

Regular Council

Agenda

Leduc County Centre, Nisku, AB

Tuesday, June 22, 2021

1. **Order - 1:30 p.m.**
2. **Adoption of agenda**
3. **Adoption of previous minutes**
- June 8, 2021 regular council meeting ✓
4. **1:30 p.m. Public presentations**
 - a) 1:30 p.m. - Vic Moran, Leduc Wildlife Conservation Society - protection of environmentally significant areas ✓
 - b) 1:35 p.m. - Garry Seipert - enforcement of a bylaw for pets within New Sarepta ✓ C. Nelson
5. **1:35 p.m. Department reports / recommendations**
 - a) 1:40 p.m. Finance
 - i) 2021 Tax Sale date ✓ N. Wice
 - ii) 2022 budget guidelines ✓ R. Klimosko
 - b) 1:50 p.m. Community Services
 - i) Recreation cost shares: D. Ohnysty
 - i. Warburg recreation cost share agreement ✓
 - ii. Village of Warburg 2020 final payment ✓
 - iii. Village of Warburg 2021 budget ✓
 - iv. Town of Thorsby 2020 final payment ✓
 - v. Town of Calmar 2020 final payment ✓
 - vi. Town of Calmar 2021 budget ✓
 - c) 2:10 p.m. Planning and Development
 - i) Bylaw - Town of Devon/Leduc County Intermunicipal Development Plan Amendment (2nd & 3rd readings) ✓ J. Evans & L. Johnson
 - ii) Bylaw (1st reading) - Nisku Major Employment Centre Area Structure Plan ✓ J. Evans & D. Martin
 - iii) Direct Control Application D21-106 - SE 19-50-24-W4, Proposed office, warehouse and storage area, M. Dhaliwal, A-1 Trusses (1993) Ltd. ✓ C. Richards
 - d) 2:30 p.m. County Manager's office
 - i) Land disposal - Nisku Reservoir, Plan 1011 MC, Lot B ✓ R. Thomas & D. Mryglod
 - ii) Council meeting schedule - 2021 Election ✓ R. Thomas

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6. **New Business**

- a) Air Services Opportunity Fund - Edmonton International Airport ✓ G. Bain

7. **3:00 p.m. In-Camera** (in accordance with S. 24(1) & 25(1), Freedom of Information & Protection of Privacy Act)

- a) Tax share agreement negotiations - City of Leduc G. Bain

8. **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

(via Zoom), Leduc County Centre, Nisku, AB
Tuesday, June 22, 2021

Order and roll call

The meeting was called to order (via Zoom) at 1:30 p.m., Tuesday, June 22, 2021 by Mayor Tanni Doblanko as Chair and council members Rick Smith, Kelly-Lynn Lewis, Larry Wanchuk, Glenn Belozar and Ray Scobie present. Council member Kelly Vandenberghe joined the meeting after it convened.

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
- Clarence Nelson, Director - Enforcement Services
- Natasha Wice, Director - Finance
- Karen Burnand, Manager - Assessment Services
- Duncan Martin, Senior Planner - Long Range Planning
- Dean Ohnysty, Director - Community Services
- Colin Richards, Supervisor - Development Services
- Garrett Broadbent, Director - Agricultural Services

Others

- Vic Moran, Leduc Wildlife Conservation Society
- Garry Seipert, New Sarepta resident
- Mohan Dhaliwal, Application - Development Permit D21-106

Agenda adoption

171-21 Councillor Wanchuk -- that the agenda for the June 22, 2021 regular County council meeting be adopted with the following deletion:

5. b) i) i. Warburg recreation cost share agreement

Carried Unanimously

Previous Minutes - June 8, 2021 regular meeting

172-21 Councillor Scobie -- that the June 8, 2021 regular council meeting minutes be adopted as circulated.

Carried Unanimously

Councillor Vandenberghe

Councillor Kelly Vandenberghe joined the meeting at 1:34 p.m.

