

**Town of Fort Macleod  
Council Meeting Minutes  
Monday, February 27<sup>th</sup>, 2023  
GR Davis Administration Building  
Council Chambers  
7:00 pm**

**Council Present:** Deputy Mayor Gord Wolstenholme, Councillors Jim Monteith, Mackenzie Hengerer, Marco Van Huigenbos, and Aaron Poytress.

**Regrets:** Mayor Brent Feyter, and Councillor Christina Fox.

**Administration:** CAO Anthony Burdett, Director of Operations Adrian Pedro, Director of Community & Protective Services Liisa Gillingham, Director of Finance Kris Holbeck, and Executive Assistant Meranda Day Chief.

**A. CALL TO ORDER**

**Deputy Mayor Wolstenholme called the meeting to order at 7:00 pm.**

**B. MOMENT OF REFLECTION**

**C. APPROVAL OF THE AGENDA**

1. Consent Agenda

**R.059.2023** Moved by Councillor Monteith that Council approves the consent agenda as presented.

**CARRIED**

2. Regular Meeting Agenda

**R.060.2023** Moved by Councillor Van Huigenbos that Council approves the regular meeting agenda as presented.

**CARRIED**

**D. FOR THE GOOD OF COUNCIL**

**E. DELEGATIONS**

**F. PUBLIC HEARINGS**

1. Bylaw 1970: LUB Rezone R to R-MU 9 Lots – *Adrian Pedro, Director of Operations*
  - a) Letters In Favor

**R.061.2023** Moved by Councillor Hengerer that Council hereby opens the Public Hearing for Bylaw 1970: LUB Rezone R to R-MU at 7:04 pm.

**CARRIED**

**Deputy Mayor Wolstenholme called to the gallery for anyone speaking for or against Bylaw 1970, two letters were sent in favor of Bylaw 1970, and included in the agenda package. Eight were forthcoming. Three of the forthcoming were in favor of Bylaw 1970, and five were against Bylaw 1970.**

**In Favor**

Letter in favor of Bylaw 1970, was submitted to Administration in the agenda package from Dave D'Eon on behalf of D'Eon Food Services.

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Letter in favor of Bylaw 1970, was submitted to Administration in the agenda package from Brent Feyter, CEO of Structural Truss Systems and Forma Steel.

John Guliker from Royal LePage come forward, speaking in favor of Bylaw 1970, discussing the need for housing and residential multi-unit in Fort Macleod.

Amanda Lawrence, Family and Community Support Services Coordinator came forward, speaking in favor of Bylaw 1970. Supporting the rezoning as it is proposed would allow for land to be available for new development and positively impact the community.

Stacey Morcom, Family and Community Support Services Housing Liaison Worker came forward speaking in favor of Bylaw 1970. Talking about the need for housing in our community and the phenomenon of NIMBY (Not In Your Backyard).

Against

John Farren came forward speaking against Bylaw 1970. Concerns regarding parking, condos, low-income housing, services, and a perceived conflict of interest.

Steven Vandervalk came forward as a potential adjacent landowner, speaking against Bylaw 1970. Concerns regarding the impact to their proposed project.

William (Bill) Hall came forward speaking against Bylaw 1970. Concerns such as land value, cars, traffic, lack of parks and recreation in the area, decreased property values, and population density.

Cheryl Gatzky came forward speaking against Bylaw 1970. Expressing concerns such as low-income housing, increased crime, decreasing property values, parking, and lack of investment for existing landowners of 10<sup>th</sup> Street.

Melvin Jones came forward stating that he is against Bylaw 1970.

**R.062.2023** Moved by Councillor Van Huigenbos that Council hereby closes the Public Hearing for Bylaw 1970: LUB Rezone R to R-MU at 7:31 pm.

**CARRIED**

2. Bylaw 1971: LUB Rezone R to R-MU 5 Lots – *Adrian Pedro Director of Operations*
  - a) Letters In Favor

**R.063.2023** Moved by Councillor Poytress that Council hereby opens the Public Hearing for Bylaw 1971: LUB Rezone R to R-MU at 7:32 pm.

