

**TOWN OF CANMORE
MINUTES**

Regular Meeting of Council
Council Chamber at the Civic Centre, 902 – 7 Avenue
Tuesday, November 5, 2024 at 9:00 a.m.

COUNCIL MEMBERS PRESENT

Sean Krausert	Mayor
Karen Marra	Deputy Mayor
Tanya Foubert	Councillor
Wade Graham	Councillor (via Zoom)
Jeff Hilstad	Councillor
Jeff Mah	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
Cheryl Hyde	Manager of the Municipal Clerk's Office
Ben Stiver	Municipal Clerk (recorder)
Harry Shnider	Manager of Planning and Development
Eleanor Milette	Manager of Economic Development
Johanna Sauve	Manager of Human Resources
Chelsey Gibbons	Manager of Finance
Adam Driedzic	Town Solicitor

Mayor Krausert called the November 5, 2024 regular meeting to order at 9:05 a.m.

A. CALL TO ORDER AND APPROVAL OF AGENDA

- 1. Land Acknowledgement**
- 2. Agenda for the November 5, 2024 Regular Meeting of Council**

233-2024

Moved by Mayor Krausert that Council approve the agenda for November 5, 2024 regular meeting as presented.

CARRIED UNANIMOUSLY

Minutes approved by:  

B. PUBLIC HEARINGS

1. Revised Land Use Bylaw Amendment 2024-22 – Wildlife Exclusion Fencing

(1) Call to order

Mayor Krausert called the public hearing to order for Revised Land Use Bylaw Amendment 2024-22 – Wildlife Exclusion Fencing at 9:09 a.m.

(2) Administration Summary

Administration provided a verbal briefing on proposed Revised Land Use Bylaw Amendment 2024-22 – Wildlife Exclusion Fencing.

(3) Public Submissions

In favour

Name	Verbal	Written
Karpat, Jessica	X	

Neutral or Unstated

Name	Verbal	Written
Rogers, Audrey		X

Opposed

Name	Verbal	Written
Auld, Jerry		X
Dalman, Dave		X
MacFadyen, Heather (BowCord)		X
Sargent, Randall		X

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.

(4) Closing Comments from Administration – none

(5) Council Questions of Administration – none

(6) Adjournment of the Public Hearing

Mayor Krausert adjourned the public hearing at 9:29 a.m..

2. Business Registry Licence Bylaw Amendment 2024-27 – Omnibus

(1) Call to order

Mayor Krausert called the public hearing to order for Business Registry Licence Bylaw Amendment 2024-27 – Omnibus at 9:30 a.m.

Minutes approved by:



(2) Administration Summary

Administration provided a verbal briefing on the proposed Business Registry Licence Bylaw Amendment 2024-27 – Omnibus.

(3) Public Submissions

In favour

Name	Verbal	Written
Rogers, Audrey		X

Neutral or Unstated – none

Opposed

Name	Verbal	Written
Peden, Emily & Whidden, Bradlee (CFIB)		X

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.

(4) Closing Comments from Administration – none

(5) Council Questions of Administration – none

(6) Adjournment of the Public Hearing

Mayor Krausert adjourned the public hearing at 9:44 a.m.

Meeting Break 9:45 a.m. – 9:50 a.m.

C. DELEGATIONS – none

D. APPROVAL OF MINUTES

1. Minutes of the October 1, 2024 Regular Meeting of Council

234-2024

Moved by Mayor Krausert that Council approve the minutes of the October 1, 2024 regular meeting as presented.

CARRIED UNANIMOUSLY

2. Minutes of the October 15, 2024 Special Meeting of Council

235-2024

Moved by Mayor Krausert that Council approve the minutes of the October 15, 2024 special meeting as presented.

