



**REGULAR COUNCIL  
MEETING AGENDA  
Tuesday, June 26, 2018**

**1. ORDER – 1:30 p.m.**

**2. ADOPTION OF AGENDA**

**3. ADOPTION OF PREVIOUS MINUTES**

- Regular Council Meeting – June 12, 2018 ✓

**4. PUBLIC PRESENTATIONS**

- a) Public
- b) Staff Introductions
  - Craig Campbell, Facilities Coordinator Roseanne Hall
  - Duncan Martin, Senior Long Range Planner Jordan Evans

**5. DEPARTMENT REPORTS / RECOMMENDATIONS**

- a) 1:35 p.m. Assessment Services
  - i) Property Tax Adjustment - ProRate of Taxes Due to Fire ✓ Rob Ballhorn
- b) 1:45 p.m. Parks & Recreation
  - i) Alberta Summer Games Legacy Funding ✓ Andrea Oneski
  - ii) Policy CD-05 – Community Cemetery Funding ✓ Dean Ohnysty
  - iii) Request for Sponsorship – Beaumont & District Ag Society – Rural Roots Fair ✓ Dean Ohnysty
- c) 2:00 p.m. Planning & Development
  - i) 2:00 p.m. Public Hearing – Bylaw No. 05-18 (2<sup>nd</sup> & 3<sup>rd</sup> Readings) ✓ Ben Ansaldo  
Adopt the Intermunicipal Development Plan – County of Wetaskiwin
  - ii) 2:15 p.m. Public Hearing – Bylaw No. 06-18 (2<sup>nd</sup> & 3<sup>rd</sup> Readings) ✓ Ben Ansaldo  
Adopt the Intermunicipal Development Plan – Camrose County
  - iii) 2:30 p.m. Public Hearing – Regulating Cannabis Regulated Uses – Leduc County Land Use Bylaw 7-08 & New Sarepta Land Use Bylaw 216 ✓ Colin Richards
  - iv) Direct Control Development Permit Application D17-153 – Proposed Contractor Service & Warehouse Use with New Building, SE 30-49-25-W4, 4 Leaf Foundation (Deferred June 12, 2018 Regular Council) ✓ Colin Richards
  - v) Edmonton Metropolitan Region Board Update Grant
- d) 2:30 p.m. Public Works & Engineering
  - i) Appointment of Public Works Committee Members at Large ✓ Des
  - ii) Request for Funding – Replacement of New Sarepta Fire Services Pump ✓ Dean Downey
  - iii) 2018 New Sarepta Roads – Road List ✓ Konrad

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**6. NEW BUSINESS**

- a) Reschedule July 24, 2018 Committee of the Whole and Regular Council Meetings      ✓      Duane
- b) Establish 2018 Tax Sale Date      ✓      Duane

**7. COUNCILLOR COMMITTEE REPORTS**

- a) Alberta Waste Water Association Conference      Councillors Smith & Vandenberghe

**8. INFORMATION ITEMS**

- a) Summary of Mayor and Councillor Activities – May, 2018      ✓

**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 26, 2018 IN THE COUNCIL CHAMBER OF THE COUNTY CENTRE BUILDING, NISQU, ALBERTA.**

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**Order and Roll Call**

The meeting was called to order at 1:32 p.m., Tuesday, June 26, 2018 by Mayor Tanni Doblanko as Chair with Council Members Kelly-Lynn Lewis, Kelly Vandenberghe, Larry Wanchuk, Ray Scobie and Glenn Belozar present. Council Member Rick Smith was absent due to his attendance at the Just Transition Task Force meeting.

Also present were:

- Duane Coleman, County Manager
- Rick Thomas, Deputy County Manager
- Renee Klimosko, General Manager of Financial and Corporate Services
- Grant Bain, Director of Planning & Development
- Joyce Gavan, Recording Secretary
- Roseanne Hall, Director of Corporate Services
- Rob Ballhorn, Director of Assessment Services
- Jordan Evans, Manager of Long Range Planning
- Dean Ohnysty, Director of Parks & Recreation
- Andrea Oneski, Community Development Coordinator
- Lindsay Chambers, Communications Coordinator

Present as well were four other individuals.

