



**Regular Council**  
**Agenda**  
*Leduc County Centre, Nisku, AB*  
*Tuesday, February 22, 2022*

1. **Order - 1:00 p.m.**
2. **Adoption of agenda**
3. **Adoption of previous minutes**
  - February 8, 2022 Regular Council meeting ✓
  - February 10, 2022 City of Leduc & Leduc County Joint Council meeting ✓
4. **1:00 p.m. Presentations**
  - a) Public
  - b) Cheque presentation - Matt Gruninger, 2021 Albert & Maria Rimer Memorial Scholarship recipient R. Thomas
  - c) Staff introductions
    - o Courtney Risser, Parks & Recreation Administrative Assistant D. Ohnysty
  - d) Service awards:
    - o 35 Years - Rick Thomas
5. **1:15 p.m. Public Hearing**
  - a) 1:15 p.m. Bylaw No. 01-22 (*2<sup>nd</sup> & 3<sup>rd</sup> readings*) - QEII Business Park ✓ D. Desimone  
Local Area Structure Plan Bylaw No. 23-12 amendment
6. **1:30 p.m. Department reports / recommendations**
  - a) 1:30 p.m. Community Services
    - i) Violence Threat Risk Assessment (VTRA) Community Protocol Agreement ✓ S. Russell & D. Ohnysty
    - ii) Committee Representatives - Beaumont and Leduc Cost Share Planning and Consultation Committees ✓ D. Ohnysty
  - b) 2:00 p.m. Engineering and Utilities
    - i) Capital Region Southwest Water Services Commission Right of Way Agreements ✓ D. Mryglod
  - c) 2:15 p.m. Finance
    - i) 2021 Year-end Carry Forward and Funding Requests ✓ N. Wice
    - ii) Request to Waive Property Tax Penalty for Rolls 8620001, 8620005, & 8823500 ✓ N. Wice

✓ Attachment provided



- d) 2:30 p.m. Road Operations
- i) 2022 Capital Project - CP 004 Tandem Gravel / Plow / Sanding Truck ✓ G. Broadbent
7. 3:00 p.m. In-Camera session - in accordance with Freedom of Information and Protection of Privacy Act
- a) 3:00 p.m. Planning and Development
    - i) Leduc County / City of Leduc Joint Council meeting briefing - Intermunicipal Development Plan (IDP) [S. 21 (1), FOIP] J. Evans & L. Johnson
    - ii) Genesee Gravel Assessment [S. 24(1) & 25(1), FOIP]] ✓ D. Mryglod
8. **Business Arising from In-Camera session**
- a)
9. **Adjournment**





## Regular Council Meeting

### Minutes

*Council Chamber, Leduc County Centre, Nisku, AB*

*Tuesday, February 22, 2022*

#### Order and roll call

The meeting was called to order at 1:00 p.m., Tuesday, February 22, 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
- Lynn White, Executive Assistant / Recording Secretary
- Grant Bain, Director - Planning and Development
- Dave Desimone, Senior Planner - Development Services
- Dean Ohnysty, Director, Community Services
- Courtney Risser, Administrative Assistant, Parks & Recreation
- Clarence Nelson, Director, Enforcement Services
- Sara Russell, Manager, Community Support Services

#### Others

- Matt Gruninger
- Brian Middleton, Lear Real Estate

#### Agenda adoption

**39-22** Councillor Belozar -- that the agenda for the February 22, 2022 Regular County Council meeting be adopted as circulated.

Carried Unanimously

#### Previous Minutes - February 8, 2022 Regular meeting

**40-22** Councillor Lewis -- that the February 8, 2022 Regular meeting minutes be adopted with the following amendment on page 14:

Staff member: Trevor Bosma, Supervisor - Utilities

Carried Unanimously

**41-22** Councillor Wanchuk -- that the February 10, 2022 City of Leduc & Leduc County Joint Council meeting minutes be adopted as circulated.

Carried Unanimously

#### Public Presentation

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

#### Presentation - 2021 Albert & Maria Rimer Memorial Scholarship recipient

Matt Gruninger was presented with a cheque as the recipient of the 2021 Albert & Maria Rimer Memorial Scholarship.

Blaydon Dibben

Blaydon Dibben, Selecting Engineering entered the council chamber at 1:03 p.m.

**Staff introduction**

Dean Ohnysty, Director of Community Services introduced Courtney Risser, Administrative Assistant, Parks and Recreation.

**Service award**

Rick Thomas was recognized for 35 years of service with Leduc County. Mayor Doblanko and Duane Coleman also presented Mr. Thomas with a retirement gift.

Staff member Nelson

Staff member Clarence Nelson exited the council chamber at 1:12 p.m.

**Public Hearing - Bylaw No. 01-22 (2<sup>nd</sup> & 3<sup>rd</sup> readings) QEII Business Park Local Area Structure Plan  
Bylaw No. 23-12 amendment**

Mayor Doblanko called the public hearing to order at 1:15 p.m. with respect to the QEII Business Park Local Area Structure Plan Bylaw No. 23-12 amendment.

