

COUNCIL MEETING MINUTES

March 11, 2025
9:00 a.m.
Council Chamber
401 Festival Lane
Sherwood Park, AB

Members Present: Rod Frank, Mayor
Robert Parks, Ward 1
Dave Anderson, Ward 2
Lorne Harvey, Ward 3
Bill Tonita, Ward 4
Aaron Nelson, Ward 5
Corey-Ann Hartwick, Ward 6
Glen Lawrence, Ward 7
Katie Berghofer, Ward 8

Administration Present: Stacy Fedechko, Chief Commissioner
John Stoeck, Acting Assoc. Commissioner, Corporate Services and Chief
Financial Officer
Jason Chance, Assoc. Commissioner, Community Services
Kevin Cole, Acting Assoc. Commissioner, Infrastructure and Planning Services
Sara McKerry, Manager, Governance Services
Susanne Semchuk, Legislative Officer
Mina Barnes, Legislative Officer

1. CALL TO ORDER

Mayor Frank called the meeting to order at 9:00 a.m.

2. CHANGES TO AGENDA & ADOPTION OF AGENDA

2025/ 97

Moved by: K. Berghofer

THAT the March 11, 2025 Council meeting agenda be adopted with the deletion of item 10.3 Bylaw 14-2025 Map Amendment to Land Use Bylaw 24-2025 (Ward 6).

In Favour (9): R. Frank, R. Parks, D. Anderson, L. Harvey, B. Tonita, A. Nelson, C. Hartwick, G. Lawrence, and K. Berghofer

Carried

3. CLOSED SESSION

2025/ 98

Moved by: C. Hartwick

THAT Council meet in private to discuss matters protected from disclosure under the *Freedom of Information and Protection of Privacy (FOIP) Act* sections 16, 21, 24 and 25 at 9:03 a.m.

In Favour (9): R. Frank, R. Parks, D. Anderson, L. Harvey, B. Tonita, A. Nelson, C. Hartwick, G. Lawrence, and K. Berghofer

Carried

3.1 Chief Commissioner - Introduction of Topics

3.2 Extended Producer Responsibility Agreements
FOIP Section 16, trade secrets of third party
FOIP Section 24, advice from officials
FOIP Section 25, economic interests of the municipality

Name	Reason/ Purpose
Stacy Fedechko	Strategic Leader of the Organization
Jon Stoeck	Strategic Leader of the Organization
Kevin Cole	Strategic Leader of the Organization
Jason Chance	Strategic Leader of the Organization
Sara McKerry	Legislative advice/ Clerk
Susanne Semchuk	Meeting Support
Mavis Nathoo	Necessary to perform role
Jason Casault	Presenter
Leah Seabrook	Presenter
David Chmelyk	To answer questions
Dan Ivanov	Necessary to perform role
Brittney McClinton	Necessary to perform role

- 3.3 Heartland Water Project Update
 FOIP Section 16, trade secrets of third party
 FOIP Section 21, harmful to intergovernmental relations
 FOIP Section 25, economic interests of the municipality

Name	Reason/ Purpose
Stacy Fedechko	Strategic Leader of the Organization
Jon Stoeck	Strategic Leader of the Organization
Kevin Cole	Strategic Leader of the Organization
Jason Chance	Strategic Leader of the Organization
Sara McKerry	Legislative advice/ Clerk
Susanne Semchuk	Meeting Support
Mavis Nathoo	Necessary to perform role
Danielle Wilson	Available for legal advice
Sean McRitchie	Presenter
Jason Casault	Presenter
Stephen Rausch	Presenter
Sharon Deol	To answer questions
Dan Ivanov	Necessary to perform role
Brittney McClinton	Necessary to perform role
Sharon Deol	Necessary to perform role
David Chmelyk	To answer questions

2025/ 99

Moved by: R. Parks

THAT Council revert to open session at 10:59 a.m. and recess until 2:00 p.m.

In Favour (9): R. Frank, R. Parks, D. Anderson, L. Harvey, B. Tonita, A. Nelson, C. Hartwick, G. Lawrence, and K. Berghofer

Carried

4. PROTOCOL ITEMS

4.1 Territorial Acknowledgement

The Mayor re-convened the Council meeting with an acknowledgement that Strathcona County is located on Treaty Six Territory and the homeland of the Métis Nation of Alberta, Region Two and Four. Strathcona County honours the First Peoples of this land. We recognize that we stand upon land that carries the footsteps of Cree, Métis, and Blackfoot amongst many other Nations, who have been here for thousands of years. Therefore, Strathcona County has an inherent responsibility to foster healthier relationships with First Peoples and further the Calls to Action as outlined by the Truth and Reconciliation Commission.

