



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

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Tuesday, April 6, 2021

2:00 PM conducted electronically via Zoom

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

**PRESENT:**

Mayor Heron  
Councillor Brodhead  
Councillor Hughes  
Councillor MacKay  
Councillor Watkins

**ABSENT:**

Councillor Hansen

**VIA ZOOM:**

Councillor Joly

**STAFF:**

K. Scoble, Chief Administrative Officer  
C. Wong, Deputy City Clerk

**STAFF VIA ZOOM:**

K. Hilts, Deputy Chief Administrative Officer  
M. Caufield, Acting Director, Legal & Legislative Services/CLO  
D. McMordie, Director, Finance & Information Technology/CFO  
R. McDonald, Legislative Officer

**2. Adoption of Agenda**

**2.1 AR-21-055 Adoption of Agenda**

Moved by Councillor MacKay  
That the April 6, 2021 Agenda be adopted as amended

with the removal of item 16.1 - Approval of Land Acquisition  
for Fire Hall #4 and Future TOD Site  
CARRIED UNANIMOUSLY

### 3. **Presentations, Delegations, and Announcements**

Julia Sorenson, Poet Laureate, read a poem in  
recognition of National Poetry Month Proclamation &  
Poetry Readings.

Layna Haley, Kaleo Collection, spoke regarding the  
Kaleo Collective.

### 5. **Consent Agenda**

#### 5.1 CA-21-008

##### **Consent Agenda**

Presented by: Kevin Scoble, Chief Administrative Officer

Moved by Councillor Hughes

That the recommendations in the following agenda report  
be approved:

6.1 Regular Council Meeting Minutes of March 15, 2021  
and Special City Council Meeting of March 22, 2021

7.1 Appointment of the Environmental Advisory  
Committee (EAC)

7.2 Community Growth and Infrastructure Standing  
Committee (CGISC) Draft (unadopted) Minutes and  
Agenda Items from March 8, 2021

8.2 Approval of Land Acquisition for Fire Hall #4 and  
Future TOD Site

9.2 Bylaw: 22/2021 Fire Hall Station 4 Borrowing Bylaw  
(1st Reading)

CARRIED UNANIMOUSLY

### 6. **Adoption of Minutes**

#### 6.1 MIN-21-012

Regular Council Meeting Minutes of March 15, 2021 and

**Special City Council Meeting of March 22, 2021**

The following motion was approved on Consent Agenda:  
That the Regular Council Minutes of March 15, 2021 and  
Special City Council Meeting of March 22, 2021 be  
adopted as presented.

**7. Committee Business**

**7.1     CB-21-011     Appointment to the Environmental Advisory Committee (EAC)**

Presented by: Mayor Heron

The following motion was approved on Consent Agenda:  
That Karlee Searle be appointed as a member of the City  
of St. Albert Environmental Advisory Committee for the term  
ending December 31, 2021.

**7.2     CB-21-016     Community Growth & Infrastructure Standing Committee  
(CGISC) Draft (unadopted) Minutes and Agenda Items from  
March 8, 2021**

**Presented by: Councillor Hansen**

The following motion was approved on Consent Agenda:  
That the Draft (unadopted) Minutes of the March 8, 2021  
Community Growth & Infrastructure Standing Committee  
meeting be received as information.

**7.3     AR-21-115     COVID-19 Recovery Task Force Business Resiliency Program**

Presented by: Mike Erickson, Acting Director & Nicole Pearson,  
Manager, Business Retention & Expansion

Moved by Councillor MacKay

That Council direct Administration to establish a business  
resiliency program funded through the previously approved  
COVID-19 Supports, to a maximum of \$100,000, and that  
Administration use these funds to hire a marketing student  
to promote local businesses and develop a grant program  
where eligible businesses can either apply for a Marketing  
Grant (to a maximum of \$500) or a Digital Transformation  
Grant (to a maximum of \$1000) per eligible business.

