

**CITY OF LACOMBE**  
**MINUTES OF COUNCIL MEETING 18-07**

Minutes of the Regular Meeting of Council held on **March 26, 2018** in the Council Chambers of the City Administration Office.

**Present:** Mayor Grant Creasey  
Deputy Mayor Don Gullekson  
Councillor Thalia Hibbs  
Councillor Cora Hoekstra  
Councillor Jonathan Jacobson  
Councillor Reuben Konnik  
Councillor Chris Ross

**Regrets** Brenda Vaughan, Community Services Director

**Staff Present:** Matthew Goudy, Chief Administrative Officer  
Diane Piche, Acting Director, Corporate Services  
Guy Lapointe, Acting Director, Community Services  
Jordan Thompson, Acting Director, Operations and Planning Services  
Justin de Bresser, Acting Chief Financial Officer  
Deb Bonnett, Planning and Development Services Manager  
Ross Pettibone, Executive Assistant/Legislative Coordinator

**Media Present:** Jordan Davidson, Sunny 94  
Ashli Barrett, Lacombe Globe

**Others Present** Hans Doef, Blindman Brewing  
Dave Vander Plaat, Blindman Brewing  
Rieley Kay, Lacombe Regional Tourism Board  
Rachel Kraay, President, Regional Tourism & Marketing Assoc.  
Louise Pickett

**CALL TO ORDER – Regular Meeting of Council**

Mayor Creasey called the meeting to order at 5:00 p.m.

**ADOPTION OF AGENDA**

11/178.08 18MO  
Agenda adopted as  
presented.  
18-106

**MOVED BY** Councillor Gullekson:

THAT the March 12, 2018 regular meeting agenda be adopted as presented.

CARRIED UNANIMOUSLY

**ADOPTION OF MINUTES**

11/179.07 18MO  
Minutes confirmed  
as presented.  
18-107

**MOVED BY** Councillor Hoekstra:

THAT the March 12, 2018 meeting minutes be confirmed as presented.

CARRIED UNANIMOUSLY

*Councillor Jacobson entered Council Chambers at 5:01 p.m.*

**INFORMATION**

**MOVED BY** Councillor Hibbs:

THAT Council receive the following correspondence as information.

11/173.12 18MO  
Nine items of  
correspondence  
received as  
information.  
18-108

1. January 29, 2018 North Red Deer Regional Wastewater Services Commission Meeting Minutes
2. February 22, 2018 Parkland Regional Library Minutes
3. February 22, 2018 Parkland Regional Library Board Talk
4. February 15, 2018 Lacombe Police Commission Minutes
5. February 27, 2018 Recreation, Parks & Culture Board Minutes
6. March 22, 2018 Lacombe Police Commission Request to Council
7. March 2018 Citizen letter – Parkview Manor-Seniors Lodge
8. March 2018 Citizen letter – Seniors Lodge
9. March 2018 Citizen letter – Seniors Lodge – Parkview Manor

CARRIED UNANIMOUSLY

*Council moved into a Public Hearing at 5:30 p.m. for Bylaw 400.12 (Site specific exception, allowing an increased accessory use footprint as a permitted use on Units 1-8, Plan 152 2371).*

**PUBLIC HEARING – 5:30 PM**

Planning and Development Services

**Bylaw 400.12 – (Blindman Brewery Expansion)**

City of Lacombe Bylaw 400.12, an amending Bylaw of the City of Lacombe providing a site specific exception to the Land Use Bylaw to allow expansion of the taproom for an existing Microbrewery (Minor) as a permitted use at 3413 53 Avenue, Lot 1-6, Plan 152-2371 only.

The Legislative Coordinator advised Council the purpose of the public hearing is to hear any public submissions on the site specific exception, allowing for an increased accessory use footprint as a permitted use on Units 1-8, Plan 152 2371. Per Section 606 of the MGA (Requirements for Advertising), Public Hearing notice was advertised in the Lacombe Express Thursday March 15, 2018 and Thursday March 22, 2018. It was confirmed that no submission were received.

Mayor Creasey advised the order for the public hearing presentations will be:

1. Development Officer or designate
2. Those in favor of the bylaw
3. Those opposed to the bylaw
4. Any person deemed to be affected who wishes to be heard

Development Officer or Designate

Deb Bonnett, Manager of Planning and Development Services, presented Bylaw 400.12 for second and third reading, to provide a site specific exception to the Land Use Bylaw to allow for the expansion of the taproom at 3413 53 Avenue (Blindman Brewery).

