

## REGULAR COUNCIL MEETING AGENDA

Tuesday, October 2, 2018

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1. **ORDER – 1:30 p.m.**

2. **ADOPTION OF AGENDA**

3. **ADOPTION OF PREVIOUS MINUTES**

- Regular Council Meeting – September 25, 2018

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4. **1:30 p.m. - PUBLIC PRESENTATIONS**

a) Public

5. **DEPARTMENT REPORTS / RECOMMENDATIONS**

a) 1:45 p.m. – Road Closure of Undeveloped Road Allowance on Township Road 480, North of NW 31-47-26-W4 (or south of SW 6-48-26-W4)

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Rick Thomas

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

i) 2:00 p.m. Appointment – Jeremy Langevine, Barry Pfau and Eric Durrance - Request an Alternative Servicing Plan for the Extension of Water and Sewer Services, Pagnotta Industries

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P&D & PW&E Staff

ii) Bylaw No. 28-18 (*3<sup>rd</sup> Reading*) - 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

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iii) Request for Extension of Subdivision Validity Period SD12-020 – NW 26-50-25-W4 and all of Block A, Plan 8821332, Roll No. 1458000 & 1460000

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Charlene Haverland

iv) Edmonton Metropolitan Region Board Update

Grant Bain

6. **NEW BUSINESS**

a)

7. **COUNCILLOR COMMITTEE REPORTS**

8. **INFORMATION ITEMS**

a)

9. **ADJOURNMENT**



√ Attachment Provided

**MINUTES OF THE REGULAR COUNTY COUNCIL MEETING, LEDUC COUNTY, HELD ON TUESDAY, OCTOBER 2, 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, October 2, 2018 by Mayor Tanni Doblanko as Chair with Council Members Rick Smith, Kelly-Lynn Lewis, Larry Wanchuk, Ray Scobie and Glenn Belozar present. Councillor Kelly Vandenberghe arrived after the meeting convened due to personal reasons.

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
- Rae-Lynne Spila, Municipal Engineer
- Joyce Gavan, Recording Secretary

**Agenda Adoption**

**391-18** Councillor Wanchuk -- that the agenda for the October 2, 2018 Regular County Council meeting be adopted with the following deletion:

4. b) Staff Years of Service Recognitions

Carried Unanimously

**Previous Minutes - Regular Meeting – September 25, 2018**

**392-18** Councillor Lewis -- that the September 25, 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.

**Bylaw No. 28-18 (3<sup>rd</sup> Reading) 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**

**393-18** Councillor Smith -- that Bylaw No. 28-18 be given third and final reading.

Carried Unanimously

**Edmonton Metropolitan Region Board Update**

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

**394-18** Councillor Lewis -- that Leduc County Council receives as information the update on the Edmonton Metropolitan Region Board.

Carried Unanimously



**Councillor Committee Report**

There were no information items.

**Information Item**

There were no information items.

**Recess**

The meeting recessed at 1:35 p.m. and reconvened at 1:37 p.m. with Mayor Tanni Doblanko as Chair and Council Members Rick Smith, Kelly-Lynn Lewis, Larry Wanchuk, Ray Scobie and Glenn Belozar present. Councillor Kelly Vandenberghe arrived after the meeting convened due to personal reasons.

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
- Rae-Lynne Spila, Municipal Engineer
- Joyce Gavan, Recording Secretary
- Charlene Haverland, Manager of Development Services
- Dave Desimone, Senior Planner
- Megan Candie, Communications Coordinator

**Request for Extension of Subdivision Validity Period SD12-020 – N.W. 26-50-25-W4 and all of Block A, Plan 8821332, Roll 1458000 & 146000**

**395-18** Mayor Doblanko -- that pursuant to Section 657(6)(a) of the Municipal Government Act, Leduc County Council approves the request by Chuck McNutt, WSP for extension of the one year extension period to September 1, 2019 with respect to subdivision approval SD12-020 (Crossroads Stage 1) located at N.W. 26-50-25-W4 and all of Block A, Plan 8821332.

Carried Unanimously

**Recess**

The meeting recessed at 1:38 p.m. and reconvened at 1:45 p.m. with Mayor Tanni Doblanko as Chair and Council Members Rick Smith, Kelly-Lynn Lewis, Larry Wanchuk, Ray Scobie and Glenn Belozar present. Councillor Kelly Vandenberghe arrived after the meeting convened due to personal reasons.