5. MOTIONS ARISING OUT OF CLOSED SESSION

3.3 Heartland Water Project Update

2025/ 100

Moved by: B. Tonita

THAT enclosure 2 be created and added to the March 11, 2025 Economic Development and Tourism report and remain confidential pursuant to sections 16 and 25 of the *Freedom of Information and Protection of Privacy Act*; and

THAT Administration take the steps outlined in enclosure 2.

In Favour (9): R. Frank, R. Parks, D. Anderson, L. Harvey, B. Tonita, A. Nelson, C. Hartwick, G. Lawrence, and K. Berghofer

Carried

6. CONSENT AGENDA

2025/ 101

Moved by: K. Berghofer

THAT Council approve the following agenda items without debate:

7.1

Confirmation of Minutes from Recent Meetings

THAT the February 19 and February 25, 2025 Council Meeting Minutes be approved.

8.1

Status of Report – County Ownership and Operation of the Warren Thomas Airport

THAT the due date of the report to investigate County ownership and operation of the Warren Thomas Airport be revised from end of April 2025 to end of March 2026.

ACTION: Transportation Engineering and Operations
DUE BY: March 2026

9.3

Heartland Housing Foundation – Sustainable Affordable Housing Study Grant Letter of Support

THAT the Mayor, on behalf of Council, provide a letter of support for the Heartland Housing Foundation application to the Green Municipality Fund's Sustainable Affordable Housing Study Grant, as outlined in enclosure 1 of the March 11, 2025, Legislative, Legal and Procurement report.

ACTION: Office of the Mayor
DUE BY: Immediately

9.4

Hillshire East Stage 2 Road Naming (Ward 6)

THAT the road names "Greenshire Court", "Ravenshire Wynd", "Sterlingshire Manor" and "Roseshire Close" for the Hillshire East Stage 2 roads, as set out in Enclosure 3 of the March 11, 2025 Planning and Development Services Report, be approved.

9.6

Bylaw 20-2025 Amendment to the Council Code of Conduct

THAT Bylaw 20-2025, a bylaw to amend Bylaw 28-2024 Council Code of Conduct, be given first reading.

THAT Bylaw 20-2025 be given second reading.

THAT Bylaw 20-2025 be considered for third reading.

THAT Bylaw 20-2025 be given third reading.

11.3

Expenditure of Community Funding – Sherwood Park Music Festival Association

THAT an expenditure of \$675.00 from Community Funding: Sponsorship as follows:

Councillor Lorne Harvey	\$75.00
Councillor Bill Tonita	\$300.00
Councillor Katie Berghofer	\$300.00

for the purpose of providing funds to the Sherwood Park Music Festival Association for costs associated with their scholarship sponsorship program, be approved.

11.4

Expenditure of Community Funding – Sherwood Park Kings Athletic Club

THAT an expenditure of \$1,625.00 from Community Funding: Sponsorship as follows:

Mayor Rod Frank	\$125.00
Councillor Dave Anderson	\$500.00
Councillor Aaron Nelson	\$500.00
Councillor Katie Berghofer	\$500.00

for the purpose of providing funds to Sherwood Park Kings Athletic Club for costs associated with the U18AA Female Hockey Provincial Championships, be approved.

In Favour (9): R. Frank, R. Parks, D. Anderson, L. Harvey, B. Tonita, A. Nelson, C. Hartwick, G. Lawrence, and K. Berghofer

Carried

8. COUNCIL PRIORITIES

8.2 Motion following Notice of Motion – Alberta-based Community Foundation Operation

2025/ 102

Moved by: B. Tonita

THAT Administration investigate Alberta-based community foundation operation and funding models including possible ways to encourage the establishment of a community foundation in Strathcona County and prepare a report for Council's consideration by May 2025.

In Favour (9): R. Frank, R. Parks, D. Anderson, L. Harvey, B. Tonita, A. Nelson, C. Hartwick, G. Lawrence, and K. Berghofer

Carried

ACTION: Family and Community Services

DUE BY: May 27, 2025

9. REQUESTS FOR DECISION

9.1 Ardrossan East Stage 11 Roads and Park Naming (Ward 5)

2025/ 103

Moved by: A. Nelson

THAT the road name "Mustang Close" and the park name "Prairie Spring Park" for Ardrossan East Stage 11, as set out in enclosure 3 of the March 11, 2025 Planning and Development Services Report, be approved.

