



**REGULAR COUNCIL  
MEETING AGENDA  
Tuesday, June 12, 2018**

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1. **ORDER – 1:30 p.m.**

2. **ADOPTION OF AGENDA**

3. **ADOPTION OF PREVIOUS MINUTES**

- Regular Council Meeting – June 5, 2018 ✓

4. **PUBLIC PRESENTATIONS**

a) Public ✓

5. **DEPARTMENT REPORTS / RECOMMENDATIONS**

a) 1:35 p.m. Public Works & Engineering

i) 2018 Bridge Maintenance Program Project Adjustment ✓ Konrad Dunbar

b) 1:45 p.m. Parks & Recreation – Recreation & Library Cost Sharing

Agreements: Dean Ohnysty

i) Town of Calmar 2018 Budget Payment ✓

ii) Town of Beaumont 2018 Budget Payment ✓

iii) Town of Beaumont 2017 Final Payment ✓

iv) City of Leduc 2018 Budget Payment ✓

v) City of Leduc 2017 Final Payment ✓

vi) Town of Thorsby 2018 Budget Payment ✓

vii) Town of Thorsby 2017 Final Payment ✓

viii) Village of Warburg 2018 Budget Payment ✓

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

i) Direct Control Development Permit Application D17-153,  
Proposed Contractor Service & Warehouse Use with New  
Building, SE 30-49-25-W4, 4 Leaf Foundation ✓ Colin

ii) Direct Control Permit Application D18-114 – Organic Soil  
Mixing Facility, NW 7-50-24-W4 ✓ Colin

iii) Edmonton Metropolitan Region Board Update Grant Bain

6. **NEW BUSINESS**

a) Request Cancellation of 2017 Tax Penalty – Roll #958036, Denise Broadbent ✓

✓ Attachment Provided



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- b) Requests for Sponsorships: Rick T. / Dean O.
- i) Clearwater Valley Pony Club ✓
  - ii) Shalom Park Canadian Waterski Open ✓
  - iii) Leduc Downtown Business Association – Summer Block Party ✓  
Events

**7. COUNCILLOR COMMITTEE REPORTS**

a)

**8. INFORMATION ITEMS**

- a) May 29, 2018 letter from the Hon. Shaye Anderson, Minister of Municipal Affairs – Budget 2018 Municipal Sustainability Initiative (MSI) and Gas Tax Fund (GTF) Funding Allocations ✓
- b) May 31, 2018 letter from the Hon. Brian Mason, Minister of Alberta Transportation – Funding approvals under the Strategic Transportation Infrastructure Program (STIP) – Local Road Bridge Program Component ✓

**9. ADJOURNMENT**

✓ Attachment Provided

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

**MINUTES OF THE REGULAR COUNTY COUNCIL MEETING, LEDUC COUNTY, HELD ON TUESDAY, JUNE 12, 2018 IN THE COUNCIL CHAMBER OF THE COUNTY CENTRE BUILDING, NISKU, ALBERTA.**

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**Order and Roll Call**

The meeting was called to order at 1:30 p.m., Tuesday, June 12, 2018 by Mayor Tanni Doblanko as Chair with Council Members Kelly-Lynn Lewis, Larry Wanchuk, Ray Scobie and Glenn Belozar present. Council Members Kelly Vandenberghe and Rick Smith were absent due to their attendance at the Alberta Waste Water Association Conference.

Also present were:

- Rick Thomas, Deputy County Manager
- Renee Klimosko, General Manager of Financial and Corporate Services
- Joyce Gavan, Recording Secretary
- Konrad Dunbar, Manager of Engineering
- Dean Ohnysty, Director of Parks & Recreation

Present as well were three other individuals.

**Agenda Adoption**

**231-18** Councillor Belozar -- that the agenda for the June 12, 2018 Regular County Council meeting be adopted as circulated.

