



Regular Council

Agenda

Leduc County Centre, Nisku, AB

Tuesday, April 12, 2022

1. Order - 1:30 p.m.
2. Adoption of agenda
3. Adoption of previous minutes
- March 22, 2022 Regular Council meeting ✓
4. **1:30 pm Presentations**
 - a) Public
 - b) Service awards:
 - 10 years - Napoleon Malayang, Grader Operator G. Broadbent
 - 10 years - Colin Richards, Supervisor - Development Services C. Haverland
 - 15 years - Sara Russell, Manager - Community Support Services D. Ohnysty
5. **1:40 pm County Manager's office**
 - a) 1:40 pm Curtis Friesen, Metrix Group LLP - 2021 year-end financial reports ✓ R. Klimosko
6. **2:00 pm Public Hearing**
 - a) 2:00 pm Bylaw - 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 & A. Muhammad
7. **2:15 pm Department reports / recommendations**
 - a) 2:15 pm Planning and Development
 - i) Policy LR-02 Investment Readiness ✓ J. Vizbar
 - ii) Bylaw - Repeal Bylaw No. 34-18 - Intermunicipal Collaboration Framework (ICF) between Camrose County/Leduc County ✓ J. Vizbar
 - Resolution to approve updated ICF between Camrose County and Leduc County
 - b) 2:45 pm Engineering and Utilities
 - i) Rolly View Right-of-Way Agreement ✓ D. Mryglod
 - ii) Municipal Access Agreement ✓ D. Mryglod
 - iii) Transfer station bin supply and transport contract ✓ D. Downey
 - iv) Traffic Bylaw - adopt and repeal Bylaw No. 31-19 ✓ D. Mryglod
 - v) Road allowance closure and land sale - Township Road 492, Hunter and Webber ✓ A. Kotb & C. Iles

✓ Attachment provided



c) 3:15 pm Agricultural Services**i) Policies:**

- | | | |
|--|---|--------------|
| ○ AP-05 Sustainable Agriculture | ✓ | A. Van Beers |
| ○ AP-06 Local Food | ✓ | |
| ○ PC-01 Beaver Control and Beaver Dam Removal on County
Right -of-Ways and Private Property | ✓ | |
| ○ PC-02 Control of Clubroot Disease of Canola | ✓ | |

d) 3:30 pm County Manager's office

- | | | |
|--|---|----------|
| i) Regional Assessment Review Board - renewal of agreements
with municipal partners | ✓ | J. Gavan |
|--|---|----------|

8. New Business / Information Item**a) Notice of Motions:**

- | | | |
|--|---|--------------|
| i) Councillor communication distribution | ✓ | Councillor |
| ii) Councillor participation in State of County address and
promotional County videos | ✓ | Vandenberghe |
| iii) Councillor external committee reporting | ✓ | |

9. Information Item

- | | | |
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| a) Call to Action - new provincial police service | ✓ | |
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10. Adjournment



Regular Council Meeting

Minutes

Council Chamber, Leduc County Centre, Nisku, AB

Tuesday, April 12, 2022

Order and roll call

The meeting was called to order at 1:30 pm, Tuesday, April 12, 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 arrived after the meeting convened.

Staff members

- Duane Coleman, County Manager
- Renee Klimosko, General Manager - Financial and Corporate Services
- Joyce Gavan, Legislative Coordinator
- Grant Bain, Director - Planning and Development
- Garrett Broadbent, Director - Agricultural Services and Road Operations
- Dwayne Eagle, Foreman - Central Area
- Napoleon Malayang, Grader Operator
- Charlene Haverland, Manager - Development Services
- Colin Richards, Supervisor - Development Services
- Dean Ohnysty, Director - Community Services
- Sara Russell, Manager - Community Support Services
- Carol Tabone, Manager - Family Support Services
- Corrie Richter, Administrative Assistant - Family and Community Support Services
- Jason McNabb, Manager - Information Management and Technology
- Natasha Wice, Director - Finance

Others

- Curtis Friesen, Metrix Group LLP

Agenda adoption

79-22 Councillor Lewis -- that the agenda for the April 12, 2022 Regular County Council meeting be adopted with the following deletion:

7. b) i) Rolly View Right of Way Agreement

Carried Unanimously

Previous Minutes - March 22, 2022 Regular meeting

80-22 Councillor Belozar -- that the March 22, 2022 Regular meeting minutes be adopted as circulated.

