



Approved

**TOWN OF CANMORE  
MINUTES**

Regular Meeting of Council  
Council Chambers at the Civic Centre, 902 – 7 Avenue  
**Tuesday, August 16, 2022 at 9:00 a.m.**

**COUNCIL MEMBERS PRESENT**

Sean Krausert	Mayor
Wade Graham	Deputy Mayor (joined virtually)
Jeff Hilstad	Councillor
Jeff Mah	Councillor
Joanna McCallum	Councillor
Karen Marra	Councillor (joined virtually)
Tanya Foubert	Councillor

**COUNCIL MEMBERS ABSENT**

None

**ADMINISTRATION PRESENT**

Sally Caudill	Chief Administrative Officer
Therese Rogers	General Manager of Corporate Services
Lauren Miller	Acting GM of Municipal Infrastructure/Manager of Planning
Lisa Brown	Acting GM of Municipal Services/Manager of Community Social Development
Adam Driedzic	Town Solicitor
Robyn Dinnadge	Manager of Communications
Cheryl Hyde	Municipal Clerk
Andrew Kelly	Assistant Municipal Clerk (Recorder)
Nathan Grivell	Development Planner
Caitlin Miller	Manager of Protective Services
Amy Fournier	Climate Change Specialist
Andy Esarte	Manager of Engineering
Palki Biswas	Manager of Finance
Megan Dalrymple	Property Tax Coordinator
Eleanor Milette	Manager of Economic Development

Mayor Krausert called the August 16, 2022 regular meeting to order at 9:00 a.m.

**PUBLIC QUESTION PERIOD – Before meeting is called to order**

**A. CALL TO ORDER AND APPROVAL OF AGENDA**

**1. Land Acknowledgement**

Minutes approved by:  

176-2022

**2. Agenda for the August 16, 2022 Regular Meeting of Council**

Moved by Mayor Krausert that Council approve the agenda for the August 16, 2022 regular meeting of Council as presented, with one addition:

- K2 – Three Sisters Mountain Village Litigation Matters

**CARRIED UNANIMOUSLY**

**B. PUBLIC HEARINGS**

**1. Spring Creek Mountain Village Area Redevelopment Plan Amendments Bylaw 2021-22 and Land Use Bylaw Amendments Bylaw 2021-23**


- (1) Mayor Krausert opened the public hearing for Bylaws 2021-22 and 2021-23 at 9:03 a.m.
- (2) Administration spoke to a verbal report on the matter under consideration to provide context. The applicant also provided a verbal overview and proposed an amendment to the area redevelopment plan for Council's consideration.
- (3) Public Submissions

**In Favour**

<b>Name</b>	<b>Verbal</b>	<b>Written</b>
Brown, Debbie and Peter		X
Chalifoux, Gerry		X
Chrumka, Douglas		X
Fridhandler, Jonathan		X
Hancock, Hugh and Harrison, Terri		X
Higgins, Rene		X
Howe, Gayden and James		X
Ingle, Peter and Barb		X
Lambert, Liam and Mary		X
Murdoch, Robert and Beverly		X
Oosthuizen, Shaun and Sinclair, Donna	X	
Pare, William		X
Plummer, Annette		X
Seitz, Scott		X
Spence, Greg	X	
Steel, Stephen		X
Taylor, Sharon		X
Walthall, Richard and Bernice		X
Wetter, Graham		X
Zenert, Jack		X

**Neutral or Unstated**

None

Minutes approved by:  

**Opposed**

<b>Name</b>	<b>Verbal</b>	<b>Written</b>
Baker, Liz, Hoilett, Phil and Claire and Dupuis, Alex	X	X
Cooke, Catherine		X
Cooper, Sarah		X
Denton, Ian		X
Dyck, Bryan		X
Goodrow, Val and Don		X
Hall, Constance		X
Holdner, Brent and Terrie		X
Jarrah, Aranzazu and Juan		X
MacDonell, Michelle	X	
Mracek, John and Kathy		X
Parno, Patrick		X
Poland, Carol		X

- (4) The applicant addressed questions of clarification from Council.
- (5) The recording secretary read into the record the names of those who provided written submissions. These submissions are recorded in the list of public submissions above and are published in the record of public submissions for this meeting.
- (6) Administration provided closing comments.
- (7) Administration addressed questions of clarification from Council.
- (8) Mayor Krausert closed the public hearing at 10:29 a.m.

