

**TOWN OF CANMORE  
MINUTES**

Regular Meeting of Council  
Council Chambers at the Civic Centre, 902 – 7 Avenue  
**Tuesday, June 6, 2023 at 9:00 a.m.**

**COUNCIL MEMBERS PRESENT**

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

**COUNCIL MEMBERS ABSENT**

None

**ADMINISTRATION PRESENT**

Sally Caudill	Chief Administrative Officer
Therese Rogers	General Manager of Corporate Services
Whitney Smithers	General Manager of Municipal Infrastructure
Scott McKay	General Manager of Municipal Services
Adam Driedzic	Town Solicitor
Cheryl Hyde	Municipal Clerk (recorder)
Allyssa Rygersberg	Deputy Municipal Clerk
Anika Drost	Development Planner
Harry Shnyder	Senior Development Planner
Nathan Grivell	Development Planner
Lauren Miller	Manager of Planning and Development (attended virtually)

Mayor Krausert called the June 6, 2023 regular meeting to order at 9:00 a.m.

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

- 1. Land Acknowledgement**
- 2. Agenda for the June 6, 2023 Regular Meeting of Council**

115-2023

Moved by Mayor Krausert that Council approve the agenda as presented, with one amendment:

- Item H-1 Housing Accelerator Fund Action Plan will follow Item E-1.

**CARRIED UNANIMOUSLY**

Minutes approved by: 

**B. PUBLIC HEARINGS**

**1. Land Use Bylaw Amendment 2023-02 231 & 233 Three Sisters Drive**

**(1) Call to Order**

Mayor Krausert called the public hearing for Bylaw 2023-02 to order at 9:00 a.m.

**(2) Administration Summary**

Administration provided a verbal briefing on Bylaw 2023-02 231 & 233 Three Sisters Drive.

**(3) Applicant Summary**

Tara McConnery, property owner, and Michelle Ouellette, Division Manager for McElhanney, provided a verbal summary on behalf of the applicant.

**(4) Public Submissions**

**In favour**

Name	Verbal	Written
Anderson, Sue	X	
Bateman, Dexter		X
Burr, Brittany		X
Bolton, Theresa, Canmore Community Housing	X	X
Courturier, Raph		X
Halliday, David		X
Hitchins, Aaron		X
Levesque, Katie		X
Monod, Matt		X
Robinson, Keith, Wild Life Distillery		X
Ross, Logan		X
Sullivan, Jane		X
White, Peter		X
Widmer, Heidi		X
Wingfield, Suzanne	X	

**Neutral or Unstated**

None

**Opposed**

Name	Verbal	Written
Caskinette, Jeff	X	
Scott, Diane	X	
Scott, Wayne	X	
Hall, Karen	X	

**(5) Public Written Submissions**

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.

Minutes approved by: CO SE

**(6) Council Questions of the Applicant**

Council had no questions for the applicant.

**(7) Closing Comments from Administration**

Administration provided final closing comments based on the verbal and written submissions.

**(8) Council Questions of Administration**

Administration addressed question of clarification from Council.

**(9) Adjournment**

Mayor Krausert adjourned the public hearing at 9:50 a.m.

**2. Land Use Bylaw Amendment 2022-14 Trinity Bible Church Direct Control District**

**(1) Call to Order**

Mayor Krausert called the public hearing for Bylaw 2022-14 to order at 10:00 a.m.

**(2) Administration Summary**

Administration provided a verbal briefing on for Bylaw 2022-14 Trinity Bible Church Direct Control District.

**(3) Applicant Summary**

Michelle Ouellette, Division Manager for McElhanney, provided a verbal summary on behalf of the applicant.