Carried Unanimously

Councillor Smith

Councillor Smith entered the council chamber at 1:33 p.m.

Public Presentation

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

Service award

The following staff members were recognized for their years of service:

10 years

- Napoleon Malayang, Grader Operator
- Colin Richards, Supervisor - Development Services

15 years

- Sara Russell, Manager - Community Support Services

Staff members Broadbent, Eagle, Malayang, Richards, Ohnysty, Russell, Richter and Tabone

Staff members Broadbent, Eagle, Malayang, Richards, Ohnysty, Russell, Richter and Tabone exited the council chamber at 1:36 pm.

2021 year-end financial reports

Curtis Friesen, Metrix Group LLP presented the 2021 audited financial statements and 2021 accumulated surplus schedule.

Staff members Evans and Vizbar

Manager of Regional and Long Range Planning Jordan Evans and Planner 1 of Regional Planning Julie Vizbar entered the council chamber at 1:42 pm.

Staff member Muhammad and one individual

Planner of Development Services Ata Muhammad and one individual entered the council chamber at 1:50 pm.

81-22 Councillor Smith-- that Leduc County Council approves the following 2021 financial year-end documentation:

- 2021 audited financial statements; and
- 2021 accumulated surplus schedule.

Carried Unanimously

Curtis Friesen and staff member Wice

Curtis Friesen and staff member Wice exited the council chamber at 1:57 pm.

Public Hearing - 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), Abtosway

Mayor Doblanko called the public hearing to order at 2:00 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.

Planner Ata Muhammad provided a staff report with respect to the proposed amendment to Leduc County Land Use Bylaw No. 07-08, highlighting the following:

- 1) The applicant Murray Abtosway applied to redistrict ± 1.23 ha (± 3.04 ac) of the subject property from the Agricultural (AG) to the Direct Control (DC) District to allow for natural resource extraction (clay) and construct a borrow pit for water storage for agricultural operations on the lands.
- 2) The subject lands are abutting Highway 60 on the west side, approximately 2.4 km to the north from the intersection of Highway 39 and Highway 60. The parcel is 77.34 acres and currently

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zoned Agricultural. The current improvements on the lands are a 2,400 sq.ft. farm building and a few sea containers.

- 3) The notice of public hearing was advertised for two consecutive weeks in accordance with the provisions of the Municipal Government Act. The application was referred to adjacent landowners and the County's internal departments and external agencies. There were no comments received from surrounding landowners. There were comments received from the following:
 - *Leduc County Agricultural Services* - the area marked for DC would be fine for a clay extraction/dugout as it is currently being used for annual crop production, although it could be a good hay land. If the actual end result is a dugout that will be maintained and used for agricultural purposes, this would be acceptable.
 - *Alberta Health Services* - the applicant should adhere to all applicable legislation and guidelines to protect groundwater from contamination during the operation of clay extraction and pit reclamation. Should the proposed amendment be supported by Council, a development permit approval shall be required prior to the proposed extraction operation and using the area after completion of the project as a borrow pit to collect surface runoff and use the water for agricultural operations.
- 4) In accordance with the Municipal Development Plan, the subject lands are located within Agricultural Area B-North Central. The Plan's policy for natural resource extraction provides direction to minimize conflict between natural resource extraction and neighbouring land uses, timely and appropriate reclamation, and the mitigation of potential adverse impacts on neighbouring land uses. The rezoning of this area for natural resource extraction and using a future borrow pit for agricultural operations on the rest of the parcel is aligned with the above policies of the MDP.

Staff member Mryglod and one individual

Director of Engineering and Utilities Des Mryglod and one individual entered the council chamber at 2:13 pm.

