



## Regular Council

### Agenda

Leduc County Centre, Nisku, AB

Tuesday, April 25, 2023

1. **Order - 1:30 p.m.**
2. **Adoption of agenda**
3. **Adoption of previous minutes**  
- April 11, 2023 Regular Council meeting √
4. **1:30 p.m. Presentations**
  - a) Public
  - b) Service awards:  
15 years
    - Justin Dumont, Mechanic - Road Operations G. Broadbent
    - Andrea Oneski, Community Development Coordinator - Parks and Recreation D. Ohnysty
5. **1:45 p.m. Public Hearing**
  - a) 1:45 p.m. Public Hearing Leduc County/Village of Warburg - √ J. Evans and L. Johnson  
Intermunicipal Development Plan and Intermunicipal Collaboration Framework:
    - Bylaw No. 04-23 (*2<sup>nd</sup> & 3<sup>rd</sup> readings*) - Adopt Leduc County/Village of Warburg Intermunicipal Development Plan and repeal Bylaw No. 10-19;
    - Bylaw No. 05-23 (*2<sup>nd</sup> & 3<sup>rd</sup> readings*) - Repeal Intermunicipal Collaboration Framework Bylaw No. 30-19
6. **2:00 p.m. Department reports / recommendations**
  - a) 2:00 p.m. County Manager's office R. Klimosko and N. Wice
    - i) 2023 final budget √
    - ii) 2023 Property Tax Bylaw √
  - b) 2:30 p.m. Planning and Development J. Evans and L. Johnson
    - i) Town of Calmar - Intermunicipal Development Plan and Intermunicipal Collaboration Framework : √
      - Bylaw (*1<sup>st</sup> reading*) - adopt Intermunicipal Development Plan and repeal Bylaw No. 14-19 √ L. Johnson
      - Bylaw (*1<sup>st</sup> reading*) - Repeal Intermunicipal Collaboration Framework Bylaw No. 20-19 √ L. Johnson
    - ii) Town of Thorsby - Intermunicipal Development Plan and Intermunicipal Collaboration Framework :
      - Bylaw (*1<sup>st</sup> reading*) - adopt Intermunicipal Development Plan and repeal Bylaw No. 09-19 √ L. Johnson

✓ Attachment provided

- 
- |  |   |                           |
|--|---|---------------------------|
| ○ Bylaw ( <i>1<sup>st</sup> reading</i> ) - Repeal Intermunicipal Collaboration Framework Bylaw No. 19-19  | ✓ | L. Johnson                |
| iii) Direct Control Development Permit Application D22-292 firewood processing and outdoor storage, SW 29-48-25-W4, Smart Firewood Products Ltd. | ✓ | C. Haverland              |
| c) <u>2:45 p.m.</u> Corporate Services   |   |                           |
| i) Proclamations:  | ✓ | K. Pudlowski and K. Fuson |
| ○ National Day of Mourning - April 28, 2023  |   |                           |
| ○ Safety and Health Week - first full week of May, 2023  |   |                           |
| ○ Mental Health Week - first full week of May, 2023  |   |                           |
| d) <u>2:55 p.m.</u> Community Services   |   |                           |
| i) Special project funding - Community playgrounds   | ✓ | D. Ohnysty                |
| ii) Special project funding - Calmar and District Agricultural Society   | ✓ | D. Ohnysty                |
| iii) Leduc West Antique Society  | ✓ | D. Ohnysty                |
- 7. Adjournment**



## Regular Council Meeting Minutes

*Council Chamber, Leduc County Centre, Nisku, AB  
Tuesday, April 25, 2023*

### Order and roll call

The meeting was called to order at 1:30 p.m., Tuesday, April 25, 2023 by Mayor Tanni Doblanko as Chair and Council members Rick Smith, Kelly-Lynn Lewis (virtual), Glenn Belozer, Dal Virdi, Larry Wanchuk and Ray Scobie.

