



MINUTES OF THE CITY OF GRANDE PRAIRIE
COUNCIL MEETING

March 24, 2025, 3:00 P.M.
Council Chambers, City Hall

PRESENT	J. Clayton	Mayor
	M. O'Connor	Councillor
	W. Pilat	Councillor
	G. Berg	Councillor
	K. O'Toole	Councillor
	D. Bressey	Councillor
	G. Blackmore	Councillor
ABSENT	C. Thiessen	Councillor
ALSO PRESENT	S. Bourke	City Manager
	C. Nestibo	Chief Financial Officer, Acting
	B. Glavin	Chief Operating Officer
	D. Lemieux	Chief Public & Protective Services Officer
	R. Tarant	Chief Strategy Officer, Acting
	J. Freeman (virtual)	City Solicitor
	A. Van Beekveld	Council Committee Coordinator
	K. Biberdorf	Director of Community Connections
	A. Downing	Manager of Planning & Development Permitting
	Z. Patel	Planner

1. CALL TO ORDER

The Mayor called the meeting to order at 3:02 p.m.

2. NATIONAL ANTHEM

3. LAND ACKNOWLEDGEMENT

4. ADOPTION OF PREVIOUS COUNCIL MEETING MINUTES

4.1 City Council Meeting

MOVED by M. O'Connor

Council adopt the minutes of the City Council meeting held March 10, as presented.

CARRIED (7 to 0)

5. ADOPTION OF AGENDA

MOVED by K. O'Toole

Council adopt the Agenda with the addition of Item 6 - Sport Tourism.

CARRIED (7 to 0)

6. SPORT TOURISM

K. Biberdorf, Director of Community Connections, presented Council with the Sport Tourism Canada Canadian Sport Event of the Year Award for hosting the 2024 National Aboriginal Hockey Championships.

7. DELEGATIONS

7.1 Alberta Forest Products Association

Rory Koska, representative of Alberta Forest Products Association, was present to request support from Council to enhance competitiveness, improve supply chains, and promote the use of Alberta forest products.

8. REPORTS

8.1 Large Multi-Family Development Grant

MOVED by M. O'Connor

Council approve amendments to Policy 357 - Development Incentive Grants Program, as presented.

MOVED by W. Pilat

Council amend Policy 357 - Development Incentive and Grants Program to replace each instance of the phrase, "one-hundred (100) or more new Dwelling Units" with the phrase, "thirty (30) or more new Dwelling Units".

CARRIED (7 to 0)

MOVED by W. Pilat

Council postpone this motion until after Public Hearings.

CARRIED (7 to 0)

8.2 2025 Advocacy Priorities

MOVED by M. O'Connor

Council approve the 2025 Council Advocacy Priority list:

Key Advocacy Priorities - Electricity Distribution Costs; 911 Levy; Northwestern Polytechnic Support; Seniors Housing and Long-Term Care; and Economic Corridors
Other Advocacy Priorities - Medical First Response Funding; Health Care Supports; and Dedicated Regional Funding.

CARRIED (7 to 0)

MOVED by M. O'Connor

Council direct Administration to prepare resolutions for the 2025 Alberta Municipalities Fall Convention for submission before June 30, 2025, for:

1. Dedicated Regional Service Centre Funding, identifying key services provided in regional hubs that benefit the wider region and require additional funding to support sustainable service delivery; and
2. Electricity Distribution.

CARRIED (7 to 0)

8.3 RCMP Retroactive Salary Payment - Release of Funds

MOVED by D. Bressey

Council approve the release of the RCMP retro payment of \$3,937,332.95, previously approved to be funded through the Future Expenditures Reserve.

CARRIED (7 to 0)

9. COMMITTEE BUSINESS

9.1 Council Committee of the Whole

MOVED by D. Bressey

Council adopt the minutes of the Council Committee of the Whole meeting held March 12, as presented.

CARRIED (7 to 0)

9.2 Public & Protective Services Committee

MOVED by G. Blackmore

Council adopt the minutes of the Public & Protective Services Committee meeting held March 18, as presented.

CARRIED (7 to 0)

9.2.1 Meeting Highlights

Councillor Blackmore provided highlights from the Public & Protective Services Committee meeting.

9.3 Operational Services Committee

MOVED by W. Pilat

Council adopt the minutes of the Operational Services Committee meeting held March 18, as presented.

CARRIED (7 to 0)

9.3.1 Bylaw C-1464A - Road Closure Bylaw Amendment

MOVED by W. Pilat

Council give first reading to Bylaw C-1464A, being an amendment to a Road Closure Bylaw.

CARRIED (7 to 0)

Bylaw C-1464A was read for the first time.

MOVED by W. Pilat

Council give second reading to Bylaw C-1464A.

CARRIED (7 to 0)

Bylaw C-1464A was read for the second time.

MOVED by W. Pilat

Council have third reading of Bylaw C-1464A at this meeting.

