

## Regular Council

### Agenda

Council Chamber, Leduc County Centre, Nisku, AB

Tuesday, March 9, 2021

1. **Order - 1:30 p.m.**
2. **Adoption of agenda**
3. **Adoption of previous minutes**  
- February 23, 2021 regular council meeting ✓
4. **1:30 p.m. Public presentations**  
a) Public
5. **1:30 p.m. Municipal Policy Review Committee**
  - a) Public Works & Engineering
    - i) Rescind Policy OP-05 Signage ✓ G. Broadbent
    - ii) Rescind Policy PG-10 Gravel Stockpile and Gravel Source Areas ✓ G. Broadbent
  - b) County Manager's officer
    - i) Policy CM-05 Procurement and rescind policy GS-09 Municipal Purchasing ✓ R. Klimosko
    - ii) Policies CM-06 Land Acquisition and CM-07 Land Disposal and rescind policy GS-11 Land Acquisition & Disposal ✓ R. Thomas
  - c) Appoint committee member to Municipal Policy Review Committee
6. **1:45 p.m. Public Hearing** - Amend Leduc County Land Use Bylaw No. 7-08 - File LA21-001, rezone ±49.45 ac parcel from Country Residential (RC) to Agricultural/Country Residential - Transitional (AG/CR TR) District, Renneberg ✓ C. Haverland  
**Registered speakers:** ✓
  - (1) Les Steem (in-person)
  - (2) Benjamin Steem (teleconference)
  - (3) Andrea Steem (teleconference)
  - (4) Eden Larocque (teleconference)
  - (5) Stephan Scharfenberger (teleconference)
  - (6) Jill Scharfenberger (teleconference)
  - (7) Shawn Larocque (teleconference)
  - (8) Aaron Oligny (in-person)

# Regular Council

## Agenda

Tuesday, March 9, 2021

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### 7. 2:15 p.m. Department reports / recommendations

#### a) 2:15 p.m. Planning & Development

- |   |   |              |
|---|---|--------------|
| i) Direct Control permit D20-260 - Industrial General, crane service with office and shop, Lot 11, Block 5, Plan 1222667, Pt. SE 19-50-24-W4, CJM Crane Services, on behalf of Hollands | ✓ | C. Haverland |
|---|---|--------------|

#### b) 2:30 p.m. Finance

- |  |   |         |
|--|---|---------|
| i) 2020 carry forward and project funding approvals          | ✓ | N. Wice |
| ii) 2020 year-end information update - transfers to reserves | ✓ | N. Wice |

### 8. Information Item / New Business

- |  |   |                |
|--|---|----------------|
| a) February 22, 2021 letter from the Hon. Ric McIver, Minister Alberta Transportation - Nisku Spine Road | ✓ |                |
| b) Location for RMA virtual spring convention, March 16-17, 2021   | ✓ | Mayor Doblanko |

### 9. 2:45 p.m. In-Camera item (in accordance with S. 24(1) & 25(1), Freedom of Information & Protection of Privacy Act)

- |   |   |              |
|---|---|--------------|
| a) ADESA Auctions Canada Corporation - off site levy settlement | ✓ | C. Haverland |
|---|---|--------------|

### 10. 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, March 9, 2021*

### Order and roll call

The meeting was called to order at 1:30 p.m., Tuesday, March 9, 2021 by Mayor Tanni Doblanko as Chair and council members Rick Smith, Kelly-Lynn Lewis, Kelly Vandenberghe, Larry Wanchuk, Glenn Belozar and Ray Scobie present.