CARRIED UNANIMOUSLY

Minutes approved by:

E. BUSINESS ARISING FROM THE MINUTES

1. Town of Canmore Municipal Development Plan Amendment 2024-07 – Discouraging Employee Housing in Industrial Areas and Revised Land Use Bylaw Amendment 2024-08 – Removal of Employee Housing from Industrial Districts

236-2024 Moved by Mayor Krausert that Council give second reading to Town of Canmore Municipal Development Plan Amendment 2024-07 – Discouraging Employee Housing in Industrial Areas.

236-2024A Moved by Mayor Krausert that Council amend motion 236-2024 by adding: amend section 1 by inserting “some” before “Industrial Areas”.

CARRIED UNANIMOUSLY

236-2024B Moved by Mayor Krausert that Council amend motion 236-2024 by adding: amended as follows:

- a. Section 5 is amended by:
 - i. striking out “Housing for employees within industrial areas north of the Trans-Canada Highway shall not be supported by the Town.”; and
 - ii. inserting “, land directly adjacent to the west side of Elk Run Boulevard, and land accessed by Alpine Meadows” after “industrial areas south of the Trans-Canada Highway”.
- b. Section 6 is amended by inserting “except land directly adjacent to the west side of Elk Run Boulevard and land accessed by Alpine Meadow,” after “Excluding industrial areas north of the Trans-Canada Highway.”.
- c. Section 7 is amended by inserting “land directly adjacent to the west side of Elk Run Boulevard, and land accessed by Alpine Meadows,” after “only within industrial areas south of the Trans-Canada Highway.”.

DEFEATED

In favour: Krausert, Foubert, Marra,

Opposed: Mah, Graham, McCallum, Hilstad

236-2024 The vote followed on motion 236-2024 that Council give second reading to the Town of Canmore Municipal Development Plan Amendment 2024-07 – Discouraging Employee Housing in Industrial Areas amended as follows:

- amend section 1 by inserting “some” before “Industrial Areas”.

CARRIED

In favour: Graham, Hilstad, Mah, McCallum

Opposed: Krausert, Foubert, Marra



237-2024 Moved by Mayor Krausert that Council give third reading to the Town of Canmore Municipal Development Plan Amendment 2024-07 – Discouraging Employee Housing in Industrial Areas.

CARRIED

In favour: Graham, Hilstad, Mah, McCallum

Opposed: Krausert, Foubert, Marra

238-2024 Moved by Mayor Krausert that Council amend Revised Land Use Bylaw Amendment 2024-08 by adding the following section after section 20 and renumbering subsequent sections accordingly: “21 Section 5.4.6.6 is repealed.”

CARRIED UNANIMOUSLY

239-2024 Moved by Mayor Krausert that Council give second reading to Revised Land Use Bylaw Amendment 2024-08 – Removal of Employee Housing from Industrial Districts.

239A-2024 Moved by Mayor Krausert that Council amend motion 239-2024 by adding: amend section 1 by inserting “some” before “Industrial Districts”.

CARRIED UNANIMOUSLY

Meeting Break 10:55 a.m. – 11:15 a.m.

239B-2024 Moved by Councillor McCallum that Council amend motion 239-2024 by adding:

- in 5.1 TID Transitional Industrial District, reinstate “Employee Housing” as a discretionary use and remove references to “Dwelling Units” by
 - striking out sections 5 and 6, and
 - amending section 7 by striking out all occurrences of “Dwelling Units” and substituting “Employee Housing”.
- in 5.4 SB Southern Business District, reinstate “Employee Housing” as a discretionary use and remove references to “Dwelling Units” by
 - striking out sections 14, 15, 16, 17, 18, 19, 20, and 21.