Carried Unanimously

**Previous Minutes - Regular Meeting – June 5, 2018**

**232-18** Councillor Scobie -- that the June 5, 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.

**Mrs. Degaust**

Mrs. Katherine Degaust, Communications Coordinator, entered the Council Chamber at 1:34 p.m.

**2018 Bridge Maintenance Program Project Adjustment**

Mr. Konrad Dunbar, Manager of Engineering, provided a staff recommendation on the 2018 Bridge Maintenance Program Project adjustment.

**233-18** Councillor Belozar -- that Leduc County Council directs administration to fund \$277,000 from the Capital Stabilization Fund – Bridge Reserve to BF 73860 Replacement Project.

Carried Unanimously

**Mr. Dunbar**

Mr. Dunbar exited the Council Chamber at 1:36 p.m.

**Parks & Recreation - Recreation and Library Cost Sharing Agreements**

Mr. Dean Ohnysty, Director of Parks and Recreation, provided the following recommendations with respect to the Recreation and Library Cost Sharing Agreements:

1. Town of Calmar 2018 Budget Payment

**234-18** Mayor Doblanko -- that Leduc County Council approves the 2018 budget from the Town of Calmar for cost shared recreation and library services and forwards a budget payment for 2018 Recreation and Library cost share in the amount of \$297,477 to the Town of Calmar.

Carried Unanimously

2. Town of Beaumont 2018 Budget Payment

**235-18** Councillor Lewis -- that Leduc County Council approves the 2018 budget from the Town of Beaumont for cost shared recreation and library services and forwards a budget payment for 2018 Recreation and Library cost share in the amount of \$135,785 to the Town of Beaumont.

Carried Unanimously

3. Town of Beaumont 2017 Final Payment

**236-18** Councillor Wanchuk -- that Leduc County Council accepts the 2017 audited statement provided by the Town of Beaumont for cost shared recreation and library services and forwards a final 2017 payment in the amount of \$121,090 to the Town of Beaumont.

Carried Unanimously

4. City of Leduc 2018 Budget Payment

**237-18** Councillor Belozer -- that Leduc County Council approves the 2018 budget from the City of Leduc for cost shared recreation and library services and forwards a budget payment for 2018 Recreation and Library cost share in the amount of \$281,815 to the City of Leduc.

Carried Unanimously

One Individual

One individual entered the Council Chamber at 1:46 p.m.

5. City of Leduc 2017 Final Payment

**238-18** Councillor Scobie -- that Leduc County Council accepts the 2017 audited statement provided by the City of Leduc for cost shared recreation and library services and forwards a final payment for 2017 in the amount of \$244,864 to the City of Leduc.

Carried Unanimously

6. Town of Thorsby 2018 Budget Payment

**239-18** Councillor Wanchuk -- that Leduc County Council approves the 2018 budget from the Town of Thorsby for cost shared recreation and library services and forwards a budget payment for 2018 Recreation and Library cost share in the amount of \$160,116 to the Town of Thorsby.

Carried Unanimously

7. Town of Thorsby 2017 Final Payment

**240-18** Councillor Scobie -- that Leduc County Council accepts the 2017 audited statement provided by the Town of Thorsby for cost shared recreation and library services and forwards a final payment for 2017 in the amount of \$79,082 to the Town of Thorsby.

Carried Unanimously

Mrs. Haverland and Mr. Richards

Mrs. Charlene Haverland, Manager of Development Services and Mr. Colin Richards, Team Lead Development, entered the Council Chamber at 1:56 p.m.

8. Village of Warburg 2018 Budget Payment

**241-18** Councillor Beloner -- that Leduc County Council approves the 2018 budget from the Village of Warburg for cost shared recreation and library services and forwards a budget payment for 2018 Recreation and Library cost share in the amount of \$79,525 to the Village of Warburg.

Carried Unanimously

**Request for Sponsorship – Clearwater Valley Pony Club**

**242-18** Mayor Doblanko -- that Leduc County Council approves funding in the amount of \$1,000 to support the Clearwater Valley Pony Club's 2018 Trials held on June 2 – 3, 2018 at Beaumont.

