



Regular Council Meeting Minutes

March 25, 2025

Council Chamber - Leduc County Centre,
Nisku, AB

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

Staff Present: Duane Coleman, County Manager
Renee Klimosko, Deputy County Manager
Alan Grayston, General Manager - Development and Community Services
Lisa Brown, Legislative Coordinator
Miranda Anderson, Executive Assistant - Council

1. Call to Order - 1:30 p.m.

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

2. Agenda adoption - March 25, 2025 Regular Council Meeting

Resolution No. 47-25

Mover: Councillor Lewis

That the agenda for the March 25, 2025 Regular Council Meeting be adopted as presented.

Carried Unanimously

3. Adoption of previous minutes

Resolution No. 48-25

Mover: Councillor Virdi

That the March 11, 2025 Regular Council Meeting minutes be adopted as presented.

Carried Unanimously

4. Presentations

a. Public

4.a.1 Urban Standards Bylaw, Enforcement Action Appeal

Mr. Kasamba gave a verbal presentation to Council asking to reduce or eliminate the invoice for costs incurred by the County to bring the appellant's undeveloped land in the East Vistas into compliance with Leduc County's Urban Standards Bylaw 09-24.

4.a.2 Report to Council - Urban Standards Bylaw, Enforcement Action Appeal, re: Kasamba

Resolution No. 49-25

Mover: Councillor Lewis

That Council deny the appellant's request to either reduce or eliminate the invoice associated with costs incurred by the County, to bring the appellant's undeveloped land in the East Vistas into compliance with Leduc County's Urban Standards Bylaw 09-24.

Carried Unanimously

5. Public hearing

a. 1:45 p.m. - Bylaw 07-25 - To Amend Land Use Bylaw 07-08, section 9.16.3 - Genesee Power Project Overlay District

Mayor Doblanko opened the public hearing at 1:45 p.m. for Bylaw No. 07-25.

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

Mayor Doblanko called upon the applicant, Capital Power represented by W. Danek, Senior Lead, Commercial, Canada West and M. Sheehan, Senior Specialist, Stakeholder and Indigenous Engagement.

Mayor Doblanko called upon the registered speaker, R. Skermer.

Mayor Doblanko closed the public for Bylaw No. at 2:16 p.m.

Resolution No. 50-25

Mover: Mayor Doblanko

That Council gives first reading to Bylaw 07-25 to amend Land Use Bylaw 7-08, section 9.16.3 of the Genesee Power Project Overlay District and add 'Information Service' as a permitted use to this district, as presented.

Carried Unanimously

Resolution No. 51-25

Mover: Councillor Virdi

That Council gives second reading to Bylaw 07-25 to amend Land Use Bylaw 7-08.

Carried Unanimously

Resolution No. 52-25

Mover: Councillor Smith

That Bylaw 07-25 to amend Land Use Bylaw 7-08 be given third reading by unanimous consent of the Council members present.

Carried Unanimously



Resolution No. 53-25

Mover: Councillor Wanchuk

That Council gives third and final reading to Bylaw 07-25 to amend Land Use Bylaw 7-08.

Carried Unanimously

6. Policy approvals

a. 2:00 p.m. - Planning and Development

6.a.1 DS-03 Subdivision Administration approvals

Resolution No. 54-25

Mover: Councillor Lewis

That Council approves policy DS-03 Subdivision Administration Approvals.

Carried Unanimously

7. Department reports/recommendations

a. 2:15 p.m. - Assessment and Land Management

7.a.1 Request adjustment of property taxes due to fire for tax roll 2607000

Resolution No. 55-25

Mover: Councillor Smith

That Council approves the refund of \$344.30 for tax roll 2607000 for the prorated portion of taxes to account for the time that the improvement destroyed by the fire was not on the property.

Carried Unanimously

b. 2:25 p.m. - Engineering

7.b.1 Glen Park Road and Range Road 263 - update

Councillor Scobie left the meeting at 2:44 p.m.

Resolution No. 56-25

Mover: Mayor Doblanko

That Council receives the report "Glen Park Road/Range Road 263 Update" as information and further that administration drafts a letter responding to the concerned citizens present at the July 11, 2024, meeting.

Carried Unanimously

c. 2:45 p.m. - Finance

7.c.1 2024 yearend information update - transfers to reserves

Resolution No. 57-25

Mover: Councillor Belazer

That Council approve the following 2024 year-end financial transactions:

1. Transfer of \$1,400,000 to operating special purpose multi-year/future year projects reserve,
2. Transfer of \$800,000 to operating stabilization and contingency reserve,

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3. Transfer of \$3,000,000 to capital asset lifecycle management – building management reserve,
4. Transfer of \$500,000 to capital asset lifecycle management – fleet management reserve,
5. Transfer of \$1,000,000 to capital asset lifecycle management – machinery and equipment management reserve,
6. Transfer of \$165,000 to capital asset lifecycle management – transit management reserve, and
7. Any additional surplus dollars, above approximately \$60,000, identified during the year-end process be transferred to the operating stabilization and contingency reserve.

Carried Unanimously

7.c.2 Borrowing Bylaw 06-25 - Glen Park Road improvements

Resolution No. 58-25

Mover: Councillor Viridi

That Council gives first reading to Bylaw 06-25 authorizing long-term debenture borrowing, for up to \$6,680,000 for a term not to exceed 15 years, for the re-construction of Glen Park Road for the following sections:

- between Range Road 263 and Highway 795
- between Highway 778 to Highway 39
- between Range Road 251 to Queen Elizabeth II Highway.

Carried Unanimously

d. 3:10 p.m. - County Manager's Office

7.d.1 Council Procedures Bylaw 08-25

Resolution No. 59-25

Mover: Mayor Doblanko

That Council gives first reading to Council Procedures Bylaw 08-25 as presented.

Carried Unanimously

Resolution No. 60-25

Mover: Councillor Belozar

That Council gives second reading to Bylaw 08-25.

Carried Unanimously

Resolution No. 61-25

Mover: Councillor Wanchuk

That Bylaw 08-25 be given all three readings by unanimous consent of the Council members present.

Carried Unanimously

Resolution No. 62-25

Mover: Councillor Smith

That Council gives third and final reading to Bylaw 08-25.

Carried Unanimously



7.d.2 Greater Nisku and Area Off-site Levy Bylaw 09-25

Resolution No. 63-25

Mover: Councillor Smith

That Council gives first reading to Bylaw 09-25 Greater Nisku and Area Off-Site Levy as presented.

Carried Unanimously

Resolution No. 64-25

Mover: Councillor Viridi

That Council gives second reading to Bylaw 09-25 Greater Nisku and Area Off-Site Levy.

Carried Unanimously

Resolution No. 65-25

Mover: Councillor Lewis

That Bylaw 09-25 Greater Nisku and Area Off-Site Levy be given third reading by unanimous consent of the Council members present.

Carried Unanimously

Resolution No. 66-25

Mover: Councillor Belozor

That Council gives third reading to Bylaw 09-25 Greater Nisku and Area Off-Site Levy.

Carried Unanimously

Resolution No. 67-25

Mover: Mayor Doblanko

That Council approves the Greater Nisku and Area Off-Site Levy Procedures March 2025 document that outlines the administrative processes for the implementation of Bylaw 09-25 Greater Nisku and Area Off-Site Levy.

Carried Unanimously

8. Adjournment

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



Mayor



County Manager