In Favour (9): R. Frank, R. Parks, D. Anderson, L. Harvey, B. Tonita, A. Nelson, C. Hartwick, G. Lawrence, and K. Berghofer

Carried

9.2 Extended Producer Responsibility Program Implementation

2025/ 104

Moved by: C. Hartwick

THAT an amendment to the 2025 Utilities Operating Budget to remove the Extended Producer Responsibility placeholder in the amount of \$2,400,000 in Other Revenues and Transfers to Reserve, to be replaced with \$2,483,052 Other Service Fees, \$1,061,404 Producer Responsibility Recycling Credit, and \$1,421,648 Transfer to Reserve, be approved.

In Favour (9): R. Frank, R. Parks, D. Anderson, L. Harvey, B. Tonita, A. Nelson, C. Hartwick, G. Lawrence, and K. Berghofer

Carried

2025/ 105

Moved by: R. Parks

THAT Bylaw 17-2025, a bylaw to amend Bylaw 38-2024 Fees, Rates and Charges to capture the addition of a Producer Responsibility Recycling Credit of \$3.75, be given first reading.

In Favour (9): R. Frank, R. Parks, D. Anderson, L. Harvey, B. Tonita, A. Nelson, C. Hartwick, G. Lawrence, and K. Berghofer

Carried

2025/ 106

Moved by: C. Hartwick

THAT Bylaw 17-2025 be given second reading.

In Favour (9): R. Frank, R. Parks, D. Anderson, L. Harvey, B. Tonita, A. Nelson, C. Hartwick, G. Lawrence, and K. Berghofer

Carried

2025/ 107

Moved by: L. Harvey

THAT Bylaw 17-2025 be considered for third reading.

In Favour (9): R. Frank, R. Parks, D. Anderson, L. Harvey, B. Tonita, A. Nelson, C. Hartwick, G. Lawrence, and K. Berghofer

Carried

2025/ 108

Moved by: G. Lawrence

THAT Bylaw 17-2025 be given third reading.

In Favour (9): R. Frank, R. Parks, D. Anderson, L. Harvey, B. Tonita, A. Nelson, C. Hartwick, G. Lawrence, and K. Berghofer

Carried

9.5 Q1 2025 Consolidated Capital Budget Amendments

2025/ 109

Moved by: L. Harvey

THAT an amendment to the 2025 Capital Budget in the amount of \$5,441,749, as set out in enclosure 1 of the March 11, 2025 Financial and Strategic Services report, be approved; and

THAT the transfer of \$700,000 from the Broadmoor Public Golf Course reserve to the Municipal Capital Projects reserve, be approved.

In Favour (9): R. Frank, R. Parks, D. Anderson, L. Harvey, B. Tonita, A. Nelson, C. Hartwick, G. Lawrence, and K. Berghofer

Carried

9.7 Healthy Aging Strathcona County Framework March 2025

2025/ 110

Moved by: D. Anderson

THAT the following focus areas of the Healthy Aging Strathcona County Framework, as outlined in pages 10-13 of enclosure 2 of the March 11, 2025 Family and Community Services report, be approved:

- Robust community services and supports
- Age-friendly community living
- Connection and well-being
- Coordinated older adults' network

In Favour (9): R. Frank, R. Parks, D. Anderson, L. Harvey, B. Tonita, A. Nelson, C. Hartwick, G. Lawrence, and K. Berghofer

Carried

Councillor Berghofer left the meeting at 3:36 p.m.

11. COUNCILLOR REQUESTS (INFORMATION REQUESTS AND NOTICES OF MOTION)

11.1 Councillor Request Report

Ward	Category	Request	Department	Due Date
9 R. Frank NM-3	Notice of Motion	Mayor Frank SERVED the following Notice of Motion to be presented for debate and vote at the April 1, 2025 Council Meeting: THAT Administration prepare a report for Council's consideration by the end of June, 2025 with an assessment of the key risks and areas of concern associated with U.S. tariffs and foreign exchange fluctuations, their potential material impacts on municipal operations and procurement, and key findings and recommendations to address challenges and mitigate risks.	ACTION: Office of the Mayor	DUE: April 1, 2025

2025/ 111

Moved by: R. Parks

THAT pursuant to section 132 of Meeting Procedures Bylaw 21-2021, permission be granted to allow Mayor Frank to make a motion without notice regarding Canada First Procurement and to allow Councillor Harvey to make a motion without notice to request updates on funding from the Province.

