



Regular Council

Agenda

Leduc County Centre, Nisku, AB

Tuesday, December 13, 2022

1. **Order - 1:30 p.m.**
2. **Adoption of agenda**
3. **Adoption of previous minutes**
 - November 22, 2022 Regular Council meeting ✓
 - 2023 Budget meeting ✓
4. **1:30 p.m. Presentations**
 - a) Public
5. **1:35 p.m. Department reports / recommendations**
 - a) 1:35 p.m. Assessment Services
 - i) Revised reserve value for 2022 Tax Sale December 21, 2022, 10:00 a.m. ✓ K. Burnand
 - b) 1:40 p.m. Agricultural Services
 - i) Municipal lands for agricultural use lease agreements for 2023-2027 ✓ G. Broadbent
 - c) 1:50 p.m. Fire Services
 - i) Bylaw - Leduc County Fire Services and repeal Bylaw No. 12-12 ✓ K. Lefebvre
6. **2:00 p.m. Public Hearings**
 - a) 2:00 p.m. Public Hearing - Bylaw No. 20-22 (2nd & 3rd readings) - repeal Bylaw No. 30-11, Leduc County/City of Leduc Intermunicipal Development Plan and amendments thereto ✓ J. Evans and L. Johnson
 - b) 2:15 p.m. Public Hearing:
 - i) Bylaw No. 18-22 (2nd & 3rd readings) - repeal Bylaw No. 05-18 Leduc County/County of Wetaskiwin Intermunicipal Development Plan ✓ J. Evans and L. Johnson
 - ii) Bylaw No. 19-22 (2nd & 3rd readings) - repeal Bylaw No. 33-18 Leduc County/County of Wetaskiwin Intermunicipal Collaboration Framework (ICF) ✓
 - iii) Intermunicipal Collaboration Framework between Leduc County and County of Wetaskiwin (approve by resolution) ✓
7. **2:30 p.m. Department reports / recommendations (continued)**
 - a) 2:30 p.m. Planning and Development
 - i) Bylaw (1st reading) - Southern Country Residential Area Structure Plan ✓ B. Ansaldo
 - ii) Direct Control Application D22-294 outdoor storage - NE 19-50-24-W4, Force Inspection Services, Roll #1078000 ✓ C. Haverland

✓ Attachment provided

Leading the way for people and business to thrive.

-
- | | | |
|---|---|-------------|
| iii) Direct Control Application D22-270 business office, warehouse
- Lot 14, Block 6, Plan 1222667, SE 19-50-24-W4 Nisku,
Gardner/Hollands, Roll #6322460 | ✓ | A. Muhammad |
| b) <u>2:50 p.m.</u> Finance | | |
| i) Policy FS-04 Corporate Credit Card | ✓ | N. Wice |
| ii) Request to waive property tax penalty - Roll 1120113 | ✓ | |
| iii) Request to waive property tax penalties - Rolls 57040, 59000
and 60000 | ✓ | |
| iv) Accounts receivable write-off | ✓ | |
| v) Property tax write-off | ✓ | |
| vi) Bulk water, septage and utilities write-off | ✓ | |
| c) <u>3:10 p.m.</u> County Manager's office | | |
| i) Rescind #4, Motion No. 253-22 as it relates to the setting of
2024 budget meeting dates | ✓ | R. Klimosko |

8. Adjournment



Regular Council Meeting

Minutes

Council Chamber, Leduc County Centre, Nisku, AB

Tuesday, December 13, 2022

Order and roll call

The meeting was called to order at 1:30 p.m., Tuesday, December 13, 2022 by Mayor Tanni Doblanko as Chair and Council members Rick Smith, Larry Wanchuk, Kelly-Lynn Lewis, Glenn Belozar and Ray Scobie present.

Staff members

- Duane Coleman, County Manager
- Renee Klimosko, General Manager - Financial and Corporate Services
- Alan Grayston, General Manager - Development and Community Services
- Joyce Gavan, Legislative Coordinator
- Jason McNabb, Manager - Information Management and Technology
- Miranda Anderson, Executive Assistant - Council
- Karen Burnand, Manager - Assessment Services
- Garrett Broadbent, Director - Road Operations and Agricultural Services
- Keven Lefebvre, Fire Chief - Fire Services
- Brad Gurmin, Deputy Chief - Fire Prevention and Public Education

Others

- three individuals

Agenda adoption

275-22 Councillor Lewis -- that the agenda for the December 13, 2022 regular County Council meeting be adopted as presented.

