



Regular Council

Agenda

Leduc County Centre, Nisku, AB

Tuesday, January 11, 2022

1. **Order - 1:00 p.m.**
2. **Adoption of agenda**
3. **Adoption of previous minutes**
- December 14, 2021 Regular Council meeting ✓
4. **1:00 p.m. Presentations**
 - a) Public
5. **1:05 p.m. Department reports / recommendations**
 - a) 1:05 p.m. Engineering
 - i) Notice of intention to expropriate - Lot 5, Block 1, Plan 0622076 ✓ D. Mryglod
 - b) 1:15 p.m. Planning and Development
 - i) Direct Control Application D21-327 - Frame and Fabric Structure NE 19-50-24-W4, Force Inspection Services, on behalf of 166553 Alberta Ltd. ✓ A. Muhammad
 - c) 1:30 p.m. Finance
 - i) Provincial Education Requisition Credit (PERC) and Designated Industrial Requisition Credit (DIRC) ✓ N. Wice
 - ii) Property tax write-off ✓ N. Wice
 - iii) Annual external audit letters and fraud response letter ✓ N. Wice
 - d) 1:45 p.m. Community Services
 - i) Equipment replacement - Parks utility vehicle ✓ D. Ohnysty
6. **1:50 p.m. In-Camera (in accordance with Freedom of Information & Protection of Privacy Act)**
 - a) 1:50 p.m. Community Services
 - i) Cost share negotiations, Sections 24(1) & 25(1), FOIP ✓ D. Ohnysty
7. **Business Arising from In-Camera session**
 - a) ✓
8. **Adjournment**

✓ Attachment provided



Regular Council Meeting Minutes

*Council Chamber, Leduc County Centre, Nisku, AB
Tuesday, January 11, 2022*

Order and roll call

The meeting was called to order at 1:00 p.m., Tuesday, January 11, 2022 by Mayor Tanni Doblanko as Chair and Council members Kelly-Lynn Lewis, Kelly Vandenberghe, Larry Wanchuk, Glenn Belozar and Ray Scobie present. Council member Rick Smith joined the meeting via teleconference.

Other attendees

- Duane Coleman, County Manager
- Rick Thomas, Deputy County Manager
- Renee Klimosko, General Manager - Financial and Corporate Services
- Lynn White, Executive Assistant / Recording Secretary
- Grant Bain, Director - Planning and Development
- Des Mryglod, Director - Engineering and Utilities
- Charlene Haverland, Manager of Development Services
- Ata Muhammad, Planner 1, Development Services
- Gary Restau, Information Technology System Support Analyst

Agenda adoption

01-22 Councillor Belozar -- that the agenda for the January 11, 2022 Regular County Council meeting be adopted as circulated.

Carried Unanimously

Previous Minutes - December 14, 2021 Regular meeting

02-22 Councillor Wanchuk -- that the December 14, 2021 Regular meeting minutes be adopted as circulated.

Carried Unanimously

Public Presentation

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

Notice of intention to expropriate - Lot 5, Block 1, Plan 0622076

Director of Engineering and Utilities Des Mryglod presented a recommendation with respect to Leduc County's notice of intention to expropriate Lot 5, Block 1, Plan 0622076.

03-22 Councillor Belozar -- that Leduc County Council adopt the following resolution:

WHEREAS LEDUC COUNTY is desirous of obtaining a fee simple estate for the purposes of construction and operation of a public roadway and related improvements in those portions of the following lands as shown as on the plan which is Schedule "A" to this Resolution:

Short Legal
0622076;1;5

Title Number
152 016 180 +3

Legal Description

PLAN 0622076

BLOCK 1

LOT 5

CONTAINING 12.7 HECTARES (31.38 ACRES) MORE OR LESS EXCEPTING THEREOUT:

HECTARES (ACRES) MORE OR LESS

A)	PLAN 1520232	ROAD	0.563	1.39
----	--------------	------	-------	------

EXCEPTING THEREOUT ALL MINES AND MINERALS

AND WHEREAS pursuant to the provisions of the Municipal Government Act, RSA 2000, c M-26, and amendments thereto, LEDUC COUNTY has the authority to acquire a fee simple estate or any other interest with respect to the lands by expropriation;

AND WHEREAS a Notice of Intention to Expropriate the Lands has been filed in the Land Titles Office for the Alberta Land Registration District and due notice has been served upon all persons required to be served, and due notice has been published in a newspaper having general circulation in LEDUC COUNTY, all in accordance with the provisions of the Expropriation Act, R.S.A. 2000, c. E-13, as amended (the "Expropriation Act");

AND WHEREAS the Council of LEDUC COUNTY before enacting this Resolution has given due consideration to the fact that service of the Notice of Intention to Expropriate was effected on the registered landowner through registered mail and publication was effected on November 19, 2021 and December 3, 2021 in The Leduc Rep and that Council has not received any notices of objection to the proposed expropriation;

NOW THEREFORE BE IT RESOLVED:

1. THAT the expropriation of a fee simple interest in the following Lands, legally described as follows is approved:

Short Legal	Title Number
0622076;1;5	152 016 180 +3

Legal Description

PLAN 0622076

BLOCK 1

LOT 5

CONTAINING 12.7 HECTARES (31.38 ACRES) MORE OR LESS EXCEPTING THEREOUT:

HECTARES (ACRES) MORE OR LESS

A)	PLAN 1520232	ROAD	0.563	1.39
----	--------------	------	-------	------

EXCEPTING THEREOUT ALL MINES AND MINERALS

2. THAT the expropriation of the fee simple interest in the Lands is approved for the following reason:
for future construction and operation of a public roadway and related improvements.
3. THAT the officers, servants or agents of LEDUC COUNTY are hereby authorized and empowered to sign and seal the Certificate of Approval and its officers and solicitors are further authorized and empowered to sign and seal all other documents and plans and to carry out all necessary acts required by the Expropriation Act or otherwise in order to complete this expropriation.

