



Minutes of a meeting of  
the Capital Region Board  
held at Chateau Louis, Grand Ballroom  
on Thursday, August 9, 2012

**Delegates in Attendance:**

Mayor Nolan Crouse – St. Albert/Chair  
Councillor Larry Goodhope – Beaumont  
Mayor Don Rigney - Sturgeon  
Mayor Barry Rasch - Thorsby  
Councillor Ed Gibbons – Edmonton  
Mayor Gale Katchur – Fort Saskatchewan  
Mayor Bill Nimmo - Gibbons  
Councillor Dwight Ganske – Stony Plain  
Councillor Ralph Van Assen - Warburg  
Councillor Gail Hrehorets – Town of Lamont  
Councillor Jocelyn Mackay – Leduc County  
Deputy Mayor Ken Baril - Legal

Mayor Linda Osinchuk – Strathcona County  
Mayor Randy Boyd – Bon Accord  
Councillor Dana Smith – City of Leduc  
Councillor Bill Purdy - Wabamun  
Mayor Karl Hauch - Bruderheim  
Councillor Paul Krauskopf - Morinville  
Mayor Anita Fisher - Devon  
Mayor Rodney Shaigec - Parkland  
Mayor Stuart Houston – Spruce Grove  
Mayor Mel Smith - Redwater  
Reeve Wayne Woldanski – Lamont County  
Ivan Moore – Government of Alberta

**Absent:**

Mayor Don Faulkner - Calmar

**CRB Administration:**

Kathleen LeClair, Chief Officer  
Sharon Shuya, Project Manager  
Neal Sarnecki, Project Manager  
Kim Wieringa, Project Manager  
Jim Simpson, Consultant

Brendan Pinches, Associate Project Manager  
Stephanie Chai, Regional Planner  
Charlene Chauvette, Office Manager  
Courtney Andrews, Executive Assistant



This meeting was open to the public except for agenda items 6 – 9, which were held in-camera.

**1. Call to Order and Chair’s opening remarks**

Called to order at 9:00 a.m.

The Chair introduced Jim Simpson to the Board and advised that Mr. Simpson will be filling the position as Interim Chief Executive Officer to the Board, effective September 1, 2012, until a new CEO is recruited. The Chair thanked Kathleen for her dedicated service and contribution to the accomplishments of the Board. Kathleen LeClair addressed the Board and thanked them for the opportunity and wished the Board the best of luck in the future.

The Chair also noted that submission of an updated GreenTrip list must be sent to the Province within the next couple of weeks. The Members were encouraged to advise CRB staff if they have any projects to add to the list.

**2. Approval of Agenda**

**Motion:** To approve the agenda of August 9, 2012.

**Moved by** Mayor Boyd.

**Motion carried unanimously.**

**3. Approval of Minutes of June 14, 21012**

**Motion:** To accept the minutes of June 14, 2012.

**Moved by** Councillor Krakuskopf.

**Motion carried unanimously.**

**4. Housing Issues**

a. Marketing & Communications Program – “Our Affordable Future”

Councillor Gibbons provided an overview of the Motion with respect to the Housing Committee’s Marketing & Communications Program called “Our Affordable Future”.

It was noted that in order to support the Program’s implementation, each CRB municipality will need to identify one contact person by September 1, 2012 from their administration to act as the municipal program coordinator.

**Motion:** That the Capital Region Board supports the implementation of the “Our Affordable Future” Marketing & Communications Program developed and approved by the Housing Committee.

**Moved by** Councillor Gibbons.

23 in favour, 1 opposed. Supported by 17 or more municipalities comprising more than 75 percent of the population. **Motion carried.**



## 5. REF Applications

### a. REF 2012, City of St. Albert, Proposed Municipal Development Plan amendment

The Chair introduced the item. Mr. Patrick Draper, City Manager from St. Albert made a presentation providing an overview of the MDP amendment highlighting the Plan's compliance with all requirements of the CRB's Growth Plan and the Regional Evaluation Framework (REF). Mr. Draper noted the issues raised at the CAO Sub-committee and St. Albert's response. Ms. Lenore Mitchell, City Senior Planner was also at the table.

Neal Sarnecki gave an overview of the CRB Administration Recommendation confirming that the proposed MDP is consistent with the principles and policies of the CRB's Growth Plan and evaluation criteria in the REF. The third party consultant (ParioPlan) also recommended the approval of the MDP amendment.