Carried Unanimously

Previous Minutes - November 22, 2022 Regular meeting

276-22 Councillor Wanchuk -- that the November 22, 2022 Regular Council meeting minutes be adopted as circulated.

Carried Unanimously

Previous Minutes - 2023 Budget meeting

277-22 Councillor Scobie -- that the 2023 Budget meeting minutes be adopted as circulated.

Carried Unanimously

Public presentation

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

Revised reserve value for 2022 Tax Sale December 21, 2022 at 10:00 a.m.

Manager of Assessment Services Karen Burnand provided a recommendation for a revised reserve valuation for the property set for 2022 tax sale.

22

278-22 Mayor Doblanko -- that Leduc County Council accept the revised reserve valuation for the property set for 2022 tax sale and set the following terms and conditions:

- Payment in cash, bank draft or certified cheque.
- 10% deposit of reserve bid and balance within 30 days.
- Redemption may be affected by payment of all arrears of taxes and costs at any time prior to the sale.
- Leduc County may, after the public auction, become the owner of any parcel of land that is not sold at the public auction.

Roll	Plan	Block	Lot	Pt Sec	Sec.	Twp.	Rge.	Mrd.	Parcel Size	Reserve Value
270020	PT SE			SE	20	50	22	4	1.00 ac	\$85,000.00

Carried Unanimously

Municipal lands for agricultural use lease agreements for 2023-2027

Director of Road Operations and Agricultural Services provided a recommendation for approval of five-year agricultural use lease agreements of municipal reserve lands.

279-22 Councillor Scobie -- that Leduc County Council enter into five-year agricultural use lease agreements of municipal reserve lands from January 1, 2023 to December 31, 2027, and subject to acceptance of a five year crop rotation plan by the manager of agricultural services on lands utilized for annual cropping, with the following proposed leases:

Proposed Lessee	Roll #	Legal	No. of Acres and use
Luke Wrubleski	<u>312120</u>	Pt. N.E. 31-50-22-W4th, Lot 8MR, Block 1 Plan 8020039 Hazel Grove	± 28.66 acres Haying only
Luke Wrubleski	<u>313030</u>	Pt. N.W. 31-50-22-W4th, Lot R1, Block 1, Plan 7720620 Panorama	± 21.60 acres Haying only
Luke Wrubleski	<u>328100</u>	Pt. N.E. 35-50-22-W4th, Lot R1, Plan 2387 R.S. Steinke Estates	± 15.71 acres Haying only
Luke Wrubleski	<u>370090</u>	Pt. S 1/2 15-48-23-W4th, Lot R8, Plan 3488 TR Cloverlawn	±11.79 acres haying only and ±17.0 acres cropping (total ± 28.79 acres)
Luke Wrubleski	<u>641340</u>	Pt. S.E. 11-50-23-W4th, Lot R35, Block 1, Plan 5049 TR Richdale Estates	± 15.13 acres Haying only
Tyler Kinas	<u>660250</u>	Pt. N.W. 16-50-23-W4th, Lot 25MR, Block 1, Plan 8021351 Treasure Island	± 14.73 acres Haying only

