



Regular Council

Agenda

Leduc County Centre, Nisku, AB

Tuesday, April 26, 2022

1. **Order - 1:30 p.m.**
2. **Adoption of agenda**
3. **Adoption of previous minutes**
- April 12, 2022 Regular Council meeting ✓
4. **1:30 pm Presentations**
 - a) Public
 - b) Staff introductions:
 - o Cameron Ryan, Utilities Technician D. Mryglod
 - c) Retirement recognition - Lynn White, 41 years
5. **1:45 pm Public Hearing**
 - a) 1:45 pm Bylaw - Amend Leduc County Land Use Bylaw No. 07-08 - TA22-001, Land Use District Residential Urban 2 (RU2) ✓ C. Haverland
6. **2:00 pm County Manager's office**
 - a) 2022 Final Budget ✓ R. Klimosko and
 - b) Bylaw - 2022 Property Tax N. Wice
7. **2:45 pm Department reports / recommendations**
 - a) 2:45 pm Finance
 - i) Utility penalty cancellations ✓ N. Wice
 - b) 2:50 pm Planning and Development
 - i) Bylaw No. 06-22 (*3rd reading*) - Amend Leduc County Land Use Bylaw No. 07-08 - LA21-005, Lot 1, Block 1, Plan 0523114, Pt. NE 4-50-26-W4, Agricultural (AG) to Direct Control (DC) District, Abtosway ✓ C. Haverland and A. Muhammad
 - ii) Policy DS-01 Land Use Bylaw Enforcement ✓ G. Bain
 - iii) Repeal of the City of Leduc/Leduc County Intermunicipal Development Plan ✓ L. Johnson
8. **Adjournment**

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✓ 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, April 26, 2022

Order and roll call

The meeting was called to order at 1:30 pm, Tuesday, April 26, 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
- Renee Klimosko, General Manager - Financial and Corporate Services
- Joyce Gavan, Legislative Coordinator
- Grant Bain, Director - Planning and Development
- Dean Ohnysty, Director - Community Services
- Dean Downey, Manager - Engineering
- Cameron Ryan, Utilities Technician
- Garrett Broadbent, Director - Road Operations and Agricultural Services
- Lynn White, Executive Assistant - Councillors
- Gary Restau, Information Technology System Support Analyst
- Katherine Degaust, Communications Coordinator

Agenda adoption

104-22 Councillor Wanchuk -- that the agenda for the April 26, 2022 Regular County Council meeting be adopted as circulated.

Carried Unanimously

Previous Minutes - April 12, 2022 Regular meeting

105-22 Councillor Scobie -- that the April 12, 2022 Regular meeting minutes be adopted as circulated.

Carried Unanimously

Public Presentation

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

Staff introduction - Cameron Ryan

Manager of Utilities Dean Downey introduced Utilities Technician Cameron Ryan to council members.

Staff members Downey and Ryan

Staff members Downey and Ryan exited the council chamber at 1:32 p.m.

Staff members Haverland and Wice

Manager of Development Services Charlene Haverland and Director of Finance Natasha Wice entered the council chamber at 1:33 p.m.

Retirement recognition - Lynn White

Lynn White, Executive Assistant to Councillors was recognized for her retirement after 41 years of service with Leduc County.

Staff members White and Degaust

Staff members White and Degaust exited the council chamber at 1:43 p.m.

Public Hearing - Amend Leduc County Land Use Bylaw No. 07-08 - TA22-001, Land Use District Residential Urban 2 (RU2) to allow for the provision of the Home Based Business Type 2 land use as discretionary use in the Hamlet of New Sarepta

Mayor Doblanko called the public hearing to order at 1:45 pm with respect to the proposed amendment to Leduc County Land Use Bylaw No. 07-08.

Mayor Doblanko called upon administration 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 No. 07-08, highlighting the following:

- 1) The purpose of the proposed amendment is to amend Section 9.21.4 of the Residential Urban 2 (RU2) District to allow for the provision of the Home Based Business Type 2 land use as a discretionary use applied only to the Hamlet of New Sarepta.
- 2) The proposed use will allow residents of the Hamlet of New Sarepta the opportunity of a home based business to be considered as a discretionary use within the RU2 district. The Municipal Development Plan (MDP) identifies New Sarepta as a Growth Hamlet with mixed use. The MDP promotes home based business to diversify the local economy, improve access to goods and services, and to reduce reliance on the automobile. New Sarepta has a mix of land use for mixed businesses, mixed commercial and residential. The Hamlet of New Sarepta provides for a variety of land use options, however it provides only very limited Home Based business employment opportunities, restricted to Home Based Business Type 1.
- 3) The proposed amendment was referred and advertised in accordance with the Municipal Government Act. Advertisements were posted in the Leduc Representative for three consecutive weeks and on the County website. The proposed amendment was mailed out to all New Sarepta residents. There were no concerns related to this amendment received internally or from the public. A couple of residents from the Hamlet of New Sarepta area called with questions about the amendment and indicated they had no concerns.
- 4) The Hamlet of New Sarepta is currently districted with land uses such as Residential Urban 2 (RU2); Urban Commercial 2 (UC2); Industrial (IND) and Institutional (INS). The RU2 District general purpose is to accommodate a range of medium density residential development within fully serviced multi-lot residential subdivisions.
- 5) An amendment to the Land Use Bylaw will allow landowners to propose a home based business through a development permit application. A Home Based Business Type 2 use provides the flexibility to allow the residents of New Sarepta to propose a home based business use within the dwelling which may involve client visits (e.g. yoga studios, massage therapy, hair styling, nail care, etc.) to be considered as a discretionary use. A discretionary designation will ensure that the Development Authority considers the compatibility of any proposed Home Based Business Type 2 with surrounding lands in terms of function, form and scale and servicing requirements. Home based business development permits are limited to a two year approval to ensure that if a property with a home business permit is sold and/or subsequently intensified or altered,



administration have the ability to refuse an application to extend the use when the two year term expires.

- 6) Administration are recommending that a Land Use Bylaw amendment be considered that places Home Based Business Type 2 in the discretionary uses section of the Residential Urban 2 (RU2) district. An amendment to the RU2 District applied only to the Hamlet of New Sarepta would ensure no unintended consequences for other RU2 districted lands within the County's urban growth areas. In order to achieve home based business opportunities, Planning and Development request that Council consider the proposed amendment to the Leduc County Land Use Bylaw.

Mayor Doblanko asked Council members if they had any questions of administration.

In response to questions by Council members, the following was advised:

- The purpose of this public hearing is for a land use change only.
- Any use applied will require a development permit application with referral to area neighbors.

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

Mayor Doblanko called upon administrative staff to provide closing comments, and there were none.

Conclude public hearing

Mayor Doblanko concluded the public hearing at 1:53 pm.

Bylaw No. 10-22 - Amend Leduc County Land Use Bylaw No. 07-08 - TA22-001, Land Use District Residential Urban 2 (RU2) to allow for the provision of the Home Based Business Type 2 land use as discretionary use in the Hamlet of New Sarepta

106-22 Councillor Smith -- that Bylaw No. 10-22 be given first reading to amend the Leduc County Land Use Bylaw No. 07-08 as follows:

1. That the following use be implemented into Part 9.21.4 Discretionary Uses of the RU2 – Residential Urban 2 District:

- a) Home Based Business Type 2*

*A Home Based Business Type 2 may locate only in the Hamlet of New Sarepta.

Carried Unanimously

107-22 Councillor Belozer -- that Bylaw No. 10-22 be given second reading.

Carried Unanimously

108-22 Councillor Vandenberghe -- that Bylaw No. 10-22 be given third reading with the unanimous consent of the council members present.

Carried Unanimously

109-22 Councillor Lewis -- that Bylaw No. 10-22 be given third reading.



Carried Unanimously

Staff member Haverland

Staff member Haverland exited the council chamber at 1:57 pm

2022 Final Budget

General Manager of Financial and Corporate Services Renee Klimosko presented the 2022 final budget for Council's consideration.

110-22 Councillor Vandenberghe -- that Leduc County Council approve the 2022 final budget with total expenses of \$114,872,756 operating expenses of \$87,841,069 and capital expenses of \$27,031,687.

Carried Unanimously

2022 Property Tax Bylaw

General Manager of Financial and Corporate Services Renee Klimosko presented the proposed 2022 Property Tax bylaw for Council's consideration.

