



**REGULAR COUNCIL
MEETING AGENDA**
Tuesday, September 25, 2018

1. **ORDER – 1:30 p.m.**
 2. **ADOPTION OF AGENDA**
 3. **ADOPTION OF PREVIOUS MINUTES**
- Regular Council Meeting – September 11, 2018 √
 4. **1:30 p.m. - PUBLIC PRESENTATIONS**
a) Public
 5. **DEPARTMENT REPORTS / RECOMMENDATIONS**
 - a) **1:45 p.m. Public Works & Engineering**
 - i) Bylaw – Consolidated Traffic Bylaw √ Konrad / Des
 - b) **2:00 p.m. Planning & Development**
 - i) **2:00 p.m. Public Hearing** – Amend Leduc County Land Use Bylaw 7-08 – Redistrict from Agricultural (AG) District to Direct Control (DC) District, Lot 3, Plan 3833 RS, Pt. NE 11-50-24-W4, Graylo Enterprises Ltd., Greg & Lorraine Spurrell √ Colin Richards
 - ii) Edmonton Metropolitan Region Board Update Grant Bain
 - c) **2:30 p.m. Parks & Recreation**
 - i) Summary of Summer Recreation Activities √ Chelsea Abma
 - ii) Leduc & Beaumont Recreation Cost Share Agreements √ Dean Ohnysty
 - d) **3:00 p.m. Presentation** - Alberta Justice Pat Harrish, Police Contract Coordinator; and Inspector Shane Ramteemal, "K" Division, Operations Strategy Branch √ Clarence & Rick T.
 6. **NEW BUSINESS**
 - a) George L. Saubak Memorial Fund Scholarship 2018 √ Rick Thomas
 7. **COUNCILLOR COMMITTEE REPORTS**
 8. **INFORMATION ITEMS**
 - a) September 5, 2018 letter from the Hon. Anderson, Alberta Municipal Affairs – Amended Capital Project - 2016 Nisku Road Rehabilitation (amended) √
 - b) Summary of Mayor and Councillors Activities – August, 2018 √
 9. **ADJOURNMENT**
√ Attachment Provided
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MINUTES OF THE REGULAR COUNTY COUNCIL MEETING, LEDUC COUNTY, HELD ON TUESDAY, SEPTEMBER 25, 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, September 25, 2018 by Mayor Tanni Doblanko as Chair with Council Members Rick Smith, Kelly-Lynn Lewis, Kelly Vandenberghe, Larry Wanchuk, Ray Scobie and Glenn Belozar 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
- Keven Lefebvre, Fire Chief
- Erica Hussey, Human Relations and Administrative Coordinator
- Des Mryglod, Director of Public Works & Engineering
- Konrad Dunbar, Manager of Engineering
- Greg Barker, Peace Officer
- Katherine Degaust, Communications Coordinator

Present as well were 12 other individuals.

Agenda Adoption

374-18 Councillor Scobie -- that the agenda for the September 25, 2018 Regular County Council meeting be adopted with the following additions:

4. b) Presentations – Fire Services Exemplary Service Medal – Trevor Paulson; and Alberta Emergency Service Medal – Devon Stout
6. b) Budget Approval – Manager of Communications Position

Carried Unanimously

Previous Minutes - Regular Meeting – September 11, 2018

375-18 Councillor Lewis -- that the September 11, 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.

Fire Services Presentations

The following Leduc County fire services members were presented with medals in recognition of their dedication of time, talents and service of others to fire and emergency services:

- Trevor Paulson – Fire Services Exemplary Service Medal
- Devon Stout – Alberta Emergency Service Medal

JP

Messrs. Lefebvre, Paulson, Stout; Mrs. Hussey and Five Individuals

Messrs. Lefebvre, Paulson, Stout; Mrs. Hussey and five individuals exited the Council Chamber at 1:36 p.m.

Traffic Bylaw

Mr. Konrad Dunbar, Manager of Engineering; and Mr. Greg Barker, Peace Officer; provided a staff recommendation to adopt the draft bylaw to regulate the use of highways under the direction, control and management of the County and the parking of vehicles on such highways and on private owned property located within Leduc County.

Bylaw No. 27-18 – Traffic Bylaw

376-18 Councillor Vandenberghe -- that Bylaw No. 27-18 be given first reading to regulate the use of highways under the direction, control and management of the County and the parking of vehicles on such highways and on private owned property located within Leduc County.

Carried Unanimously

377-18 Councilor Lewis – that Bylaw No. 27-18 be given second reading.