Luke Wrubleski	<u>716000</u>	Pt. N.W. 30-50-23-W4th, Lot R1, Plan 2882 RS Beau Hills Estates	± 15.80 acres Haying only
Luke Wrubleski	<u>1074190</u>	Pt. S.W. 17-50-24-W4th, Lot R16, Plan 7621010 Mini Vista	± 23.21 acres Grazing and/or haying
George Danso	<u>1085380</u>	Pt. S.W. 20-50-24-W4th, Lot R33, Plan 7521214 Linda Vista	± 21.76 acres Haying only
Luke Wrubleski	<u>1120000</u>	Pt. N.E. 30-50-24-W4th, Lot R1, Block 2, Plan 1464 RS Beau Vista North	± 19.99 acres Haying only
Luke Wrubleski	<u>1122000</u>	Pt. S.E. 30-50-24-W4th, Lot R, Block 2, Plan 3146 RS (not including any property east of Blackmud Creek) Beau Vista South	± 54.38 acres Haying only
Luke Wrubleski	<u>683010</u>	Pt. N.E. 22-50-23-W4th, Lot R1, Block 1, Plan 7521709 Looma Estates	± 2.72 acres Haying only
Luke Wrubleski	<u>702210</u>	Pt. S.W. 26-50-23-W4th, Lot 2MR, Block 7, Plan 0824956 Martinview Estates	± 14.09 acres Haying only
Bill Horneman	<u>713048</u>	N 1/2 S.E. 29-50-23-W4th, Lot 33MR, Block 1, Plan 0924909 Copper Creek	± 6.77 acres Haying only
Bill Horneman	<u>711321</u>	S 1/2 NE 29-50-23-W4th, Lot 21MR, Block 1, Plan 0924909 Copper Creek	± 5.86 acres Haying only
Luke Wrubleski	<u>1083000</u>	N.W. 20-50-24-W4th, Lot R2 (east municipal reserve parcel only), Plan 506 TR Kayda Vista	± 31.8 acres Haying only
Cars Mooij	<u>1825000</u>	E. 1/2 N.E. 10-50-26-W4th	±24.1 acres grazing and ±42.0 acres cropping (total ± 66.1 acres)
Neil + Kim Wrubleski	<u>1069000</u>	S.E. 16-50-24-W4th Airport Road	± 124 acres Cropping
Richard + Kelly Nessler	<u>6004000</u>	Pt S.E. 29-49-23-W4th, Lot A, Block 4, Plan 8622761 Rolly View	± 10.43 acres Haying only
Francis Sipos	<u>1280040</u>	S.E. 36-48-25-W4th. Block 2, Plan 6228 KS Kavanagh	± 6.75 acres Haying only

Mike Goddard	<u>720100</u>	N.W. 31-50-23-W4, Block R, Plan 3615 RS Goudreau Estates	± 15.65 acres Haying only
Luke Wrubleski	<u>725020 +</u> <u>725030</u>	S.E. 32-50-23-W4, Lot 11MR + Lot 21MR, Block 1, Plan 0724797 Rock Crest Estates	± 3.90 acres AND ± 3.95 acres (total 7.85 acres) Haying only
Luke Wrubleski	<u>638000</u>	S.W. 10-50-23-W4, Lot 34MR, Block 3, Plan 0324954 Clearwater Creek Estates	± 8.8 acres Haying only
Luke Wrubleski	<u>611220 +</u> <u>611380</u>	N.E. 4-50-23-W4, Lot 17MR + Lot 16MR , Block 2, Plan 0821734 Southview Ridge	± 9.11 acres AND ± 5.93 acres Haying only (total 15.04 acres)
Luke Wrubleski	<u>725032</u>	S.E. 32-50-23-W4, Lot 21MR, Block 2, Plan 0725426 Silver Bear Estates	± 8.01 acres Haying only

Carried Unanimously

Staff member Broadbent

Director of Road Operations and Agricultural Services Broadbent exited the council chamber at 1:39 p.m.

Bylaw No. 23-22 - Leduc County Fire Services and repeal Bylaw No. 12-12

280-22 Councillor Lewis -- that Bylaw No. 23-22 be given first reading to the Leduc County Fire Services and that Bylaw No. 12-12 be repealed.

Carried Unanimously

281-22 Councillor Belozar -- that Bylaw No. 23-22 be given second reading.

Carried Unanimously

282-22 Councillor Scobie -- that Bylaw No. 23-22 be given third reading with the unanimous consent of the council members present.

Carried Unanimously

283-22 Councillor Smith -- that Bylaw No. 23-22 be given third reading.

Carried Unanimously

Staff members Lefebvre and Gurmin

Fire Chief Lefebvre and Deputy Chief Gurmin exited the council chamber at 1:42 p.m.

Rescind #4, Motion No. 253-22 as it relates to the setting of 2024 budget meeting dates

General Manager of Financial and Corporate Services provided a recommendation with respect to the 2024 budget meeting dates.