Staff member Haverland

Manager of Development Services Charlene Haverland entered the council chamber at 2:25 pm

Bylaw No. 11-22 - 2022 Property Tax**111-22** Councillor Lewis -- that Bylaw No. 11-22 be given first reading to adopt the 2022 Property Tax as follows:

1. This bylaw may be cited as the "Property Tax Bylaw".
2. The county manager is hereby authorized to levy the following rates of taxation on the assessed value of all property (taxable and grant-in-lieu) as shown on the assessment roll of Leduc County:

	<u>Assessment</u>	<u>Mill Rate</u>	<u>Levy</u>
<u>Municipal</u>			
Residential	\$ 2,815,381,180	2.9700	\$ 8,361,682
Farmland	85,414,350	12.4000	1,059,138
Non-residential	5,528,112,060	6.5000	35,932,728
Machinery and equipment	<u>203,834,020</u>	6.5000	<u>1,324,921</u>
Total municipal	\$8,632,741,610		\$46,678,479
<u>Alberta School Foundation Fund & Opted Out School Boards</u>			
Residential/Farmland	\$2,900,623,590	2.5880	\$ 7,506,814
Non-residential	<u>4,952,682,570</u>	4.0614	<u>20,114,825</u>
Total - ASFF & OOSB	\$7,853,306,160		\$27,621,639
<u>Leduc Regional Housing Foundation</u>	\$8,632,397,210	.0265	\$228,759
<u>Designated Industrial Property</u>			
Farmland	\$ 773,200	.0766	\$ 59
Non-residential	1,478,426,960	.0766	113,248

Machinery and equipment	<u>142,582,650</u>	.0766	<u>10,922</u>
Total DIP	\$1,621,782,810		\$124,229

Local Improvement & Frontage Levy \$1,115,597

3. This bylaw shall take effect on the date of third reading.

Carried Unanimously

112-22 Councillor Scobie -- that Bylaw No. 11-22 be given second reading.

Carried Unanimously

113-22 Councillor Smith -- that Bylaw No. 11-22 be given third reading with the unanimous consent of the council members present.

Carried Unanimously

114-22 Councillor Wanchuk -- that Bylaw No. 11-22 be given third reading.

Carried Unanimously

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 2:32 pm.

Utility penalty cancellations

Director of Finance Natasha Wice provided a recommendation to approve the cancellation of utilities penalties.

115-22 Mayor Doblanko -- that Leduc County Council approve the cancellation of utilities penalties in the amount of \$365.91 for the December 31, 2021 invoices, as presented.

Carried Unanimously

Staff member Wice

Staff member Wice exited the council chamber at 2:34 pm.

Bylaw No. 06-22 (3rd reading) Amend Leduc County Land Use Bylaw No. 7-08, LA21-005 Lot 1, Block 1, Plan 0523114, Pt. NE 4-50-26-W4 Agricultural (AG) to Direct Control (DC), Abtosway

116-22 Councillor Belozor -- that Bylaw No. 06-22 be given third and final reading.

Carried

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

Con: Councillor Vandenberghe

Staff member Haverland

Staff member Haverland exited the council chamber at 2:36 p.m.

Policy DS-01 Land Use Bylaw Enforcement - Planning and Development

Director of Planning and Development Grant Bain provided a recommendation to approve Policy DS-01 Land Use Bylaw Enforcement.



117-22 Councillor Lewis -- that Leduc County Council approves Policy DS-01 Land Use Bylaw Enforcement, as presented.

Carried Unanimously

Repeal of the City of Leduc/Leduc County Intermunicipal Development Plan (IDP)

Senior Planner of Regional and Long Range Planning Laurie Johnson provided a staff report on the repeal of the City of Leduc/Leduc County Intermunicipal Development Plan (IDP).

118-22 Councillor Smith -- that Leduc County not waive the requirement for mediation prior to the City of Leduc considering second reading of the bylaw to repeal the City of Leduc/Leduc County Intermunicipal Development Plan (IDP).

Lost

Pro: Councillors Smith and Lewis

Con: Mayor Doblanko and Councillors Belozer, Scobie, Wanchuk and Vandenberghe

119-22 Mayor Doblanko -- that Leduc County waive the requirement for mediation prior to the City of Leduc considering second reading of the bylaw to repeal the City of Leduc/Leduc County Intermunicipal Development Plan (IDP) as outlined in Section 6.3.5 of the IDP subject to the City of Leduc agreeing to engage in constructive discussion with Leduc County to address intermunicipal issues in the respective municipalities' Municipal Development Plan.

Carried

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


Con: Councillors Lewis and Smith

Adjournment

Mayor Doblanko adjourned the meeting at 3:11 pm.



Mayor



County Manager