Carried Unanimously

**Request for Sponsorship – Shalom Park Canadian Waterski Open Event**

**243-18** Councillor Lewis -- that Leduc County Council approves funding in the amount of \$1,000 to support the Shalom Park 2018 Canadian Waterski Open event to be held on June 19 – 22, 2018 at Shalom Park.

Carried Unanimously

**Request for Sponsorship – Leduc Downtown Business Association – Summer Block Party Events**

**244-18** Mayor Doblanko -- that Leduc County Council deny the funding request by the Leduc Downtown Business Association in hosting summer block party events.

Carried Unanimously

Mr. Ohnysty

Mr. Ohnysty exited the Council Chamber at 2:00 p.m.

**Direct Control Development Permit Application D17-153 – Proposed Contractor Service & Warehouse Use with New Building, SE 30-49-25-W4, 4 Leaf Foundation**

Mr. Colin Richards, Team Lead Development, provided a staff recommendation on Development Permit Application D17-153 by Al-Terra Engineering Ltd., on behalf of Sean Judd, for a proposed development within the Direct Control District on SE 30-49-25-W4.

Mrs. Johnson

Mrs. Laurie Johnson, Senior Regional Planner, entered the Council Chamber at 2:09 p.m.

**245-18** Mayor Doblanko -- that Leduc County Council defers a decision to the June 26, 2018 regular Council meeting with respect to Development Permit Application D17-153 by Al-Terra

Engineering Ltd., on behalf of Sean Judd, for the proposed development on SE 30-49-25-W4 (Direct Control District).

Carried

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

Two Individuals

Two Individuals exited the Council Chamber at 2:21 p.m.

**Direct Control Development Permit Application D18-114 – Organic Soil Mixing Facility, NW 7-50-24-W4, PlanWorks Architecture Inc., on behalf of Camgill**

Mr. Colin Richards, Team Lead Development, provided a staff recommendation on Development Permit Application D18-114 by PlanWorks Architecture Inc., on behalf of Camgill, for a proposed development within the Direct Control District on NW 7-50-24-W4.

The following additional correspondence was submitted:

- 1) June 6, 2018 letter from Phoenix Industrial, adjacent landowners to the south expressing concerns relating to health (dust and particulate matter; foul odor; and traffic safety) matters.
- 2) June 12, 2018 letter from the applicant, PlanWorks Architecture Inc. responding to the concerns expressed by Phoenix Industrial.

**246-18** Councillor Wanchuk -- that Leduc County Council approves Development Permit Application D18-114 by PlanWorks Architecture Inc., on behalf of Camgill, for the proposed development on NW 7-50-24-W4 (Direct Control District) subject to the following conditions:

1. Approval is granted based on the information provided by the applicant for approved development only and no other development.
2. The approved development shall be located as shown on the approved Site Plan DP1.1 dated May 15, 2018.
3. Approval is granted for a period up to March 24, 2021 in accordance with the provisions of Direct Control District DC-011. Prior to this date, should the site be redistricted to an alternative, permanent district that supports the approved use, in accordance with the provisions of the Northwest Saunders Lake Area Structure Plan, this condition may be removed.
4. Approval shall be obtained from Leduc County Public Works and Engineering prior to connection to any County water and/or sewer lines.
5. The approach must be maintained to avoid any damage to the County owned road surface due to construction activity. A post development inspection will be conducted and the applicant/landowner must rectify any damage to the approach or County roadway.
6. All portions of the site being utilized for industrial activity or vehicular movement that are not landscaped shall be paved and/or graveled to reduce dust generation.
7. There shall be no outdoor storage of goods, products, materials or equipment permitted within a required setback.
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:
  - i) odorous and/or toxic matter
  - ii) dust, fly ash or other particulate matter
  - iii) noise
  - iv) vibrations



