

**Town of Fort Macleod  
Council Meeting Minutes  
Monday September 28<sup>th</sup>, 2020  
GR Davis Administration Building  
Council Chambers 7:00 pm**

**Council Present:** Mayor Brent Feyter, Councillors Kristi Edwards, Gord Wolstenholme, David Orr, Jim Monteith and Werner Dressler.

**Regrets:** Councillor Marco Van Huigenbos

**Administration:** CAO Sue Keenan, Director of Community and Protective Services Liisa Gillingham, Director of Operations Adrian Pedro, Executive Assistant Meranda Day Chief, Planning and Development Officer Keli Sandford.

**Other:** Gavin, Scott, ORRSC.

**A. CALL TO ORDER**

**Mayor Feyter called the meeting to order at 7:04 pm.**

**B. MOMENT OF REFLECTION**

**C. APPROVAL OF THE AGENDA**

1. Consent Agenda

**R.282.2020** Moved by Councillor Dressler that Council approves the consent agenda as presented.

**CARRIED**

2. Regular Meeting Agenda

**R.283.2020** Moved by Councillor Wolstenholme that Council approves the regular meeting agenda as presented.

**CARRIED**

**D. FOR THE GOOD OF COUNCIL**

**E. DELEGATIONS**

**F. PUBLIC HEARING**

1. Bylaw 1919: Land Use Bylaw Amendment R to PI (*Continued from August 24, 2020*)

**R.284.2020** Moved by Councillor Dressler that Council hereby reconvene the Public Hearing for Bylaw 1919: Land Use Bylaw Amendment R to PI at 7:08 pm.

**CARRIED**

Two submissions speaking AGAINST Bylaw 1919 were attached in the Agenda Package, one being an invalid petition with 179 signatures, the other letter from Bree Barrientos.

**Mayor Feyter requested comment from the gallery for anyone speaking for or against  
Bylaw 1919.**



Darla Fehr came forward speaking against Bylaw 1919. Stating she is a homeowner at 112 19<sup>th</sup> street, expressing her concern over institution and commercial business in her neighbourhood. Feels over the last few months there has been an increase in noise, traffic, parking concerns. RCMP presence etc. Concerned about safety of herself, her family and neighbors. Rezoning opens to future undesirable outcomes, decrease in property values, and taxes. Asked Council to represent the 179 signatures on the submission.

Karen English came forward speaking in favour of Bylaw 1919. Homeowner in Fort Macleod since 2003. Started a program under the Shinah House Foundation, a home facility for families and children. Some of the concerns that have been brought forward are false including security, professional development, designations, certification of staff, and well being of children in neighbourhood. Would like to address these concerns for the programs they will be licenced and accredited through Health Services, requiring that they will have to follow guidelines as would any other program. Karen gave her background as an indigenous social worker who has experienced multiple trauma's including the murder of her niece and nephew in 2015, leading her to want to plant positive seeds in indigenous children's lives. Wanting to create these positive seeds in her home of Fort Macleod, thinking she would be welcomed. Feeling saddened that she is not. The false accusations are very disheartening. Encouraging those against to come talk to her face to face so she can educate them about her program. Regarding the rezoning, based on the building being built in 1999 and paying commercial taxes since then. Feels it should be grandfathered in and the controversy is over the programing more than the actual rezoning of the property.

Charlene Furman came forward speaking against Bylaw 1919. Opposed to the rezoning of lots 6 and 7 also known as Rosewood Villa. Important to note that the petition submitted has increased to over 170 signatures. Concerned for neighbourhood. Speaks about the details of the Shinah House Foundation program and claiming they are unsupervised and knocking on her door. Neighbours telling her that the RCMP have been to the location with a weapon being taken from the facility. Concerned about property value decreases if zoning reoccurs and Shinah House Foundation becomes a tenant. Asks Council if the Town has plans to reimburse taxpayers for losses. Stating no one wants to move into a neighbourhood that houses a group home, especially when there has been limited communication and transparency from elected officials. On September 26<sup>th</sup>, 2020 she counted 4 cars parked in the front of the building and 7 cars in the rear of the building, with lots of cars coming and going. Asks Council if Shinah House Foundation is up and running as she was told it was not running. Stating the residents of Fort Macleod deserve to know what is happening in their neighbourhood and the Town should be implementing the same expectations for a business to operate in the Town. Feels there are no positive outcomes for the residents or the Town.

Bree Barrientos came forward speaking against Bylaw 1919. Looking at buying current residence. Has questions and concerns about Shinah House. Feels there has been an increase in traffic, vehicle vandalism, people knocking on her door, police presence, and human trafficking has increased over the last three years. Spoke about another group home in Fort Macleod and her business. Would like Shinah House to network together rather than create a new business. For the safety of the children feels if this rezoning happens, she will not pursue homeownership.

Angie Creighton came forward speaking in favour of Bylaw 1919. She is a resident at 1803 1<sup>st</sup> Avenue and lives directly behind the proposed rezoning. Does not feel there is a traffic increase, her children play basketball in the back without concern. Has a petition started from neighbours that live behind the property who feel the same as she does. Bothered by the misinformation being shared regarding Shinah House Foundation. Wants to know why kids cannot be on their bikes playing and being kids. Stating the kids that are in there are young, not out in the night



causing disruptions. Wants to know why it is so bad that we (the Shinah House) has a vision to save children's lives and give people a second chance at life who didn't have that opportunity. The claims for the car break ins being blamed on the Shinah House Foundation, however they were committed by someone from a different community. Feels that Fort Macleod can benefit from this business with the increase to businesses like grocery stores and schools. Does not want a good property to go to waste because it can not be used. Feels this is a good opportunity and that it should be rezoned.

