

COUNCIL MEETING MINUTES

June 24, 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
Jennifer Cannon, Assoc. Commissioner, Corporate Services and Chief
Financial Officer
Tom Sutton, Acting Assoc. Commissioner, Community Services
Kevin Cole, Assoc. Commissioner, Infrastructure and Planning Services
Sara McKerry, Manager, Municipal Clerk's Office
Susanne Semchuk, 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/ 193

Moved by: L. Harvey

THAT the June 24, 2025 Council meeting agenda be adopted as presented.

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/ 194

Moved by: L. Harvey

THAT Council meet in private to discuss matters protected from disclosure under the *Access to Information Act (ATIA)* sections 21, 26, 28, 29, 30 and 32 at 9:02 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 Council Chamber Emergency Procedures Review
ATIA Section 21, harmful to individual or public safety
ATIA Section 29, advice from officials

Name	Reason/ Purpose
Stacy Fedechko	Strategic Leader of the Organization
Jennifer Cannon	Strategic Leader of the Organization
Tom Sutton	Strategic Leader of the Organization
Kevin Cole	Strategic Leader of the Organization
Sara McKerry	Legislative advice/ Clerk
Susanne Semchuk	Meeting support
Mina Barnes	Necessary to perform role
Lana Fleming	Necessary to perform role
Penny Shepard	Presenter
Dave Ainsworth	To answer questions
Danielle Wilson	Available for legal advice
Brittney McClinton	Necessary to perform role

- 3.2 Capital Project Update
ATIA Section 29, advice from officials
ATIA Section 32, privileged information

Name	Reason/ Purpose
Stacy Fedechko	Strategic Leader of the Organization
Jennifer Cannon	Strategic Leader of the Organization
Tom Sutton	Strategic Leader of the Organization
Kevin Cole	Strategic Leader of the Organization
Sara McKerry	Legislative advice/ Clerk
Susanne Semchuk	Meeting support
Sharon Deol	To answer questions
Kirstie Stanton	To answer questions
Graham Isbister	Presenter
Suzanne Lobb	To answer questions
Jason Halayko	To answer questions
Jeff McKenzie	To answer questions
Danielle Wilson	Available for legal advice
Brittney McClinton	Necessary to perform role

3.3 Community Capital Funding Request Framework
ATIA Section 28, local public body confidences
ATIA Section 29, advice from officials

Name	Reason/ Purpose
Stacy Fedechko	Strategic Leader of the Organization
Jennifer Cannon	Strategic Leader of the Organization
Tom Sutton	Strategic Leader of the Organization
Kevin Cole	Strategic Leader of the Organization
Sara McKerry	Legislative advice/ Clerk
Susanne Semchuk	Meeting support
Sharon Deol	Presenter
Michelle Jehn	Presenter
Kirstie Stanton	Presenter
Carissa Chan	Necessary to perform role
Danielle Wilson	Available for legal advice
Brittney McClinton	Necessary to perform role

3.4 Property Tax Considerations - Legal Advice
ATIA Section 29, advice from officials
ATIA Section 30, economic interests of the municipality
ATIA Section 32, privileged information

Name	Reason/ Purpose
Stacy Fedechko	Strategic Leader of the Organization
Jennifer Cannon	Strategic Leader of the Organization
Tom Sutton	Strategic Leader of the Organization
Kevin Cole	Strategic Leader of the Organization
Sara McKerry	Legislative advice/ Clerk
Susanne Semchuk	Meeting support
Shayne Abrams	Presenter / Available for legal advice
Wayne Minke	Presenter
Tom Sutton	To answer questions
David Chmelyk	Necessary to perform role
Danielle Wilson	Available for legal advice
Brittney McClinton	Necessary to perform role

3.5 Returning Officer Update
ATIA Section 29, advice from officials

Name	Reason/ Purpose
Stacy Fedechko	Strategic Leader of the Organization
Jennifer Cannon	Strategic Leader of the Organization
Tom Sutton	Strategic Leader of the Organization
Kevin Cole	Strategic Leader of the Organization
Sara McKerry	Legislative advice/ Clerk
Susanne Semchuk	Meeting support
Mavis Nathoo	Presenter
Jaqueline Roblin	Necessary to perform role
Bevan White	Necessary to perform role
Danielle Wilson	Available for legal advice
Brittney McClinton	Necessary to perform role

- 3.6 Alberta Industrial Heartland Association Update
ATIA 26, harmful to intergovernmental relations
ATIA 29, advice from officials
ATIA 30, economic interests of the municipality

Name	Reason/ Purpose
Stacy Fedechko	Strategic Leader of the Organization
Jennifer Cannon	Strategic Leader of the Organization
Tom Sutton	Strategic Leader of the Organization
Kevin Cole	Strategic Leader of the Organization
Sara McKerry	Legislative advice/ Clerk
Susanne Semchuk	Meeting support
Mayor Rod Frank	Presenter
Danielle Wilson	Available for legal advice
Brittney McClinton	Necessary to perform role

2025/ 195

Moved by: L. Harvey

THAT Council revert to open session at 11:53 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.

