



## Regular Council

### Agenda

Leduc County Centre, Nisku, AB

Tuesday, May 23, 2023

1. Order - 1:30 p.m.
2. Adoption of agenda
3. Adoption of previous minutes  
- May 9, 2023 Regular Council meeting ✓
4. **1:30 p.m. Presentations**
  - a) Public
  - b) Staff introductions:
    - Nicole Fuhsel, Administrative Assistant - Agricultural Services A. Van Beers
    - Trevor Anderson, Economic Development Officer A. Grayston
  - c) Service award:
    - 15 years - Katherine Degaust, Intergovernmental Coordinator R. Klimosko
5. **1:35 p.m. Department reports/recommendations**
  - a) **1:35 p.m. Enforcement Services**
    - i) Capital Power, RCMP Enhanced policing application - traffic safety patrols ✓ C. Nelson
  - b) **1:45 p.m. Finance**
    - i) Bylaw - borrowing for financing the Wildland Meadows Local Improvement Plan - Wastewater Treatment System ✓ N. Wice
    - ii) Bylaw - Wildland Meadows Local Improvement - Wastewater Treatment System Tax ✓ N. Wice
  - c) **2:00 p.m. Planning and Development**
    - i) Direct Control Permit D23-059 Addition of Accessory Building and new operational hours - Roll 1078000, NE 19-50-24-W4, Force Inspection Services ✓ A. Muhammad
  - d) **2:15 p.m. Engineering**
    - i) Additional funding request - Sunnybrook Wastewater Lagoon Renewal, Phase 1 - construction ✓ D. Mryglod
6. **Adjournment**

✓ Attachment provided

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## Regular Council Meeting

### Minutes

*Council Chamber, Leduc County Centre, Nisku, AB*

***Tuesday, May 23, 2023***

#### **Order and roll call**

The meeting was called to order at 1:30 p.m. Tuesday, May 23, 2023 by Mayor Tanni Doblanko as Chair and Council members Rick Smith, Glenn Belozar, Dal Viridi, Larry Wanchuk and Ray Scobie. Councillor Kelly-Lynn Lewis was absent due to her attendance at the Federation of Canadian Municipalities Conference.

#### **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**

**126-23** Councillor Wanchuk -- that the agenda for the May 23, 2023 regular County Council meeting be adopted as presented.

Carried Unanimously

#### **Previous Minutes - May 9, 2023 regular meeting**

**127-23** Councillor Belozar -- that the May 9, 2023 regular meeting minutes be adopted as circulated.

Carried Unanimously

#### **Public presentation**

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

#### **Staff introductions**

The following staff were introduced to Council members:

- Nicole Fuhsel, Administrative Assistant - Agricultural Services
- Trevor Anderson, Economic Development Officer

#### **Service award**

The following staff member was recognized for her 15 years of service to Leduc County:

- Katherine Degaust, Intergovernmental Coordinator

#### **Capital Power, RCMP enhanced policing application - traffic safety patrols**

Director of Enforcement Clarence Nelson provided a recommendation requesting authorization to enter into an agreement with Alberta Justice and Solicitor General for RCMP enhanced policing services.

**128-23** Councillor Scobie -- that Leduc County Council authorize administration to enter into an agreement with Alberta Justice and Solicitor General for short term RCMP enhanced policing services - traffic safety patrols during Capital Power's Repowering Construction Project from April 1, 2023 until December 31, 2023.

Carried Unanimously

**Bylaw No. 15-23 borrowing for financing the Wildland Meadows Local Improvement Plan - Wastewater Treatment System**

**129-23** Councillor Belozer -- that Bylaw No. 15-23 be given first reading authorizing long-term debenture borrowing to support the Wildland Meadows Local Improvement Plan - Wastewater Treatment System for up to \$1,100,000 for a term not to exceed 25 years.

Carried Unanimously

**130-23** Councillor Viridi -- that Bylaw No. 15-23 be given second reading.

Carried Unanimously

**131-23** Councillor Wanchuk -- that Bylaw No. 15-23 be given third reading with the unanimous consent of the Council members present.

