

Regular Council

Agenda

Leduc County Centre, Nisku, AB

Tuesday, June 8, 2021

1. **Order - 1:30 p.m.**
2. **Adoption of agenda**
3. **Adoption of previous minutes**
- May 25, 2021 regular council meeting √
4. **1:30 p.m. Public presentations**
a) Public
5. **1:35 p.m. Department reports / recommendations**
 - a) **1:35 p.m. Engineering and Utilities**
 - i) Leduc and District Regional Waste Management Authority Commission Transition Resolution √ D. Mryglod
 - ii) Water and wastewater utility service provision contract - Edmonton International Airport √ D. Mryglod
 - b) **1:50 p.m. Community Services**
 - i) Beaumont recreational space feasibility study √ D. Ohnysty
 - c) **2:00 p.m. Planning and Development**
 - i) Direct Control Permit Application D21-104 - SE 22-50-26-W4, JPH Equipment Ltd., on behalf of 1098872 Alberta Ltd., Direct Control (DC-020) √ C. Haverland
 - d) **2:15 p.m. County Manager's office** R. Klimosko & Senior Management Team
 - i) 2021 Quarterly 1 reporting √
6. **New Business**
 - a) Notice of Motion - Council meeting notes summary √ Councillor
 - b) Notice of Motion - Councillor external committee reporting √ Vandenberghe
 - c) Notice of Motion - Council communication distribution √
7. **3:15 p.m. In-Camera (in accordance with Sections 24(1) & 25(1), Freedom of Information & Protection of Privacy Act)**
 - a) Tax share agreement negotiations - City of Leduc D. Coleman
 - b) Air Services Opportunity Fund - Edmonton International Airport √ D. Coleman
8. **Recess until 6:00 p.m.**
 - a) **6:00 p.m. Joint Public Hearing with Town of Devon** - Leduc County (Bylaw No. 13-21) and Town of Devon Bylaw No. 962/2021): Town of J. Evans & L. Johnson & Marilyn McMartin Development Officer -
√ Attachment Provided



Regular Council

Agenda

Tuesday, June 8, 2021

Devon / Leduc County Intermunicipal Development Plan amending
bylaws.

Town of Devon

- i) Leduc County and Town of Devon staff report
- ii) Public correspondence and presentations

v

9. Adjournment

v 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 8, 2021

Order and roll call

The meeting was called to order (*via Zoom*) at 1:30 p.m., Tuesday, June 8, 2021 by Mayor Tanni Doblanko as Chair and council members Rick Smith, Kelly Vandenberghe, Larry Wanchuk, Glenn Belozar and Ray Scobie present. Council member Kelly-Lynn Lewis 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
- Des Mryglod, Director - Engineering and Utilities
- Dean Downey, Manager - Utilities
- Dean Ohnysty, Director - Community Services
- Charlene Haverland, Manager - Development Services

Others

- Two other individuals

Agenda adoption

158-21 Councillor Belozar -- that the agenda for the June 8, 2021 regular County council meeting be adopted as circulated.

Carried Unanimously

Previous Minutes - May 25, 2021 regular meeting

159-21 Councillor Wanchuk -- that the May 25, 2021 regular council meeting minutes be adopted as circulated.

Carried Unanimously

Public presentation

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

Councillor Lewis

Councillor Kelly-Lynn Lewis joined the meeting at 1:37 p.m.

Leduc and District Regional Waste Management Authority Commission Transition Resolution

Director of Engineering and Utilities Des Mryglod provided a recommendation for the transition of the Leduc and District Regional Waste Management Authority from an authority to a commission.

