

## Regular Council

### Agenda

Council Chamber, Leduc County Centre, Nisku, AB

Tuesday, May 11, 2021

1. **Order - 1:30 p.m.**
2. **Adoption of agenda**
3. **Adoption of previous minutes**  
- April 27, 2021 regular council meeting ✓
4. **1:30 p.m. Public presentations**  
a) Public
5. **1:30 p.m. Fire Services**  
a) Fire Services 2020 Annual report ✓ K. Lefebvre
6. **1:45 p.m. Public Hearing** - Community Standards Bylaw ✓ C. Nelson  
**Registered speakers:**
  - (1) Robin Baran (*Teams*) ✓
  - (2) Tim & Virginia Kassian (*teleconference*) ✓
  - (3) Mary-Ann McDonald (*teleconference*) ✓
7. **2:15 p.m. Public Hearing** - Amend Leduc County Land Use Bylaw ✓ C. Haverland  
No. 7-08 - text amendment under Institutional District 9.10.3 to allow for the provision of the Farm-based alcoholic beverage production facility land use as a discretionary use
8. **2:30 p.m. Non-Statutory Public Hearing** - The Ridge at Wizard Lake ✓ C. Haverland & D. Desimone  
Outline Plan - NW 5-48-27-W4  
**Registered speakers:**
  - (1) Dave Onishenko (*Teams*) ✓
  - (2) Jason Allen (*Teams*) ✓

Note: Ranon Soans, Lindsey Trufyn (*via teams*) and Steven Barlott (*via teleconference*) will be attending to answer questions

  - (3) Robert Skwarok (*Teams*)
  - (4) Richard Ariss (*teleconference*)
  - (5) LeVerne & Carol Ellsworth (*via teleconference*)
9. **3:00 p.m. Department reports / recommendations**
  - a) **3:00 p.m. Parks and Recreation**
    - i) Bylaw - Establish Parks and Recreation Advisory Committee and rescind Bylaws 4-01, 58-07, 25-12 and 1-12 ✓ D. Ohnysty
    - ii) Park Officers Appointments ✓ D. Ohnysty

# Regular Council

## Agenda

*Tuesday, May 11, 2021*

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b) 3:15 p.m. Agricultural Services

- |  |   |              |
|--|---|--------------|
| i) Appointment of inspectors under the Weed Control Act        | ✓ | A. Van Beers |
| ii) Appointment of inspectors under the Agricultural Pests Act | ✓ | A. Van Beers |

**10. Information Item**

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|---|---|
| a) North Saskatchewan Heritage River - Smoky Lake County's collaborative initiative | ✓ |
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**11. Adjournment**

*✓ Attachment Provided*

Leduc County is dedicated to serving its citizens and will create an enhanced quality of life through effective leadership, committed partnerships and open, transparent communication.





## Regular Council Meeting Minutes

*Council Chamber, Leduc County Centre, Nisku, AB  
Tuesday, May 11, 2021*

### Order and roll call

The meeting was called to order at 1:30 p.m., Tuesday, May 11, 2021 by Mayor Tanni Doblanko as Chair and council members Kelly-Lynn Lewis, Kelly Vandenberghe, Larry Wanchuk, Glenn Belozar and Ray Scobie present. Council member Rick Smith participated in the meeting via teleconference.

### Other attendees

- Duane Coleman, County Manager
- Rick Thomas, Deputy County Manager
- Renee Klimosko, General Manager - Financial and Corporate Services
- Grant Bain, Director - Planning and Development
- Kent Pudlowski, Manager - Information Management and Technology
- Joyce Gavan, Legislative Coordinator
- Keven Lefebvre, Fire Chief
- Clarence Nelson, Director - Enforcement Services

### Others

- Robin Baran (*via teams*)
- Tim & Virginia Kassian (*via teleconference*)
- Mary-Ann McDonald (*via teleconference*)
- 15 other individuals were in attendance via livestream

### Agenda adoption

**128-21** Councillor Belozar -- that the agenda for the May 11, 2021 regular County council meeting be adopted as circulated.

Carried Unanimously

### Previous Minutes - April 27, 2021 regular meeting

**129-21** Councillor Wanchuk -- that the April 27, 2021 regular council meeting minutes, be adopted as circulated.

Carried Unanimously

### Public presentation

There was no one in attendance to provide a public presentation.

