



## Regular Council Agenda

Tuesday, May 28, 2024

Council Chamber - Leduc County Centre, Nisku, AB

1. Order - 1:30 p.m.
2. Agenda adoption - May 28, 2024 Regular Meeting
3. Adoption of previous minutes - May 14, 2024 Regular Meeting
4. Presentations
  - 4.a Public
  - 4.b Staff Introductions
    - Brenna Kuny, Family Resource Specialist - FCSS
  - 4.c Staff Recognition
    - 15 years
    - Meghan Thompson, FASD Support Specialist - Family and Community Support Services
5. Department reports/recommendations
  - 5.a 1:35 pm Enforcement Services
    - 5.a.1 Bylaw - Urban Standards and Repeal Bylaw 14-22  
*C. Nelson*
  - 5.b 1:50 pm Planning and Development, Development Services
    - 5.b.1 Direct Control Application D24-010 - Clay Extraction  
*B. Ansaldo*
  - 5.c 2:10 pm County Manager's Office
    - 5.c.1 2025 Budget Guidelines  
*R. Klimosko*
    - 5.c.2 Bylaw - Greater Nisku and Area Off-Site Levy and Repeal Bylaw 30-17  
*R. Klimosko*
6. Adjournment



## Regular Council Meeting Minutes

May 28, 2024

Council Chamber - Leduc County Centre, Nisku, AB

Council Present: Mayor Tanni Doblanko  
Councillor Rick Smith  
Councillor Kelly-Lynn Lewis  
Councillor Dal Viridi  
Councillor Larry Wanchuk  
Councillor Glenn Beloner  
Councillor Ray Scobie

Staff Present: Duane Coleman, County Manager  
Renee Klimosko, General Manager - Financial and Corporate Services  
Alan Grayston, General Manager - Development and Community Services  
Joyce Gavan, Legislative Coordinator  
Lisa Brown, Legislative Coordinator  
Keri Theroux, Executive Assistant - Council

---

**1. Order - 1:30 p.m.**

Mayor Tanni Doblanko called the meeting to order at 1:30 p.m.

**2. Agenda adoption - May 28, 2024 Regular Meeting**

**Resolution No. 83-24**

**Mover:** Councillor Wanchuk

That the agenda for the May 28, 2024 Regular County Council Meeting be adopted as circulated.

Carried Unanimously

**3. Adoption of previous minutes - May 14, 2024 Regular Meeting**

**Resolution No. 84-24**

**Mover:** Councillor Scobie

That the May 14, 2024 Regular Meeting minutes be adopted as circulated.

Carried Unanimously

**4. Presentations**

**a. Public**

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

**b. Staff Introductions**

- Brenna Kuny, Family Resource Specialist - Family and Community Support Services

**c. Staff Recognition**

The following staff member was recognized for her years of service:

15 years

- Meghan Thompson, FASD Support Specialist - Family and Community Support Services

**5. Department reports/recommendations**

**a. 1:35 pm Enforcement Services**

**5.a.1 Bylaw - Urban Standards and Repeal Bylaw 14-22**

Director of Enforcement Services Clarence Nelson presented a recommendation for three readings of the proposed Urban Standards Bylaw and to repeal Bylaw No. 14-22.

**Resolution No. 85-24**

**Mover:** Councillor Lewis

That Bylaw No. 09-24 Urban Standards and to repeal Bylaw No. 14-22 be given first reading, as presented.

Carried Unanimously

**Resolution No. 86-24**

**Mover:** Councillor Smith

That Bylaw No. 09-24 be given second reading.

Carried Unanimously

**Resolution No. 87-24**

**Mover:** Councillor Belozer

That Bylaw No. 09-24 be given third reading with the unanimous consent of the Council members present.

Carried Unanimously

**Resolution No. 88-24**

**Mover:** Councillor Wanchuk

That Bylaw No. 09-24 be given third and final reading.

Carried Unanimously



**b. 1:50 pm Planning and Development, Development Services**

**5.b.1 Direct Control Development Permit Application D24-010 - Clay Extraction**

Benjamin Ansaldo, Planner presented a recommendation for Council approval of Direct Control Development Permit Application D24-010 subject for clay extraction from Pt. SE 27-49-24-W4.

**Resolution No. 89-24**

**Mover:** Mayor Doblanko

That Council approves Direct Control Development Permit Application D24-010 subject to the following conditions:

1. Approval is granted based on the information provided by the applicant for the approved development only and no other development.
2. The approved development shall be located as shown on the attached approved Site Plan.
3. No regrading be permitted within the 50 metres construction buffer zone as depicted on drawing C02 without a slope stability assessment.
4. This permit is approved for a period of one (1) year. On or before one (1) year from the date of issuance of this development permit all extraction, haul and reclamation activities shall be completed.
5. 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.
6. Hours of operation for extraction activities shall be limited to 7 am to 6 pm Monday to Friday and 8 am to 5 pm on Saturdays. No activity is permitted on Sundays or statutory holidays.
7. During extraction activities, the site shall be monitored for the establishment of noxious and prohibited noxious weeds as per Alberta's Weed Control Act & Regulations. If weeds are present, they must be controlled or destroyed accordingly.
8. The applicant/landowner shall submit a reclamation plan upon completion of the excavation activities. The plan shall encompass all disturbed areas and shall include reclamation methods, grading, contouring, site drainage, water quality, replacing the overburden and topsoil, and potential agricultural use.
9. Site remediation and restoration to agricultural land shall be carried out immediately following the completion of excavation activities, including the seeding of the area to grass to prevent erosion from occurring.
10. All loads of material being transported shall be tarped appropriately to ensure that material is not spread.

