



## Regular Council

### Agenda

Leduc County Centre, Nisku, AB

Tuesday, September 27, 2022

1. Order - 1:30 p.m.
2. Adoption of agenda
3. Adoption of previous minutes  
- September 13, 2022 Regular Council meeting ✓
4. **1:30 p.m. Presentations**
  - a) Public
  - b) Staff introduction:
    - o Samantha Lussier, Community Recreation Programmer D. Ohnysty
5. **1:35 p.m. Department reports / recommendations**
  - a) **1:35 p.m. Community Services**
    - i) Special project funding - community playgrounds ✓ D. Ohnysty
  - b) **1:40 p.m. Assessment Services**
    - i) Approve revised bylaw to revise Bylaw No. 32-17 to close and sell a portion of road ✓ K. Burnand
  - c) **1:45 p.m. Engineering and Road Operations**
    - i) Rural Transit Solutions Fund Grant, Transit Needs Assessment/Feasibility Study ✓ D. Mryglod
    - ii) 2022 Major Asphalt Repair Program reallocation of funds ✓ G. Broadbent
6. **2:00 p.m. Public Hearings**
  - a) **2:00 p.m. Public Hearing** - Amend Leduc County Land Use Bylaw No. 7-08, Redistrict from the Agricultural (AG) District to Industrial Agricultural Resource (IAR) District - LA22-003, Lot 1, Plan 9920552 Pt. NE 33-48-25-W4, Kastelic  
**Registered speakers:** Colin Ewanchyshn, Developer; Brandon Ewanchyshyn, Co-developer; Rick Stuckenberg, Consultant and Darren Marshall, Consultant, Tectonic Enterprises Inc. ✓ A. Muhammad
  - b) **2:15 p.m. Public Hearing** - Amend Leduc County Land Use Bylaw No. 7-08, Redistrict Direct Control (DC) District to Agricultural/ Country Residential Transitional (AG/CR TR) District - LA22-002, Pt. NE 14-50-23-W4, Marsh ✓ K. Raymond
7. **2:30 p.m. Department reports/recommendations (continued)**
  - a) **2:30 p.m. Planning and Development**

✓ Attachment provided



- 
- |     |  |   |              |
|-----|--|---|--------------|
| i)  | Direct Control Application D22-221 - frame and fabric building, NE 19-50-24-W4, Force Inspection Services, on behalf of 1665553 Alberta Ltd.       | ✓ | C. Haverland |
| ii) | Direct Control Application D22-222 - addition to industrial building, NE 19-50-24-W4, Force Inspection Services, on behalf of 1665553 Alberta Ltd. | ✓ | C. Haverland |

**8. Adjournment**



## Regular Council Meeting

### Minutes

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

*Tuesday, September 27, 2022*

#### Order and roll call

The meeting was called to order at 1:30 p.m., Tuesday, September 27, 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
- Grant Bain, Director - Planning and Development
- Joyce Gavan, Legislative Coordinator
- Jason McNabb, Manager - Information Management and Technology
- Miranda Anderson, Executive Assistant - Council
- Dean Ohnysty, Director - Community Services
- Andrea Oneski, Community Development Coordinator
- Samantha Lussier, Community Recreation Programmer

#### Others

- Ron Wurban, County resident
- Wayne and Joan Marsh, County residents
- Jennifer Gruninger, County resident
- One individual

#### Agenda adoption

**215-22** Councillor Wanchuk -- that the agenda for the September 27, 2022 regular County Council meeting be adopted as presented.

Carried Unanimously

#### Previous Minutes - September 13, 2022 regular meeting

**216-22** Councillor Scobie -- that the September 13, 2022 regular meeting minutes be adopted as circulated.

Carried Unanimously

#### Staff member Burnand

Manager of Assessment Services Karen Burnand entered the council chamber at 1:31 p.m.

#### Public presentation

Ron Wurban, resident at 49103 Range Road 273 (RR 4, Calmar), spoke with regard to an access approach, highlighting the following:

- Applied for an access approach where the location is ok and away from utilities; however was advised by Engineering that it is mandatory to install a culvert in accordance with the Access Approach Guidelines.

