



Regular Council

Agenda

Leduc County Centre, Nisku, AB

Tuesday, February 8, 2022

1. **Order - 1:00 p.m.**
2. **Adoption of agenda**
3. **Adoption of previous minutes**
- January 25, 2022 Regular Council meeting √
4. **1:00 p.m. Presentations**
 - a) Public
 - b) Staff introductions:
 - Dwayne Eagle, Road Operations Foreman - Grader Operators G. Broadbent
 - Trevor Bosma, Supervisor - Utilities D. Mryglod
5. **1:15 p.m. Public Hearings**
 - a) 1:15 p.m. Bylaw No. 22-21 Alternate Advertising - **defer to March 8, 2022** √ R. Klimosko
 - b) 1:45 p.m. Close and sell a portion of undeveloped road allowance - √ D. Mryglod and C. Iles
Township Road 492, Hunter & Webber
Registered Speakers:
 - ~~Phyllis Schnick~~
 - Jesse Webber
 - Dianne Hunter
6. **1:20 p.m. Department reports / recommendations**
 - a) 1:20 p.m. Utilities
 - i) Strategic Waste Management Plan √ D. Mryglod and D. Downey
 - b) 2:00 p.m. Fire Services
 - i) Bylaw - Emergency Management Agency and Repeal Bylaw No. 37-19 √ K. Lefebvre and I. Irwin
 - ii) Leduc County Emergency Management Agency annual update √
 - c) 2:20 p.m. Planning and Development
 - i) Land Use Bylaw amendment - Home Based Business, New Sarepta (hamlets) √ C. Haverland
 - d) 2:35 p.m. Finance
 - i) 2021 year-end report for utilities √ N. Wice

√ Attachment provided

OP



Regular Council Meeting Minutes

*Council Chamber, Leduc County Centre, Nisku, AB
Tuesday, February 8, 2022*

Order and roll call

The meeting was called to order at 1:00 p.m., Tuesday, February 8, 2022 by Mayor Tanni Doblanko as Chair and Council members Rick Smith, Kelly-Lynn Lewis, Kelly Vandenberghe, Larry Wanchuk, Glenn Belozar and Ray Scobie present.

Staff members

- Duane Coleman, County Manager
- Rick Thomas, Deputy County Manager
- Renee Klimosko, General Manager - Financial and Corporate Services
- Joyce Gavan, Legislative Coordinator
- Lynn White, Executive Assistant
- Grant Bain, Director - Planning and Development
- Garrett Broadbent, Director - Road Operations and Agricultural Services
- Des Mryglod, Director - Engineering and Utilities
- Chelsey Iles, Municipal Engineer
- Dean Downey, Manager - Engineering
- Jason McNabb, Manager - Information Management and Technology
- Michelle Edgerly, Executive Assistant - County Manager
- Dwayne Eagle, Road Operations Foreman - Grader Operations
- Trevor Bosma, Supervisor - Utilities

Others

- Dianne Hunter, County resident
- Jesse Webber, County resident
- Corey Kiland, County resident
- Wilf Schnick, County resident

Agenda adoption

24-22 Councillor Lewis -- that the agenda for the February 8, 2022 Regular County Council meeting be adopted as circulated.

Carried Unanimously

Previous Minutes - January 25, 2022 Regular meeting

25-22 Councillor Wanchuk -- that the January 25, 2022 Regular meeting minutes be adopted as circulated.

Carried Unanimously

Public Presentation

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

Staff introductions

The following staff members were introduced to Council:

2021 year-end report for Utilities

Director of Finance Natasha Wice presented a recommendation with respect to the 2021 year-end financial for Utilities.

Staff members Haverland, Iles and Kotb

Manager of Development Services Charlene Haverland; Municipal Engineer Chelsey Iles and Manager of Engineering Amro Kotb entered the council chamber at 1:28 p.m.

2021 year-end report for Utilities

28-22 Councillor Smith -- that Leduc County Council approves the following 2021 year-end financial transactions required for Utilities:

- a. Water
 - i. Contribution to operating rate stabilization reserve of \$27,134.
 - ii. Contribution to capital repair and replacement reserve of \$1,170,403.
- b. Wastewater
 - i. Contribution to the capital repair and replacement reserve of \$176,711.
 - ii. Contribution to the operating - wastewater collection - rate stabilization reserve of \$32,221.78.
 - iii. Contribution to the operating - wastewater collection - operating, repair and replacement reserve of \$93,035.09.
 - iv. Contribution to the operating - Nisku Transfer Station (Septage Receiving Station) - rate stabilization reserve of \$22,263.15.
 - v. Contribution to the operating - Nisku Transfer Station (Septage Receiving Station) – operating, repair and replacement reserve of \$37,894.73.
 - vi. Contribution to the operating - Lagoons – rate stabilization reserve of \$16,051.74.
 - vii. Contribution to the operating - Lagoons – operating, repair and replacement reserve of \$37,894.73.
- c. Solid waste - curbside pickup - contribution to operating rate stabilization reserve of \$5,224.

Carried Unanimously

Staff member Wice

Staff member Wice exited the council chamber at 1:32 p.m.

Six individuals

Six individuals entered the council chamber at 1:33 p.m.