284-22 Councillor Belozar -- that Leduc County Council:

- 1) in accordance with Motion No. 252-22 approved at the Oct. 25, 2022 Organizational meeting, rescinds the following as it relates to the setting of 2024 budget meeting dates:

4. *That the 2024 Leduc County Budget meeting dates be confirmed as follows:*
 - 0930 a.m. – 4:30 p.m., Monday, November 27, 2023
 - 0930 a.m. – 4:30 p.m., Wednesday, November 29, 2023
 - 0930 a.m. – 4:30 p.m., Monday, December 4, 2023
 - 0930 a.m. – 4:30 p.m., Wednesday, December 6, 2023
- 2) the November 28, 2023 Council Workshop and Regular Council meetings be cancelled due to the scheduling of 2024 budget meeting dates; and
- 3) that Leduc County Council set the 2024 Leduc County Budget meeting dates as follows:
 - 0930 a.m. - 4:30 p.m., Monday, November 27, 2023
 - 0930 a.m. - 4:30 p.m., Tuesday, November 28, 2023
 - 0930 a.m. - 4:30 p.m., Thursday, November 30, 2023

Carried Unanimously

Staff member Wice

Director of Finance Natasha Wice entered the council chamber at 1:47 p.m.

Policy FS-04 Corporate Credit Card

Director of Finance Natasha Wice provided a recommendation for approval of Corporate Credit Card Policy FS-04.

285-22 Councillor Scobie -- that Leduc County Council approve Policy FS-04 Corporate Credit Card, as presented.

Carried Unanimously

Request to waive property tax penalty - Roll #1120113

Director of Finance Natasha Wice provided a recommendation with respect to request to waive property tax penalty on Roll #1120113.

286-22 Councillor Smith -- that Leduc County Council deny the request to cancel the tax penalty in the amount of \$397.78 on Roll #1120113.

Carried Unanimously

Staff members Bain, Haverland and Muhammad

Director of Planning and Development Grant Bain, Manager of Development Services Charlene Haverland and Planner Ata Muhammad entered the council chamber at 1:52 p.m.

Request to waive property tax penalties on - Roll #57040, Roll #59000 and Roll #60000

Director of Finance Natasha Wice provided a recommendation with respect to request to waive property tax penalties on Roll #'s 57040, 59000 and 60000.

287-22 Councillor Lewis -- that Leduc County Council deny the request to cancel the tax penalties as follows:

- Roll #57040 - \$7.50
- Roll # 59000 - \$11.87
- Roll # 60000 - \$151.79

Carried Unanimously

Staff member 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 1:55 p.m.

Accounts receivable write-off

Director of Finance Natasha Wice provided a recommendation with respect to the accounts receivable write-off.

288-22 Councillor Wanchuk -- that Leduc County Council approve the write-off of the following accounts receivable balances of \$34,685.68 for the years of 2012 to 2021:

Account No	Outstanding Balances (\$)	Description
22237	105.00	A/R - 2018 Humane Trap
21370	150.00	A/R - 2014 False Alarm
22343	150.00	A/R - 2019 False Alarm
21781	150.00	A/R - 2016 False Alarm
21054	125.00	A/R - 2013 Outreach Home Insurance
22369	2,383.75	A/R - 2019 Motor Vehicle Collision
22041	500.00	A/R - 2017 Motor Vehicle Incident
22118	2,486.25	A/R - 2018 Motor Vehicle Incident
22139	5,290.00	A/R - 2018 Motor Vehicle Incident
21948	1,100.00	A/R - 2017 Motor Vehicle Accident
21749	80.00	A/R - 2016 File Search
21929	400.00	A/R - 2017 Motor Vehicle Accident
21778	461.25	A/R - 2016 Motor Vehicle Accident
21440	790.00	A/R - 2014 Motor Vehicle Accident
21164	400.00	A/R - 2013 Vehicle Rollover
21063	1,200.00	A/R - 2013 Vehicle Fire
21750	2,613.75	A/R - 2016 Motor Vehicle Accident
20184	52.50	A/R - 2014 Snowplow
21329	2,362.50	A/R - 2014 Advertising
21727	13,345.44	A/R - 2019 Permits
22157	145.50	A/R - 2018 Park Registration
61048	331.74	A/R - 2012-13 Electrical Permits
21179	63.00	A/R - 2021 Tax Certificates
Total	34,685.68	

Carried Unanimously

Property tax write-off

Director of Finance Natasha Wice provided a recommendation with respect to the property tax write-off.