160-21 Councillor Belozar -- that Leduc County council agrees to establish a regional services commission jointly with the other members and specify that:

- the name of the regional services commission is the “Leduc and District Regional Waste Management Commission”;
- the names of the members of the Leduc and District Regional Waste Management Commission are the:
 - (a) City of Beaumont
 - (b) Town of Calmar
 - (c) Town of Devon
 - (d) Leduc County and
 - (e) City of Leduc
- the names of the members of the first Board of Directors of the Leduc and District Regional Waste Management Commission are:
 - (a) Martin Stout
 - (b) Wally Yachimetz
 - (c) Tanya Hugh
 - (d) Glenn Belozar and
 - (e) Terry Lazowski
- the name of the first chair of the Leduc and District Regional Waste Management Commission is Terry Lazowski.

Carried

Pro: Mayor Doblanko and Councillors Belozar, Smith, Lewis, Wanchuk and Scobie

Con: Councillors Vandenberghe

Water and wastewater utility service provision contract - Edmonton International Airport

Director of Engineering and Utilities Des Mryglod provided a recommendation to enter into a contract with Edmonton Airports for the provision of water and wastewater services.

161-21 Councillor Vandenberghe -- that Leduc County council authorize administration to:

- enter into a contract with Edmonton Airports for the provision of water and wastewater services for the Edmonton International Airport subject to the development of a mutually acceptable contract; and
- secure three positions for the duration of the contract in order to deliver the services for the contract.

Carried Unanimously

Staff members Mryglod and Downey

Staff members Mryglod and Downey disconnected from the meeting at 1:49 p.m.

Beaumont recreational space feasibility study

Director of Community Services Dean Ohnysty provided a report on the Beaumont recreational space feasibility study.

162-21 Councillor Lewis -- that Leduc County council receives as information the Beaumont recreational space feasibility study.

Carried Unanimously



Staff member Ohnysty

Staff member Ohnysty disconnected from the meeting at 1:55 p.m.

Direct Control Permit Application D21-104 - JPH Equipment Ltd, on behalf of 1098872 Alberta Ltd., SE 22-50-26-W4, Direct Control District DC-020

Manager of Development Services Charlene Haverland provided a staff report with respect to Direct Control Application D21-104 by JPH Equipment Ltd., on behalf of 1098872 Alberta Ltd.

163-21 Councillor Vandenberghe -- that Leduc County council approves Development Permit Application D21-104 by JPH Equipment Ltd., on behalf of 1098872 Alberta Ltd., to leave as sited accessory buildings convert to storage; new office 185.8 m² (2000 ft.²) and shop 557.41 m² (6000 ft.²) for commercial/industrial business - repair, sales, consign and storage of construction equipment on SE 22-50-26-W4, 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 approved development shall be located as shown on the approved site plan.
3. Lot grading plan shall be submitted and approved by Leduc County Public Works and Engineering prior to commencement of this project.
4. Any outdoor storage on the subject property shall accord with the setbacks and outdoor storage provisions stipulated in Direct Control District DC-020.
5. Any development on the subject property shall be made available for hook-up to municipal water and wastewater servicing once it is made available for the area in accordance with the provisions of the South of Devon Industrial Area Structure Plan.
6. 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.
7. 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.
8. The applicant/landowner shall provide firefighting access at all times to the satisfaction of Leduc County fire services.
9. The development shall not cause any adverse drainage impact on adjacent properties or flooding of nearby ditches in excess of their capabilities.
10. 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.
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:
 - 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

12. No further development, expansion or change in use is permitted unless approved by Leduc County.

Carried Unanimously

Staff member Haverland and two other individuals

Staff member Haverland and two other individuals disconnected from the meeting at 2:04 p.m.

2021 Quarterly 1 reporting

General Manager of Financial and Corporate Services Renee Klimosko provided an overview of the 2021 Q1 reporting with directors of departments in attendance via Zoom to answer questions related to their respective departments.

164-21 Councillor Lewis -- that Leduc County council accepts the 2021 Quarter 1 reporting and attachments as information.

Carried Unanimously

Notice of Motion - council meeting notes summary

Councillor Vandenberghe put forth a Notice of Motion - council meeting notes summary as follows:

Whereas

These informal recaps help residents catch up with council meetings in just a few minutes.