Robert Rippin came forward speaking against Bylaw 1919. Robert is the adjacent property owner of the condominium. On August 24<sup>th</sup>, 2020 meeting the right of access issue arose. Feels prior to the rezoning of this property that this issue should be resolved. Seeking clarification of the details for this easement issue before this Bylaw is passed.

Ingrid Hess came forward speaking in favour of Bylaw 1919. Stating she is a lawyer retained by Shinah House to provide legal advice. Feels the heart of the issue, being the Shinah House Program needs be addressed as well as the rezoning, regardless of the difficulty. Speaks about her history as a child protection lawyer. Stating that you can not separate these two issues as the way the opposition has poised themselves and that Council has a duty as leaders in this community to abide by the truth and reconciliation commissions calls to action. Also stating you can not allow racism to be the heart of the opposition. Feels that a commercial building that was used for 18 plus years to be left derelict as it can not be rezoned. Explaining the building is not functional for a single-family residence with its layout of 8 bedrooms with adjoining bathrooms. If this building can not be used, how will it be in 5 years of being unoccupied. Feels that claims that property values will decrease due to a rezoning are false. There is no other way to use the building other than a business and urging Council to meet this issue through commitment and courage.

Sharon Unger came forward speaking in favour of Bylaw 1919. Sharon is the founder of Shinah House Foundation. Stating that the rezoning is the only integrity as the owners of this property have paid property taxes commercially for 18 years. Telling the Shinah House that they should not be here is like telling all Foster care families in the Town also should not be welcome either as it is the same thing. That the Town had no problem taking money from the applicants as a commercial building for property taxes and now you are saying they can not have a business there. The allegations of the family who is under their care is causing disturbances of fires, knocking on doors in the night and needles are false and slanderous.

Kim Weasel Fat came forward speaking in favour of Bylaw 1919. Resident of Fort Macleod for three years. Read a letter of support for the Shinah House Foundation from Karen Sparks, an advocate for aboriginal services and family school liaison for over 20 years. Feels that allowing this will bring more peace. Stating she lives a couple blocks away from here and there are break ins all over town not just that area. Leading to misinformation and exaggeration. Hoping Council can see that truth.

Frank Fehr came forward speaking against Bylaw 1919. Feels that if you buy a house where there is an institution around the corner it will affect the property value.

Dee Coma came forward asking Council why there is a rezoning and was unsure if she was speaking in favour or against Bylaw 1919.

**Mayor Feyter requested two more times for comment from the gallery for anyone speaking against Bylaw 1919, none were forthcoming.**



Applicant Ken Segboer came forward speaking in favour of Bylaw 1919. Stating there is a lot of misinformation. Confirming that he spent a lot of time working with Shinah House Foundation before working with them. Anyone who has used drugs or illegal substances are not able to attend this program until after rehabilitation. His family built this building long before most of these homes were there and they did develop the back side with the condo owners for access, consulting with the Town at the time to help pay for the road. He continues working with the Town as they were under the understanding, they had purchased that piece of property. Wondering why this was not addressed sooner.

**R.285.2020** Moved by Councillor Dressler that Council hereby close the Public Hearing for Bylaw 1919: Land Use Bylaw Amendment R to PI at 7:52 pm.

**CARRIED**

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

1. Bylaw 1919: Land Use Bylaw Amendment R to PI

**R.286.2020** Moved by Councillor Orr that Bylaw 1919 being a Bylaw of the Town of Fort Macleod in the Province of Alberta for the purpose of re-designating lands legal described as: Lot 6-7, Block 27, Plan 9812195 and Lot 16, Block 27, Plan 0012428 within the NE1/4 of Section 11, Township 9, Range 26, W4M from "*Residential: R*" to "*Public Institutional: PI*"; be given second reading.

**DEFEATED**

**R.287.2020** Moved by Councillor Dressler that Council take a brief recess.

**CARRIED**

**Mayor Feyter recessed the meeting at 8:19 pm.  
Mayor Feyter called the meeting back to order at 8:28 pm.**

## **H. UNFINISHED BUSINESS**

### **I. NEW BUSINESS**

1. Bylaw 1921: Land Use Bylaw Amendment CG to R – *Gavin Scott, ORRSC*

**R.288.2020** Moved by Councillor Dressler that Bylaw 1921 being a Bylaw of the Town of Fort Macleod in the Province of Alberta for the purpose of re-designating lands legally described as: Lot 9, Block 439, Plan 92B within the NW1/4 of Section 12, Township 9, Range 26, W4M from "*Commercial General: CG*" to "*Residential: R*"; be given first reading and further schedule a Public Hearing to be held on October 26<sup>th</sup>, 2020 at 7:00 pm.

**CARRIED**

2. Administration: Operational and Capital Budget 2021 – *CAO Sue Keenan*

## **J. ADMINISTRATIVE REPORTS**

## **K. COMMITTEE REPORTS**

**L. ADJORNMENT**

**Mayor Feyter adjourned the meeting at 8:40 pm.**



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Mayor Brent Feyter



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CAO Sue Keenan