



**TOWN OF OKOTOKS
UNADOPTED MINUTES
FOR THE REGULAR COUNCIL MEETING
HELD MONDAY, SEPTEMBER 23, 2024
AT THE OKOTOKS MUNICIPAL CENTRE
COUNCIL CHAMBER**

**COUNCIL MEMBERS
PRESENT**

Mayor Thorn
Councillor Hallmark
Councillor Heemeryck
Councillor Lang
Councillor Robinson
Councillor Swendseid

**ADMINISTRATION
PRESENT**

Acting Chief Administrative Officer Christa Michailuck
Legislative Affairs Officer Lucy Mundy

1. CALL TO ORDER

Mayor Thorn called the meeting to order at 3:02 p.m. and provided a traditional land acknowledgement.

2. ADOPTION OF AGENDA

MOTION 24.C.302

By Councillor Swendseid

That the agenda for the September 23, 2024 Regular Council Meeting be adopted as presented.

Carried Unanimously

3. CLOSED SESSION

None

4. DELEGATIONS

4.2 PUBLIC DELEGATIONS

None

5. MOTION(S) ARISING FROM CLOSED SESSION

None

6. CONSENT AGENDA

6.1 MINUTES OF PREVIOUS MEETING

6.1.1 Regular Council Meeting - September 9, 2024

6.2 BUSINESS ITEMS FOR INFORMATION / FROM COMMITTEE

6.2.1 Drought Management Water Statistics Monthly Update

6.2.2 Chief Administrative Officer Approvals

6.3 FIRST READING BYLAWS

None

6.4 RESPONSES TO COUNCILLOR INQUIRIES AND SUGGESTIONS

6.4.1 Mayor Thorn - Water Rate Analysis

6.5 CORRESPONDENCE FOR INFORMATION

6.5.1 Marigold Library System, August Board Meeting Highlights and Notes to Council - September 10, 2024

6.5.2 Don Herring, Chairperson, Westwinds Communities, Re: D'Arcy Site Progression - September 12, 2024

6.5.3 Lynne Price, CEO, Marigold Library System, Re: 2025 Marigold Levy Population - September 16, 2024

6.6 BOARD AND COMMITTEE MINUTES

6.6.1 Family and Community Support Services Committee - September 4, 2024

6.7 DISCLOSURE OF CLOSED SESSION ITEMS

None

MOTION 24.C.303

By Councillor Robinson

That the minutes under 6.1.1 be adopted as presented; and the remaining items be received as information.

Carried Unanimously

7. BUSINESS ITEMS FOR ACTION

7.1 Time Change for Regular Council Meeting

Legislative Affairs Manager Cathy Duplessis reviewed the report containing the issue that Council approval is required to change the start time of the public session for the October 28, 2024 Regular Council Meeting.

MOTION 24.C.304

By Councillor Swendseid

That the public session for the October 28, 2024 Regular Council Meeting be changed to begin at 2:00 p.m.

Carried Unanimously

8. BYLAWS

8.1 Bylaw 30-24 - Tribunal Boards Bylaw Amendment

Legislative Affairs Manager Cathy Duplessis reviewed the report containing the issue that the purpose of Bylaw 30-24 is to amend Bylaw 08-24 Tribunal Boards Bylaw to allow for one (1) additional Assessment Review Board Member and provide improved clarification within the Bylaw.

MOTION 24.C.305

By Councillor Lang

That Bylaw 30-24 be read a first time.

Carried Unanimously

MOTION 24.C.306

By Councillor Heemeryck

That Bylaw 30-24 be read a second time.

Carried Unanimously

MOTION 24.C.307

By Councillor Swendseid

That authorization be given to read Bylaw 30-24 a third time.

Carried Unanimously

MOTION 24.C.308

By Councillor Hallmark

That Bylaw 30-24 be read a third time and passed.

Carried Unanimously

8.2 Bylaw 31-24 Procedure Bylaw Amendment

Legislative Affairs Manager Cathy Duplessis reviewed the report containing the issue that Council approval is required to publish the video recording of the September 16, 2024 Governance and Priorities Committee Meeting to the Town's website and Bylaw 31-24 is brought forward for the purpose of amending Procedure Bylaw 12-22 to allow for Governance and Priorities Committee Budget and Annual Budget meetings to be recorded and published to the Town's website in perpetuity.