- The County engineer advised that the placing of a culvert is required in accordance with Clause 5.1 of the guidelines stating *"A new corrugated metal culvert, minimum 500 mm in diameter or as determined by Leduc County's inspection, is required for an approach that requires drainage. This will be to the discretion of a Leduc County Engineering representative."*
- *"That requires drainage"* - this is on a hill, there is no water run there and if there was a water run I would put a culvert in because the only one affected there would be me as I would have back-up of water and it would flood my yard.
- For the last 26 years the neighbor to the north of me has put in a berm that blocks a natural water run and every year I get anywhere from 3-7 acres and up to over 600 ft. south of the north property line flooded. I have photos to show this.
- I feel this is wrong that I should be forced to spend money on a culvert of that size where there is no water run and when I see lots of other people putting in approaches not required to put in a culvert or others that are putting in illegal approaches with no culverts and blocking water runs.
- I would be willing to compromise, if I was required to put in a culvert at 150 mm or 6 inches in diameter; that would be more than sufficient as there is no water run in the spot where I want to put an approach onto the property.
- I would also like to get this accomplished before it freezes and snows.

**217-22** Councillor Lewis -- that Leduc County Council receive as information the public presentation and provide a response back to Ron Wurban in a timely manner.

Carried Unanimously

Mr. Wurban

Mr. Wurban exited the council chamber at 1:35 p.m.

Three individuals

Three individuals entered the council chamber at 1:36 p.m.

Staff members Mryglod and Broadbent

Director of Engineering and Utilities Des Mryglod and Director of Agricultural Services and Road Operations Garrett Broadbent entered the council chamber at 1:37 p.m.

**Public presentation**

Jennifer Gruninger, resident at 48446 Range Road 23, provided a presentation hoping to enlighten and make Council aware of a couple of things going on with them as follows:

- There are unconventional farms within the County that maybe do not follow standards and the second matter is in regard to taxation of those properties.
- It was brought to our attention that our farm was being re-assessed as commercial rather than agricultural; this is as a result as how we sell our on-farm products.
- We generate our business differently than big farms that sell to conventional pools or systems; while we sell our products on the farm and our product is fresh cut flowers; so not grain, not wheat but very different.
- We sell our products as experiences; we have fresh flowers, we have events such as stags/stagettes and a u-pick business where those guests come to our property and experience our property and integrate our product into all of our services.

- Because of that business is being conducted a bit differently on our property. So not only are we not a conventional farm per se; and I hope Leduc County can enlighten themselves and become leaders, as this is something not new and there are lots of us out there.
- Want to share that this is important to us and we did not have a great experience with the County Assessor.
- Not only do we grow and sell our product but we have been part of the Leduc County Agricultural Tour for the past two seasons and also partner with Discover Leduc and Travel Alberta enlightening and educating about farms.
- As part of the unconventional agricultural farms, aside from cut flowers, there are also market gardens, hydroponic gardening, pot farmers and also people farming within Nisku.
- Find in general the definition of farming needs to be adjusted.
- With new progressive farming we don't need quarter sections to farm; we can do it on a small scale and it does not look normal.
- How we sell our products doesn't matter whether you're a beef, dairy or flower farmer you should be able to sell your product on your farm. Health regulations and all that stuff has to be followed but that is separate and has nothing to do with taxation as it's still an agricultural property.
- Lots of small businesses such as ourselves are a huge part of our communities and contribute more than some of the larger farmers.
- Just this year we donated a \$1000 to communities in bloom; it's all farm generated and we are not millionaires. We are a seasonal business and if we were taxed as a commercial business we would not survive; we are not selling our products all year long. We had 8 weeks this year to generate income and we do not make a profit. Everything we generate goes back into our business and it is an education experience.
- Ninety per cent (90%) of our business comes from the City where they have never stepped foot on a farm and can get a sense of what goes in on the farm.
- The County assessors do not have a lot to go off but there is a lot of grey area and the way they conducted themselves was unprofessional.
- Our land contains approximately 10 acres of uncultivated land in hay and then our flowers are just under 1 acre, we are an unconventional flower farm in that sense; it's a beautiful aesthetic with green house, perineal garden and is an educational experience. vs. just rows and rows of flowers.

