

Town of Bon Accord
Regular Meeting of Council Minutes
June 2, 2020 7:00 p.m.



Virtual meeting
Live streamed on Bon Accord YouTube Channel

PRESENT

COUNCIL

Mayor David Hutton
Deputy Mayor Lynn Bidney
Councillor Tanya May
Councillor Brian Holden
Councillor Lacey Laing

ADMINISTRATION

Joyce Pierce, Chief Administrative Officer
Dianne Allen, Planning and Economic Development Manager
Jessica Caines, Executive Assistant

CALL TO ORDER

Deputy Mayor Bidney called the meeting to order at 7:00 p.m.

ADOPTION OF AGENDA

DEPUTY MAYOR BIDNEY MOVED THAT the agenda for the June 2, 2020 Regular Meeting of Council be adopted as amended with the following addition:

Correspondence – Letter from Mayor Hnatiw, Sturgeon County
CARRIED RESOLUTION 20-196

ADOPTION OF MINUTES

Regular Meeting of Council Minutes – May 19, 2020

COUNCILLOR HOLDEN MOVED THAT the minutes of the May 19, 2020 Regular Meeting of Council be accepted, as presented.

CARRIED RESOLUTION 20-197

UNFINISHED BUSINESS

None

NEW BUSINESS

Development Permit 034034-20-D0002 – Cannabis Production and Distribution

COUNCILLOR MAY MOVED THAT Council, as the Development Authority in the Direct Control (DC1) District, approve a Development Permit for “cannabis production and distribution” within Pt. NE 18-56-23-W4 (Title No. 122 187 406) with the following conditions:

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1. The Registered Owner will ensure that the development complies with the information and plans stamped approved by the Development Officer on June 2, 2020 and attached as Schedule “A” to this development permit.
2. The development shall adhere to all setbacks and requirements of the Direct Control (DC1) District of the Land Use Bylaw.
3. That prior to undertaking demolition within the subject site the Registered Owner shall provide the Town with a signed declaration which indicates that all utility services within the site and/or the building have been disconnected to the satisfaction of the utility service providers.
4. That demolition within the site be complete on or before October 31, 2020 in accordance with the information and plans stamped approved by the Development Officer on June 2, 2020 and attached as Schedule “B” to this development permit.
5. Within one year of the date of this development permit, the Registered Owner will enter into a development agreement pursuant to section 650(1) of the Municipal Government Act and Part 3.8(1)(a)(ii) of the Town’s Land Use Bylaw with the Town to address, among other things, the construction of municipal services including but not limited to road access, public utilities, off-street parking facilities, loading and unloading facilities, stormwater management facilities, landscaping and fencing, and the providing of security to ensure compliance with the agreement.
6. That the Registered Owner shall provide proof of all applicable provincial and/or federal licenses required for micro-production and micro-cultivation prior to commencing any Cannabis Production and Distribution activities.
7. Within one year of the Decision Date of this permit, the Registered Owner shall submit a copy of the application to Alberta Environment and Parks for approval of the storm water management facility. A copy of the approval or notice in writing from Alberta Environment and Parks which indicates that approval is not required shall be provided to the Town.
8. Within one year of the date of occupancy, the Registered Owner shall provide the Development Officer with as-built drawings prepared by an Alberta Land Surveyor (ALS) or Professional Engineer which confirm final lot grades are consistent with the approved stormwater management plan for the site.
9. Prior to occupancy of the building, the Registered Owner shall provide to the Development Officer of the Town of Bon Accord, certification from an accredited inspector confirming that the function and location of the new sewage disposal system on the subject site will satisfy the Private Sewage Disposal Systems Regulation, AR 229/97, and is suitable for the intended development. And, further, that the existing sewage disposal system(s) on the subject site have been closed compliant.
10. The Registered Owner shall pay for the costs for repairs to any municipal infrastructure or property that is damaged during any construction activities, including demolition or hauling, as determined and invoiced by the Town, in its sole discretion.
11. That the Registered Owner shall, at its sole cost, apply dust suppression materials on 54th Avenue during construction and demolition in accordance with the standards prescribed by the Town; the

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terms and provisions respecting this dust abatement shall be to the Town's satisfaction as set out in the Development Agreement.