**Agenda Adoption**

**251-18** Councillor Belozar -- that the agenda for the June 26, 2018 Regular County Council meeting be adopted as circulated.

Carried Unanimously

**Previous Minutes - Regular Meeting – June 12, 2018**

**252-18** Councillor Lewis -- that the June 12, 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.

**Staff Introductions**

The following staff were introduced to Council Members:

- Craig Campbell, Facilities Coordinator
- Duncan Martin, Senior Long Range Planner

**Mrs. Hall and Messrs. Evans, Campbell and Martin**

Mrs. Hall and Messrs. Evans, Campbell and Martin exited the Council Chamber at 1:36 p.m.

JP

**Property Tax Adjustment – ProRate of Taxes due to Fire**

Mr. Rob Ballhorn, Director of Assessment Services, provided a staff recommendation with respect to the request for refund of taxes at #50 2001 Twp Rd 474.

**253-18** Councillor Belozer -- that Leduc County Council prorates 2018 taxes in the amount of \$243.75 on Roll 7700170 due to a fire that destroyed the residence and attached garage.

Carried Unanimously

**Mr. Ballhorn**

Mr. Ballhorn exited the Council Chamber at 1:38 p.m.

**Six Individuals**

Six individuals entered the Council Chamber at 1:39 p.m.

**Parks & Recreation – Summer Games Legacy Funding**

Mrs. Andrea Oneski, Community Development Coordinator, provided a staff report on the Alberta Summer Games Legacy funding phase two.

**254-18** Councillor Wanchuk -- that Leduc County Council approves the Alberta Summer Games legacy funding phase two as follows:

- |  |          |
|--|----------|
| • Cloverlawn Community Centre Association              | \$10,000 |
| • Leduc County Parks & Recreation                      | \$5,000  |
| • New Sarepta Play School                              | \$4,000  |
| • Rundles Mission Society                              | \$2,400  |
| • Songbird Music Association                           | \$800    |
| • Telford Community club                               | \$10,000 |
| • Warburg Recreation (Transportation Program)          | \$3,000  |
| • Warburg Recreation (3 part concert series)           | \$4,200  |
| • Wizard Lake Watershed & Lake Stewardship Association | \$5,000  |

Carried Unanimously

**Parks & Recreation – Community Cemetery Funding Policy CD-05**

Mr. Dean Ohnysty, Director of Parks and Recreation, provided a recommendation with respect to Policy CD-05 Community Cemetery Funding

**255-18** Mayor Doblanko -- that Leduc County Council approves the Parks and Recreation Policy CD-05 Community Cemetery Funding, and further authorizes community cemetery applications starting in 2018.

Carried Unanimously

**Request for Sponsorship – Beaumont & District Agricultural Society – Rural Roots Fair**

Mr. Dean Ohnysty, Director of Parks and Recreation, provided a recommendation with respect to the request for sponsorship by the Beaumont & District Agricultural Society to support the Rural Roots Fair held on August 25-26, 2018.

**256-18** Councillor Vandenberghe -- that Leduc County Council approves funding in the amount of \$1,000 to support the Beaumont & District Agricultural Society Rural Roots Fair to be held August 25-26, 2018.

Carried Unanimously

Mr. Ohnysty and Mrs. Oneski

Mr. Ohnysty and Mrs. Oneski exited the Council Chamber at 1:53 p.m.

**Reschedule July 24, 2018 Committee of the Whole and Regular Council Meetings**

**257-18** Councillor Lewis -- that Leduc County Council reschedules the July 24, 2018 Committee of the Whole and Regular Council meetings to Monday, July 23, 2018 due to the majority attendance of Council Members at the Smart Airports Conference.

Carried Unanimously

Messrs. Evans, Ansaldo, Richards and Two Individuals

Messrs. Ben Ansaldo, Planner; Jordan Evans, Manager of Long Range Planning; Colin Richards Team Lead Development; and two other individuals entered the Council Chamber at 1:55 p.m.