**218-22** Councillor Belozer -- that Leduc County Council receive as information the public presentation and that administration provide a response back to Jennifer Gruninger.

Carried Unanimously

Jennifer Gruninger and one individual

Jennifer Gruninger and one individual exited the council chamber at 1:47 p.m.

#### **Staff introduction**

The following staff member was introduced to Council members:

- Samantha Lussier, Community Recreation Programmer

**Special project funding - community playgrounds**

Director of Community Services Dean Ohnysty provided a recommendation for conditional funding support from the recreation cost share program.

**219-22** Mayor Doblanko -- that Leduc County Council provide conditional funding support allocated from the 2023 recreation cost share capital program to the following groups:

- Warburg Parent Society - \$5,000
- Calmar Elementary School PTA - \$10,000
- Leduc Society for Christian Education - \$10,000

Carried Unanimously

Staff members Ohnysty, Oneski and Lussier

Staff members Ohnysty, Oneski and Lussier exited the council chamber at 1:50 p.m.

Staff members Haverland, Muhammad and Raymond

Manager of Development Services Charlene Haverland; Planner Ata Muhammad and Planner Kayla Raymond entered the council chamber at 1:51 p.m.

**Bylaw - approve revised bylaw to revise Bylaw No. 32-17 to close and sell a portion of road and approve revised Bylaw No. 32-17**

Manager of Assessment Services Karen Burnand provided a recommendation with respect to revision of Bylaw No. 32-17 to close and sell a portion of road on Plan 0526189, Block 1, Lot 2, as certified in writing by the County Manager.

Five individuals

Five individuals entered the council chamber at 1:52 p.m.

**Bylaw No. 16-22 to revise Bylaw No. 32-17 to close and sell a portion of road and approve revised Bylaw No. 32-17**

**220-22** Councillor Smith -- that Bylaw No. 16-22 be given first reading to revise Bylaw No. 32-17 and to adopt the revised Bylaw No. 32-17 as follows:

Bylaw No. 32-17 shall be revised by removing the legal description of the land and replacing the legal description of the lands with:

ALL THAT PORTION OF ROAD SHOWN ON PLAN 052 6189, EXCEPTING THEREOUT THE MOST EASTERLY 6.0 METRES IN PERPENDICULAR WIDTH THROUGHOUT EXCEPTING THEREOUT ALL MINES AND MINERALS CONTAINING 1.50 HECTARES (3.71 ACRES) MORE OR LESS

Carried Unanimously

**221-22** Councillor Belozor -- that Bylaw No. 16-22 be given second reading.

Carried Unanimously

**222-22** Councillor Lewis -- that Bylaw No. 16-22 be given third reading with the unanimous consent of the Council members present.

Carried Unanimously

**223-22** Councillor Wanchuk -- that Bylaw No. 16-22 be given third reading.

Carried Unanimously

Staff member Burnand

Staff member Burnand exited the council chamber at 1:55 p.m.

**Rural Transit Solutions Fund Grant, Transit Needs Assessment/Feasibility Study**

Director of Engineering and Utilities Des Mryglod provided a recommendation for consideration of entering into a grant agreement under the Canada - Rural Transit Solution Fund for the Leduc County Transit Needs Assessment/Feasibility study.

**224-22** Councillor Lewis -- that Leduc County administration is authorized to enter into a grant agreement for \$50,000 under the Canada-Rural Transit Solution Fund for the Leduc County Transit Needs Assessment/Feasibility study.

Carried Unanimously

**2022 Major Asphalt Repair Program reallocation of funds**

Director of Agricultural Services and Road Operations Garrett Broadbent provided a recommendation for consideration of reallocation of funds under the 2022 Major Asphalt Repair Program.

