



**REGULAR COUNCIL
MEETING AGENDA
Tuesday, February 27, 2018**

1. ORDER – 1:30 p.m.

2. ADOPTION OF AGENDA

3. ADOPTION OF PREVIOUS MINUTES

- Regular Council Meeting – February 13, 2018

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4. PUBLIC PRESENTATIONS

a) Public

b) 1:35 p.m. Presentation DeeAnn Benard, Executive Director and Zain Abedin, Research & Strategy Manager, Alberta Rural Development Network (ARDN) – Affordable Housing Initiative in New Sarepta

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Laurel Fitzsimonds

5. DEPARTMENT REPORTS / RECOMMENDATIONS

a) 1:50 p.m. Public Works & Engineering

i) Bylaw – Community Aggregate Payment Levy and Rescind Bylaw No. 05-06

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Des Mryglod

ii) Bylaw – Fees & Charges (Excluding Utilities) and Rescind Bylaw 36-17 (*Community Payment Aggregate Levy*)

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Des Mryglod

b) 2:00 p.m. Planning & Development

i) 2:00 p.m. Public Meeting – West Ridge Estates Outline Plan

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Dave Desimone

ii) 2:15 p.m. Public Hearing – Amend Village of New Sarepta Land Use Bylaw No. 216 - West Ridge Estates

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Dave Desimone

iii) Edmonton Metropolitan Region Board Update

Grant Bain

6. NEW BUSINESS

a) Schedule Council Workshops – Municipal Development Plan Review

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Duane Coleman

b) 2017 Year-End Information Update

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Natasha Wice

7. INFORMATION ITEMS

a)

8. ADJOURNMENT

√ Attachment Provided

MISSION: To provide quality municipal services to citizens within Leduc County.

MINUTES OF THE REGULAR COUNTY COUNCIL MEETING, LEDUC COUNTY, HELD ON TUESDAY, FEBRUARY 27, 2018 IN THE COUNCIL CHAMBER OF THE COUNTY CENTRE BUILDING, NISKU, ALBERTA.

Order and Roll Call

The meeting was called to order at 1:30 p.m., Tuesday, February 27, 2018 by Mayor Tanni Doblanko as Chair with Council Members Rick Smith, Kelly-Lynn Lewis, Kelly Vandenberghe, Larry Wanchuk and Glenn Belozor present. Councillor Ray Scobie was absent due to his attendance at a family funeral.

Also present were:

- Duane Coleman, County Manager
- Grant Bain, Director of Planning and Development
- Renee Klimosko, General Manager of Financial and Corporate Services
- Joyce Gavan, Recording Secretary
- Laurel Fitzsimonds, Director of Family & Community Support Services
- Dean Ohnysty, Director of Parks and Recreation

Present as well were four other individuals.

Agenda Adoption

70-18 Councillor Belozor -- that the agenda for the February 27, 2018 Regular County Council meeting be adopted as circulated.

Carried Unanimously

Previous Minutes - Regular Meeting – February 13, 2018

71-18 Councillor Lewis -- that the February 13, 2018 regular meeting minutes be confirmed as circulated.

Carried Unanimously

Public Presentation

Mayor Doblanko asked if there was anyone in attendance to provide a public presentation, and there was no one.

Presentation – Affordable Housing Initiative in New Sarepta

Ms. DeeAnn Benard, Executive Director; and Zain Abedin, Research & Strategy Manager, provided a presentation on the New Sarepta Affordable Housing, highlighting the following:

- The Alberta Rural Development Network (ARDN) uses combined expertise of Alberta's post-secondary institutions to support rural development in Alberta and to help communities grow through research and learning.
- Affordable Housing is a huge undertaking for a community to plan, fund and launch an affordable housing project.
- ARDN created the Sustainable Housing Initiative (SHI) which was started by a volunteer.
- The initiative is to creating innovative and cost-effective affordable housing solutions – redefine how people think, feel about and create affordable housing.
- Work with the Federal Government for funding – several key criteria must be met e.g. minimum number of accessible units (10%); 26 years guaranteed affordability; modular construction e.g. turn-key project, design-build, non-combustible, durable steel building, net

zero energy consumption, psychology of aesthetics, the toolkit – template and implementation plan to efficiently and effectively conduct the necessary steps to build.

