



**Regular Council**  
**Agenda**  
*Leduc County Centre, Nisku, AB*  
**Tuesday, October 11, 2022**

1. **Order - 1:30 p.m.**
2. **Adoption of agenda**
3. **Adoption of previous minutes**  
- September 27, 2022 Regular Council meeting √
4. **1:30 p.m. Presentations**
  - a) Public
  - b) Service Awards
    - 5 years - Michelle Edgerly, Executive Assistant - County Manager's office D. Coleman
    - 30 years - Leonard (Lenny) Marshall - Grader Operator G. Broadbent
5. **1:40 p.m. Department reports / recommendations**
  - a) 1:40 p.m. Assessment Services
    - i) Reserve values for 2022 Tax Sale Nov. 2, 2022 at 10:00 a.m. √ K. Burnand
  - b) 1:45 p.m. Agricultural Services.
    - i) Advertising of municipal lands for agricultural use lease √ A. Van Beers
  - c) 1:50 p.m. Planning and Development
    - i) Appeal double permit fee √ G. Bain
  - d) 2:00 p.m. Policies
    - i) CC-02 Council Sponsorships √ D. Ohnysty
    - ii) CC-03 Council Grants √ D. Ohnysty
    - iii) CO-01 Public Participation √ R. Klimosko
6. **New Business**
  - a) Proclamations:
    - i) Fire Prevention Week - October 9-15, 2022 √ J. Gavan
    - ii) Small Business Week - October 17-21, 2022 √ J. Gavan
7. **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 11, 2022*

#### Order and roll call

The meeting was called to order at 1:30 p.m., Tuesday, October 11, 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
- Garrett Broadbent, Director - Road Operations and Agricultural Services
- Leonard (Lenny) Marshall, Grader Operator
- Michelle Edgerly, Executive Assistant - County Manager's office
- Karen Mercer, Planner - Development Services
- Clarence Nelson, Director - Enforcement Services
- Renee Drover, Bylaw Enforcement Officer/Animal Control
- Katherine Degaust, Communications Coordinator
- Lindsay Chambers, Communications Coordinator
- Karen Burnand, Manager - Assessment Services
- Aaron Van Beers, Manager - Agricultural Services

#### Others

- Seven (7) other individuals

#### Agenda adoption

**233-22** Councillor Belozar -- that the agenda for the October 11, 2022 regular County Council meeting be adopted as presented.

Carried Unanimously

#### Previous Minutes - September 27, 2022 regular meeting

**234-22** Councillor Wanchuk -- that the September 27, 2022 regular meeting minutes be adopted as circulated.

Carried Unanimously

#### Public Presentation - Mickalyk

Michelle Mickalyk, resident at 23243 Township Road 484, provided the following presentation:

- I understand there is discussion regarding the current bylaw around the dogs within Leduc County in particular dangerous dogs.

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- I would like to advocate to have the current bylaw or a bylaw put in place on how many dogs are allowed on a property.
- There is an outstanding amount of illegal kennels operating within our County and I really feel this needs to be addressed.
- On Oct. 2<sup>nd</sup> on my property my daughter was outside playing with her dog and we had one of the 18 pitbulls that live next to us come onto our property and attack my daughter and killed our dog. The pitbull took our dog right out of my daughter's arms.
- That property has been operating without a license for about 4 months now; there have been complaints and I want to let it be known that my concern on the safety of my child playing on her own property can no longer happen.
- I polled other municipalities and other villages that have a dog bylaw and the majority states that only three dogs are allowed on one property, subject to a variance if required.
- The County's fine of \$250.00 needs to be larger; I don't think that is going to deter anyone from having a certain amount of dogs that they have an agenda for; I don't know anybody that would have 18 pitbull dogs of that breed for the sake of just having a pet.
- I'm hoping that my voice will be heard so that my daughter will feel safe to play outside again and that I can feel safe leaving the yard and having her being able to play in our yard and not having to be afraid.
- That one dog has since been removed off the property but there are still 17 more that pose a threat to us.
- Once the dog has been deemed vicious or dangerous there is a lot of counties that have special pen requirements for those dogs that pose a risk or that has attacked or bitten in the past; right down to the fence being buried 30 cm in the ground with locks at all times.
- I have been told the dog did not escape from his pen, however if this dog is ever allowed on another property there is a huge risk to the municipality.
- Maybe the kennels need to be inspected or the areas inspected a bit more so that everyone can feel safe.
- I don't want any child to go through what my child has gone through and heal the scars that will take a long time to heal.
- I really hope that Council takes into consideration to put a number of how many dogs are allowed on a property and to give kennels a little deeper look when they are being requested at the County for a permit.