Carried Unanimously

**132-23** Councillor Smith -- that Bylaw No. 15-23 be given third reading.

Carried Unanimously

**Bylaw No. 16-23 Wildland Meadows Local Improvement - Wastewater Treatment System tax bylaw**

**133-23** Councillor Scobie -- that Bylaw No. 16-23 be given first reading to authorize the Council of Leduc County to impose a local improvement tax in respect of all lands that directly benefit from the construction of a communal wastewater treatment system in Wildland Meadows, known as the Wildland Meadows Wastewater Treatment System.

Carried Unanimously

**134-23** Councillor Smith -- that Bylaw No. 16-23 be given second reading.

Carried Unanimously

**135-23** Councillor Belozer -- that Bylaw No. 16-23 be given third reading with the unanimous consent of the Council members present.

Carried Unanimously

**136-23** Councillor Wanchuk -- that Bylaw No. 16-23 be given third reading.

Carried Unanimously

**Direct Control Development Permit Application D23-059 addition of accessory building and proposing new operational hours for the business - NE 19-50-24-W4, Roll 1078000, Force Inspection Services**  
Planner Ata Muhammad provided a staff report relating to Direct Control Development Permit Application D23-059.

**137-23** Mayor Doblanko -- that Leduc County Council approve Direct Control Application D23-059 by Force Inspection Services, on behalf of 1665553 Alberta Ltd. for an addition of accessory building 3177.28 m<sup>2</sup> (34,200 ft.<sup>2</sup>) and proposing new operational hours for the business on NE 19-50-24-W4, subject to the following conditions:



1. Approval is granted based on the information provided by the applicant for proposed accessory building 3177.28 m<sup>2</sup> (34,200 ft.<sup>2</sup>) with 529.54 m<sup>2</sup> (5,700 ft.<sup>2</sup>) awning attached and no other development.
2. The approved development shall be located as shown on the site plan submitted by the applicant.
3. The proposed development shall not store or construct on the Trunk Sewer Pipeline Right of Way Registered on Plan No. 8420445.
4. Hours of operation shall be 6:00 a.m. - 8:00 p.m., Monday-Saturday and there shall be no business operations after 8:00 p.m. and on Sundays and Statutory holidays.
5. All portions of the site being utilized for industrial activity or vehicular movement that are not landscaped shall be paved and/or graveled to reduce dust generation.
6. The site shall be maintained in a neat and orderly manner including the containment of all construction materials and refuse, to the satisfaction of the Development Authority.
7. 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) air pollution
  - v) industrial waste
  - vi) high brightness light source
8. The development shall not cause any adverse drainage impact on adjacent properties or flooding of nearby ditches in excess of their capabilities.
9. All access/approaches or upgrades required off of a Leduc County public roadway, as a result of the development shall be provided to the satisfaction of Leduc County Engineering and Utilities Department.
10. The applicant/landowner shall provide fire-fighting access at all times to the satisfaction of Leduc County Fire Services.
11. A provincial Road Side Development Permit is required prior to development in this location. No development shall commence on the site until Alberta Transportation has issued a Roadside Development Permit.
12. Prior to commencement of development, the landowner/applicant shall enter into a Development Agreement with Leduc County, and abide by the terms therein;
  - i) additional landscaping with trees
  - ii) additional berming
13. The applicant shall provide engineered (signed and stamped) pre and post-construction surface drainage plans for approval by Leduc County Engineering and Utilities Department.
14. No further development, expansion or change in use is permitted unless approved by Leduc County.

Carried Unanimously

**Additional funding request - Sunnybrook Wastewater Lagoon Renewal, Phase 1 - construction**  
Director of Engineering Des Mryglod provided a recommendation for additional funding for the Sunnybrook Wastewater Lagoon renewal - Construction (Phase 1) project.



**138-23** Councillor Belozer -- that Leduc County Council authorizes the use of \$22,000 from the capital utilities wastewater collection - lagoons reserve for the Sunnybrook Wastewater Lagoon renewal - Construction (Phase 1) project.


Carried Unanimously

**Adjournment**

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

  
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Mayor

  
\_\_\_\_\_

County Manager