12. That the Registered Owner will provide a landscaping deposit fee for 100% of the construction cost as security for the completion of all landscaping approved in accordance with the information and plans stamped approved by the Development Officer on June 2, 2020 and attached as Schedule "C" to this development permit; the terms and provisions respecting this security, including release shall be to the Town's satisfaction as set out in the Development Agreement.

13. The Registered Owner shall display, for no less than twenty-one days after the permit is issued, in a conspicuous place on the site and no further from the street or streets abutting the site than the Development Officer directs, a notice setting out the proposed use in a form prescribed by the Development Officer, and provide a copy of the approved drawings and specifications to which the permit pertains, on site.

CARRIED RESOLUTION 20-198

Cemetery Cleaning

COUNCILLOR HOLDEN MOVED THAT Council directs Administration to bring back further information to a future Council meeting.

CARRIED RESOLUTION 20-199

BYLAWS | POLICIES | AGREEMENTS

BYLAWS

Intermunicipal Development Plan Bylaw #2020-10

DEPUTY MAYOR BIDNEY MOVED THAT Council approve 3rd reading of Intermunicipal Development Plan Bylaw, Bylaw #2020-10, as presented.

CARRIED RESOLUTION 20-200

Intermunicipal Collaboration Framework Bylaw, Bylaw #2020-13

COUNCILLOR HOLDEN MOVED THAT Council approve 2nd reading of the Intermunicipal Collaboration Framework Bylaw, Bylaw #2020-13, as presented.

CARRIED RESOLUTION 20-201

DEPUTY MAYOR BIDNEY MOVED THAT Council approve 3rd reading of the Intermunicipal Collaboration Framework Bylaw, Bylaw #2020-13, as presented.

CARRIED RESOLUTION 20-202

POLICIES

Working Remotely Policy

COUNCILLOR HOLDEN MOVED THAT Council approve the Working Remotely Policy and accepts the Working Remotely Procedures, as information.

CARRIED RESOLUTION 20-203

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WORKSHOPS | MEETINGS | CONFERENCES

Seniors' Week appreciation parade, June 6

DEPUTY MAYOR BIDNEY MOVED THAT Council accept the Seniors' Week appreciation parade, as information.

CARRIED RESOLUTION 20-204

CORRESPONDENCE

Town of Morinville; reaffirming participation in Sturgeon Regional Partnership (SRP) committee.

AUPE

Town of Gibbons; Intermunicipal Development Plan Bylaw approval

Letter from Mayor Hnatiw, Sturgeon County

DEPUTY MAYOR BIDNEY MOVED THAT the Correspondence be accepted as information, and directs Administration to deal with it accordingly.

CARRIED RESOLUTION 20-205

CLOSED SESSION

***Roads – Operations – FOIP Act 16(1)(c)(i) – Disclosure harmful to business interests of a third party
Draft Website Presentation - FOIP Act 29(1)(b) – Information that is or will be available to the public***

COUNCILLOR HOLDEN MOVED THAT Council move to Closed Session at 8:14 p.m.

CARRIED RESOLUTION 20-206

CAO Pierce advised Council that Operations Manager Ken Reil will be joining the meeting for the closed session.

MAYOR HUTTON MOVED THAT Council return to Open Session at 8:58 p.m.

CARRIED RESOLUTION 20-207

DEPUTY MAYOR BIDNEY MOVED THAT Council accept the discussion as information.

CARRIED RESOLUTION 20-208

ADJOURNMENT

COUNCILLOR HOLDEN MOVED THAT the June 2, 2020 Regular Meeting of Council adjourn at 8:59 p.m.

Mayor David Hutton

Joyce Pierce, CAO