

## PRIOR TO ADOPTION

Minutes of the Town of Olds Regular Council meeting held on Monday, March 25, 2019 at 6:00 p.m. in the Council Chambers, Olds Town Office.

### PRESENT – ELECTED OFFICIALS:

In the Chair, Mayor Michael Muzychka  
Councillor Wanda Blatz; Councillor Debbie Bennett; Councillor Heather Ryan; and Councillor Mary Jane Harper; Councillor Wade Bearchell and Councillor Mary Anne Overwater.

### ABSENT– ELECTED OFFICIALS:

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

Acting Chief Administrative Officer; Doug Wagstaff; Director of Finance, Sheena Linderman; Director of Operations, Scott Chant; Communications Coordinator, Monica Leatherdale and Legislative Clerk Marcie McKinnon.

## 1. CALL TO ORDER

Mayor Muzychka called the meeting to order at 6:03 p.m.

### A.) ADDED ITEM(s)

### B.) ADOPTION OF THE AGENDA

Moved by Councillor Bennett, “to accept the Regular Council agenda for March 25, 2019 as presented.”

Motion Carried 19-84

## 2. ADOPTION OF PREVIOUS MINUTES

### 2A) Regular Council Meeting Minutes

Moved by Councillor Blatz, “that the minutes from the March 11, 2019 Regular Council meeting be adopted as presented.”

Motion Carried 19-85

## 3. PRESENTATION AND DELEGATIONS

### 3A) Quality Management Plan (QMP)

Moved by Councillor Overwater, “that Council approves the proposed Quality Management Plan for the Town of Olds as presented.”

Chief Andrew spoke to the recent approval of the Town's Quality Management Plan (QMP) by the Safety Codes Council (SCC) and advised that should Council wish any amendments, it would have to be sent back to SCC for approval of those suggested amendments.

Council asked who the QMP Manager would be. Chief Andrew confirmed that currently it is the Chief Administrative Officer of the Town. General discussion ensued on the term *Hot Works* as contained in the QMP, as well as Section 3.8 *No-Entry Policy*, and issuance of occupancy certificates.

Motion Carried 19-86

## 4. BUSINESS ARISING OUT OF MINUTES

## 5. BYLAWS

### 5A) Bylaw 2019-04 Land Use Amending Bylaw

A public hearing was held for Bylaw 2019-04 to amend the Direct Control – Mixed Use 1 (DC-MU1) district of the Town's Land Use Bylaw.

Mayor Muzychka explained that Section 172 of the *MGA* says that you may not take part in the discussion and decision-making on any matter in which you have a pecuniary interest. The legislation attempts to ensure that you are not discriminated either for or against by virtue of your membership on council. If you have a pecuniary interest:

- You are to disclose that you have an interest and its general nature.
- You are to abstain from any discussion of the matter and from voting.
- You are to leave the room until the matter has been dealt with and you should make sure that your abstention is recorded in the minutes.

You are not to be discriminated against and are entitled to participate in a public hearing as a member of the public.

Mayor Muzychka declared this joint public meeting for Bylaw 2019-04 Land Use Amending Bylaw, open at 6:21 p.m.

Mayor Muzychka then asked Town of Olds Development Officer, Carey Keleman, to explain the purpose and effect of the proposed bylaw.

Ms. Keleman gave presentation on information as contained in the agenda package. Ms. Keleman noted 2 errors in the package being presented today. Both are on the Request for Decision (RFD) where it states under the CIRCULATION section:

*"The notice was also posted on the Town of Olds website for 4 weeks and circulated to six (10) area land owners that may be affected by the proposed changes to the DC-MU1 land use district. No comments or concerns were received at the time of this writing."*

Corrections are: the number "10" noted above in the brackets after the word "six" should be the number "6", and the last sentence should have stated: Corresponded that was received is contained in this package.

Mayor Muzychka explained that presentations before Council shall be brief and to the point and limited to five (5) minutes; Council shall not allow cross examination of persons giving information and it will not be necessary for the persons giving information to verify his or her qualifications; Council may ask questions of the speakers after each presentation for clarification purposes; no debating or questions from the floor will be allowed and no written or verbal submissions will be received by Council after the Public Hearing is closed. Person addressing Council will: state their name and address. Indicate if they are speaking on their own behalf or for a client, company or citizens group.