### 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
- Garrett Broadbent, Director - Road Operations and Agricultural Services

### Others

- Roy and Carla Renneberg
- ±6 other public members attending via teleconference

### Agenda adoption

**45-21** Councillor Belozar -- that the agenda for the March 8, 2021 regular County council meeting be adopted with the following addition:

8. c) Notice of Motion - unapproved minutes (*Councillor Vandenberghe*)

Carried Unanimously

### Previous Minutes - February 23, 2021 regular meeting

**46-21** Councillor Wanchuk -- that the February 23, 2021 regular council meeting minutes, be adopted as circulated.

Carried Unanimously

### Public presentation

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

### Public Workshop and Engineering policies

#### **OP-05 Signage and PG-10 Gravel Stockpile and Gravel Source Areas**

Director of Road Operations Garrett Broadbent provided recommendations to rescind policies OP-05 Signage and PG-10 Gravel Stockpile and Gravel Source Areas

**47-21** Councillor Vandenberghe -- that Leduc County council approves rescinding of policy OP-05 Signage, as recommended by the Municipal Policy Review Committee.

Carried Unanimously

**48-21** Councillor Lewis -- that Leduc County council approves rescinding of policy PG-10 Gravel Stockpile and Gravel Source Areas, as recommended by the Municipal Policy Review Committee.

Carried Unanimously

Staff member Broadbent

Staff member Broadbent exited the council chamber at 1:34 p.m.

**Policy CM-05 Procurement and rescind policy GS-09 Municipal Purchasing**

General Manager Renee Klimosko provided a recommendation to approve policy CM-05 Procurement and to rescind policy GS-09 Municipal Purchasing.

**49-21** Chair Doblanko -- that Leduc County council approves policy CM-05 Procurement and rescind policy GS-09 Municipal Purchasing.

Carried Unanimously

**Policies CM-06 Land Acquisition and CM-07 Land Disposal and rescind policy GS-11 Land Acquisition and Disposal**

Deputy County Manager Rick Thomas provided a recommendation to approve policies CM-06 Land Acquisition and CM-07 Land Disposal and rescind policy GS-11 Land Acquisition & Disposal.

**50-21** Councillor Smith -- that Leduc County council approves the following policies and the rescinding of GS-11 Land Acquisition and Disposal, as recommended by the Municipal Policy Review Committee:

- CM-06 Land Acquisition
- CM-07 Land Disposal

Carried Unanimously

Staff member Haverland

Manager - Development Services Charlene Haverland entered the council chamber at 1:45 p.m.

**Public Hearing - proposed amendment to Leduc County Land Use Bylaw No. 7-08 - File LA21-001, rezone Pt. NW 36-50-23-W4 [±20 ha (±49.45 ac)] parcel from County Residential (RC) district to Agricultural/Country Residential Transitional (AG/CR TR) district, Renneberg**

Mayor Doblanko called the public hearing to order at 1:46 p.m. with respect to the proposed amendment to Leduc County Land Use Bylaw No. 7-08.

Mayor Doblanko noted this hearing is being held via teleconference with 8 registered speakers, six attending via teleconference. Mayor Doblanko confirmed the names of registered participants and their attendance via teleconference as follows:

- 1) Benjamin Steem
- 2) Andrea Steem
- 3) Eden Larocque
- 4) Stephan Scharfenberger - not in attendance
- 5) Jill Scharfenberger - not in attendance
- 6) Shawn Larocque
- 7) In-person - Les Steem
- 8) In-person - Aaron Oigny

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 amendment to Leduc County Land Use Bylaw 7-08 by Roy and Carla Renneberg to redistrict Pt.



NW 36-50-23-W4 from the Country Residential (RC) district to the Agricultural/Country Residential Transitional (AG/CR TR) district to allow for the placement of a manufactured home as the primary residence on the subject property in addition to allowing for the keeping of livestock and other agricultural activities which would be accompanied by several accessory farm buildings and livestock shelters.

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

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

- There are no residences encroaching onto the Looma transfer station location.
- The buffer zone does not affect the agricultural area.
- The subject lands were subject to redistricting to AG/CR TR in 2007 upon application for a subdivision; however, in 2008 upon submission of Alberta Transportation's comments the applicant withdrawn the application.
- Access to the subject parcel is located off Twp. Rd 505A.
- The rating of soil suitability is classified as #2 and is regarded as prime agricultural land.
- The RC district regulations list manufactured home as a discretionary use as long as a dwelling detached is located on the property.

