



Regular Council

Agenda

Leduc County Centre, Nisku, AB

Tuesday, July 11, 2023

1. Order - 1:30 p.m.
2. Adoption of agenda
3. Adoption of previous minutes
 - June 13, 2023 Regular Council meeting ✓
4. **1:30 p.m. Presentations**
 - a) Public
 - b) Staff introductions
 - o Cara Tenderenda, Communications Coordinator M. Scheidl
 - o Amos Verlissant, Light Equipment Operator G. Broadbent
 - o Brian Downie, Light Equipment Operator G. Broadbent
 - o Joshua Waters, Light Equipment Operator G. Broadbent
 - c) Service awards
 - 5 years
 - o Craig Campbell, Supervisor – Facilities and Fleet K. Pudlowski
 - 10 years
 - o Carla Liepert, Senior Services Coordinator D. Ohnysty
5. **1:45 p.m. Public Hearing**
 - a) 1:45 p.m. Public Hearing Amend Leduc County Land Use Bylaw 7-08 C. Haverland and K. Raymond
 - LA23-001 redistrict ±11.2 ha (±27.7 ac) of land located at NE 20-50-24-W4 from Agricultural (AG) District to Direct Control (DC) District, Roll #1082000 ✓
 - Registered Speakers:** Benoit Trudeau, Carrie Hames, Mary-Ann McDonald
6. **2:00 p.m. Department reports / recommendations**
 - a) 2:00 p.m. Finance
 - o Request to waive property tax penalties, Roll #1128098 ✓ C. Kwok
7. Adjournment

✓ Attachment provided





Regular Council Meeting

Minutes

Council Chamber, Leduc County Centre, Nisku, AB

Tuesday, July 11, 2023

Order and roll call

The meeting was called to order at 1:30 p.m., Tuesday, July 11, 2023 by Mayor Tanni Doblanko as Chair and Council members Rick Smith, Kelly-Lynn Lewis, Glenn Belozar, Dal Viridi, Ray Scobie and Larry Wanchuk present.

Staff members

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

Agenda adoption

161-23 Councillor Wanchuk -- that the agenda for the July 11, 2023 regular County Council meeting be adopted as circulated.

Carried Unanimously

Previous Minutes – June 13, 2023 regular meeting

162-23 Councillor Viridi -- that the June 13, 2023 regular meeting minutes be adopted as circulated.

Carried Unanimously

Public presentation

Marty McCrea, resident of Leduc County, provided a presentation as follows:

- In accordance with Local Authorities Election Act, Sections 147.3 and 147.4 – candidates are required to file a disclosure statement in the prescribed form.
- In keeping with Council's desire to be transparent, will the County be posting the campaign disclosure statements in the prescribed form on the Leduc County website for the elections of 2021 and by-election of 2022.
- Examples of other municipalities that provide this information include City of Edmonton, City of Leduc, City of Spruce Grove, Strathcona County, Lacombe County, City of St. Albert and the City of Fort Saskatchewan.
- I leave this in Leduc County's hands to make a decision on behalf of Leduc County residents

Mayor Doblanko advised that administration will provide a response back to Marty McCrea.

Staff introductions

The following staff members were introduced to Council:

- Cara Tenderenda, Communications Coordinator
- Amos Verlissant, Light Equipment Operator
- Brian Downie, Light Equipment Operator
- Joshua Waters, Light Equipment Operator

Service award

The following staff members were recognized for their service awards:

- 5 years: Craig Campbell, Supervisor – Facilities and Fleet
- 10 years: Carla Liepert, Seniors Service Coordinator

Request to waive property tax penalties, Roll #1128098

163-23 Mayor Doblanko – that County Council deny the request to cancel \$75.62 of tax penalty on Roll #1128098.

Carried Unanimously

Recess

The meeting recessed at 1:43 p.m. and reconvened at 1:45 p.m. with Mayor Tanni Doblanko as Chair and Council members Rick Smith, Kelly-Lynn Lewis, Glenn Belozzer, Dal Viridi, Ray Scobie and Larry Wanchuk present.

Staff members

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

Public Hearing - Amend Leduc County Land Use Bylaw No. 7-08 – LA23-001

Mayor Doblanko called the public hearing to order at 1:46 p.m. with respect to amending the Leduc County Land Use Bylaw No. 7-08 relating to LA23-001.

