



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

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Monday, April 19, 2021

2:00 PM conducted electronically via Zoom

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

**PRESENT:**

Mayor Heron  
Councillor Brodhead  
Councillor Hansen  
Councillor Hughes  
Councillor MacKay  
Councillor Watkins

**VIA ZOOM:**

Councillor Joly

**STAFF:**

C. Wong, Deputy City Clerk  
T. Dallimore, Legislative Officer

**STAFF VIA ZOOM:**

K. Scoble, Chief Administrative Officer  
K. Hilts, Deputy Chief Administrative Officer  
D. Leflar, Director, Legal & Legislative Services/Chief  
Legislative Officer  
D. McMordie, Director, Financial Services & Information  
Technology/Chief Financial Officer  
R. McDonald, Legislative Officer

**2. Adoption of Agenda**

**2.1 AR-21-056 Adoption of Agenda**

Moved by Councillor MacKay

That the April 19, 2021 Agenda be adopted as presented.  
CARRIED UNANIMOUSLY

### 3. Presentations, Delegations, and Announcements

PROCLAMATION - National Volunteer Week - April 18-24, Crystal Gossmann spoke.

Muna Abdulhussain, Newcomers Connections Coordinator, St. Albert, spoke regarding Ramadan.

### 8. Business Items

- 8.1 AR-21-028 **Auditor's Year End Communication - Time Specific 2:00 p.m.**  
Presented by: John Stelter CPA, CA Partner KPMG

Moved by Councillor Hughes

That the report titled "2020 City of St. Albert - Audit Findings Report", provided as an attachment to the April 19, 2021 agenda report titled "Auditors Year End Communication", be received as information.

That Administration provide a status update on the Audit Recommendations as outlined in the report entitled "2020 City of St. Albert - Audit Findings Report" at the Community Growth & Infrastructure Standing Committee meeting in August 2021.

CARRIED UNANIMOUSLY

- 8.2 AR-21-029 **Audited Financial Statements & Annual Report - Time Specific 2:00 p.m.**

Presented by: Brenda Barclay, Manager, Financial Operations and Reporting

Moved by Councillor Hansen

That the City's 2020 Annual Report, including the audited Consolidated Financial Statements for the fiscal year

ended December 31, 2020, be approved.  
CARRIED UNANIMOUSLY

### **Presentations, Delegations, and Announcements - Continued**

Glenys Edwards, Trustee, St Albert Public School Board spoke regarding St Albert Public Schools Capital Plan.

Jerry Husar, Resident, spoke regarding the Public Hearing Process for Bylaws 7/2021, 8/2021 and 9/2021 Oakmont Area Structure Plan.

Mike Killick, Resident, spoke regarding the Public Hearing Process for Bylaws 7/2021, 8/2021 and 9/2021 Oakmont Area Structure Plan.

James Dean, Resident, spoke regarding the Public Hearing Process for Bylaws 7/2021, 8/2021 and 9/2021 Oakmont Area Structure Plan.

Doug Hartman, Resident, spoke regarding the Public Hearing Process for Bylaws 7/2021, 8/2021 and 9/2021 Oakmont Area Structure Plan.

## **10. Public Hearing - 3:30 P.M**

### **10.1 PH-21-007 Bylaw 20/2020 MDP Public Hearing and 2nd & 3rd readings (continuation from March 15, 2021)**

Presented by: Katie Mahoney, Senior Long Range Planner, Planning & Development

The Mayor declared the Public Hearing open.

Pat Collins, resident, spoke regarding Bylaw 20/2020, Municipal Development Plan.

Grant Miner, resident, spoke regarding Bylaw 20/2020, Municipal Development Plan.

Courtney Jensen, Urban Development Institute, spoke regarding Bylaw 20/2020, Municipal Development Plan.

Sandy Clark, resident, spoke regarding Bylaw 20/2020, Municipal Development Plan.

Al Henry, President of BLESS, spoke regarding Bylaw 20/2020, Municipal Development Plan.

Doug Hartman, resident, spoke regarding Bylaw 20/2020, Municipal Development Plan.

Ken Crutchfield, resident, spoke regarding Bylaw 20/2020, Municipal Development Plan.

Andy Lashuk, resident, spoke regarding Bylaw 20/2020, Municipal Development Plan.

Council Recessed at 4:27 p.m.

Council Reconvened at 5:00 p.m.

Jerry Husar, resident, spoke regarding Bylaw 20/2020, Municipal Development Plan.

Stewart Nelson, resident, spoke regarding Bylaw 20/2020, Municipal Development Plan.

Kris Dueck, resident, spoke regarding Bylaw 20/2020, Municipal Development Plan.

Mike Killick, resident, spoke regarding Bylaw 20/2020, Municipal Development Plan.

Julie Djkowich, resident, spoke regarding Bylaw 20/2020, Municipal Development Plan.