**Public Hearing – Bylaw No. 05-18 (2<sup>nd</sup> & 3<sup>rd</sup> Readings) – Adopt the Intermunicipal Development Plan – County of Wetaskiwin**

Mayor Doblanko convened the Public Hearing at 2:00 p.m. with respect to adopting the Intermunicipal Development Plan with the County of Wetaskiwin.

Mayor Doblanko called upon Administration staff to provide background information.

Mr. Ben Ansaldo, Planner, provided a staff report with respect to adopting (providing 2<sup>nd</sup> & 3<sup>rd</sup> readings to Bylaw No. 05-18) the Intermunicipal Development Plan with the County of Wetaskiwin, highlighting the following:

- On February 13, 2018 Leduc County gave first reading to Bylaw No. 05-18 to adopt an Intermunicipal Development Plan (IDP) with the County of Wetaskiwin.
- The IDP was submitted to the Edmonton Metropolitan Region Growth Board (EMRGB) in accordance with the Regional Evaluation Framework (REF) and was approved effective April 20, 2018.
- This public hearing was advertised in local newspapers in accordance with the provisions of the Municipal Government Act (MGA). In addition notification was provided to all landowners within and directly adjacent to the plan area. There have not been any formal submissions received.

Mayor Doblanko asked if there was any additional correspondence received, and Mr. Ansaldo advised there was an additional submission received June 19, 2018 from ATCO & Canadian Utilities Limited advising of no objections subject to conditions related to newly created lots, public utility lots or other properties.

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

Mayor Doblanko asked if there was anyone in attendance to speak to the proposed adoption of the IDP with County of Wetaskiwin, and there was no one.

Mayor Doblanko asked if there were any further questions for clarification.

In response to a question, Mr. Ansaldo advised the County of Wetaskiwin have adopted this IDP.

**Conclude Public Hearing**

Mayor Doblanko concluded the Public Hearing at 2:04 p.m.

**Bylaw No. 05-18 - Adopt the Intermunicipal Development Plan – County of Wetaskiwin**

**258-18** Councillor Belozer -- that Bylaw No. 05-18 be given second reading.

Carried Unanimously

**259-18** Councillor Lewis -- that Bylaw No. 05-18 be given third and final reading.

Carried

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

Con: Councillor Vandenberghe

**Establish 2018 Tax Sale Date**

**260-18** Councillor Wanchuk -- that Leduc County Council establishes the 2018 Tax Sale date for Wednesday, November 7, 2018 at 10:00 a.m. at the Leduc County Centre.

Carried Unanimously

**Appointment of Public Works Committee Members at Large**

**261-18** Councillor Scobie -- that Leduc County Council appoints the following individuals as Public Works Committee Members at Large for a two (2) year term expiring June 30, 2020:

- Wayne Schneider
- Craig Millar

Carried Unanimously

**Recess**

The meeting recessed at 2:07 p.m. and reconvened at 2:14 p.m. with Mayor Tanni Doblanko as Chair and Council Members Kelly-Lynn Lewis, Kelly Vandenberghe, Larry Wanchuk, Ray Scobie and Glenn Belozer present.

Also present were:

- Duane Coleman, County Manager
- Rick Thomas, Deputy County Manager
- Renee Klimosko, General Manager of Financial and Corporate Services
- Grant Bain, Director of Planning & Development
- Joyce Gavan, Recording Secretary
- Jordan Evans, Manager of Long Range Planning
- Colin Richards, Team Lead Development
- Ben Ansaldo, Planner
- Duncan Martin, Senior Long Range Planner
- Lindsay Chambers, Communications Coordinator

Present as well were ten other individuals.

**Public Hearing – Bylaw No. 06-18 (2<sup>nd</sup> & 3<sup>rd</sup> Readings) – Adopt the Intermunicipal Development Plan – Camrose County**

Mayor Doblanko convened the Public Hearing at 2:15 p.m. with respect to adopting the Intermunicipal Development Plan with Camrose County.

Mayor Doblanko called upon Administration staff to provide background information.