### Fire Services

Director of Fire Services Keven Lefebvre presented the Fire Services 2020 annual report.

The number of fire permits issued in 2020 will be provided to council members.

### Staff member Haverland

Manager of Development Services Charlene Haverland entered the council chamber at 1:43 p.m.

**130-21** Councillor Lewis -- that Leduc County council accepts as information the 2020 Fire Services annual report and further approves release of the report to the municipalities serviced by Leduc County Fire Services.

Carried Unanimously

Staff member Lefebvre

Staff member Lefebvre exited the council chamber at 1:49 p.m.

**Public Hearing - Community Standards Bylaw No. 16-20**

Mayor Doblanko called the public hearing to order at 1:50 p.m. with respect to the Community Standards Bylaw No. 16-20.

Mayor Doblanko explained the purpose of the hearing and procedures to be followed.

Mayor Doblanko then called upon designated staff from Enforcement Services to introduce the subject of the hearing.

Director of Enforcement Services Clarence Nelson provided a staff report with respect to the Community Standards Bylaw No. 16-20 which was given first reading on October 13, 2020.

Mayor Doblanko asked if council members had any questions for administration.

In response to questions by council members, the following clarification was provided:

- In accordance with Section 4.2(c) and in relation to standing water (e.g. ponds), small species would be permitted in ponds within the listed subdivisions.
- Consideration of enforcement would occur upon receipt of a complaint and an investigation would occur before enforcement measures are taken.
- The intent of this bylaw covers off subdivisions as identified within the schedule of the bylaw.
- In accordance with Part 8 Enforcement - offences would be investigated with ample opportunity for education and compliance.
- Noxious weeds would be directed to the appropriate department and in accordance with the Weed Control Act.
- As a complainant, if no action has been taken by the County to satisfy the complaint, the recourse could be to issue a fine to the property owner. However, enforcement is committed to communicate with complainants and keep them advised.
- This bylaw was developed in accordance with past actions and provides extra tools for compliance.

Staff member Desimone

Senior Planner Dave Desimone entered the council chamber at 2:00 p.m.

Mayor Doblanko then called upon the following registered speakers to speak to the proposed bylaw.

1. Robin Baran, 4 years as a Royal Oaks resident at 5936 - 32 Street NE, expressed support of the proposed bylaw with questions around the upkeep of the area, financial challenges for the developer and as a result disrepair with control of noxious weeds and lack of enforcement by the county as follows:
  - Lots were vacant and calls were made to the County for weed control, broken sale signs in disrepair, common areas were not taken care of and the usual floral arrangement in the area disappeared.
  - Calls were made to the developer and looked to the County for enforcement, which the County did respond but over the years the response was slower.
  - The proposed bylaw is fine but only as good as the enforcement is.
  - Question how this bylaw will be enforced? Will it rely on residents to call in and identify issues or perhaps the County to hire more enforcement officers?

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- Some of responses received was the County has lack of enforcement resources and difficulty getting hold of landowner.
  - Is there a way to broaden the definition of what is considered noxious weeds? There are noxious weeds growing on unoccupied lots and have grass/weeds growing over 3-5 feet and not been cut in two years. I have complained about the lots adjacent to mine, which were eventually taken care of by the landowners as they were to be found to have noxious weeds but how about the other lots in the areas that are defined to not have noxious weeds? Are we stuck looking at this unsightly mess?
2. Virginia Kassian, Royal Oaks residents at 5802 - 29A Street NE, expressing support of bylaw and provided the following feedback:
- Enforcement will contribute to enhancing services to increase quality of life by addressing concerns involving properties that fall into a state of being unsafe, unsightly or otherwise non-compliant with Leduc County's bylaws and weed complaints.
  - Suggest adding a clause to the bylaw to address the non-invasive weeds that are allowed to keep growing with no recourse for the property owner.
  - The process for a residential property concern is a complaint received by Leduc County to action a visit to property. It's unfortunate that residents have to continue to call to complain; request Council to consider Leduc County Bylaw Enforcement the capability to identify properties that are unsightly (garbage, weeds) when they are in the community and act on it without residents having to always lodge a complaint.
  - The definition of unsightly varies however there needs to be standardized definition. Bylaw enforcement should have the ability to act on "unsightly" properties that identify lack of general maintenance and upkeep.
  - Weed complaints for residential undeveloped lots without dwellings and lots with home builds with or without residents are a concern. They do not meet the criteria used by Leduc County to enforce clean up and when the County is called am told the weeds are considered not noxious and nothing can be done. Encourage Council to address weeds in this bylaw.
3. Mary-Ann McDonald, 30-year resident at 2030 50302 Range Road 244A, Beau Vista South expressed support for the proposed bylaw and feel enforcement services should be given the tools they need to provide enforcement. Additional comments:
- The storage of recreational vehicles/toys with number of units a household can store on property. When there are three or more RV's then the property looks like a RV storage yard. Are the owners charging for this storage therefore being a business?
  - Feel the second offence fines should be higher. Is there a time line when the property has to be cleaned-up and comply and if they fail to do so what is the next step?