Mayor Muzychka called for all those in support of the proposed Bylaw to come forward. No one came forward.

Mayor Muzychka called for a second time for all those in support of the proposed Bylaw to come forward.

Sunny Sarpal and Morgan Craig both from Calgary representing Centcom Construction Ltd. and spoke in favor of the proposed bylaw.

Mayor Muzychka called for all those opposed to the proposed Bylaw to come forward. No one came forward.

Mayor Muzychka called for a second time for all those opposed to the proposed Bylaw to come forward.

No one came forward.

Mayor Muzychka called for all those deemed affected by the proposed Bylaw to come forward.  
No one came forward.

Mayor Muzychka called for a second time for all those deemed affected by the proposed Bylaw to come forward.

No one came forward.

Mayor Muzychka opened the floor to Council for comments or questions.

Discussion ensued on the definition of DC-MU1 (Direct Control and Mixed Use), the original development application in 2009 that was created to provide a commercial area that features a strong residential component. Council expressed concerns on height of buildings within the proposed project (the number of levels didn't add up properly within the presentation) and does the Town have fire capabilities to meet these potential new height demands. Director Chant spoke to new building codes and materials as well he confirmed that yes the fire department does have capabilities to meet these potential new demands.

Council asked about environment and traffic impacts this new development will have.

Director Chant indicated that at this point in the process it is about the land designation. That environmental and traffic impact studies will occur as the part of that process as it move forward and will come to Council. He indicated to Council that Phase I has no residential, Phase II and Phase III have residential components.

Mayor Muzychka asked Town of Olds Development Officer, Carey Keleman for any final comments. Ms. Keleman stated that she had none.

Mayor Muzychka declared the public hearing for Bylaw 2019-04 Land Use Amending Bylaw, closed at 6:42 p.m.

Moved by Councillor Harper, "that second reading be given to Bylaw 2019-04 and that the Development Authority shall be Town of Olds Council."

Councillor Harper withdrew her motion.

A few Council members expressed their support for this project. Further Council discussion ensued on Developmental Authority and Direct Control. Councillor Ryan asked for the members of the Municipal Planning Committee's (MPC) opinion on this project coming to MPC? MPC appointment member Councillor Bearchell suggested that these bigger, out of scope projects should be at the Council level.

*Councillor Bearchell left the meeting at 6:50 p.m.*

*Councillor Bearchell rejoined the meeting at 6:52 p.m.*

Moved by Councillor Harper, "that second reading be given to Bylaw 2019-04."

Council deferred vote.

Moved by Councillor Harper, "that Town of Olds Council be the Developmental Authority."

Motion Carried 19-87

Councillor Harper made a friendly amendment to her previous motion by adding “as amended”.

Council then voted on the motion as moved by Councillor Harper, “that second reading be given to Bylaw 2019-04 as amended.”

Motion Carried 19-88

Moved by Councillor Bearchell, “that third reading be given to Bylaw 2019-04 as amended.”

Motion Carried 19-89

*Director Chant left the meeting at 7:03 p.m.*

### **5B) Bylaw 2019-06 Procedural Bylaw Amendment**

Acting CAO Wagstaff introduced this procedural bylaw amendment to Council and spoke to the changes that were completed.

Moved by Councillor Blatz, “that first reading be given to Procedural Bylaw Amendment Bylaw 2019-06.”

Motion Carried 19-90

Moved by Councillor Ryan, “that second reading be given to Procedural Bylaw Amendment Bylaw 2019-06.”

Motion Carried 19-91

Moved by Councillor Bearchell, “that unanimous consent be given to present Procedural Bylaw Amendment Bylaw 2019-06 for third reading.”

Motion Carried 19-92

Moved by Councillor Bennett, “that third reading be given to Procedural Bylaw Amendment Bylaw 2019-06.”

Motion Carried 19-93

*Director Chant returned to the meeting at 7:07 p.m.*

### **5C) Bylaw 2019-08 Supplementary Assessment Bylaw**

Director Linderman spoke to the MGA Section 313(1) that requires Council to pass a Supplementary Assessment Bylaw annually if Council wishes to authorize assessments to be prepared for the purpose of imposing a property tax in the current tax year and is presenting that bylaw for Councils consideration.

Moved by Councillor Ryan, “that Supplementary Assessment Bylaw 2019-08 is given first reading.”

