



CITY OF ST. ALBERT  
**CITY COUNCIL**  
**MEETING MINUTES - UNADOPTED**

---

Tuesday, November 5, 2024

1:00 PM Council Chambers/Hybrid

---

**1. Attendance (at start of meeting)**

**PRESENT:**

Mayor Heron  
Councillor Biermanski  
Councillor Brodhead  
Councillor Hughes  
Councillor Killick  
Councillor MacKay

**VIA ZOOM:**

Councillor Joly

**STAFF PRESENT:**

W. Fletcher, Chief Administrative Officer  
D. McMordie, Managing Director, Corporate &  
Emergency Services/Chief Financial Officer  
D. Enger, Managing Director, Operations  
A. Slaght, Managing Director, Infrastructure & Planning  
M. Caufield, Director, Legal, Legislative & Records  
Services/Chief Legislative Officer  
C. Wong, Deputy City Clerk  
G. Magyar, Legislative Officer

## 2. Adoption of Agenda

### 2.1 AR-24-435 Adoption of Agenda

Moved by Councillor MacKay

That the November 5, 2024 Agenda be adopted as presented.

CARRIED UNANIMOUSLY

## 3. Presentations, Delegations, and Announcements

Anette Trimbee, Board Member, Edmonton Global, and Frank Mannarino, Board Member, Edmonton Global, presented to Council regarding Edmonton Global Withdrawal. Anette Trimbee, Frank Mannarino and Malcolm Bruce answered Council's questions.

Greg Harvey, President, St. Albert Firefighters Union, presented to Council regarding Northeast Servicing and Emergency Response times to the northern end of St. Albert.

Mostafa Hassan, Resident, presented to Council regarding Hookah Lounge.

## 10. Council Motions

### 10.1 CM-24-016 Edmonton Global Withdrawal Notice given by: Councillor Joly

Moved by Councillor Joly

That the City of St. Albert provide notice that it is withdrawing from Edmonton Global.

That this decision be presented to Council in Q1 or Q2 2026 to allow for reconsideration prior to withdrawal.

DEFEATED

For: 2 - Hughes, and Joly

Against: 5 - Heron, Biermanski, Brodhead, Killick, and  
MacKay

## 6. Adoption of Minutes

- 6.1 MIN-24-071 Regular Council Meeting Minutes of October 15, 2024 and the Organizational City Council Meeting Minutes of October 22, 2024

Moved by Councillor Brodhead

That the Regular Council Meeting Minutes of October 15, 2024 and the Organizational City Council Meeting Minutes of October 22, 2024 be approved.

CARRIED UNANIMOUSLY

## 7. Public Hearing

- 7.1 PH-24-009 Bylaw 16/2024 - Northeast St. Albert ASP (1st Reading)  
Presented by: Craig Walker, Planner II, Planning & Development

The Mayor opened the Public Hearing at 1:58 p.m.

**Council recessed at 3:00 p.m.**

**Council reconvened at 3:10 p.m.**

Mike Yochim, Vice President of Operations, Landrex, presented to Council regarding Bylaw 16/2024 Northeast ASP.

Trustee Rouse, St Albert Public Schools, presented to Council regarding Bylaw 16/2024 Northeast ASP.

Trustee Rouse and Krimsen Sumners, Superintendent, St Albert Public Schools, answered Council's questions regarding Bylaw 16/2024 Northeast ASP.

Scott Mackie, Invistec Consulting, Applicant, on behalf of Landrex, presented to Council, regarding Bylaw 16/2024 Northeast ASP.

Ray Watkins, Watkins Land Developments Ltd and Resident, presented to Council regarding Bylaw 16/2024 Northeast ASP.

Dominick Mis, Agent, representing Dominick Mis, Joan Mis and Green Acres presented to Council regarding Bylaw 16/2024 Northeast ASP.

Patrick Shaver, Agent, representing Landrex, presented to Council regarding Bylaw 16/2024 Northeast ASP.

Art Valerio, Four Corners Projects Inc., presented to Council regarding Bylaw 16/2024 Northeast ASP.

Moved by Councillor Hughes  
That the public hearing on Bylaw 16/2024 be closed.  
CARRIED UNANIMOUSLY

Moved by Councillor Hughes  
That Bylaw 16/2024, being the adoption of the Northeast St. Albert Area Structure Plan, be read a first time.  
CARRIED UNANIMOUSLY

Moved by Councillor Hughes  
That Schedule A of Bylaw 16/2024 be referred to the Edmonton Metropolitan Region Board.  
CARRIED

For: 6 - Heron, Biermanski, Brodhead, Hughes, Killick, and MacKay

Against: 1 - Joly

**Council recessed at 5:06 p.m.**

**Council reconvened at 5:35 p.m.**

**8. Business Items - Information Only**

- 8.1**     AR-24-449     Northeast Servicing Project Update  
Presented by: Dawny George, Director, Engineering Services, Engineering Services  
  
The Northeast Servicing Project Update was received by Council for information.

**10. Council Motions (Continued)**

- 10.2**     CM-24-017     Annual Fire Services Report  
Notice given by: Councillor Hughes  
  
Moved by Councillor Hughes  
That beginning in 2025, Administration present to Council an Annual Fire Services Report, similar to the applicable areas in the Spruce Grove Annual Protective Services Report.  
CARRIED UNANIMOUSLY

**11. Information Requests / Notices of Motion / Announcements**

Notice of Motion - Councillor Hughes

That by Q2 2026 Administration draft or amend a Council Policy for Council's approval related to the City's position on front-ending the costs of development, outlining the circumstances under which the City will consider front-ending costs of development, and that Administration explore solutions to enable and encourage developers to front-end costs of development, including by researching what is done in other municipalities in Alberta, and present recommendations to Council by Q2 2026.

Notice of Motion - Councillor Hughes

That the MDP is amended by April 1, 2025 to define "Priority Areas", "Areas for Growth" and "Future Areas for Growth" to provide clarity that the MDP will permit growth in the newly annexed land, including recognizing the catchment areas applicable to the northeast servicing project charter as "Areas for Growth" instead of "Future Areas for Growth".

## 12. In Camera

- 12.1 INC-24-059 Council/Chief Administrative Officer Dialogue  
Presented by: William Fletcher, Chief Administrative Officer

**ATTENDANCE:**

W. Fletcher, Chief Administrative Officer (Advice and Information)

D. McMordie, Managing Director, Corporate & Emergency Services/Chief Financial Officer (Advice and Information)

D. Enger, Managing Director, Operations (Advice and Information)

A. Slaght, Managing Director, Infrastructure & Planning (Advice and Information)

R. Lefebvre, Senior Manager Utilities, Public Operations (Advice and Information)

T. Saunders, Director, Public Operations (Advice and Information)

M. Erickson, Director, Economic Development (Advice and Information)

Moved by Councillor Brodhead

That Council move in camera to have a confidential dialogue with the Chief Administrative Officer pursuant to s. 24(1)(a) of the Freedom of Information and Privacy Act.

CARRIED UNANIMOUSLY

Council went in camera at 6:31 p.m.

Moved by Councillor Hughes  
That Council reconvene in Public.  
CARRIED UNANIMOUSLY

Council reconvened in public at 8:01 p.m.

### **13. Adjournment**

The Mayor adjourned the meeting at 8:01 p.m.

---

MAYOR

---

CHIEF LEGISLATIVE OFFICER