Mayor Doblanko called upon administrative staff member Clarence Nelson to provide final comments.

Director of Enforcement Services Clarence Nelson had no final closing comments.

In response to final questions by council members, Director of Enforcement Services Nelson advised of the following:

1. The bylaw was developed with the areas identified and could be expanded to other areas if this proves successful.



2. Once a ticket and fine is issued, the complainant has the opportunity to take it to provincial court.
3. Schedule B addresses second and subsequent fines and the complainant can challenge the fine through provincial court.

**Conclude public hearing**

Mayor Doblanko concluded the public hearing at 2:28 p.m.

**Bylaw No. 16-20 Community Standards Bylaw**

**131-21** Councillor Wanchuk -- that Leduc County council accepts as information the public participation results relating to the proposed Community Standards Bylaw No. 16-20.

Carried Unanimously

**132-21** Councillor Smith -- that Bylaw No. 16-20 be given second reading.

Lost

Pro: Councillors Smith, Vandenberghe and Lewis

Con: Mayor Doblanko and Councillors Wanchuk, Belozar and Scobie

Staff member Nelson and registered speakers Baran, Kassian and McDonald

Staff member Nelson and registered speakers Baran, Kassian and McDonald disconnected from the meeting at 2:50 p.m.

**Public Hearing - Amend Leduc County Land Use Bylaw 7-08 - text amendment under Institutional District 9.10.3 to allow for the provision of the farm-based alcoholic beverage production facility land use as a discretionary use.**

Mayor Doblanko called the public hearing to order at 2:51 p.m. with respect to the amendment to the Leduc County Land Use Bylaw No. 7-08.

Mayor Doblanko explained the purpose of the hearing and procedures to be followed.

Mayor Doblanko then called upon designated staff from Planning and Development to introduce the subject of the hearing.

Manager of Development Services Charlene Haverland provided a staff report with respect to the proposed bylaw to amend the Leduc County Land Use Bylaw No. 7-08 relating to text amendment under Institutional District 9.10.3 to allow for the provision of the farm-based alcoholic beverage production facility.

Mayor Doblanko asked if council members had any questions for administration.

In response to questions by council members, clarification was provided with respect to the use as identified within the Bylaw and the hospitality room size would be considered under the development permit application.

Mayor Doblanko noted there was no one in attendance to speak to the proposed amendment.

**Conclude public hearing**

Mayor Doblanko concluded the public hearing at 2:57 p.m.

**Bylaw No. 11-21 Amendment to Leduc County Land Use Bylaw No. 7-08 - text amendment under Institutional District 9.10.3 to allow for the provision of the farm-based alcoholic beverage production facility land use as a discretionary use.**

**133-21** Mayor Doblanko -- that Bylaw No. 11-21 be given first reading to amend the Leduc County Land Use Bylaw 7-08 as follows:

1. That the following use be implemented into Part 9.10.3 Discretionary Use of the INS - Institutional District:

- a) Farm Based Alcoholic Beverage Production Facility

Carried Unanimously

**134-21** Councillor Lewis -- that Bylaw No. 11-21 be given second reading.

Carried Unanimously

**135-21** Councillor Vandenberghe -- that Bylaw No. 11-21 be given third reading with the unanimous consent of the council members present.

Carried Unanimously

**136-21** Councillor Scobie -- that Bylaw No. 11-21 be given third reading.

Carried Unanimously

#### **Recess**

The meeting recessed at 2:59 p.m. and reconvened at 3:03 p.m. with Mayor Tanni Doblanko as Chair and council members Kelly-Lynn Lewis, Kelly Vandenberghe, Larry Wanchuk, Glenn Belozor and Ray Scobie present. Council member Rick Smith participated in the meeting via teleconference.

