



Regular Council

Agenda

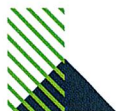
Leduc County Centre, Nisku, AB

Tuesday, September 26, 2023

1. Order - 1:30 p.m.
2. Adoption of agenda
3. Adoption of previous minutes
 - a) September 12, 2023, Regular Council meeting ✓
4. **1:30 p.m. Presentations**
 - a) Public
 - b) Staff introductions:
 - Raf Tenderenda, Manager – Road Operations G. Broadbent
 - c) Service awards:
 - 5 years
 - Keven Lefebvre, Fire Chief – Fire Services D. Coleman
 - 15 years
 - Arden Appleby, Transfer Station Attendant – Utilities D. Mryglod
 - Garrett Broadbent, Director – Road Operations and Agricultural Services D. Coleman
 - Barb Youngren, Assessment Technician – Assessment Services K. Burnand
5. **1:45 p.m. Public hearing**
 - a) Amend Leduc County Land Use Bylaw No. 7-08 – LA23-002, Agricultural (AG) District to Rural Centre Mixed (RCM) District, Pt. SE 29-49-23-W4 ✓ D. Desimone
6. **2:00 p.m. Department reports / recommendations**
 - a) 2:00 p.m. Fire Services
 - i) Proclamation – Fire Prevention Week ✓ K. Lefebvre
 - b) 2:05 p.m. Planning and Development – Long Range Planning
 - i) Bylaw (1st reading) – Queen Elizabeth II Local Area Structure Plan (LASP) and Repeal Bylaw No. 23-12 as amended (Bylaw 01-22) ✓ B. Ansaldo
 - ii) Municipal Internship grant application ✓ J. Evans
 - c) 2:15 p.m. Road Operations
 - i) Land purchase of 0.14 ha (0.308 ac) for a road improvement project – SW 34-49-2-W5 ✓ G. Broadbent
 - d) 2:20 p.m. Finance
 - i) Request for penalty waiver – Roll 8163070 ✓ N. Wice
 - e) 2:25 p.m. Engineering
 - i) Bylaw No. 09-22 (2nd and 3rd readings), as amended - undeveloped road allowance closure and land sale - Township Road 492, Hunter ✓ C. Iles

✓ Attachment Provided

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7. **2:40 p.m. In-camera session** - *In accordance with Freedom of Information and Protection of Privacy Act (FOIP)*
- a) 2:40 p.m. Economic Development - Partnership with Edmonton International Airport (S. 16, FOIP) ✓ T. Anderson
 - b) 3:00 p.m. Engineering – Nickel Expropriation update (S. 24 and 27, FOIP) ✓ D. Mryglod
8. **Business arising from In-camera session**
- a) Partnership with Edmonton International Airport T. Anderson
 - b) Nickel Expropriation update D. Mryglod
9. **Adjournment**

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Regular Council Meeting Minutes

*Council Chamber, Leduc County Centre, Nisku, AB
Tuesday, September 26, 2023*

Order and roll call

The meeting was called to order at 1:30 p.m., Tuesday, September 26, 2023, by Mayor Tanni Doblanko as Chair and Council members Rick Smith, Kelly-Lynn Lewis, Glenn Belozar, Dal Virdi, Ray Scobie, and Larry Wanchuk present.

Staff members

- Renee Klimosko, General Manager – Financial and Corporate Services
- Alan Grayston, General Manager - Development and Community Services
- Michelle Edgerly, Executive Assistant – County Manager's office
- Miranda Anderson, Executive Assistant - Council

Agenda adoption

192-23 – Councillor Lewis -- that the agenda for the Sept. 26, 2023 regular County Council meeting be adopted as amended:

Remove item 4. c) Service Awards:

- *Five years:* Keven Lefebvre, Fire Chief – Fire Services
- *15 years:* Garrett Broadbent, Director – Road Operations and Agricultural Services

Carried Unanimously

Previous Minutes – Sept. 12, 2023 regular meeting

193-23 – Councillor Wanchuk -- that the Sept. 12, 2023 regular meeting minutes be adopted as circulated.

Carried Unanimously

Public presentation

Funda Saldiran, landowner, 3119-61 Avenue NE, Leduc County, submitted a presentation to appeal the invoice she received with respect to the Leduc County Urban Standards Bylaw #14-22 regulations pertaining to undeveloped lands.

Given the time constraints for her presentation, she has prepared a letter with supporting documents for Council's review.

Mayor Doblanko advised that administration will provide a response back to Funda Saldiran.

Staff introduction

The following staff member was introduced to Council:

- Raf Tenderenda, Manager – Road Operations

Service awards

The following staff members were recognized for their service:

- *15 years:* Arden Appleby, Transfer Station Attendant – Utilities

- 15 years: Barb Youngren, Assessment Technician – Assessment Services

Public Hearing - Amend Leduc County Land Use Bylaw No. 7-08 – LA23-002, Agricultural (AG) District to Rural Centre Mixed (RCM) District, Pt. SE 29-49-23-W4

Mayor Doblanko called the public hearing to order at 1:48 p.m. with respect to amending the Leduc County Land Use Bylaw No. 7-08 relating to LA23-002.

