

MINUTES OF THE REGULAR MEETING OF THE BARRHEAD
TOWN COUNCIL HELD TUESDAY, JUNE 23, 2026,
IN THE TOWN OF BARRHEAD COUNCIL CHAMBERS

PRESENT Mayor Assaf, C. Botros, D. Kluin, A. Oswald, D. Sawatzky, D. Smith and S. Fylyshtan

Officials: Collin Steffes, CAO, Jenny Bruns, Director of Planning, Economic Development & Legislative Services, and Jodie Lyons, Municipal Coordinator

ABSENT Jennifer Mantay, Director of Corporate Services

OTHERS Barry Kerton, Barrhead Leader

CALL TO ORDER Mayor Assaf called the meeting to order at 5:30 p.m.

AGENDA The agenda was reviewed.

210-26 Moved by Cr. Sawatzky that the agenda be accepted as presented.

CARRIED UNANIMOUSLY

CONFIRMATION OF MINUTES

The Minutes of the Regular Town Council Meeting of June 9, 2026, were reviewed.

211-26 Moved by Cr. Botros that the Minutes of the Regular Town Council Meeting of June 9, 2026, be approved as presented.

CARRIED UNANIMOUSLY

EXITED Cr. Sawatzky recused himself to the gallery at 5:31 pm

PUBLIC HEARING

**BYLAW 06-2026
CALL TO ORDER**

Mayor Ty Assaf commenced the Public Hearing for Bylaw 06-2026 – Amendment to Land Use Bylaw at 5:32 p.m. to hear testimony by directly obtaining thoughts, suggestions, and comments from the public before bringing the Bylaw forward for reading.

**BYLAW 06-2026
AMENDMENT TO
LAND USE BYLAW**

Jenny Bruns, Director of Planning, Economic Development & Legislative Services presented background information on Bylaw 06-2026 – Amendment to Land Use Bylaw that provided a short description of the proposed changes to redistrict Lot 3A, Block 24, Plan 9323481 from R1 to R2.

PUBLIC PRESENTATIONS

Applicant Kyle Reeder, representing KLR Building and Renovations, spoke to his proposal citing that it would be more beneficial to the Town and its residents to offer more affordable home options with duplexes rather than with single family options.

Kristine Bryant representing Suite Life Holdings, spoke to her letter that was submitted, formally objecting to the rezoning, and expressed her concerns regarding:

- The potential impact on two of the townhouses on her rental property, specifically the view out their windows which could affect lighting, privacy, tenant enjoyment and overall liability.
- Utility lines, specifically the sewage line servicing their property, appears to run onto or across the subject property and they are currently seeking clarification on this issue. Until this issue is resolved, development on the property could disrupt sewer service to their building and affect their tenants.
- Overall cumulative effects of additional multi-residential properties include servicing, access, parking, drainage, garbage management and utility infrastructure.

A written submission from Dan & Hanza Frederick was read, objecting to the proposal, expressing concerns regarding:

- To the sewer line crossing the lot.
- Proper parking availability for at least 4 vehicles, and
- Feel the property should not have been sold and should be purchased and made into a green space OR the developer should try to develop a single-family dwelling.

A written submission from Susan Sawatzky, who owns the residential property directly adjacent to the subject property, was read, objecting to the proposed rezoning expressing the following concerns:

- Changing the nature and intensity of residential intent from R1 to R2 is not appropriate for the specific lot or location.
- Potential impact on privacy, parking, neighborhood character, property value, and overall enjoyment of her home.
- Approving multi-family zoning in this location may create a precedent for further changes in the immediate area.
- This may also create a precedence for future decisions.

PUBLIC HEARING

**BYLAW 06-2026
CLOSED**

212-26 Moved by Cr. Oswald that the Public Hearing for Bylaw 06-2026 – Amendment to Land Use Bylaw be closed at 5:57 p.m.

CARRIED UNANIMOUSLY

ENTERED Cr. Sawatzky rejoined Council at 5:58 p.m.

PUBLIC HEARING

**BYLAW 07-2026
CALL TO ORDER**

Mayor Ty Assaf commenced Public Hearing for Bylaw 07-2026 – Amendment to Land Use Bylaw at 6:00 p.m. to hear testimony by directly obtaining thoughts, suggestions, and comments from the public before bringing the Bylaw forward for reading.

