

Minutes of the Town of Olds Regular and Closed Council meeting held on Monday, May 27, 2024, at 1:00 p.m. in the Council Chambers, at the Municipal Office at 4512 – 46 Street in Olds, with the public body present at meeting location and was live streamed out.

**PRESENT – ELECTED OFFICIALS:**

In the Chair, Mayor Judy Dahl

Councillor Wanda Blatz, Councillor James Cummings, Councillor Dan Daley, Councillor Harvey Walsh, Councillor Heather Ryan, and Councillor Darren Wilson

**ABSENT– ELECTED OFFICIALS:**

**PRESENT for the Regular meeting of Council – STAFF:**

Brent Williams, Chief Administrative Officer; Sheena Linderman, Director of Corporate Services; Adrian Pedro, Director of Infrastructure; and Marcie McKinnon, Legislative Clerk.

**1. CALL TO ORDER**

Mayor Dahl called the meeting to order at 1:00 p.m.

**A.) ADDED ITEM(s)**

**B.) ADOPTION OF THE AGENDA**

Moved by Councillor Wilson, “to accept the regular and closed Council meeting agenda for the Monday, May 27, 2024, as presented.”

Motion Carried 24-216

**2. ADOPTION OF PREVIOUS MINUTES**

**2A) Regular Council Meeting Minutes**

Mayor Dahl confirmed consensus to adopt the:

- *Regular Council Meeting Minutes – May 13, 2024*

The minutes were adopted as presented by consensus of Council.

Motion Carried 24-217

**3. DELEGATION AND PRESENTATIONS**

Director Linderman introduced the Municipal Intern, Ms. Vanessa Hu.

**4. BYLAWS**

**4A) Bylaw 2024-05 Animal Bylaw**

Moved by Councillor Daley, “that Bylaw 2024-05 be given third and final reading, as amended.”

Motion Carried 24-218

**4B) Bylaw 2024-24 Land Use Bylaw 01-23 Amendment**

Moved by Councillor Blatz, “that Bylaw No. 2024-24 (Amendment to Land Use Bylaw 01-23) be given first reading as presented.”

Mr. Kyle Sloan, Municipal Land Use Planner for the Town came forward and introduced the proposed land use bylaw amendment.

Motion Carried 24-219

Moved by Councillor Ryan, “that Monday, June 24, 2024, at 1:00 pm in Council Chambers be set as the date, time, and place for a Public Hearing on Bylaw No. 2024-24.”

Councillor Walsh expressed concerns about arranging a public hearing suggesting that point 5.1.5 of the East Olds Areas Redevelopment Plan had not been satisfied. *The amendment applicant will be required to submit a formal request for the proposed amendment, along with technical information on how it conforms to this ARP's vision, and objectives or why it does not.*

Council discussion ensued on setting a public hearing. Administration will review the plan and address the concerns expressed at the public hearing.

Motion Carried 24-220

**4C) Bylaw 2024-26 East Olds Area Redevelopment Plan Amendment**

**Bylaw 2024-25 Land Use Bylaw 01-23 Amendment**

Mr. Kyle Sloan came forward and introduced the proposed land use bylaw amendment.

Councillor Walsh identified he spoke in error on the last bylaw and that his concerns are regarding the East Olds Area Redevelopment Plan point 5.1.5 not being met.

Moved by Councillor Wilson, "that Bylaw No. 2024-26 (Amendment to East Olds Area Redevelopment Plan) be given first reading as presented."

Motion Carried 24-221

Moved by Councillor Ryan, "that Bylaw No. 2024-25 (Amendment to Land Use Bylaw 01-23) be given first reading as presented."

Motion Carried 24-222

Moved by Councillor Blatz, "that Monday, June 24, 2024, at 1:00pm in Council Chambers be set as the date, time, and place for Public Hearings on Bylaws No. 2024-25 and 2024-26."

Motion Carried 24-223

**4D) Bylaw 2024-27 Land Use Bylaw 01-23 Amendment**

Mr. Sloan came forward and introduced the proposed land use bylaw amendment.

Moved by Councillor Daley, "that Bylaw No. 2024-27 (Amendment to Land Use Bylaw 01-23) be given first reading as presented."

Motion Carried 24-224

Moved by Councillor Blatz, "that Monday, June 24, 2024, at 1:00pm in Council Chambers be set as the date, time, and place for a Public Hearing on Bylaw No. 2024-27."

Motion Carried 24-225

**5. NEW BUSINESS**

**5A) CotW Policy Recommendations (104C, 501C, 504C & 903C)**

Moved by Councillor Wilson, "that Council rescind Council Policy 504C Equipment Maintenance."

Motion Carried 24-226

Moved by Councillor Walsh, "that Council move that the following policies have been reviewed with no material changes needed and approve them as presented:

1. Policy: 104C Letters of Support

2. Policy: 501C Utilities”

Motion Carried 24-227

Moved by Councillor Ryan, “that Council move that the following policy has been reviewed with one material change needed and approve as presented:

1. Policy: 903C Playground Inspection

Motion Carried 24-228

**5B) Council Remuneration (Notice of Motion – Salary Model Report)**

CAO Williams and Director Linderman provided information on what a salary model of pay may look like. Noting that Commissions payments would be worked into the salary model and split amongst the seven (7) elected officials.

Moved by Councillor Wilson, “that Council direct Administration to this bring back to a future Committee of the Whole meeting.”