289-22 Councillor Beloner -- that Leduc County Council approve the write-off of \$78,409.89 dated December 13, 2022 for the following tax account balances:

Account No.	Tax Levies and Utilities (\$)	Penalty (\$)	Total Balance (\$)	Description
8111040	7,151.69	5,655.90	12,807.59	2018 tax levy and 2018 - 2022 penalties.
5847000	26,394.65	18,337.11	44,731.76	2018-2019 tax levies and 2018 - 2022 penalties.

8149300	79.43	80.43	159.86	2017 tax levy and 2017 - 2022 penalties.
8149100	1,900.99	2,396.97	4,297.96	2016 tax levy and 2016-2022 penalties.
8927500	112.32	37.16	149.48	2020-2021 tax levies and 2020 - 2022 penalties.
9203000	560.50	-	560.50	2022 Grants in Place of Taxes – 50% uncollectable.
9212000	263.58	-	263.58	2022 Grants in Place of Taxes – 50% uncollectable.
6600100	1,613.70	4,688.21	6,301.91	2010 - 2013 tax levies, 2010 - 2022 penalties and outstanding utilities balances were transferred.
6600320	3,352.72	2,851.22	6,203.94	2015 - 2021 tax levies and 2015 -2022 penalties.
6600540	742.47	1,751.54	2,494.01	2012 Tax levy, 2012 - 2022 penalties and outstanding utilities balances were transferred.
6600570	275.61	163.69	439.30	2019 tax levy and 2019-2022 penalties.
Total	\$ 42,447.66	\$ 35,962.23	\$ 78,409.89	

Carried Unanimously

One individual

One individual entered the council chamber at 2:00 p.m.

Staff members Wice and Burnand

Staff members Wice and Burnand exited the council chamber at 2:01 p.m.

Public Hearing - Repeal of the Leduc County/City of Leduc Intermunicipal Development Plan Bylaw No. 30-11 and amendments thereto.

Mayor Doblanko called the public hearing to order at 2:02 pm with respect to the repeal of the Leduc County/City of Leduc Intermunicipal Development Plan Bylaw No. 30-11 and amendments thereto.

Mayor Doblanko called upon administration to introduce the subject of the hearing.

Senior Planner of Regional and Long Range Planning Laurie Johnson provided a staff report with respect to the subject of the public hearing, highlighting the following:

- 1) In 2021, the City of Leduc notified the County that the City voted in favour of repealing the City of Leduc/Leduc County Intermunicipal Development Plan (IDP). In 2022, after discussions Leduc County Council waived the requirement for mediation set out in S. 6.3.5 of the IDP that addresses the process for repealing the IDP.
- 2) On Aug. 22, 2022 the City of Leduc gave third reading to Bylaw 1118-2022 to repeal Bylaw 772-2011 referred to as the City of Leduc/Leduc County IDP, rendering the IDP inoperative and ineffective.
- 3) On Nov. 22, 2022 Leduc County Council gave first reading to Bylaw No. 20-22 to repeal Bylaw 30-11 referred to as the City of Leduc/Leduc County IDP.
- 4) In accordance with the Municipal Government Act (MGA), a public hearing must be held to consider written and oral submissions from the public on Bylaw No. 20-22 to repeal Bylaw 30-11.
- 5) The public hearing was advertised in accordance with the Leduc County Policy CO-01 and in accordance with the provisions of the MGA. Internal departments and external agencies were notified of the public hearing. There were no responses to the public hearing referral received.
- 6) The repeal of the IDP is exempt from referral to the Edmonton Metropolitan Region Board (EMRB) as it does not meet the criteria in S. 4.0 of the Regional Evaluation Framework (REF) that requires referral to the EMRB.

- 7) Subject to input received at the public hearing, administration recommends Leduc County Council gives 2nd and 3rd reading to repeal Bylaw 30-11.