CARRIED UNANIMOUSLY

239-2024 The vote followed on motion 239-2024 that Council give second reading to Revised Land Use Bylaw Amendment 2024-08 – Removal of Employee Housing from some Industrial Districts amended as follows:

- amend section 1 by inserting “some” before “Industrial Districts”.
- in 5.1 TID Transitional Industrial District, reinstate “Employee Housing” as a discretionary use and remove references to “Dwelling Units” by
 - striking out sections 5 and 6, and

Minutes approved by:  

- amending section 7 by striking out all occurrences of “Dwelling Units” and substituting “Employee Housing”.
- In 5.4 SB Southern Business District, reinstate “Employee Housing” as a discretionary use and remove references to “Dwelling Units” by
 - striking out sections 14, 15, 16, 17, 18, 19, 20, and 21.

CARRIED

In favour: Graham, Hilstad, Mah, McCallum

Opposed: Krausert, Foubert, Marra

240-2024 Moved by Mayor Krausert that Council give third reading to Revised Land Use Bylaw Amendment 2024-08 – Removal of Employee Housing from some Industrial Districts.

CARRIED

In favour: Graham, Hilstad, Mah, McCallum

Opposed: Krausert, Foubert, Marra

2. Council Paid Medical, Family Caregiver, and Compassionate Care Leaves Policy

241-2024 Moved by Mayor Krausert that Council approve the Paid Medical, Family Caregiver, and Compassionate Care Leaves for Members of Council Policy EX-010 as presented.

CARRIED UNANIMOUSLY

F. UNFINISHED BUSINESS – none

G. BYLAW APPROVAL

1. Revised Land Use Bylaw Amendment 2024-22 – Wildlife Exclusion Fencing

242-2024 Moved by Mayor Krausert that Council give second reading to Revised Land Use Bylaw Amendment 2024-22 – Wildlife Exclusion Fencing.

CARRIED UNANIMOUSLY

243-2024 Moved by Mayor Krausert that Council give third reading to Revised Land Use Bylaw Amendment 2024-22 – Wildlife Exclusion Fencing.

CARRIED UNANIMOUSLY

2. Business Registry Licence Bylaw Amendment 2024-27 - Omnibus

244-2024 Moved by Mayor Krausert that Council give second reading to Business Registry Licence Bylaw Amendment 2024-27 – Omnibus.

244A-2024 Moved by Mayor Krausert that Council amend motion 244-2024 by adding: amend section 40.2 by striking out “for short-term rental” and substituting “as a Business.”

CARRIED UNANIMOUSLY

Minutes approved by:

- 244-2024 The vote followed on motion 244-2024 that Council give second reading to Business Registry Licence Bylaw Amendment 2024-27 – Omnibus amended as follows:
- amend section 40.2 by striking out “for short-term rental” and substituting “as a Business.”

CARRIED UNANIMOUSLY

- 245-2024 Moved by Mayor Krausert that Council give third reading to Business Registry Licence Bylaw Amendment 2024-27 – Omnibus.

CARRIED UNANIMOUSLY

- 246-2024 Moved by Councillor Graham that Council direct administration to return with recommended amendments to the Business Registry Licence Bylaw that will explore requiring all individually titled visitor accommodation units to obtain a business licence and that the display of the licence be subject to the same requirements as tourist homes and that administration include any additional resources required to process the anticipated increase in business licences as an option for Council as part of the 2025/2026 budget process.

CARRIED UNANIMOUSLY

Lunch Break 12:10 p.m. – 1:15 p.m.

3. Revised Land Use Bylaw Amendment 2024-30 – Tourist Home Conversions

- 247-2024 Moved by Mayor Krausert that Council give first reading to Revised Land Use Bylaw Amendment 2024-30 – Tourist Home Conversions and schedule a public hearing for December 3, 2024.

CARRIED UNANIMOUSLY

H. NEW BUSINESS

1. Extended Producer Responsibility

- 248-2024 Moved by Mayor Krausert that Council approve the signing of contracts with Producer Responsibility Organizations to allow the Town to opt in and become an Extended Producer Responsibility service provider.

CARRIED UNANIMOUSLY

2. Property Tax Policy FIN-005 Amendment and Division of Class 1 Property Bylaw Amendment 2024-31 – Subclass Addition

- 249-2024 Moved by Mayor Krausert that Council give first reading to Division of Class 1 Property Bylaw Amendment 2024-31 – Subclass Addition.