- 5) The proposed amendment and the final use of the area for water storage and irrigation purposes are aligned with the planning policies. Administration is of the opinion that the amendment be supported and recommend first, second and third reading to the proposed bylaw amendment. The next step would be for the landowner to bring forward a development permit application which would address the specifics of traffic, noise, hours of operation and reclamation.

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

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

- The applicant wishes to sell the clay and have it removed off site; therefore the redistricting is required followed by a development permit application in accordance with Leduc County policy.
- The applicant intends to have the land rezoned back to agricultural after reclamation.
- In this case it is uncertain how much clay will be removed; the applicant advised his intent to have a small dug out.
- The subject land is used for pasture grass and hay land.
- Would like to use the water from the dug out for trees and garden.

Staff member Iles

Municipal Engineer Chelsey Iles entered the council chamber at 2:18 pm

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 applicant, Murray Abtosway, to speak to the application for the proposed amendment.

Applicant Murray Abtosway, residing within the Town of Devon, advised of the following:

- Have owned the subject property for about 12 years.
- One of our family members hope to live on the subject land one day.
- Lots of trees (+300) have been planted that have matured and hope to plant more; a garden is also planted each year.
- Have to haul water out from Town of Devon which is not convenient; would like to construct a dug out to eliminate hauling water.
- The rest of pasture land is rented to the neighbor for pasturing of cows and hay land.
- Would like to compensate the cost of digging the dug out by selling the clay.
- Intend to rezone the land back to Agricultural use after the dug out is completed.
- The dugout will be located in close proximity to the shop.
- The water table is extremely high in the area so feel there would be adequate water to fill the dug out.

Mayor Doblanko noted there were no registered speakers to speak in support or non-support of the proposed land use bylaw amendment.

Mayor Doblanko called upon anyone else wishing to speak in support or against the proposed land use bylaw amendment, and there was no one.

Mayor Doblanko called upon administrative staff to provide closing comments.

In response to questions to administration, the following was advised:

- When an application gets circulated to adjacent landowners/agencies and if no one responds, administration considers there are no objections.
- Since the applicant wishes to sell the clay from extraction, the requirement for redistricting is required.

Staff member Downey and two individuals

Manager of Utilities Dean Downey and two individuals entered the council chamber at 2:28 pm.

Mayor Doblanko called upon the applicant for closing comments, and Mr. Abtosway advised he had none.

Conclude public hearing

Mayor Doblanko concluded the public hearing at 2:29 pm.



Bylaw No. 06-22 - 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), Abtosway

82-22 Councillor Scobie -- that Bylaw No. 06-22 be given first reading to amend the Leduc County Land Use Bylaw No. 07-08 as follows:

1. General Purpose

The purpose of this district is to allow for Natural Resource Extraction, processing and removal of natural extractive resources (clay) while ensuring that neighbouring land uses and environmentally sensitive areas are not negatively impacted.

2. Area of Application

This Bylaw will apply to Pt.NE 4-50-26-W4M affecting ± 1.23 ha (± 3.04 ac) of a title area of ± 31.29 ha (± 77.34 ac)

3. Discretionary Uses.

a) *Resource Excavation, stripping, grading*

4. Minimum Building Setback Requirements

From the property line adjacent to:	Excavation
Road, Highway	As per Alberta Transportation requirements
Other lot-Side	30.0 m

5. Additional Regulations

- (a) Only those operations where adverse impacts on the environment and neighbouring land uses can be mitigated to the satisfaction of Leduc County will be permitted.
- (b) Natural Resource Extraction operations shall be to the satisfaction of the County and relevant government agencies or departments, all lands affected by the operations and stripping, excavation and grading shall be done in a manner that the extent of disturbed area and the duration of its exposure is minimized, and that the excavated area should be designed such that the retention of water does not negatively impact adjacent lands.
- (c) The development shall manage dust emissions and erosion control to the satisfaction of the Development Authority.
- (d) The number of vehicles exiting the site shall be restricted to the satisfaction of the Development Authority.
- (e) 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 toxic matter
 - ii) dust, fly ash or other particulate matter
 - iii) noise
 - iv) vibrations
 - v) air pollution
 - vii) water quality deterioration
 - xi) flooding of adjacent lands, nearby creeks and drainage ditches

- (f) Environmental impact assessments may be required where there is uncertainty as to potential risk to public health or environmental effects.
- (g) Development shall not commence prior to obtaining Provincial approvals, licensing and registration.