Public presentation - Vic Moran, Leduc Wildlife Conservation Society

Vic Moran, Leduc Wildlife Conservation Society, provided a public presentation for the protection of environmentally significant areas as follows:

- Protection from any development and buffered by setbacks calculated in accordance with the Riparian Setback Matrix Model (RSMM), preferably requiring treed berms (minimum 3 metres in height) to be installed on industrial sites bordering any ESSA setback.
- Prohibition of stormwater discharge (even after settling ponds) into any aquatic or riparian ESA's.
- Measures to replace Policy 6.1.0.2 in the Municipal Development Plan (MDP).
- The county to issue a "Developer's Guide to the Riparian Setback Matrix Model for use by Leduc County to accompany this new policy.

173-21 Councillor Smith -- that Leduc County council receives as information the presentation for the protection of environmentally significant areas.

Carried Unanimously

Vic Moran

Vic Moran disconnected from the meeting at 1:40 p.m.

Public presentation - Garry Seipert, Enforcement of a bylaw for pets within New Sarepta

Garry Seipert, New Sarepta resident, provided a public presentation for the enforcement of a bylaw for animal pets, especially feline cats and dogs, within the hamlet of New Sarepta. Request that the County re-instate a bylaw for the Hamlet of New Sarepta limiting the number of dogs and cats allowed as well as implementing a requirement for animal licensing.

174-21 Councillor Smith -- that Leduc County council receives as information the presentation requesting enforcement of a bylaw for animal pets within the hamlet of New Sarepta.

Carried Unanimously

Staff member Nelson and Garry Seipert

Staff member Nelson and Garry Seipert disconnected from the meeting at 1:44 p.m.

Establish 2021 Tax Sale date

Director of Finance Natasha Wice provided a recommendation to establish the 2021 Tax Sale date.

175-21 Councillor Lewis -- that Leduc County council establishes the tax sale date for Wednesday, November 3, 2021 at 10:00 a.m. at Leduc County Centre.

Carried Unanimously

2022 budget guidelines

General Manager of Financial and Corporate Services Renee Klimosko provided a recommendation on the 2022 budget guidelines.

176-21 Councillor Lewis -- that Leduc County council directs administration to follow the guidelines outlined below in the development of the 2022 budget:

- The budget will include the following documents:
 - corporate plan
 - department operational plans
 - operating budget projects for 2023 to 2015
 - long-range financial plan for 2022 to 2032
 - major project plan
 - capital project plan
 - new initiatives plan
- The interim budget for 2022 will assume a 2% tax dollar increase over 2021.



- The funding for the Major Project and Capital Project Plans will be a minimum of \$5.5M in tax dollars.
- Budget will utilize up to \$2.0M from the stabilization reserve.
- The budget process will follow the 2022 budget council timeline.

Carried Unanimously

Staff members Wice and Burnand

Staff members Wice and Burnand disconnected from the meeting at 1:50 p.m.

Recreation and library cost share agreement - Village of Warburg 2020 final payment

Director of Community Services Dean Ohnysty provided a recommendation relating to the Village of Warburg 2020 final payment under the recreation and library cost share agreement.

177-21 Councillor Belozer -- that Leduc County council accepts the 2020 audited statement from the Village of Warburg for cost shared recreation and library services and forwards a final payment in the amount of \$45,611 for the recreation and library cost share.

Carried Unanimously

Recreation and library cost share agreement - Village of Warburg 2021 budget payment

Director of Community Services Dean Ohnysty provided a recommendation relating to the Village of Warburg 2021 budget payment under the recreation and library cost share agreement.

178-21 Councillor Scobie -- that Leduc County council approves the 2021 budget from the Village of Warburg for cost shared recreation and library services and forwards a budget payment in the amount of \$87,061 for the 2021 recreation and library cost share.

Carried Unanimously

Recreation and library cost share agreement - Town of Thorsby 2020 payment

Director of Community Services Dean Ohnysty provided a recommendation relating to the Town of Thorsby 2020 payment under the recreation and library cost share agreement.

179-21 Councillor Wanchuk -- that Leduc County council accepts the 2020 audited statement from the Town of Thorsby for cost shared recreation and library services and forwards a payment in the amount of \$222,735 for the recreation and library cost share.

Carried Unanimously

Staff members Evans and Johnson

Manager of Long Range Planning Jordan Evans and Senior Planner of Regional Planning Laurie Johnson; joined the meeting at 2:00 p.m.