In Favour (8): R. Frank, R. Parks, D. Anderson, L. Harvey, B. Tonita, A. Nelson, C. Hartwick, and G. Lawrence

Carried

2025/ 112

Moved by: L. Harvey

That the Mayor, on behalf of Council, write letters to the Province requesting a status update on the \$1.0 M for the planning and design of a new Courthouse and the planned action for the planning and design of the expansion of the Strathcona Community Hospital, the letter to highlight the need and benefits for the area of having these projects completed as soon as possible.

In Favour (8): R. Frank, R. Parks, D. Anderson, L. Harvey, B. Tonita, A. Nelson, C. Hartwick, and G. Lawrence

Carried

ACTION: Office of the Mayor
DUE BY: Immediately

2025/ 113

Moved by: R. Frank

THAT Administration review procurement policies and practices to ensure that the County procures all required goods and services from sources that are Canadian, Albertan and from countries that Canada has a relationship or free trade agreement that is being honoured, and report to Council with options for any next steps by the end of April 2025.

In Favour (8): R. Frank, R. Parks, D. Anderson, L. Harvey, B. Tonita, A. Nelson, C. Hartwick, and G. Lawrence

Carried

ACTION: Legislative, Legal and Procurement
DUE BY: April 29, 2025

11.2 Expenditure of Community Funding – Connor Fixsen/Inclusive Connectivity

Mayor Frank declared that he had a conflict of interest regarding this item as he has a family member involved with the group requesting funding and as a result, did not contribute Community Funding to this request, did not vote on this item and recused himself from the meeting.

Mayor Frank passed the Chair to Councillor Parks and left the meeting at 3:52 p.m.

2025/ 114

Moved by: L. Harvey

THAT an expenditure of \$667.80 from Community Funding: Sponsorship as follows:

Councillor Robert Parks	\$167.80
Councillor Dave Anderson	\$100.00
Councillor Lorne Harvey	\$100.00
Councillor Bill Tonita	\$100.00
Councillor Aaron Nelson	\$100.00
Councillor Corey-Ann Hartwick	\$100.00

for the purpose of providing funds to Connor Fixsen for costs associated with renting meeting space in the Community Centre to host community games nights for the Inclusive Connectivity initiative, be approved.

In Favour (7): R. Parks, D. Anderson, L. Harvey, B. Tonita, A. Nelson, C. Hartwick, and G. Lawrence

Carried

Mayor Frank joined the meeting at 3:53 p.m.

10. PUBLIC HEARINGS

Councillor Berghofer joined the meeting remotely at 5:00 p.m.

The Clerk provided an overview of the Public Hearing procedure as required.

10.1 Bylaw 9-2025 Text Amendment to Land Use Bylaw 24-2024 (Ward 3)

The Mayor convened the Public Hearing for Bylaw 9-2025 at 5:00 p.m.

Administration made a presentation on the bylaw. Administration then answered Council's questions.

Council heard from the following speakers:

N. Simmonds	in favour
A. Richards	in favour
B. Blacklock	opposed
R. Black	opposed

The Mayor closed the Public Hearing for Bylaw 9-2025 at 5:40 p.m.

Administration answered subsequent questions from Council.

2025/ 115

Moved by: R. Parks

THAT Bylaw 9-2025, a bylaw that amends the text of DC87 Direct Control zone within Land Use Bylaw 24-2024 to increase the maximum height to 19.0 m and remove the requirement to provide underground parking spaces, be given first reading.

In Favour (7): R. Parks, D. Anderson, L. Harvey, B. Tonita, A. Nelson, C. Hartwick, and K. Berghofer

Opposed (2): R. Frank, and G. Lawrence

Carried

2025/ 116

Moved by: C. Hartwick

THAT Bylaw 9-2025 be given second reading.

In Favour (7): R. Parks, D. Anderson, L. Harvey, B. Tonita, A. Nelson, C. Hartwick, and K. Berghofer

Opposed (2): R. Frank, and G. Lawrence

Carried

2025/ 117

Moved by: R. Parks

THAT Bylaw 9-2025 be considered for third reading.