Land Use Bylaw amendment - Home Based Business, New Sarepta (hamlets)

Manager of Development Services Charlene Haverland provided a report in response to Council's Motion No. 19-22 directing administration to provide options for increasing the flexibility in the Home Based Business provisions in the Land Use Bylaw to hamlets, particularly that apply to New Sarepta, with a focus to unlocking potential start-up business opportunities in the hamlet, appropriately considering the need to balance the benefits of new business investment with any potential off-site impacts, and to report back to Council with options for amending the Land Use Bylaw.

29-22 Councillor Smith -- that Leduc County Council directs administration to evaluate an amendment to Section 9.21.4 of the Residential Urban 2 District in the Leduc County Land Use Bylaw No. 7-08 to allow for the provision of Home Based Business Type 2 land use as a discretionary use.

Carried Unanimously

In response to a question, Chelsey Iles advised that Alberta Transportation were not in support as they wanted to ensure access to both parts of Strawberry Creek.

Mayor Doblanko asked if any additional relevant correspondence has been received that is not part of the agenda package, and County Manager Duane Coleman advised there was none.

Mayor Doblanko called upon the applicants, Dianne Hunter and Jesse Webber, to speak to their application for the proposed road closure.

Applicant Dianne Hunter (SE 15-49-3-W5; A49228 Hwy 770) provided a PowerPoint presentation, highlighting the following concerns:

- The west end is required to access approximately 10 acres of crop land.
- There is erosion on existing location.
- Dangerous access at east end to the creek.
- There is a high amount of erosion at the eastern banks.
- Inability to access crop land for harvest could lead to fire hazard and negative impact on farming ability.
- Had a survey after purchase and identified Twp. Rd 492A as taken off the north side of property.
- Were notified by the County on Sept 16 of 20m road allowance on south side of property.
- There is a long-term established fence-line on south side of property.
- There is a 2m access path between the SW corner of property and back field.
- The access removed from the SE corner of property is 16 ac.
- There is a 20m road allowance running from Hwy 770 to Schnick's quarter.
- Follows established fence line.
- The east end was previously cleared by J. Webber; with a fence put in across the road allowance.
- Beyond this area is an inaccessible slope down to the creek with high levels of erosion.
- An issue is a 2m wide path which is the only access to back field.
- A dangerous access to east end of road allowance; creek bank is heavily eroded and dangerous, slopes are high; inability to access rear field would result in fire risks.
- There is ATV traffic in creek bed and damage to sensitive riparian area that we are working hard to protect through the ALUS program.
- Have had 2 bulls shot by trespassers on our land, numerous trees have been harvested.
- The map shows access via Hwy 770 to access the creek by sleds and it follows the established fence line; have a huge problem with this.
- With closure then the trespassers will not stop.

Applicant Jesse Webber (A49168 Hwy 770) provided the following information:

- There is a fence on road allowance.
- Do not have as many trespassers as Dianne Hunter does.
- The fence is there to protect the area and could potentially move it but prefer not to.
- It is not a good idea to have as public land due to trespassing and damage to area.

Mayor Doblanko asked Council members if they have any questions of the applicants.

In response to questions, Dianne Hunter advised of the following:

- The land identified under the ALUS program contains extra water on land and no access to the creek for cattle.

Bylaw No. 02-22 - Establish Emergency Management Program and Repeal Bylaw No. 37-19

31-22 Councillor Vandenberghe -- that Bylaw No. 02-22 be given first reading to establish an Emergency Management Program and that Bylaw No. 37-19 be repealed.

Carried Unanimously

32-22 Councillor Lewis -- that Bylaw No. 02-22 be given second reading.

Carried Unanimously

33-22 Councillor Smith -- that Bylaw No. 02-22 be given third reading with the unanimous consent of the council members present.

Carried Unanimously

34-22 Councillor Wanchuk -- that Bylaw No. 02-22 be given third reading.

Carried Unanimously

Leduc County Emergency Management Program annual update

Deputy Chief Ivana Irwin provided an annual update on the Leduc County Emergency Management Program.

Staff members Evans and Johnson

Manager of Regional and Long Range Planning Jordan Evans and Senior Planner of Regional and Long Range Planning Laurie Johnson entered the council chamber at 2:44 p.m.

35-22 Councillor Lewis -- that Leduc County Council accepts the Emergency Management Agency 2021 review of the Leduc County Emergency Management Program including:

- 2021 Municipal Emergency Agency annual report;
- 2021-2022 Alberta Emergency Management Agency audit, and
- Municipal Emergency Plan annual review.

Carried Unanimously

Staff members Lefebvre and Irwin

Staff members Lefebvre and Irwin exited the council chamber at 2:49 p.m.

In-Camera session

36-22 Councillor Wanchuk -- that Leduc County Council meet In-Camera in accordance with Section 21(1) *Freedom of Information and Protection of Privacy Act (F.O.I.P.)* to discuss the City of Leduc's notice to repeal the Leduc County/City of Leduc Intermunicipal Development Plan (IDP) and terminate the IDP Memorandum of Understanding (MOU).

Carried Unanimously

The in-camera session commenced at 2:50 p.m.

Staff members Evans and Johnson

Staff members Evans and Johnson exited the council chamber at 3:20 p.m.

Revert to regular Council open session

37-22 Councillor Wanchuk -- that the in-camera session revert to the regular Council open session.

Carried Unanimously

The in-camera session reverted to the open session of regular Council at 3:21 p.m.