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
- Rae-Lynne Spila, Municipal Engineer
- Joyce Gavan, Recording Secretary
- Charlene Haverland, Manager of Development Services
- Dave Desimone, Senior Planner
- Megan Candie, Communications Coordinator



Present as well were 3 other individuals.

**Road Closure of Undeveloped Road Allowance on Township Road 480 North of the N.W. 31-47-26-W4**

Mr. Rick Thomas, Deputy County Manager, provided a staff report for the closure and sale of a portion of an undeveloped government road allowance on Township Road 480 north of NW 31-47-26-W4 to be consolidated with an adjacent parcel and highlighting the following:

- 1) As per Section 22 of the Municipal Government Act, a road closure must be performed by municipal bylaw, which requires advertising. The following correspondence and advertisement relating to this proposed road closure has been completed.
- 2) Advertising occurred in the September 12<sup>th</sup> and 19<sup>th</sup> issues of the County Market.
- 3) A letter to the adjacent landowner was mailed out on August 22, 2018. There was one letter received from Frank & Susan Osterwoldt objecting to the proposed road closure.
- 4) Notices were sent to Telus Communications, ATCO Gas, ATCO Electric, Alta Gas Utilities, Fortis Alberta, Alta Link, Federation of Alberta Gas Co-ops, Buck Mountain Gas Co-op, and Alberta Environment & Parks.
- 5) Approval of the Minister of Alberta Transportation is required after the first reading of a road closure bylaw and prior to the 2<sup>nd</sup> & 3<sup>rd</sup> readings of the bylaw.
- 6) On April 9, 2018 the Public Works Committee meeting passed a resolution to commence the process of the road closure.

Mayor Doblanko asked if there was anyone in attendance to speak to the proposed bylaw and there was no one.

**396-18** Councillor Belozer -- that Bylaw No. 29-18 be given first reading to close to travel the following described highways, subject to rights of access granted by other legislation or regulations:

All that portion of an undeveloped government road allowance adjacent to the North of NW 31-47-26-W4.

EXCEPTING THEREOUT ALL MINES AND MINERALS.

Carried Unanimously

**Request an Alternative Servicing Plan for the Extension of Water and Sewer Services, Pagnotta Industries**

Mrs. Charlene Haverland, Manager of Development Services, and Rae-Lynne Spila, Municipal Engineer, provided a staff report with respect to a request by Pagnotta Industries for an alternative servicing plan for the extension of water and sewer services at SW 18-50-24-W4 (24548 Township Road 502), Nisku Industrial Park.

Messrs. Jeremy Langevine and Dwayne Chmiliar, Pagnotta Industries and Eric Durrance, Durrance Projects provided a presentation requesting an alternative servicing plan for the extension of water and sewer services at SW 18-50-24-W4, highlighting the following:

- We are fully aware of the requirements for servicing the property; the reason we are here today is that services are not extended up to this area and are a fair distance away from the subject property which is not cost effective to tie into services.
- We have looked at different ways for servicing which is more cost effective.
- Are looking at the interim due to the cost to build a private service.

- Have constructed on-site services within other areas e.g. Strathcona County and Wood Buffalo counties; have examined other alternatives taking into building code requirements.
- The main reason looking at this is because the use of welding shop has been scaled back with no plans to expand.
- Asking for interim approval until the plan is finalized by the County.
- Are currently using holding tanks for water and sewer services.
- The development permit is for the welding shop consisting of two washrooms and a wash sink and use for staff only.

Councillor Vandenberghe

Councillor Kelly Vandenberghe entered the Council Chamber at 2:13 p.m.

**397-18** Councillor Smith -- that Leduc County Council deny the request by Pagnotta Industries for an alternative servicing plan for the extension of water and sewer services at SW 18-50-24-W4 (24548 Township Road 502), Nisku Industrial Park.


Carried Unanimously

Adjournment

**398-18** Councillor Smith -- that the Regular County Council meeting be adjourned.

Carried Unanimously

The Regular Council meeting concluded at 2:18 p.m.

  
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Mayor

  
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County Manager