



**REGULAR COUNCIL
MEETING AGENDA
Tuesday, September 4, 2018**

1. **ORDER – 1:30 p.m.**
2. **ADOPTION OF AGENDA**
3. **ADOPTION OF PREVIOUS MINUTES**
- Regular Council Meeting – August 28, 2018 √
4. **1:30 p.m. - PUBLIC PRESENTATIONS**
a) Public
5. **DEPARTMENT REPORTS / RECOMMENDATIONS**
 - a) **1:35 p.m. Parks & Recreation** Dean Ohnysty
 - i) Policy CC-02 Council Sponsorships √
 - ii) Policy CC-03 Council Grants √
 - b) **1:45 p.m. Public Works & Engineering**
 - i) Award New Sarepta Lagoon Improvements Contract √ Des Mryglod
 - c) **2:00 p.m. Planning & Development**
 - i) **2:00 p.m. Public Hearing** – File LA18-005 - Direct Control (DC) and Agricultural (AG) Districting - SE 28-49-24-W4, Zobel √ Colin Richards & Greg McGovern
 - ii) Bylaw No. 22-18 (*3rd Reading*) – Amend Leduc County Land Use Bylaw No.7-08 – Regulating Cannabis Use √ Colin Richards
 - iii) Bylaw No. 23-28 (*3rd Reading*) – Amend New Sarepta Land Use Bylaw No. 216 – Regulating Cannabis Use √ Colin Richards
 - iv) Edmonton Metropolitan Region Board Update Grant Bain
6. **NEW BUSINESS**
 - a)
7. **COUNCILLOR COMMITTEE REPORTS**
 - a)
8. **INFORMATION ITEMS**
 - a) August 20, 2018 letter from T.G. Shean, Deputy Commissioner, "K" Division – Notice of Retirement √
9. **ADJOURNMENT**

√ Attachment Provided

MINUTES OF THE REGULAR COUNTY COUNCIL MEETING, LEDUC COUNTY, HELD ON TUESDAY, SEPTEMBER 4, 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 4, 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
- Dean Ohnysty, Director of Community Services

Present as well were three other individuals.

Agenda Adoption

344-18 Councillor Belozar -- that the agenda for the September 4, 2018 Regular County Council meeting be adopted as circulated.

Carried Unanimously

Previous Minutes - Regular Meeting – August 28, 2018

345-18 Councillor Scobie -- that the August 28, 2018 regular meeting minutes be confirmed with a wording amendment (change second to third reading) to Motion No. 344-18.

Carried Unanimously

Public Presentation

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

Policy CC-02 Council Sponsorships and CC-03 Council Grants

Mr. Dean Ohnysty, Director of Community Services, presented the Council Sponsorships Policy CC-02 and Council Grants Policy CC-02 for approval.

346-18 Councillor Smith -- that Leduc County Council approves the following Government Services Policies:

- Council Sponsorships Policy CC-02; and
- Council Grants Policy CC-03.

Carried Unanimously

347-18 Councillor Smith -- that Leduc County Council appoints Councillors Vandenberghe and Lewis to support the 2018/2019 Grants and Sponsorship review process and that appointments be reviewed at the 2018 Organizational Meeting.

Carried Unanimously

JP

Mr. Ohnysty

Mr. Ohnysty exited the Council Chamber at 1:41 p.m.

Bylaw No. 22-18 (3rd Reading) – Amendment to Leduc County Land Use Bylaw No. 7-08 – Regulating Cannabis Uses

348-18 Councilor Belozar – that Bylaw No. 22-18 be given third and final reading.

Carried

Pro: Mayor Doblanko and Councillors Belozar, Scobie, Wanchuk, Vandenberghe & Smith

Con: Councillor Lewis

Mrs. Haverland; Messrs. Richards, McGovern and Mr. Downey

Mrs. Charlene Haverland, Manager of Development Services; Messrs. Colin Richards, Team Lead Development; Greg McGovern, Planner 1; and Dean Downey, Manager of Utilities, entered the Council Chamber at 1:43 p.m.

Bylaw No. 23-18 – Amendment to New Sarepta Land Use Bylaw No. 216 – Regulating Cannabis Uses

349-18 Councillor Vandenberghe -- that Bylaw No. 23-18 be given third and final reading.