Cathy Stefner, resident, spoke regarding Bylaw 20/2020, Municipal Development Plan.

James Dean, resident, spoke regarding Bylaw 20/2020, Municipal Development Plan.

Moved by Councillor MacKay

That the Public Hearing on Bylaw 20/2020 be closed.

CARRIED UNANIMOUSLY

Council recessed at 6:45 p.m.

Council reconvened at 7:05 p.m.

Moved by Councillor Joly

That Bylaw 20/2020 be read a second time.

Moved by Councillor Joly

That Bylaw 20/2020 be amended as set out in Attachment #5 entitled "Proposed Second Reading Amendments to Flourish" to the April 19, 2021 Agenda Report entitled "Bylaw 20/2020 MDP Public Hearing and 2d & 3d readings (continuation from March 15, 2021)".

CARRIED UNANIMOUSLY

Moved by Councillor Hughes

That the MDP Bylaw 20/2020 be amended as follows:

In section 5.1 replace: "is not possible." with "is not reasonable."

DEFEATED

For: 3 - Watkins, Brodhead, and Hughes

Against: 4 - MacKay, Heron, Hansen, and Joly

Moved by Councillor Hughes

That the MDP Bylaw 20/2020 be amended as follows:

In section 6.2.4 replace the word "ensure" with "encourage".

DEFEATED

For: 2 - Watkins, and Hughes

Against: 5 - MacKay, Heron, Brodhead, Hansen, and Joly

Moved by Councillor Joly

That Bylaw 20/2020 be read a second time, as amended.

CARRIED UNANIMOUSLY

Moved by Councillor Joly  
That Bylaw 20/2020, as amended, be read a third time.  
CARRIED UNANIMOUSLY

NOTICE OF MOTION - COUNCILLOR HANSEN  
That Map 3 of the MDP (Flourish) be amended south of Meadowview Drive be amended from Employment Areas to Major Open Spaces.

Moved by Councillor Hughes  
That administration bring forward an amending Bylaw to amend the MDP in section 8.2.2, by striking out the words "and small block sizes".  
CARRIED

For: 4 - MacKay, Watkins, Hansen, and Hughes

Against: 3 - Heron, Brodhead, and Joly

The following motion was withdrawn by Councillor Hughes.

That Administration bring forward an amending Bylaw to amend the MDP in section 8.2.2 by replacing the word "Require with "Encourage".

Moved by Councillor Watkins  
That administration bring forward an amending Bylaw to amend the MDP in Section 8.4.3a by removing the word "providing" and replacing it with the word "encouraging"  
DEFEATED

For: 2 - Watkins, and Hughes

Against: 5 - MacKay, Heron, Brodhead, Hansen, and Joly

The following motion was withdrawn by Councillor Hughes.

That Administration bring forward an amending Bylaw to amend the MDP to remove the last sentence in section 11.4.5.

Moved by Councillor Hughes

That administration bring forward an amending bylaw to amend the MDP in section 14.6.9 by replacing “each phase” with “the Area Structure Plan.”

DEFEATED

For: 2 - Watkins, and Hughes

Against: 5 - MacKay, Heron, Brodhead, Hansen, and Joly

Council recessed at 8:40 p.m.

Council reconvened at 8:50 p.m.

## 5. Consent Agenda

### 5.1 CA-21-009 Consent Agenda

Presented by: Kevin Scoble, Chief Administrative Officer

Moved by Councillor Watkins

That the recommendations in the following agenda report be approved:

6.1 Regular Council Meeting Minutes of April 6, 2021

7.1 Community Living Standing Committee (CLSC) Draft (unadopted) Minutes and Agenda Items from April 12, 2021

7.2 CLSC Recommendation: Seniors' Advisory Committee Annual Report

7.3 CLSC Recommendation: Youth Advisory Committee Annual Report

7.5 CLSC Recommendation Arising From Community Services Advisory Committee

7.6 CLSC Recommendation: Rescind Policy C-CS-01 Athlete & Artist Development Grant

7.7 Community Growth & Infrastructure Standing Committee (CGISC) Draft (unadopted) Minutes and

Agenda Items from April 12, 2021

7.8 CGISC Recommendation Arising From a Joint Request from the Youth Advisory Committee and Seniors' Advisory Committee

7.9 CGISC Recommendation: Implications of Provincial Budget

9.2 Bylaw 16/2021 Jensen Lakes 10th Redistricting - Land Use Bylaw Schedule A Amendment (1st Reading)

9.4 Bylaw 26/2021 Clean Energy Improvement Program Bylaw (1st Reading)

12.1 Civic and External Agency - Councillors' Updates  
CARRIED UNANIMOUSLY

## 6. Adoption of Minutes

### 6.1 MIN-21-013

**Regular Council Meeting Minutes of April 6, 2021**

The following motion was approved on Consent Agenda:  
That the Regular Council Minutes of April 6, 2021, be adopted as presented.