**(4) Public Submissions**

**In favour**

<b>Name</b>	<b>Verbal</b>	<b>Written</b>
Anderson, Gary	X	X
Anderson, Kay	X	X
Ashton, Steve		X
Boctor, Steve		X
Boshoff, Jessica	X	X
Betsy, Brandt		X
Breaky, Sam		X
Brittain, Paul		X
Bronsch, Ben		X
Brooks, Elaine and Rick		X
Carrick, Bev		X
Carrick, Paul		X
Casey, Ron	X	
Cochrane, Rob		X
Corless, Kathy		X
Feddema, Mary		X
Feddema, Travis		X
Ferguson, Cindy		X

Minutes approved by: CA SE

Fidell, Arnie	X	
Franklin, Naomi		X
Franklin, Shawn		X
Fromow, Mike		X
Fromow, Sharon		X
Gauthier, Samuel	X	
Guenther, Craig		X
Guenther, JL		X
Hallam, Ron		X
Hamilton, Layne		X
Hamilton, Randi		X
Heikoop, Fred		X
Heikoop, Gail		X
Hilstad, Greg and Pam		X
Jungmann, Barbara		X
Kang, Jinhuyun		X
Karg, Robert		X
Kelly, Sandy		X
Klinker, Sara-Jane		X
Krohe, Jon		X
Laycock, Marguerite		X
Marchessault, Merrily		X
McNeilly, Charles and Susan		X
Mink, Chris		X
Neufeld, Lynmarie and Terry		X
Neumann, Matthew		X
Nikolenko, Sergei and Olga	X	
Olthuis, Fred and Sandra		X
Parker, Graham		X
Parker, Heidi		X
Perkins, Helena		X
Rabuka, Clarence	X	
Rabuka, Elizabeth		X
Raffan, Glenis		X
Richard, Helene		X
Robb, Christine and Wayne	X	X
Robinson, Craig		X
Roth, Idel		X
Roth, Vern		X
Salisbury, Joseph		X
Salisbury, Trevor and Joanne		X
Sathyamoorthy, Lydia		X
Schneider, Beulah		X
Schultz, Darryl and Dyann		X
Scott, Saralee		X
Sellers, Anna	X	
Sellers, Deb		X
Sellers, Kjirsti		X

Minutes approved by:  

Sellers, Steve	X	X
Smith, Gary		X
Smith, Sandra		X
Smith, Scott		X
Spann, Rosaleen and William		X
Stephens, Devin		X
Stone, Larry and Sharon		X
Tenga, Jose		X
Toornstra, Ben and Lea		X
Unruh, Greg		X
Vandermeer, Scott		X
Weaver, Keith and Linda		X
Wenzel, Michael and Natalia		X
Williams, Stan		X
Wilson, Russell		X
Winterhalt,Carolynn		X
Winterhalt, Clinton		X
Winter-Krohe, Erin		X
Yeomans-Gauthier, Lindsay		X
Young, Darrell		X

**Neutral or Unstated**

Name	Verbal	Written
Bridge, Marjorie	X	
Briskie, Robert	X	

**Opposed**

Name	Verbal	Written
McCulloh, Melverine		X

**(5) Public Written Submissions**

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) Council Questions of the Applicant**

The applicant addressed questions of clarification from Council.

**(7) Closing Comments from Administration**

Administration provided final closing comments based on the verbal and written submissions and addressed questions of clarification from Council.

**(8) Council Questions of Administration**

Administration addressed question of clarification from Council.

**(9) Adjournment**

Mayor Krausert adjourned the public hearing at 11:11 a.m.

Minutes approved by:  

**Meeting break 11:12 – 11:22 a.m.**

**C. DELEGATIONS – None**

**D. APPROVAL OF MINUTES**

116-2023      **1. Minutes of the May 2, 2023 Regular Meeting of Council**  
Moved by Mayor Krausert that Council approve the minutes of the May 2, 2023 regular council meeting.  
**CARRIED UNANIMOUSLY**

117-2023      **2. Minutes of the May 16, 2023 Special Meeting of Council**  
Moved by Mayor Krausert that Council approve the minutes of the May 16, 2023 special council meeting.  
**CARRIED UNANIMOUSLY**

**E. BUSINESS ARISING FROM THE MINUTES**

118-2023      **1. Canmore Downtown Business Improvement Area (BIA)**  
Moved by Mayor Krausert that Council refer the Downtown Business Improvement Area delegation requests made at the May 2, 2023, regular meeting of Council to administration to consider as part of their report to Council on paid parking after one full year of paid parking in Canmore Town Centre, along with any recommended changes to the program, which must return to Council no later than the regular meeting of Council on October 3, 2023.  
**CARRIED UNANIMOUSLY**