4.2 Proclamations

No proclamations were presented at the meeting.

5. MOTIONS ARISING OUT OF CLOSED SESSION

3.4 Property Tax Considerations - Legal Advice

2025/ 196

Moved by: R. Parks

THAT the actions outlined in enclosure 1 of the June 24, 2025 Legislative, Legal and Procurement report be approved and remain private pursuant to sections 29, 30 and 32 of the *Access to Information Act*.

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

Carried
ACTION: Legislative, Legal and Procurement
DUE BY: Immediately

6. CONSENT AGENDA

2025/ 197

Moved by: L. Harvey

THAT Council approve the following agenda items without debate:

7.1

June 10, 2025 Council Meeting Minutes

THAT the June 10, 2025 Council Meeting minutes be approved.

8.5

Priorities Committee Report – 2025–2026 RCMP Policing Priorities

THAT the following 2025/2026 RCMP Annual Policing Priorities, as set out in enclosure 1 of the June 17, 2025 RCMP and Enforcement Services report, be approved:

1. Family Violence and Persons Crime
2. Property Crime
3. Drug Enforcement
4. Traffic Safety and Impaired Driving

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

8.1 Young Agrarians – Advocacy for Alberta Land Supports

2025/ 198

Moved by: A. Nelson

THAT the Mayor, on behalf of Council, write a letter of support to the Minister of Agriculture and Irrigation, to advocate for a province-wide funding mechanism that supports the offering of a land matching program in Alberta to ensure support of new farmers in keeping agricultural land in production.

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

Carried
ACTION: Office of the Mayor
DUE BY: Immediately

8.2 Motion following Notice of Motion – Cascade Park Viewpoint Naming

2025/ 199

Moved by: D. Anderson

THAT in honor of former Councillor Ken Lesniak (name included as a Commemorative Name on the Names Reserve List), the name "Lesniak Landing" for the viewpoint located in Cascade Park in Lakeland Ridge, be approved, and that funds for the naming be provided from existing budgets.

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

Carried

8.3 Motion following Notice of Motion – Ward 3 Road Safety Audit

2025/ 200

Moved by: L. Harvey

THAT by the end of the Q2 2026, Administration complete a road safety audit of the intersection signage on the collector roadways of the top 5 priority locations as identified by Administration in the Sherwood Heights and Brentwood neighbourhoods, as well as any pedestrian corridor intersections near the schools, to determine if any changes are required (stop and yield signs specifically) with a goal of improving traffic flow and pedestrian safety and prepare a report for Council with recommendations on any required changes.

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

Carried
ACTION: Transportation Engineering and Operations
DUE BY: June 30, 2026

8.4 Tariff and Foreign Exchange Impacts

Council was provided with a report on the impacts of tariffs and foreign exchange.

Councillor Anderson left the meeting at 3:03 p.m.

9. REQUESTS FOR DECISION

9.1 Q2 2025 Consolidated Capital Budget Amendments

Councillor Lawrence left the meeting at 3:12 p.m.

2025/ 201

Moved by: L. Harvey

THAT an amendment to the 2025 capital budget in the amount of \$1,942,500, as set out in enclosure 1 of the June 24, 2025, Financial and Strategic Services report, be approved.

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

Carried

Councillor Lawrence rejoined the meeting at 3:20 p.m.

9.2 Bylaw 21-2025 Municipal Policing Committee Bylaw

2025/ 202

Moved by: K. Berghofer

THAT Bylaw 21-2025, a bylaw to establish a Municipal Policing Committee, be given first reading.

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

Carried

2025/ 203

Moved by: C. Hartwick

THAT Bylaw 21-2025 be given second reading.

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

Carried

2025/ 204

Moved by: R. Parks

THAT Bylaw 21-2025 be considered for third reading.

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

Carried

2025/ 205

Moved by: G. Lawrence

THAT Bylaw 21-2025 be given third reading.

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

Carried

9.3 Bylaw 27-2025 Ardrossan Off-Site Levy Bylaw (Ward 5)

2025/ 206

Moved by: B. Tonita

THAT Bylaw 27-2025, a bylaw to impose new off-site levies for developer contributions for water, wastewater and transportation improvements within the Hamlet of Ardrossan, be given first reading.

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

Carried

2025/ 207

Moved by: C. Hartwick

THAT Bylaw 27-2025 be given second reading.

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

Carried

2025/ 208

Moved by: A. Nelson

THAT Bylaw 27-2025 be considered for third reading.

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

Carried

2025/ 209

Moved by: R. Parks

THAT Bylaw 27-2025 be given third reading.

