



Regular Council
Agenda
Leduc County Centre, Nisku, AB
Tuesday, February 14, 2023

1. **Order - 1:30 p.m.**
2. **Adoption of agenda**
3. **Adoption of previous minutes**
- January 24, 2023 Regular Council meeting ✓
4. **1:30 p.m. Presentations**
 - a) Public
 - b) Staff introduction:
 - o Kristen Spicer, Engineering Technologist D. Mryglod/A. Kotb
 - c) Service Awards:
 - o 10 years: Marvin Zak, Mechanic - Road Operations G. Broadbent
 - o 35 years: Joyce Gavan, Legislative Coordinator D. Coleman
5. **1:45 p.m. Public Hearing**
 - a) 1:45 p.m. Public Hearing - Proposed Bylaw to amend the Leduc County Land Use Bylaw No. 7-08 - Rural Wedding and Agricultural Event Facility land use Registered speakers:
 - o Karen Neilson ✓ K. Mercer
 - o Kevin Neilson
 - o Joan Michelle Mitchell
6. **2:15 p.m. Department reports / recommendations**
 - a) 2:15 p.m. Planning and Development
 - i) Bylaw (*1st reading*) - Southern Country Residential Area Structure Plan (SCRASP) ✓ J. Evans/B. Ansaldo
 - b) 2:20 p.m. Road Operations
 - i) Bylaw - Public Works Committee and rescind Bylaw No. 16-18 ✓ G. Broadbent
 - c) 2:25 p.m. Finance
 - i) 2022 year-end report for utilities ✓ N. Wice
 - d) 2:30 p.m. Community Services
 - i) Seniors grant funding - 2023 ✓ D. Ohnysty, S. Russell and A. Oneski
 - e) 2:40 p.m. Engineering and Utilities
 - i) Wildland Meadows Local Improvement - wastewater treatment system ✓ D. Mryglod

✓ Attachment provided

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- ii) Wildland Meadows Local Improvement - internal road hot-mix paving √ D.Mryglod
- f) 3:00 p.m. Fire Services
- i) Nisku District South Fire Station - award project √ K. Lefebvre/T. Bennett
- ii) Leduc County Emergency Management Regional Agency progress update √ K. Lefebvre/I. Irwin
7. **3:30 p.m. In-Camera session - in accordance with Freedom of Information and Protection of Privacy Act (FOIP)**
- ~~a) 3:30 p.m. Janice Agrios, Kennedy Agrios Oshry Law~~
- ~~i) Leduc County/City of Leduc Tax Share Agreement (S. 24 and 25, FOIP),~~ D. Coleman, R. Klimosko and G. Bain
8. **Business arising from In-Camera session**
- a)
9. **Adjournment**



Regular Council Meeting

Minutes

Council Chamber, Leduc County Centre, Nisku, AB

Tuesday, February 14, 2023

Order and roll call

The meeting was called to order at 1:30 p.m., Tuesday, February 14, 2023 by Mayor Tanni Doblanko as Chair and Council members Rick Smith, Kelly-Lynn Lewis, Glenn Belozar, Dal Virdi and Larry Wanchuk present. Councillor Ray Scobie was absent for personal reasons.

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
- Grant Bain, Director - Planning and Development
- Des Mryglod, Director - Engineering and Utilities
- Garrett Broadbent, Director - Road Operations and Agricultural Services
- Kristen Spicer, Engineering Technologist
- Marvin Zak, Mechanic - Road Operations

Agenda adoption

22-23 Councillor Wanchuk -- that the agenda for the February 14, 2023 regular County Council meeting be adopted, as circulated.

Carried Unanimously

Previous Minutes - January 24, 2023 regular meeting

23-23 Councillor Lewis -- that the January 24, 2023 regular meeting minutes be adopted as circulated.

Carried Unanimously

Public presentation

There were no public presentations.

Staff introduction

The following staff member was introduced to Council:

- Kristen Spicer, Engineering Technologist

Service awards

The following staff members were recognized for service awards:

- 10 years - Marvin Zak, Mechanic - Road Operations
- 35 years - Joyce Gavan, Legislative Coordinator

Bylaw No. 01-23 Public Works Committee and rescind Bylaw No. 16-18

24-23 Councillor Lewis -- that Bylaw No. 01-23 be given first reading to establish the Public Works Committee and rescind Bylaw No. 16-18.

Carried Unanimously

25-23 Councillor Smith -- that Bylaw No. 01-23 be given second reading.