**225-22** Mayor Doblanko -- that Leduc County Council approve the transfer of \$142,000 of unused funds from the 2022 Road Program to 2022 Major Asphalt Repair Program so that the asphalt patching that is required on Range Road 275 (Chubocha Highway) is completed before the 2022/2023 winter season.

Carried Unanimously

**Public Hearing - Amend Leduc County Land Use Bylaw No. 7-08 - redistrict from the Agricultural (AG) District to Industrial Agricultural Resource (IAR) District - LA22-003 Lot 1, Plan 9920552, Pt. NE 33-48-25-W4, Kastelic**

Mayor Doblanko called the public hearing to order at 2:03 pm to amend the Leduc County Land Use Bylaw No. 7-08.

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

Planner Ata Muhammad provided a PowerPoint presentation with respect to the proposed amendment, highlighting the following:

- 1) The applicant, Boys with Toys Storage Inc. (Colin Ewanchyshyn), proposes to rezone  $\pm 5.59$  ha ( $\pm 13.81$  ac) from the Agricultural (AG) district to Industrial Agricultural Resource (IAR) district. The purpose of the redistricting is to develop  $\pm 200$  heated condominium storage units to store boats, trailers, recreational vehicles, dirt bikes, quads and snowmobiles. The intended purpose is to apply for the warehousing and storage land use class, under IAR of Leduc County's Land Use Bylaw 7-08.
- 2) The applicant considers that the proposed development can fit in under the "warehousing and storage" Use class, which is a Discretionary Use in the IAR district. All these storage units will be wood frame buildings placed on a concrete pad. The entire site will be a secured place with fencing, gates and security system.
- 3) Surrounding land use zoning is mostly Agricultural (AG) use. The Pentagon Farm Centre was approved in 2013 in close proximity to the subject lands.

ed



- 4) The notice of Public Hearing for the redistricting application was advertised in the September 9, 2022 and September 16, 2022 issues of the Leduc Rep, in accordance with the provisions of the Municipal Government Act for advertising.
- 5) The redistricting application was referred to adjacent landowners, City of Leduc, Alberta Transportation and County internal departments. One adjacent landowner submitted the following comments:
  - The development would negatively affect our home and property values.
  - We deliberately bought this property to be outside the hustle and bustle of city living.
  - Majority land zoning in the area is Agricultural and acreage residential.
  - If approved this will create a precedent for further development in the area.
  - There are no water and sewage services in the area.
  - The 24 hours facility will create light pollution, vandalism and this development is better suited in Nisku.
- 6) The rezoning application is inconsistent with the purpose statement of the Industrial Agricultural Resource (IAR) district of the Land Use Bylaw 7-08. The purpose of this district is to provide for clustered agricultural related businesses, including the processing of agricultural products, as well as locally oriented industrial and business service activities that for reasons of the service area would not be appropriate to place within the Nisku Business Park. It is the opinion of the Development Authority that the warehousing and storage land use class in this district as a Discretionary Use was intended to store goods and merchandise that support agriculture related activities within the IAR district. Any purpose for commercial storage not related to Agriculture and Agricultural related uses would be considered as a non-agricultural use under this category and would be deemed inconsistent with the definition of the Use class and with the purpose statement of the IAR district.
- 7) The rezoning application is inconsistent with the planning policies of the Edmonton Metropolitan Regional Growth Plan (EMRGP) and the Municipal Development Plan (MDP) due to the intended purpose not supported by the Land Use Bylaw. The proposed rezoning would require an amendment to the Leduc County MDP and Land Use Bylaw. As per the requirements of the MDP policies and IAR district regulation, any development of surrounding lands require the preparation of an Area Structure Plan for orderly development of those lands to accommodate agricultural related businesses.
- 8) The proposed amendment does not follow the intent of the Industrial Agricultural Resource (IAR) district and any subsequent permit applications for a commercial storage of boats and other recreational vehicles under the warehousing and storage Use class would result in non-support.
- 9) The remaining of quarter section is IAR however if they apply under IAR may not support it.