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

Planner Kala Raymond provided a staff report with respect to the proposed amendment to the Leduc County Land Use Bylaw No. 7-08, highlighting the following:

- 1) The subject of the hearing is to amend the Leduc County Land Use Bylaw 7-08 by redistricting an ± 11.19 ha (± 27.65 ac) parcel located at NE 20-50-24-W4 consisting of 79.0 acres from the Agricultural (AG) District to Direct Control (DC) District.
- 2) The purpose of the proposed amendment is to redistrict the lands to allow for the operation of an innovative agriculture-centric resort recreational facility built to educate, train, and promote agri-tourism, while promoting agriculture and good health and well-being in the local community.
- 3) The Direct Control District proposes 11 discretionary land uses, many of which already exist within the Agricultural zoning District. The exception being the market garden and resort recreational facility. A Direct Control District allows for a variety of land uses that have unique characteristics, site conditions, and innovative designs to be considered. The Resort Recreational facility would allow a mix of uses to be considered on the subject lands. These uses include value-added agriculture activities and agri-tourism.
- 4) Several development permit applications have been approved on this site including a rural wedding and agricultural event facility, a commercial greenhouse, a campground, a dwelling and a dwelling secondary and berms. In 2020 the County approved a temporary two-year permit for a rural wedding and agricultural event facility. Later in 2020 the County approved an expansion to this existing wedding and agricultural event facility.
- 5) On July 5, 2023 the development authority conducted a site inspection of the lands showing photos of the subject property.
- 6) Highway 625 is directly north of the subject facility.



- 7) Future site usage would allow for a mix of uses to be considered on the subject lands including a comprehensive development that consists of accommodation services, convention facilities, restaurants, indoor and outdoor recreational facilities, and minor retail establishments that support agriculture value-added services and agri-tourism.
- 8) The subject lands are within the Rural County of the Municipal Development Plan with the main objective to retain the rural character by promoting diversification of agriculture and agri-business. The Municipal Development Plan supports a wide range of employment opportunities in the rural County that are appropriately located to minimize land use conflicts with agriculture and support economic diversity within the rural landscape.
- 9) With respect to the Regional Agricultural Master Plan (RAMP) these lands are located within the rural agriculture area of the plan which supports agriculture, value-added agriculture activities, and agri-tourism.
- 10) As part of the referral process the application was referred to 84 adjacent landowners of which four concerns were expressed with respect to the existing campground, noise, overall scale of the proposed event facility, and traffic.
- 11) The application was referred to Leduc County's internal departments and other external agencies. No objections were noted in this referral process.
- 12) The public hearing was referred and advertised in accordance with the provisions of the Municipal Government Act (MGA).
- 13) The business has been operating a wedding event facility for the past four years and the County has received no complaints from any adjacent landowners to date.
- 14) In accordance with the information provided within this report, it is the recommendation of administration that Council provides first, second and third readings to the proposed bylaw to amend the Leduc County Land Use Bylaw 7-08, as presented.

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

In response to questions by Council members, Kala Raymond advised of the following:

- The list of current uses on the subject lands shows ten uses. Not all permits are active to date. There are two structures that do not have permits being the cabin and the sauna. There were temporary permits given which expired in the fall of 2022. If this is approved, the development authority would bring forth an application for recommendation to give another temporary two-year approval which would be called the resort recreational facility to allow the applicant to continue with their events.
- Council will make the decision for the redistricting to Direct Control District. The concerns expressed such as hours of operation, traffic, noise would be attached to a development permit.
- Throughout the time of operation of this venue, there have been no complaints around operation. However, there were concerns regarding the permits not being in place and there appears to be a bit of confusion with neighbours wondering what is happening with this facility.
- The domes shown are geo-domes with the intent to rent and stay overnight. Holiday trailers are not allowed on site.

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 registered speaker(s) to speak to the subject of the public hearing.

1. Benoit Trudeau, an urban planner by trade and have been working with the applicants for over a year on this property, provided the following comments in support of the proposed redistricting:



- The quality of the development by the applicants is over and above of the variability and high quality including the attention they have spent to include the filtration system for the fountains and other stuff.
- There is a lot of concern that the neighbours might have in affecting their value however this property is as good a quality as any high-end hotel.
- Noise control is very intentional to create barriers of green and mounds so when you look at the closest neighbours at South Vista, they are actually the closest house at 900 metres from the farthest point at the development. The highway presence is only at 120 metres at the closest house from that property.
- The applicants have put their heart in and are very intentional. It is their family property, so they do not allow any parties or anyone to trash the site.
- This is a higher type of event which could become a jewel and an asset to Leduc County.