Carried Unanimously

26-23 Councillor Belozer -- that Bylaw No. 01-23 be given third reading with the unanimous consent of the Council members present.

Carried Unanimously

27-23 Councillor Wanchuk -- that Bylaw No. 01-23 be given third reading.

Carried Unanimously

Recess

The meeting recessed at 1:40 p.m. and reconvened at 1:45 p.m. with Mayor Tanni Doblanko as Chair and Council members Rick Smith, Kelly-Lynn Lewis, Glenn Belozer, Dal Virdi and Larry Wanchuk present. Councillor Ray Scobie was absent for personal reasons.

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
- Grant Bain, Director - Planning and Development
- Charlene Haverland, Manager - Development Services
- Karen Mercer, Planner - Development Services

Public Hearing - Amend Leduc County Land Use Bylaw No. 7-08 - Rural Wedding and Agricultural Event Facility land use

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 rural wedding and agricultural event facility land use.

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

Manager of Development Services Charlene Haverland provided the following introductory comments:

- Administration is presenting an amendment to the Leduc County Land Use Bylaw regarding rural wedding venue facilities.
- Advise there may be a fourth property, however administration is still evaluating it and obtaining legal advice on how to deal with it.
- Recommending that Council proceed with the proposed bylaw as is and as was advertised and which is displayed on the overhead for council's consideration.

Planner Karen Mercer provided a staff report with respect to the proposed amendments to the Leduc County Land Use Bylaw No. 7-08 relating to rural wedding and agricultural event facility land use, highlighting the following:

- 1) The subject of the hearing is to amend the Leduc County Land Use Bylaw 7-08 to remove the land use "Rural Wedding and Agricultural Event Facility" as a discretionary use within the Agricultural and Agricultural/Country Residential Transitional Land Use Districts, and to add a new section to the Agricultural Land Use district which will allow this use type to remain as a discretionary use on those parcels that hold a current approved development permit for a "Rural Wedding and Agricultural Event Facility".
- 2) The rural wedding and agricultural event land use was first introduced into the land use bylaw in 2018 as a discretionary use within the Agricultural District. The use allows for consideration of wedding venues to be created within a traditional rural setting that are designed to be agriculturally harmonious and not detract from the rural setting in which they are proposed.
- 3) In March 2020, County Council approved a second Land Use Bylaw amendment application to include the rural wedding and agricultural event facility land use as a discretionary use within the Agricultural/Country Residential Transitional District of the Land Use Bylaw. These amendment applications were proponent driven with the intent to allow for rural wedding and agricultural facilities on specific parcels within the Agricultural and Agricultural/Country Residential Transitional Districts.
- 4) There have been nine (9) development permits issued for these types of facilities throughout the County.
- 5) As a result of concerns expressed regarding the operation of rural wedding and agricultural event facilities, the County undertook a public engagement exercise in order to gain a broad perspective of how the rural community as a whole viewed this land use. A total of 54 participants submitted input on the rural wedding facilities and agricultural event facilities. Of these 54 participants - 7 of them either had no concerns or encouraged these types of facilities and 47 expressed concerns regarding the operations and impacts on daily lives.
- 6) The public hearing was referred and advertised in accordance with the provisions of the Municipal Government Act (MGA).
- 7) 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 a question by a Council member, Karen Mercer advised there are currently three (3) of these facilities which hold an active development permit approval within the County. There is one additional development permit that is currently being evaluated as previously indicated.

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 following registered speakers to speak to the subject of the public hearing.

1. Karen Neilson, Leduc County resident at 50351 Range Road 225, provided a written submission in favour of having the rural wedding and agricultural event venues removed from the Leduc County Land Use Bylaw 7-08. They reside across the road from a current wedding venue.
2. Kevin Neilson, Leduc County resident at 50351 Range Road 225, provided a written submission in support of the removal of rural wedding and agricultural event venues from the Leduc County Land Use Bylaw.



3. Joan Michelle Mitchell, Leduc County resident at 50319 Range Road 225, provided a written submission providing the impact that a rural wedding and agricultural event facility has had on the quality of life causing significant distress, concern, fear and has dramatically taken away the quality of life. The biggest concern is for the safety and well-being of animals and livestock.

Mayor Doblanko called upon anyone else in attendance to speak in support or against the subject of the public hearing.