Those in Favour of the Bylaw

**Hans Doef and Dave Vander Plaats, of Blindman Brewing**, came forward in favour of Bylaw 400.12. Council was informed the operation had existed for two and one-half years, and is seeing faster than expected growth and expansion. Blindman Brewery's taproom was built in 2015 with the ability to do a mezzanine expansion. This involves construction of a stairwell with landing for the mezzanine and a second floor out to the patio on the west side of their building, which serves as the required second emergency exit with its own stairway. Access to the patio would be from the taproom. The upgrades proposed would benefit the business by giving more customers a richer experience at the brewery. Council was informed administration had not recommended hard surfacing with this industrial site application.

**Rachel Kraay and Rieley Kay** came forward in favour of Bylaw 400.12. Blindman Brewery had been a great addition to Lacombe regional tourism as a member attraction and a willing participant in festivals and special events, avidly agreeing to participate in tourism-designed tour routes for bus groups and craft beer and spirit tours. Having increased capacity would assist in providing bigger and different kinds of tours as a draw to the community. They are a huge contributor to the culinary tourism scene, and approval for expansion was recommended.

**Louise Pickett** came forward in favour of Bylaw 400.12. She believed Blindman Brewery to be a wonderful asset and hoped their request would be approved given their community contributions.

Those Opposed to the Bylaw

None came forward opposed to Bylaw 400.12.

Any Person Deemed to be Affected Who Wishes to be Heard

None came forward deemed to be affected by the proposed Bylaw 400.12 Amendment.

Mayor Creasey declared the Public Hearing for Bylaw 400.12 closed at 5:43 p.m.

*Council returned to the Regular Meeting at 5:44 PM.*

## **BYLAWS**

### **Financial Services**

#### **Bylaw 456 (Regional Assessment Review Board)**

Justin de Bresser, Acting Chief Financial Officer, presented Bylaw 456 for first reading, to update the Regional Assessment Review Board Bylaw following recent amendments to the Municipal Government Act.

**MOVED BY** Councillor Hibbs:

THAT Council give first reading to Bylaw 456 as presented.

CARRIED UNANIMOUSLY

11/175.19 18MO  
That Council give first reading to Bylaw 456 as presented.  
18-109

### **Planning and Development Services**

#### **Bylaw 400.12 (Zoning and Site Exception) Blindman Brewery**

Deb Bonnett, Planning and Development Services Manager, presented Bylaw 400.12 for second and third reading, to provide a site specific exception to the Land Use Bylaw to allow for the expansion of the taproom for an existing "Microbrewery (Minor)" as a permitted use at 3413 53 Avenue, Lot 1 - 6, Plan 152-2371 only.

**MOVED BY** Councillor Konnik:

THAT Council give second reading to Bylaw 400.12 which will allow for a Site Specific Exception at 3413 53 Avenue, Units 1 - 8, Plan 152-2371 , to allow "The approved Accessory Use (Taproom) for the Microbrewery – minor shall be allowed a footprint of no more than 140.45m<sup>2</sup>," to include a 100% side-yard variance on the west boundary.

CARRIED UNANIMOUSLY

11/175.20 18MO  
THAT Council give second reading to Bylaw 400.12 which will allow for a Site Specific Exception at 3413 53 Avenue, Units 1 - 8, Plan 152-2371 , to allow "The approved Accessory Use (Taproom) for the Microbrewery – minor shall be allowed a footprint of no more than 140.45m<sup>2</sup>," to include a 100% side-yard variance on the west boundary.  
18-110

**MOVED BY** Councillor Hibbs:

THAT Council give third reading to Bylaw 400.12 which will allow for a Site Specific Exception at 3413 53 Avenue, Units 1 - 8, Plan 152-2371 , to allow "The approved Accessory Use (Taproom) for the Microbrewery – minor shall be allowed a footprint of no more than 140.45m<sup>2</sup>," to include a 100% side-yard variance on the west boundary.