Motion Carried 24-229

**5C) Provincial Downloading**

Moved by Councillor Cummings, “that Council accepts the Provincial downloading report for information.”

Motion Carried 24-230

**5D) 2024 Capital Budget Adjustment**

Moved by Councillor Blatz, “that Council approves the adjustment to the 2024 approved capital budget in the amount of \$400,000 for a total 2024 Capital Budget of \$5,447,331 as presented.”

Motion Carried 24-231

**5E) Residential Development Incentive Program**

Moved by Councillor Daley, “that Council approve the inclusion of the Vistas Phase 6B development in the Residential Development Incentive Program.”

Motion Carried 24-232

**5F) Chief Administrative Officer’s Evaluation**

Councillor Cummings moved that “be it resolved that Council conducted the annual evaluation of the Town of Olds Chief Administrative Officer in May of 2024 in accordance with the Section 205.1 of the Municipal Government Act; and further, that Council approve the 2023-2024 performance evaluation for Mr. Brent Williams, CAO.”

Motion Carried 24-233

**Development Permits**

Ms. Shari Edgington Development Officer for the Town of Olds introduced the following development permits to Council for consideration.

**5G) DP24-055 – Cornerstone Crescent Lots 23-30 (Multiple Housing)**

Moved by Councillor Ryan, “that Council approve Development Permit application DP24-055 as presented, subject to the conditions listed in the attached draft Development Permit.”

Motion Carried 24-234

**5H) DP24-062 - 5234 43 Street (Variance – Accessory Building Addition)**

Moved by Councillor Blatz, “that Council approve Development Permit application DP24-062 as

amended, subject to the conditions listed in the attached draft Development Permit.” (Addition of point 16. No flammable or combustible items shall be stored in the garage addition.)

Motion Carried 24-235

**5I) DP24-074 - 4510 51 Avenue (Daycare & Mixed Use)**

Moved by Councillor Daley, “that Council approve Development Permit application DP24-074 as presented, subject to the conditions listed in the attached draft Development Permit.”

Motion Carried 24-236

**5J) DP24-081 - 5701 47 Avenue (Discretionary Use - Outdoor Storage Yard)**

Moved by Councillor Wilson, “that Council approve Development Permit application DP24-081 as presented, subject to the conditions listed in the attached draft Development Permit.”

Motion Carried 24-237

**6. CORRESPONDENCE AND INFORMATION**

**6A) Correspondence and Information**

Moved by Councillor Walsh, “that the Correspondence and Information Report ending May 27, 2024, be received for information.”

Motion Carried 24-238

**7. REPORTS FROM COUNCIL, BOARDS, COMMISSIONS AND COMMITTEES**

**7A) Reports from Council, Boards, Commission and Committees**

Council members provided updates on meetings and events attended since the last reporting period.

Councillor Blatz and Ryan’s reports are contained in the agenda package.

Mayor Dahl and Councillors Daley reports will be held with the meeting minutes.

Moved by Councillor Blatz, “that the reports from Council, Authorities, Boards, Committees and Commissions ending May 27, 2024, be received for information.”

Motion Carried 24-239

**8. CHIEF ADMINISTRATIVE OFFICER’S REPORT**

**8A) Chief Administrative Officer Report**

CAO Williams provided Council with updates on various items.

Moved by Councillor Ryan, “that the Chief Administrative Officer Report, be accepted for information.”

Motion Carried 24-240

*Director Pedro joined the meeting at 2:35 p.m.*

**9. CLOSED SESSION**

- Closed Session FOIP Section 16 Disclosure harmful to business interests of a third party  
(Real Estate)
- Closed Session FOIP Section 16 Disclosure harmful to business interests of a third party  
(Olds Regional Exhibition)

Mayor Dahl provided directions to online meeting participants on Council moving in and out of closed session.

Moved by Councillor Walsh, “that Council moves into closed session in accordance with Section 197(2) of the Municipal Government Act at 2:37 p.m. to discuss matters exempt from disclosure under FOIP Sections 16, 17(x2), with CAO Williams, Directors Pedro and Linderman and Marcie McKinnon to remain

in attendance.”

Motion Carried 24-241

*The gallery was cleared, and the live stream was paused.*

*Mayor Dahl recessed the meeting at 2:38 p.m.*

*Carolyn Rutley and Chylla Nault joined the meeting at 2:39 p.m.*

*Mayor Dahl reconvened the meeting into closed session at 2:49 p.m.*

*Carolyn Rutley and Chylla Nault left the meeting at 3:13 p.m.*

*Directors Linderman and Pedro left the meeting at 3:41 p.m.*

Moved by Councillor Cummings, “that the meeting reconvenes to the regular Council meeting at 3:47 p.m.”

Motion Carried 24-242

*The gallery was opened, and the live stream was resumed.*

#### **10. RISE AND REPORT**

Moved by Councillor Blatz, “that Council accepts the CAO update on real estate for information.”

Motion Carried 24-243

Moved by Councillor Walsh, “that Council appoint Mayor Judy Dahl to represent the Town of Olds on the Olds Regional Exhibition Vision 250 Committee; and further appoint Council Dan Daley to serve as an alternate.”

Motion Carried 24-244

#### **11. ADJOURNMENT**

Mayor Dahl adjourned the meeting at 3:49 p.m.



Judy Dahl,  
Mayor



Brent Williams,  
Chief Administrative Officer

These minutes were approved on the 10<sup>th</sup> day of June 2024.