Recreation and library cost share agreement - Town of Calmar 2020 final payment

Director of Community Services Dean Ohnysty provided a recommendation relating to the Town of Calmar 2020 final payment under the recreation and library cost share agreement.

180-21 Mayor Doblanko -- that Leduc County council accepts the 2020 audited statement from the Town of Calmar for cost shared recreation and library services and forwards a final payment in the amount of \$240,129 for the recreation and library cost share.

Carried Unanimously



Recreation and library cost share agreement - Town of Calmar 2021 budget payment

Director of Community Services Dean Ohnysty provided a recommendation relating to the Town of Calmar 2021 budget payment under the recreation and library cost share agreement.

181-21 Councillor Belozar -- that Leduc County council authorize a 2021 recreation cost share 2021 budget contribution in the amount of \$175,000 to the Town of Calmar for cost shared recreation and library services.

Carried Unanimously

Staff member Ohnysty

Staff member Ohnysty disconnected from the meeting at 2:21 p.m.

Bylaw No. 13-21 - Town of Devon/Leduc County Intermunicipal Development Plan Amendments

182-21 Councillor Smith -- that Bylaw No. 13-21 be given second reading.

Carried Unanimously

183-21 Councillor Lewis -- that Bylaw No. 13-21 be given third reading.

Carried Unanimously

Bylaw No. 14-21 - Nisku Major Employment Centre Area Structure Plan

184-21 Councillor Vandenberghe -- that Bylaw No. 14-21 be given first reading to adopt the Nisku Major Employment Centre Area Structure Plan.

Carried Unanimously

Staff members Evans, Johnson and Martin

Staff members Evans, Johnson and Martin disconnected from the meeting at 2:31 p.m.

Direct Control Permit Application D21-106 - M. Dhaliwal, A-1 Trusses (1993) Ltd. - SE 19-50-24-W4, Direct Control District

Supervisor of Development Services Colin Richards provided a staff report with respect to Direct Control Application D21-106 by M. Dhaliwal, A-1 Trusses (1993) Ltd. for a proposed development: office, warehouse, storage area for the indoor manufacturing of wood stairs and floor trusses.

185-21 Councillor Vandenberghe -- that Leduc County council approves Development Permit Application D21-106 by M. Dhaliwal, on behalf of A-1 Trusses (1993) Ltd., for development of an office (433.7 m² (1,423 ft.²), warehouse 650 m² (7,000 ft.²), storage area 172 m² (1,850 ft.²) for the indoor manufacturing of wood stairs and floor trusses, , subject to the following conditions:

1. Approval is granted based on the information provided by the applicant for the approved development only and no other development.
2. The proposed development shall be located as shown on the site plan SA21-803 Rev 0 - Plot Plan dated February 28, 2021.
3. Parking shall be provided in accordance with the provisions of the Leduc County Land Use Bylaw and as indicated on the attached approved site plan.
4. Outdoor lighting shall be designed and located to not interfere with the use and enjoyment of the residential properties within the East Vistas subdivisions. Prior to the installation of any outdoor lighting, the applicant/landowner shall submit a lighting plan to the satisfaction of Leduc County.
5. Idling of trucks shall be kept to a minimum to avoid excessive noise and air pollution.