Mayor Doblanko asked Council members if they had any questions of administration, and there were none.

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

Mayor Doblanko called upon anyone in attendance to speak in support or against the subject of the public hearing, and there was no one.

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

Conclude public hearing

Mayor Doblanko concluded the public hearing at 2:05 pm.

Bylaw No. 20-22 (2nd & 3rd readings) - repeal of the Leduc County/City of Leduc Intermunicipal Development Plan and amendments thereto.

290-22 Councillor Scobie -- that Bylaw No. 20-22 be given second reading.

Carried Unanimously

291-22 Councillor Wanchuk -- that Bylaw No. 20-22 be given third and final reading.

Carried Unanimously

Direct Control Permit Application D22-294, Roll #1078000 - outdoor storage area of $\pm 99,000\text{m}^2$ - NE 19-50-24-W4, Force Inspection Services, on behalf of 1665553 Alberta Ltd.

Manager of Development Services Charlene Haverland provided a recommendation relating to Development Permit Application D22-294 for an outdoor storage area of $\pm 99,000\text{m}^2$ on NE 19-50-24-W4.

Staff member Wice

Director of Finance Natasha Wice entered the council chamber at 2:10 p.m.

292-22 Councillor Lewis -- that Leduc County Council approve Direct Control Permit Application D22-294 by Force Inspection Services, on behalf of 1665553 Alberta Ltd. for an outdoor storage area of $\pm 99,000\text{m}^2$ on NE 19-50-24-W4, subject to the following conditions:

1. Approval is granted based on the information provided by the applicant for the approved development of outdoor storage area of $99,000\text{ m}^2$ and no other development.
2. The proposed development shall be located as shown on the site plan submitted by the applicant.
3. 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) radiation emission
 - x) high brightness light source
4. Exterior lighting of a development may be installed to provide security and add visual interest provided it does not interfere with the use and enjoyment of neighbouring lots or the safe and effective use of public roadways. Security lighting must be installed such that they are not directed east towards the residential area of the Vistas.
 5. Hours of operation will be Monday to Saturday, 6am to 8pm daily.
 6. The applicant/landowner shall enter into a development agreement for the construction of a stormwater management system, pre and post lot grading plan with additional berming to the east to the satisfaction of Leduc County and off-site levies due and payable in accordance with the Greater Nisku and Area Off-Site Levy Bylaw No. 30-17.
 7. Idling of trucks shall be kept to a minimum to avoid excessive noise and air pollution.
 8. The applicant/landowner shall submit a pre and post lot grading plan to the satisfaction of Leduc County.
 9. The development shall not cause any adverse drainage impact on adjacent properties or flooding of nearby ditches in excess of their capabilities.
 10. No outdoor sandblasting or spray painting of any kind is permitted on site.
 11. 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.
 12. 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 Engineering and Utilities.
 13. 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.
 14. No further development, expansion or change in use is permitted unless approved by Leduc County Council.

Carried Unanimously

Three individuals

Three individuals exited the council chamber at 2:15 p.m.

Two individuals

Two individuals entered the council chamber at 2:16 p.m.

Direct Control Permit Application D22-270, Roll #6322460 - business office, warehouse - Lot 14, Block 6, Plan 1222667, Pt. SE 19-50-24-W4, B. Gardner, on behalf of D. Hollands.

Planner Ata Muhammad provided a recommendation relating to Direct Control Permit D22-270 for a business office/warehouse on Lot 14, Block 6, Plan 1222667, Pt. SE 19-50-24-W4.

293-22 Councillor Belozer -- that Leduc County Council approve Direct Control Permit Application D22-270 by B. Gardner, on behalf of D. Hollands, for a business office/warehouse on Lot 14, Block 6, 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 development only and no other development.
2. The proposed development shall be located as shown on the site plan submitted by the applicant.