A sub-committee of CAO's was convened on June 18, 2012 to review REF 2012-012. The Sub-committee did not reach unanimous consensus. The following concerns were raised: 1) The amendment is proposed to reduce the overall population forecast from 105,000 to 90,000 to be consistent with the Growth Plan despite an increase in density which may lead to an increase in population in the future. This would be inconsistent with the overall intent of the CRB's Growth Plan. 2) The MDP amendment did not include employment projections in accordance with the Growth Plan; therefore, the application should be considered premature in that it may not reflect an integrated approach to land use planning as intended by the Growth Plan.

A question was raised regarding the possibility for CAO Sub-committee meetings to become open to the public. CRB Administration will bring this forward to the Governance Committee for review.

A concern was raised regarding the MDP's reference to an Intermunicipal Development Plan (IDP), approved in May 2001 between Sturgeon County and the City of St. Albert, on page 63 of the MDP. With the IDP no longer in existence it was felt that a legal opinion should be obtained to inquire if the reference should be included in the MDP amendment. Otherwise, approval of the MDP amendment could show support for an IDP that no longer exists. CRB Administration noted the IDP was not the subject of the REF application and the amendment only dealt with the MDP. It was asked if St. Albert could remove the reference to the IDP in the MDP. Mr. Draper responded stating that St. Albert could consider this but any further amendments would have to be brought to their council for decision. The Chair indicated that the concern would be reviewed by CRB Administration.

**Motion:** That the Capital Region Board approves the proposed amendment to the St. Albert Municipal Development Plan in accordance with the Regional Evaluation Framework.

**Moved by** Mayor Crouse.

**Motion carried unanimously.**



- b. REF 2012-013, Sturgeon County, Proposed Municipal Development Plan amendment and Proposed Area Structure Plan amendment – Sturgeon Valley ASP (Estates of Tuscany)

The Chair introduced the Item. A handout of Sturgeon County's presentation on REF 2012-013 was provided to members. Mayor Rigney gave a brief overview of the MDP amendment and ASP amendment indicating that the Application is for an infill country residential development in a Cluster Country Residential Area (CCRA) and is compliant with the overall Sturgeon Valley Area Structure Plan, which is also currently under revision.

Mr. Peter Tarnawsky, CAO from Sturgeon County gave a presentation providing an overview of the Sturgeon County MDP amendment and the Sturgeon Valley Area Structure Plan amendment. He highlighted the details regarding the proposed amendments, the comments from the third party evaluator and the responses from the County. He summarized that the Plan meets six core principles of the CRB's Growth Plan.

Neal Sarnecki provided a synopsis of the CRB Administration Recommendation indicating the reasons Administration and the third party evaluator (Lovatt Planning Consultants Inc.) recommended to reject the Application. The following reasons were identified: 1) The proposed amendments to the MDP and AVASP do not maximize the open space or cluster units pursuant to the CRB Growth Plan. 2) The Proposal has 2.6 units per gross hectare which exceeds the maximum density target of 2.0 units per gross hectare in the CRB Growth Plan.

Mr. Shawn Bravender an associate in the planning department from Stantec provided a brief overview and reasoning for the development and his support for the Sturgeon County MDP amendment and Sturgeon Valley ASP amendment.

Some members agreed the Application to be adequate and beneficial, complimenting the current land uses in the area.

It was requested that the vote be recorded.

**Motion:** That the Capital Region Board approves the proposed Municipal Development Plan Amendment and the Sturgeon Valley Area Structure Plan Amendment (Estates of Tuscany) in accordance with the Regional Evaluation Framework.

**Moved by** Mayor Rigney.

In favour: Beaumont, Sturgeon, Thorsby, Gibbons, Stony Plain, Warburg, Town of Lamont, Leduc County, Legal, Strathcona, Bon Accord, Calmar, Wabamun, Bruderheim, Morinville, Devon, Parkland, Spruce Grove, Redwater and Lamont County.

Opposed: Edmonton, Fort Saskatchewan, City of Leduc and St. Albert.

Supported by 17 or more municipalities, however, not supported by municipalities comprising more than 75 percent of the population. **Motion failed.**



Mayor Osinchuk put forward a Notice of Motion. It was requested that the Notice of Motion and background information be circulated to the Board.