**CARRIED UNANIMOUSLY**

## 8. Business Items

- 8.1     AR-21-058     Service & Service Levels Inventory Annual Update**  
Presented by: Darija Slokar, Manager, Corporate Planning, Risk and Insurance
- Moved by Councillor Hughes
- That the updated Services and Service Levels Inventory provided as an attachment to the April 6, 2021 Agenda Report entitled "Services and Service Levels Inventory Annual Update" be approved.
- That the approved updated version of the Services and Service Levels Inventory replace the version currently attached to Council Policy C-FS-05 Budget and Taxation Guiding Principles.
- That the CAO be directed to bring to Council any recommended changes to services and service levels prior to the development of the proposed budget for 2022 or as part of the proposed budget.
- CARRIED UNANIMOUSLY
- 8.2     AR-21-086     Approval of Land Acquisition for Fire Hall #4 and Future TOD Site**  
Presented by: David S. Leflar, Director, Legal and Legislative Services
- The following motion was approved on Consent Agenda:  
That Council approve the acquisition of a parcel of land consisting of approximately 17.3 acres immediately to the north of the alignment of Fowler Way west of the St. Albert Trail, for a purchase price of \$2.55 million, upon contractual terms and conditions satisfactory to the Chief Administrative Officer.
- 8.3     AR-21-059     Council Strategic Plan Update and Updated Corporate Business Plan**  
Presented by: Mayor Heron and Kevin Scoble, CAO

Moved by Councillor Watkins

That an updated version of Council Policy C-CG-02, City of St. Albert Council Strategic Plan, provided as an attachment to the April 6, 2021 agenda report entitled "Council Strategic Plan Update and Updated Corporate Business Plan" be approved.

That the Corporate Business Plan 2021 to 2022, provided as an attachment to the April 6, 2021 agenda report entitled "Council Strategic Plan Update and Updated Corporate Business Plan" be received as information.  
CARRIED UNANIMOUSLY

## 9. Bylaws

### 9.1 BL-21-010

#### **Bylaw 13/2021 Off-Site Levy (2nd & 3rd Readings)**

Presented by: Tanya Hynes, Supervisor of Long Term Engineering, Engineering Services

Moved by Councillor Watkins

That Bylaw 13/2021 be read a second time.

CARRIED UNANIMOUSLY

Moved by Councillor Watkins

That Bylaw 13/2021 be read a third and final time.

CARRIED UNANIMOUSLY

### 9.2 BL-21-017

#### **Bylaw 22/2021 Bylaw - Fire Hall Station 4 Borrowing Bylaw (1st reading)**

Presented by: Diane McMordie, Director, Financial Services & Information Technology/CFO

The following motion was approved on Consent Agenda:

That \$2,250,000 be approved from the Off-Site Levy Recovery Fund to support the land purchase for Fire Hall #4 and future TOD site.

That upon successful execution of Bylaw 22/2021, the related funds for the land purchase shall be secured

though said debt and the Off-Site Levy Recovery fund shall be reimbursed for the funds advanced.

That Bylaw 22/2021, being a Borrowing Bylaw to design and construct Fire Hall Station #4 and purchase related equipment and land, be read a first time.

That, notwithstanding City Council Policy C-CAO-22 Borrowing Bylaw Advertising, Bylaw 22/2021 be initially advertised on April 14, 2021.

## 12. Council Motions

### 12.1 CM-21-006 Home Energy Retrofit Accelerator Program

Notice given by: Mayor Heron

The Mayor relinquished the Chair to Deputy Mayor Brodhead

Moved by Mayor Heron

That Administration bring forward a business case for the 2022 budget deliberations for a St. Albert based Home Energy Retrofit Accelerator (HERA) program, including funding amounts per year and any administrative cost impacts.

CARRIED UNANIMOUSLY

The Mayor resumed the Chair

### 12.2 CM-21-009 Hen Bylaw Amendments

Notice given by: Councillor Hansen

Moved by Councillor MacKay

That Administration present for Council's consideration amendments to the Hen Bylaw to allow the Licensing Authority to permit keeping up to six hens on a licensed property, together with such other amendments as

Administration may recommend to protect the health of the hens and minimize their impact on adjacent properties to be brought back to Council by May 31, 2021.