In Favour (9): R. Frank, R. Parks, D. Anderson, L. Harvey, B. Tonita, A. Nelson, C. Hartwick, G. Lawrence, and K. Berghofer

Carried

2025/ 118

Moved by: B. Tonita

THAT Bylaw 9-2025 be given third reading.

In Favour (8): R. Parks, D. Anderson, L. Harvey, B. Tonita, A. Nelson, C. Hartwick, G. Lawrence, and K. Berghofer

Opposed (1): R. Frank

Carried

10.2 Bylaw 13-2025 Map Amendment to Land Use Bylaw 24-2024 (Ward 6)

The Mayor convened the Public Hearing for Bylaw 13-2025 at 6:02 p.m.

Administration made a presentation on the bylaw. Administration then answered Council's questions.

D. Schoor was registered to answer questions only.

The Mayor closed the Public Hearing for Bylaw 13-2025 at 6:04 p.m.

2025/ 119

Moved by: R. Parks

THAT Bylaw 13-2025, a bylaw that amends Land Use Bylaw 24-2024 by rezoning approximately 23.00 hectares (56.83 acres) of land within Lot 2, Plan 9424030 (SE 19-51-22-W4) and approximately 62.34 hectares (154.04 acres) of land within Lot 1, Block 2, Plan 1922065 (NE 18-51-22-W4) from AG – Agriculture: General zone to RA – Rural Residential/Agriculture zone, be given first reading.

In Favour (9): R. Frank, R. Parks, D. Anderson, L. Harvey, B. Tonita, A. Nelson, C. Hartwick, G. Lawrence, and K. Berghofer

Carried

2025/ 120

Moved by: C. Hartwick

THAT Bylaw 13-2025 be given second reading.

In Favour (9): R. Frank, R. Parks, D. Anderson, L. Harvey, B. Tonita, A. Nelson, C. Hartwick, G. Lawrence, and K. Berghofer

Carried

2025/ 121

Moved by: G. Lawrence

THAT Bylaw 13-2025 be considered for third reading.

In Favour (9): R. Frank, R. Parks, D. Anderson, L. Harvey, B. Tonita, A. Nelson, C. Hartwick, G. Lawrence, and K. Berghofer

Carried

2025/ 122

Moved by: L. Harvey

THAT Bylaw 13-2025 be given third reading.

In Favour (9): R. Frank, R. Parks, D. Anderson, L. Harvey, B. Tonita, A. Nelson, C. Hartwick, G. Lawrence, and K. Berghofer

Carried

10.4 Bylaw 15-2025 Map Amendment to Land Use Bylaw 24-2024 (Ward 4)

The Mayor convened the Public Hearing for Bylaw 15-2025 at 6:06 p.m.

Administration made a presentation on the bylaw. Administration then answered Council's questions.

There were no registered speakers.

The Mayor closed the Public Hearing for Bylaw 15-2025 at 6:07 p.m.

2025/ 123

Moved by: R. Parks

THAT Bylaw 15-2025, a bylaw that amends Land Use Bylaw 24-2024 by rezoning approximately 4.63 hectares (11.44 acres) of land within a portion of Lot 1, Block 1, Plan 1922344 to R6 - Cambrian Mixed Dwelling Residential, R7 - Cambrian Medium Density Residential and PR - Recreation, be given first reading.

In Favour (9): R. Frank, R. Parks, D. Anderson, L. Harvey, B. Tonita, A. Nelson, C. Hartwick, G. Lawrence, and K. Berghofer

Carried

2025/ 124

Moved by: C. Hartwick

THAT Bylaw 15-2025 be given second reading.

In Favour (9): R. Frank, R. Parks, D. Anderson, L. Harvey, B. Tonita, A. Nelson, C. Hartwick, G. Lawrence, and K. Berghofer

Carried

2025/ 125

Moved by: A. Nelson

THAT Bylaw 15-2025 be considered for third reading.

In Favour (9): R. Frank, R. Parks, D. Anderson, L. Harvey, B. Tonita, A. Nelson, C. Hartwick, G. Lawrence, and K. Berghofer

Carried

2025/ 126

Moved by: G. Lawrence

THAT Bylaw 15-2025 be given third reading.

In Favour (9): R. Frank, R. Parks, D. Anderson, L. Harvey, B. Tonita, A. Nelson, C. Hartwick, G. Lawrence, and K. Berghofer

Carried

12. ADJOURNMENT

Mayor Frank declared the meeting adjourned at 6:09 p.m.

Mayor

Deputy Clerk, Legislative, Legal and Procurement