**Meeting Break 10:29 – 10:40**

**C. DELEGATIONS – None**



**D. APPROVAL OF MINUTES**

**1. Minutes of the July 5, 2022 Regular Meeting of Council**

Moved by Mayor Krausert that Council approve the minutes of the July 5, 2022 regular meeting of Council as presented.

**CARRIED UNANIMOUSLY**

177-2022

Minutes approved by:  

**E. BUSINESS ARISING FROM THE MINUTES**

**1. Resilient Canmore Society**

Ruben Nelson, Chair of Resilient Canmore, provided additional written material that is included in the agenda package for this meeting. The updated request from Resilient Canmore is that Council pass the following motion: "While we are interested in what you are doing, we cannot make a commitment to it until you have delivered to us a clearer statement of what you will be doing and how the outcomes and outputs will benefit Canmore. We trust you will be in a position to inform us about these matters in the first quarter of 2023."

178-2022 Moved by Mayor Krausert that Council accept the request from the Resilient Canmore Society as information.

**CARRIED UNANIMOUSLY**

**F. UNFINISHED BUSINESS – None**

**G. BYLAW APPROVAL**

**1. Spring Creek Mountain Village Area Redevelopment Plan Amendments  
Bylaw 2021-22 and Land Use Bylaw Amendments Bylaw 2021-23**

179-2022 Moved by Mayor Krausert that Council give second reading to Spring Creek Mountain Village Area Redevelopment Plan Amendments Bylaw 2021-22.

179A-2022 Moved by Mayor Krausert that Council amend motion 179-2022 by adding the following amendment recommended by the applicant: add s. 10 as follows and renumber subsequent sections:

10 Section 4.7.4 is amended by adding "for all stages including Perpetually Affordable Housing (PAH) units and bonus units" after "residential units", striking out "be 1050 plus PAH and any related bonus units with an absolute total", striking out "to" before "exceed", and striking out "1200" and substituting "1000 units".

and that Council authorize similar changes throughout the document.

**CARRIED UNANIMOUSLY**

179B-2022 Moved by Mayor Krausert that Council amend motion 179-2022 by adding: any reference in the Area Redevelopment Plan Bylaw, not the Land Use Bylaw, to "top of bank" change to "legal bank."

**CARRIED UNANIMOUSLY**

179-2022 VOTE Moved by Mayor Krausert that Council give second reading to Spring Creek Mountain Village Area Redevelopment Plan Amendments Bylaw 2021-22, amended as follows:

- add s. 10 as follows and renumber subsequent sections:

10 Section 4.7.4 is amended by adding "for all stages including Perpetually Affordable Housing (PAH) units and bonus units" after "residential units", striking out "be 1050 plus PAH and any related bonus units with an absolute total", striking out "to" before "exceed", and striking out "1200" and substituting "1000 units".

Minutes approved by: SK AK

and that Council authorize similar changes throughout the document.

- any reference in the Area Redevelopment Plan Bylaw, not the Land Use Bylaw, to “top of bank” change to “legal bank.”

**CARRIED UNANIMOUSLY**

Note to minutes: the “similar changes throughout the document referenced in motion 179-2022” are as follows:

Add s. 11 and 12 to Bylaw 2020-21 as follows and renumber subsequent sections:

11 Section 4.2.2 is amended by striking out “For each PAH unit provided and utilized as PAH, one additional market unit (a bonus unit) may be provided.” after “various development stages and buildings”; striking out “and bonus units” after “PAH units”, striking out “excluded from” and substituting “included in”, striking out “1050” and substituting “1000”, and striking out “The SCMV PAH/bonus unit policy will apply in SCMV irrespective of other Town bonus policies that may be adopted from time to time”.

12 The Residential Units section of Table 4 is amended as follows:

- a) under the column “Stage 1”, replace “24”, “207”, “7” and “238” with “12”, “222”, “10” and “244”, respectively,
- b) under the column “Stage 2”, replace “52”, “302”, and “354” with “37”, “284” and “321”, respectively,
- c) under the column “Stage 3”, replace “19”, “202”, and “221” with “27”, “156”, and “183”, respectively,
- d) under the column “Stage 4”, replace “44”, “200”, and “244” with “100”, “152” and “252”, respectively, and
- e) under the column “Total”, replace “139”, “911”, “7”, and “1,057” with “176”, “814”, “10”, and “1000”, respectively.

180-2022 Moved by Mayor Krausert that Council give third reading to Spring Creek Mountain Village Area Redevelopment Plan Bylaw 2021-22.