4. THAT officers, servants or agents of LEDUC COUNTY and the solicitors for LEDUC COUNTY are hereby authorized and empowered to arrange for the necessary appraisal of the Lands and to make a proposed payment pursuant to the provisions of the Expropriation Act to the owners of the said Lands, or such compensation as may be ascertained and determined by the Land and Property Rights Tribunal, or as may be agreed upon between LEDUC COUNTY and the respective owners.
5. THAT the officers, servants or agents of LEDUC COUNTY and the solicitors for LEDUC COUNTY are hereby authorized and directed to do all things necessary to obtain possession of the Lands.

Carried Unanimously

Staff member Mryglod

Staff member Mryglod exited the council chamber at 1:07 p.m.

Direct Control Application D21-327 - frame and fabric structure NE 19-50-24-W4

Planner 1 Ata Muhammad and Manager of Development Services Charlene Haverland presented a recommendation to approve Direct Control Application D21-327 by Force Inspection Services, on behalf of 1665553 Alberta Ltd. for a frame and fabric structure on NE 19-50-24-W4.

Staff member Wice

Director of Finance Natasha Wice entered the council chamber at 1:13 p.m.

04-22 Mayor Doblanko -- that Leduc County Council approves Development Permit Application D21-327 for a frame and fabric structure within the Direct Control District on NE 19-50-24-W4 by Force Inspection Services, on behalf of 1665553 Alberta Ltd., subject to the following conditions:

1. Approval is granted based on the information provided by the applicant for the proposed Frame and Fabric Structure 238 sq.m (2560 sq.ft) and no other development.
2. The proposed development shall be located as shown on the site plan submitted by the applicant.
3. The proposed building shall be used in accordance with the information submitted by the applicant.
4. Approval is granted for a temporary period of five (5) years. On or before five (5) years, from the date of issuance of this permit, the frame and fabric structure shall be dismantled and removed from the property unless a development permit extending this time has been approved by Leduc County.
5. The landowner shall repair, replace or remove the frame and fabric structure should it begin to show signs of wear and tear, damage, discoloration or any other factor deemed to be detrimental to safety.
6. No outdoor sandblasting or spray painting of any kind is permitted on site.
7. The development shall not cause any adverse drainage impact on adjacent properties or flooding of nearby ditches in excess of their capabilities.
8. 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.
9. All access/approaches or upgrades required off of a Leduc County public roadway, as a result of the development shall be provided to the satisfaction of Leduc County Public Works and Engineering.
10. 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.

JD

11. The applicant/landowner shall provide firefighting access at all times to the satisfaction of Leduc County Fire Services.
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:
 - 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
13. No further development, expansion or change in use is permitted unless approved by Leduc County Council.

Carried

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

Con: Councillor Vandenberghe

Staff member Ohnysty

Director of Community Services Dean Ohnysty entered the council chamber at 1:25 p.m.

Staff members Haverland and Muhammad

Staff members Haverland and Muhammad exited the council chamber at 1:26 p.m.

Provincial Education Requisition Credit (PERC) and Designated Industrial Requisition Credit (DIRC)

Director of Finance Natasha Wice presented a recommendation relating to the 2021 Provincial Education Requisition Credit (PERC) and Designated Industrial Requisition Credit (DIRC).

05-22 Councillor Lewis - that Leduc County Council acknowledges that they are aware of the 2021 Provincial Education Requisition Credit (PERC) and Designated Industrial Requisition Credit (DIRC) application for \$19,290.92 and \$427.59 respectively and that Leduc County remains obligated to remit the education property tax requisition to the Alberta School Foundation Fund (ASFF) for these properties.

Carried Unanimously

Property Tax Write-off

Director of Finance Natasha Wice presented a recommendation for approval of write-offs for tax account balances.

06-22 Councillor Wanchuk - that Leduc County Council approves the write-off of \$1,126.21 dated December 31, 2021 for the following tax account balances:



Account No.	Tax Levy	Penalty	Outstanding balance	Description
6600410	180.98	183.19	364.17	2016 tax levy and 2016-2021 penalty
6600530	317.31	444.73	762.04	2014-2015 tax levy and 2014-2021 penalty
Total	498.29	627.92	1,126.21	

Carried Unanimously

Annual external audit letters and fraud response letter

Director of Finance Natasha Wice presented a recommendation relating to the annual external audit letters and fraud response letter.

07-22 Councillor Scobie - that Leduc County Council accepts as information the December 21, 2021 audit engagement and planning letters and approves the fraud response letter.

Carried Unanimously

Staff member Wice

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

Equipment replacement - Parks utility vehicle

Director of Community Services Dean Ohnysty presented a recommendation requesting approval of authorization from the Capital Asset Lifecycle Management - Fleet Management Reserve to replace the Parks utility vehicle.

08-22 Councillor Smith - that Leduc County Council authorizes up to \$12,000 from the Capital Asset Lifecycle Management - Fleet Management Reserve to replace the Parks utility vehicle.

Carried Unanimously

In-Camera session

09-22 Councillor Belozor -- 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 cost share negotiations.

Carried Unanimously

The in-camera session commenced at 1:42 p.m.

Mayor Doblanko

Mayor Doblanko exited the council chamber at 2:04 p.m. for personal reasons.

Assume Chair

Councillor Lewis assumed the Chair.

Revert to regular council open session

10-22 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 2:05 p.m.

Adjournment

11-22 Councillor Vandenberghe -- that the regular County Council meeting be adjourned.

Carried Unanimously

The regular County Council meeting adjourned at 2:06 p.m.



Mayor



County Manager