**H. NEW BUSINESS (item moved during agenda approval)**

119-2023      **1. Housing Accelerator Fund Action Plan**  
Moved by Mayor Krausert that Council approve the Housing Accelerator Fund Action Plan as presented (contained in Attachment 2 of the request for decision included in the agenda package for this meeting).  
**CARRIED UNANIMOUSLY**

**Meeting break 12:30 – 1:30 p.m.**

120-2023      Moved by Mayor Krausert that Council direct administration to report back to Council with proposed amendments to the Land Use Bylaw and policy amendments to phase out “Tourist Home” as a use.  
**CARRIED UNANIMOUSLY**

121-2023      Moved by Mayor Krausert that Council direct administration to return to Council with a report on property tax policy options to incentivize purpose-built rentals and full-time/long-term occupancy of residential units.  
**CARRIED UNANIMOUSLY**

122-2023      Moved by Mayor Krausert that Council direct administration to investigate and report back on changes to residential districts in the Land Use Bylaw that can facilitate provision of additional housing supply.  
**CARRIED UNANIMOUSLY**

123-2023 Moved by Mayor Krausert that Council approve a new 2023 capital project for \$200,000 for consulting and legal fees to support bylaw and policy initiatives to positively impact housing affordability and supply, to be funded \$50,000 from the General Capital Reserve and \$150,000 from the Development Application Reserve.  
**CARRIED UNANIMOUSLY**

124-2023 Moved by Mayor Krausert that Council direct administration to report back on options and funding required for adding a comprehensive planning process to establish parameters to consider infill, or “missing middle” housing opportunities in established neighbourhoods and explore options for eliminating single detached dwellings.  
**CARRIED UNANIMOUSLY**

**F. UNFINISHED BUSINESS**

Consultant Nolan E. Crouse was present and given leave to answer questions from Council.

**1. Procedural Bylaw Amendment 2023-16 Omnibus and Finance Committee Bylaw Amendment 2023-19 Omnibus**

125-2023 Moved by Mayor Krausert that Council give first reading to Procedural Bylaw Amendment 2023-16 Omnibus.

125A-2023 Moved by Councillor Graham that Council amend motion 125-2023 by adding the following new section:

Section 20 is amended by adding “and the public” after “members”, striking out “three” and substituting “five”, and striking out “and made available to the public not less than 24 hours later”.

**DEFEATED**

**In favour: Graham and Mah**

**Opposed: Foubert, Marra, Krausert, Hilstad, McCallum**

125B-2023 Moved by Councillor Foubert that Council amend motion 125-2023 by adding the following new section:

The following is added after section 46:

46.1 The chief administrative officer, acting chief administrative officer, the municipal clerk, or the deputy municipal clerk may at any time interrupt proceedings to advise the presiding officer regarding a matter of importance to be raised.

**CARRIED UNANIMOUSLY**

125C-2023 Moved by Councillor Hilstad that Council amend motion 125-2023 by striking out section 4.

**CARRIED UNANIMOUSLY**

Minutes approved by:

125D-2023 Moved by Mayor Krausert that Council amend motion 125-2023 by repealing section 5 and substitute the following:

Section 15 is amended by adding "A committee is hereby established by this Procedural Bylaw and shall be named the Agenda Review Committee." before "Agendas".

**CARRIED UNANIMOUSLY**

125E-2023 Moved by Mayor Krausert that Council amend motion 125-2023 by repealing section 14 of Bylaw 2023-16 and substitute the following:

Section 83 is amended by adding "A committee is hereby established by this Procedural Bylaw and shall be named the Committee of the Whole" before "The business of the Committee of the Whole shall include".

**CARRIED UNANIMOUSLY**

125F-2023 Moved by Councillor Mah that Council amend motion 125-2023 by adding the following new section:

Section 91.2 is amended by striking out the second occurrence of "video" and substituting "recording".