**CARRIED UNANIMOUSLY**

181-2022 Moved by Mayor Krausert that Council give second reading to Land Use Bylaw Amendments Bylaw 2021-23.

**CARRIED UNANIMOUSLY**

181A-2022 Moved by Mayor Krausert that Council amend motion 181-2022 by adding the following typographical corrections recommended by administration:

- Amend s. 14.19.2 by adding a closing bracket after 150m<sup>2</sup>, and
- Amend s. 14.27.10.1 by striking out “Irrespective of section 14.27.10.11”.

**CARRIED UNANIMOUSLY**

Minutes approved by:  

181-2022  
VOTE

The vote followed on motion 181-2022 as amended: that Council give second reading to Land Use Bylaw Amendments Bylaw 2021-23 amended as follows:

- Amend s. 14.19.2 by adding a closing bracket after 150m<sup>2</sup>, and
- Amend s. 14.27.10.1 by striking out “Irrespective of section 14.27.10.11”.

**CARRIED UNANIMOUSLY**

182-2022

Moved by Mayor Krausert that Council give third reading to Land Use Bylaw Amendments Bylaw 2021-23.

**CARRIED UNANIMOUSLY**

**2. Community Standards Bylaw 2022-16**

183-2022

Moved by Mayor Krausert that Council give first reading to Community Standards Bylaw 2022-16.

183A-2022

Moved by Mayor Krausert that Council amend motion 183-2022 by adding: add the following to the beginning of s. 55: "Except for Fruit-Bearing Vegetation located on any premises at the time of coming into effect of this bylaw,".

**CARRIED UNANIMOUSLY**

183B-2022

Moved by Mayor Krausert that Council amend motion 183-2022 by adding: amend the heading "Appliances in Outdoor Locations" by striking out “Appliances” and substituting “Equipment” and by adding the following section after s. 49 and renumbering subsequent sections:

50 No Owner or Occupant of a Premises shall place, cause, or permit the placement of Power Tools or other potentially dangerous equipment in an outdoor location on the Premises except during active use for their intended purposes unless secured so as to not be potentially dangerous.

**CARRIED UNANIMOUSLY**

183C-2022

Moved by Councillor Hilstad that Council amend motion 183-2022 by adding: amend s. 26(e) by striking out “Province” and substituting “Government”.

**CARRIED UNANIMOUSLY**

183D-2022

Moved by Councillor Hilstad that Council amend motion 183-2022 by adding: amend s. 52 by deleting (e) roofs and renumbering subsequent subsections.

**CARRIED UNANIMOUSLY**

183-2022  
VOTE

Moved by Mayor Krausert that Council give first reading to Community Standards Bylaw 2022-16 as amended:

- add the following to the beginning of s.55: "Except for Fruit-Bearing Vegetation located on any premises at the time of coming into effect of this bylaw,".
- amend the heading "Appliances in Outdoor Locations" by striking out “Appliances” and substituting “Equipment” and by adding the following section after s. 49 and renumbering subsequent sections:

50 No Owner or Occupant of a Premises shall place, cause, or permit the placement of Power Tools or other potentially dangerous equipment in an outdoor location on the Premises except during active use for their intended purposes unless secured so as to not be potentially dangerous.
- amend s. 26e by striking out “Province” and substituting “Government”.

Minutes approved by: SK AK

- amend s. 52 by deleting (e) roofs and renumbering subsequent subsections.  
**CARRIED UNANIMOUSLY**

184-2022 Moved by Mayor Krausert that Council give second reading to Community Standards Bylaw 2022-16.  
**CARRIED UNANIMOUSLY**

185-2022 Moved by Mayor Krausert that Council give leave for third reading of Community Standards Bylaw 2022-16.  
**CARRIED UNANIMOUSLY**

186-2022 Moved by Mayor Krausert that Council give third reading to Community Standards Bylaw 2022-16.  
**CARRIED UNANIMOUSLY**

**Lunch Break 12:37 – 1:43**

**3. Clean Energy Improvement Tax Amending Bylaw 2022-21**  
187-2022 Moved by Mayor Krausert that Council give first reading to Clean Energy Improvement Tax Bylaw 2022-21 and schedule a public hearing for September 6, 2022.  
**CARRIED UNANIMOUSLY**


**4. Borrowing Bylaw 2022-20 for Clean Energy Improvement Program**  
188-2022 Moved by Mayor Krausert that Council give first reading to Borrowing Bylaw 2022-20.  
**CARRIED UNANIMOUSLY**