11. Transporting of material from the development shall not interfere with the effective use of public roadways. Materials shall be tarped and the tracking of materials shall not be permitted onto any public roadway.
12. Infilling and site grading shall not be permitted to impede or interfere with the natural flow of surface water onto adjacent lands or public ditches.
13. No use or operation shall cause or create any significant 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:
  1. dust, fly ash or other particulate matter;
  2. groundwater quality or quantity deterioration; or
  3. noise
14. The landowner shall comply with all applicable federal and provincial laws and obtain any additional approvals as and where required for the operation of the approved development.
15. No further development, expansion or change in use is permitted unless approved by Leduc County.

Carried Unanimously

**c. 2:10 pm County Manager's Office**

**5.c.1 2025 Budget Guidelines**

General Manager - Financial and Corporate Services Renee Klimosko presented a recommendation for the 2025 Budget Guidelines.

**Resolution No. 90-24**

**Mover:** Councillor Smith

That Council direct administration to follow the guidelines, as outlined below, in the development of the 2025 budget.

- The budget will include the following documents:
  - Corporate Plan
  - Department Operational Plans
  - Operating budget projections for 2026 to 2028
  - Long-range financial plan for 2026 to 2035
  - Major Project Plan
  - Capital Project Plan
  - New Initiatives Plan



- The interim budget for 2025 will be prepared based on the following assumptions:
  - The projected increase in assessment will result in \$1.5M of additional tax revenue in 2025.
  - Tax rate increases of up to 3 per cent for all assessment classes are anticipated.
- The tax dollar budget will be established at \$57.6M.
- Tax dollar funding for the Major Project and Capital Project Plans will be allocated as follows:
  - Major Project Plan – tax dollar funding of up to \$1.0M.
  - Capital Project Plan –
    - minimum of \$5.0M in tax dollar funding will be allocated to the capital project plan (excluding bridge program). Any unused tax dollars will be allocated to the Asset Lifecycle Management reserve.
    - Minimum of \$1.7M in tax dollar funding will be allocated to the bridge program. Any unused tax dollars will be allocated to the Asset Lifecycle Management reserve.

Carried Unanimously

#### **5.c.2 Bylaw - Greater Nisku and Area Off-Site Levy and Repeal Bylaw 30-17**

General Manager of Finance and Corporate Services Renee Klimosko presented a recommendation to approve Bylaw No. 10-24 to establish an off-site levy for land that is to be subdivided or developed within the Greater Nisku and area of Leduc County and to repeal Bylaw No. 30-17.

##### **Resolution No. 91-24**

**Mover:** Councillor Belozer

That Bylaw No. 10-24 to establish an off-site levy for land that is to be subdivided or developed within the Greater Nisku and area of Leduc County and to repeal Bylaw No. 30-17 be given first reading, as presented.

Carried Unanimously

##### **Resolution No. 92-24**

**Mover:** Councillor Viridi

That Bylaw No. 10-24 be given second reading.

Carried Unanimously

**Resolution No. 93-24**

**Mover:** Councillor Scobie

That Bylaw No. 10-24 be given third reading with the unanimous consent of the Council members present.

Carried Unanimously

**Resolution No. 94-24**

**Mover:** Councillor Lewis

That Bylaw No. 10-24 be given third and final reading.

Carried Unanimously

**Resolution No. 95-24**

**Mover:** Councillor Smith

That Leduc County approve the Greater Nisku and Area Off-Site Levy Procedures, March 2024 document that outlines the administrative processes for the implementation of Bylaw No. 10-24 Greater Nisku and Area Off-Site Levy.

Carried Unanimously

**6. Reconsider Agenda - addition of an in-camera item**

**a. Addition to Agenda - in-camera session**

**Resolution No. 96-24**

**Mover:** Councillor Smith

That Council reconsider the agenda by adding an in-camera item - Councillor Advice in accordance with the *Freedom of Information and Protection of Privacy (FOIP) Act, section 24 - Advice from officials*.

Carried Unanimously

**7. In-camera**

**a. 2:40 p.m. Councillor Advice**

**Resolution No. 97-24**

**Mover:** Councillor Scobie

That Council meet in-camera at 2:44 p.m. to discuss Councillor advice in accordance with the *Freedom of Information and Protection of Privacy (FOIP) Act, section 24 - Advice from officials*.

Carried Unanimously



**Resolution No. 98-24**

**Mover:** Councillor Scobie

That Council end the in-camera session at 3:06 p.m. and revert to the business of the regular meeting.

Carried Unanimously

**8. Business Arising from in-camera**

**a. Councillor Request**

**Resolution No. 99-24**

**Mover:** Councillor Smith

That Council authorizes Councillor Smith to travel to Ottawa to appear before a Senate Parliamentary Committee as a witness on Bill C-50, to share Leduc County's experience in a transition away from coal-fired power plants. And that up to \$4,000 be allocated for travel. A letter will be sent to request the federal government to reimburse the County for these costs.

Carried Unanimously

**9. Adjournment**

Mayor Doblanko adjourned the meeting at 3:18 p.m.

Mayor



County Manager