MOTION 24.C.309

By Councillor Heemeryck

That a suspension of procedural rules be authorized under section 3.2 of Procedure Bylaw 12-22 to permit posting the recording of the September 16, 2024 Governance and Priorities Committee Budget meeting to the Town website, as recommended by the Governance and Priorities Committee.

Carried Unanimously

MOTION 24.C.310

By Councillor Lang

That Bylaw 31-24 be read a first time.

Carried Unanimously

MOTION 24.C.311

By Councillor Robinson

That Bylaw 31-24 be read a second time.

Carried Unanimously

MOTION 24.C.312

By Councillor Lang

That authorization be given to read Bylaw 31-24 a third time.

Carried Unanimously

MOTION 24.C.313

By Councillor Swendseid

That Bylaw 31-24 be read a third time and passed.

Carried Unanimously

9. NOTICES OF MOTION

None

10. MOTIONS RE NOTICES

None

11. CORRESPONDENCE FOR ACTION

None

12. COUNCILLOR INQUIRIES AND SUGGESTIONS

Councillor Swendseid provided an inquiry regarding the Town's management of fox tail barley.

Acting Chief Administrative Officer Christa Michailuck provided a response that there is no chemical treatment that can be applied selectively to fox tail barley that will not kill other grasses; therefore, it is not included in the Town's Chemical Weed Control Program.

Mayor Thorn provided an inquiry regarding the reason for the decrease in the D'Arcy storm pond water level; whether there is a maintained minimum water level; and if the pond water qualifies for reuse.

Operations & Utilities Director Jeremy Huet provided a response that storm pond water level changes are caused by evaporation, drought, or intentionally by the Town to remove material and sediment understanding that it will refill the following year. Based on the weather this year, the cause for the storm pond water level decrease in D'Arcy was likely the Town lowering the level for maintenance and quality purposes. The D'Arcy storm pond was not designed for water reuse.

13. COUNCIL REPRESENTATIVE REPORTS

Mayor Thorn, Councillors Lang and Swendseid reported on their activities since the last Council meeting.

Break at 3:33 p.m. Reconvene at 6:00 p.m.

4. DELEGATIONS (RESUMED)

4.1 REQUESTED DELEGATIONS

4.1.1 Awesome Kids Awards

Natali Bencharski, Nash Bencharski, Cleavon Laquibla, and Hadley Janssen were in attendance to be recognized for their performances as members of the Young Canadians during the 2024 Calgary Stampede Grandstand Show. A short video was played from member Jack Leathwaite who was unable to attend.

4.1.2 Sport Recognition

Preston Tocheniuk and Kingston Besuijen were in attendance for being selected as members of Team Alberta and representing the Town of Okotoks and Alberta at the 2024 Baseball Canada Cup Championships.

4.1.3 Sport Recognition

Erika Finney and Kate Groeneveld were in attendance for being Southern Alberta Revolution softball team members who won the Canada Region Championships and played the Senior League Softball World Series.

4.1.4 Sport Recognition

Six players from the U17 HOKS Lacrosse Team were in attendance for winning the Alberta Provincial Lacrosse Championships.

Break at 6:30 p.m. Reconvene at 6:59 p.m.

14. PUBLIC HEARINGS

14.1 Bylaw 26-24 - Land Use Bylaw Amendment - Wedderburn Phase 12

Mayor Thorn opened the Public Hearing for Bylaw 26-24 - Land Use Bylaw Amendment - Wedderburn Phase 12 at 7:00 p.m.

Planner Colton Nickel reviewed the report containing the issue that the purpose of Bylaw 26-24 is to amend Land Use Bylaw 17-21 by redesignating approximately +/- 2.44ha (+/- 6.02 acres) from Agricultural and Land Holdings District to Neighbourhood Core District.

Mayor Thorn called for those present in the Council Chamber and virtually who wished to speak in favour of the proposed Bylaw.

Stantec Urban Planner Christina Lombardo spoke in favour of the proposed Bylaw.