## 7. Committee Business

### 7.1 CB-21-027

**Community Living Standing Committee (CLSC) Draft (unadopted) Minutes and Agenda Items from April 12, 2021**  
Presented by: Councillor Joly

The following motion was approved on Consent Agenda:  
That the Draft (unadopted) Minutes of the April 12, 2021 Community Living Standing Committee meeting be received as information.

### 7.2 CB-21-026

**CLSC Recommendation: Seniors' Advisory Committee Annual Report**  
Presented by: Councillor Joly

The following motion was approved on Consent Agenda:



1. That the Seniors' Advisory Committee's 2020 Year End Report provided as an attachment to the April 12, 2021 agenda report titled "Seniors' Advisory Committee Annual Report", be received as information; and,

2. That the Seniors' Advisory Committee's Proposed 2021 Priorities:

(a) Current/Future impacts of COVID-19 on St. Albert Seniors; and,

(b) Joint Project with Youth Advisory Committee in creating Intergenerational opportunities for youth and seniors' in St. Albert be received as information.

**7.3    CB-21-028    **CLSC Recommendation: Youth Advisory Committee Annual Report****

Presented by: Councillor Joly

The following motion was approved on Consent Agenda:

1. That the Youth Advisory Committee's 2020 Year End Report provided as an attachment to the April 12, 2021 agenda report titled "Youth Advisory Committee Annual Report" be received as information.

2. That the Youth Advisory Committee's Proposed 2021 Priorities:

a. Finalize and publish the Cultivate the Conversation Page;

b. Build a relationship with more schools to build a base in which to get feedback from the larger youth perspective;

c. Continue to work with groups like Amplify, BAM, and Jack.org to support youth in St. Albert;

d. Collaborate with the Seniors' Advisory Committee to identify shared concerns to bring to Council; and,

e. Work on projects of interest that pertain to the four subcommittees that were established: Mental Health and Disability Accessibility, Communication, Post Secondary & Education, and Environment and Recreation, be received

as information.

- 7.4**    CB-21-029    **CLSC Recommendation Arising From Request by Youth Advisory Committee**  
Presented by: Councillor Joly

No action was taken on this item.

- 7.5**    CB-21-030    **CLSC Recommendation Arising From Community Services Advisory Committee**  
Presented by: Councillor Joly

The following motion was approved on Consent Agenda:  
That the following applications for the "Recurring"  
Community Events Grant Program be awarded for 2021  
and 2022 as follows:

1. K-40 Club of St. Albert  
Rainmaker Rodeo Parade  
\$6,500
  
2. The Royal Canadian Legion - St. Albert Branch #271  
Remembrance Day Ceremonies  
\$1,730
  
3. St. Albert Christian Ministerial Association  
Community Carol Sing  
\$2,000

Total: \$10,230

- 7.6**    CB-21-031    **CLSC Recommendation: Rescind Policy C-CS-01 Athlete & Artist Development Grant**  
Presented by: Councillor Joly

The following motion was approved on Consent Agenda:  
That Policy C-CS-01 Athlete and Artist Development Grant

be rescinded.

- 7.7    CB-21-034    **Community Growth & Infrastructure Standing Committee (CGISC) Draft (unadopted) Minutes and Agenda Items from April 12, 2021**  
Presented by: Councillor Hansen

The following motion was approved on Consent Agenda: That the Draft (unadopted) Minutes of the April 12, 2021 Community Growth & Infrastructure Standing Committee meeting be received as information.

- 7.8    CB-21-032    **CGISC Recommendation Arising From a Joint Request from the Youth Advisory Committee and Seniors' Advisory Committee**  
Presented by: Councillor Hansen

The following motion was approved on Consent Agenda: That the matter of a potential north to south bus route be referred back to the Senior's Advisory Committee and Youth Advisory Committee to provide further and more detailed information (including if applicable any revision to their original request) after having discussed their concerns with City transit management.

- 7.9    CB-21-033    **CGISC Recommendation: Implications of Provincial Budget**  
Presented by: Councillor Hansen

The following motion was approved on Consent Agenda: That the report titled "Implications of Provincial Budget" be received as information.

## 9.    **Bylaws**

- 9.1    BL-21-003    **Bylaws 7/2021, 8/2021 & 9/2021 Oakmont Area Structure Plan (1st Reading)**  
Presented by: Suzanne Bennett, Planner, Planning & Development  
Moved by Councillor Hughes

That Bylaw 7/2021, being amendment 5 to the Oakmont Area Structure Plan Bylaw 12/97, re-designating the subject lands from Commercial and Low Density Residential to Mixed Use, be read a first time.

