol Vehicle
- 10.2.1 Wheatland Housing Management Body Meeting Minutes – June 27, 2024
- 10.2.3 WREMP – April 25, 2024 – Unapproved Meeting Minutes

10.2.4 WREMP – September 12, 2024 – Unapproved Meeting Minutes

11.1 Letter from Minister Nixon – Re: Wheatland Lodge and Hospice Project

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

AGAINST: None.

CARRIED

7. CONFIRMATION OF MINUTES

7.1. Regular Council Meeting Minutes – September 18, 2024

The following motion was adopted by the consent agenda:

THAT Council adopt the September 18, 2024 Regular Council Meeting Minutes as presented in Attachment I.

8. BYLAWS

8.1. Intermunicipal Development Plan Bylaw No. 24-15

Resolution No. 214.10.24

Moved by Councillor Peterson

THAT Council give First 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.

CARRIED

Resolution No. 215.10.24

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:

Policy 2.3.2 be amended to state “The development of new or expansion of existing Confined Feeding Operations (CFOs) or stand-alone manure storage facilities within the plan area shall not be supported.”

Policy 2.4.1 be amended to state “Future commercial and industrial development on lands not within the Town’s Municipal Boundary, should be directed to those areas identified as Future Business Area in the Future Development Scenario (see Figure 5).”

Policy 2.5.2 be amended to state "Notwithstanding Policy 2.4.1, single-lot commercial and industrial development may be approved within the Predominantly Agricultural Lands (see Figure 5) provided that the following criteria are met:

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

Resolution No. 216.10.24

Moved by Councillor Wiley

THAT Council amend the motion to remove the changes referenced as:

"Policy 2.5.2 be amended to state 'Notwithstanding Policy 2.4.1, single-lot commercial and industrial development may be approved within the Predominantly Agricultural Lands (see Figure 5) provided that the following criteria are met:

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

Resolution No. 217.10.24

Moved by Councillor Langmaid

THAT Council take a 5-minute recess.

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

AGAINST: None.

CARRIED

Mayor Fule reconvened the meeting at 6:57 p.m.

Resolution No. 216.10.24

Moved by Councillor Wiley

THAT Council amend the motion to remove the changes referenced as:

"Policy 2.5.2 be amended to state 'Notwithstanding Policy 2.4.1, single-lot commercial and industrial development may be approved within the Predominantly Agricultural Lands (see Figure 5) provided that the following criteria are met:

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

FOR: None.

AGAINST: Mayor Fule, Councillor Langmaid, Councillor Peterson, Councillor Wegener, and Councillor Wiley

DEFEATED

Resolution No. 218.10.24

Moved by Councillor Peterson

THAT Council withdraw the motion that states "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:

Policy 2.3.2 be amended to state "The development of new or expansion of existing Confined Feeding Operations (CFOs) or stand-alone manure storage facilities within the plan area shall not be supported."

Policy 2.4.1 be amended to state "Future commercial and industrial development on lands not within the Town's Municipal Boundary, should be directed to those areas identified as Future Business Area in the Future Development Scenario (see Figure 5)."

Policy 2.5.2 be amended to state "Notwithstanding Policy 2.4.1, single-lot commercial and industrial development may be approved within the Predominantly Agricultural Lands (see Figure 5) provided that the following criteria are met:

- a) 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.

CARRIED

Resolution No. 215.10.24

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:

Policy 2.3.2 be amended to state "The development of new or expansion of existing Confined Feeding Operations (CFOs) or stand-alone manure storage facilities within the plan area shall not be supported."

Policy 2.4.1 be amended to state "Future commercial and industrial development on lands not within the Town's Municipal Boundary, should be directed to those areas identified as Future Business Area in the Future Development Scenario (see Figure 5)."

Policy 2.5.2 be amended to state "Notwithstanding Policy 2.4.1, single-lot commercial and industrial development may be approved within the Predominantly Agricultural Lands (see Figure 5) provided that the following criteria are met:

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

WITHDRAWN

8.2. East Pine Road Closure Bylaw No. 23-11

Resolution No. 219.10.24

Moved by Councillor Langmaid

THAT Council give Second Reading to the East Pine Road Closure Bylaw No. 23-11.

