

**CITY OF LACOMBE**  
**MINUTES OF COUNCIL MEETING 18-15**

Minutes of the Regular Meeting of Council held on **August 13, 2018** in the Council Chambers of the City Administration Office.

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

**Regrets**

**Staff Present:** Matthew Goudy, Chief Administrative Officer  
Diane Piche, Director of Corporate Services  
Brenda Vaughan, Director of Community Services  
Jordan Thompson, Director of Planning and Operations  
Barbara Wilton, Manager of Human Resources  
Amber Mitchell, Engineering Services Manager  
Ross Pettibone, Legislative Coordinator/Executive Support

**Media Present:** Joseph Ho, Sunny 94  
Todd Vaughan, Lacombe Express  
Sarah Swenson, Lacombe Globe

**Others Present** Colin McDonald  
Corbin Baxter  
Donald Parker  
Ross Pickett  
Louise Pickett  
Sandy Douglas  
Bob Schindell  
Lee Heindel  
Wayne Armishaw  
Bernice Soley  
Carmen Smith

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

Mayor Creasey called the meeting to order at 5:08 p.m. following Open Forum.

**ADOPTION OF AGENDA**

**MOVED BY** Councillor Konnik:

THAT the August 13, 2018 regular meeting agenda be adopted as presented.

CARRIED UNANIMOUSLY

**ADOPTION OF MINUTES**

**MOVED BY** Councillor Hoekstra:

THAT the July 9, 2018 meeting minutes be confirmed as presented.

CARRIED UNANIMOUSLY

**INFORMATION**

Jordan Thompson, Director of Planning and Operations, introduced and welcomed Amber Mitchell, the new Engineering Services Manager.

**MOVED BY** Councillor Hoekstra:

THAT Council receive the following correspondence as information.

1. May 10, 2018 LPC Minutes

11/178.16 18MO  
Agenda adopted as  
presented.  
18-260

11/179.15 18MO  
Minutes confirmed  
as presented.  
18-261

11/173.32 18MO  
Seven items of  
correspondence

received as  
information.  
18-262

2. June 21, 2018 LPC Minutes
3. July 5, 2018 Art Collection Minutes
4. July 11, 2018 Coffee with Council comment
5. July 26, 2018 Alberta Community Resilience Program letter
6. August 3 Fire Services Training Program Grant letter
7. Lacombe Regional Tourism 2018 Progress Report

CARRIED UNANIMOUSLY

*Council moved into a Public Hearing at 5:35 p.m. for Bylaw 400.16 (Land Use Updates – Cannabis Readiness Committee).*

**PUBLIC HEARING – 5:35 PM**

**Planning and Development Services**

**Bylaw 400.16 – (Cannabis Amendments)**

City of Lacombe Bylaw 400.16, a Bylaw of the City of Lacombe to add and amend Land Use Bylaw definitions related to Cannabis Sales and Production and adding Cannabis Retail Sales, Cannabis Production and Distribution – Major, and Cannabis Production and Distribution – Minor as permitted and discretionary uses in commercial, industrial and direct control districts. The Legislative Coordinator advised Council the purpose of the public hearing is to hear any public submissions on the amendment. Per Section 606 of the MGA (Requirements for Advertising), Public Hearing notice was advertised in the Lacombe Express Thursday August 2, 2018 and Thursday August 9 2018. It was confirmed that a total five submissions were received (opposed) and written submissions not included in the agenda package were read into the record (below).

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**

Jordan Thompson, Director of Planning and Operations, presented Bylaw 400.16 following recommendations from the Cannabis Readiness Committee, with respect to new definitions and changes to existing definitions for the proposed land use districts where cannabis sales and production may be located on becoming federally legal.

**Those in Favour of the Bylaw**

**Colin MacDonald and Corbin Baxter, Lacombe residents**, presented information to Council expressing support for the proposed Bylaw 400.16 and requested that the C5 shopping center district be permitted versus discretionary use for retail cannabis.

**Those Opposed to the Bylaw**

**Sandy Douglas, Lacombe resident**, came forward opposed to Bylaw 400.16 stating concerns with a potential sales location adjacent to schools and possible testing of school bus drivers for consumption of cannabis.

**Donald Parker, Lacombe resident**, came forward opposed to Bylaw 400.16, identifying himself as Vice-Chairman of Youth Unlimited. He stated concerns with proximity of downtown retail sites to impressionable or vulnerable youth that his organization assists in a nearby location.