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

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

- The surrounding lands are districted Industrial Agricultural Resource (IAR) which consists of 135 acres and the rest is districted Agricultural (AG) which is the subject of this public hearing.
- When Pentagon was developed the land was rezoned to IAR; the farm site of  $\pm 13$  acres was left as Agricultural.
- The surrounding lands produce very good crops (Canola).



Mayor Doblanko called upon the applicant to speak to the proposed amendment.

Staff members Mryglod and Broadbent

Staff members Mryglod and Broadbent exited the council chamber at 2:17 p.m.

Colin Ewanchyshn, Developer and Brandon Ewanchyshyn, Co-Developer, Boys with Toys Storage; and Rick Stuckenberg, Consultant, provided a PowerPoint presentation, highlighting the following:

- 1) The benefits of redistricting will provide an innovative, industry leading service for the outdoor recreation enthusiasts. The site will have a minimal impact on the regional development footprint and will enhance the economic competitiveness of both the region and County.
- 2) Redistricting of 13.81 follows the same use as adjacent lands.
- 3) Private services will be provided using the best engineering practices that will comply with the County's standards.
- 4) Access is available via Glen Park Road, adjacent to the QE II, with access situated on the eastern boundary.
- 5) The development is not anticipated to impact the capacity or need for unplanned investments by Alberta Transportation and optimizing the regional development footprint.
- 6) The proposed site provides for the efficient movement of goods, people and services.
- 7) This location was chosen for simple access to the QE II Highway, as it will bring the greatest amount of clientele to our site.
- 8) As a result, our client base is not limited to the surrounding communities of Calmar, Beaumont, City of Leduc, Millet and Leduc County, but also the vast array of traffic that flows on the QE II daily.
- 9) We will work collaboratively with the County to set a high standard for the built form. Will use the best engineering practice for the overall project design, access and services. Will implement a Master Site Development Plan. Will have a full-time property manager, state-of-the-art security system with fencing, gates, landscaping, dark skies lighting, a fully paved easily accessible lot and a well-maintained space with snow removal and maintenance to ensure we maintain the County's standard of excellence.
- 10) The Master Site Development Plan will include private services, paved roads, landscaping, dark skies lighting, durable buildings, on-site storm drainage, heat and power in each unit.
- 11) No environmentally significant features, wetlands, or natural areas are located on this site. This minimizes and mitigates the potential impact on the natural living systems.
- 12) The land drainage system will be engineered to work with the overall stormwater management system with the on-site storm water retention, erosion and sediment control measures.
- 13) The development is not anticipated to impact the capacity or need for unplanned investments by Alberta Transportation and optimizing the regional development footprint.
- 14) Boys with Toys Storage established sites have successfully completed two sites within B.C. and an approved redistricting and updated area site plan for our future location within Parkland County. The first B.C. location is just outside of Sicamous, featuring 11 phases of development, with over 100 units. The second location is in Scotch Creek, B.C. and features over 70 units. Each of these units are completely sold out, proving that the design of a wood frame on top of a concrete pad, with the exterior wrapped in metal sheeting, interiors dry walled and painted. L.E.D. lights and two 110-volt plugs is an industry leader. All bays are heated with forced air to keep each unit at a minimum of 10 degrees Celsius, especially during winter months. We feature two 16 by 16 foot drive through doors as well as one-man door for easy access. Entry to all sites is granted through a fob system, available to owners 24 hours a day, seven days a week.

- 15) Proud to have chosen Leduc County for our newest location in Alberta and are looking forward to enhancing the economic competitiveness of both the region and County.