CARRIED UNANIMOUSLY

Council recessed at 3:55 p.m.

Council reconvened at 4:05 p.m.

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

#### Notice of Motion - Councillor Hughes

That the Mayor write a letter to the Government of Alberta requesting a review of the impacts of strip mining in Alberta's Eastern Mountains, that municipalities are consulted as stakeholders on future coal policy changes and a moratorium is placed on ongoing coal exploration until after independent and extensive public consultation has occurred and a replacement Coal Policy is in effect.

#### Information Request

How much additional funding would be required to ensure that the 2022 replacement of the Fountain Park Playground is fully accessible? What amenities would this include?

### 16. In Camera

#### 16.2 INC-21-013

#### **Edmonton Metropolitan Region Board Briefing**

Presented by: Trevor Duley, Manager, Government Relations

#### **In Attendance:**

K. Scoble, Chief Administrative Officer (Advice and Information)

K. Hilts, Deputy Chief Administrative Officer (Advice and Information)

T. Duley, Manager, Government Relations (Advice and Information)

Moved by Councillor MacKay

That Council move in camera to discuss a matter pursuant to Section 21 (Disclosure harmful to intergovernmental relations) of the Freedom of Information and Protection of Privacy Act.

CARRIED UNANIMOUSLY

Council went in camera at 4:08 p.m.

Moved by Councillor Brodhead

That Council reconvene in Public.

CARRIED UNANIMOUSLY

Council reconvened in public at 4:34 p.m.

Moved by Councillor Watkins

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

CARRIED UNANIMOUSLY

Council recessed at 4:34 p.m.

Council reconvened at 5:00 p.m.

## **10. Public Hearing - 5:00 P.M**

### **10.1 PH-21-004 PH Bylaw 12/2021 Land Use Bylaw Riverside Stage 31 (2nd & 3rd Readings)**

Presented by: Suzanne Bennett, Planner, Planning & Development Department

The Mayor declared the Public Hearing open.

Matthew Gleddie, resident, spoke in opposition of Bylaw



12/2021.

Shane Leppky, Genstar Development, spoke regarding the Public Hearing for Bylaw 12/2021.

Blayden Dibben, Manager, Select Engineering Consultants, spoke regarding the Public Hearing for Bylaw 12/2021.

Douglas Nixon, resident, spoke regarding the Public Hearing for Bylaw 12/2021.

In accordance to the Public Hearing Notice for Bylaw 12/2021, being amendment 185 to the Land Use Bylaw that any written submissions received after the March 31, 2021 deadline a high-level summary of the submission will be provided to Council; Legislative Services did receive one written submission from a resident of Riverside on April 1, 2021 who, in summary, stated they are in opposition of Bylaw 12/2021.

**PH-21-004**

**PH Bylaw 12/2021 Land Use Bylaw Riverside Stage 31 (2nd & 3rd Readings)**

Presented by: Suzanne Bennett, Planner, Planning & Development Department

Moved by Councillor MacKay

That the Public Hearing on Bylaw 12/2021 be closed.

CARRIED UNANIMOUSLY

Moved by Councillor Brodhead

That Bylaw 12/2021, being amendment 185 to the Land Use Bylaw, be read a second time.

CARRIED

For: 4 - Heron, Brodhead, Joly, and Watkins

Against: 2 - Hughes, and MacKay

Absent: 1 - Hansen

Moved by Councillor Brodhead  
That Bylaw 12/2021 be read a third time.  
CARRIED

For: 4 - Heron, Brodhead, Joly, and Watkins

Against: 2 - Hughes, and MacKay

Absent: 1 - Hansen

Council recessed at 6:36 p.m.

Council reconvened at 6:45 p.m.