**BYLAW 07-2026
AMENDMENT TO
LAND USE BYLAW**

Jenny Bruns, Director of Planning, Economic Development & Legislative Services presented background information on Bylaw 07-2026 – Amendment to Land Use Bylaw that provides a short description of the proposed changes to redistrict Lot 22, Block 19, Plan 1839HW from R2 to DC.

**PUBLIC
PRESENTATIONS**

Applicant Kyle Reeder representing KLR Building and Developments, spoke to his proposal citing that their goal was originally to build a duplex but changed their plan to build 2 – 20-foot-wide houses, referred to as the skinnies. He felt that single detached would perhaps sell better than the duplex model.

Linda West, resident, expressed concerns regarding:

- Direct Control being very drastic, and no mechanism for appeal.
- Increased density in this area if this proceeds, asks Council to be mindful of the laneways, some responsibility needs to be put on the developer for the maintenance of the alley.
- Requested clarity on the impacts of the lot remaining as direct control.

PUBLIC HEARING

**BYLAW 07-2026
CLOSED**

213-26 Moved by Cr. Sawatzky that the Public Hearing for Bylaw 07-2026 – Amendment to Land Use Bylaw be closed at 6:19 p.m.

CARRIED UNANIMOUSLY

RECONVENE

214-26 Moved by Mayor Assaf that the Regular Council Meeting reconvene at 6:19 p.m.

CARRIED UNANIMOUSLY

DELEGATION

**COMMUNITY FUTURES
YELLOWHEAD EAST**

Mayor Assaf welcomed Michelle Jones, Executive Director, Community Futures Yellowhead East, virtually to the meeting at 6:23 p.m.

Ms. Jones provided an update to Council on the Annual Review & Investment Readiness Survey Review and Action Plan.

EXITED Mayor Assaf and Council thanked Michelle Jones from Community Futures Yellowhead East; she exited the online portion of the meeting at 6:50 p.m.

215-26 Moved by Cr. Kluin that Council accept the Community Futures Yellowhead East information as presented.

CARRIED UNANIMOUSLY

NEW BUSINESS

**ANIMAL SHELTER
AGREEMENT**

Brandon Johnson, Community Peace Officer, presented to Council a proposed Municipal Animal Shelter Service agreement to support effective animal control services, ensure public safety, and promote responsible pet ownership.

216-26 Moved by Cr. Kluin that Council approve the Municipal Animal Shelter Services Agreement between the Town of Barrhead and Barr-North Veterinary Services Ltd., substantially, in the form presented, and authorize the Chief Administrative Officer to execute the Agreement on behalf of the Town.

CARRIED UNANIMOUSLY

RECESSED

217-26 Moved by Cr. Oswald that the Council Meeting be recessed at 7:04 p.m.

CARRIED UNANIMOUSLY

RECONVENE

218-26 Moved by Cr. Sawatzky that the Regular Council Meeting reconvene at 7:37 p.m.

CARRIED UNANIMOUSLY

**COMMUNITY GRANT
PROGRAM POLICY**

Collin Steffes, CAO, presented on behalf of the Director of Corporate Services, and requested to seek Council’s approval to establish a formal Community Grants Program and adopt Community Grants Program Policy and Procedure #012-033, and the associated administrative documents, including the application form, eligibility review form, and final reporting form.

219-26 Moved by Cr. Smith that Council approve Policy #012-033 Community Grants Program, as amended.

CARRIED UNANIMOUSLY

220-26 Moved by Cr. Sawatzky that Council approve Community Grants Program Procedure Statement #012-033, as amended.

CARRIED UNANIMOUSLY

221-26 Moved by Cr. Botros that Council approve the Community Grants Program Application, Eligibility Review, and Final Report as presented with amendments, and that any future amendments to these documents be brought forward to Council for approval.

CARRIED UNANIMOUSLY

222-26 Moved by Cr. Fylyshtan that Council authorize the remaining Miscellaneous Grants Budget of \$10,500 to be split equally between the two remaining intake periods in 2026 subject to amendments.

CARRIED UNANIMOUSLY

**TALK OF THE TOWN –
TOWN HALL INITIATIVE**

Jennifer Pederson, Communications Manager, presented to Council the scope and framework for the Town’s inaugural community open house with proposed name: Talk of the Town, proposed for the evening of Wednesday, September 2, 2026, in the Charles Godberson Multi-Purpose Room, and to seek approval of the event scope, budget envelope, Council participation protocol, and direction to Administration to publish a “What We Heard” report following the event.

223-26 Moved by Cr. Sawatzky that Council approve the Talk of the Town — Town of Barrhead Open House & BBQ Event Scope and Framework as presented, and direct Administration to proceed with planning for the event on a to be determined date.