Consultant Rick Stuckenberg provided the following additional comments:

- The subject property is being situated in close proximity to QEII and is key in selecting this property.
- This land use optimizes the existing regional transportation infrastructure and enhances the regions connectivity and economic competitive of both the County and the Edmonton region.
- The site, as identified, advantages existing access to the QE II and the major outdoor recreation destination and amenities in Alberta, thinking of Pigeon Lake, Sylvan Lake and other areas to the south.
- The land use proposed does about the regional freeway and that provides for the efficient movement of goods, services and people throughout the region which is one of the key colors of the Edmonton Regional Plan.
- While agriculture remains an important land use, the Edmonton Region Growth Plan also provides for a range of land uses which includes country residential, industrial and employment lands.
- The lands in question proposed for redesignation will bring forward a warehouse storage facility which is a Permitted Use in accordance with the Leduc County Land Use Bylaw.
- The subject land is already a fragmented parcel given the size of  $\pm 13$  acres; based on review of other agricultural parcels in the region it is not felt that 13 acres constitutes a viable agricultural parcel and it would be more natural to be redesignated the same as the surrounding lands.
- In terms of agricultural, the Regional Agricultural Master Plan also recognizes that not all agricultural land in the region can be conserved for agriculture and that some of the lands are already fragmented, such as the fragmented property, for which is proposed to be redesignated for the proposed use.
- The site planning would provide a Master Site Development Plan that will include the site servicing, access managing plan, standards for the built form and this ensures an efficient and cost effective utilization of the private onsite services and the infrastructure to optimize the regional development footprint through compact continuous development.
- Our planning process will work collaboratively with the County to ensure that all applicable standards for the design, development servicing, landscaping and access to the property were met; through our established experience we have established a solid relationship with Alberta Transportation and are comfortable committing to the Council that we continue that theme of highly collaborative process.
- We believe the parcel with adjacent industrial uses is more conducive to be redesignated to a new use which is proposed and we seek support from Council.

In response to questions by Council members, the following information was provided by the applicants:

- The plan is to remove the existing residence.
- The entire site of  $\pm 13.18$  ac will be used for the proposed use.
- Will optimize the areas to be built out recognizing that we would have the internal road network as well as an on-site stormwater pond and we would use best engineering practices to direct the flow into the pond so that it is properly filtered for outflow into the natural system.
- The Access Management Plan is for access onto QE II, we will have the engineer provide us with a Traffic Management Plan to present to the County and Alberta Transportation for review and critique.

- With respect to the comment that 13 acres of land is not viable for farming, there was a scan of some Agricultural policies within the region and the assessment within Parkland County determined a viable size for agricultural would be 80 acres. Are looking at this as a relatively small parcel used as a homestead.
- Water and sewer services would be provided by private onsite services as there would be a low demand for water and sewage. The sewage would be a pump and haul while the water supply could be achieved with a well.
- The subject land is not being farmed and is an acreage now.

Mayor Doblanko clarified there were no further registered speakers to speak to the proposed amendment.

Mayor Doblanko asked if anyone else in attendance wished to speak in support or against the subject of the public hearing, and there was no one.

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 asked if there were any further questions to administration.

In response to questions by Council members to administrative staff, the following was provided:

- The assessment would be considered a commercial operation if approved and be confirmed by the Assessment department.
- The area to the east has an agricultural manufacturing facility.
- This is anticipated as a future Agricultural Hub in accordance of the definition within the Municipal Development Plan.

Mayor Doblanko called upon the applicant to provide closing comments.

Colin Ewanchyshyn, Brandon Ewanchyshyn and Rick Stuckenberg, provided the following closing comments:

- The tax base in Sicamous, Scotch Creek and Parkland County went from Agricultural which is about \$5,000 - \$6,000 per year for the 13 acres; the municipalities in B.C. are charging \$1,000 - \$1,500 a unit; so it would be beneficial to the County to collect on per unit as a tax base vs. agricultural.
- The context with the site raises questions about short and long term use; the cornerstone of the EMRB Growth Plan and RAMP is to recognize that there are divergent uses in the County which includes use of existing agricultural lands, country residential and industrial; as is the case with the adjacent properties, our proposal is to be compatible with the adjacent parcels of land. In principle feel it is consistent with the overall objectives, policies and criteria consideration at a regional perspective.
- When a parcel of land of this size is converted to the proposed use, at a regional scale it does not have impact on the overall agricultural land use base; and as was indicated we believe that this project will enhance the economic competitiveness in both the County and the region.