Carried Unanimously

378-18 Councilor Smith – that Bylaw No. 27-18 be given third reading with the unanimous consent of the Council Members present.

Carried Unanimously

379-18 Councilor Belozar – that Bylaw No. 27-18 be given third reading.

Carried Unanimously

Messrs. Dunbar, Nelson and Barker

Messrs. Dunbar, Nelson and Barker exited the Council Chamber at 1:52 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.

380-18 Councillor Wanchuk -- that Leduc County Council receives as information the update on the Edmonton Metropolitan Region Board.

Carried Unanimously

2018 George L. Saubak Memorial Fund Scholarship

381-18 Councillor Belozar -- that Leduc County Council awards the 2018 George L. Saubak Memorial Fund Scholarship in the amount of \$425.72 to Brittney Kuzio.

Carried Unanimously

Mrs. Haverland, Mr. Richards and One Individual

Mrs. Charlene Haverland, Manager of Development Services; Mr. Colin Richards, Team Lead Development; and one individual entered the Council Chamber at 1:57 p.m.

Public Hearing – Proposed Amendment to Leduc County Land Use Bylaw No. 7-08 – Redistrict Agricultural (AG) District to Direct Control (DC) District, LA18-010 – Lot 3, Plan 3833 RS, Pt. NE 11-50-24-W4, Graylo Enterprises Ltd./Greg & Lorraine Spurrell

Mayor Doblanko convened the Public Hearing at 2:00 p.m. with respect to the proposed amendments to the Leduc County Land Use Bylaw 7-08.

Mayor Doblanko called upon Administration staff to provide background information.

Mr. Colin Richards, Team Lead Development, provided a staff report with respect to the proposed amendment to the Leduc County Land Use Bylaw 7-08 for the redistricting from the Agricultural (AG) District to the Direct Control (DC) District by Graylo Enterprises Ltd./Greg & Lorraine Spurrell, highlighting the following:

- The landowner has applied for the redistricting of a ±0.9 ha (±2.2 ac) portion on Lot 3, Plan 3833 RS, Pt. NE 11-50-24-W4 from Agricultural (AG) District to Direct Control (DC) to allow for the storage, maintenance and use of up to 20 school buses.
- The business is operating under a Home Based Business approval, however the applicant wish to amend the subject area to the Direct Control District for the purpose of a school bus business for the following reasons:
 - To avoid the need to seek approval every two years for the mandatory re-application of a home based business approval upon expiry.
 - To recognize the investments that have been made towards providing a service to County residents who pay taxes towards such services.
 - To align with other nearby landowners who have obtained permanent approvals for home businesses.
 - To accommodate the number of buses required for the business (that exceeds the allowable number under a Home Based Business designation).
 - That the business only impacts a small portion of the property, with the majority remaining in active farmland.
 - That the County approved the accessory building, in which the maintenance part of the business operates, with the understanding that it was for the school bus business operation.
- The notice of Public Hearing was advertised in accordance with the provisions of the Municipal Government Act (MGA). The application was also referred to adjacent landowners, affected agencies and caveators on title. The following additional correspondence has been received:
 - September 16, 2018, June 23, 2017 and October 14, 2014 letters from James King opposed to the proposed amendments.
- The County acknowledges that the school bus business has operated under temporary approvals since 2012. With the exception of the total number of allowable school buses exceeding approvals, which the applicant submits is essential to the fulfilling of contractual obligations with local school boards, the business has operated in accordance with all other conditions of approval. The latest approval (D17-144) was issued with the understanding that a redistricting application would be submitted to consider a Direct Control designation for the business that would set out clearer operational regulations than previously considered in the 2016 application. Administration consider that this intent is reflected within the current application.