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

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

- The subject of the hearing is to amend the Leduc County Land Use Bylaw 7-08 by redistricting a ±2.99 ha (±7.39 ac) parcel located at Pt. SE 29-49-23-W4 from the Agricultural (AG) District to Rural Centre Mixed (RCM) District.
- The purpose of the proposed amendment is to allow for residential development.
- As part of the referral process, the application was referred to adjacent landowners, Leduc County internal departments, and external stakeholders.
- There were two objections noted in this referral process by adjacent landowners.
- There was one party in support of the application.
- A full copy of the letters is included with the report in the agenda package.
- There were no concerns submitted by Leduc County's internal departments.
- The public hearing was referred and advertised in accordance with the provisions of the Municipal Government Act (MGA).
- 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 and there were none.

Mayor Doblanko asked if any additional relevant correspondence has been received that is not part of the agenda package, and General Manager – Financial and Corporate Services advised there was none.

Mayor Doblanko noted there were no registered speaker(s) to speak to the subject of the public hearing.

Mayor Doblanko called upon anyone else in attendance to speak in support of or against the subject of the public hearing. Crystal McCrae and Josh Pettinger, residents of 2090 – 49402 Range Road 234, Leduc County, spoke in opposition:

- Expressed concerns regarding lagoon capacity. Noted that lagoon capacity was confirmed for 13 more houses, but wanted to know if those houses would be relative in size to the others in the area. Does not feel the lagoon will have the capacity to support additional homes.
- Noted the County already had to do drainage adjustments in Rolly View due to the amount of storm water that comes off the highway.
- Not opposed to development, just opposed to development on the tree line as they will lose their wind barrier, creating the potential for property damage.



Mayor Doblanko called upon anyone else in attendance to speak in support of or against the subject of the public hearing. Cliff Schmidt, representative of the applicant, resident of 263081 Range Road 293, Rocky View County, spoke in support:

- The plan is to add additional lots. Presently, Rolly View boundaries restrict all forms of development, so there are no empty lots.
- Previous assessments have shown the lagoon to have capacity for additional services.
- Adding residents to the community will have a revitalizing effect on the hamlet.
- The proximity to Leduc, Nisku, Edmonton, and the airport provides ample employment opportunities for new residents.
- School buses will not have to travel as far to fill up with more families added to the area.
- The existing property goes right up to the edge of the road. If the application is approved and they proceed with the subdivision application, the property lines will be more clearly defined.

Mayor Doblanko called upon administrative staff to provide closing comments and answer any questions from Council members.

Senior Planner Dave Desimone provided closing comments, highlighting the following:

- Work has been completed exclusively to alleviate drainage issues and completed assessments have always demonstrated that the lagoon has capacity.
- For Rural Centre Mixed District, there are maximum sizes for the lots and houses, and other regulations with respect to site coverage. The new development would be subject to the same controls as Rolly View.
- Upcoming stages of this development will address any concerns about well water and tree coverage. A common practice is to add restrictive covenants that limit the amount of tree removal to only what is required for the development of a house or accessory buildings.

Mr. Schmidt, Applicant representative, provided the following closing comments:

- To clarify with respect to tree coverage, there is a strip of wood for development and there's an open area with utility lines, and then there is another strip of bush that separates all of this from the area being farmed, so there is a natural barrier that will remain in place.

Conclude public hearing

Mayor Doblanko concluded the public hearing at 2:09 p.m.

Bylaw No. 18-23 Amend Leduc County Land Use Bylaw No. 7-08 – LA23-002

194-23 Councillor Lewis -- that Bylaw No. 18-23 be given first reading to amend the Leduc County Land Use Bylaw No. 7-08 as follows:

- Redistrict approximately ± 2.99 ha (± 7.39 ac) of land, located at Pt. SE 29-49-23-W4, from the Agricultural (AG) District to the Rural Centre Mixed (RCM) District, as shown on the attached Schedule A, and that Map 7 – Michigan Centre/Rolly View of Land Use Bylaw 7-08 be revised, as shown on the attached Schedule B.

Carried Unanimously

195-23 Councillor Smith -- that Bylaw No. 18-23 be given second reading.

Carried Unanimously



196-23 Councillor Belozer -- that Bylaw No. 18-23 be given third reading with the unanimous consent of the council members present.

Carried Unanimously

197-23 Councillor Scobie -- that Bylaw No. 18-23 be given third reading.

Carried Unanimously

Proclamation – Fire Prevention Week

Fire Chief Keven Lefebvre provided a recommendation requesting a Proclamation for the week of Oct. 8 to 14, 2023 as Fire Prevention Week.