CARRIED (7 to 0)

MOVED by W. Pilat

Council give third reading to Bylaw C-1464A, being an amendment to a Road Closure Bylaw.

CARRIED (7 to 0)

Bylaw C-1464A was read for the third time and finally passed.

9.3.2 Meeting Highlights

Councillor Pilat provided highlights from the Operational Services Committee meeting.

9.4 Investment & Strategy Committee

MOVED by G. Blackmore

Council adopt the minutes of the Investment & Strategy Committee meeting held March 18, as presented.

CARRIED (7 to 0)

9.4.1 2022-2025 Strategic Priorities Progress Update Q4 2024

MOVED by G. Blackmore

Council receive the Q4 2024 Strategic Priorities Progress Update for information.

CARRIED (7 to 0)

9.4.2 Meeting Highlights

Councillor Blackmore provided highlights from the Investment & Strategy Committee.

9.5 Financial & Administrative Services Committee

MOVED by G. Berg

Council adopt the minutes of the Financial & Administrative Services Committee meeting held March 18, as presented.

CARRIED (7 to 0)

9.5.1 Bylaw C-1395P - Amendment to the Fees, Rates & Charges Bylaw

MOVED by G. Berg

Council give first reading to Bylaw C-1395P, being an amendment to the Fees, Rates & Charges Bylaw.

CARRIED (7 to 0)

Bylaw C-1395P was read for the first time.

MOVED by G. Berg

Council give second reading to Bylaw C-1395P.

CARRIED (7 to 0)

Bylaw C-1395P was read for the second time.

MOVED by G. Berg

Council have third reading of Bylaw C-1395P at this meeting.

CARRIED (7 to 0)

MOVED by G. Berg

Council give third reading to Bylaw C-1395P, being an amendment to the Fees, Rates & Charges Bylaw.

CARRIED (7 to 0)

Bylaw C-1395P was read for the third time and finally passed.

9.5.2 Meeting Highlights

Councillor Berg provided highlights from the Financial & Administrative Services Committee meeting.

10. CORRESPONDENCE

10.1 Grande Prairie Public Library

Mayor Clayton introduced correspondence received from the Grande Prairie Public Library.

MOVED by G. Berg

Council receive this correspondence for information.

CARRIED (7 to 0)

11. DELEGATION BUSINESS

11.1 Alberta Forest Products Association

MOVED by G. Blackmore

Council direct the Mayor to write a letter of support, including the 6 points as presented by the delegation.

CARRIED (7 to 0)

12. NOTICE OF MOTION

13. RECESS

The meeting recessed from 4:30 p.m. to 6:00 p.m.

14. DELEGATIONS

15. UNFINISHED BUSINESS

16. PUBLIC HEARINGS

16.1 Land Use Bylaw Amendment C-1260-189

16.1.1 Call to Order

The Public Hearing was called to order at 6:01 p.m.

16.1.2 Introduction by Administration

A. Downing, Manager of Planning & Development Permitting, and Z. Patel, Planner, presented Council with amendments to the Land Use Bylaw. The proposed amendments are housekeeping in nature and aim to improve clarity and ensure consistency.

16.1.3 Presentations/ Submissions

There was no one present to speak regarding this matter.

16.1.4 Close Public Hearing

The Public Hearing closed at 6:09 p.m.

16.1.5 Business Arising from the Hearing

MOVED by M. O'Connor

Council give first reading to Bylaw C-1260-189, being an amendment to the Land Use Bylaw.

CARRIED (7 to 0)

Bylaw C-1260-189 was read for the first time.

MOVED by M. O'Connor

Council give second reading to Bylaw C-1260-189.

CARRIED (7 to 0)

Bylaw C-1260-189 was read for the second time.

MOVED by M. O'Connor

Council have third reading of Bylaw C-1260-189 at this meeting.

CARRIED (7 to 0)

MOVED by M. O'Connor

Council give third reading to Bylaw C-1260-189, being an amendment to the Land Use Bylaw.

CARRIED (7 to 0)

Bylaw C-1260-189 was read for the third time and finally passed.

16.2 Land Use Bylaw Amendment C-1260-198

16.2.1 Call to Order

The Public Hearing was called to order at 6:12 p.m.

16.2.2 Introduction by Administration

A. Downing, Manager of Planning & Development Permitting, and Z. Patel, Planner, presented Council with amendments to the Land Use Bylaw. The proposed amendments will introduce small-scale residential opportunities within CL, CT, and CG Commercial Districts by allowing "Mixed-Use Apartment (up to 2 units)" as a discretionary use.

16.2.3 Presentations/ Submissions

There was no one present to speak regarding this matter.

16.2.4 Close Public Hearing

The Public Hearing closed at 6:24 p.m.

16.2.5 Business Arising from the Hearing

MOVED by G. Berg

Council give first reading to Bylaw C-1260-198, being an amendment to the Land Use Bylaw.

CARRIED (7 to 0)

Bylaw C-1260-198 was read for the first time.