- There is a project about to break ground in Banff.

Mr. Mryglod and Two Individuals

Mr. Des Mryglod, Director of Public Works and Engineering and two individuals entered the Council Chamber at 1:45 p.m.

- Leduc County Council, in partnership with Leduc Family & Community Support Services and the Alberta Rural Development Network (ARDN) commissioned a housing need and demand assessment report and development business case to explore the need for purpose built affordable housing in New Sarepta.
- Needs assessment findings – population in New Sarepta has grown and estimates to grow to 1,296 by 2049. The main types of units are single detached homes (67%) and mobile dwellings (28%). Homeowners account for 85% of households. The median income of hamlet is less than the province for almost all family types. Leduc County FCSS distributed hampers to 90 vulnerable people in New Sarepta in 2017. There is only one affordable housing for seniors in New Sarepta.
- Overview of business case was presented.
- Council to approve the construction program, identify potential owner and operator.
- Leduc County to work with ARDN to ensure funding requirements are met; ARDN to help access additional funding and Leduc County to work with ARDN.

Mrs. Haverland; Mr. Desimone; Ms. Spila and One Individual

Mrs. Charlene Haverland, Manager of Development Services; Mr. Dave Desimone, Senior Planner; Ms. Rae-Lynne Spila, Municipal Engineer and one individual entered the Council Chamber at 1:50 p.m.

In response to questions, by Council Members the following additional information was provided:

- People would come from the New Sarepta area to occupy the proposed affordable housing.
- There is a number of ways the Leduc County F.C.S.S. could provide resources to this initiative.
- Mixed market has advantages to be included in affordable housing.

72-18 Mayor Doblanko -- that Leduc County Council receives as information the presentation on the New Sarepta Affordable Housing executive summary; and that this be referred for further discussion at future Council and budget meetings.

Carried Unanimously

Mrs. Fitzsimonds, Ms. Benard, Mr. Abedin and Three Individuals

Mrs. Fitzsimonds, Ms. Benard, Mr. Abedin and 3 individuals exited the Council Chamber at 1:56 p.m.

Bylaws - Community Aggregate Payment Levy; and Fees & Charges (Excluding Utilities)

Mr. Des Mryglod, Director of Public Works & Engineering, provided recommendations relating to the Community Aggregate Payment Levy and the fees and charges bylaw reflecting an increase.

Bylaw No. 08-18 Community Aggregate Payment Levy and Rescind Bylaw No. 5-06

73-18 Councillor Vandenberghe -- that Bylaw No. 08-18 be given first reading for the imposition of a community aggregate payment levy and that Bylaw No. 5-06 be rescinded.

Carried Unanimously

74-18 Councillor Belozer -- that Bylaw No. 08-18 be given second reading.

Carried Unanimously

75-18 Councillor Vandenberghe -- that Bylaw No. 08-18 be given third reading with the unanimous consent of the Council Members present.

Carried

Pro: Councillor Vandenberghe

Con: Mayor Doblanko and Councillors Belozer, Wanchuk, Lewis and Smith

Bylaw – Fees & Charges (Excluding Utilities) and Rescind Bylaw No. 36-17 re: Community Aggregate Payment Levy

Consideration of amending the Fees & Charges Bylaw No. 36-17, relating to the Community Aggregate Payment Levy, will not proceed until finalization of Bylaw No. 08-18.

Mr. Mryglod

Mr. Mryglod exited the Council Chamber at 2:05 p.m.

Public Meeting – Approve West Ridge Estates Outline Plan

Mayor Doblanko convened the Public Meeting at 2:06 p.m. with respect to the proposed West Ridge Estates Outline Plan.