198-23 Councillor Viridi – that Leduc County Council proclaim the week of Oct. 8 to 14, 2023 as Fire Prevention Week within Leduc County.

Carried Unanimously

Mayor Doblanko read the Fire Prevention Week Proclamation provided. This Proclamation has been replaced with an updated version to correct errors.

Bylaw No. 19-23 Queen Elizabeth II Local Area Structure Plan (LASP) and repeal Bylaw No. 23-12 as amended by Bylaw No. 01-22

199-23 Councillor Belozer – that Bylaw No. 19-23 be given first reading to adopt the Queen Elizabeth II Local Area Structure Plan (LASP) with amendment, and that Bylaw No. 23-12 as amended by Bylaw No. 01-22, be repealed.

Carried Unanimously

Municipal internship grant application

Manager of Regional and Long Range Planning provided background on the Municipal Internship Program (MIP) and the financial impacts to Leduc County upon a successful grant application.

200-23 Councillor Smith – that Council confirm municipal resources are available to host an intern in 2024-2025.

Carried Unanimously

Land purchase of 0.14 ha (0.308 ac) for a road improvement project – SW 34-49-2-W5

Director of Road Operations provided a staff recommendation for the purchase of land located at SW 34-49-2-W4.

201-23 Councillor Scobie – that Leduc County Council approves the purchase of 0.14 ha from the SW 34-49-2-W5 for a price of \$1,500 for a road improvement project, and that administration proceed with registering this land with Land Titles as part of the existing road plan.

Carried Unanimously

Request to waive property tax penalty, Roll 8163070

Director of Finance provided a staff recommendation related to a request to waive property tax penalty on Roll 8163070.

202-23 Mayor Doblanko – that Council deny the request to cancel \$5,537.75 of tax penalty on roll 8163070.

Carried Unanimously



Bylaw No. 09-22 (2nd and 3rd readings), as amended – undeveloped road allowance closure and land sale – Township Road 492, Hunter and Webber

203-23 Councillor Smith – that Bylaw No. 09-22 be given second reading.

Amend Motion No. 203-23 – Bylaw No. 09-22 (2nd reading)

204-23 Mayor Doblanko – that second reading of Bylaw No. 09-22, be amended as follows:

Repeal the legal description provided at first reading and replace the legal description as suggested by Alberta Land Titles as follows:

All that portion of government road allowance lying within Lot 1, Block 1, Plan _____, as shown in Schedule A containing 0.765 hectares (1.89 acres) more or less excepting thereout all mines and minerals.

Vote on Motion No. 204-23

The vote on Motion No. 204-23 was

Carried Unanimously

Vote on Motion No. 203-23, second reading of Bylaw No. 09-22, as amended

The vote on Motion No. 203-23 (second reading of Bylaw No. 09-22, as amended) was

Carried Unanimously

205-23 Councillor Scobie – that Bylaw No. 09-22 be given third and final reading.

Carried Unanimously

In-Camera session

206-23 Councillor Belozor -- that Council meet in-camera in accordance with the *Freedom of Information and Protection of Privacy (FOIP) Act* to discuss the following:

- i) Partnership with Edmonton International Airport (*s. 16, FOIP*)
- ii) Nickel Expropriation Update (*s. 24 and 27, FOIP*)

Carried Unanimously

The in-camera session commenced at 2:37 p.m.

Revert to Regular Council Meeting open session

207-23 Councillor Viridi -- that the in-camera session revert to the Regular Council open session.

Carried Unanimously

The in-camera session reverted to the open session at 2:51 p.m.

Business arising from in-camera session – Partnership with Edmonton International Airport

208-23 Councillor Belozor -- that Council support the Edmonton International Airport project to develop the use of drones to facilitate cargo movement in the amount of \$50,000, to be funded by internal savings or the Special Purpose Future Year Initiative Reserve.

Carried Unanimously

Business arising from in-camera session – Nickel Expropriation Update

209-23 Mayor Doblanko -- that Council approve the negotiated settlement with Nickel Properties Ltd. in the amount of \$1,180,000 for the expropriation of 1.369 acres of road right of way and 0.378

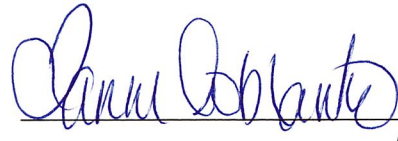


acres of working easement from Plan 0622076, Block 1, Lot 5, to be funded by the 2023 project 2012-103, and remaining funds to be drawn from the Operating stabilization and Contingency Reserve.

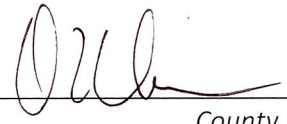
Carried Unanimously

Adjournment

Mayor Doblanko adjourned the meeting at 2:53 p.m.



Mayor



County Manager