#### **Conclude public hearing**

Mayor Doblanko concluded the public hearing at 2:36 p.m.



**Bylaw No. 17-22 - Amend Leduc County Land Use Bylaw No. 7-08 - redistrict from the Agricultural (AG) District to Industrial Agricultural Resource (IAR) District - LA22-003 Lot 1, Plan 9920552, Pt. NE 33-48-25-W4, Kastelic**

**226-22** Councillor Smith -- that Bylaw No. 17-22 be given first reading to amend the Leduc County Land Use Bylaw No. 7-08 as follows:

Redistrict  $\pm 5.59$  ha ( $\pm 13.81$  ac) of land from the Agricultural (AG) district to Industrial Agricultural Resource (IAR) district, located at Plan 9920552, Lot 1, Pt. NE 33-48-25-W4.

Lost

Pro: Councillors Smith, Belozer and Lewis

Con: Mayor Doblanko and Scobie and Wanchuk

**Recess**

The meeting recessed at 2:45 p.m. and reconvened at 2:50 p.m. with Mayor Tanni Doblanko as Chair and Council members Rick Smith, Larry Wanchuk, Kelly-Lynn Lewis, Glenn Belozer 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
- Grant Bain, Director - Planning and Development
- Joyce Gavan, Legislative Coordinator
- Jason McNabb, Manager - Information Management and Technology
- Miranda Anderson, Executive Assistant - Council
- Charlene Haverland, Manager - Development Services
- Kayla Raymond, Planner

**Others**

- Wayne and Joan Marsh
- Two other individuals

**Public Hearing - Amend Leduc County Land Use Bylaw No. 7-08 - redistrict from the Direct Control (DC) District to Agricultural/Country Residential Transitional (AG/CR TR) District - LA22-002, Pt. NE 14-50-23-W4, Marsh**

Mayor Doblanko called the public hearing to order at 2:51 p.m. to amend the Leduc County Land Use Bylaw No. 7-08.

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

Planner Kayla Raymond provided a staff report with respect to the proposed amendment, as follows:

- 1) The applicant has applied to redistrict  $\pm 1.01$  ha ( $\pm 2.5$  ac) of subject property from the Direct Control (DC) district back to the original Agricultural/Country Residential Transitional (AG/CR TR) district located at Pt. NE 14-50-23-W4.
- 2) The subject property is located on the west side of Highway 21, approximately 2 km south of Highway 625.
- 3) Administration deems the proposed redistricting application to be in keeping with the surrounding land uses and zoning context.

- 4) The notice of Public Hearing for the redistricting application was advertised for two consecutive weeks in the Leduc Rep newspaper, in accordance with the provisions of the Municipal Government Act for advertising.
- 5) The redistricting application was referred to adjacent landowners, external stakeholders and the County's internal departments. One adjacent landowner letter was received expressing concerns regarding the reclaiming of the lands back to their original state.
- 6) In summary the purpose of the proposed amendment is to ultimately increase the agricultural capability of the property; administration finds that the proposal is supportable and recommends that Council provide first, second and third readings to the proposed amending bylaw. Removing the Direct Control district brings the land use back to its original land use, which provides for agricultural activity uses to be proposed and supported.

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

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

- The application is for a land use amendment. The reclamation is under the Direct Control Permit which is a completely separate matter from the land redistricting application.
- Administration is satisfied with the reclamation plan however they have not obtained the reclamation certificate; the applicants are in the process of obtaining the reclamation certificate to the County.
- Administration still has the ability to enforce the conditions under the Direct Control Permit in effect which addresses the reclamation.
- Agricultural Services have looked at the land and advised it is satisfactory; however the reclamation certificate confirms that the reclamation is acceptable.

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 the applicant to speak to the proposed amendment, and the applicants declined to speak.