This briefing is a neutral narrative by administration for distribution to the public.

These summaries are not an official record of council meetings.

Official minutes are posted online once they are approved during a subsequent meeting.

Background

Administration had provided this summary and update for public and media distribution referenced as "council highlights" under the previous communications director position.

Leduc County Strategic Plan 2018 to 2021

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

Values and Commitments

Leduc County believes in:

Our citizens

Serving our communities

Making ethical decisions

Seeking fairness and equitability

Pursuing innovation

165-21 Councillor Vandenberghe-- that administration to prepare council meeting summary (council highlights) of council decisions and discussions for posting on county website and release to the media and public within the Friday of the same week.

Carried

Pro: Mayor Doblanko and Councillors Vandenberghe, Lewis, Smith

Con: Councillors Wanchuk and Scobie

20

Notice of Motion - councillor external committee reporting

Councillor Vandenberghe put forward a Notice of Motion - councillor external committee reporting as follows:

Background

Council committee reports were part of the Governance & Priorities agendas. Reports are not made part of the approved minutes but were filed under County internal "G" drive.

Last reports stored in this repository was September and October 2019 reports.

The council committee reports were removed from Governance & Priorities after December 1 2020.

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166-21 Councillor Vandenberghe -- that:

1. Councillors serving on external committee meetings provide external committee agendas for immediate distribution to council prior to the meeting date; and
2. further that the approved minutes for external committee meetings be arranged by the attending councillor to be provided for distribution to council or repository; and
3. further that a summary of key points arising from the external committees be presented in Governance & Priorities or regular council by attending councillor or administration; and
4. further that a repository be completed by administration to contain all external committee meeting reports for council reference and a method of distribution to councillors be enacted; and
5. external committee reporting will commence from the date of motion approval.

Lost

Pro: Councillors Vandenberghe, Lewis, Smith

Con: Mayor Doblanko and Councillors Scobie, Wanchuk and Belozer

Notice of Motion - council communication distribution

Councillor Vandenberghe put forward a Notice of Motion - council communication distribution as follows:

Background

Leduc County Strategic Plan 2018 to 2021

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167-21 Councillor Vandenberghe -- that:

1. All council requests, including mayor, be distributed to all of council for information and consideration and repositied electronically or hard copy for council review.
This would include:
 - Requests to attend public and partner openings, announcements and engagements.
 - Requests for information or commentary.
2. All out going messaging including email responses, acceptance replies and letters be circulated to council in advance of going out for information and consideration.
This would include:
 - Official council responses to Government agencies.
 - Council response to requests for openings, announcements, engagements of information.
 - All messaging prepared by communications or council for the purpose of attending openings, announcements or engagements.

Lost

Pro: Councillors Vandenberghe, Lewis and Smith

Con: Mayor Doblanko and Councillors Scobie, Wanchuk and Belozar

In-Camera session

168-21 Councillor Belozar -- 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 following:

- 1) Tax share agreement negotiations - City of Leduc; and
- 2) Air Services Opportunity Fund - Edmonton International Airport

Carried Unanimously

The in-camera session commenced at 2:52 p.m.

Revert to regular council open session

169-21 Councillor Belozar -- 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 3:27 p.m.

Business arising - Air Services Opportunity Fund - Edmonton International Airport

170-21 Councillor Smith -- that Leduc County council support, in principle, the creation of an Air Services Opportunity Fund at the Edmonton International Airport (EIA).