Mayor Doblanko called upon Administration staff to provide background information.

Mr. Dave Desimone, Senior Planner, provided a staff report with respect to the proposed West Ridge Estates Outline Plan, highlighting the following:

1. An Outline Plan for Lot 2, Block 1, Plan 0526189 within the NE ¼ 33-49-22-W4 has been received from 1908510 Alberta Ltd. The West Ridge Estates Outline Plan encompasses land with a total title area of 8.48 ha (20.95 ac).
2. The lands are located in the west central portion of the Hamlet of New Sarepta. The Outline Plan is situated within the northwest portion of the New Sarepta Area Structure Plan.
3. The Outline Plan is proposing Residential Urban 2 (RU2), Residential Urban 3 (RU3), Residential Multi Family and Urban Commercial 1 land use districts.
4. The Edmonton Metropolitan Region Growth Plan has identified the Hamlet of New Sarepta as a rural centre, which are defined as urban areas of the rural area that provide a local level of service to serve their own community, with potential to accommodate higher density mixed use development, appropriate to the size and scale of the community. An objective of the Growth Plan is for intensification to be directed to Rural Centre's to optimize existing and planned infrastructure for sustainable growth.
5. The New Sarepta Area Structure Plan (NSASP) illustrates the concept for lands situated within the West Ridge Estates Outline Plan. The NSASP identifies the subject lands as having a residential land use. The Outline Plan proposes a mix of low, medium and high density residential, while preserving and enhancing the small community. This goal is

outlined in Section 3.3.3 of the NSASP which includes policies for a diversity in built form and densities. The Outline Plan land use is consistent with the New Sarepta Area Structure Plan.

6. The full build out of the Outline Plan proposes an overall density of 37.1 dwelling units per net residential hectare for the plan area, which comprises approximately 15% of the land identified in the New Sarepta Area Structure Plan. The NSASP outlines a full build out density of 11.7 dwelling units per net residential hectare for the entirety of the plan area. Along with the existing low density development in New Sarepta, the West Ridge Estates Outline Plan will assist New Sarepta in achieving long term sustainability.
7. The West Ridge Estates Plan proposes a 0.34 ha (0.83 ac) commercial area at the entrance to the plan area off Centre Street. This option has been included to allow for the possible redistricting of lands which were previously part of an undeveloped road right of way that was recently closed. The proponents of the West Ridge Estates Outline Plan have expressed interest in purchasing a portion of these lands to allow for future commercial development. The addition of Land Use Plan – Option B in the Outline Plan will support for the redistricting of the discharged road right of way.
8. A geotechnical Report, Environmental Site Assessment, Traffic Impact Assessment and biophysical Assessment was conducted.
9. The access to West Ridge Estates will be from Centre Street with an emergency access located in the south-east corner. Access to the future development area west of the pipeline right-of-ways will be through a separate access from Centre Avenue.
10. Sidewalks proposed from the north side of the main access will provide pedestrian circulation from Centre Street and sidewalks within the plan area will provide pedestrian access to the centralized park space.
11. The applicant held an Open House on November 29, 2017. Two residents attended and no concerns regarding the development were expressed.
12. The Outline Plan was advertised for two consecutive weeks of the County Market newspaper. The Outline Plan is not a statutory plan and therefore there is no requirement under the Municipal Government Act to advertise. However, the provisions of the Municipal Government Act with respect to advertising were followed. The Outline Plan was referred to adjacent landowners, affected agencies and caveators on title. There were no concerns submitted.
13. The West Ridge Estates Outline Plan complies with the Edmonton Metropolitan Region Growth Plan, Leduc County Municipal Development Plan and New Sarepta Area Structure Plan. While further information and engineering will be required at the time of subdivision, sufficient reports have been submitted to support the overall Outline Plan. For these reasons staff recommends that County Council approve, by way of resolution, the West Ridge Estates Outline Plan dated February, 2018. If it becomes necessary to amend the Outline Plan in the future that those amendments would need to be made by way of further resolution by Leduc County Council.

