



Regular Council Agenda

Tuesday, May 14, 2024

Council Chamber - Leduc County Centre, Nisku, AB

1. Order - 1:30 p.m.
2. Agenda adoption - May 14, 2024 regular meeting
3. Adoption of previous minutes - April 23, 2024 regular meeting
4. Presentations
 - 4.a Public
 - 4.b Staff introductions
 - Lisa Brown, Legislative Coordinator
 - Cory Heggart, Fire Marshall - Fire Services
 - Lucas Hefferman, Heavy Duty and EVT Mechanic - Fire Services
 - Justin Leger, Heavy Duty Mechanic - Road Operations
 - Jason Lewicki, East Area Foreman - Road Operations
 - Zimran Khokhar, Senior Infrastructure Engineering - Engineering and Utilities
 - 4.c Staff Recognitions
 - 15 years
 - Adam Knee, Firefighter - Fire Services
 - Dwayne Eagle, Foreman Grader Operator - Road Operations
 - 35 years
 - Craig Sonnenberg, Grader Operator - Road Operations
5. Department reports/recommendations
 - 5.a 1:40 p.m. - Engineering and Utilities
 - 5.a.1 Transportation Master Plan
D. Mryglod
 - 5.b 1:50 p.m. Agricultural Services
 - 5.b.1 Agricultural Services Policy Approvals
A. Van Beers
 - AP-01 Agricultural Program Services Policy
 - AP-02 Leduc County Agricultural Service Board Bursary Policy
 - AP-05 Sustainable Agriculture Policy
 - PC-02 Control of Clubroot Disease of Canola Policy
 - 5.b.2 Bylaw - Establish Agricultural Service Board and repeal Bylaw No. 31-08
A. Van Beers
 - 5.c 2:00 p.m. Planning and Development
 - 5.c.1 Bylaw No. 03-24 (2nd reading) Municipal Development Plan
J. Evans
 - 5.c.2 Direct Control Permit D24-046 indoor storage and warehouse with office - Roll 6323240
C. Haverland

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6. Adjournment



Regular Council Meeting Minutes

May 14, 2024

Council Chamber - Leduc County Centre, Nisku, AB

Council Present: Mayor Tanni Doblanko
Councillor Rick Smith
Councillor Dal Virdi
Councillor Larry Wanchuk
Councillor Glenn Belozer
Councillor Ray Scobie

Council Absent: Councillor Kelly-Lynn Lewis (absent for personal reasons)

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

1. Order - 1:30 p.m.

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

2. Agenda adoption - May 14, 2024 regular meeting

Resolution No. 73-24

Mover: Councillor Wanchuk

That the agenda for the May 14, 2024 regular County Council meeting be adopted as circulated.

Carried Unanimously

3. Adoption of previous minutes - April 23, 2024 regular meeting

Resolution No. 74-24

Mover: Councillor Belozer

That the April 23, 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

The following staff members were introduced to Council:

- Lisa Brown, Legislative Coordinator
- Lucas Hefferman, Heavy Duty and EVT Mechanic - Fire Services
- Cory Heggart, Fire Marshall - Fire Services
- Justin Leger, Heavy Duty Mechanic - Road Operations
- Jason Lewicki, East Area Foreman - Road Operations
- Zimran Khokhar, Senior Infrastructure Engineering - Engineering and Utilities

c. Staff Recognitions

The following staff members were recognized for their years of service:

15 years

- Adam Knee, Firefighter - Fire Services
- Dwayne Eagle, Foreman Grader Operator - Road Operations

35 years

- Craig Sonnenberg, Grader Operator - Road Operations

5. Department reports/recommendations

a. 1:40 p.m. - Engineering and Utilities

5.a.1 Transportation Master Plan

Director of Engineering Des Mryglod presented a recommendation to adopt the Leduc County Transportation Master Plan.