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

Carried

- 9.4 Bylaw 28-2025 Urban Services Area, Country Residential/Estates and Rural Road Off-Site Levy Bylaw (Wards 1 through 7)

2025/ 210

Moved by: B. Tonita

THAT Bylaw 28-2025, a bylaw to impose new off-site levies for developer contributions for water, wastewater drainage and transportation improvements within the Urban Services Area south of Highway 16 area, the Country Residential Area Concept Plan area and rural Strathcona County, be given first reading.

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

Carried

2025/ 211

Moved by: C. Hartwick

THAT Bylaw 28-2025 be given second reading.

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

Carried

2025/ 212

Moved by: G. Lawrence

THAT Bylaw 28-2025 be considered for third reading.

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

Carried

2025/ 213

Moved by: A. Nelson

THAT Bylaw 28-2025 be given third reading.

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

Carried

9.5 Bylaw 29-2025 North of Yellowhead Off-Site Levy Bylaw (Ward 4)

2025/ 214

Moved by: R. Parks

THAT Bylaw 29-2025, a bylaw that imposes off-site levies for developer contributions for water, wastewater and transportation improvements within the North of Yellowhead Area Concept Plan area, be given first reading.

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

Carried

2025/ 215

Moved by: A. Nelson

THAT Bylaw 29-2025 be given second reading.

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

Carried

2025/ 216

Moved by: C. Hartwick

THAT Bylaw 29-2025 be considered for third reading.

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

Carried

2025/ 217

Moved by: G. Lawrence

THAT Bylaw 29-2025 be given third reading.

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

Carried

9.6 Declaration on Sufficiency of Petition Requesting Reconsideration of Bylaw 16-2025

Council was provided with a report regarding a declaration of sufficiency of a petition.

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

11.1 Councillor Request Report

Category	Request	Department	Due Date
Information Request B. Tonita Ward 4	Campbelltown School Site Status Please provide the status of the Campbelltown school site and the process to determine the highest and best use of the site.	ACTION: Planning and Development Services	DUE: July 9, 2025
Information Request C. Hartwick Ward 6	Budget Impact of Changes to Mowing Schedule Please provide potential budget impacts associated with including Fountain Creek, Balmoral Heights and Sherwood Golf and County Club into the Urban Service Area mowing and maintenance schedule.	ACTION: Recreation, Parks and Culture	DUE: July 9, 2025

2025/ 218

Moved by: K. Berghofer

THAT pursuant to section 132 of Meeting Procedures Bylaw 21-2021, permission be granted to allow Councillor Hartwick to make a motion without notice to endorse Councillor Parks to stand for election on the Federation of Canadian Municipalities Board of Directors as a Committee Member.

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

Carried

2025/ 219

Moved by: C. Hartwick

THAT Councillor Robert Parks be endorsed to serve as a committee member on the Federation of Canadian Municipalities (FCM), as a representative for Strathcona County, for a term ending at the close of the Annual General Meeting held in 2026, provided he remains a member of Council; and

THAT if Councillor Robert Parks is appointed to the FCM Board Standing Committees, the costs associated with the attendance at these meetings be funded through the Corporate Activities operating budget.

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

Carried

10. PUBLIC HEARINGS

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

10.1 Bylaw 25-2025 Text Amendment to Land Use Bylaw 24-2024 (Ward 1)

The Mayor convened the Public Hearing for Bylaw 25-2025 at 5:00 p.m.

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

Council heard from the following speaker:

G. Maron opposed

The Mayor closed the Public Hearing for Bylaw 25-2025 at 5:35 p.m.

2025/ 220

Moved by: L. Harvey

THAT Bylaw 25-2025, a bylaw that amends the text of the IM – Medium Industrial zone of Land Use Bylaw 24-2024 by adding animal boarding facility as a site-specific permitted use for the location - Unit 4, Condominium Plan 1023718 and amends the associated specific use regulation to clarify where development setbacks are applicable, be given first reading.

Opposed (8): R. Frank, R. Parks, L. Harvey, B. Tonita, A. Nelson, C. Hartwick, G. Lawrence, and K. Berghofer

Defeated

10.2 Bylaw 30-2025 Text Amendment to Land Use Bylaw 24-2024

The Mayor convened the Public Hearing for Bylaw 30-2025 at 5:44 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 30-2025 at 5:47 p.m.

2025/ 221

Moved by: B. Tonita

THAT Bylaw 30-2025, a bylaw that amends the text in Land Use Bylaw 24-2024 for the purposes of addressing clerical, technical, grammatical or typographical errors and providing clarifications, as part of the periodic review of the Land Use Bylaw, be given first reading.

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

Carried

2025/ 222

Moved by: C. Hartwick

THAT Bylaw 30-2025 be given second reading.

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

Carried

2025/ 223

Moved by: R. Parks

THAT Bylaw 30-2025 be considered for third reading.

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

Carried

2025/ 224

Moved by: G. Lawrence

THAT Bylaw 30-2025 be given third reading.

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

Carried

12. ADJOURNMENT

Mayor Frank declared the meeting adjourned at 5:49 p.m.

Mayor

Manager, Municipal Clerk's Office