Mayor Doblanko called upon the applicants Roy and Carla Renneberg to speak to the proposed amendment.

Roy and Carla Renneberg, 1985B Glenmore Avenue - Sherwood Park, provided the following information:

- A written submission was provided forming part of agenda package.
- Feel the proposal would be a good fit in area; land is currently in hay and would use for pasture, production of hay, oilseeds and grain.
- The drainage flows to the northwest through the land.
- Plan to move a manufactured home onto the lands and continue farming which includes cattle (from start to finish), hay and run a small farm.
- The previous owner developed the subdivision.
- Access is approximately 100 metres to transfer station, along Twp. Rd 505A.
- Would like to have farm buildings which is not allowed in RC districting.

Mayor Doblanko then called upon the registered speakers to speak in support or non-support of the proposed amendment.

1. Les Steem, B-23015 Twp. Rd 505A - not in favour of redistricting due to the condition of Twp. Rd 505A which is not up to county standard and huge safety concerns.
2. Benjamin Steem, 50502 RR 230 - against the application due to danger on roadway, the parcel is too small for farming and not in favour of a manufactured home as it would devalue the surrounding properties.
3. Andrea Steem, 50502 RR 230 - against the application with primary concern being the amount of traffic; Twp. Rd 505A is not feasible for tractors or large trucks and the nature of requested change is not consistent with the area.
4. Eden Larocque, 23023 Twp. Rd 505A - not in favour due to state of Twp. Rd 505A and the devaluation of homes in area due to manufactured home.



Eden Larocque read a letter from Eleanor Miller, Twp. Rd 505A and RR 230, expressing concern due to roadway, traffic, access onto Hwy 21 and trees growing in the ditch.

5. Shawn Larocque, 23023 Twp. Rd 505A - against the proposed amendment and concur with other submissions relating to Twp. Road 505A. Rezoning would bring increased traffic and cause more damage to the road.
6. Aaron Oigny, 5813 - 48 Avenue Beaumont - opposed to the application due to condition of Twp. Rd 505A. Previously was a landowner and resident of a parcel within this area and our family left the area due to the safety of his family travelling on the roadway. Feel the quality of land is poor and too small to farm and further, the subject lands will get cut off due to the road allowance for a service road in the future.
7. Registered speakers Stephan and Jill Scharfenberger, 23025 Twp. Rd 505A, were not in attendance nor was a written presentation submitted.

Mayor Doblanko asked if there was anyone else present who wished to speak to the proposed amendment and there was no one.

Mayor Doblanko asked if there were any further questions by council members.

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

- The Environmentally Sensitive area falls to the east of the lands.
- There is no traffic count available on Twp. Rd 505A.
- The proposed amendment to the Land Use Bylaw is a land amendment and proposed rezoning to AG/CR TR district. The concerns expressed around Twp. Rd 505A is not applicable at this hearing and would come into play in consideration of the development permit application.
- The subject land falls within the agricultural small holdings designation.

Mayor Doblanko called upon the applicants to provide final comments.

Roy and Carla Renneberg, applicants, provided final comments:

- Acknowledge that Twp. Rd 505A does need attention however the road is not applicable for this rezoning application and is not a valid reason for refusal.
- Feel the RC zoning would likely increase traffic more than for agricultural use.
- Feel this redistricting would support agricultural use and small family farms could be assured local food supply.
- Do not intend to put a whole lot of cattle (likely no more than 10) on property and we both have experience with farming operations.

#### **Conclude public hearing**

Mayor Doblanko concluded the public hearing at 2:51 p.m.