**5. Increasing Membership of the Subdivision and Development Appeal Board**  
189-2022 Moved by Mayor Krausert that Council give first reading to Subdivision and Development Appeal Board Amending Bylaw 2022-19.  
**CARRIED UNANIMOUSLY**

190-2022 Moved by Mayor Krausert that Council give second reading to Subdivision and Development Appeal Board Amending Bylaw 2022-19.  
**CARRIED UNANIMOUSLY**


191-2022 Moved by Mayor Krausert that Council give leave for third reading of Subdivision and Development Appeal Board Amending Bylaw 2022-19.  
**CARRIED UNANIMOUSLY**

192-2022 Moved by Mayor Krausert that Council give third reading to Subdivision and Development Appeal Board Amending Bylaw 2022-19.  
**CARRIED UNANIMOUSLY**

Minutes approved by:  

**H. NEW BUSINESS**

- 193-2022      **1. Amendment to Assessment Appeal Fees: 91B Three Sisters Drive**  
Moved by Mayor Krausert that Council uphold the 2022 complaint fees for the tax rolls at 91B Three Sisters Drive at \$650 per tax roll for fourteen of the assessment complaints filed for a total of \$9,100.  
**CARRIED UNANIMOUSLY**
- 194-2022      **2. Major Event Grant Policy**  
Moved by Mayor Krausert that Council approve the Major Event Grant Policy as presented.  
**CARRIED UNANIMOUSLY**
- 195-2022      Moved by Mayor Krausert that Council allow retroactive applications for major events that have already taken place in 2022.  
**CARRIED UNANIMOUSLY**
- 196-2022      **3. Family Connection Centre Position Reclassification**  
Moved by Mayor Krausert that Council approve the reclassification of the Family Connection Centre positions (Hub Program Assistant to a Program Coordinator and the Caregiver Capacity Builder to a Family Support Worker).  
**CARRIED UNANIMOUSLY**
- 197-2022      **4. Appropriateness of Indigenous Place Names**  
Moved by Mayor Krausert that Council direct administration to send a letter to the Stoney Nakoda Nation requesting their input on renaming Indian Flats and TeePee Town.  
**CARRIED UNANIMOUSLY**
- Meeting Break 3:00 – 3:16 p.m.**
- 198-2022      **5. Court of Queen’s Bench of Alberta decision re. “Staircase Lands” (Three Sisters Mountain Village Properties Ltd. v. Canmore, 2022 ABQB 511)**  
Moved by Mayor Krausert that Council take the meeting in camera to prevent disclosure of solicitor-client privilege in accordance with s. 27(1)(a) of the Freedom of Information and Protection of Privacy Act at 3:35 p.m.  
  
Members of administration present at the closed session: Adam Driedzic, Cheryl Hyde, Sally Caudill, Therese Rogers, Robyn Dinnadge, Lauren Miller, and Andrew Kelly.
- 199-2022      Moved by Mayor Krausert that Council return to the public meeting at 4:44 p.m.  
**CARRIED UNANIMOUSLY**
- 200-2022      Moved by Mayor Krausert that Council direct administration to:  
  - acquire the upper portion of the Staircase Lands to satisfy the decision of the Court of Queens Bench decision and
  - report on detailed options for implementing this decision.**CARRIED UNANIMOUSLY**

Minutes approved by:  



**I. REPORTS FROM ADMINISTRATION – None**

**J. NOTICES OF MOTION – None**

**K. IN CAMERA**

1. **Court of Queen’s Bench of Alberta decision re. “Staircase Lands” (Three Sisters Mountain Village Properties Ltd. v. Canmore, 2022 ABQB 511)**  
Addressed during item H-5.

201-2022

2. **Three Sisters Mountain Village Litigation Matters**

Moved by Mayor Krausert that Council postpone item K2 to the September 6, 2022 regular meeting of Council.

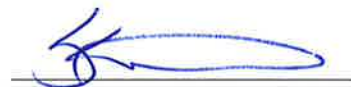
**CARRIED UNANIMOUSLY**

**L. ADJOURNMENT**

202-2022

Moved by Mayor Krausert that Council adjourn the August 16, 2022 regular meeting of Council at 4:46 p.m.

**CARRIED UNANIMOUSLY**



Sean Krausert, Mayor



Andrew Kelly, Assistant Municipal Clerk

Minutes approved by: 