CARRIED UNANIMOUSLY

224-26 Moved by Cr. Oswald that Council approve a budget envelope up to a maximum of \$2,000 from Tourism Materials and Supplies (02-7401-251000) to cover barbecue supplies and contingency, with signage and marketing/promotion costs to be absorbed within the Communications Department annual operating budget.

CARRIED UNANIMOUSLY

225-26 Moved by Cr. Fylyshtan that Council adopt the Council Participation Protocol as set out in Section 4.1 of the attached Event Scope and Framework, to govern the conduct of Council members during the event.

CARRIED UNANIMOUSLY

226-26 Moved by Cr. Botros that Administration be directed to compile resident input collected at the event into a “What We Heard” report, to present the report to Council at a regular Council meeting, and to publish the report publicly, no later than six weeks following the event.

CARRIED UNANIMOUSLY

**COUNCIL
REPORTS**

The following Reports to Council as of June 23, 2026, were reviewed:

- (a) Barrhead Chamber of Commerce - Cr. Oswald
- (b) Barrhead & Area Regional Crime Coalition (BARCC) - Cr. Kluin
- (c) Barrhead Regional Airport Committee - Cr. Kluin
- (d) Yellowhead Regional Library Board - Cr. Botros
- (e) Barrhead Library Board - Cr. Botros
- (f) Community Futures Yellowhead East - Cr. Botros

227-26 Moved by Cr. Kluin that the following Reports to Council as of June 23, 2026 be accepted as information:

- (a) Barrhead Chamber of Commerce - Cr. Oswald
- (b) Barrhead & Area Regional Crime Coalition (BARCC) - Cr. Kluin
- (c) Barrhead Regional Airport Committee - Cr. Kluin
- (d) Yellowhead Regional Library Board - Cr. Botros
- (e) Barrhead Library Board - Cr. Botros
- (f) Community Futures Yellowhead East - Cr. Botros

CARRIED UNANIMOUSLY

EXITED Cr. Sawatzky recused himself from Council to the Gallery at 8:35 PM

BYLAW

**AMENDMENT TO LAND USE
BYLAW 06-2026**

Jenny Bruns, Director of Planning, Economic Development & Legislative Services, presented Council an application to amend the Land Use Bylaw 04-2015 to redistrict Lot 3A Block 24 Plan 9323481 from R1 to R2 district.

228-26 Moved by Cr. Smith that approve second reading of Bylaw 06-2026 to amend the Land Use Bylaw to redistrict Lot 3A Block 24 Plan 9323481 from R1 to R2 district, with the amendment of renumbering the Bylaw to 08-2026.

In Favour: Cr. Smith, Cr. Kluin, and Mayor Assaf
Opposed: Cr. Botros, Cr. Fylyshtan, and Cr. Oswald

MOTION IS DEFEATED.

ENTERED Cr. Dave Sawatzky returned to Council at 9:03pm

**AMENDMENT TO LAND USE
BYLAW 07-2026**

Jenny Bruns, Director of Planning, Economic Development & Legislative Services, presented for Council to consider an application to amend the Land Use Bylaw 04-2015 to redistrict Lot 22, Block 19, Plan 1839HW from R2 to DC (Direct control) district.

229-26 Moved by Cr. Fylyshtan that Council approve second reading of Bylaw 07-2026 to amend the Land Use Bylaw to redistrict Lot 22, Block 19, Plan 1839HW from R2 to DC (Direct Control) district.

CARRIED UNANIMOUSLY

230-26 Moved by Cr. Oswald that Council approve third and final reading of Bylaw 07-2026 to amend the Land Use Bylaw 04-2015 to redistrict Lot 22, Block 19, Plan 1839HW from R2 to DC (Direct Control) district.

CARRIED UNANIMOUSLY

**FOR THE GOOD
OF COUNCIL**

Cr. Oswald gave a shout out to the Indigenous Committee for their walk.

Cr. Kluin noted the Street festival was a successful afternoon with hot weather. Thank you to all the organizers.

Cr. Sawatzky gave a shout out to the Public Works department for all their work during the rainfall.

Cr. Botros mentioned there were a record 12 stands for lemonade day and it was very successful.

ADJOURN

231-26 Moved by Cr. Oswald that the Council Meeting be adjourned at 9:12 p.m.

CARRIED UNANIMOUSLY

TOWN OF BARRHEAD

Mayor, Ty Assaf

CAO, Collin Steffes