Mayor Thorn called for questions from Council of the presenter and the questions were answered by Christina Lombardo and Anthem Properties Planning & Sales representative Steve LePan. Steve LePan additionally stated that he was in favour of the proposed Bylaw.

Administration stated that there were no virtual participants.

Mayor Thorn called for those present in the Council Chamber who wished to speak in objection to the proposed Bylaw and there were none.

Mayor Thorn called for questions from Council of Administration and the questions were answered.

Mayor Thorn called for Administration to provide a summary of submissions received after 12:00 p.m. on September 18, 2024 to 7:00 p.m. on September 23, 2024 and there were none.

Mayor Thorn called for a 15-minute break to provide an opportunity for members of the public to submit responses to new information that may have arisen from Administration's report.

Break at 7:15 p.m. Reconvene at 7:30 p.m.

Mayor Thorn called for Administration to provide a summary of submissions received during the break and there were none.

Mayor Thorn called for questions of clarification from those present in the Council Chamber and there were none.

Mayor Thorn called for further questions of clarification from Council of Administration and there were none.

MOTION 24.C.314

By Councillor Lang

That the Public Hearing for Bylaw 26-24 close at 7:31 p.m.

Carried Unanimously

14.2 Bylaw 27-24 - Land Use Bylaw Amendment - D'Arcy Phase 14

Mayor Thorn opened the Public Hearing for Bylaw 27-24 - Land Use Bylaw Amendment - D'Arcy Phase 14 at 7:31 p.m.

Planner Lauren Gagatek reviewed the report containing the issue that the purpose of Bylaw 27-24 is to amend Land Use Bylaw 17-21 by redesignating approximately +/- 1.66ha (+/- 4.10 acres) from Agricultural and Land Holdings District to Neighbourhood Core District.

Mayor Thorn called for those present in the Council Chamber and virtually who wished to speak in favour of the proposed Bylaw.

Anthem Properties Planning & Sales representative Steve LePan spoke in favour of the proposed Bylaw.

Mayor Thorn called for questions from Council of the presenter and the questions were answered.

Stantec Urban Planner Christina Lombardo spoke in favour of the proposed Bylaw.

Mayor Thorn called for questions from Council of the presenter and there were none.

Administration stated that there were no virtual participants.

Mayor Thorn called for those present in the Council Chamber who wished to speak in objection to the proposed Bylaw.

Okotoks Resident Debbie Deglow spoke in objection to the proposed Bylaw.

Mayor Thorn called for questions from Council of the presenter and the questions were answered.

Okotoks Resident Brad Hemus spoke in objection to the proposed Bylaw.

Mayor Thorn called for questions from Council of the presenter and there were none.

Okotoks Resident Nick Klassen spoke in objection to the proposed Bylaw.

Mayor Thorn called for questions from Council of the presenter and there were none.

Okotoks Resident Aaron Cull spoke in objection to the proposed Bylaw.

Mayor Thorn called for questions from Council of the presenter and there were none.

Okotoks Resident Ken McNair spoke in objection to the proposed Bylaw.

Mayor Thorn called for questions from Council of the presenter and the questions were answered.

Okotoks Resident Trevor Forbes spoke in objection to the proposed Bylaw.
Mayor Thorn called for questions from Council of the presenter and there were none.

Okotoks Resident Holly Penhalagan spoke in objection to the proposed Bylaw.

Mayor Thorn provided a response to one of the presenter's concerns and asked if there were questions from Council of the presenter and there were none.

Okotoks Resident Tim Sikora spoke in objection to the proposed Bylaw.

Mayor Thorn called for questions from Council of the presenter and there were none.

Mayor Thorn called for questions from Council of Administration and the questions were answered.

Mayor Thorn called for Administration to provide a summary of submissions received after 12:00 p.m. on September 18, 2024 to 7:00 p.m. on September 23, 2024 and there were none.

Mayor Thorn called for a 15-minute break to provide an opportunity for members of the public to submit responses to new information that may have arisen from Administration's report.

Break at 8:31 p.m. Reconvene at 8:47 p.m.

Mayor Thorn called for Administration to provide a summary of submissions received during the break and there were none.