3. No use or operation shall cause or create any conditions 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
4. Exterior lighting of a development may be installed to provide security and add visual interest provided it does not interfere with the use and enjoyment of neighbouring lots or the safe and effective use of public roadways. Security lighting must be installed such that they are not directed east towards the residential area of the Vistas.
5. 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.
6. Hours of operation shall be 9am to 5pm, Monday to Friday,.
7. The development shall be 100% screened from the Vistas residential area to the east using either landscaping or fencing or a combination of the two.
8. Idling of trucks shall be kept to a minimum to avoid excessive noise and air pollution.
9. The development shall not cause any adverse drainage impact on adjacent properties or flooding of nearby ditches in excess of their capabilities.
10. The applicant/landowner shall submit a pre and post lot grading plan to the satisfaction of Leduc County.
11. 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, including the containment of all construction materials and refuse.
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. No outdoor sandblasting or spray painting of any kind is permitted on site.
14. 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.
15. The applicant must apply for all new access/approaches indicated on the site plans and they must be constructed to the satisfaction of Leduc County Public Works and Engineering. The accesses must be paved.
16. The applicant must apply for a service connection with Engineering and Utilities department, if required.
17. No further development, expansion or change in use is permitted unless approved by Leduc County Council.
18. The applicant/landowner shall enter into a development agreement for a servicing plan and security regarding a paved access.

Carried Unanimously

20

Staff members Haverland and Muhammad and two individuals

Staff members Haverland and Muhammad and two individuals exited the council chamber at 2:21 p.m.

Public hearing:

- i) **Bylaw No. 18-22 (2nd and 3rd readings) - repeal Bylaw No. 05-18 Leduc County/County of Wetaskiwin Intermunicipal Development Plan (IDP)**
- ii) **Bylaw No. 19-22 (2nd and 3rd readings) - repeal Bylaw No. 33-18 Leduc County/County of Wetaskiwin Intermunicipal Collaboration Framework (ICF)**
- iii) **Intermunicipal Collaboration Framework (ICF) between Leduc County/County of Wetaskiwin (approve by resolution)**

Mayor Doblanko called the public hearing to order at 2:22 pm with respect to the repeal of bylaws 18-22 and 19-22, respectively relating to the Intermunicipal Development Plan (IDP) and Intermunicipal Collaboration Framework (ICF) with the County of Wetaskiwin as well as consideration of approval by resolution of the ICF.

Mayor Doblanko called upon administration to introduce the subject of the hearing.

Senior Planner of Regional and Long Range Planning Laurie Johnson provided a staff report with respect to the subject of the public hearing, highlighting the following:

- 1) In October 2022, the Intermunicipal Liaison Committee endorsed the repeal of the Leduc County/County of Wetaskiwin IDP and ICF. At that time, the Intermunicipal Liaison Committee also endorsed the approval of the updated ICF by resolution for consideration by the respective Councils.
- 2) On Nov. 15, 2022 the County of Wetaskiwin gave first reading to repeal the Leduc County/County of Wetaskiwin IDP and the ICF between Leduc County and County of Wetaskiwin. The County of Wetaskiwin held a public hearing at 9:15 a.m. on Dec. 13, 2022 and approved the repeal of the IDP and ICF with the County of Wetaskiwin.
- 3) On Nov. 22, 2022 Leduc County Council gave first reading to Bylaw 18-22 to repeal Bylaw 05-18 referred to as the Leduc County/County of Wetaskiwin IDP; and Bylaw 19-22 to repeal Bylaw 33-18 referred to as the Leduc County/County of Wetaskiwin ICF.
- 4) In accordance with the Municipal Government Act (MGA), a public hearing must be held to consider written and oral submissions from the public on Bylaws 18-22 and 19-22 to repeal the respective bylaws 05-18 (IDP) and 33-18 (ICF).
- 5) The public hearing was advertised in accordance with the Leduc County Policy CO-01 and in accordance with the provisions of the MGA. Internal departments and external agencies were notified of the public hearing. There were no responses to the public hearing referral received.
- 6) The repeal of the IDP is exempt from referral to the Edmonton Metropolitan Region Board (EMRB) as it does not meet the criteria in S. 4.0 of the Regional Evaluation Framework (REF) that requires referral to the EMRB.
- 7) Subject to input received at the public hearing, administration recommends Leduc County Council gives 2nd and 3rd readings to Bylaw 18-22 and 19-22, respectively. Further, administration recommends that the updated ICF be approved by resolution.

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

In response to questions, the following was provided:

- By repealing the IDP/ICF - we are not losing anything; we have a good working relationship with the County of Wetaskiwin relating to land use services.