CARRIED UNANIMOUSLY

61/201.12 18BL  
THAT Council give third reading to Bylaw 400.12 which will allow for a Site Specific Exception at 3413 53 Avenue, Units 1 - 8, Plan 152-2371 , to allow "The approved Accessory Use (Taproom) for the Microbrewery – minor shall be allowed a footprint of no more than 140.45m<sup>2</sup>," to include a 100% side-yard variance on the west boundary.  
18-111

**MOVED BY** Councillor Hoekstra:

THAT Council direct Administration to include the following conditions on the Development Permit:

1. The owner shall enter into a License to Occupy to accommodate pedestrian access through the public road allowance from the rear parking on the west side to the front of the building.
2. A sidewalk shall be constructed on the City road right of way adjacent to the west boundary to the satisfaction of the City.

CARRIED UNANIMOUSLY

61/250.01 18MO  
THAT Council direct Administration to include the following conditions on the Development Permit:  
1. The owner shall enter into a License to Occupy to accommodate pedestrian access through the public road allowance from the rear parking on the west side to the front of the building;  
2. A sidewalk shall be constructed on the City road right of way adjacent to the

*Meeting recessed at 5:55 PM for media availability.  
Meeting resumed at 6:06 PM*

#### **Bylaw 400.13 (Rezone R5 to R6)**

Deb Bonnett, Planning and Development Services Manager, presented Bylaw 400.13 for first reading, to rezone five parcels from R5 to R6.

west boundary to the  
satisfaction of the City.  
18-112

**MOVED BY** Councillor Konnik:

THAT Council give first reading to Bylaw 400.13 for the rezoning of Lots 6-10, Block 11, Plan RN1A (1A) from Residential Multi-Unit Dwelling District (R5) to Residential Apartment District (R6).

CARRIED UNANIMOUSLY

11/175.21 18MO  
THAT Council give first  
reading to Bylaw 400.13  
for the rezoning of Lots  
6-10, Block 11, Plan  
RN1A (1A) from  
Residential Multi-Unit  
Dwelling District (R5) to  
Residential Apartment  
District (R6).  
18-113

**MOVED BY** Councillor Hibbs:

THAT Council schedule a public hearing for Bylaw 400.13 to be held at 5:30pm on Monday, April 23, 2018.

CARRIED UNANIMOUSLY

11/135.04 18MO  
THAT Council schedule  
a public hearing for  
Bylaw 400.13 to be held  
at 5:30pm on Monday,  
April 23, 2018.  
18-114

#### Council & Legislative

#### **Bylaw 229.5 (Subdivision and Development Appeal Board-SDAB)**

Matthew Goudy, Chief Administrative Officer, presented Bylaw 229.5 for first reading, to provide for a clerk to the SDAB as described in amendments to section 627 of the Municipal Government Act.

**MOVED BY** Councillor Jacobson:

THAT Council give first reading to Bylaw 229.5.

CARRIED UNANIMOUSLY

11/175.22 18MO  
THAT Council give first  
reading to Bylaw 229.5.  
18-115

#### **Bylaw 454 (Rescindment)**

Diane Piche, Acting Corporate Services Director, presented Bylaw 454 for second and third reading, to repeal a number of inactive amendments to Bylaw 63.

**MOVED BY** Councillor Hoekstra:

THAT Council give second reading to Bylaw 454, repeal of inactive Bylaws No. 3.

CARRIED UNANIMOUSLY

11/175.23 18MO  
THAT Council give  
second reading to  
Bylaw 454, repeal of  
inactive Bylaws No. 3.  
18-116

**MOVED BY** Councillor Jacobson:

THAT Council give third reading to Bylaw 454.

CARRIED UNANIMOUSLY

11/004.03 18BL  
THAT Council give third  
reading to Bylaw 454.  
18-117

#### **Bylaw 455 (Rescindment)**

Diane Piche, Acting Corporate Services Director, presented Bylaw 455 for first reading, to repeal a number of sets of inactive bylaws.

**MOVED BY** Councillor Ross:

THAT Council give first reading to Bylaw 455 – Repeal of Inactive Bylaws No. 4.