**Notice of Motion:** That the Capital Region Board give priority to initiating a process to clarify the criterion, principles, and policies used to evaluate planning documents through the Regional Evaluation Framework; and

That the Capital Region Board directly involves the Planning Advisory Group in the process to bring forward recommendations to the Land Use Committee.

**Placed on floor by** Mayor Osinchuk.

- c. REF 2012-014, Sturgeon County  
Proposed Municipal Development Plan amendment  
Proposed Area Structure Plan amendment – Calahoo/Villeneuve Sand & Gravel Extraction Area Structure Plan Amendment & Villeneuve Area Structure Plan

The Chair introduced the Item. A handout of Sturgeon County's presentation was provided to members. Mayor Rigney gave an overview of REF 2012-014 emphasizing the importance of the Development for the Capital Region Board.

Mr. Peter Tarnawsky made a presentation providing an overview of the MDP amendment and ASP amendment. He noted the comments made in the third party evaluation and Sturgeon County's response to each comment.

Neal Sarnecki gave an overview of the CRB Administration Recommendation summarizing the reasons Administration and the third party evaluator recommended to reject the Application. The following reasons were identified: 1) Lack of building forms – predominately single family. 2) Incompatible with natural resource extraction operations that surround Villeneuve. 3) Infrastructure investment proposes to increase regional footprint when it should be directed to PGA's where it can be minimized. 4) Increase of population from 225 to over 6000 is not appropriate to its size.

Mr. Larry Andrews from Landrex Developers Inc. provided an overview and reasons for the support of the MDP amendment and ASP amendment.

Some members raised concern accepting the Application due to the uncertainty of the Federal and Provincial Government's future plans for a Villeneuve or Namao airport. It was requested that the Chair send a letter to Premier Redford requesting clarity on any future plans for these two airports.

It was requested that the vote be recorded.

**Motion:** That the Capital Region Board approves the proposed Municipal Development Plan amendment, Calahoo/Villeneuve Sand & Gravel Extraction Area Structure Plan Amendment, and the Villeneuve Area Structure Plan in accordance with the Regional Evaluation Framework.



**Moved by Mayor Rigney.**

In favour: Beaumont, Sturgeon County, Thorsby, Gibbons, Stony Plain, Warburg, Town of Lamont, Leduc County, Legal, Strathcona, Bon Accord, Calmar, Wabamun, Bruderheim, Morinville, Parkland, Redwater and Lamont County.

Opposed: Edmonton, Fort Saskatchewan, City of Leduc, Devon, Spruce Grove and St. Albert.

Supported by 17 or more municipalities, however, not supported by municipalities comprising more than 75 percent of the population. **Motion failed.**

## In-Camera

### 6. Committee of the Whole

The Chair asked members for any comments for questions regarding the remainder of the agenda.

#### a. Committee Reports

##### i. Pipeline Linkages Strategy Committee

A copy of the June 14, 2012 Report (#6 & 7) was provided to members prior to the meeting.

Mayor Houston reminded the Board members that any letters of comment must be submitted to the Joint Review Panel for the Enbridge Northern Gateway Pipeline Project by August 31, 2012.

##### ii. Land Use Committee

A copy of the June 14, 2012 Report (#38) was provided to members prior to the meeting.

##### iii. Housing Committee

Councillor Gibbons reminded members to register for the Housing Symposium on October 4, 2012.

##### iv. Transit Committee

A copy of the June 14, 2012 Report (#20) was provided to members prior to the meeting.

##### v. Advocacy & Communications Committee

A copy of the June 14, 2012 Report (#19) was provided to members prior to the meeting.

##### vi. Governance Committee

A copy of the June 14, 2012 Report (#30) was provided to members prior to the meeting.

### 7. Governance Issues

#### a. Long-Term Funding Strategy – Engagement Process Report – *Information Item*

#### b. Search Process for new CRB Chief Executive Officer

The Chair advised that the Board will be updated on a regular basis or as needed on the recruitment of a new CRB Chief Executive Officer.



**8. Administrative Issues**

- a. Monthly Financial Report – July 2012
- b. CRB per diem report 2011 & January-June 2012

**9. Adjournment**

**Meeting adjourned at 12:01 p.m.**