Mayor Doblanko asked if there was any additional correspondence received, and Mr. Desimone confirmed there was none.

Mayor Doblanko asked Council Members if they had any questions for Administration.

In response to questions by Council Members, Mr. Desimone provided clarification on the jurisdiction of Alberta Transportation.

Mrs. Wice

Mrs. Natasha Wice, Director of Finance, entered the Council Chamber at 2:19 p.m.

Mayor Doblanko called upon anyone wishing to speak in support or against the Outline Plan.

Mr. Lloyd Kadatz, 50529 Range Road 220, requested clarification with respect to the access of the property adjacent relating to the previously part of the undeveloped road right of way that was recently closed.

Mr. Desimone responded as follows:

- The right-of-way agreement was established when New Sarepta was a Village as it was determined that the landowner have access to the Village itself.
- Now that the Village has been incorporated into Leduc County there is access via Highway 21A and Township Road 500.
- If development occurs to the north then access will be considered by the Development Authority.
- Upon further subdivision, the Subdivision Authority would take access into consideration.

Mayor Doblanko called upon the applicant(s) to speak to the Outline Plan.

Mr. Glen Kennedy, President, West Ridge Estates, and on behalf of 1908510 Alberta Ltd. spoke to the Outline Plan, as follows:

- Appreciate that after two years of process we are now at this point to proceed.
- Are attempting to create a market at New Sarepta with a unique venture.
- Clarification was provided with respect to the lift station – at a 75% complete engineering stage; there is a 3-4 metre drop from east to west and sewage direction is going in opposite direction which is where the lift station is being proposed.
- The commercial site is proposed at 0.35 ha (0.8 ac). It does accommodate commercial use.
- With respect to access to north and west lands and the road allowance providing access, there is a huge ravine that would have to be addressed for crossing. The ravine drops off significantly adjacent on the westerly direction.

Mayor Doblanko asked if there were any further questions for clarification, and there were none.

Mayor Doblanko called upon administrative staff to provide final comments, and there were none.

Conclude Public Meeting

Mayor Doblanko concluded the Public Meeting at 2:31 p.m.

West Ridge Estates Outline Plan, Lot 2, Block 1, Plan 0526189, Pt. NE 33-49-22-W4, New Sarepta

76-18 Councillor Smith -- that Leduc County Council approves the West Ridge Estates Outline Plan.

Carried Unanimously

Public Hearing – Proposed Amendments to Village of New Sarepta Land Use Bylaw No. 216 – Add Four New District Regulations (Residential Urban 2 - RU2); Residential Urban 3 – RU3); Residential Multi Family - RM1); and Urban Commercial 1 – UC2), Lot 2, Block 1, Plan 0526189, Pt. NE 33-49-22-W4 (West Ridge Estates), 1908510 Alberta Ltd.

Mayor Doblanko convened the Public Hearing at 2:32 p.m. with respect to the proposed amendments to the New Sarepta Land Use Bylaw No. 216 to add district regulations.

Mayor Doblanko called upon Administration staff to provide background information.

Mr. Dave Desimone, Senior Planner, provided a staff report with respect to the proposed amendments to the New Sarepta Land Use Bylaw No. 216, highlighting the following:

1. An Outline Plan and redistricting application for Lot 2, Block 1, Plan 0526189 within the NE ¼ 33-49-22-W4 were received from 1908510 Alberta Ltd. Leduc County Council approved the West Ridge Outline Plan by Motion No. 76-18.
2. The lands are situated within the West Ridge Estates Outline Plan boundary in the Hamlet of New Sarepta and it is the intent of the applicant to provide for single family to multi-family development along with a commercial site.
3. The proposed Districts have been prepared initially in support of the West Ridge Outline Plan, as adopted by Leduc County Council. The Districts are not however, meant to be utilized exclusively for the West Ridge lands but used as opportunities arise whereby these Districts would apply within all of the New Sarepta Area Structure Plan area.
4. The proposed four new districts are defined as:
 - RU2 – Residential Urban 2 District – the purpose of this district is to provide for medium density residential development within fully-serviced multi-lot residential subdivisions.
 - RU3 – Residential Urban 3 District – the purpose of this district is to provide for higher density residential development within fully-serviced multi-lot residential subdivisions.
 - RM1 – Residential Multi Family District – the purpose of this district is to provide for the development of fully serviced, higher density, multi-family residential complexes. Housing in the Residential Multi Family district may take the form of semi-detached dwellings, townhouse dwellings and apartment dwellings.
 - UC1 – Urban Commercial 1 District – the purpose of this district is to provide for a range of commercial uses to meet basic and daily needs in close proximity to residential areas. The convenience commercial district will promote a pedestrian-friendly environment, and shall be subject to a high architectural design standard of buildings.
5. The intention was to create four new districts that would be suitable for incorporation in other areas of New Sarepta in the future. The proposed districts have been created with a focus on achieving consistency with Leduc County's urban growth area and Leduc County's Land Use Bylaw 7-08.
6. The Bylaw amendment proposes a mix of low, medium and high density residential, while preserving and enhancing small community as stated in the Outline Plan. Option B was included in the Outline Plan to allow for the flexibility of adding a commercial component to the lands that was contingent on the discharge of the undeveloped road right of way at the entrance to the proposed development off Centre Street.
7. The redistricting application proposes to redistrict the lands in the north portion of the Outline Plan area and west of the commission right of way as Residential Multi Family District. The southwest of the Outline Plan area, directly east and adjacent to the commission right of way, as well as the southeast corner of the plan area, are proposed as RU2, while the south and east areas are proposed as RU3. UC1 is proposed north of the entrance off Centre Street, providing access to commercial uses from both Centre Street and from within the proposed development.
8. The proposed RU2, RU3, RM1 and UC1 districts are considered wholly suitable to meet the aims and visions of the West Ridge Outline Plan area within the New Sarepta Area Structure Plan.
9. The proposed amendment was advertised in the February 14th and 21st, 2018 editions of the County Market newspaper in accordance with the provisions of the Municipal Government

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Act. The redistricting application was also referred to adjacent landowners, affected agencies and caveators on title. Alberta Health provided comments in support.

10. The redistricting application is in compliance with the Edmonton Metropolitan Region Growth Plan, New Sarepta Area Structure Plan and West Ridge Estates Outline Plan. For these reasons it is recommended adoption of the new districts to be implemented in the Village of New Sarepta Land Use Bylaw No. 216 be approved. The districts are required to form the higher density and sustainable development of the current and future Outline Plans within the New Sarepta Area Structure Plan.

Mayor Doblanko asked if there was any additional correspondence received, and Mr. Desimone confirmed Alberta Health provided comments in support of the proposed amendments.

Mayor Doblanko asked Council Members if they had any questions for Administration, and there were none.

Mayor Doblanko called upon the applicant to speak to the proposed amendment.

Mr. Glen Kennedy, President, West Ridge Estates and on behalf of 1908510 Alberta Ltd., spoke to the proposed amendment, referencing the RU3 district is a modernized transition similar to other municipalities (small pocket lots).

Mayor Doblanko called upon anyone wishing to speak in support or against the proposed amendments, and there was no one.

Mayor Doblanko asked if there were any further questions for clarification, and there were none.

Mayor Doblanko called upon administrative staff to provide final comments, and there were none.

Conclude Public Hearing

Mayor Doblanko concluded the Public Hearing at 2:45 p.m.

Bylaw No. 09-18 - Proposed Amendments to Village of New Sarepta Land Use Bylaw No. 216 – Add Four New District Regulations (Residential Urban 2 - RU2); Residential Urban 3 – RU3); Residential Multi Family - RM1); and Urban Commercial 1 – UC2), Lot 2, Block 1, Plan 0526189, Pt. NE 33-49-22-W4 (West Ridge Estates), 1908510 Alberta Ltd.