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

Senior Planner of Development Services Dave Desimone provided a staff report with respect to the QEII Business Park Local Area Structure Plan Bylaw No. 23-12 amendment, highlighting the following:

- 1) The amendment to the QEII Business Park Local Area Structure Plan proposed to add 31.5 ha of Business Park development east of the Nisku Spine Road for an area described as the N.E. ¼ Section 5 Township 51 Range 24 W4M.
- 2) The amendment proposes the lands in the plan area of the existing QEII Business Park Local Area Structure Plan be identified as Phase I and the lands east of the Nisku Spine Road which comprise the amendment area be included as Phase II. The lands within Phase I are fully serviced and districted IND – Industrial District. The majority of the lands in Phase I have been developed and subdivided.
- 3) The amendment area, Phase II, proposes land use to be in accordance with the description of Business Park in the Nisku Major Employment Centre Area Structure Plan. This land use consists of light industrial businesses such as warehousing, manufacturing and logistics operated in such a way as to create minimal disturbance outside of the enclosed buildings and to be compatible with non-industrial development.
- 4) The intent of the amendment is to add lands in order to propose development within the proposed expansion area being directly adjacent and contiguous to existing business park development. This provides for a logical extension of existing services. Servicing studies submitted in support of Phase I confirm service capacity with an additional 31.5 ha of land added.
- 5) The proposed amendment aligns with the current objectives and policies of the Nisku Major Employment Centre Area Structure Plan to provide a clear vision for lands currently undeveloped. The lands comprising Phase II are currently districted AG – Agricultural and require statutory planning to provide the framework for servicing, land use and development to meet the objectives of lands in the Nisku North Area. It is administration's opinion that the proposed amendment also implements the overall goals of the Nisku Major Employment

Centre Area Structure Plan in expanding existing and compatible development to adjacent lands while utilizing an existing road network and services.

- 6) A public information session was held by the proponents on December 8, 2021 to engage stakeholders regarding the proposed amendment. An overview of the plan proposal was provided and questions regarding the intent and timing of the proposed amendment to the plan were given. There was no opposition received during the public information meeting or submitted following.
- 7) The notice of public hearing was advertised for two consecutive weeks on January 28, 2022 and February 4, 2022, in accordance with the provisions of the Municipal Government Act for advertising. In addition, the county published advertisements through social media such as the County webpage, Facebook and Twitter to reach the broader public.
- 8) Alberta Health Services responded to the referral that Alberta Environment and Parks approvals will be required at further stages of development. There were no other comments received from the referral for this public hearing as of the date this report was prepared.
- 9) Through further review the proponent has made revisions to the September 23, 2021 draft since the first reading of the document by Council. A minor alteration to the alignment of the proposed water and sanitary servicing now includes a utility easement. The revisions are highlighted in the Appendix "A" redline version.
- 10) Administration has confirmed a referral to the Edmonton Metropolitan Region Board for approval is not required as the QEII Business Park Local Area Structure Plan amendment is in compliance with the Nisku Major Employment Center Area Structure Plan, which is a higher order statutory plan.
- 11) Should the amendment to the QEII Business Park Local Area Structure Plan be adopted, the proponents will bring forth a land use bylaw amendment to redistrict the lands from AG – Agricultural District to the LI – Light Industrial District and subsequent subdivision application.
- 12) In summary, the Planning & Development Department recommend that Council give second and third reading to the QEII Business Park Local Area Structure Plan, dated September 23, 2021.

Mayor Doblanko asked Council members if they have 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 Duane Coleman advised there was none.

Mayor Doblanko called upon the applicant Blaydon Dibben, Select Engineering to speak to the application for the proposed amendment to the QEII Business Park Local Area Structure Plan.

In response to a question, Mr. Dibben advised that Range Road 244 will have some transportation upgrades and 35<sup>th</sup> Avenue will be extended east over to Range Road 244.

Mayor Doblanko asked Council members if they have any questions of the applicant, and there was none.

Mayor Doblanko called upon administration/applicants to provide final comments and there were none.

**Conclude public hearing**

Mayor Doblanko concluded the public hearing at 1:22 p.m.

**Bylaw No. 01-22 - QEII Business Park Local Area Structure Plan Bylaw No. 23-12 amendment**

**42-22** Councillor Vandenberghe -- that Bylaw No. 01-22 be given second reading.

Carried Unanimously

**43-22** Councillor Belozor-- that Bylaw No. 01-22 be given third and final reading.

Carried Unanimously

Staff member Desimone, Blaydon Dibben & Brian Middleton

Staff member Desimone, Blaydon Dibben and Brian Middleton exited the council chamber at 1:24 p.m.

**VRTA protocol agreement**

Manager of Community Support Services Sara Russell and Director of Community Services Dean Ohnysty provided a recommendation with respect to the VRTA protocol agreement.

**44-22** Councillor Smith-- that Leduc County Council approve signing the Violence Threat Risk Assessment Community Protocol Agreement.

Carried Unanimously

Staff Member Russell

Staff member Russell exited the council chamber at 1:29 p.m.