6. Hours of operation shall be 7:00 a.m. - 6:00 p.m. Monday to Friday.
7. The applicant/landowner shall submit a detailed landscaping plan for the eastern portion of the property to the County by September 22, 2021. Landscaping shall be provided to the satisfaction of Leduc County and upon approval of a landscaping plan, landscaping shall be completed within 30 days of completion of this project unless a seasonal variance is requested and approved by the Development Authority.
8. This development shall be connected to municipal water and sanitary services. A servicing plan shall be submitted to, and approved by Engineering and Utilities prior to the implementation of, and connection of, any services.
9. No development shall commence until written confirmation is received from the Alberta Capital Region Wastewater Commission that the proposed development does not impact their defined right-of-way and the applicant has entered into any required agreements with the Alberta Capital Region Wastewater Commission concerning the proximity of the building to the right-of-way.
10. The development shall not cause any adverse drainage impact on adjacent properties or flooding of nearby ditches in excess of their capabilities.
11. The applicant shall provide a post-development lot grading plan for approval by Leduc County Public Works and Engineering. This plan shall be submitted to Leduc County within 90 days of completion of the proposed development.
12. No use or operation shall cause or create any significant impact or nuisance during normal operation which, in the opinion of the Development Authority, may be objectionable beyond the boundary of the site which contains it, by way of but not limited to the following:
 - a. odorous and/or toxic matter
 - b. dust, fly ash or other particulate matter
 - c. noise
 - d. vibrations
 - e. air pollution
 - f. industrial waste
 - g. water quality deterioration
 - h. groundwater quality or quantity deterioration
 - i. glare
 - j. radiation emission
 - k. high brightness light source
13. The applicant shall prevent excess soil or debris from being spilled onto any public road during construction and shall not place soil or other materials on any adjacent parcel.
14. All portions of the site being utilized for industrial activity or vehicular movement that are not landscaped shall be paved and/or graveled and treated to reduce dust generation.
15. The movement of construction material onto the property may require the applicant to enter into a road use agreement with the county. The applicant must contact Engineering and Utilities prior to the movement of construction material to discuss this requirement.
16. Lot grading shall be provided in accordance with the approved lot grading plan, unless a new lot grading plan is submitted and approved by Leduc County Public Works and Engineering prior to commencement of this project.
17. The approach is approved as existing. All new accesses, approaches or upgrades, including driveways required off of a Leduc County public roadway, as a result of the development shall first require an access application to be provided to the satisfaction of, and approved by Leduc County Utilities and Engineering.
18. The proposed facility shall be operated in accordance with the information submitted by the applicant within the Business Information Sheets.



19. All portion of the site shall be maintained in a neat and orderly manner including the containment of all construction materials and refuse, to the satisfaction of the development authority.
20. No outdoor sandblasting or spray painting of any kind is permitted on site.
21. No further development, expansion or change in use is permitted unless approved by Leduc County council.

Carried Unanimously

Staff member Richards and Mohan Dhaliwal

Staff member Richards and Mohan Dhaliwal disconnected from the meeting at 2:43 p.m.

Staff member Mryglod

Director of Engineering and Utilities Des Mryglod joined the meeting at 2:44 p.m.

Land disposal - Nisku Reservoir, Plan 1011 MC, Lot B

Deputy County Manager Rick Thomas provided a recommendation for the disposal of land - Plan 1011 MC, Lot B.

186-21 Councillor Smith -- that in accordance with Policy CM-07 Land Disposal, Leduc County council approves the disposal of Plan 1011 MC, Lot B (± 0.16 ac) for the sum of \$99,840 less abatement, building demolition, backfill and grading fees of \$79,500 for a total sale price of \$20,340.

Carried Unanimously

Staff members Mryglod and Broadbent

Staff members Mryglod and Broadbent disconnected from the meeting at 2:48 p.m.

Council meeting schedule - 2021 Election

187-21 Mayor Doblanko -- that Leduc County council pause council and committee meetings from September 30, 2021 until the Organizational meeting on October 26, 2021.

Carried

Pro: Mayor Doblanko and Councillors Wanchuk, Belozer, Scobie and Smith

Con: Councillors Vandenberghe and Lewis

Air Services Opportunity Fund - Edmonton International Airport

188-21 Councillor Wanchuk -- that Leduc County council confirms Leduc County's contribution to the Air Services Opportunity Fund by providing \$500,000 per year in each of 2021, 2022 and 2023, for a total of \$1.5 Million, to be funded from the legacy fund reserve.

Carried Unanimously

In-Camera session

189-21 Councillor Lewis -- that Leduc County council meet In-Camera in accordance with Sections 24(1) and 25(1) *Freedom of Information and Protection of Privacy Act* (F.O.I.P.) to discuss the tax share agreement negotiations with the City of Leduc.

Carried Unanimously

The in-camera session commenced at 3:12 p.m.

Revert to regular council open session

190-21 Councillor Belozer -- that the In-Camera session revert to the regular council open session.

Carried Unanimously


The In-Camera session reverted to the open session of council at 3:34 p.m.

Adjournment


191-21 Councillors Lewis -- that the regular county council meeting be adjourned.

Carried Unanimously

The regular county council meeting adjourned at 3:35 p.m.



Mayor



County Manager