



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

**Special Council Meeting**  
**Public Hearing on Bylaws 7/2021, 8/2021 and 9/2021**  
**2nd & 3rd Readings of Bylaws 7/2021, 8/2021 and 9/2021**

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**Wednesday, June 9, 2021**

**9:00 AM Conducted electronically via Zoom**

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

**PRESENT:**

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

**STAFF:**

K. Scoble, Chief Administrative Officer  
K. Hilts, Deputy Chief Administrative Officer  
D. Leflar, Director, Legal & Legislative Services/Chief  
Legislative Officer  
M. Caufield, Deputy City Solicitor  
D. McMordie, Director, Financial Services and  
Information Technology/Chief Financial Officer  
C. Wong, Deputy City Clerk  
T. Dallimore, Legislative Officer  
R. McDonald, Legislative Officer  
B. Switzer, Legislative Officer

## **2. Adoption of Agenda**

### **2.1 AR-21-244 Adoption of Agenda**

Moved by Councillor MacKay

That the June 9, 2021 Agenda be adopted as presented.

CARRIED UNANIMOUSLY

## **3. Public Hearing on Bylaws 7/2021, 8/2021 and 9/2021**

The Mayor declared the Public Hearing open.

Suzanne Bennett, Planner, gave a presentation on proposed Bylaws 7/2021, 8/2021 and 9/2021 on behalf of Administration.

The Applicant, Boudreau Developments Ltd. gave a presentation on the proposed Bylaws 7/2021, 8/2021 and 9/2021.

Council recessed at 11:00 a.m.

Council reconvened at 11:10 a.m.

The following residents addressed Council regarding Bylaws 7/2021, 8/2021 and 9/2021:

Steven Nutzenberger spoke in favour

Donald Thompson spoke in opposition

Marian Mucha spoke in opposition

Sandy Clark spoke in opposition on her own behalf, and as Agent for the following persons in opposition:

1. Douglas Christian Clement

2. Heidi McMillan-Clement

3. Dustin Hoffman
4. Tanya Hoffman
5. Shirley Murphy
6. Lawrence Moore
7. Jacqueline Moore
8. J. Chris Johnstone
9. Kristopher Dueck
10. Amy MacKenzie
11. Shawn MacKenzie
12. Renee MacKenzie
13. Faye Hood
14. Shannon Martell
15. Vince Martell
16. Zachary Martell
17. Dianne Steinke
18. Rudy Steinke
19. Glenn Graae
20. Troy Bender
21. Gina Bender
22. Lynn Bell
23. Alan Bell
24. Nancy Wandler
25. Val Keats
26. Greg Keats.
27. Shannon Wandler

Grant Miner spoke in opposition on his own behalf, and as Agent for the following persons in opposition:

1. John (Jack) McBride
2. Marion McBride
3. Robert Cyr
4. Cathy Cyr
5. Jessica Carnovale
6. Domenico Carnovale

7. Chris Paliwoda
8. Cheryl Paliwoda
9. Jillian (Jill) Doran
10. Brian Doran
11. Tamis Rombough
12. Perry Rombough
13. John Robertson
14. Vicky Robertson
15. Dianna Lamberink
16. Kate Miner

Sandy and Don Scott spoke in opposition  
Dustin Bizon spoke in favour

Ken Crutchfield spoke in opposition on his own behalf,  
and as Agent for the following persons in opposition:

1. Val Crutchfield
2. Ed Shields
3. John Shields
4. Sarah Shields
5. Bobby McGugan

Sue Trenchard spoke in favour on her own behalf, and  
as Agent for the following persons in favour:

1. Stan Exner
2. Paul Boutin
3. Ed Forster
4. Audrey Forster
5. Estelle Chabot

Mel Brough spoke in favour on his own behalf, and as  
Agent for the following persons in favour:

1. Percy Mirochnick
2. Donnalee Brough
3. Jon Forsythe
4. Linda Forsythe
5. Dave Melnychyn
6. Dayelle Melnychyn
7. Dr. N. Morison
8. Vigdis (Vicky) Kennedy
9. Wendy Morison
10. William (Bud) Norris

Doug Hartman spoke in opposition on his own behalf,  
and as Agent for the following persons in opposition:

- 1 Bill Berthiaume
- 2 Vera Berthiaume
- 3 Carol Black
- 4 Linda Bohaychuk
- 5 Bernadette Hodgson
- 6 Ron Hodgson
- 7 Judy Roberts
- 8 Roger Roberts
- 9 Barbara Scott
- 10 Don Scott
- 11 Christine Trench
- 12 Martin Trench
- 13 Chantelle Warr
- 14 Sue Alcock
- 15 Jim Danyluik
- 16 Tamila Danyluik
- 17 Ted Fielder
- 18 Darrell Florence
- 19 Shauna Florence
- 20 Brent Hodgins
- 21 Ellen Hodgins

22 Ashif Kassam  
23 Jackie Kassam  
24 Arlene Pardee  
25 Anne Ronsky  
26 Nick Ronsky  
27 Dorrie Wolodko  
28 William Wolodko

Brenda Randall, spoke in opposition

Council recessed at 1:08 p.m.

Council reconvened at 1:30 p.m.

Shane Desousa spoke in favour  
Curtis Crouse spoke in favour as a spokesperson  
representing the position of the Board of the  
St. Albert and District Chamber of Commerce

Julie Djkowich spoke in opposition on her own behalf,  
and as Agent for the following persons in opposition:

1. Shannon Thompson
2. Tina Jeske
3. Joanne Cole
4. David Proft
5. Birthe Djkowich
6. Craig Cole
7. Mel Djkowich
8. Marianne Proft
9. Nancy Moore
10. Tim Jeske

Jan F. Vanveen spoke in opposition  
Christie Desousa spoke in favour

Dan O'Brien spoke in favour  
Karen Heron spoke in favour  
Robyn Pocklington spoke in opposition  
Dan Lepine spoke in favour

James Dean spoke in opposition on his own behalf, and  
as Agent for the following persons in opposition:

1. Candace Mazur,
2. Celine Gannon-Dean,
3. Samuel Dean,
4. Zachary Dean,
5. Zenna Kuzio

Claude Rekken spoke in opposition  
Bob Lamoureux spoke in opposition  
Dustin Hubscher spoke in favour  
Bob Rehm spoke in favour  
Paul Short spoke in favour  
Audrey Marple spoke in opposition  
David Howe spoke in favour  
Valerie Spink spoke in favour  
Brian Alguire spoke in opposition  
Jayde Malam spoke in opposition

Richard Brooks, spoke in favour on his own behalf, and  
as Agent for the following persons in favour:

1. Liliana Dnestrianschii
2. Lucien Dnestrianschii
3. Ruth Kelly
4. Dorelle Brooks
5. Roger Cousineau
6. Eleanor Cousineau
7. Caroline Brown

- 8. Doug Poss
- 9. Kathy Silvester

Sandra Kordyback spoke in opposition  
Margot Upfold spoke in opposition

Mike Killick spoke in opposition on his own behalf, and  
as Agent for the following persons in opposition:

- 1. Brian Bratushesky
- 2. Dustin Kersey
- 3. Kelly Charter
- 4. Pat Killick
- 5. Simon & Irena Piven

Council recessed at 3:35 p.m.

Council reconvened at 3:45 p.m.