Staff member Ohnysty

Director of Community Services Dean Ohnysty entered the council chamber at 1:35 p.m.

**Public Presentation - Neilson**

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

- Wanted to give Council a reminder of the wedding event that was put up in the middle of our agricultural community, right next to our homes, families and our livestock.
- This Aspen Valley wedding/entertainment venue is classified as "discretionary use" and a temporary permit was issued for 2 years, plus a one year extension by the SDAB to assess its impact on this community.
- The impact over the past 3 years has been a negative and detrimental one as evidenced by the enormous number of complaints and concerns of surrounding residents.

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- This business has continually operated against conditions set forward on the permit and has not operated in an ethical manner and perhaps abusive for lack of a better term and has continually shown disrespect for this community.
- Conditions placed on this business permit have not protected us and have not or cannot be enforced; simply put this is toxic in our rural community.
- Have questions why the County appears to support these types of businesses, allows this owner to keep reapplying for subsequent permits at the current location with extended hours of operation. Based on the repeated and flagrant violations of permit conditions, this permit should be null and void; this venue should be closed and all remaining structures of this business should be removed to not resurrect in another form.
- These entertainment/wedding venues are not appropriate businesses right next door to homes, families and livestock. Our home is less than 85m away from this venue and the impact on us is significant and taken away our quality of life. Homes surrounding and as far as 1.4 km away are impacted by the noise alone, let alone all the other problems reported. We are tired and frustrated and don't have the time to keep sending in letters, emails and make phone calls to the County to report problems and concerns. How many appeals do we have to attend/send in letters to try to put a stop to these types of businesses that affect our quality of life. People feel that they are not being heard, concerns are ignored.
- The change in the Land Use Bylaw that allowed for these types of businesses to operate happened very quickly, without the community's knowledge and as a result this business entered our community and has been nothing but destructive. Those in the community surrounding this facility, request that Council and the County revisit the Land Use Bylaw with proper public participation.
- We request that Council consider a moratorium on any further permits going forward related to these wedding and event venues that are discretionary use, until public participation opportunities are provided to residents who live in the County to provide their input. This would make residents who call Leduc County their home feel like they are finally heard, and that Council and Leduc County administration are listening and are acting in the best interest of residents rather than allowing rogue business developers who just use our County for party venues and their profit at the detriment of those who call Leduc County home.
- People would feel that the County's best interest for its residents is the preservation of the agricultural community and quality of life for families. We want our quality of life back and our quiet agricultural community to return for current and future generations.
- Examples have been provided including:
  - continued noise from the venue
  - animals are agitated by the noise and activity
  - helicopter brought in
  - smoking on County roads and cigarette butts are left behind; grass fire on the corner of the venue which jumped over into the ditch next to pasture
  - tailgate parties
  - parking on the roads continues
  - increased traffic, garbage including beer cans and alcohol bottles
  - operation outside of regular permit hours, including during the week
  - people wondering off property bothering horses
  - no agricultural events have been held over the past 2 years

- Submitted photos showing infractions listed above.

**235-22** Councillor Lewis -- that Leduc County Council receive as information the public presentations, and that administration provide responses back to the following presenters:

- Michelle Mickalyk
- Karen Neilson

Carried Unanimously

Staff members Nelson, Drover and Mercer; presenters Mickalyk and Neilson and three other individuals  
Staff members Nelson, Drover and Mercer; presenters Mickalyk and Neilson and three other individuals exited the council chamber at 1:40 p.m.