- v) air pollution
  - vi) industrial waste
  - vii) water quality deterioration
  - viii) groundwater quality or quantity deterioration
  - ix) glare
  - x) radiation emission
  - xi) high brightness light source
9. The movement of construction material onto the property may require the applicant to enter into a Road Use Agreement with the County. The applicant must contact Public Works and Engineering prior to the movement of construction material to discuss this requirement.
  10. The development shall not cause any adverse drainage impact on adjacent properties of flooding of nearby ditches in excess of their capabilities.
  11. 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.
  12. All new accesses, approaches or upgrades, including driveways required off of a Leduc County public roadway, as a result of the development shall first require an Access Application to be provided to the satisfaction of, and approved by Leduc County Public Works and Engineering.
  13. Any freestanding signage related to this development requires the approval of Leduc County through a separate development permit application.
  14. The applicant/landowner shall provide firefighting access at all times to the satisfaction of Leduc County Fire Services.
  15. No outdoor sandblasting or spray painting of any kind shall be permitted on site.
  16. Parking shall be provided in accordance with the provisions of the Leduc County Land Use Bylaw and as indicated on the approved site plan.
  17. Landscaping shall be completed in accordance with Landscaping Plans: L1 & L2, dated May 15, 2018, within 30 days of completion of this project unless a seasonal variance is requested and approved by the Development Authority.
  18. The applicants and/or landowners are responsible for the survival and maintenance of all landscaped areas for a period of two years after installation. Any vegetation that does not survive shall be replaced at the expense of the applicants and/or landowners.
  19. Lot grading shall be provided in accordance with the approved Site Grading Plan: C200, dated May 14, 2018, unless a new lot grading plan is submitted and approved by Leduc County Public Works & Engineering prior to commencement of this project.
  20. No further development, expansion or change in use is permitted unless approved by Leduc County.

Carried Unanimously

Mrs. Haverland, Mr. Richards and One Individual

Mrs. Haverland, Mr. Richards and one individual exited the Council Chamber at 2:34 p.m.

Edmonton Metropolitan Region Board Update

Mrs. Laurie Johnson, Senior Regional Planner, provided an update on the activities of the Edmonton Metropolitan Region Board.

**247-18** Councillor Scobie -- that Leduc County Council receives as information the update on the Edmonton Metropolitan Region Board.

Carried Unanimously

Mrs. Johnson

Mrs. Johnson exited the Council Chamber at 2:37 p.m.



**Request Cancellation of 2017 Tax Penalty – Roll 958036, Denise & Lee Broadbent**

**248-18** Mayor Doblanko -- that Leduc County Council denies the request by Denise Broadbent for relief of the 2017 penalty in the amount of \$478.38 and to apply a credit towards the 2018 taxes (\$8,452.33) for property Tax Roll 958036.

Carried Unanimously

**Councillor Committee Reports**

There were no formal Councillor Committee reports.

**Information Items**

**249-18** Councillor Lewis -- that the following correspondence be received as information:

- 1) May 29, 2018 letter from the Hon. Shaye Anderson, Minister of Alberta Municipal Affairs, confirming Leduc County's 2018 Municipal Sustainability Initiative (MSI) and Gas Tax Fund (GTF) allocations.
- 2) May 31, 2018 letter from the Hon. Brian Mason, Minister of Alberta Transportation, advising Leduc County will receive a grant of 75% of the estimated eligible project costs for the following projects under the Strategic Transportation Infrastructure Program (STIP) – Local Road Bridge Program Component:
  - o BF #72211 – Bridge Repairs up to \$6,750
  - o BF # 09652 – Bridge Pipe Replacement up to \$342,000
  - o BF # 00537 – Bridge Repairs up to \$20,250

Carried Unanimously

**Adjournment**

**250-18** Councillor Lewis -- that the Regular County Council meeting be adjourned.

Carried Unanimously

The Regular Council meeting concluded at 2:44 p.m.

  
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Mayor

  
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County Manager