#### **Other attendees**

- Duane Coleman, County Manager
- Rick Thomas, Deputy County Manager
- Renee Klimosko, General Manager - Financial and Corporate Services
- Grant Bain, Director - Planning and Development
- Kent Pudlowski, Manager - Information Management and Technology
- Joyce Gavan, Legislative Coordinator
- Charlene Haverland, Manager - Development Services
- Dave Desimone, Senior Planner

#### **Others**

- Dave Onishenko (*via teleconference*)
- Jason Allen (*via teleconference*)
- Richard Ariss (*via teams*)
- LeVerne and Carol Ellsworth (*via teleconference*)
- Ranon Soans (*via teleconference*)
- Lindsey Trufyn (*via teams*)
- 9 other individuals were in attendance via livestream

#### **Non-Statutory Public Hearing - The Ridge at Wizard Lake Outline Plan**

Mayor Doblanko called the public hearing to order at 3:04 p.m. with respect to the Ridge at Wizard Lake Outline Plan.





Mayor Doblanko explained the purpose of the hearing and procedures to be followed.

Mayor Doblanko then called upon designated staff from Planning and Development to introduce the subject of the hearing.

Senior Planner Dave Desimone provided a staff report with respect to the Ridge at Wizard Lake Outline Plan.

Mayor Doblanko asked if council members had any questions for administration.

In response to questions by council members, Senior Planner Dave Desimone provided the following clarification:

- It is proposed that the Home Owners Association be responsible for the management, operation and maintenance of the communal system.
- The communal water source would be feasible.
- The lot size would be as small as 1 acre and large as 4 acres.
- Holding tanks for wastewater are proposed.
- The Wizard Lake Area Structure Plan included preservation and conservation principles. This particular area falls within the central conservation area.
- This is a high-level plan with no consideration for subdivision at this time.
- A late submission was received via email from an area resident expressing concerns relating to the impact on adjacent landowners farmland, the community dock and boat use and additional traffic on roadways.

Mayor Doblanko then called upon the following registered speakers to speak to the proposed bylaw.

1. Dave Onishenko, Clarity Development Advisory, representing Roy-Allen Developments provided a PowerPoint presentation on the proposed Ridge at Wizard Lake Outline Plan, highlighting the following:
  - Identified site location
  - Land Use policy context - Municipal Development Plan, Wizard Lake Area Structure Plan, Land Use bylaw
  - Vision - small country residential subdivision
  - Land Use policy conformance
  - Technical studies in support
  - Additional studies prior to subdivision
  - Public engagement includes ongoing engagement with the Wizard Lake Watershed and Lake Stewardship Association and a public open house held on July 16, 2020
  - Aligns with Leduc County land use policies
  - Follows the required Wizard Lake cluster design
  - Reduces impact on Wizard Lake with strong stormwater management practices, large ER with vegetative buffer and setback from top of the bank
  - Utilize the Home Owners' Association to respond to important resident concerns that are outside of the scope of the Outline Plan.
2. Jason Allen, RoyAllen Development, landowner and developer of the proposed project, advised they have been working on this project for the last couple of years now to ensure everything is taken into consideration - the lake, the environment and community. Have engaged the County, province, community and watershed association and received valuable feedback, which has





been incorporated into the proposed plans and minimizes the impact on the lake, environment and community and comply with the area structure plans and all county guidelines.

3. Richard Ariss, President Ariss Controls & Electric Inc., RR 271 and Twp 481 (adjacent landowner) advised his questions have all been answered and expressed support of proposed plan.
4. Carol Ellsworth, resident at NW 5-48-27-W4 and immediate neighbors to the west of proposed development expressed support and submitted the following questions:
  - Is there a copy of Homeowners' Association bylaws available?
  - What follow up action would happen if 18 or more docks would appear?
  - Concerned about water wells - one water well to supply 18 residents may interfere with aquifer that we use as a neighbor - can tests be done on our water well - gallon per minute to see if interference occurs?

In response to questions by council members, the following clarification was provided:

- The determination of the width of lots would be addressed during the subdivision design stage; what is proposed would be suitable for the intended use of Wizard Lake.
- The proposed access into and out of proposed subdivision would be via Township Road 481.
- Preliminary assessments have been conducted and further studies are intended to be done.