**Committee representatives - Beaumont and Leduc cost share planning and consultation committee representatives**

Director of Community Services Dean Ohnysty provided a recommendation with respect to the City of Beaumont and City of Leduc Cost Share Planning and Consultation Committee representatives.

**45-22** Councillor Smith -- that Leduc County Council appoint Mayor Doblanko and Councillor Vandenberghe to the City of Leduc Operational and Capital Cost Share Planning and Consultation Committee, and that Councillor Lewis and Councillor Smith be appointed to the City of Beaumont Operational and Capital Cost Share Planning and Consultation Committee.

Carried Unanimously

Staff members Ohnysty and Risser

Staff members Ohnysty and Risser exited the council chamber at 1:34 p.m.

Staff member Mryglod

Director of Engineering and Utilities Des Mryglod entered the council chamber at 1:34 p.m.

**Capital Region Southwest Water Services Commission Right of Way agreements**

Director of Engineering and Utilities Des Mryglod provided a recommendation with respect to the Capital Region Southwest Water Services Commission Right of Way agreements.

Staff member Wice

Director of Finance Natasha Wice entered the council chamber at 1:36 p.m.

**46-22** Mayor Doblanko -- that Leduc County Council authorizes the executing of:

- the utility right-of-way and temporary workspace agreement for Plan 872 0566, Lot 4MR.



- the utility right-of-way and temporary workspace agreement for Plan 5043TR, Lot C.
- the easement agreement for access and parking for Plan 5043TR, Lot C.

Carried Unanimously

Staff member Mryglod

Staff member Mryglod exited the council chamber at 1:40 p.m.

**2021 year-end carry forward and funding requests**

Director of Finance Natasha Wice provided a recommendation with respect to the 2021 year-end carry forward and funding requests.

**47-22** Councillor Smith -- that Leduc County Council approves the following 2021 year-end financial transactions as outlined:

- Transfer of \$1,438,029 to reserves to support the 2021 project carry forward requested.
- Approve additional \$203,239 of tax dollars to fund over expenditures in 2021 projects.

Carried Unanimously

**Request to Waive Property Tax Penalty for Roll Nos. 8620001, 8620005 & 8823500**

Director of Finance Natasha Wice provided a recommendation with respect to a request to waive property tax penalties for Roll Nos. 8620001, 8620005 and 8823500.

Staff member Broadbent

Director of Road Operations and Agricultural Services, Garrett Broadbent entered the council chamber at 1:46 p.m.

**48-22** Councillor Belozor -- that Leduc County Council approve request to waive property tax penalties for Roll Nos. 8620001, 8620005 & 8823500 for \$195.93, \$28.27 and \$790.69 respectively.

Carried

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

Con: Councillors Smith and Lewis

Staff member Wice and Matt Gruninger

Staff member Wice and Matt Gruninger exited the council chamber at 1:54 p.m.

**2022 Capital Project - CP 004 Tandem gravel/plow/sanding truck**

Director of Road Operations and Agricultural Services, Garrett Broadbent provided a recommendation to authorize up to \$55,000 to be used from the Capital Asset Lifecycle Management - Machinery and Equipment Management reserve or internal savings to fund the increase in price for the purchase of one Tandem grave/plow/sanding truck (2022-CP-004).

**49-22** Councillor Vandenberghe -- that Leduc County Council authorize up to \$55,000 to be used from the Capital Asset Lifecycle Management - Machinery and Equipment Management reserve or internal savings to fund the increase in price for the purchase of one Tandem gravel/plow/sanding truck (2022-CP-004).

Carried Unanimously

Staff member Mryglod

Director of Engineering and Utilities Des Mryglod entered the council chamber at 1:58 p.m.



Staff member Johnson

Senior Planner, Regional and Long Range Planning Laurie Johnson entered the council chamber at 1:59 p.m.

**In-Camera session**

**50-22** Councillor Wanchuk -- that Leduc County Council meet In-Camera in accordance with the *Freedom of Information and Protection of Privacy Act (F.O.I.P.)* to discuss the following:

- i) Debrief of Joint Council meeting with City of Leduc - 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), *Section 21(1), FOIP; and*
- ii) Genesee gravel property, *Sections 24(1) & 25(1).*

Carried Unanimously

The in-camera session commenced at 2:00 p.m.

Councillor Vandenberghe

Councillor Vandenberghe exited the council chamber at 2:01 p.m.

Staff member Evans

Manager of Long Range Planning Jordan Evans entered the council chamber at 2:01 p.m.

Staff Members Johnson and Evans

Staff members Johnson and Evans exited the council chamber at 2:07 p.m.

**Revert to regular Council open session**

**51-22** Councillor Belozer-- 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 2:28 p.m.

**Genesee Gravel Property**

**52-22** Councillor Scobie - that Leduc County council authorize Administration to commence with negotiations for the Genesee gravel property, and further, that Administration bring back additional information on the initiative.

Carried Unanimously

**Adjournment**

**53-22** Mayor Doblanko -- that the regular County Council meeting be adjourned.

Carried Unanimously

The regular County Council meeting adjourned at 2:32 p.m.

  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
County Manager