Carried

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

83-22 Mayor Doblanko -- that Bylaw No. 06-22 be given second reading.

Carried

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

84-22 Councillor Belozar -- that Bylaw No. 06-22 be given third reading with the unanimous consent of the council members present.

Carried

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

Mr. Abtosway

Mr. Abtosway exited the council chamber at 2:34 pm.

Two individuals

Two individuals entered the council chamber at 2:35 p.m.

Policy LR-02 Investment Readiness - Planning and Development

Planner 1 - Regional Planning Julie Vizbar provided a recommendation to approve Policy LR-02 Investment Readiness.

85-22 Councillor Lewis -- that Leduc County Council approves Policy LR-02 Investment Readiness, as presented.

Carried Unanimously

Bylaw No. 07-22 - Repeal Bylaw No. 34-18 - Intermunicipal Collaboration Framework (ICF) between Camrose County / Leduc County

86-22 Councillor Smith -- that Bylaw No. 07-22 be given first reading to repeal Bylaw No. 34-18 Intermunicipal Collaboration Framework (ICF) between Camrose County / Leduc County.

Carried Unanimously

87-22 Councillor Belozar -- that Bylaw No. 07-22 be given second reading.

Carried Unanimously

88-22 Councillor Wanchuk -- that Bylaw No. 07-22 be given third reading with the unanimous consent of the council members present.

Carried Unanimously



89-22 Councillor Vandenberghe -- that Bylaw No. 07-22 be given third reading.

Carried Unanimously

Resolution - Intermunicipal Collaboration Framework (ICF) between Camrose County / Leduc County

90-22 Councillor Lewis -- that Leduc County Council approve by resolution the updated Intermunicipal Collaboration Framework (ICF) between Camrose County / Leduc County.

Carried Unanimously

Staff members Evans and Vizbar

Staff members Evans and Vizbar exited the council chamber at 2:46 pm.

Staff member Van Beers

Manager of Agricultural Services Aaron Van Beers entered the council chamber at 2:47 p.m.

Municipal Access Agreement

Director of Engineering Des Mryglod provided a recommendation with respect to the draft municipal access agreement.

91-22 Councillor Vandenberghe -- that Leduc County Council approves the draft Municipal Access Agreement, as presented.

Carried Unanimously

Transfer station bin supply and transport contract

Manager of Utilities Dean Downey provided a recommendation with respect to a contract for the transfer station bin supply and transport services.

92-22 Councillor Wanchuk -- that Leduc County Council directs administration to enter into a three year contract with GFL Environmental Inc. for the transfer station bin supply and transport services.

Carried Unanimously

Staff member Downey

Staff member Downey exited the council chamber at 2:58 pm.

Staff member Broadbent

Director of Road Operations and Agricultural Services Garrett Broadbent entered the council chamber at 2:59 pm.

Traffic Bylaw

Director of Engineering and Utilities Des Mryglod presented the proposed traffic bylaw and repeal of Bylaw No. 31-19.

Bylaw No. 08-22 - Traffic Bylaw and repeal Bylaw No. 31-19

93-22 Councillor Scobie -- that Bylaw No. 08-22 be given first reading to adopt the Traffic Bylaw and repeal Bylaw No. 31-19.

Carried Unanimously

94-22 Councillor Lewis -- that Bylaw No. 08-22 be given second reading.

Carried Unanimously

95-22 Councillor Scobie -- that Bylaw No. 08-22 be given third reading with the unanimous consent of the council members present.

Carried Unanimously

96-22 Councillor Belozar -- that Bylaw No. 08-22 be given third reading.

Carried Unanimously

Road Allowance Closure and Land Sale - Township Road 492 Hunter and Webber

Director of Engineering and Utilities Des Mryglod provided a report relating to the public hearing held on February 8, 2022 regarding the Township Road 492 road closure and land sale.

