



## Regular Council

### Agenda

Leduc County Centre, Nisku, AB

Tuesday, October 25, 2022

1. **Order - 1:30 p.m.**
2. **Adoption of agenda**
3. **Adoption of previous minutes**  
- October 11, 2022 Regular Council meeting ✓
4. **1:30 p.m. Presentations**
  - a) Public
    - i) Leduc Branch No. 108 Legion - Poppy presentation, *Lynda Cuppens, Branch President and Kevin Crone, Branch Sergeant at Arms* ✓
    - ii) Kevin Neilson
  - b) Staff introduction:
    - o Kristin Gitzel, Community Support Services Coordinator, F.C.S.S. D. Ohnysty
  - c) Service Awards:
    - 10 years
      - Dave Desimone, Senior Planner - Development Services G. Bain
      - Ben Ansaldo, Planner - Long Range Planning G. Bain
    - 20 years
      - Lloyd Shaver, Pest Control Officer - Agricultural Services G. Broadbent
5. **1:45 p.m. Department reports / recommendations**
  - a) 1:45 p.m. Planning and Development
    - i) Direct Control Permit Application D22-200, Roll #1801010 - dugout and clay extraction, Lot 1, Block 1, Plan 0523114, NE 4-50-26-W4, Abtosway ✓ C. Haverland
6. **New Business**
  - a) George L. Saubak Memorial fund scholarship 2022 ✓ D. Coleman
7. **2:00 p.m. In-Camera session (in accordance with S. 21 and 25, Freedom of Information and Protection of Privacy Act)**
  - a) Transit update ✓ D. Mryglod
8. **Adjournment**

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✓ Attachment provided

Leading the way for people and business to thrive.



## Regular Council Meeting

### Minutes

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

*Tuesday, October 25, 2022*

#### Order and roll call

The meeting was called to order at 1:30 p.m., Tuesday, October 25, 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
- Kristen Gitzel, Community Support Services Coordinator - Family and Community Support Services
- Garrett Broadbent, Director - Road Operations and Agricultural Services
- Aaron Van Beers, Manager - Agricultural Services
- Lloyd Shaver, Pest Control Officer - Agricultural Services
- Dave Desimone, Senior Planner - Development Services
- Ben Ansaldo, Planner - Long Range Planning

#### Others

- Lynda Cuppens, Leduc Legion Branch No. 108, Branch President
- Kevin Crone, Branch Sergeant at Arms, Leduc Legion
- Keven and Karen Neilson, County resident (50351 Range Road 225)

#### Agenda adoption

**255-22** Councillor Wanchuk -- that the agenda for the October 25, 2022 regular County Council meeting be adopted as presented.

Carried Unanimously

#### Previous Minutes - October 11, 2022 regular meeting

**256-22** Councillor Belozar -- that the October 11, 2022 regular meeting minutes be adopted as circulated.

Carried Unanimously

#### Leduc Branch No. 108 Legion - Poppy Presentation

Leduc Legion Branch No. 108 President Lynda Cuppens and Branch Sergeant at Arms Kevin Crone presented Mayor Doblanko and Councillors with the first poppy of the 2022 Poppy Campaign.

Lynda Cuppens and Kevin Crone

Lynda Cuppens and Kevin Crone exited the council chamber at 1:32 p.m.

**Public Presentation - Neilson**

Kevin Neilson, resident at 50351 Range Road 225, provided the following presentation:

- While my wife and I have probably been affected the most regarding the “Aspen Valley Wedding Centre” because of our close proximity; our concerns and objections represent the sentiment of the entire community and all local residents.
- This business, and its owner’s behaviours and attitudes, have had a major negative impact on our entire community. The huge number of problems with repeated major permit condition violations, defiance of direct orders from County administration, dishonesty throughout the entire process, are a matter of record. I won’t get into detail at this time, but would be happy to answer any questions or address any details in this regard now or at any time.
- The wording of the development permit with the numerous conditions clearly intends to attempt to protect local residents from negative impact. It all sounds good on paper, but in reality the conditions have been completely ineffective in protecting us and other residents from this nightmare. The development permit clearly states that “violation of any conditions will render the permit immediately null and void”. Despite this, with numerous flagrant, well documented, repeated condition violations, this business continued to operate unabated until this permit expires the end of this month. This is at least in part because the County neither has the ability or resources to police this type of business. Nor does there exist a legal mechanism for enforcement without a long drawn out and expensive court action. Combine these problems with a business owner that acts without any apparent respect for the rules, the County, or the residents and this creates a perfect storm that has resulted in a disaster for County residents.
- Of the ~~±~~eight similar facilities that have popped up in the County in the last few years, my understanding is that only one has not resulted in a major failure. For some (especially this one) the failure has been spectacular. I think it has been well proven that this type of business has no place in our otherwise quiet rural community, and any allowing of such activities must be immediately reviewed. Agri-tourism/Agri-business is quite different from people/developers being allowed to use their land or buy land for the sole purpose of turning the land into an event venue to host weddings, corporate retreats, or other types of ceremonies. Leduc County needs to put a stop to this type of practice to preserve our agricultural community and way of life.
- Factors under consideration should include ensuring farming is the primary activity on the farm - and looking at how the non-agricultural activity might impact other farms/agricultural activity and the rural resident’s way of life.
- Too much policy is too restrictive but not enough doesn’t give people reassurance and security about what the community they live in looks like. Not everyone wants to live right next door or on the side of one of these venues, so where is appropriate for them to go, what are the hours of operation, what are the appropriate sound levels for the area as well so those are all matters worth considering.
- Several other jurisdictions, including in BC are finding many of the same problems and are attempting to deal with the same questions.
- With Leduc County’s plan to embark on a major review of the land use bylaw, and specifically plans to address whether it is appropriate to allow this type of business in any agricultural area, I would ask Council to address the following questions:

- i) Will Council commit to the anticipated broad based review of the land use bylaw, with time frames and specifically give details regarding public input opportunities?
  - ii) Given the dramatic failure of wedding venues in agricultural areas of the County, will Council specifically address the question of the appropriateness of this type of business in our agricultural regions?
  - iii) Given the ineffectiveness of the current bylaw/amendment wording, and the lack of tools and mechanisms to render permit conditions an effective method to protect residents from the negative effects of this type of business/activity, will Council agree to immediately pass a bylaw amendment that will disallow issuing permits for this type of venue pending the Land Use Bylaw review? Effectively creating a moratorium on allowing wedding venue permits until the land use bylaw review is complete.
- Thank you very much for your time and I realize that we are so redundant but we have to deal with this every weekend for the last couple of years and it's a nightmare.

**257-22** Councillor Smith -- that Leduc County Council receive as information the public presentation by Kevin Neilson, and that administration provide a response back to Mr. Neilson.

Carried Unanimously

Mr. and Mrs. Kevin and Karen Neilson

Keven and Karen Neilson exited the council chamber at 1:39 p.m.

Staff members Mryglod, Haverland and Yousafzai

Director of Engineering and Utilities Des Mryglod, Manager of Development Services Charlene Haverland and Senior Municipal Engineer Khushnud Yousafzai entered the council chamber at 1:40 p.m.

#### **Staff introduction**

Director of Community Services Dean Ohnysty introduced Kristin Gitzel, Community Support Services Coordinator to Council.

#### **Service awards**

The following staff members were recognized for service awards:

- 10 years - Dave Desimone, Senior Planner - Development Services  
- Ben Ansaldo, Planner - Long Range Planning
- 20 years - Lloyd Shaver, Pest Control Officer - Agricultural Services

#### Staff members

The following staff members exited the council chamber at 1:44 p.m.

- Dean Ohnysty
- Sara Russell
- Kristen Gitzel
- Dave Desimone
- Ben Ansaldo
- Lloyd Shaver
- Aaron Van Beers

JP

**Direct Control Permit Application D22-200, Roll #1801010 - dugout and clay extraction - Lot 1, Block 1, Plan 0523114, Pt. NE 4-50-26-W4, Abtosway**

Manager of Development Services Charlene Haverland provided a recommendation relating to Development Permit D22-200 by Murray and Wendy Abtosway.

**258-22** Councillor Belozor -- that Leduc County Council approve Development Permit Application D22-200 by Murray and Wendy Abtosway for a dugout and clay extraction on Lot 1, Block 1, Plan 0523114, Pt. NE 4-50-26-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 dated July 4, 2022.
3. Approval is granted for a period of three (3) years. On or before three (3) years from the date of issuance of this development permit the dugout construction, clay extraction, and haul activities shall be completed.
4. Hours of operation for extraction activities shall be limited to 7am to 6pm Monday to Friday and 8am to 5pm on Saturdays. No activity is permitted on Sundays or statutory holidays.
5. Site remediation and restoration to agricultural land shall be carried out immediately following the completion of dugout and excavation activities, including the seeding of the area to grass to prevent erosion from occurring.
6. All loads of material being transported shall be tarped appropriately to ensure that material is not spread on the adjacent highways.
7. Infilling and site grading shall not be permitted to impede or interfere with the natural flow of surface water onto adjacent lands or public ditches.
8. 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) water quality deterioration
  - v) groundwater quality or quantity deterioration
9. The landowner shall comply with all applicable federal and provincial laws and obtain any additional approvals as and where required for the operation of the approved development.
10. No further development, expansion or change in use is permitted unless approved by Leduc County Council.

Carried Unanimously

Staff member Haverland

Staff member Haverland exited the council chamber at 1:54 p.m.

**George L. Saubak Memorial fund scholarship 2022**

County Manager Coleman provided a recommendation to award the 2022 George L. Saubak Memorial Fund Scholarship.

**259-22** Councillor Belozor -- that Leduc County Council award the 2022 George L. Saubak Memorial Fund Scholarship to Ciara Harrish in the amount of \$136.

Carried Unanimously

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**In-Camera session**

**260-22** Councillor Smith -- that Leduc County Council meet In-Camera in accordance with *Sections 21 and 25, Freedom of Information and Protection of Privacy Act (F.O.I.P.)* relating to Transit.

Carried Unanimously

The in-camera session commenced at 1:55 p.m.

**Revert to regular Council open session**


**261-22** Councillor Lewis -- 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 2:17 p.m.

**Adjournment**

Mayor Doblanko adjourned the meeting at 2:18 p.m.

  
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Mayor

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