**CARRIED**

**Deputy Mayor Wolstenholme called to the gallery for anyone speaking for or against Bylaw 1971, two letters were sent in favor of Bylaw 1971, and included in the agenda package. Eight were forthcoming. Five of the forthcomings were in favor of Bylaw 1971, and three were against Bylaw 1971.**

In Favor

Letter in favor of Bylaw 1971, was submitted to Administration in the agenda package from Dave D'Eon on behalf of D'Eon Food Services.

Letter in favor of Bylaw 1971, was submitted to Administration in the agenda package from Brent Feyter, CEO of Structural Truss Systems and Forma Steel.

John Guliker from Royal LePage come forward, speaking in favor of Bylaw 1971. Stating that he supports the rezoning of the proposed lots to allow for Residential Multi-Unit housing.

Stacey Morcom, on behalf of Family and Community Support Services (FCSS) as the Housing Liaison Worker, came forward speaking in favor of Bylaw 1971. Stating that the FCSS has a waiting list of people who live and/or work in Fort Macleod that are unable to find housing.

Greg Beekman came forward as one of the pending landowners/developers speaking in favor of Bylaw 1971. Stating that they have proposed a five-million-dollar development for the five lots to provide nice houses, for good tenants.

Todd Baker came forward speaking in favor of Bylaw 1971. Advising that there is a large need for housing, and that more information is needed on the proposed developments of the projects.

Steven Vandervalk came forward as one of the pending landowners/developers speaking in favor of Bylaw 1971. Stating that as an investor in this community they would be proposing to build eight plex's with 3 bedroom and 2 bathrooms, to provide housing on a new street with a fresh start.

#### Against

William (Bill) Hall came forward speaking against Bylaw 1971. Concerns include lower income housing, tax incentives being provided to builders, infrastructure and services to the area, and potential tenants of rental units not taking pride of ownership.

John Farren came forward speaking against Bylaw 1971. Stating concerns regarding the Heritage Motel, crime, and the cultural background of potential developers and tenants.

Cheryl Gatzky came forward speaking against Bylaw 1971. Stating concerns on crime, potential tenants, and the location of Residential Multi-Unit zoned lands beside Residential zoned lands.

**R.064.2023** Moved by Councillor Monteith that Council hereby closes the Public Hearing for Bylaw 1971: LUB Rezone R to R-MU at 7:50 pm.

**CARRIED**

3. Bylaw 1972: LUB Rezone CG to R-MU Browns Store – *Adrian Pedro Director of Operations*

**R.065.2023** Moved by Councillor Poytress that Council hereby opens the Public Hearing for Bylaw 1972: LUB Rezone R to R-MU at 7:51 pm.

**CARRIED**

**Deputy Mayor Gord Wolstenholme called to the gallery for anyone speaking for or against Bylaw 1972. Six were forthcoming. Three of the forthcoming were in favor of Bylaw 1972, and two were against Bylaw 1972, one stated they were neither for nor against Bylaw 1972.**

#### In Favor

Dennis Vanee came forward as an applicant of the proposed development in favor of Bylaw 1972. Stated that the proposed development would be single, high-end units to be used as an Air BnB. Plans include a walk out patio, egress windows, and fire escapes.

John Guliker from Royal LePage come forward, speaking in favor of Bylaw 1972. Stating that the rezoning of Bylaw 1972 would allow the owners of this property to make improvements to the building.

Jonas Beekman came forward as an applicant of the proposed development in favor of Bylaw 1972. Indicating that the proposed development would be single, high-end units, to improve the building and over all area.

Against

Dee Bolingbroke came forward speaking against Bylaw 1972. Stating concerns surrounding the lack of space between their properties, parking, lack of fire escapes, access to the property, and the construction stage of the future proposed development.

Marjorie (Gerry) Chapman came forward speaking against Bylaw 1972, stating concerns being an adjacent landowner, and the unknown materials in the building during demolition of the potential future development.

Other

William (Bill) Hall came forward stating he was neither for nor against Bylaw 1972, but appreciated the applicants' information on the proposed future development.

**R.066.2023** Moved Councillor Van Huigenbos that Council hereby closes the Public Hearing for Bylaw 1972: LUB Rezone R to R-MU at 8:03 pm.