- municipalities are required to have an ICF, an amendment to the MGA was done to reduce red tape by rather than having to be done by bylaw, now they can be done via resolution.
- The County of Wetaskiwin did not have any submissions.

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

Mayor Doblanko called upon anyone in attendance to speak in support or against the subject of the public hearing, and there was no one.

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

Conclude public hearing

Mayor Doblanko concluded the public hearing at 2:30 pm.

Bylaw No. 18-22 (2nd & 3rd readings) - repeal of Bylaw No. 05-18 - Leduc County/County of Wetaskiwin Intermunicipal Development Plan.

294-22 Councillor Lewis -- that Bylaw No. 18-22 be given second reading.

Carried Unanimously

295-22 Councillor Wanchuk -- that Bylaw No. 18-22 be given third and final reading.

Carried Unanimously

Bylaw No. 19-22 (2nd & 3rd readings) - repeal Bylaw No. 33-18 Leduc County/County of Wetaskiwin Intermunicipal Collaboration Framework (ICF)

296-22 Councillor Belozor -- that Bylaw No. 19-22 be given second reading.

Carried Unanimously

297-22 Councillor Lewis -- that Bylaw No. 19-22 be given third and final reading.

Carried Unanimously

Intermunicipal Collaboration Framework between Leduc County/County of Wetaskiwin

298-22 Mayor Doblanko -- that Leduc County Council approve the Intermunicipal Collaboration Framework between Leduc County and County of Wetaskiwin.

Carried Unanimously

Staff member Johnson

Staff member Johnson exited the council chamber at 2:32 p.m.

Bylaw - Southern Country Residential Area Structure Plan (SCRASP)

Manager of Regional and Long Range Planning Jordan Evans and Nick Price, V3 Companies of Canada, provided a presentation on the proposed Southern Country Residential Area Structure Plan (SCRASP).

Bylaw No. 24-22 (1st reading) - Southern Country Residential Area Structure Plan (SCRASP)

299-22 Mayor Doblanko -- that Bylaw No. 24-22 be given first reading for the adoption of the Southern Country Residential Area Structure Plan (SCRASP).

Carried Unanimously

25

Staff members Bain and Evans and one individual

Staff members Bain and Evans and one individual exited the council chamber at 2:53 p.m.

Bulk water, septage and utilities write-off

Director of Finance Natasha Wice provided a recommendation with respect to the write-off for bulk water, septage and utilities balances for the years 2013-2020.

300-22 Councillor Belozer – that Leduc County Council approve the write-off of the following bulk water, septage and utilities balances of \$5,392.10 for the years 2013-2020:

Account No	Utilities (\$)	Penalties (\$)	Outstanding Balances (\$)	Description
41193	\$ 1,172.18	\$ 1,297.50	\$ 2,469.68	Bulk Water - 2019-2020
41437	\$ -	\$ 11.16	\$ 11.16	Bulk Water - 2017
41834	\$ 480.42	\$ 140.19	\$ 620.61	Bulk Water - 2018
41835	\$ 70.88	\$ 77.59	\$ 148.47	Bulk Water - 2019-2020
41883	\$ -	\$ 47.44	\$ 47.44	Bulk Water - 2018
41925	\$ 68.12	\$ 27.95	\$ 96.07	Bulk Water - 2018
20155	\$ 230.05	\$ 18.26	\$ 248.31	Septage - 2013-2014
14218.00	\$ 137.04	\$ -	\$ 137.04	Utilities - 2019
14219.01	\$ 194.47	\$ -	\$ 194.47	Utilities - 2019
17967.01	\$ 537.30	\$ 5.82	\$ 543.12	Utilities - 2020
33690.01	\$ 246.61	\$ 3.27	\$ 249.88	Utilities - 2016
33700.02	\$ 399.78	\$ 34.57	\$ 434.35	Utilities - 2016
33800.00	\$ 189.02	\$ 2.48	\$ 191.50	Utilities - 2016
Total	3,725.87	1,666.23	5,392.10	

Carried Unanimously

Adjournment

Mayor Doblanko adjourned the meeting at 2:58 p.m.


 Mayor


 County Manager