Carried Unanimously

Recess

The meeting recessed at 3:28 p.m. and reconvened at 6:00 p.m. for the Town of Devon/Leduc County joint public hearing with the following in attendance via Zoom:



Leduc County

- Mayor Tanni Doblanko
- Councillor Rick Smith
- Councillor Kelly-Lynn Lewis
- Councillor Kelly Vandenberghe
- Councillor Larry Wanchuk
- Councillor Glenn Belozar
- Councillor Ray Scobie
- County Manager Duane Coleman
- Deputy County Manager Rick Thomas
- Director - Planning and Development Grant Bain
- General Manager - Finance and Corporate Services Renee Klimosko
- Manager of Long Range Planning Jordan Evans
- Regional Planning Senior Planner Laurie Johnson
- Legislative Coordinator Joyce Gavan
- Manager - Information Management and Technology Kent Pudlowski

Town of Devon

- Mayor Ray Ralph
- Deputy Mayor Juston Porter
- Councillor Tanya Hugh
- Councillor Blake Adams
- Councillor Stacey May
- Councillor Chris Fish
- Councillor Sandy Koroll
- CAO Tony Kulbisky
- General Manager - Planning & Operations Pares Dhariya
- Manager of Infrastructure Sean Goin
- Planning & Development Officer Marilyn McMartin

Public Hearing - Proposed amendments to the Town of Devon and Leduc County Intermunicipal Development Plan

Mayor Doblanko called the joint public hearing with the Town of Devon to order at 6:01 p.m. with respect to the Town of Devon and Leduc County Intermunicipal Development Plan amending bylaws.

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.

Leduc County Senior Planner Laurie Johnson provided a staff report for the joint public hearing to consider all written and oral submissions from the public for the proposed amendments to the Town of Devon/Leduc County Intermunicipal Development Plan before each council considers second reading of their respective bylaw, highlighting the following:

- The Town of Devon and Leduc County adopted the Town of Devon/Leduc County Intermunicipal Development Plan (IDP) in 2011. In 2015, the IDP was amended in response to the Town's annexation application and to the County's proposed South of Devon Area Structure Plan, but a review of the overall content of the IDP was not undertaken at that time.
- In early 2020, the Town and County agreed to review the IDP.
- In accordance with the scope of the review agreed upon the proposed amendments to the IDP include the following:
 - addition of Section 6.0, Agriculture - background and agricultural policies
 - removal of Section 8.0, Industrial Development Strategy in its entirety
 - removal of Section 13.0, Water Development Partnership in its entirety
 - relocation of Section 14.0, Community and Institutional to other land uses
 - removal of Figure 3 - air photo



- consolidation of Figure 5 - West Devon Constraints detail; Figure 6 - Devon Development constraints and Figure 7 - Oil and Gas Facilities
 - consolidation of Figure 9 - Open space Network and Figure 10 - Natural Area
 - change to geographic boundary of IDP
 - change to land use concept (to align with Municipal Development Plans of the respective municipalities)
- The majority of the revisions are housekeeping in nature; moreover, the general principles and policy direction of the IDP remain the same
 - The councils of the Town of Devon and Leduc County gave first readings to their respective bylaws to amend the IDP.
 - A joint public hearing is being held to consider written and oral submissions from the public on the proposed amendments. This joint public hearing was advertised in accordance with the Municipal Government Act.
 - Parkland County provided a response indicating no concerns. There were no other comments received from the public or external agencies.
 - The proposed amendments do not need to be referred to Edmonton Metropolitan Region Board (EMRB) for approval, in accordance with the update to the Regional Evaluation Framework (REF) in December 2020.

Mayor Doblanko asked if council members had any questions for administration, and there were none.

Mayor Doblanko asked administration if any other relevant correspondence has been received, and it was confirmed there was none.

Mayor Doblanko confirmed there was no one in attendance to speak to the matter.

Adjourn public hearing

Mayor Doblanko adjourned the public hearing at 6:08 p.m.

Proposed amendments to the Town of Devon and Leduc County Intermunicipal Development Plan

Town of Devon and Leduc County councils will each consider their respective bylaw for second and third readings at a regular council meeting prior to the end of June.

Adjournment

Mayor Doblanko adjourned the regular County council meeting at 6:09 p.m.



Mayor



County Manager