**Ross Pickett and Louise Pickett, Lacombe residents**, presented concerns opposed to Bylaw 400.16, that the membership of the Cannabis Readiness Committee did not include those with medical or educational backgrounds, and highlighted effects of Cannabis as outlined by the Canadian Paediatric Society. A limit of four sites was suggested and further concerns with proximity to youth were expressed.

**Bob Schindell, Lacombe resident**, came forward opposed to Bylaw 400.16, and expressed concern for the proximity of cannabis stores beside Youth Unlimited, the High School, a ball diamond, and a convenience store.

**Lee Heindel, Lacombe resident**, came forward opposed to Bylaw 400.16 and stated his concern with the potential for increased addiction and drug problems.

**Wayne Armishaw, Lacombe resident**, came forward opposed to Bylaw 400.16 and commented on the appropriateness of some mapped areas for sales given proximity to schools and city property.

**Bernice Soley, Lacombe resident**, came forward opposed to Bylaw 400.16 and outlined concerns related to potential convenience store sales of cannabis adjacent a residential district, with possible safety and traffic concerns, property devaluation, garbage, graffiti, and crime increasing.

(Letters Submitted Opposed to Bylaw/Read into Record):

**August 13, 2018 letter from Georgia Blackmore and Bernice Soley, Lacombe Residents**

Concerns were outlined with the potential retail of cannabis at a convenience store located at Fairway Drive and 58 Street. Discussed the potential for adolescent minds to be negatively affected by cannabis use by those up to their early 20s with the risk of cannabis being re-sold to younger students by purchasers of legal age. Neighboring seniors housing would be vulnerable to drug using adolescents. 12 Parties signing agreement with letter.

**August 13, 2018 letter (1/2) from Louise Pickett, Lacombe**

Concerns of residents of Country Lane opposed to 5536-58 Street as a discretionary retail facility. (adjacent senior residential housing, proximity to three schools, increased traffic volumes, intersection safety, quality of life). Five parties signing agreement with letter. Site exemption for this location requested.

**August 13, 2018 letter (2/2) from Louise Pickett, Lacombe**

Opposition to 5536 58 St. location as a discretionary cannabis retail site, listing reasons (adjacent senior housing, family homes, apartments, proximity to schools, increased traffic volume driving wrong direction, busy intersection, area homeschoolers, smoking on streets and high school property, absence of health care worker or educators on Cannabis Readiness Committee, Quality of Life). Site Exception for Cannabis Retail for that location requested. 13 parties signing agreement with letter.

**August 13, 2018 letter from Margaret Garrett, Lacombe**

Concerns were that cannabis should not be permitted in outlets close to schools (radius 1 km) to provide a deterrent to the use of recreational Cannabis by students of age.

**August 13, 2018 letter from Sandy Douglas, Lacombe**

A request to comment on the Cannabis Committee and details about the locations for sale of cannabis in Lacombe (as above under Opposed).

Any Person Deemed to be Affected Who Wishes to be Heard

**Carmen Smith, Lacombe resident**, came forward deemed to be affected by Bylaw 400.16 and presented information on the treatment of addiction, agreed location needed to be considered, and was in support of third reading.

Mayor Creasey declared the Public Hearing for Bylaw 400.16 closed at 6:41 p.m.

*Council returned to the Regular Meeting at 6:42 PM.*

**BYLAWS**

**Planning and Development Services**

**Bylaw 400.16 (Cannabis Legalization Amendments)**

Jordan Thompson, Director of Operations and Planning Services, presented Bylaw 400.16 for second and third reading, with respect to new definitions, changes to existing definitions, and proposed land use districts for sales and

production after becoming federally legal on October 17. Council agreed to vote on proposed bylaw amendments prior to third reading at a later date.

**MOVED BY** Councillor Konnik:

61/201.01 18MO  
THAT Council exclude  
C2 from permitted and  
discretionary cannabis  
uses. (DEFEATED)  
18-263

THAT Council exclude the C2 district from permitted and discretionary cannabis uses.

AGAINST:

Mayor Creasey  
Councillor Jacobson  
Councillor Gullekson  
Councillor Hibbs  
Councillor Hoekstra

FOR:

Councillor Ross  
Councillor Konnik

DEFEATED

61/201.02 18MO  
THAT Council exempt  
the 5536 58 Street retail  
location from the sale of  
alcohol or cannabis  
products through a site  
exception, regardless of  
Land Use Bylaw zoning.  
18-264

**MOVED BY** Councillor Hibbs:

THAT Council exempt the 5536 58 Street retail location from the sale of alcohol or cannabis products through a site exception, regardless of Land Use Bylaw zoning.