The following County residents spoke to the subject of the public hearing as follows:

1. Jeanie Hope, Leduc County resident at 50308 Range Road 241, providing the following comments in support of the continued use of these types of venues with restrictions:
 - Support these types of venues in the County provided that we have the roads and regulations; signage is possible these days especially for the people who have the right to make a good living with different types of business in the country.
 - The roads and signage could be updated and made so that a lot of the problems with these venues could be resolved. I have been to some of these venues and got lost because of lack of signage.
 - I would rather see that addressed rather than to stop someone from making a living of what they choose to do in the country.
2. Rod Bargaen, Leduc County resident at 24322 - Hwy 623, provided the following comments:
 - Have listened and are a bit astonished that this bylaw has not been enforced.
 - I don't see it as a problem with the bylaw but it's the enforcement of the bylaw that is the issue.
 - I would like to see amendments; I live in the County and would not want wild parties next to me; I have had an issue with that as well.
 - Why does this venue continue to operate with multiple violations?
 - We do not want endless regulations and things that compromise our lives.
3. Candyce Bathelt, Leduc County resident at 49344 Range Road 230, provided a written submission expressing concerns about the bylaw and not supporting the change. The question that needs to be asked with any proposed changes to our current bylaws is *"does this change give people more choices and thus greater freedom or does it restrict their choices and thus their freedom"*.

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.

Administrative staff provided the following closing comments in response by questions by Council members:

- 1) If wedding venues were removed as a discretionary use from the Land Use Bylaw, there could be further bylaw amendments to come before Council to consider wedding venues. In addition with review of the Land Use Bylaw there could be consideration by Council to consider these events within certain districts.
- 2) There is an ability for a resident to submit an application for a specific use to be rezoned from a particular district (e.g. agricultural to Direct Control district); a Direct Control district would leave the decision making to Council. This would be a one off process.

- 3) There have been instances specifically during the re-application processes where enforcement concerns have been expressed and addressed through the development authority. The development authority considered those concerns during the decision making process and subsequently some applications were refused based on concerns submitted by adjacent landowners. If there is a breach on an application, there is an enforcement mechanism within the Land Use Bylaw for enforcement to bring the lands into compliance using the tools that we have.
- 4) A private event could be allowed as a one-off and would encourage the landowner to contact the County.
- 5) The current wedding venues that have been approved may continue until their development permit expires. The standard timeline for these conditional approvals is 2 years however some have been given one year and another was given a 10 year. These approvals are subject to the right to appeal.

Conclude public hearing

Mayor Doblanko concluded the public hearing at 2:23 pm.

Bylaw No. 02-23 Amend Leduc County Land Use Bylaw No. 7-08 - Rural Wedding and Agricultural Event Facility

28-23 Councillor Smith -- that Bylaw No. 02-23 be given first reading to amend the Leduc County Land Use Bylaw as follows:

1. That the following use be removed from Part 9.1.3 Discretionary Uses of the Ag – Agricultural Land Use District and Part 9.2.3 Discretionary Uses of AG/CR TR – Agricultural/Country Residential Transitional District:

Rural Wedding and Agricultural Event Facility

2. That the following regulation be added to Part 9.1 Agricultural District:

9.1.8 Rural Wedding and Agricultural Event Facility

- a) Rural Wedding and Agricultural Event Facilities may be located on the following parcels only and shall be considered a discretionary use:

Plan 0921138, Block 1, Lot 1

Plan 0624674, Block 1, Lot 1

Plan 1624256, Block 1, Lot 1

Carried Unanimously

29-23 Councillor Belozer -- that Bylaw No. 02-23 be given second reading.

Carried Unanimously

30-23 Councillor Smith -- that Bylaw No. 02-23 be given third reading with the unanimous consent of the council members present.

Carried Unanimously

31-23 Councillor Lewis -- that Bylaw No. 02-23 be given third reading.

Carried Unanimously



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

32-23 Mayor Doblanko -- that Bylaw No. 03-23 be given first reading for the adoption of the Southern Country Residential Area Structure Plan.

Carried Unanimously

2022 year-end report for utilities

Director of Finance Natasha Wice provided a staff report relating 2022 year-end financial transactions.