Mayor Doblanko noted there were no registered speakers and asked if anyone else in attendance wished to speak in support or against the subject of the public hearing, and there was no one.

#### **Conclude public hearing**

Mayor Doblanko concluded the public hearing at 2:58 pm.

**Bylaw No. 17-22 - Amend Leduc County Land Use Bylaw No. 7-08 - redistrict from Direct Control (DC) District to Agricultural/Country Residential Transitional (AG/CR TR) District - LA22-002, Pt. NE 14-50-23-W4, Marsh**

**227-22** Mayor Doblanko -- that Bylaw No. 17-22 be given first reading to amend the Leduc County Land Use Bylaw No. 7-08 as follows:

Redistrict  $\pm 1.01$  ha ( $\pm 2.5$  ac) of land located at NE 14-50-23-W4 from the Direct Control (DC) District to the Agricultural/Country Residential Transitional (AG/CR TR) District.

Carried Unanimously

20



**228-22** Councillor Belozer -- that Bylaw No. 17-22 be given second reading. Carried Unanimously

**229-22** Councillor Wanchuk -- that Bylaw No. 17-22 be given third reading with the unanimous consent of the Council members present. Carried Unanimously

**230-22** Councillor Scobie -- that Bylaw No. 17-22 be given third reading. Carried Unanimously

Wayne and Joan Marsh

Wayne and Joan Marsh exited the council chamber at 3:00 p.m.

**Direct Control Application D22-221 - frame and fabric building, NE 19-5024-W4, Force Inspection Services, on behalf of 1665553 Alberta Ltd.**

Manager of Development Services Charlene Haverland presented a recommendation for approval of Direct Control Application D22-221.

**231-22** Councillor Smith -- that Leduc County Council approve Development Permit Application D22-221 by Force Inspection Services, on behalf of 1665553 Alberta Ltd, for a frame and fabric building 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 proposed structure of 222.97 m<sup>2</sup> (2,400 ft<sup>2</sup>) 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. 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.
5. No outdoor sandblasting or spray painting of any kind is permitted on site.
6. The development shall not cause any adverse drainage impact on adjacent properties or flooding of nearby ditches in excess of their capabilities.
7. 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.
8. 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.
9. 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.
10. The applicant/landowner shall provide firefighting access at all times to the satisfaction of Leduc County Fire Services.
11. 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
12. No further development, expansion or change in use is permitted unless approved by Leduc County Council.

Carried Unanimously

**Direct Control Application D22-222 - addition to industrial building - NE 19-50-24-W4, Force Inspection Services, on behalf of 1665553 Alberta Ltd.**

Manager of Development Services Charlene Haverland presented a recommendation for approval of Direct Control Application D22-222.

**232-22** Councillor Smith -- that Leduc County Council approve Development Permit Application D22-222 by Force Inspection Services, on behalf of 1665553 Alberta Ltd, for the addition of an industrial building 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 addition of 110.55 m<sup>2</sup> (1,190 ft.<sup>2</sup>) 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. No outdoor sandblasting or spray painting of any kind is permitted on site.
5. The development shall not cause any adverse drainage impact on adjacent properties or flooding of nearby ditches in excess of their capabilities.
6. 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.
7. 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.
8. 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.
9. The applicant/landowner shall provide firefighting access at all times to the satisfaction of Leduc County Fire Services.
10. 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

9



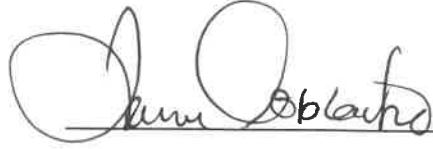
- viii) groundwater quality or quantity deterioration
- ix) glare
- x) radiation emission
- xi) high brightness light source

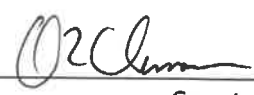
11. No further development, expansion or change in use is permitted unless approved by Leduc County Council.

Carried Unanimously

**Adjournment**

Mayor Doblanko adjourned the meeting at 3:08 p.m.

  
\_\_\_\_\_  
Mayor

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