Mayor Thorn called for questions of clarification or information from those present in the Council Chamber.

Okotoks Resident Ken McNair asked a question of clarification.

Okotoks Resident Trevor Forbes asked a question of clarification.

Okotoks Resident Tim Sikora asked a question of clarification.

Mayor Thorn called for further questions of clarification from Council of Administration and there were none.

Administration provided a response to the questions of clarification.

MOTION 24.C.315

By Councillor Swendseid

That the Public Hearing for Bylaw 27-24 close at 9:00 p.m.

Carried Unanimously

14.3 Bylaw 24-24 - Land Use Bylaw Amendment - 149 Elizabeth Street

Mayor Thorn opened the Public Hearing for Bylaw 24-24 - Land Use Bylaw Amendment – 149 Elizabeth Street at 9:00 p.m.

Planner Craig Davies reviewed the report containing the issue that the purpose of Bylaw 24-24 is to amend Land Use Bylaw 17-21 by redesignating approximately +/- 0.48ha (+/- 1.19 acres) located at 149 Elizabeth Street (Plan 1420L, Block F, Lots 25-37) from Downtown District and Traditional Neighbourhood District to General Commercial District.

Mayor Thorn called for those present in the Council Chamber and virtually who wished to speak in favour of the proposed Bylaw.

Business Agent Boniface Uduji spoke in favour of the proposed Bylaw.

Mayor Thorn called for questions from Council of the presenter and the questions were answered.

Administration stated that there were no virtual participants.

Mayor Thorn called for those present in the Council Chamber who wished to speak in objection to the proposed Bylaw.

Okotoks Resident Jason Neufeld spoke in objection to the proposed Bylaw.

Mayor Thorn called for questions from Council of the presenter and the questions were answered.

Mayor Thorn called for questions from Council of Administration and the questions were answered.

Mayor Thorn called for Administration to provide a summary of submissions received after 12:00 p.m. on September 18, 2024 to 7:00 p.m. on September 23, 2024.

Administration reported that one (1) submission was received in opposition of the proposed Bylaw from Okotoks residents Kerry and Doug Hill and the submission was read into the record.

Mayor Thorn called for a 15-minute break to provide an opportunity for members of the public to submit responses to new information that may have arisen from Administration's report.

Break at 9:23 p.m. Reconvene at 9:38 p.m.

Mayor Thorn called for Administration to provide a summary of submissions received during the break.

Administration reported that one (1) submission was received in opposition of the proposed Bylaw from Okotoks Resident Lynn Neufeld and the submission was read into the record.

Mayor Thorn called for questions of clarification or information from those present in the Council Chamber and there were none.

Mayor Thorn called for further questions of clarification from Council of Administration and the questions were answered.

MOTION 24.C.316

By Councillor Robinson

That the Public Hearing for Bylaw 24-24 close at 9:41 p.m.

Carried Unanimously

MOTION 24.C.317

By Councillor Hallmark

That authorization be provided to extend the September 23, 2024 Regular Council Meeting beyond the 9:45 p.m. deadline until 10:30 p.m.

Carried Unanimously

15. BYLAWS / BUSINESS RELATING TO HEARINGS

15.1 Bylaw 26-24 - Land Use Bylaw Amendment - Wedderburn Phase 12

MOTION 24.C.318

By Councillor Lang

That Bylaw 26-24 be read a second time.

Carried Unanimously

15.2 Bylaw 27-24 - Land Use Bylaw Amendment - D'Arcy Phase 14

MOTION 24.C.319

By Councillor Robinson

That Bylaw 27-24 be read a second time.

Carried Unanimously

15.3 Bylaw 24-24 - Land Use Bylaw Amendment - 149 Elizabeth Street

MOTION

By Councillor Heemeryck

That Bylaw 24-24 be read a second time.

MOTION 24.C.320

By Councillor Robinson

That second reading of Bylaw 24-24 be postponed to the October 15, 2024 Regular Council Meeting.

Carried Unanimously

16. ADJOURNMENT

MOTION 24.C.321

By Councillor Lang

That the September 23, 2024 Regular Council Meeting adjourn at 10:10 p.m.

Carried Unanimously