Geoff Smith spoke in opposition

Catherine Stefner spoke in opposition on her own  
behalf, and as Agent for the following persons in  
opposition:

- 1. Dave Burdett
- 2. Joan Burdett
- 3. Megan Stefner
- 4. Dan MacKenzie
- 5. Gregg MacKenzie
- 6. Talia Gomes
- 7. Michele MacKenzie

Morris Kadylo spoke in favour  
Lloyd Wiebe spoke in opposition



Bill Hole spoke in favour  
Chris Boyda spoke in opposition  
Patty Ambrosio spoke in favour  
Courtenay L-Boyda spoke in opposition  
Donna Sokolik spoke in opposition  
David Niebach spoke in favour as a spokesperson  
representing the position of the Economic Sustainability  
Advisory Board  
Bert De Bruin spoke in favour  
Tom Redl spoke in favour  
Gwen Short spoke in favour

Jerry Husar spoke in opposition on his own behalf, and  
as Agent for the following persons in opposition:

1. Nicole Henry
2. Paul T. Fawcett
3. DeNae Matwijiw
4. Samantha Daniele
5. Mary Jamison
6. Ann Heggart
7. Travis Heggart
8. Julie Parth
9. Buddy Beley
10. Mary Jamison

Mark Ruth spoke in favour  
Natalie Lazurko spoke in opposition  
Paul Leger spoke in opposition

Council Recessed at 5:27 p.m.

Council Reconvened at 6:00 p.m.

Gary Elliott spoke in favour

Wyatt McMurray spoke in favour  
Thomas Smyth spoke in opposition  
Jeff Hayman spoke in opposition  
Andy Lashuk spoke in opposition  
Don Yahn spoke in opposition  
Neil Korotash spoke in favour  
Matt Bachewich spoke in favour  
Ken King spoke in favour  
Brian Nilsson spoke in favour  
Isabelle Dean spoke in opposition  
Zoe Dean spoke in opposition  
Roswitha Heidorn-Knoefel spoke in opposition  
Reta Thompson spoke in opposition  
Jonathan Martin spoke in opposition

Council recessed at 7:12 p.m.

Council reconvened at 7:20 p.m.

Curtis Oud spoke in opposition  
Gillian Lewrenz spoke in opposition  
Laurie Hunt spoke in opposition  
Stewart Nelson spoke in opposition  
Ruby Olson spoke in favour

Ken Crutchfield spoke to new information  
Valerie Spink spoke to new information  
Rob Brosseau and Dave Haut, on behalf of the  
Applicant spoke to new information.

Moved by Councillor Hansen  
That the Public Hearing on Bylaws 7/2021, 8/2021, and  
9/2021 be closed.  
CARRIED UNANIMOUSLY

Council recessed at 8:48 p.m.

Council reconvened at 9:02 p.m.

#### **4. 2nd & 3rd Reading of Bylaws 7/2021, 8/2021 and 9/2021**

Moved by Councillor Joly

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

**CARRIED**

For: 6 - Heron, Brodhead, Hansen, Hughes, Joly,  
and Watkins

Against: 1 - MacKay

#### **PH Bylaws 7/2021, 8/2021, & 9/2021 Oakmont Area Structure Plan Public Hearing and 2nd & 3rd Readings**

Presented by: Suzanne Bennett, Planner, Planning & Development

Moved by Councillor Joly

That Bylaw 7/2021 be read a third time.

**CARRIED**

For: 6 - Heron, Brodhead, Hansen, Hughes, Joly,  
and Watkins

Against: 1 - MacKay

Moved by Councillor Watkins

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 second time.

**CARRIED UNANIMOUSLY**

Moved by Councillor Watkins

That Bylaw 8/2021 be read a third time.

CARRIED UNANIMOUSLY

Moved by Councillor Brodhead

Bylaw 9/2021 Land Use Bylaw Text and Schedule F  
Amendment

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 second  
time.

CARRIED UNANIMOUSLY

Moved by Councillor Brodhead

That Bylaw 9/2021 be read a third time.

CARRIED UNANIMOUSLY

## 5. Adjournment

The Mayor adjourned the meeting at 10:19 p.m.

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MAYOR

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CHIEF LEGISLATIVE OFFICER