2. Carrie Hames, residing at 50374 RR 244 Leduc County, provided the following comments:

- Tangled may be new but we are not and have been part of this County since the 1980's.
- We have provided opportunities and business solutions with family in our area for over four decades.
- In response to the neighbours' concerns would like to extend an open invitation for anyone to visit our site and see what we have created.
- Have never had fireworks and purchased a decimal sound reader which we have used several times to monitor the sound. The noise from the highway and frogs croaking literally surpass the noise from our music. The proximity of Nisku Industrial Park is typically the reality of noise from the equipment activities and the backup alarms.
- We have worked very hard for opportunities, and we hope to extend this experience to others.
- We have been exploring a 365 growing technology creating reasons for people to stay in Alberta and building awareness for our local producers, establishing workshops and markets to share and create with each other. We want to provide options and ideas that make sense and create self-sustainability and reliance for others and for our next generation.
- When we started it was just about taking care of our parents. Believe in restoring and adding value by taking something and making it beautiful out of something that a lot of people would just discard.
- We like having a platform for local marketers and producers and building awareness in Leduc County.
- If the last few years has taught us anything it is that Alberta has to create other avenues and options to support each other as well as offering more emphasis on our health and wellness.
- The big picture for Tangled is now simple, we want to be a real solution for recovery and the future forward but also an inspiration for what people can do vs. what they cannot.
- Have planted over 600 trees and 500 perennials; we have completely restored vacant shops and created water features and garden walks and growing spaces etc.
- We hope to continue our family legacy of creating job opportunities and supporting local by building a destination creating learning platforms and introducing new sustainable ideas and processes that promotes Leduc County as one of the many agri-tourism destinations with all of our own special flavors and experiences.

3. Mary-Ann McDonald, residing at 2030 - 50302 RR 244A Leduc County, provided the following comments neither for nor against the subject to this redistricting:



- This is a residential area, and my biggest concern is traffic that we are already dealing with and the amount of traffic speeding over the limit of 50K up to 80 kms. The road adjacent to that property is gravel so most people from urban centres do not want to drive gravel roads and have concern with the traffic going through that we're not accustomed to. Would like to know that the plan is to address the road that runs along that side of the property to make sure people in the area are safe and aren't being bothered by heavy traffic in the area.
- I am aware this will come forward at the time of the development permit but wanted to bring these concerns forward.

Mayor Doblanko called upon anyone else 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 answer any questions by Council members.

Planner Kala Raymond provided the following closing comments:

- To mitigate the noise going through to the residents, it was noted the lands to the west are being retained as agricultural so there will be no development on the west side of the lands as it stands today.
- The haskap berry bushes would be comprised of approximately 5 acres and it would not be used as a U-Pick operation.
- The reason the application came forward is due to the resort recreation facility; this use cannot be supported within the Agricultural district. The whole atmosphere of this development is a good fit for ag-tourism development, and it is unique which would fit into a Direct Control district which also gives Council more control over coming forward for the renewals of the permit.
- Alberta Transportation is asking and have in the past asked for a traffic impact assessment as well as our local engineers for the County. It is assumed that any impacts as a result of the traffic impact assessment will be directed to the applicants to adhere to if improvements are needed.

Conclude public hearing

Mayor Doblanko concluded the public hearing at 2:21 p.m.

Bylaw No. 17-23 Amend Leduc County Land Use Bylaw No. 7-08 – LA23-001

164-23 Mayor Doblanko -- that Bylaw No. 17-23 be given first reading to amend the Leduc County Land Use Bylaw No. 7-08 as follows:

1. Redistrict approximately 11.19 ha (\pm 27.65 ac) of land, located at NE 20-50-24-W4, from the Agricultural (AG) District to the Direct Control (DC) District, as shown on Schedule A.

Carried Unanimously

165-23 Councillor Belozor -- that Bylaw No. 17-23 be given second reading.

Carried Unanimously

166-23 Councillor Scobie -- that Bylaw No. 17-23 be given third reading with the unanimous consent of the council members present.

Carried Unanimously

167-23 Councillor Wanchuk -- that Bylaw No. 17-23 be given third reading.

Carried Unanimously

Adjournment

Mayor Doblanko adjourned the meeting at 2:27 p.m.



Mayor

County Manager