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

AGAINST: None.

CARRIED

Resolution No. 220.10.24

Moved by Councillor Peterson

THAT Council give Third Reading to the East Pine Road Closure Bylaw No. 23-11 (in which Registration through Alberta Land Titles may occur).

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

AGAINST: None.

CARRIED

8.3. Offsite Levy Bylaw No. 24-17

Resolution No. 221.10.24

Moved by Councillor Wiley

THAT Council give First Reading to Bylaw 24-17, being the Offsite Levy Bylaw;

AND THAT Council direct Administration to schedule a Public Hearing for November 6, 2024 at 7:00 p.m. in Council Chambers.

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

AGAINST: None.

CARRIED

9. BUSINESS

9.1. Gas Franchise Fee Advertising Requirement

9.2. 2024 Capital Budget Amendment – Municipal Enforcement Patrol Vehicle

The following motion was adopted by the consent agenda:

THAT Council approve the transfer of \$60,000 from the Capital Fire Reserve for the purchase of an Incident Command vehicle from the Municipal Enforcement department;

AND THAT Council further approve the use of the \$60,000 funds within Municipal Enforcement for the purchase of a previously owned Municipal Enforcement patrol vehicle.

10. COUNCILLOR INFORMATION & INQUIRIES

10.1. QUESTIONS BETWEEN COUNCILLORS AND COUNCIL STATEMENTS

None.

10.2. BOARD AND COMMITTEE REPORTS

10.2.1. Wheatland Housing Management Body Meeting Minutes – June 27, 2024

10.2.2. WADEMSA Report – September 16, 2024

Resolution No. 222.10.24

Moved by Councillor Langmaid

THAT Council accept the WADEMSA Report – September 16, 2024 for information, as presented.

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

AGAINST: None.

CARRIED

10.2.3. WREMP – April 25, 2024 – Unapproved Meeting Minutes

10.2.4. WREMP – September 12, 2024 – Unapproved Meeting Minutes

10.3. QUESTION AND ANSWER PERIOD

10.3.1 Alberta Municipalities Conference

Councillor Wegener shared that Mayor Fule, Councillor Montgomery and Councillor Wegener attended the Alberta Municipalities Conference in Red Deer.

10.4. ADMINISTRATIVE INQUIRIES

None.

10.5. NOTICES OF MOTION

None.

11. CORRESPONDENCE

11.1. Letter from Minister Nixon – Re: Wheatland Lodge and Hospice Project

12. CLOSED MEETING

Resolution No. 223.10.24

Moved by Councillor Langmaid

THAT Council move In Camera to discuss items related to section 24(1)(b)(i) and 24(1)(a) of the *Freedom of Information and Protection of Privacy Act* at 7:21 p.m.

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

AGAINST: None.

CARRIED

12.1. Wheatland Housing Management Body (WHMB) Request – Advice from officials – FOIP S. 24(1)(b)(i)

12.2. Advocacy Item (Letter from Province) – Advice from officials – FOIP S. 24(1)(a)

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

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

Resolution No. 224.10.24

Moved by Councillor Peterson

THAT Council move out of Camera at 9:30 p.m.

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

AGAINST: None.

CARRIED

Resolution No. 225.10.24

Moved by Councillor Wegener

THAT Council direct Administration to prepare a letter responding to Wheatland Housing Management Body, as discussed In Camera during 12.1 - Wheatland Housing Management Body (WHMB) Request;

AND THAT Administration bring this letter to the October 16, 2024 Regular Council Meeting for Council's consideration.

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

AGAINST: Councillor Wiley

CARRIED

Resolution No. 226.10.24

Moved by Councillor Langmaid

THAT Council direct Administration to complete the carbon tax feedback survey sent by the Province no later than the October 9, 2024 deadline.

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

AGAINST: None.

CARRIED

13. ADJOURNMENT

Mayor Fule adjourned the October 2, 2024 Regular Council Meeting at 9:37 p.m.



Mayor



Director of Strategic, Administrative,
and Financial Services