



Regular Council

Agenda

Leduc County Centre, Nisku, AB

Tuesday, March 14, 2023

1. Order - 1:30 p.m.
2. Adoption of agenda
3. Adoption of previous minutes
- February 28, 2023 Regular Council meeting ✓
4. **1:30 p.m. Presentations**
 - a) Public
 - b) Service award:
 - 20 years: Andrew (Andy) Patterson, Senior Peace Officer C. Nelson
5. **1:45 p.m. Public Hearing**
 - a) 1:45 p.m. Public Hearing Bylaw No. 03-23 (2nd & 3rd readings) - Southern Country Residential Area Structure Plan (SCRASP) J. Evans and B. Ansaldo
6. **2:00 p.m. Department reports / recommendations**
 - a) 2:00 p.m. Planning and Development J. Evans and L. Johnson
 - i) Long Range Planning - Municipal Development Plan - Interim Review Project Charter update ✓
 - ii) Village of Warburg - Intermunicipal Development Plan and Intermunicipal Collaboration Framework :
 - Bylaw (1st reading) - Intermunicipal Development Plan and repeal Bylaw No. 10-19 ✓ L. Johnson
 - Bylaw (1st reading) - Intermunicipal Collaboration Framework and repeal Bylaw No. 30-19 ✓ L. Johnson
 - iii) Leduc County/City of Leduc Tax Revenue Sharing Agreement ✓ G. Bain
 - b) 2:15 p.m. Community Services
 - i) Sponsorship - Leduc Community Hospital Foundation ✓ D. Ohnysty
 - ii) Sponsorship - New Humble Farmraiser event ✓ D. Ohnysty
 - iii) Sponsorship - Amplified Alzheimer's event ✓ D. Ohnysty
 - c) 2:25 p.m. Finance
 - i) 2022 year-end - transfers to reserves ✓ B. Fair
 - ii) Bylaw (1st reading) - Borrowing re-construction of Township Road 510 from Nisku Spine Road to Range Road 243 ✓ B. Fair
 - iii) Request to waive all or a portion of existing property tax penalties and cancel future penalties for tax roll 8037550 ✓ C. Kwok



d) 2:40 p.m. Assessment Services

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| i) Removal of reserve designation for the purpose of a sale of a portion of county owned land - Plan 0124826, Block 2, Lot 6MR, Roll 6319110) | ✓ | K. Burnand |
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e) 2:50 p.m. Fire Services

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| i) Annual appointment of fire guardians - 2023 | ✓ | B. Gurmin |
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7. Adjournment



Regular Council Meeting Minutes

*Council Chamber, Leduc County Centre, Nisku, AB
Tuesday, March 14, 2023*

Order and roll call

The meeting was called to order at 1:30 p.m., Tuesday, March 14, 2023 by Mayor Tanni Doblanko as Chair and Council members Rick Smith, Kelly-Lynn Lewis, Glenn Belozar, 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

47-23 Councillor Lewis -- that the agenda for the March 14, 2023 regular County Council meeting be adopted as circulated.

Carried Unanimously

Previous Minutes - February 28, 2023 regular meeting

48-23 Councillor Wanchuk -- that the February 28, 2023 regular meeting minutes be adopted as circulated.

Carried Unanimously

Public presentation

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

Staff award

The following staff member was awarded their 20 year service award:

- Andrew (Andy) Patterson - Senior Peace Officer, Enforcement Services

Municipal Development Plan - interim review Project Charter update

Senior Planner Laurie Johnson provided a staff report on the Municipal Development Plan interim review Project Charter.

49-23 Councillor Smith -- that Leduc County Council approve the update to the Municipal Development Plan interim review Project Charter, as presented.

Carried Unanimously

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

50-23 Councillor Belozar -- that Bylaw No. 04-23 be given first reading to adopt the Leduc County/Village of Warburg Intermunicipal Development Plan and that Bylaw No. 10-19 be repealed.