### Service awards

The following staff members were recognized for service awards:

- 5 years - Michelle Edgerly, Executive Assistant - County Manager's office
- 30 years - Leonard (Lenny) Marshall, Grader Operator

Staff members Edgerly, Marshall and Degaust and four other individuals

Staff members Edgerly, Marshall and Degaust and four other individuals exited the council chamber at 1:44 p.m.

### Reserve values for 2022 Tax Sale - Nov. 2, 2022 at 10:00 a.m.

Manager of Assessment Services Karen Burnand provided a recommendation for consideration of reserve values for the 2022 Tax Sale.

**236-22** Councillor Smith -- that Leduc County Council accept the reserve valuations for the applicable properties and sets the terms and conditions that apply to those properties:

Roll	Plan	Block	Lot	Pt Sec	Sec.	Twp.	Rge.	Mrd.	Parcel Size	Reserve Value
270020	PT SE			SE	20	50	22	4	1.00 Ac	\$137,000.00
1119010	1080 NY		A	SW	29	50	24	4	19.47Ac	\$1,200,000.00
8744001	0620125	1	1	SW	11	50	22	4	5.34 Ac	\$200,000.00

Carried Unanimously

### Staff member Neff

Manager of Safety Codes Steve Neff entered the council chamber at 1:45 p.m.

### Advertising of municipal lands for agricultural use lease

Manager of Agricultural Services Aaron Van Beers provided a recommendation relating to the advertising of municipal lands for agricultural use.

**237-22** Councillor Scobie -- that Leduc County Council approve the list of municipal lands (Municipal Reserve and miscellaneous properties) as presented; to be advertised as available for proposals to lease for agricultural use for a five-year term January 1, 2023 to December 31, 2027,

Carried Unanimously

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Staff members Broadbent and Van Beers

Staff members Broadbent and Van Beers exited the council chamber at 1:53 p.m.

**Appeal of double permit fee**

Manager of Safety Codes Steve Neff provided a recommendation relating to a request of refund on the double permit fee to Mike and Christen Smith for starting construction without a permit.

**238-22** Councillor Smith -- that Leduc County Council refuse the request by Mike and Christen Smith to refund the double building permit fee on B-22-0090 charged for starting construction without a permit in accordance with the Leduc County Fees and Charges Bylaw.

Carried Unanimously

Staff member Neff

Staff member Neff exited the council chamber at 1:57 p.m.

**Policy approvals**

**CC-01 Council Sponsorships**

**CC-02 Council Grants**

Director of Community Services Dean Ohnysty provided a recommendation for approval of policies CC-01 Council Sponsorships and CC-02 Council Grants.

**239-22** Councillor Scobie -- that Leduc County Council approve the following revised policies:

- CC-02 Council Sponsorships
- CC-03 Council Grants

Carried Unanimously

Staff members Ohnysty and Burnand

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

**Policy CO-01 Public Participation**

General Manager of Financial and Corporate Services Renee Klimosko provided a recommendation for approval of Policy CO-01 Public Participation.

**240-22** Mayor Doblanko -- that Leduc County Council approve Policy CO-01 Public Participation.

Carried Unanimously

**Proclamation - Fire Prevention Week - October 9-15, 2022**

**241-22** Councillor Wanchuk -- that Leduc County Council proclaim the week of October 9-15, 2022 as Fire Prevention Week within Leduc County.

Carried Unanimously

Mayor Doblanko read the Fire Prevention Week Proclamation.

**Proclamation - Small Business Week - October 17-21, 2022**

**242-22** Councillor Lewis -- that Leduc County Council proclaim the week of October 17-21, 2022 as Small Business Week within Leduc County.

Carried Unanimously

Mayor Doblanko read the Small Business Week Proclamation.

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**Adjournment**

Mayor Doblanko adjourned the meeting at 2:09 p.m.

  
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Mayor

  
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County Manager