#### **Conclude public hearing**

Mayor Doblanko concluded the public hearing at 3:39 p.m.

#### **The Ridge at Wizard Lake Outline Plan**

**137-21** Mayor Doblanko -- that Leduc County council approves the Ridge at Wizard Lake Outline Plan.

Lost

Pro: Mayor Doblanko and Councillor Belozor

Con: Councillors Wanchuk, Vandenberghe, Scobie, Lewis and Smith

#### **Recess**

The meeting recessed at 3:52 p.m. and reconvened at 3:54 p.m. with Mayor Tanni Doblanko as Chair and council members Kelly-Lynn Lewis, Kelly Vandenberghe, Larry Wanchuk, Glenn Belozor and Ray Scobie present. Council member Rick Smith participated in the meeting via teleconference.

#### **Other attendees**

- Duane Coleman, County Manager
- Rick Thomas, Deputy County Manager
- Renee Klimosko, General Manager - Financial and Corporate Services
- Grant Bain, Director - Planning and Development
- Joyce Gavan, Legislative Coordinator
- Dean Ohnysty, Director - Community Services
- Aaron Van Beers, Manager - Agricultural Services

#### **Bylaw No. 12-21 - Establish Parks and Recreation Advisory Committee**

**138-21** Councillor Lewis -- that Bylaw No. 12-21 be given first reading to establish the Parks and Recreation Advisory Committee and that Bylaws 1502-81, 4-01, 58-07, 25-12 and 1-12 be rescinded.

Carried Unanimously



**139-21** Councillor Belozer -- that Bylaw No. 12-21 be given second reading. Carried Unanimously

**140-21** Councillor Wanchuk -- that Bylaw No. 12-21 be given third reading with the unanimous consent of the council members present. Carried Unanimously

**141-21** Councillor Scobie -- that Bylaw No. 12-21 be given third reading. Carried Unanimously

**Parks Officers appointments**

Director of Community Services Dean Ohnysty provided a recommendation to appoint parks officers for the duration of their employment.

**142-21** Councillor Belozer -- that the following staff be appointed as Parks Officers for the duration of their employment:

- Cale Fisher
- Caelam Stack

Carried Unanimously

Staff member Ohnysty

Staff member Ohnysty exited the council chamber at 4:01 p.m.

**Appointment of Inspectors under the Weed Control Act**

Manager of Agricultural Services Aaron Van Beers provided a recommendation to appoint inspectors under the Weed Control Act for the duration of their employment.

**143-21** Councillor Wanchuk -- that the following employees be appointed as Leduc County inspectors under the Weed Control Act for the duration of their employment:

- Brian (Leif) Berg
- Garrett Broadbent
- Brendan de Milliano
- Garth Penn
- Aaron Van Beers
- Janette Willisko

Carried Unanimously

**Appointment of Inspectors under the Agricultural Pest Act**

Manager of Agricultural Services Aaron Van Beers provided a recommendation to appoint inspectors under the Agricultural Pest Act for the duration of their employment.

**144-21** Councillor Scobie -- that the following employees be appointed as Leduc County inspectors under the Agricultural Pest Act for the duration of their employment:

- Garrett Broadbent
- Brendan de Milliano
- Danielle Dietz
- Lloyd Shaver

- Aaron Van Beers

Carried Unanimously

Staff member Van Beers

Staff member Van Beers exited the council chamber at 4:04 p.m.

**North Saskatchewan Heritage River - Smoky Lake County's Collaborative Initiative**

**145-21** Councillor Smith -- that Leduc County council provides a letter of support to Smoky Lake County in preparation of the nomination for a portion of the North Saskatchewan River under the Canadian Heritage Rivers System.

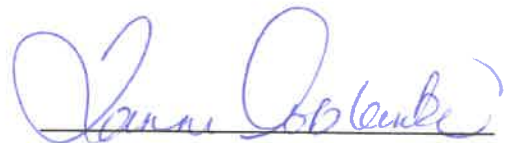
Carried Unanimously


**Adjournment**

**146-21** Councillor Wanchuk -- that the regular County council meeting be adjourned.

Carried Unanimously

The regular County council meeting adjourned at 4:12 p.m.

  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
County Manager