That Bylaw 8/2021, being amendment 186 to the Land Use Bylaw 9/2005, to redistrict the subject property from Direct Control to Direct Control Mixed Use, be read a first time.

That Bylaw 9/2021, being amendment 187 to the Land Use Bylaw 9/2005, to enact textual changes to the Direct Control Mixed Use District, and amendments to Schedule F 'Building Heights for Redevelopment' be read a first time.

That a Public Hearing for Bylaws 7/2021, Bylaw 8/2021, and Bylaw 9/2021 be scheduled on June 9, 2021 at 9:00 a.m. MDT.

CARRIED UNANIMOUSLY

**9.2**     BL-21-008

**Bylaw 16/2021 Jensen Lakes 10th Redistricting - Land Use Bylaw Schedule A Amendment (1st Reading)**

Presented by: Eric Schultz, Planner, Planning & Development Department

The following motion was approved on Consent Agenda:  
That Bylaw 16/2021, being amendment 191 to the Land Use Bylaw Schedule A, be read a first time.

That a Public Hearing on Bylaw 16/2021 be scheduled for May 17, 2021.

**9.3**     BL-21-013

**Bylaw 23/2021 Patios & Pop Up's Traffic Bylaw Amendment (1st, 2nd and 3rd readings)**

Presented by: Dawny George, Director, Engineering & Dean Schick, Manager, Transportation

Moved by Councillor Brodhead

That Bylaw 23/2021 being amendment 18 to Traffic Bylaw 18/2005, be read a first time.

CARRIED UNANIMOUSLY

Moved by Councillor Brodhead  
That Bylaw 23/2021 be read a second time.

CARRIED UNANIMOUSLY

Moved by Councillor MacKay  
That unanimous consent be given for consideration of third reading of Bylaw 23/2021.

CARRIED UNANIMOUSLY

Moved by Councillor Brodhead  
That Bylaw 23/2021 be read a third and final time.

CARRIED UNANIMOUSLY

Moved by Councillor Brodhead  
The City waive development and building permit fees for temporary patios on private property for the calendar year of 2021.

CARRIED UNANIMOUSLY

- 9.4**    BL-21-019    **Bylaw 26/2021 Clean Energy Improvement Program Bylaw (1st Reading)**  
Presented by: Christian Benson, Manager, Environment  
The following motion was approved on Consent Agenda:  
That the information provided in the April 19, 2021 Agenda Report Bylaw 26/2021 Clean Energy Improvement Program Bylaw be received for information.

That Bylaw 26/2021, being the Clean Energy Improvement Tax Bylaw, be read a first time.

That the Public Hearing on Bylaw 26/2021 be scheduled for May 17, 2021.

## **12. Civic and External Agencies - Councillors' Updates**

- 12.1**    AR-21-006    **Civic and External Agency - Councillors' Updates**

The following item was approved on Consent Agenda:  
Councillors provided updates on the work and activities of the civic and external agencies on which they serve as Council's representatives.

### 13. Council Motions

13.1 Letter to Support Protection of Our Headwaters from Coal Mining Pollution

This item was postponed to the May 3, 2021, City Council Meeting.

### 14. Information Requests / Notices of Motion / Announcements

#### Notice of Motion - Mayor Heron

That the driveway fire pit pilot program becomes a permanent program in St. Albert.

#### Information Request - Mayor Heron

I am in an AUMA meeting and we are discussing countering the narrative that cities have too large of a reserve balance and we should be using that balance to keep taxes low.

It appears that the average of reserves as a percentage of tangible capital assets for mid-sized cities is about 30%

The question has arisen is does this include off-site levy reserves

Would it be possible to get the numbers for St. Albert?

What are our total reserve balances?

What is that as a ratio of our TCA?

What is the balance of our reserves for offsite levies, utilities and other?

### 17. In Camera

- 17.1 INC-21-021 **Council/Chief Administrative Officer Dialogue**  
Presented by: Kevin Scoble, Chief Administrative Officer

**In Attendance:**

K. Scoble, Chief Administrative Officer (Advice and Information)  
K. Hilts, Deputy Chief Administrative Officer (Advice and Information)  
D. McMordie, Director, Financial Services & Information Technology and Chief Financial Officer (Advice and Information)  
C. de Bruijn, Senior Manager, Community Relations (Advice and Information)

Moved by Councillor MacKay  
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 9:23 p.m.

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

Council reconvened in public at 9:54 p.m.

Moved by Councillor Watkins  
That the details of the in camera discussion remain confidential pursuant to s.153(e) of the Municipal Government Act.

CARRIED UNANIMOUSLY

**18. Adjournment**

The adjournment occurred on a ZOOM platform that was not accessible to the public.

The Mayor adjourned the meeting at 9:55 p.m.

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MAYOR

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CHIEF LEGISLATIVE OFFICER