Mr. Ben Ansaldo, Planner, provided a staff report with respect to adopting (providing 2<sup>nd</sup> & 3<sup>rd</sup> readings to Bylaw No. 06-18) the Intermunicipal Development Plan with Camrose County, highlighting the following:

- On February 13, 2018 Leduc County gave first reading to Bylaw No. 06-18 to adopt an Intermunicipal Development Plan (IDP) with Camrose County.
- The IDP was submitted to the Edmonton Metropolitan Region Growth Board (EMRGB) in accordance with the Regional Evaluation Framework (REF) and was approved effective April 20, 2018.
- This public hearing was advertised in local newspapers in accordance with the provisions of the Municipal Government Act (MGA). In addition notification was provided to all landowners within and directly adjacent to the plan area. There have not been any formal submissions received.

Mayor Doblanko asked if there was any additional correspondence received, and Mr. Ansaldo advised there was none.

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

In response to questions from a Council Member, Mr. Ansaldo provided clarification with respect to IDP borders between municipalities.

Mayor Doblanko asked if there was anyone in attendance to speak to the proposed adoption of the IDP with Camrose County, and there was no one.

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

### **Conclude Public Hearing**

Mayor Doblanko concluded the Public Hearing at 2:20 p.m.

### **Bylaw No. 06-18 - Adopt the Intermunicipal Development Plan – Camrose County**

**262-18** Councillor Lewis -- that Bylaw No. 06-18 be given second reading.

Carried Unanimously

**263-18** Councillor Belozar -- that Bylaw No. 06-18 be given third and final reading.

Carried

Pro: Mayor Doblanko and Councillors Scobie, Belozar, Wanchuk and Lewis

Con: Councillor Vandenberghe

### **Messrs. Evans, Ansaldo and Martin**

Messrs. Evans, Ansaldo and Martin exited the Council Chamber at 2:20 p.m.

### **Councillor Committee Reports**

Councillors Vandenberghe provided a report on his attendance at the American Water Works Conference.

**264-18** Councillor Wanchuk -- that the report provided by Councillor Vandenberghe on his attendance at the American Water Works Conference, be received as information.

Carried Unanimously

Messrs. Mryglod, Dunbar and Downey

Messrs. Des Mryglod, Director of Public Works & Engineering; Konrad Dunbar, Manager of Engineering and Dean Downey, Manager of Engineering entered the Council Chamber at 2:23 p.m.

**Information Item**

**265-18** Councillor Lewis -- that the following correspondence be received as information:

- 1) Summary of the Mayor and Councillor activities for the month of May, 2018.

Carried Unanimously

**Request for Funding – Replacement of New Sarepta Fire Services Pump**

Messrs. Des Mryglod, Director of Public Works & Engineering; and Dean Downey, Manager of Utilities, provided a staff recommendation with respect to funding for the unscheduled replacement of the New Sarepta fire services pump.

**266-18** Councillor Vandenberghe -- that Leduc County Council directs administration to fund the unscheduled replacement of the New Sarepta fire service pump estimated at \$54,000 by utilizing the following reserves:

- \$5,437 from the Operating Utilities Water New Sarepta Repair and Replacement Reserve; and
- \$48,563 from the Operating Utilities Water New Sarepta Rate Stabilization Reserve.

Carried Unanimously

Mr. Downey

Mr. Downey exited the Council Chamber at 2:35 p.m.

**2018 New Sarepta Roads – Road List**

Mr. Konrad Dunbar, Manager of Engineering, provided a staff recommendation with respect to approval of the 2018 New Sarepta Road List.

**267-18** Councillor Lewis -- that Leduc County Council approves the Road List for New Sarepta and the re-distribution of funds for each road as follows:

Road Name	Original Budget Amount	Redistributed Amount
Falcon Drive	\$ 330,000	\$ 464,915
Wensel Ave	\$ 162,000	\$ 228,231
Schlender	\$ 165,000	\$ 232,458
1 St N	\$ 354,000	\$ 498,727
East St	\$ 53,000	\$ 74,668
1 Ave S	\$ 435,000	0
<b>Total</b>	<b>\$ 1,499,000</b>	<b>\$ 1,499,000</b>

Carried Unanimously

Messrs. Mryglod and Dunbar

Messrs. Mryglod and Dunbar exited the Council Chamber at 2:38 p.m.