77-18 Councillor Vandenberghe -- that Bylaw No. 09-18 be given first reading to amend the New Sarepta Land Use Bylaw No. 216 by adding the following, as presented:

1. To add Section 75: RU2 – Residential Urban 2 District;
2. To add Section 76: RU3 – Residential Urban 3 District;
3. To add Section 77: RM1 – Residential Multi Family District; and
4. To add Section 78: UC1 –Urban Commercial 1 District.

Carried Unanimously

78-18 Councillor Belozer -- that Bylaw No. 09-18 be given second reading.

Carried Unanimously

79-18 Councillor Wanchuk -- that Bylaw No. 09-18 be given third reading with the unanimous consent of the Council Members present.

Carried

Pro: Councillors Wanchuk, Belozer, Vandenberghe and Smith
Con: Mayor Doblanko and Councillor Lewis

Two Individuals

Two individuals exited the Council Chamber at 2:47 p.m.

Bylaw No. 10-18 - Proposed Amendments to Village of New Sarepta Land Use Bylaw No. 216

80-18 Councillor Belozer -- that Bylaw No. 10-18 be given first reading to amend the New Sarepta Land Use Bylaw No. 216 as follows:

1. That approximately 8.48 ha (+20.95 ac) located at Lot 2, Block 1, Plan 0526189 within NE ¼ 33-49-22-W4 be redistricted from the R2 – Residential District and R3 – Residential District to Residential Urban 2 District (RU2), Residential Urban 3 District (RU3), Residential Multi Family District (RM1) and Urban Commercial 1 District (UC1), as shown on Schedule "A".

Carried Unanimously

81-18 Councillor Lewis -- that Bylaw No. 10-18 be given second reading.

Carried Unanimously

82-18 Councillor Belozer -- that Bylaw No. 10-18 be given third reading with the unanimous consent of the Council Members present.

Carried

Pro: Councillors Belozer, Wanchuk, Vandenberghe and Smith

Con: Mayor Doblanko and Councillor Lewis

Mr. Desimone, Mrs. Haverland and One Individual

Mr. Desimone, Mrs. Haverland and one individual exited the Council Chamber at 2:50 p.m.

Edmonton Metropolitan Region Board Update

Mr. Grant Bain, Director of Planning and Development, provided an update on the activities of the Edmonton Metropolitan Region Board.

83-18 Councillor Smith -- that Leduc County Council receives as information the update on the Edmonton Metropolitan Region Board.

Carried Unanimously

Schedule Council Workshops – Municipal Development Plan Review

84-18 Councillor Lewis -- that Leduc County Council schedules the following additional Council Workshops to review the Municipal Development Plan, commencing at 9:30 a.m. to 4:30 p.m.:

- Thursday, April 5th
- Thursday, May 3rd and
- Thursday, June 7th

Carried Unanimously

One Individual

One individual exited the Council Chamber at 2:52 p.m.

2D

2017 Year-End Information

Mrs. Natasha Wice, Director of Finance, provided a staff recommendation to approve 2017 year-end information.

85-18 Councillor Belazer -- that Leduc County Council approves the 2017 year-end financial transactions required in the following, as presented:

- 1) 2017 carry forward requests;
- 2) 2017 funding approvals;
- 3) other year-end information and transactions; and
- 4) year-end utility approval of year-end transactions.

Carried Unanimously

Mrs. Wice

Mrs. Wice exited the Council Chamber at 3:00 p.m.

Information Items

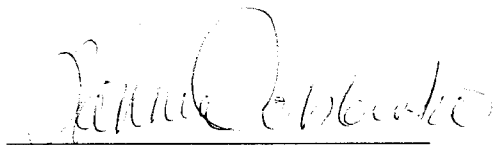
There were no information items.

Adjournment

86-18 Councillor Lewis -- that the Regular County Council meeting be adjourned.

Carried Unanimously

The Regular Council meeting concluded at 3:02 p.m.



Mayor



County Manager