**Bylaw No. 05-21 Amendment to Leduc County Land Use Bylaw No. 7-08 - Pt. NW 36-50-23-W4 [±20 ha (±49.45 ac)] parcel from County Residential (RC) district to Agricultural/Country Residential Transitional (AG/CR TR) district, Renneberg**

**51-21** Mayor Doblanko -- that Bylaw No. 05-21 be given first reading to amend the Leduc County Land Use Bylaw 7-08 as follows:

1. That those lands described as Pt. NW 36-50-23-W4 affecting  $\pm 20.01$  ha ( $\pm 49.45$  ac) be redistricted from the County Residential (RC) district to the Agricultural/Country Residential Transitional (AG/CR TR) district, as shown on Schedule A.

Lost

Pro: Mayor Doblanko and Councillors Scobie and Wanchuk

Con: Councillors Belozor, Smith, Lewis and Vandenberghe

### Recess

The meeting recessed at 3:08 p.m. and reconvened at 3:13 p.m. with Mayor Tanni Doblanko as Chair and council members Rick Smith, Kelly-Lynn Lewis, Kelly Vandenberghe, Larry Wanchuk, Glenn Belozor and Ray Scobie present.

### 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
- Charlene Haverland, Manager - Development Services
- Natasha Wice, Director - Finance
- One other individual

### **Direct Control Permit D20-160 Industrial General, crane service with office and shop - Lot 11, Block 5, Plan 1222667, Pt. SE 19-50-24-W4, CJM Crane Services on behalf of Douglas and Dorothy Hollands.**

Manager - Development Services Charlene Haverland provided a report relating to Direct Control Permit D20-160 for a proposed office and shop building located at Lot 11, Block 5, Plan 1222667, Pt. SE 19-50-24-W4.

**52-21** Councillor Vandenberghe -- that Leduc County council approves Direct Control permit D20-160 by CJM Services, on behalf of Douglas and Dorothy Hollands, for a crane service with office and shop located on Lot 11, Block 5, Plan 1222667, Pt. SE 19-50-24-W4, subject to the following conditions:

1. Approval is granted based on the information provided by the applicant for the proposed office and shop building  $817.478\text{m}^2$  ( $8800\text{ft}^2$ ), industrial general use, crane service only, and no other development.
2. The proposed development shall be located as shown on the site plan submitted by the applicant.
3. The proposed facility shall be operated in accordance with the information submitted by the applicant.
4. Parking shall be provided in accordance with the provisions of the Leduc County Land Use Bylaw and as indicated on the approved site plan.
5. Friendly Sky Outdoor lighting shall be located (50% lighting in non-operating hours) and designed so as to not interfere with the use and enjoyment of the residential neighbourhoods to the Vistas.
6. Idling of trucks shall be kept to a minimum to avoid excessive noise and air pollution.
7. Hours of operation shall be 8:00 a.m. – 5:00 p.m. Monday - Saturday.
8. Landscaping shall be completed and approved by the development authority within 30 days of completion of this project.
9. The development shall not cause any adverse drainage impact on adjacent properties or flooding of nearby ditches in excess of their capabilities.

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10. The applicant shall provide a post-development lot grading plan for approval by Leduc County Public Works & Engineering. This plan shall be submitted to Leduc County within 90 days of completion of this proposed development.
11. 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:
  - i) odorous and/or toxic matter
  - ii) dust, fly ash or other particulate matter
  - iii) noise
  - iv) vibrations
  - v) air pollution
  - vi) industrial waste
  - vii) water quality deterioration
  - viii) groundwater quality or quantity deterioration
  - ix) glare
  - x) radiation emission
  - xi) high brightness light source
12. 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.
13. All portions of the site shall be maintained in a neat and orderly manner to the satisfaction of the development authority, including the containment of all construction materials and refuse.
14. All portions of the site being utilized for industrial activity or vehicular movement that are not landscaped shall be paved and/or graveled to reduce dust generation.
15. No outdoor sandblasting or spray painting of any kind is permitted on site.
16. 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 Public Works and Engineering prior to the movement of construction material to discuss this requirement.
17. 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 & Engineering prior to commencement of this project.
18. All access/approaches or upgrades required off a Leduc County public roadway, as a result of the development shall be provided to the satisfaction of Leduc County Public Works and Engineering.
19. The applicant must apply for a service connection with Public Works and Engineering.
20. The applicant must enter into an agreement with the Alberta Capital Region Wastewater Commission to use the portion of the property identified in Right of Way Plan 842 0445 ahead of the development and/or use of the land and supply the County with a copy of the agreement.
21. No further development, expansion or change in use is permitted unless approved by Leduc County Council.