- The proposed Direct Control District for consideration provides more clarity regarding the business than the proposal that was considered by Council in February of 2017. The current proposal includes key additional regulations, which include, but are not limited to:
 - Defining the maximum number of buses that can be on the property to 20 school buses.
 - Defined setbacks for the school bus storage from adjacent property boundaries (proposed at 7.5 m).
 - Restrictions that allow onsite vehicle maintenance to occur only to the school buses permitted to operate from the property.
 - Requiring that all maintenance of school buses occur only inside an approved accessory building (to reduce any potential noise concerns).
 - Restricting the use of the school buses for school use(s) only (i.e. no private hire).
 - Defining that the only “outdoor storage” that can occur on the premises is the storage of the school buses themselves.
- In accordance with the above, it is considered that the proposed Direct Control District provides a clear and concise set of regulations that can clearly guide Council in future development decisions on this part of property. The proposed operation of the school bus business is considered to provide an essential local service that would be somewhat unviable within a defined business park. As a result, this business model is considered to be the unique type of business that the Land Use Bylaw stipulates is suitable for a Direct Control Designation.
- The proposed redistricting area, which is already developed for the proposed use under previous approvals, would only remove approximately 6% of the overall property from the Agricultural (AG) District in order to provide an essential local service for school children. As the remainder of the parcel would remain in active agricultural use, it is not considered that the proposal would detrimentally conflict with any key agricultural protection policies or principles of the Municipal Development Plan.
- As a result, it is recommended that Council support the proposed amendment and provides first, second and third readings to the proposed bylaw to amend a 0.9 ha portion of the subject site to the Direct Control District for the purpose of operating a school bus business.

Mr. Ohnysty and Ms. Abma

Mr. Dean Ohnysty, Director of Community Services and Ms. Chelsea Abma, Summer Recreation Coordinator, entered the Council Chamber at 2:03 p.m.

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

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

- There is a large greenhouse operation operating to the south of subject parcel; this is operating as an exemption under the Agricultural district.
- The Home Based Business application reflects 10 buses; the existing Home Based Business has lapsed causing the purpose for this redistricting. The ask today, from the applicant(s), is for 20 buses for this Direct Control application.
- The purpose for time limit on applications is to provide the opportunity for the County to monitor the activity.
- With respect to the concerns submitted with environmental issues, are not aware of any issues with flooding. The required Safety Codes permits have been obtained.
- Upgrades to Airport Road have not been considered as a result of this operation; if approved the development permit conditions would address this e.g. road use agreement.

JP

Mayor Doblanko asked if there were any further correspondence received, and there was none.

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

Mr. and Mrs. Greg and Lorraine Spurrell, Applicants, provided the following information:

- Asked for 20 buses within the application for approval to accommodate the maximum buses parked; only 9 buses leave on any given day; some of the buses are for sale and some are used as spares in the event of a breakdown.
- Of the buses that leave on a regular basis, a lot of them stay out all day and come back about 4:30 p.m. The first bus leaves at 7:30 a.m.
- Dust suppression (calcium) occurs at the site.
- Have been providing these services for 25 years and wish to continue.
- There has been no flooding from the creek and if there was a flood in the future the residence would be affected first.
- Feel that 20 buses is a realistic maximum number for buses; have ended the contract with Separate School Board; there are 7 buses currently for sale.
- The remaining property is hay land and is rented out by a local farmer.

Mayor Doblanko called upon anyone in attendance to speak to the proposed amendments to the Leduc County Land Use Bylaw.

The following individuals spoke in opposition of the proposed redistricting:

1. Mrs. Judi Trelenberg, 24149 Township Road 502, spoke against the proposed amendment for the following reasons:
 - Wish to speak to the late submission from James King and support the opposition he has submitted.
 - Could not provide a written submission however wish to submit an oral objection.
 - Hope this new Council is aware that the subject operation has been ongoing and does impact the fabric of our community in this area.
 - Opposed to the redistricting particularly due to the reduction of buses (9 buses); understand there is a big garage that was put up to take care of the buses and now with only 9 buses fear that Graylo Enterprises will use as something else e.g. use the shop to inspect semi-trucks.
 - This business was put into place with applicants knowing full well that there was a limitation of buses and have exceeded the number of buses right from the beginning; feel this is deceitful and should have been brought up at the beginning when their residence was constructed; now this is being twisted around for these people when they know all along this was in violation (always in excess of buses).
 - Range Road 241 and Airport Road has not been upgraded to compensate for these buses.
 - No matter how much dust suppression is applied; Range Road 241 will not get up to where it is acceptable; acknowledge there are other businesses operating along Range Road 241 that do contribute to the impact on Range Road 241.
 - Have no trust that this redistricting will solve the problem of too many buses.
 - Feel this operation should be moved to the Nisku Industrial Park which is more suitable.
 - Are very opposed to the redistricting due to the number of buses.
2. Ms. Delia Tardiff, residing at 50241 Range Road 243, spoke in opposition to the proposed amendment for the following reasons:

- The applicants have been in this busing business for 25 years; they have had business in Devon and is a multi-million dollar business.
- The applicants have historically proven they do not abide by any permits previously issued.
- Am upset that I have to come back every few years to speak in opposition to this operation.