Carried Unanimously

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Bylaw No. 05-23 Repeal the Leduc County/Village of Warburg Intermunicipal Collaboration Framework Bylaw No. 30-19

51-23 Councillor Scobie -- that Bylaw No. 05-23 be given first reading to repeal the Leduc County/Village of Warburg Intermunicipal Collaboration Framework Bylaw No. 30-19.

Carried Unanimously

Leduc County/City of Leduc Tax Share Agreement

Director of Planning and Development Grant Bain provided a staff report relating to the Leduc County/City of Leduc tax share agreement.

52-23 Councillor Smith -- that Leduc County Council approve the Leduc County/City of Leduc tax share agreement, entitled "Agreement Relating to the Edmonton International Airport" and authorize the Mayor and Chief Administrative Officer to sign the agreement on behalf of Leduc County.

Carried Unanimously

Public Hearing - Bylaw No. 03-23 (2nd and 3rd readings) Southern Country Residential Area Structure Plan (SCRASP)

Mayor Doblanko called the public hearing to order at 1:46 pm with respect to the Southern Country Residential Area Structure Plan Bylaw No. 03-23.

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

Long Range Planner Ben Ansaldo provided a staff report with respect to the Southern Country Residential Area Structure Plan (SCRASP) Bylaw No. 03-23, highlighting the following:

- 1) In December 2019, Leduc County and AV Exterior Homes Ltd. entered into a Memorandum of Understanding to jointly contract V3 Companies of Canada Ltd. to prepare the SCRASP. The SCRASP is intended to provide framework for the long-term growth and development of the area for future planning while balancing the impact on existing residential development, municipal infrastructure and environmental features.
- 2) A multi-phased engagement approach was taken as part of developing the SCRASP. The public and stakeholder engagement undertaken as a part of the SCRASP project falls within the "consult" level on the IAP2 engagement spectrum.
- 3) Due to circumstances surrounding Covid, the partners decided to use online tools and mail-outs for public involvement. The virtual engagement sessions occurred in the fourth quarter of 2020 and the second quarter of 2021 with the initial public hearing conducted in May of 2021.
- 4) An additional engagement was undertaken to educate the public on the changes that have been made within the draft document since the previous public hearing. This was made available to the public on the project website between November 3 and 25, 2022. The public had the opportunity to provide input on these proposed changes by submitting an online form through the project web page or by contacting the project team directly. A letter containing information about the changes and how to provide feedback was also mailed to affected landowners at the start of November. The feedback received can be found in the "What We Heard" report.
- 5) Leduc County Council gave first reading to Bylaw No. 24-22 on December 13, 2022 with the public hearing occurring on January 24, 2023. On that same date the bylaw was given second reading. Council expressed concerns about several clerical errors in the draft document before defeating third reading of the bylaw. Council wished to have the clerical errors in the document corrected

prior to adoption of the SCRASP, and therefore the updated document was presented on February 14, 2023 where Bylaw No. 03-23 was given first reading.

- 6) The public hearing was advertised in accordance with the provisions of the Municipal Government Act (MGA). There were no responses received by administration.
- 7) At this time administration feels that the proposed SCRASP accurately reflects the policies and intentions of the Edmonton Metropolitan Regional Growth Plan as well as the Leduc County Municipal Development Plan. The SCRASP does not require submission to the EMRB in accordance with S. 4.1.c of Ministerial Order MSD:088/20. As such, administration supports the continuation of the adoption process for the plan and that Leduc County Council gives 2nd and 3rd reading to Bylaw No. 03-23.

Peter Vana, Planning Advisor - V3 Companies of Canada provided a PowerPoint presentation on the Southern Country Residential Area Structure Plan.

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

In response to questions by Council members, administration provided clarification around the servicing of water requirements as well as the 50 year review plan.

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 1:57 pm.

Bylaw No. 03-23 Southern Country Residential Area Structure Plan (SCRASP).