Carried Unanimously

One individual

One individual exited the meeting at 3:25 p.m.

**Appoint committee member to Municipal Policy Review Committee**

**53-21** Councillor Smith -- that Leduc County council appoints Councillor Scobie to the Municipal Policy Review Committee replacing Councillor Vandenberghe.

Carried Unanimously





**2020 carry forward and project funding approvals**

Director of Finance Natasha Wice provided a recommendation to approve 2020 carry forward and project funding approvals.

**54-21** Councillor Smith -- that Leduc County council approves the 2020 carry forward requests projects with a project total dollar value of \$727,287 as outlined in the March 9, 2021 attachment.

Carried Unanimously

**2020 year-end information update - transfers to reserves**

Director of Finance Natasha Wice provided a recommendation to approve 2020 year-end financial transactions.

**55-21** Councillor Lewis -- that Leduc County council approves the following 2020 year-end financial transactions:

- 1) transfer of \$1,000,000 to Capital Asset Lifecycle Management – Building Management reserve;
- 2) transfer of \$1,000,000 to Capital Asset Lifecycle Management – Engineered Structures Management reserve;
- 3) transfer of \$1,300,000 to Capital Asset Lifecycle Management – Machinery & Equipment Management reserve;
- 4) transfer of \$1,400,000 to Operating Mill Rate Stabilization reserve; and
- 5) any additional surplus dollars, above approximately \$60,000, identified during the year-end process be transferred to the Operating Mill Rate Stabilization Reserve.

Carried Unanimously

Staff member Wice

Staff member Wice exited the council chamber at 3:33 p.m.

**In-Camera session**

**56-21** Councillor Wanchuk -- that Leduc County council meet In-Camera in accordance with Sections 24(1) & 25(1) *Freedom of Information and Protection of Privacy Act* (F.O.I.P.) to discuss ADESA Auctions Canada Corporation - off site levy settlement.

Carried Unanimously

The in-camera session commenced at 3:34 p.m.

**Revert to regular council open session**

**57-21** Councillor Smith -- 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 3:39 p.m.

Staff member Haverland

Staff member Haverland exited the council chamber at 3:40 p.m.

**Information - Nisku Spine Road**

The February 22, 2021 letter was received as information from the Hon. Ric McIver, Minister of Alberta Transportation advising the Alberta government is supportive of the Nisku Spine Road and will provide letters of support to assist with any federal funding applications submitted, however are unable to provide a financial contribution at this time.

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**Location for Rural Municipalities of Alberta (RMA) virtual spring convention**

Discussion on the location for RMA virtual spring convention determined that the attendance of council members may participate virtually at the Leduc County council chamber on March 16-17, 2021.

**Notice of motion - unapproved minutes**

Councillor Vandenberghe advised of his intention to bring forward a notice of motion at the March 23, 2021 regular council meeting related to unapproved minutes.

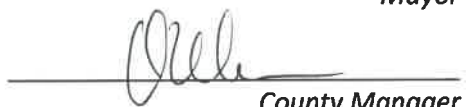
**Adjournment**

**58-21** Councillor Belozer -- that the regular County council meeting be adjourned.

Carried Unanimously

The regular County council meeting adjourned at 3:55 p.m.

  
\_\_\_\_\_  
Mayor

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