**CARRIED**

**G. CONSIDERATIONS OF DELEGATIONS and PUBLIC HEARINGS**

1. Bylaw 1970: LUB Rezone R to R-MU 9 Lots (*2<sup>nd</sup> & 3<sup>rd</sup> reading*)

**R.067.2023** Moved by Councillor Poytress that Bylaw 1970, being a Bylaw of the Town of Fort Macleod in the Province of Alberta, to designate the lands from "Residential-R" to "Residential Multi-Unit- R-MU" at the locations legally described as Lots 10-18, Block 315, Plan 92B within the SW1/4 of Section 12, Township 9, Range 26, W4M, be second reading.

**CARRIED**

**R.068.2023** Moved by Councillor Hengerer that Bylaw 1970, being a Bylaw of the Town of Fort Macleod in the Province of Alberta, to designate the lands from "Residential-R" to "Residential Multi-Unit- R-MU" at the locations legally described as Lots 10-18, Block 315, Plan 92B within the SW1/4 of Section 12, Township 9, Range 26, W4M, be third reading, and finally declared passed.

**CARRIED**

2. Bylaw 1971: LUB Rezone R to R-MU 5 Lots (*2<sup>nd</sup> & 3<sup>rd</sup> reading*)

**R.069.2023** Moved by Councillor Hengerer that Bylaw 1971, being a Bylaw of the Town of Fort Macleod in the Province of Alberta, to designate from "Residential-R" to "Residential Multi-Unit- R-MU" the lands at the locations legally described as Lots 10-14, Block 311, Plan 92B within the SW1/4 of Section 12, Township 9, Range 26, W4M, be given second reading.

**CARRIED**

**R.070.2023** Moved by Councillor Poytress that Bylaw 1971, being a Bylaw of the Town of Fort Macleod in the Province of Alberta, to designate from "Residential-R" to "Residential Multi-Unit- R-MU" the lands at the locations legally described as Lots 10-14, Block 311, Plan 92B within the SW1/4 of Section 12, Township 9, Range 26, W4M, be given third reading, and finally declared passed.

**CARRIED**

3. Bylaw 1972: LUB Rezone CG to R-MU Browns Store (2<sup>nd</sup> & 3<sup>rd</sup> reading)

**R.071.2023** Moved by Councillor Hengerer that Bylaw 1972, being a Bylaw of the Town of Fort Macleod in the Province of Alberta, to designate the lands from "Commercial General- CG" to "Residential Multi-Unit- R-MU" at the locations legally described as North 25 feet of Lot 28, Block 373, Plan 92B within the SW1/4 of Section 12, Township 9, Range 26, W4M, be given second reading.

**CARRIED**

**R.072.2023** Moved by Councillor Van Huigenbos that Bylaw 1972, being a Bylaw of the Town of Fort Macleod in the Province of Alberta, to designate the lands from "Commercial General- CG" to "Residential Multi-Unit- R-MU" at the locations legally described as North 25 feet of Lot 28, Block 373, Plan 92B within the SW1/4 of Section 12, Township 9, Range 26, W4M, be given third reading, and finally declared passed.

**CARRIED**

**H. UNFINISHED BUSINESS**

1. Grants to Organizations 2023 – *Liisa Gillingham, Director of Community & Protective Services*

**R.073.2023** Moved by Councillor Monteith that Council approves the following Grants to Organizations for 2023 community funding as presented.

Fort Macleod Allied Arts	\$12,000.00
Handibus Society - Operating	\$10,000.00
Handibus Society - Vehicle Replacement Fund	\$5,000.00
Chamber of Commerce – Street Cleaning	\$3,000.00
Santa Claus Parade Committee - Operating	\$5,000.00
Seniors Welcome Mat	\$6,300.00
Willow Creek Adult Learning	\$3,500.00

**CARRIED**

**I. NEW BUSINESS**

1. ADM 19: Land Sales Policy – *Kris Holbeck, Director of Finance*

**R.074.2023** Moved by Councillor Poytress that Council approves ADM#19: Land Sales policy as presented.

**CARRIED**

2. ADM 37: Council Debt Management Policy – *Kris Holbeck, Director of Finance*

**R.075.2023** Moved by Councillor Monteith that Council approves ADM#37: Council Debt Management policy as presented.

**CARRIED**

**J. IN CAMERA**

**K. ADJOURNMENT**

**Deputy Mayor Wolstenholme adjourned the meeting at 8:47 pm.**

  
Deputy Mayor Gord Wolstenholme

  
CAO Anthony Burdett