**CARRIED UNANIMOUSLY**

125G-2023 Moved by Mayor Krausert that Council amend motion 125-2023 by amending section 11 by adding "in-person" before "regular council meetings" and before "committee of the whole meetings".

**CARRIED UNANIMOUSLY**

125H-2023 Moved by Mayor Krausert that Council amend motion 125-2023 by adding the following new section:

Sections 86.1 e) and 86.1g) are repealed.

**CARRIED UNANIMOUSLY**

125-2023 The vote followed on motion 125-2023: that Council give first reading to Procedural Bylaw Amendment 2023-16 Omnibus, amended as follows:

- The following is added after section 46:  
46.1 The chief administrative officer, acting chief administrative officer, the municipal clerk, or the deputy municipal clerk may at any time interrupt proceedings to advise the presiding officer regarding of a matter of importance to be raised,
- strike out section 4,
- repeal section 5 and substitute the following:  
Section 15 is amended by adding "A committee is hereby established by this Procedural Bylaw and shall be named the Agenda Review Committee." before "Agendas",
- repeal section 14 of Bylaw 2023 16 and substitute the following:  
Section 83 is amended by adding "A committee is hereby established by this Procedural Bylaw and shall be named the Committee of the Whole" before "The business of the Committee of the Whole shall include",

Minutes approved by: CTT SK

- add the following new section: Section 91.2 is amended by striking out the second occurrence of "video" and substituting "recording",
- amend section 11 by adding "in-person" before "regular council meetings" and before "committee of the whole meetings",
- add the following new section to Bylaw 2023-16: Sections 86.1 e) and 86.1g) (of Bylaw 2018) are repealed.

**CARRIED UNANIMOUSLY**

126-2023 Moved by Mayor Krausert that Council give second reading to Procedural Bylaw Amendment 2023-16 Omnibus.

**CARRIED UNANIMOUSLY**

127-2023 Moved by Mayor Krausert that Council give leave to go to third reading of Procedural Bylaw Amendment 2023-16 Omnibus.

**CARRIED UNANIMOUSLY**

128-2023 Moved by Mayor Krausert that Council give third reading to Procedural Bylaw Amendment 2023-16 Omnibus.

**CARRIED UNANIMOUSLY**

129-2023 Moved by Mayor Krausert that Council give first reading to Finance Committee Bylaw Amendment 2023-19 Omnibus.

129A-2023 Moved by Councillor Hilstad that Council amend motion 129-2023 by striking out section 7 and substituting "Sections 3.4b) and 3.5. are repealed".

**CARRIED UNANIMOUSLY**

129-2023 The vote followed on motion 129-2023: that Council give first reading to Finance Committee Bylaw Amendment 2023-19 Omnibus, amended as follows:

- Strike out section 7 substitute "Sections 3.4b) and 3.5. are repealed".

**CARRIED UNANIMOUSLY**

130-2023 Moved by Mayor Krausert that Council give second reading to Finance Committee Bylaw Amendment 2023-19 Omnibus.

**CARRIED UNANIMOUSLY**

131-2023 Moved by Mayor Krausert that Council give leave to go to third reading of Finance Committee Bylaw Amendment 2023-19 Omnibus.

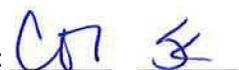
**CARRIED UNANIMOUSLY**

132-2023 Moved by Mayor Krausert that Council give third reading to Finance Committee Bylaw Amendment 2023-19 Omnibus.

**CARRIED UNANIMOUSLY**

**Meeting Break 2:51 – 3:01 p.m.**

Minutes approved by:



**G. BYLAW APPROVAL**

**1. Land Use Bylaw Amendment 2023-02 231 & 233 Three Sisters Drive**

133-2023 Moved by Mayor Krausert that Council give second reading to Land Use Bylaw Amendment 2023-02 231 & 233 Three Sisters Drive.

**CARRIED UNANIMOUSLY**

134-2023 Moved by Mayor Krausert that Council give third reading to Land Use Bylaw Amendment 2023-02 231 & 233 Three Sisters Drive.

**CARRIED UNANIMOUSLY**

**2. Land Use Amendment 2022-14 Trinity Bible Church Direct Control District**

135-2023 Moved by Mayor Krausert that Council give second reading to Land Use Bylaw Amendment 2022-14 Trinity Bible Church Direct Control District.