MOVED by G. Berg

Council give second reading to Bylaw C-1260-198.

CARRIED (7 to 0)

Bylaw C-1260-198 was read for the second time.

MOVED by G. Berg

Council have third reading of Bylaw C-1260-198 at this meeting.

CARRIED (7 to 0)

MOVED by G. Berg

Council give third reading to Bylaw C-1260-198, being an amendment to the Land Use Bylaw.

CARRIED (7 to 0)

Bylaw C-1260-198 was read for the third time and finally passed.

17. REPORTS

17.1 Large Multi-Family Development Grant

MOVED by M. O'Connor

Council approve amendments to Policy 357 - Development Incentive Grants Program, as amended.

MOVED by W. Pilat

Council postpone this motion until after Council Member Reports.

CARRIED (7 to 0)

18. DELEGATION BUSINESS

19. COUNCIL MEMBER REPORTS

Councillor Blackmore highlighted the RBC Webcam event "Navigating the Impact of US Tariffs" and the Community Futures of Grande Prairie Board meeting.

Councillor Bressey highlighted the AB Munis Executive Committee meeting, the Policing Committee meeting, the Police Commission meeting, and the Association of Governmental Risk Pools Conference.

Councillor Pilat highlighted the Nighthawk Sponsor Appreciation Night event, the Bear Creek Dam Engagement Session, the Intermunicipal Collaboration Committee meeting, and the 2025 Sport Events Congress Conference.

Councillor O'Connor highlighted the Golden Age Centre's 50-Year Anniversary event, the Bear Creek Dam Engagement Session, the Weyerhaeuser and Canfor Vegetation Management Open House, the Rural Municipalities of Alberta Spring Convention, the Elected Officials Education Program regarding strategic planning, the Grande Prairie Sport Connection Board meeting, the Community Advisory Board on Housing and Homelessness meeting, the 2025 Alberta Budget Discussion at Centre 2000, and the Swan City FC Awards Ceremony.

Councillor Berg highlighted the Grande Prairie Regional Tourism Association Board meeting, the Grande Prairie Public Library Board meeting, and the Career & Technology Studies Showcase at the Grande Prairie Composite High School.

Councillor O'Toole highlighted the Special Olympics meeting, the Grande Prairie Police Service Stakeholder Committee meeting, various webinars from the Canadian Association of Police Governance, the Nitehawk Sponsor Appreciation Night event, the Bear Creek Dam Engagement Session, the Weyerhaeuser and Canfor Vegetation Management Open House, the D Company Armouries Foundation meeting, the Official Opening of Divine Nigerian & Ethiopian Cuisine, the Elected Officials Education Program regarding strategic planning, the 2025 Sport Events Congress Conference, and the Grande Prairie Regional Recreation Committee meeting.

Mayor Clayton highlighted the Mid-Sized Cities Mayor's Caucus Budget event, the Bear Creek Dam Engagement Session, the Northern Alberta Elected Leaders meeting, the Official Opening

of Divine Nigerian & Ethiopian Cuisine, the Rural Municipalities of Alberta Spring Convention, meetings with various Ministers, the 2025 Alberta Budget Discussion at Centre 2000, and the Swan City FC Awards Ceremony.

MOVED by D. Bressey
Council take a recess.

CARRIED (7 to 0)

The meeting recessed from 6:54 p.m. to 7:53 p.m.

20. REPORTS

20.1 Large Multi-Family Development Grant

MOVED by M. O'Connor

Council approve amendments to Policy 357 - Development Incentive Grants Program, as amended.

MOVED by W. Pilat

Council amend the Development Incentive and Grants (DIG) Program Policy by replacing Section 4.2.2. of the Policy with the revised Section 4.2.2.:

“4.2.2. Large Muti-family Development Grant:

a. For a new Multi-Unit Residential project which results in the creation of thirty (30) or more new Dwelling Units, an applicant may be eligible to receive a temporary annual grant in the form of a prorated rebate equal to one hundred percent (100%) of the general municipal tax portion of the municipal property tax increase associated with the Incremental Assessed Value of the property between the date on which the building permit for the project is issued and the earlier of: i. the date on which the final occupancy certificate for the project is issued, AND ii. The second (2nd) anniversary of the of the date on which the building permit for the project was issued, and, provided that the occupancy certificate for the project is issued by not later than the third (3rd) anniversary of the of the date on which the building permit for the project was issued, an additional temporary annual grant in the form of a prorated rebate for two (2) additional years as shown in the table below:

Year	1	2	3*	4*
Grant Amount	100%	100%	100%	50%

* - Rebate in respect of years 3 and 4 following the issuance of the building permit is conditional on achieving final occupancy certificate by not later than the third (3rd) anniversary of the of the date on which the building permit for the project was issued.

CARRIED (7 to 0)

Vote on Main Motion as Amended.

CARRIED (7 to 0)

21. ADJOURNMENT

The Mayor declared the meeting adjourned at 8:11 p.m.

Mayor

Council Committee Coordinator