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

In response to questions by Council Members, Mr. Richards advised of the following:

- The County staff have been out to the subject property on a number of occasions as a result of complaints received; acknowledge the number of buses have increased and has been considered in subsequent decisions.
- Administrative staff supports the Direct Control designation to allow realistic regulations on how the business is operated.
- A road use agreement helps to protect the integrity of roadway; Engineering has not requested a road use agreement for any previous approvals; going forward if approved it would be referred to Public Works to determine whether an agreement would be required.
- If approved, and at development permit stage, a condition may be imposed for a Traffic Impact Study.
- A Home Based Business Type III allows for a maximum of 3 buses; the applicants have indicated they wish the maximum be 20 buses.
- The best zoning proposed is Direct Control and triggers the review of roadways and/or road use agreements.

Mayor Doblanko asked if there were any final comments by administrative staff, and there were none.

Mayor Doblanko called upon the applicant(s) to provide final comments.

Mr. Spurrell provided the following closing comments:

- In response to the comment that may start inspecting semi-truck; do not know where that came from as do not intend to start that.
- Have stopped the Devon runs two years ago; the buses only run to Beaumont and Leduc now.

Conclude Public Hearing

Mayor Doblanko concluded the Public Hearing at 2:41 p.m.

Bylaw No. 28-18 – Amendment to Leduc County Land Use Bylaw No. 7-08 – Redistrict Agricultural (AG) District to Direct Control (DC) District, LA18-010 – Lot 3, Plan 3833 RS, Pt. NE 11-50-24-W4, Graylo Enterprises Ltd./Greg & Lorraine Spurrell

382-18 Councillor Vandenberghe – that Bylaw No. 28-18 be given first reading to amend the Leduc County Land Use Bylaw 7-08 as follows:

- 1) Redistrict ± 0.9 ha (± 2.2 ac) of land, located at Lot 3, Plan 3833 RS, Pt. NE 11-50-24-W4 from the Agricultural (AG) District to the Direct Control (DC) District as shown on Schedule A.
- 2) That the following be added to the Direct Control District Regulations contained in Appendix :

Direct Control District DC-025**1. General Purpose:**

The purpose of this District is to accommodate the use and storage of school buses and facilitate their onsite repair and maintenance.

2. Area of Application:

This applies to approximately 0.9ha (2.2ac) of land located within NE 11-50-24 W4M, Lot 3, Plan 3833 RS, as shown in Schedule A.

3. Discretionary Uses:

Outdoor Storage (for the purpose of school bus storage only)

Automotive/Equipment Repair (for the purpose of school bus repair only)

Accessory Building

*Sign**

* Regulations for these uses are contained within Part 7 of this *Bylaw*

4. Minimum Building Setback Requirements:

From Property line adjacent to:	<i>Outdoor Storage</i>	<i>Accessory Building</i>
Road, Municipal Grid – Front/Side/Rear	35.0m	35.0m
Road, Internal/Road, Service – Front/Side/Rear	20.0m	20.0m
Other <i>lot</i> - Side	7.5m	7.5m
Other <i>lot</i> - Rear	7.5m	7.5m

5. General Site Regulations and Requirements:

- The maximum number of school buses associated with the business that may be located on the property at any given time, is strictly limited to 20 buses.
- The repair and maintenance of vehicles on the property shall be strictly limited to those school buses permitted for storage on the premises and all repair and maintenance shall only occur inside an approved *Accessory Building*.
- Any buses permitted on the property shall be used strictly for the purpose of school transportation and not for any other purpose.
- Outdoor Storage shall be screened from view to the satisfaction of Leduc County Council.
- The maximum height of any *Accessory Buildings* will be at the discretion of the *Development Authority*
- In addition to the above regulations, others apply. See PART SIX – GENERAL REGULATIONS, PART SEVEN - SPECIFIC USE REGULATIONS and PART EIGHT – SIGNS.

Carried

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

383-18 Councillor Scobie – that Bylaw No. 28-18 be given second reading.

Carried

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

384-18 Councilor Vandenberghe – that Bylaw No. 28-18 be given third reading with the unanimous consent of the Council Members present.