### Staff members

- Duane Coleman, County Manager
- Renee Klimosko, General Manager - Financial and Corporate Services
- Alan Grayston, General Manager - Development and Community Services
- Joyce Gavan, Legislative Coordinator
- Miranda Anderson, Executive Assistant - Council

### Agenda adoption

**95-23** Councillor Belozer -- that the agenda for the April 25, 2023 regular County Council meeting be adopted as presented.

Carried Unanimously

### Previous Minutes - April 11, 2023 regular meeting

**96-23** Councillor Wanchuk -- that the April 11, 2023 regular meeting minutes be adopted as circulated.

Carried Unanimously

### Public presentation

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

### Service award

The following staff members were recognized for their 15 years of service to Leduc County:

- Justin Dumont, Mechanic - Road Operations
- Andrea Oneski, Community Development Coordinator - Parks and Recreation

### Proclamations:

- National Day of Mourning - April 28, 2023

- Safety and Health Week - first full week of May, 2023

- Mental Health Week - first full week of May, 2023

Director of Corporate Services Kent Pudlowski provided a staff report requesting proclamations for National Day of Mourning, Safety and Health Week and Mental Health Week.

**97-23** Councillor Smith -- that Leduc County Council approves the following proclamations:

- National day of Mourning - April 28, 2023
- Safety and Health Week - first full week of May, 2023
- Mental Health Week - first full week of May, 2023

  
Carried Unanimously

Mayor Doblanko read the National Day of Mourning, Safety and Health Week and Mental Health Week Proclamations.

**Proclamation - Emergency Preparedness Week - May 7 - 13, 2023**

Fire Chief Keven Lefebvre provided a staff report requesting proclamation of Emergency Preparedness week.

**98-23** Councillor Viridi -- that Leduc County Council approves the Proclamation - Emergency Preparedness Week from May 7-13, 2023.

Carried Unanimously

Mayor Doblanko read the Emergency Preparedness Week Proclamation.

**Public Hearing - Leduc County/Village of Warburg Intermunicipal Development Plan and Intermunicipal Collaboration Framework**

**- Bylaw No. 04-23 Adopt Leduc County/Village of Warburg Intermunicipal Development Plan and repeal Bylaw No. 10-19**

**- Bylaw No. 05-23 Repeal Intermunicipal Collaboration Framework Bylaw No. 30-19**

Mayor Doblanko called the public hearing to order at 1:47 p.m. with respect to the Intermunicipal Development Plan and Intermunicipal Collaboration Framework with the Village of Warburg.

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

Regional Senior Planner - Regional and Long Range Planning Laurie Johnson provided a staff report with respect to the repeal and replacement of bylaws relating to the Leduc County/Village of Warburg Intermunicipal Development Plan and Intermunicipal Collaboration Framework.

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

Mayor Doblanko noted there were no registered speakers to speak to the subject of the public hearing.

Mayor Doblanko called upon anyone in attendance to speak in support or against the subject of the public hearing, and there was no one.

Mayor Doblanko called upon administrative staff to provide closing comments, and there were none.

**Conclude public hearing**

Mayor Doblanko concluded the public hearing at 1:51 pm.

**Bylaw No. 04-23 Adopt Leduc County/Village of Warburg Intermunicipal Development Plan and repeal Bylaw No. 10-19**

**99-23** Councillor Belozor -- that Bylaw No. 04-23 be given second reading.

Carried Unanimously



**100-23** Councillor Wanchuk -- that Bylaw No. 04-23 be given third and final reading.

Carried Unanimously

**Bylaw No. 05-23 Repeal Intermunicipal Collaboration Framework Bylaw No. 30-19**

**101-23** Councillor Scobie -- that Bylaw No. 05-23 be given second reading.

Carried Unanimously

**102-23** Councillor Viridi -- that Bylaw No. 05-23 be given third and final reading.

Carried Unanimously

**Approve Intermunicipal Collaboration Framework between Leduc County and Village of Warburg**

**103-23** Mayor Doblanko -- that Leduc County Council approve by resolution the updated Intermunicipal Collaboration Framework between Leduc County and the Village of Warburg.