CARRIED UNANIMOUSLY

11/175.24 18MO  
THAT Council give first  
reading to Bylaw 455 –  
Repeal of Inactive  
Bylaws No. 4.  
18-118

#### **NEW BUSINESS**

#### Financial Services

#### **2017 Operational Fourth Quarter (Q4) Report**

Justin de Bresser, Acting Chief Financial Officer, presented the unaudited Fourth Quarter 2017 financial summary and projections ending December 31, 2017 for information. Audited Financial Statements would be presented to Council in April.

**MOVED BY** Councillor Hoekstra:

THAT Council receive the 2017 operational fourth quarter report as information.

CARRIED UNANIMOUSLY

11/173.13 18MO  
THAT Council receive  
the 2017 operational  
fourth quarter report as  
information.  
18-119

### 2016 Financial Indicators

Matthew Goudy, Chief Administrative Officer, presented and summarized a sample of Municipal Indicator Graphs comparing financial performance of municipalities relative to those with similar populations.

11/173.14 18MO  
THAT Council receive  
the 2016 Financial  
Indicators Graph for the  
City of Lacombe as  
information.  
18-120

**MOVED BY** Councillor Hibbs:

THAT Council receive the 2016 Financial Indicators Graph for the City of Lacombe as information.

CARRIED UNANIMOUSLY

### Council & Legislative

#### Employee Code of Conduct Policy

Matthew Goudy, Chief Administrative Officer, presented an updated Employee Code of Ethics and Conduct Policy for approval.

14/126.01 18PO  
THAT Council approve  
the Employee Code of  
Ethics and Conduct  
Policy, effective March  
26, 2018 AND that  
Council rescind the  
existing Employee  
Code of Ethics and  
Conduct Policy  
14.126.01.17 effective  
March 26, 2018.  
18-121

**MOVED BY** Councillor Ross:

THAT Council approve the Employee Code of Ethics and Conduct Policy, effective March 26, 2018 AND that Council rescind the existing Employee Code of Ethics and Conduct Policy 14.126.01.17 effective March 26, 2018.

CARRIED UNANIMOUSLY

### Infrastructure Services and Public Works

#### Engineering Services RFP Award (Henner's Outfall)

Jordan Thompson, Acting Director, Operations and Planning Services, presented the results of the Henner's Pond Outlet design following a Request for Proposal, with recommendation to enter into a service agreement.

38/781.01 18MO  
THAT Council direct  
Administration to enter  
into a design and  
tendering service  
agreement for the  
Henner's Pond  
Stormwater Outfall  
project with Al-Terra  
Engineering Ltd at a  
cost of \$129,809 +GST.  
18-122

**MOVED BY** Councillor Konnik:

THAT Council direct Administration to enter into a design and tendering service agreement for the Henner's Pond Stormwater Outfall project with Al-Terra Engineering Ltd at a cost of \$129,809 +GST.

CARRIED UNANIMOUSLY

### REPORTS

**MOVED BY** Councillor Hoekstra:

11/173.15 18MO  
THAT Council written  
and verbal reports be  
received as information.  
18-123

THAT Council written and verbal reports be received as information.

CARRIED UNANIMOUSLY

### NOTICES OF MOTION

*Any submitted Notices of Motion are dealt with at a subsequent regular meeting of Council per City of Lacombe Procedural Bylaw No. 370 Section 6.14(10).*

### IN CAMERA

11/177.26 18MO  
THAT Council with  
Administrative staff  
attending to support  
Council (Matt Goudy,  
Guy Lapointe, Diane  
Piche, Jordan  
Thompson, and Ross  
Pettibone) move In  
Camera at 7:44 PM to  
discuss the following  
items: 1) Land.  
18-124

**MOVED BY** Councillor Gullekson:

THAT Council with Administrative staff attending to support Council (Matt Goudy, Guy Lapointe, Diane Piche, Jordan Thompson, and Ross Pettibone) move In Camera at 7:44 PM to discuss the following items:

1 – Land (FOIP, Section 24)

CARRIED UNANIMOUSLY

**MOVED BY** Councillor Hoekstra:

11/177.27 18MO  
Open Meeting  
18-125

THAT Council return to Open Meeting at 8:42 PM.

CARRIED UNANIMOUSLY

**ADJOURNMENT**

11/177.25 18MO  
Adjournment  
18-126

**MOVED BY** Councillor Jacobson:

THAT the meeting be adjourned at 8:42 PM.

CARRIED UNANIMOUSLY

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Mayor

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Chief Administrative Officer