**10.2** PH-21-002

**PH Bylaw 1/2021, Bylaw 2/2021, and Bylaw 3/2021 Range Road 260: MDP, Renaming and ASP Amendments (2nd & 3rd Readings)**

Presented by: Sajid Sifat, Planner, Planning and Development - MDP & ASP Amendment and Tracy Tsui, Planner, Planning and Development - Renaming

The Mayor declared the Public Hearing open.

Ken Crutchfield, resident, spoke regarding the Public Hearing for Bylaw 1/2021, Bylaw 2/2021 and Bylaw 3/2021.

Russell Dauk, Rohit Developments, spoke regarding the Public Hearing for Bylaw 1/2021, Bylaw 2/2021 and Bylaw 3/2021.

Jim Killoh, Rohit Develop, spoke regarding the Public Hearing for Bylaw 1/2021, Bylaw 2/2021 and Bylaw 3/2021.

Blaydon Dibben, Manager, Select Engineering Consultants, spoke regarding the Public Hearing for Bylaw 1/2021, Bylaw 2/2021 and Bylaw 3/2021.

Moved by Councillor Brodhead  
That the Public Hearing on Bylaw 1/2021, Bylaw 2/2021, and Bylaw 3/2021 be closed.  
CARRIED UNANIMOUSLY

Moved by Councillor Brodhead  
That Bylaw 1/2021, being amendment 21 to the Municipal Development Plan 15/2007, be read a second time.  
CARRIED UNANIMOUSLY

Moved by Councillor Brodhead  
That Bylaw 1/2021, being amendment 21 to the Municipal Development Plan 15/2007, be read a third time.  
CARRIED UNANIMOUSLY

Moved by Councillor Watkins  
That Bylaw 2/2021, being amendment 2 to rename the Range Road 260 Area Structure Plan 23/2014, be read a second time.  
CARRIED

For: 5 - Heron, Brodhead, Hughes, MacKay, and Watkins

Against: 1 - Joly

Absent: 1 - Hansen

Moved by Councillor Watkins  
That Bylaw 2/2021, being amendment 2 to rename the Range Road 260 Area Structure Plan 23/2014, be read a third time.  
CARRIED

For: 5 - Heron, Brodhead, Hughes, MacKay, and Watkins

Against: 1 - Joly

Absent: 1 - Hansen

Moved by Councillor Watkins

That Bylaw 3/2021, being amendment 3 to the Range Road 260 Area Structure Plan 23/2014, be read a second time.

Moved by Councillor Brodhead

That Bylaw 3/2021, Schedule A, be amended by amending Section 2.1.6 Environmental Site Assessment Wellheads by deleting: Any wellhead that is not currently in the road right-of-way of Range Road 260 must be located on privately held lands and have adequately physical accessibility according to all pertinent standards and legislation.

CARRIED UNANIMOUSLY

Moved by Councillor Brodhead

That Bylaw 3/2021, Schedule A, be amended by amending Section 5.3 Stormwater Management by deleting: Back of lots adjacent to Ray Gibbon Drive cannot extend back slope into the Ray Gibbon right-of-way.

CARRIED UNANIMOUSLY

Moved by Councillor Watkins

That Bylaw 3/2021, being amendment 3 to the Range Road 260 Area Structure Plan 23/2014, be read a second time, as amended.

CARRIED UNANIMOUSLY

Moved by Councillor Watkins

That Bylaw 3/2021, being amendment 3 to the Range Road 260 Area Structure Plan 23/2014, be read a third time.

CARRIED UNANIMOUSLY

## In Camera (cont'd)

### 16.3 INC-21-026 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)

M. Caufield, Acting Director of Legal & Legislative Services/CLO (Advice and Information)

C. de Bruijn, Senior Manager, Community Relations (Advice and Information)

Moved by Councillor Watkins

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 8:06 p.m.

Moved by Councillor Hughes  
Council reconvene in Public.  
CARRIED UNANIMOUSLY

Council reconvened in public at 8:47 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

## 17. Adjournment

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

The Mayor adjourned the meeting at 8:47 p.m.

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MAYOR

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CHIEF LEGISLATIVE OFFICER