Carried Unanimously

**2023 final budget**

General Manager of Financial and Corporate Services Renee Klimosko presented the 2023 final budget for Council's consideration.

**104-23** Councillor Smith -- that Leduc County Council approve the 2023 final budget with total expenses of \$126,123,065 which is comprised of \$93,189,051 in operating expenses and \$32,934,014 of capital expenses.

Carried Unanimously

**2023 Property Tax Bylaw**

General Manager of Financial and Corporate Services Renee Klimosko presented the proposed 2023 Property Tax bylaw for Council's consideration.

**Bylaw No. 10-23 - 2022 Property Tax**

**105-23** Councillor Scobie -- that Bylaw No. 10-23 be given first reading to adopt the 2023 Property Tax as follows:

1. This bylaw may be cited as the "Property Tax Bylaw".
2. The county manager is hereby authorized to levy the following rates of taxation on the assessed value of all property (taxable and grant-in-lieu) as shown on the assessment roll of Leduc County:

	<u>Assessment</u>	<u>Mill Rate</u>	<u>Levy</u>
<u>Municipal</u>			
Residential	\$3,049,244,890	2.9700	\$ 9,056,257
Farmland	85,376,310	12.8000	1,092,817
Non-residential	5,940,587,780	6.7000	39,801,938
Machinery and equipment	<u>166,868,360</u>	6.7000	<u>1,118,018</u>
Total municipal	\$9,242,077,340		\$51,069,030



**Alberta School Foundation Fund & Opted Out School Boards**

Residential/Farmland	\$3,134,439,350	2.4064	\$ 7,542,715
Non-residential	<u>5,345,012,820</u>	3.5541	<u>18,996,710</u>
Total - ASFF & OOSB	\$8,479,452,170		\$26,539,525

<b><u>Leduc Regional Housing Foundation</u></b>	\$9,241,710,680	.0252	\$232,891
---	-----------------	-------	-----------

**Designated Industrial Property**

Farmland	\$ 773,390	.07460	\$ 58
Non-residential	1,542,482,980	.07460	115,069
Machinery and equipment	<u>149,995,620</u>	.07460	<u>11,190</u>
Total DIP	\$1,693,251,990		\$126,317

<b><u>Local Improvement &amp; Frontage Levy</u></b>			\$1,115,597
---	--	--	-------------

3. This bylaw shall take effect on the date of third reading.

Carried Unanimously

**106-23** Councillor Belozor -- that Bylaw No. 10-23 be given second reading.

Carried Unanimously

**107-23** Councillor Viridi -- that Bylaw No. 10-23 be given third reading with the unanimous consent of the council members present.

Carried Unanimously

**108-23** Councillor Lewis -- that Bylaw No. 10-23 be given third reading.

Carried Unanimously

**Bylaw No. 11-23 Adopt Leduc County/Town of Calmar Intermunicipal Development Plan and repeal Bylaw No. 14-19**

**109-23** Councillor Wanchuk -- that Bylaw No. 11-23 be given first reading to repeal and replace the Leduc County/Town of Calmar Intermunicipal Development Plan and that Bylaw No. 14-19 be repealed.

Carried Unanimously

**Bylaw No. 12-23 Repeal the Leduc County/Town of Calmar Intermunicipal Collaboration Framework Bylaw No. 20-19**

**110-23** Councillor Viridi -- that Bylaw No. 12-23 be given first reading to repeal Bylaw No. 20-19, a bylaw adopting the Leduc County/Town of Calmar Intermunicipal Collaboration Framework.

Carried Unanimously

**Bylaw No. 13-23 Adopt Leduc County/Town of Thorsby Intermunicipal Development Plan and repeal Bylaw No. 09-19**

**111-23** Mayor Doblanko -- that Bylaw No. 13-23 be given first reading to repeal and replace the Leduc County/Town of Thorsby Intermunicipal Development Plan and that Bylaw No. 09-19 be repealed.