CARRIED

In favour: Graham, Hilstad, Mah, McCallum, Marra, Krausert

Opposed: Foubert

Minutes approved by:  

250-2024 Moved by Mayor Krausert that Council give second reading to Division of Class 1 Property Bylaw Amendment 2024-31 – Subclass Addition.

CARRIED

In favour: Graham, Hilstad, Mah, McCallum, Marra, Krausert

Opposed: Foubert

251-2024 Moved by Mayor Krausert that Council give leave to go to reading to Division of Class 1 Property Bylaw Amendment 2024-31 – Subclass Addition.

CARRIED UNANIMOUSLY

252-2024 Moved by Mayor Krausert that Council give third reading to Division of Class 1 Property Bylaw Amendment 2024-31 – Subclass Addition.

CARRIED

In favour: Graham, Hilstad, Mah, McCallum, Marra, Krausert

Opposed: Foubert

253-2024 Moved by Mayor Krausert that Council approve Property Tax Policy FIN-005 as presented.

253A-2024 Moved by Mayor Krausert that Council amend motion 253-2024 by adding: amend section 7 by inserting “the residential vacant unserviced land subclass” after “residential vacant serviced land subclass” and by inserting “primary” before “residential subclass”.

CARRIED

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

Opposed: Graham

253-2024 The vote followed motion 253-2024 that Council approve Property Tax Policy FIN-005, amended as follows:

- amend section 7 by inserting “the residential vacant unserviced land subclass” after “residential vacant serviced land subclass” and by inserting “primary” before “residential subclass”.

CARRIED

In favour: Graham, Hilstad, Mah, McCallum, Marra, Krausert

Opposed: Foubert

254-2024 Moved by Mayor Krausert that Council direct administration to include exploration of the collection of Livability Program revenue from the “Residential Vacant Services Land” subclass as part of the upcoming Property Tax Task Force.

CARRIED UNANIMOUSLY

3. Reserves Policy FIN-007 Amendment

255-2024

Moved by Mayor Krausert that Council approve Reserves Policy FIN-007 as presented.

CARRIED UNANIMOUSLY

Meeting Break 2:18 p.m. – 2:30 p.m.

4. 2024 Capital Budget Amendment – Community Fireguard Construction

256-2024

Moved by Mayor Krausert that Council approve a new 2024 capital project for the construction of community fireguards in Stoneworks Creek, Harvie Heights, and the East Park Gates funded in full by the Forest Resource Improvement Association of Alberta (FRIAA) grant in the amount of \$750,000.

CARRIED UNANIMOUSLY

I. REPORTS FROM ADMINISTRATION – none

J. NOTICES OF MOTION – none

K. CLOSED SESSION

1. Confidential – LPRT Hearing Update

257-2024

Moved by Mayor Krausert that Council close the meeting to the public to prevent disclosure of information that is subject to legal privilege in accordance with section 27(1)(a) of the *Freedom of Information and Protection of Privacy Act*.

CARRIED UNANIMOUSLY

Administration present at the closed session: Sally Caudill, Whitney Smithers, Therese Rogers, Scott McKay, Cheryl Hyde, Ben Stiver, Chelsey Gibbons, Andreas Comeau, Peter Kinsberg, Adam Robertson, and Adam Driedzic.

258-2024

Moved by Mayor Krausert that Council return to the public meeting at 3:06 p.m.

CARRIED UNANIMOUSLY

Minutes approved by:  

L. ADJOURNMENT

259-2024

Moved by Mayor Krausert that Council adjourn the November 5, 2024 Regular Council meeting at 3:07 p.m.

CARRIED UNANIMOUSLY



Sean Krausert
Mayor



Ben Stiver
Municipal Clerk

Minutes approved by:  