Motion Carried 19-94

Moved by Councillor Bennett, “that Supplementary Assessment Bylaw 2019-08 is given second reading.”

Motion Carried 19-95

Moved by Councillor Overwater, “that Council give unanimous consent for presentation of the third reading of Supplementary Assessment Bylaw 2019-08.”

Motion Carried 19-96

Moved by Councillor Harper, "that Supplementary Assessment Bylaw 2019-08 is given third and final reading."

Motion Carried 19-97

**5D) Bylaw 2019-10 Amendment to Miller Meadows Area Structure Plan  
Bylaw 2019-11 Amendment to Land Use Bylaw**

Director Chant spoke to the proposed bylaw as contained in the agenda package.

Moved by Councillor Overwater, "that Bylaw 2019-10 be given first reading."

Motion Carried 19-98

Moved by Councillor Bearchell, "that Bylaw 2019-11 be given first reading."

Motion Carried 19-99

Moved by Councillor Harper, "that Council sets April 23, 2019 at 6:00 pm in Council Chambers as the date, time and place for a joint Public Hearing on Bylaw 2019-10 and Bylaw 2019-11."

Motion Carried 19-100

## **6. UNFINISHED BUSINESS**

### **7. NEW BUSINESS**

**7A) Proclamation: Green Shirt Day April 7, 2019**

Acting CAO Wagstaff presented the proclamation request and played a short video on the "Green Shirt Day".

Moved by Councillor Overwater, "that Council proclaim Sunday April 7, 2019, as Green Shirt Day in the Town of Olds."

Motion Carried 19-101

Council requested that Administration add information on how to become an organ donor to the Town's website along with the proclamation.

**7B) Council Policy 315C Chief Administrative Officer Performance Evaluation**

Moved by Councillor Bearchell, "that the Chief Administrative Officer (CAO) Performance Evaluation Policy 315C be approved as presented and further, that Performance Evaluation of the Chief Administrative Officer Policy 1006 be repealed."

Motion Carried 19-102

## **8. REPORTS FROM COUNCIL, BOARDS AND COMMITTEES**

**8A) Reports from Council, Boards and Committees**

Moved by Councillor Blatz, "that the reports from Council, Authorities, Boards, Commissions, and Committees, ending March 25, 2019 be received for information."

Councillor Bennett attended the Mountain View Seniors Housing, Strategic Planning Session, part 1 of 4, the Deer Meadows School Planting and Landscaping Academy workshop, the Olds Institute presentation "Careers, the Next Generation", the Olds Institutes Board Meeting, and the Municipal Planning Committee meeting.

Councillor Blatz attended the Mountain View Regional Water Services Commission meeting, the South Red Deer Regional Wastewater Commission meeting, the Rural Municipalities of Alberta Convention, the Old & District Chamber of Commerce Annual General Meeting(AGM), the Red

Deer River Municipal Users Group meeting, the Fire Master Plan Session and the SAEWA Briefing Session.

Councillor Harper attend the Old & District Chamber of Commerce AGM and the Fire Master Plan Session.

Councillor Ryan attended the Mountain View Seniors Housing, Strategic Planning Session, part 1 of 4 and participated in the MVSH tour of the Didsbury faculties, the Olds Municipal Library AGM, the Fire Master Plan Session and the SAEWA Briefing Session.

Councillor Overwater attended the Fire Master Plan Session and the Mountain View Regional Waste Management Commission meeting.

Mayor Muzychka reported on attending many of the already mentioned events and meetings. He also attended the Olds Hospital and Care Center fund raiser Barn Dance on Saturday March 16th in Bowden at the Paterson Community Center. He brought greeting on behalf of the Town to the Girls Pee Wee AA Hockey Tournament, went to the Rural Municipalities of Alberta Convention and was able to attend the Alberta Throne Speech while in Edmonton.

Motion Carried 19-103

**9. QUARTERLY FINANCIAL POSITION UPDATE**

**10. ACCOUNTS PAYABLE**

**11. CORRESPONDENCE AND INFORMATION**

**12. QUESTION PERIOD**

**13. ADJOURNMENT**

Moved by Councillor Ryan, "that this meeting adjourn."

Motion Carried 19-104

The meeting adjourned at 7:39 p.m.

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Michael Muzychka,  
Mayor

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Michael Merritt,  
Chief Administrative Officer

These minutes approved this                      day of                      , 2019.