Carried Unanimously

**Bylaw No. 14-23 Repeal the Leduc County/Town of Thorsby Intermunicipal Collaboration Framework Bylaw No. 19-19**

**112-23** Councillor Scobie -- that Bylaw No. 14-23 be given first reading to repeal Bylaw No. 19-19, a bylaw adopting the Leduc County/Town of Thorsby Intermunicipal Collaboration Framework.

Carried Unanimously

**Direct Control Development Permit Application D22-292 Firewood processing and outdoor storage, SW 29-48-25-W4, Smart Firewood Products Ltd.**

Planner Kala Raymond provided a staff report relating to Direct Control Development Permit Application D22-292.

**113-23** Councillor Smith -- that Leduc County Council approve Direct Control Application D22-292 by Smart Firewood Products Ltd. for firewood processing and outdoor storage (3.7 ha) on SW 29-48-25-W4, subject to the following conditions:

1. Approval is granted based on the information provided by the applicant for approved development only and no other development.
2. The approved development shall be located as shown on the approved site plan.
3. The applicant shall only operate one saw at a time in order to minimize noise impact. The applicant will make an effort to mitigate sound.
4. Operational and retail hours are limited to:
  - I. April 1st to October 31 Hours: Monday through Friday 8am to 6pm, Saturday 8am to 3pm
  - II. November 1 to March 31 Hours: Monday through Friday 9am to 6pm, Saturday 9am to 3pm
5. Approval is granted for a period of 5 years. On or before five years from the approval date of this permit, the business shall cease to operate unless a development permit extending this time has been approved by Leduc County.
6. The site shall be maintained in a neat and orderly manner including the containment of all materials and refuse, to the satisfaction of the Development Authority.
7. No outdoor storage, site clearing, shelterbelts and fencing is permitted including removal of natural vegetation and alterations to the natural drainage of lands within 20m of Whitemud Creek.
8. Outdoor storage areas shall be appropriately screened from public roads.
9. 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
10. The applicant/landowner shall provide fire-fighting access at all times to the satisfaction of Leduc County Fire Services.
  11. The applicant shall enter into a Road Use Agreement with the County. The applicant must contact Public Works and Engineering for the transport of all material to discuss this requirement.
  12. The development shall not cause any adverse drainage impact on adjacent properties or flooding of nearby ditches in excess of their capabilities.
  13. No outdoor sandblasting or spray painting of any kind shall be permitted on site.
  14. The site shall be maintained in a neat and orderly manner including the containment of all materials including weed control and refuse, to the satisfaction of the Development Authority.
  15. No further development, expansion or change in use is permitted unless approved by Leduc County.

Carried Unanimously

#### **Special project funding - Community playgrounds**

Director of Community Services Dean Ohnysty provided a staff report with respect to special project funding for community playgrounds.

**114-23** Mayor Doblanko-- that Leduc County Council approve funding support allocated from the recreation cost share capital program to the following groups:

- o Warburg Parent Society - \$5,000
- o Calmar elementary School Parent Teacher Association (PTA) - \$10,000
- o Leduc Society for Christian Education - \$10,000

Carried Unanimously

#### **Special project funding - Calmar and District Agricultural Society**

Director of Community Services Dean Ohnysty provided a staff report with respect to special project funding to the Calmar and District Agricultural Society.

**115-23** Councillor Scobie -- that Leduc County Council approve funding support of \$67,000 to the Calmar and District Agricultural Society with funding allocated from the recreation cost share capital program.

Carried Unanimously

#### **Leduc West Antique Society**

Director of Community Services Dean Ohnysty provided a staff report with respect to the request for support and assistance by the Leduc West Antique Society.

**116-23** Councillor Wanchuk --- that Leduc County Council support the following actions with respect to the Leduc West Antique Society:






- 1) refer consideration to the Public Works Committee to review opportunities to include Range Road 260 to the Leduc West Antique Society in the future road paving program; and
- 2) that administration assist Leduc West Antique Society in identifying opportunities for improved internet services at their site.

Carried Unanimously

**Adjournment**

Mayor Doblanko adjourned the meeting at 3:09 p.m.

  
\_\_\_\_\_  
Mayor

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