Carried

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

Con: Councillors Lewis and Smith

Award New Sarepta Lagoon Improvements Contract

Mr. Dean Downey, Manager of Utilities, provided a staff recommendation to award the tender for the New Sarepta Lagoon Improvements.

350-18 Councillor Wanchuk -- that Leduc County Council directs administration to award the tender for Tender No. 18-031 for the New Sarepta Lagoon Improvements tender to Kichton Contracting Ltd.

Carried Unanimously

Mr. Downey

Mr. Downey exited the Council Chamber at 1:54 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.

351-18 Councillor Belozar -- that Leduc County Council receives as information the update on the Edmonton Metropolitan Region Board.

Carried Unanimously

Councillor Committee Report

There were no Councillor Committee Reports provided.

42

Information Item

352-18 Councillor Vandenberghe -- that the following item be received as information:

1. August 20, 2018 letter from T.G. (Todd) Shean, M.O.M., Deputy Commissioner, Commanding Officer "K" Division, formally announcing retirement from the Royal Canadian Mounted Police (R.C.M.P.).

Carried Unanimously

Public Hearing – Proposed Amendment to Leduc County Land Use Bylaw No. 7-08 – File LA18-005 – Direct Control (DC) and Agricultural (AG) Districting – SE 28-49-24-W4, Zobel

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. Greg McGovern, Planner 1, provided a staff report with respect to the proposed amendments to the Leduc County Land Use Bylaw 7-08 for the redistricting of Direct Control and Agricultural Districts, highlighting the following:

- The applicant advises that the purpose of the proposed amendment is to reconfigure, and increase (by 1.3 ha) the boundaries of the existing Direct Control area to allow for the continuation of clay extraction activities. Following the completion of extraction activities, the area is proposed to be remediated and restored to farmable, agricultural land.
- The applicant submits that the reasons for requesting the realignment and slight expansion of the existing extraction area is to allow for the subject parcel to be aligned with the contours and drainage of the parcel to the immediate west, following an approval in 2016 to undertake extraction works on that parcel. It is advised that should approval be given to the realignment of the Direct Control district to include additional lands to the north, the lands would then require the extraction of approximately 30,000 cubic metres of clay. Following the extraction, it is advised that subsoil and topsoil stockpiles on the property would be used to cover the disturbed area and the property will then be reclaimed for agricultural use.
- The subject site is located within the SE 28-49-24-W4. The site is bordered by Highway 623 to the South and is immediately adjacent to Saunders Lake to the North and East. The site is located approximately 2.4 km east of municipal boundary of the City of Leduc and is located within the City of Leduc/Leduc County Intermunicipal Development Plan area.
- Existing structures on the subject parcel consist of a detached dwelling, detached garage and a barn that are located directly from Highway 623. A further dwelling and outbuilding are located within the wider quarter section, in a subdivided parcel under separate ownership, also located off of Highway 623.
- The north half of the property is densely vegetated and slopes steeply downwards towards the shore of Saunders Lake. The south half of the subject property is largely clear of trees and presents downward sloping terrain from northwest to southeast.
- The southern area of the western portion of the site is where existing clay extraction activities occur. Extraction activities commenced in the summer of 2015 following a redistricting approval by Council. The approved development permit allowing for extraction activities (D15-119) expired in June 2017.
- The subject property is located within Area H of the City of Leduc/Leduc County IDP area and is designated as Reserve and Referral Area. The general purpose of the Reserve and Referral Area is to address lands outside the Growth Scenario and 2044 time horizon for strategic planning and environmental planning purposes, and to provide for future consideration that may not be foreseen at the time of adoption.