135A-2023 Moved by Mayor Krausert that Council amend motion 135-2023 by amending Schedule B of Bylaw 2022-14 by striking out s. 14.41.6.

**CARRIED UNANIMOUSLY**

135B-2023 Moved by Councillor McCallum that Council amend motion 135-2023 by amending section 14.41.3 Discretionary Uses by adding "Daycare".

**CARRIED UNANIMOUSLY**

135-2023 The vote followed on motion 135-2023: that Council give second reading to Land Use Bylaw Amendment 2022-14 Trinity Bible Church Direct Control District amended as follows:

- amend Schedule B of Bylaw 2022-14 by striking out section 14.41.6. and
- amend section 14.41.3 Discretionary Uses by adding "Daycare".

**CARRIED UNANIMOUSLY**

136-2023 Moved by Mayor Krausert that Council give third reading to Land Use Bylaw Amendment 2022-14 Trinity Bible Church Direct Control District.

**CARRIED UNANIMOUSLY**

**3. Bylaw 2022-09 and 2022-10 800 3<sup>rd</sup> Avenue Municipal Development Plan and Land Use Bylaw Amendments**

137-2023 Moved by Mayor Krausert that Council give second reading to Municipal Development Plan Bylaw Amendment 2022-09 – 800 3<sup>rd</sup> Avenue.

137A-2023 Moved by Councillor Hilstad that Council amend motion 137-2023 by amending section 3 by striking out "2018-16" and substituting "2016-03".

**CARRIED UNANIMOUSLY**

137-2023 The vote followed on motion 137-2023: that Council give second reading to Municipal Development Plan Bylaw Amendment 2022-09 – 800 3<sup>rd</sup> Avenue, amended as follows:

- amend section 3 by striking out "2018-16" and substituting "2016-03".

**CARRIED**

**In favour: Foubert, Marra, Krausert, Hilstad**

**Opposed: Graham, Mah, McCallum**

Minutes approved by:

- 138-2023 Moved by Mayor Krausert that Council give third reading to Municipal Development Plan Bylaw Amendment 2022-09 – 800 3<sup>rd</sup> Avenue.  
**CARRIED**  
**In favour: Foubert, Marra, Krausert, Hilstad**  
**Opposed: Graham, Mah, McCallum**
- 139-2023 Moved by Mayor Krausert that Council give second reading to Land Use Bylaw Amendment 2022-10 800 3rd Avenue Direct Control District.
- 139A-2023 Moved by Mayor Krausert that Council amend motion 139-2023 by repealing Schedule A as approved at first reading and substitute Schedule A as submitted by the applicant on June 6, 2023.  
**CARRIED UNANIMOUSLY**
- 139B-2023 Moved by Mayor Krausert that Council amend motion 139-2023 by amending section 14.40.1 Purpose by added “uses” after “neighbourhood”.  
**CARRIED UNANIMOUSLY**
- 139C-2023 Moved by Councillor Graham that Council amend motion 139-2023 by amending section 14.40.18.5 by striking out “750 m2” and substituting “325 m2”.  
**DEFEATED**  
**In favour: Graham, McCallum, Mah**  
**Opposed: Krausert, Hilstad, Foubert, Marra**
- 139-2023 The vote followed on motion 139-2023: that Council give second reading to Land Use Bylaw Amendment 2022-10 800 3rd Avenue Direct Control District, amended as follows:
- repeal Schedule A as approved at first reading and substitute Schedule A as submitted by the applicant on June 6, 2023,
  - amend section 14.40.1 Purpose by added “uses” after “neighbourhood”.
- CARRIED**  
**In favour: Foubert, Marra, Krausert, Hilstad, Mah**  
**Opposed: Graham, McCallum**
- 140-2023 Moved by Mayor Krausert that Council give third reading to Land Use Bylaw Amendment 2022-10 800 3rd Avenue Direct Control District.  
**CARRIED**  
**In favour: Foubert, Marra, Krausert, Hilstad**  
**Opposed: Graham, Mah, McCallum**
- 141-2023 Moved by Mayor Krausert that Council direct administration to execute the Letter of Intent dated May 11, 2023 respecting a Conservation Easement.  
**CARRIED UNANIMOUSLY**