33-23 Councillor Smith -- that Leduc County Council approves the 2022 year-end financial transactions required as follows:

Year-end utility approval of transactions

- a. Water: Total of \$1,309,267 contribution to reserves, broken down as follows:
 - i. Contribution to operating rate stabilization reserve of \$22,534.
 - ii. Contribution to operating, repair and replacement reserve of \$9,154.
 - iii. Contribution to capital repair and replacement reserve of \$1,277,579.
- b. Wastewater: Total of \$593,204 contribution to reserves, broken down as follows:
 - i. Contribution to the capital repair and replacement reserve of \$467,686.
 - ii. Contribution to the operating - wastewater collection - rate stabilization reserve of \$35,443.
 - iii. Contribution to the operating - wastewater collection - operating, repair and replacement reserve of \$35,427.
 - iv. Contribution to the operating - Nisku Transfer Station (Septage Receiving Station) - rate stabilization reserve of \$25,141.
 - v. Contribution to the operating - Nisku Transfer Station (Septage Receiving Station) - operating, repair and replacement reserve of \$25,381.
 - vi. Contribution to the operating - Lagoons - rate stabilization reserve of \$3,169.
 - vii. Contribution to the operating - Lagoons - operating, repair and replacement reserve of \$957.
- c. Solid waste - curbside pickup - Contribution to operating rate stabilization reserve of \$39,485.

Carried Unanimously

Seniors grant funding - 2023

Director of Community Services Dean Ohnysty provided a staff report relating to 2023 seniors grant funding.

34-23 Mayor Doblanko -- that Leduc County Council approve the 2023 senior grant funding allocations as follows:

- | | |
|--|----------|
| 1. Calmar and District Seniors Citizens Club | \$1,500. |
| 2. Cloverlawn Community Hall | \$1,000. |
| 3. Friends of the New Sarepta Library | \$750. |
| 4. Glen Park Community Association | \$1,500. |
| 5. Leduc and District Seniors Centre - lunch program | 0. |
| 6. Leduc and District Seniors Centre - expo | \$500. |
| 7. Looma Good Deed Association | \$1,000. |
| 8. Calmar Public Library (Community in the kitchen) | \$1,500. |
| 9. New Sarepta Golden Pioneers | \$1,500. |

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10.	Rolly View Community Association	\$1,000.
11.	Sandholm Art Information Individuals	\$1,000.
12.	Telford Community Club	\$1,000.
13.	Telford Mews Residence Club (Botanical Gardens outing)	0.
14.	Telford Mews Seniors Residence (BBQ)	0.
15.	Telfordville Community Association	\$1,000.
16.	Thorsby Pickleball Club	\$750.
17.	Town of Calmar (seniors fitness classes)	\$0.
18.	Warburg Senior Citizens Club	\$1,000.

Carried Unanimously

Councillor Lewis

Councillor Lewis left the meeting at 2:49 p.m. for personal reasons.

Wildland Meadows Local Improvement - wastewater treatment system

Director of Engineering and Utilities Des Mryglod provided a staff report relating to the Wildland Meadows Local Improvement Plan for a wastewater treatment system.

35-23 Councillor Smith -- that Leduc County Council approves the Wildland Meadows Local Improvement Plan - wastewater treatment system dated February 7, 2023.

Carried Unanimously

Wildland Meadows Local Improvement -internal road hot-mix paving

Director of Engineering and Utilities Des Mryglod provided a staff report relating to the Wildland Meadows Local Improvement Plan for internal road hot-mix paving.

36-23 Mayor Doblanko -- that Leduc County Council approves the Wildland Meadows Local Improvement Plan - internal road hot-mix paving dated February 7, 2023.

Carried Unanimously

Nisku District South Fire Station - award project

Fire Services Deputy Chief - Fleet and Logistics Tylor Bennett provided a recommendation for the award of contract for the Nisku District South Fire Station.

37-23 Councillor Viridi --- that Leduc County Council approve to enter into an agreement with Scott Builders Inc. as the design build contractor for the Nisku District South Fire Station as per the approved budget of \$7,850,000.

Carried Unanimously

Leduc County Emergency Management Regional Agency progress update

Fire Services Deputy Chief of Training and Emergency Management Ivana Irwin provided a report on the Leduc County Emergency Management Regional Agency progress update.

38-23 Mayor Doblanko --- that Leduc County Council accept the verbal Leduc County Emergency Management Program and Alberta Emergency Management Agency (AEMA) annual program as information; and approve the Municipal Emergency Plan After Action Report for October 2022 functional exercise and the Leduc County Emergency Management Agency year-end report.

Carried Unanimously

Adjournment

Mayor Doblanko adjourned the meeting at 3:25 p.m.



Mayor

County Manager