AGAINST:

Mayor Creasey

FOR:

Councillor Ross  
Councillor Hibbs  
Councillor Gullekson  
Councillor Hoekstra  
Councillor Jacobson  
Councillor Konnik

CARRIED

61/201.03 18MO  
THAT all C5 (Shopping  
Centre) districts be  
considered as permitted  
use for cannabis retail  
sales.  
18-265

**MOVED BY** Councillor Gullekson:

THAT all C5 (Shopping Centre) districts be considered as permitted use for cannabis retail sales.

AGAINST:

Councillor Ross

FOR:

Mayor Creasey  
Councillor Hibbs  
Councillor Gullekson  
Councillor Hoekstra  
Councillor Jacobson  
Councillor Konnik

CARRIED

61/201.04 18MO  
THAT all C4 (Highway  
Commercial) districts be  
considered as permitted  
use for cannabis and  
alcohol retail sales.  
18-266

**MOVED BY** Councillor Hoekstra:

THAT all C4 (Highway Commercial) districts be considered as permitted use for cannabis and alcohol retail sales.

AGAINST:

Councillor Konnik

FOR:

Mayor Creasey  
Councillor Hibbs  
Councillor Gullekson  
Councillor Hoekstra  
Councillor Jacobson  
Councillor Ross

CARRIED

61/201.05 18MO  
THAT setbacks of 75 m  
radius of provincially  
outlined identified youth  
sites be applied to the  
retail sales of cannabis.  
(DEFEATED)  
18-267

**MOVED BY** Councillor Konnik:

THAT setbacks of 75 m radius of provincially outlined/identified youth sites be applied to the retail sales of cannabis.

AGAINST:

Mayor Creasey  
Councillor Gullekson

FOR:

Councillor Konnik  
Councillor Ross

Councillor Hibbs  
Councillor Hoekstra  
Councillor Jacobson

DEFEATED

61/201.06 18MO  
THAT a cap be applied  
to total cannabis  
locations with one  
cannabis retail facility  
for every 3000  
population with a time  
limit of 24 months  
(DEFEATED).  
18-268

**MOVED BY** Councillor Ross:

THAT a cap be applied to total cannabis locations with one cannabis retail facility for every 3000 population with a time limit of 24 months.

AGAINST:

FOR:

Mayor Creasey  
Councillor Hibbs  
Councillor Hoekstra  
Councillor Gullekson  
Councillor Jacobson

Councillor Ross  
Councillor Konnik

DEFEATED

61/201.07 18MO  
THAT a site specific  
exclusion be applied to  
the identified I-1  
location west of the  
airport (40 Brownstone  
Road) to prohibit retail  
sales of cannabis.  
18-269

**MOVED BY** Councillor Hibbs:

THAT a site specific exclusion be applied to the identified I-1 location west of the airport (40 Brownstone Road) to prohibit retail sales of cannabis.

CARRIED UNANIMOUSLY

11/175.45 18MO  
THAT Council give  
second reading to  
Bylaw 400.16 as  
amended.  
18-270

**MOVED BY** Councillor Jacobson:

THAT Council give second reading to Bylaw 400.16 as amended.

AGAINST:

FOR:

Councillor Ross  
Councillor Konnik

Mayor Creasey  
Councillor Hibbs  
Councillor Gullekson  
Councillor Hoekstra  
Councillor Jacobson

CARRIED

#### **Bylaw 400.17 (Zoning Amendments – C6)**

Jordan Thompson, Director of Planning and Operations, presented Bylaw 400.17 for first reading, to provide for the creation of the Regional Shopping Centre District (C6).

11/175.46 18MO  
THAT Council give first  
reading to Bylaw 400.17  
(Zoning Amendments –  
C6 District).  
18-271

**MOVED BY** Councillor Ross:

THAT Council give first reading to Bylaw 400.17 (Zoning Amendments – C6 District).

CARRIED UNANIMOUSLY

11/135.09 18MO  
THAT Council schedule  
a public hearing for  
Bylaw 400.17 to be held  
at 5:30 pm on Monday,  
Sep 10, 2018.  
18-272

**MOVED BY** Councillor Ross:

THAT Council schedule a public hearing for Bylaw 400.17 to be held at 5:30 pm on Monday, Sep 10, 2018.