**Public Hearing – Proposed Amendment to Leduc County Land Use Bylaw No. 07-08 and New Sarepta Land Use Bylaw No. 216 – Regulating Cannabis Related Uses, TA18-002 & TA18-003**

Mayor Doblanko convened the Public Hearing at 2:39 p.m. with respect to the proposed amendments to the Leduc County Land Use Bylaw No. 07-08 and New Sarepta Land Use Bylaw No. 216 with respect to the regulating of cannabis related uses.

Mayor Doblanko called upon Administration staff to provide background information.

Mr. Colin Richards, Team Lead Development, provided a staff report with respect to the applications (TA18-002 and TA18-003) received on the regulating cannabis related uses, highlighting the following:

- The federal government are finalizing the legalization of recreational cannabis of which Leduc County must respond to these changes in the law by making provisions to address any potential land use and other impacts relating to the upcoming legalization.
- In preparation to amending the respective bylaws, county wide advertisement of the proposed public hearing was conducted for this meeting. Administration were notified of a prior distribution change to the newspaper where the amendment was advertised and as a result, County residents in the affected area did not receive said advertisements.
- Under the provisions of the MGA, the advertisement requirements have not been met at this time.
- It is therefore recommended that Council recess consideration of the proposed bylaws to July 23, 2018 to allow for further advertisement of the public hearing.

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

In response to a question from a Council Member, Mr. Richards provided clarification of the areas affected.

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

**Recess Public Hearing**

Mayor Doblanko recessed the Public Hearing at 2:42 p.m.

**268-18** Councillor Wanchuk – that the Public Hearing with respect to the proposed amendments to the Leduc County Land Use Bylaw No. 07-08 and New Sarepta Land Use Bylaw No. 216 regarding the regulating of cannabis related uses, be recessed until July 23, 2018, commencing at 2:00 p.m.

Carried Unanimously

**Mr. Neff**

Mr. Steve Neff, Manager of Safety Codes, entered the Council Chamber at 2:43 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 clarification with respect to 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, as follows:

- On June 12, 2018 Council deferred a decision concerning Direct Control Development Permit Application D17-153 to allow administration and the applicant to discuss an alternative building design that meets the provisions of Direct Control District DC-022.
- Following the meeting on June 26<sup>th</sup>, the applicant has affirmed that they consider the proposed building to be of a temporary nature and as a result are not anticipating any further revisions to the plans to be presented to Council.
- The Development Authority considers that the proposed development does not meet the provisions of Part 7 of the Direct Control District DC-022 and therefore recommends that Council refuse Development Permit Application D17-153.
- There was no new additional correspondence received.
- The operation is a concrete form and distribution facility.
- If Council were to refuse this application the applicant can legitimize the operation, reapply for redistricting to meet the intent; or apply for a land use bylaw amendment for removing the regulation requiring the temporary non-permanent nature.

**269-18** Mayor Doblanko -- that Leduc County Council refuses 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), for the following reason:

1. The proposed development includes the construction of a building that the County deems to be permanent in nature, contrary to the requirements of Part 7 of Direct Control District DC-022 that specifies that any buildings proposed on the site shall be of temporary non-permanent nature.

Carried Unanimously

Messrs. Neff, Richards and Three Individuals

Messrs. Neff and Richards and three individuals exited the Council Chamber at 3:03 p.m.

### **Edmonton Metropolitan Region Board Update**

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

**270-18** Councillor Lewis -- that Leduc County Council receives as information the update on the Edmonton Metropolitan Region Board.

Carried Unanimously

### **Adjournment**

**271-18** Councillor Scobie -- that the Regular County Council meeting be adjourned.

Carried Unanimously

The Regular Council meeting concluded at 3:04 p.m.

  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
County Manager