Carried

Pro: Councillors Vandenberghe, Smith, Belozer and Scobie

Con: Mayor Doblanko and Councillors Lewis and Wanchuk

Recess

The meeting recessed at 2:57 p.m. and reconvened at 3:03 p.m. with Mayor Tanni Doblanko as Chair and Council Members Rick Smith, 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 Gain, Director of Planning & Development
- Joyce Gavan, Recording Secretary
- Dean Ohnysty, Director of Community Services
- Chelsea Abma, Summer Recreation Coordinator
- Clarence Nelson, Director of Enforcement Services

Present as well was four other individuals.

Presentation – RCMP Policing

Ms. Pat Harrish, Police Contract Coordinator, Alberta Justice; Inspector Shane Ramteemal, “K” Division, Operations Strategy Branch; and Inspector (OIC) Dale Kendall, Leduc RCMP Detachment, provided a presentation on RCMP Policing within Leduc County, highlighting the following.

- The province allocated a quarter million dollars for provincial policing in 2018; K division operates 1600 resources; allocated to Crime Reduction Unit, additional crown prosecutors, hiring of an Analyst, etc.
- The province implemented a seven point action plan in March, 2018; this has enabled staffing of Crime Reduction Units (CRU); there is one located at the Edmonton International Airport with 30 police officers and civilians.
- Are looking at allocation towards the County and how to apply to crime reduction.
- Crime Statistics were presented for the Leduc Detachment showing theft of motor vehicles went from 18 in 2015 to 34 in 2018 at EIA; the Leduc Detachment shows 157 in 2017 to 126 to 2018 (August).
- Creating hot spots within the Leduc region; a lot of theft has come from commercial lots where vehicles have keys left in and only one security guard.
- Are encouraging citizens to be aware of security and cautionary measures to decrease crime e.g. remove keys, lock doors, remove valuables out of sight and be cautious with social media.
- Looking at educational component seriously and are putting on presentations throughout the Leduc community.
- Are working with community partners e.g. rural crime watch groups; creating hot spot locations to watch; also incorporating county crime map on Leduc County website identifying 5 top property crimes within the County.

- There was funding put towards an Analyst in our area which proves very helpful in creating profiles e.g. drug activities, crime sprees and linking 134 files to criminals.

Councillor Vandenberghe expressed that it is necessary that the RCMP communicate to the community a direct phone number to the Leduc RCMP for immediate contact with the Leduc detachment to report violations.

385-18 Councillor Lewis -- that the presentation on the RCMP Policing within Leduc County, be received as information.

Carried Unanimously

Ms. Harrish, Inspectors Ramteemal and Kendall (OIC)

Ms. Harrish, Inspectors Ramteemal and Kendall exited the Council Chamber at 3:45 p.m.

Summary of Summer Recreation Activities

Ms. Chelsea Abma, Summer Recreation Coordinator, presented a PowerPoint presentation showing the summary of summer recreation activities.

386-18 Councillor Wanchuk -- that the presentation of summary of summer recreation activities be received as information.

Carried Unanimously

Leduc & Beaumont Recreation Cost Share Agreements

Mr. Dean Ohnysty, Director of Community Services, provided a staff recommendation of the Leduc and Beaumont Recreation Cost Share agreements.

387-18 Councillor Belozer -- that Leduc County Council appoints the following Council Members as support to administration in the review, negotiations and redevelopment of the Leduc and Beaumont Recreation Cost Share Agreements:

Leduc – Mayor Tanni Doblanko and Councillor Kelly Vandenberghe; and
Beaumont – Councillors Kelly-Lynn Lewis and Rick Smith

Carried Unanimously

Mr. Ohnysty, Ms. Abma and One Individual

Mr. Ohnysty, Ms. Abma and one individual exited the Council Chamber at 4:03 p.m.

Budget Approval for Manager of Communications Position

Mrs. Renee Klimosko, General Manager of Financial and Corporate Services, provided a staff recommendation for budget approval for the Manager of Communications position.

388-18 Mayor Doblanko -- that Leduc County council approves the addition of one full time equivalent (FTE) permanent position for the Manager of Communications.

Carried Unanimously

Councillor Committee Report

There were no information items.

Information Item

389-18 Councillor Smith -- that the following items be received as information:

1. September 5, 2018 letter from the Hon. Anderson, Alberta Municipal Affairs informing of the amended capital project application for the 2016 Nisku Road Rehabilitation in the amount of \$1,097,477 has been accepted.
2. Summary of Mayor and Councillor activities for the month of August, 2018.


Carried Unanimously

Adjournment

390-18 Councillor Belazer -- that the Regular County Council meeting be adjourned.

Carried Unanimously

The Regular Council meeting concluded at 4:04 p.m.



Mayor



County Manager