CARRIED UNANIMOUSLY

#### Financial Services

#### **Bylaw 462 (Borrowing – Lacombe Market Square)**

Matthew Goudy, Chief Administrative Officer, presented Bylaw 462 for first reading, a borrowing bylaw to fund the purchase and sale of land located at 4951 Wolf Creek Drive. This land is commonly known as Lacombe Market Square.

11/175.47 18MO  
THAT Council give first  
reading to Bylaw 462 as  
presented (Borrowing –

**MOVED BY** Councillor Konnik:

THAT Council give first reading to Bylaw 462 as presented (Borrowing – Lacombe Market Square).

Lacombe Market  
Square).  
18-273

AGAINST:

Councillor Hoekstra  
Councillor Hibbs

FOR:

Mayor Creasey  
Councillor Gullekson  
Councillor Jacobson  
Councillor Konnik  
Councillor Ross

CARRIED

*Meeting recessed at 8:00 P.M.  
Meeting resumed at 8:16 P.M.*

11/135.10 18MO  
THAT Council hold a  
public hearing on  
September 24 at 5:30  
p.m. for the proposed  
LMS related borrowing  
bylaw. (DEFEATED)  
18-274

**MOVED BY** Councillor Hibbs:

THAT Council hold a public hearing on September 24 at 5:30 p.m. for the proposed Lacombe Market Square related borrowing bylaw.

AGAINST:

Mayor Creasey  
Councillor Jacobson  
Councillor Konnik  
Councillor Ross

FOR:

Councillor Gullekson  
Councillor Hibbs  
Councillor Hoekstra

DEFEATED

Council & Legislative

**Bylaw 463 (Parental Leave for Elected Officials)**

Matthew Goudy, Chief Administrative Officer, presented Bylaw 463 (parental leave for elected officials) to provide parental leave for elected officials.

11/175.48 18MO  
THAT Council give first  
reading to Bylaw 463 as  
amended to remove  
Section 6.4.  
18-275

**MOVED BY** Councillor Konnik:

THAT Council give first reading to Bylaw 463 as amended to remove Section 6.4.

CARRIED UNANIMOUSLY

NEW BUSINESS

Council and Legislative

**Board Re-Appointment**

Council was presented with a recommendation to reappoint the student member to the Lacombe and District Recreation, Parks and Culture Board for an additional term.

11/117.05 18MO  
THAT Council reappoint  
Emma-joy Pocock as  
student representative  
to the Lacombe and  
District Recreation,  
Parks and Culture  
Board, for a term  
ending August 31,  
2019.  
18-276

**MOVED BY** Councillor Jacobson:

THAT Council reappoint Emma-joy Pocock as student representative to the Lacombe and District Recreation, Parks and Culture Board, for a term ending August 31, 2019.

CARRIED UNANIMOUSLY

**Franchise Fee Rates**

Matt Goudy, Chief Administrative Officer, proposed recommended 2019 franchise fee rates for ATCO Gas and Fortis Alberta.

91/411.01 19MO  
THAT Council set the  
2019 natural gas  
franchise fee for the  
City of Lacombe at  
22.1%; the median rate  
of comparator  
municipalities, with the  
high and low  
municipalities removed,  
and FURTHER,  
THAT Council set the  
2019 electrical  
franchise fee for the  
City of Lacombe at the  
rate of 12.75%; the  
median rate of  
comparator

**MOVED BY** Councillor Ross:

THAT Council set the 2019 natural gas franchise fee for the City of Lacombe at 22.1%; the median rate of comparator municipalities, with the high and low municipalities removed, and FURTHER,

THAT Council set the 2019 electrical franchise fee for the City of Lacombe at the rate of 12.75%; the median rate of comparator municipalities with the high and low municipalities removed.

CARRIED UNANIMOUSLY.

municipalities with the  
high and low  
municipalities removed.  
18-277

**Meeting Time, Per Bylaw 370, Section 6.7(16)**

**MOVED BY** Councillor Ross:

THAT Council extend the August 13, 2018 meeting time past 9:00 p.m.

11/177.51 18MO  
THAT Council extend  
the August 13, 2018  
meeting time past 9:00  
p.m.  
18-278

AGAINST:

Councillor Hoekstra

FOR:

Mayor Creasey  
Councillor Gullekson  
Councillor Hibbs  
Councillor Jacobson  
Councillor Konnik  
Councillor Ross

CARRIED

**Utility Billing**

Matt Goudy, Chief Administrative Officer, informed council of a wastewater billing discrepancy for some customers during a portion of the 2018 year.