**Meeting Break 5:05 – 5:15**

Minutes approved by: CM SE

**4. Fireworks Ban Bylaw 2023-23**

- 142-2023 Moved by Mayor Krausert that Council give first reading to Fireworks Ban Bylaw 2023-23.
- 142A-2023 Moved by Mayor Krausert that Council amend motion 142-2023 by adding the following definition under Interpretation: "peace officer" means a bylaw enforcement officer appointed by the chief administrative officer to do any act or perform any duties under this bylaw and includes a member of the Royal Canadian Mounted Police and, when authorized, a peace officer under the Peace Officer Act.
- CARRIED UNANIMOUSLY**
- 142B-2023 Moved by Councillor Foubert that Council amend motion 142-2023 by amending section 3 by striking out "between the dates of April 1 and November 30".
- CARRIED UNANIMOUSLY**
- 142C-2023 Moved by Councillor Foubert that Council amend motion 142-2023 by amending section 3 by adding "Events approved by the Town of Canmore are exempt from this bylaw for the purposes of delivering low impact fireworks as part of a community event on December 31, January 1, or July 1 each year."
- 142C1-2023 Moved by Councillor Mah that Council amend motion 142C-2023 striking out "or July 1".
- DEFEATED**  
**In favour: Mah, Graham, Krausert**  
**Opposed: Foubert, Marra, Hilstad, McCallum**
- 142C-2023 The vote followed on motion 142C-2023: that Council amend motion 142-2023 by amending section 3 by adding "Events approved by the Town of Canmore are exempt from this bylaw for the purposes of delivering low impact fireworks as part of a community event on December 31, January 1, or July 1 each year."
- CARRIED**  
**In favour: Foubert, Marra, Krausert, Mah, Hilstad, McCallum**  
**Opposed: Graham**
- 142-2023 The vote followed on motion 142-2023 that Council give first reading to Fireworks Ban Bylaw 2023-23, amended as follows:
- amend section 3 by striking out "between the dates of April 1 and November 30", and
  - amend section 3 by adding "Events approved by the Town of Canmore are exempt from this bylaw for the purposes of delivering low impact fireworks as part of a community event on December 31, January 1, or July 1 each year."
- CARRIED**  
**In favour: Foubert, Marra, Krausert, Hilstad, McCallum**  
**Opposed: Graham, Mah**

143-2023 Moved by Mayor Krausert that Council give second reading to Fireworks Ban Bylaw 2023-23.

**CARRIED**

**In favour: Foubert, Marra, Krausert, Hilstad, McCallum**

**Opposed: Graham, Mah**

144-2023 Moved by Mayor Krausert that Council give leave to go to third reading of Fireworks Ban Bylaw 2023-23.

**CARRIED UNANIMOUSLY**

145-2023 Moved by Mayor Krausert that Council give third reading to Fireworks Ban Bylaw 2023-23.

**CARRIED**

**In favour: Foubert, Marra, Krausert, Hilstad, McCallum**

**Opposed: Graham, Mah**

**H. NEW BUSINESS**

**2. Retail Gap Analysis and Light Industrial and Commercial Land Review**

146-2023 Moved by Mayor Krausert that Council postpone Item H2 Retail Gap Analysis and Light Industrial and Commercial Land Review to the July 4, 2023 regular meeting.

**CARRIED UNANIMOUSLY**

**I. REPORTS FROM ADMINISTRATION – None**

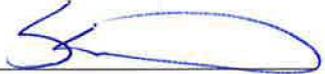
**J. NOTICES OF MOTION – None**

**K. IN CAMERA – None**

**L. ADJOURNMENT**

147-2023 Moved by Mayor Krausert that Council adjourn the June 6, 2023 regular council meeting at 6:02 p.m.

**CARRIED UNANIMOUSLY**

  
Sean Krausert, Mayor

  
Cheryl Hyde, Municipal Clerk

Minutes approved by:  