Bylaw No. 09-22 - Road Allowance Closure and Land Sale - Township Road 492 Hunter and Webber

97-22 Councillor Scobie -- that Bylaw No. 09-22 be given first reading for the partial road closure of Township Road 492, all of the undeveloped road allowance west of the most westerly intersection of the creek with the road allowance and adjacent to the south of the SE 15-49-3-W5.

Carried

Pro: Mayor Doblanko and Councillors Scobie, Belozar and Wanchuk

Con: Councillors Vandenberghe, Lewis and Smith

Staff members Mryglod, Iles, Haverland, Muhammad and five individuals

Staff members Mryglod, Iles, Haverland, Muhammad and five individuals exited the council chamber at 3:29 pm.

Agricultural Services Policies:

- AP-05 Sustainable Agriculture
- AP-06 Local Food
- PC-01 Beaver Control and Beaver Dam Removal of County Right-of-Ways and Private Property
- PC-02 Control of Clubroot Disease of Canola

Manager of Agricultural Services Aaron Van Beers presented Agricultural Services policies to the Municipal Policy Review Committee.

98-22 Councillor Belozar -- that Leduc County Council approves the following policies, as recommended by the Municipal Policy Review Committee:

- AP-05 Sustainable Agriculture
- AP-06 Local Food
- PC-01 Beaver Control and Beaver Dam Removal of County Right-of-Ways and Private Property
- PC-02 Control of Clubroot Disease of Canola

Carried Unanimously

Staff members Broadbent and Van Beers

Staff members Broadbent and Van Beers exited the council chamber at 3:33 p.m.

Regional Assessment Review Board - renewal of agreements with municipal partners

Legislative Coordinator Joyce Gavan provided a recommendation relating to the Regional Assessment Review Board.

99-22 Councillor Smith -- that Leduc County Council approves the following with respect to Regional Assessment Review Board services:



1. Renewal of agreement with the following municipal partners for another three (3) year term (January 1, 2022 to December 31, 2024):
 - City of Beaumont
 - Town of Thorsby
 - Village of Warburg
2. Confirm the re-appointment of Councillor Vandenberghe as a Leduc County member, subject to training requirements; and authorize administration to advertise for one (1) public member to the Regional Assessment Review Board on behalf of Leduc County.

Carried Unanimously

Notice of Motion - Councillor communication distribution

100-22 Councillor Vandenberghe -- the following with respect to Councillor communication distribution:

- 1) All Council requests, including Mayor, be distributed to all of Council for information and consideration and reposted 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 outgoing 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 or 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 Belozor, Scobie and Wanchuk

Notice of Motion - Councillor participation in State of County address and promotional County videos

101-22 Councillor Vandenberghe -- that State of County messaging and county promotional type videos that may include a messaging component on behalf of Council include County Councillor participation, in addition to official spokesperson, if a Councillor so wishes to participate.

Carried

Pro: Councillors Vandenberghe, Lewis, Smith, Wanchuk and Scobie

Con: Mayor Doblanko and Belozor

Notice of Motion - Councillor external committee reporting

102-22 Councillor Vandenberghe -- the following with respect to Councillor external committee reporting:

Councillors serving on external committee meetings provide external committee agendas for immediate distribution to Council prior to the meeting date; and

further, that the approved minutes for external committee meetings be arranged by the attending Councillor to be provided for distribution to Council or posting to repository; and

further, that a summary of key points arising from External Committees be presented in Governance

& Priorities OR Regular Council by the attending Councillor or administration; and
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
external committee reporting will commence from date of resolution approval.

Lost

Pro: Councillors Vandenberghe, Lewis and Smith

Con: Mayor Doblanko and Councillors Belozar, Scobie and Wanchuk

Call to Action - new provincial police service

103-22 Mayor Doblanko -- that Leduc County Council directs administration to prepare a summary report related to the new provincial policing service vs. RCMP for council discussion.

Carried Unanimously

Adjournment

Mayor Doblanko adjourned the meeting at 4:04 pm.



Mayor



County Manager