53-23 Councillor Lewis -- that Bylaw No. 03-23 be given second reading.

Carried Unanimously

54-23 Councillor Belozer -- that Bylaw No. 03-23 be given third and final reading.

Carried Unanimously

Sponsorship - Leduc Community Hospital Foundation

Director of Community Services Dean Ohnysty provided a staff report recommending sponsorship to the Leduc Community Hospital Foundation in support of their 30th anniversary and partnership in the health community challenge.

55-23 Mayor Doblanko -- that Leduc County Council approve a sponsorship of \$2,500 to the Leduc Community Hospital Foundation in support of their 30th anniversary and as partners in the health community challenge.

Carried Unanimously

Sponsorship - New Humble Farmraiser event

Director of Community Services Dean Ohnysty provided a staff report recommending sponsorship to the New Humble Community School Association in support of their farmraiser event.

56-23 Councillor Scobie -- that Leduc County Council approve a sponsorship of \$1,000 to the New Humble Community School Association in support of their farmraiser event to be held on April 15, 2023.

Carried Unanimously

Sponsorship - Amplified Alzheimer's event

Director of Community Services Dean Ohnysty provided a staff report recommending sponsorship to the Amplified Alzheimer's Committee in support of their Alzheimer's awareness and fundraising event.

57-23 Councillor Lewis -- that Leduc County Council approve a sponsorship of \$1,000 to the Amplified Alzheimer's Committee in support of their Alzheimer's awareness and fundraising event to be held on August 26, 2023.

Carried Unanimously

2022 year-end information update - transfers to reserves

58-23 Mayor Doblanko --- that Leduc County Council approve the following 2022 year-end financial transactions:

- 1) transfer of \$700,000 to capital asset lifecycle management - building management reserve;
- 2) transfer of \$1,000,000 to operating stabilization and contingency reserve;
- 3) transfer of \$1,000,000 to operating special purpose multi-year/future year projects reserve; and
- 4) any additional surplus dollars, above approximately \$60,000, identified during the year-end process be transferred to the operating stabilization and contingency reserve.

Carried Unanimously

Bylaw No. 06-23 Borrowing for the re-construction of Township Road 510 from Nisku Spine Road to Range Road 243.

59-23 Councillor Viridi -- that Bylaw No. 06-23 be given first reading authorizing long-term debenture borrowing for the re-construction of Township Road 510 from Nisku Spine Road to Range Road 243 for up to \$9,000,000 for a term not to exceed 20 years, and further that administration to proceed with the advertising requirement pursuant to Section 606 of the Municipal Government Act.

Carried Unanimously

Penalty waiver request - Deluxe Burger

60-23 Mayor Doblanko --- that Leduc County Council deny the request to pay levies of \$55,152.94 in 18 months, cancel future penalties and waive existing tax penalties of \$29,117.04.

Carried Unanimously

Removal of reserve designation for the purpose of a sale of a portion of County owned land - Plan 0124826, Block 2, Lot 6 MR, Roll 6319110

61-23 Councillor Viridi --- that Leduc County Council direct administration to advertise for a public hearing pursuant to S. 674 *Municipal Government Act* to remove the reserve designation from Plan

0124826, Block 2, Lot 6MR on Roll 6319110 for the subsequent sale of a portion of the parcel, and further upon removal of the reserve designation, administration will utilize Policy CM-07 Land Disposal to direct the land sale process by means of a competitive bid.

Carried Unanimously

Annual appointment of fire guardians - 2023

62-23 Councillor Scobie --- that Leduc County Council approve, as presented, the appointments of fire guardians for the 2023 fire season as per the Province of Alberta, Forest and Prairie Protection Act, Revised Statutes of Alberta 2000, Chapter F-19, Section 4.

Carried Unanimously

Adjournment

Mayor Doblanko adjourned the meeting at 2:35 p.m.



Mayor



County Manager