Resolution No. 75-24

Mover: Mayor Doblanko

That Council adopt the Leduc County Transportation Master Plan, dated April 18, 2024

Carried Unanimously

b. 1:50 p.m. Agricultural Services

5.b.1 Agricultural Services Policy Approvals

Manager of Agricultural Services Aaron Van Beers presented a recommendation to approve Agricultural Service Board policies.

Resolution No. 76-24

Mover: Councillor Scobie



That Leduc County Council approve the following policies, as recommended by the Municipal Policy Review Committee:

- AP-01 Agricultural Program Services
- AP-02 Leduc County Agricultural Service Board Bursary
- AP-05 Sustainable Agriculture
- PC-02 Control of Clubroot Disease of Canola

Carried Unanimously

5.b.2 Bylaw - Establish Agricultural Service Board and repeal Bylaw No. 31-08

Resolution No. 77-24

Mover: Councillor Belozar

That Bylaw No. 08-24 be given first reading to establish the Agricultural Service Board and that Bylaw No. 31-08 be repealed.

Carried Unanimously

Resolution No. 78-24

Mover: Councillor Scobie

That Bylaw No. 08-24 be given second reading.

Carried Unanimously

Resolution No. 79-24

Mover: Councillor Wanchuk

That Bylaw No. 08-24 be given third reading with the unanimous consent of the Council members present.

Carried Unanimously

Resolution No. 80-24

Mover: Councillor Smith

That Bylaw No. 08-24 be given third and final reading.

Carried Unanimously

c. 2:00 p.m. Planning and Development

5.c.1 Bylaw No. 03-24 (2nd reading) Municipal Development Plan

Manager of Long Range Planning Jordan Evans presented a recommendation for second reading of Bylaw No. 03-24 to adopt the updated Municipal Development Plan.

Resolution No. 81-24

Mover: Councillor Viridi

That Bylaw No. 03-24 be given second reading.

Carried Unanimously

5.c.2 Direct Control Permit D24-046 indoor storage and warehouse with office - Roll 6323240

Planner Ben Ansaldo presented a recommendation for approval of Direct Control Permit Application D24-046 for an indoor storage and warehouse, office and fascia sign located on Lot 15, Block 1, Plan 1821205, Pt. NW 30-50-24-W4.

Resolution No. 82-24

Mover: Councillor Viridi

Administration recommends that Direct Control Development Permit Application D24-046 be approved subject to the following conditions:

1. Approval is granted based on the information provided by the applicant for the proposed accessory building with fascia sign and no other development.
2. The proposed development shall be located as shown on the site plan submitted by the applicant.
3. The hours of operation shall be 7:00 a.m. – 5:00 p.m. Monday – Friday.
4. All portions of the site being utilized for activity or vehicular movement that are not landscaped shall be paved and/or graveled to reduce dust generation.
5. Parking shall be provided in accordance with the provisions of the Leduc County Land Use Bylaw and as indicated in the attached approved site plan.
6. No outdoor storage of goods or materials is permitted on the subject property.
7. 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.
8. 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: odors; dust; noise; air pollution; industrial waste; and high brightness light source.

9. The development shall not cause any adverse drainage impact on adjacent properties or flooding of nearby ditches in excess of their capabilities.
10. All accesses required off of a Leduc County public roadway shall be constructed to the satisfaction of Leduc County Engineering Department.
11. The landowner shall provide firefighting access at all times to the satisfaction of the Leduc County Fires Services Department.
12. Prior to commencement of development, the landowner shall enter into a development agreement with Leduc County, and abide by the terms therein, addressing:
 - a. the connection to water and sewer infrastructure with a site servicing plan;
 - b. lot grading plan;
 - c. landscaping; and
 - d. remit a deposit in the amount of \$20,000 for a paved approach, to the satisfaction of Leduc County.
13. No further development, expansion or change in use is permitted unless approved by Leduc County Council.

Carried Unanimously

6. Adjournment

Mayor Doblanko adjourned the meeting at 2:29 p.m.



Mayor



County Manager