- The proposed Land Use Bylaw amendment application was advertised in accordance with the provisions of the Municipal Government Act (MGA). The application was also referred to adjacent landowners as well as to the County's internal departments and external stakeholders, which included the City of Leduc under the provisions of the Intermunicipal Development Plan. There had been no comments made in respect to the application.
- The proposed amendment seeks to redistrict 2.4 ha (5.9 ac) area from the Agricultural (AG) District to the Direct Control (DC) District to allow for clay extraction, and to redistrict 1.1 ha (2.7 ac) from the Direct Control (DC) District to the Agricultural (AG) District. The remainder of the existing Direct Control area (as approved in 2015) is expected to remain.
- The existing clay extraction area abuts the property line separating the applicant's property from the neighbor to the west, where extraction activities also occur. Development Permit D15-119 was issued for a temporary two year period on June 2, 2015 to allow for Natural Resource Extraction in the area identified on the existing approved site plan.
- In 2016 Leduc County was alerted to the fact that the applicant/landowner had expanded the clay extraction area beyond the boundaries of the approved Direct Control District. The applicant was notified of the permit violation and he subsequently ceased the extraction activity in the unauthorized area.
- The proposed redistricting application is intended to allow for the completion of extraction activities and the subsequent restoration of the lands to farmland for agricultural activities. The redistricting plan presents a new boundary configuration for the Direct Control District that expands its boundaries [by approximately 2.4 ha (5.9 ac)] and realigns its location to the north to fully encompass the existing extraction area. This application would also put an area of unaltered land of approximately 1.1 ha (2.7 ac) on the south end of the current Direct Control District back to the Agricultural District.
- According to the applicant, should Council support the redistricting application, it would allow the subject area to be extracted of clay, and remediated back into agricultural use whilst aligning the site gradient to that of the lands to the west. It is proposed that the newly proposed Direct Control area would require approximately 30,000 cubic metres of clay to be removed in order to achieve the desired results. Should the redistricting be approved, development permits would first be required before extraction works could commence. At the development permit application stage, details such as final grading, extraction limits, timelines and operation hours would be addressed and appropriately conditioned under any approvals.
- In summary, the proposed amendment is required in order to allow the applicant the opportunity to gain the required development permits to resume extraction activities, finalize the project and return the lands to agricultural use. As a result of this, administration supports the proposal and recommends that Council gives first, second and third readings to the proposed Land Use Bylaw amendment.

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

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

- Clarification was provided with respect to the area of redistricting.
- Any extraction application requires direct control districting.
- The 2.7 acres proposed to return to agricultural have been untouched.

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

Mr. Chris Zobel, applicant, provided the following comments:

- The reason for this request is to be in compliance with what has occurred.
- Top soil has been piled on the outside area.
- Sales of the clay will occur and expect to have completion within two years.

SP

- Operation of the site has occurred since 2015.
- There was one dust control complaint received which was taken care of by placing water on the roadway.
- The land to be returned to agricultural is a hay field planted as alfalfa.
- Reclamation will occur as it proceeds.

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

Mayor Doblanko called upon anyone in attendance to speak to the proposed amendments to Leduc County Land Use Bylaw 7-08.

Mr. Shayne Schultz, adjacent neighbour residing at 24358 Hwy 623, spoke in favour of the rezoning as the purpose is to bring the field down and reclaim back to agriculture.

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

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

Conclude Public Hearing

Mayor Doblanko concluded the Public Hearing at 2:19 p.m.

Bylaw No. 25-18 – Amendment to Leduc County Land Use Bylaw No. 7-08 – File LA18-005 – Direct Control (DC) and Agricultural (AG) Districting – SE 28-49-24-W4, Zobel

353-18 Councilor Belozar – that Bylaw No. 25-18 be given first reading to amend the Leduc County Land Use Bylaw 7-08 as follows:

- 1) That those lands described as Pt. SE 28-49-24-W4 affecting ± 2.4 ha (± 5.9 ac) be redistricted from the Agricultural (AG) District to the Direct Control (DC) District; and
- 2) That those lands described as Pt. SE 28-49-24-W4 affecting ± 1.1 ha (± 2.7 ac) be redistricted from the Direct Control (DC) District to the Agricultural (AG) District.

Carried Unanimously

354-18 Councilor Lewis – that Bylaw No. 25-18 be given second reading.

Carried Unanimously

355-18 Councilor Vandenberghe – that Bylaw No. 25-18 be given third reading with the unanimous consent of the Council Members present.

Carried Unanimously

356-18 Councilor Smith – that Bylaw No. 25-18 be given third reading.

Carried Unanimously




Adjournment


357-18 Councillor Lewis -- that the Regular County Council meeting be adjourned.

Carried Unanimously

The Regular Council meeting concluded at 2:23 p.m.



Mayor



County Manager