13/821.04 18MO  
THAT Council Table the  
item for later discussion  
August 13.  
18-279

**MOVED BY** Councillor Jacobson:

THAT Council Table the item for later discussion August 13.

CARRIED UNANIMOUSLY

**MOVED BY** Councillor Hibbs:

11/173.33 18MO  
THAT Council accept  
the wastewater rate  
error report as  
information and  
endorse the  
recommendation of  
Administration.  
18-280

THAT Council accept the wastewater rate error report as information and endorse the recommendation of Administration.

AGAINST:

Councillor Ross

FOR:

Mayor Creasey  
Councillor Gullekson  
Councillor Hoekstra  
Councillor Hibbs  
Councillor Jacobson  
Councillor Konnik

CARRIED

Planning and Development Services

**Request for Decision**

Jordan Thompson, Director of Planning and Operations, presented a request for decision for Council related to a proposed market value road plan land sale adjacent 4557 50 Avenue.

32/716.01 18MO  
THAT Council allow the  
applicant to proceed  
with the road closure  
and purchase of the  
road at fair market  
value.  
18-281

**MOVED BY** Councillor Hibbs:

THAT Council allow the applicant to proceed with the road closure and purchase of the road at fair market value.

CARRIED UNANIMOUSLY

REPORTS

11/173.34 18MO  
THAT Council written  
and verbal reports be  
received as information.  
18-282

**MOVED BY** Councillor Konnik:

THAT Council written and verbal reports be received as information.

CARRIED UNANIMOUSLY

*Meeting recessed at 9:14 PM.  
Meeting resumed at 9:23 PM.*

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).*

11/177.52 18MO  
THAT Council with  
Administrative staff  
attending to support  
Council (Matt Goudy,  
Jordan Thompson,  
Barbara Wilton and  
Ross Pettibone) move  
In Camera at 9:23 PM  
to discuss the following  
items: Various (FOIP  
Sections 24&27&17)  
18-283

**IN CAMERA**

**MOVED BY** Councillor Hoekstra:

THAT Council with Administrative staff attending to support Council (Matthew Goudy, Jordan Thompson, Barbara Wilton, and Ross Pettibone) move In Camera at 9:23 PM to discuss the following items:

Land (*FOIP, Section 24*)  
Various (*FOIP, Sections 24, 17*)  
Labour (*FOIP, Section 17*)

CARRIED UNANIMOUSLY

11/177.53 18MO  
Open Meeting  
18-284

Jordan Thompson exited Council Chambers at 9:30 P.M. prior to discussion of a Labour item (*FOIP Section 17*).

**MOVED BY** Councillor Hoekstra:

THAT Council return to Open Meeting at 9:55 PM.

69/512.02 18MO  
THAT Council direct  
Administration to enter  
into a land sale  
agreement with Lehigh  
Hanson Materials  
Limited at fair market  
value as presented.  
18-285

CARRIED UNANIMOUSLY

**MOVED BY** Councillor Konnik:

THAT Council direct Administration to enter into a land sale agreement with Lehigh Hanson Materials Limited at fair market value as presented.

CARRIED UNANIMOUSLY

12/127.02 18MO  
THAT Council receive  
the six-month  
performance objective  
update as information.  
18-286

**MOVED BY** Councillor Hibbs:

THAT Council receive the six-month performance objective update as information.

CARRIED UNANIMOUSLY

11/177.54 18MO  
THAT Council with  
Administrative staff  
attending to support  
Council (Barbara  
Wilton) move In  
Camera at 9:56 PM to  
discuss a labour item.  
18-287

**MOVED BY** Councillor Jacobson:

THAT Council with Administrative staff attending to support Council (Barbara Wilton) move In Camera at 9:56 PM to discuss the following item:

Labour (*FOIP, Section 17*)

CARRIED UNANIMOUSLY

11/177.55 18MO  
Open Meeting  
18-288

**MOVED BY** Councillor Gullekson:

THAT Council return to Open Meeting at 10:41 PM.

CARRIED UNANIMOUSLY

**ADJOURNMENT**

11/177.56 18MO  
Adjournment  
18-289

**MOVED BY** Councillor Ross:

THAT the meeting be adjourned at 10:42 PM.

CARRIED UNANIMOUSLY

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Mayor

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Chief Administrative Officer