



**REGULAR COUNCIL
MEETING AGENDA
Tuesday, March 12, 2019**

1. **ORDER – 1:30 p.m.**
2. **ADOPTION OF AGENDA**
3. **ADOPTION OF PREVIOUS MINUTES**
- Regular Council Meeting – March 5, 2019 ✓
4. **1:30 p.m. - PUBLIC PRESENTATIONS**
 - a) Public
 - b) Staff Introduction
– Laurie MacKinnon, Administrative Assistant - Utilities Dean Downey
5. **DEPARTMENT REPORTS / RECOMMENDATIONS**
 - a) 1:35 p.m. Enforcement Services
 - i) 2019 Community Peace Officer Plan (CPOP) ✓ Clarence Nelson
 - b) 1:45 Presentation
 - i) Marsha Guthrie, Executive Director - Leduc & District Victim Services Unit ✓ Dean Ohnysty
 - c) 2:00 p.m. Planning & Development
 - i) 2:00 p.m. Public Hearing – Amend Leduc County Land Use Bylaw No. 07-08 – Agricultural (AG) District to Industrial Business (IB) District - LA19-001 – N ½ SE 9-51-24-W4, Stantec, on behalf of Golden Square Developments Ltd. ✓ Colin Richards
 - ii) Update on Phase 1 of the Nisku Wildlife Corridor Project ✓ Duncan Martin Grant
 - iii) Edmonton Metropolitan Region Board Update
 - d) 2:30 p.m. Fire Services
 - i) Online Fire Permitting ✓ Keven Lefebvre
6. **NEW BUSINESS**
 - a) Bylaw No 19-18 (2nd & 3rd Readings) - Closure and Sale of Road Allowance and Road Plans 60NY and 73NY ✓ Rick Thomas
7. **COUNCILLOR COMMITTEE REPORTS**
8. **INFORMATION ITEM**
9. **ADJOURNMENT**

✓ Attachment Provided

MINUTES OF THE REGULAR COUNTY COUNCIL MEETING, LEDUC COUNTY, HELD ON TUESDAY, MARCH 12, 2019 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, March 12, 2019 by Deputy Mayor Kelly Vandenberghe as Chair with Council Members Rick Smith, Kelly-Lynn Lewis, Larry Wanchuk, Glenn Belozar and Ray Scobie present. Mayor Tanni Doblanko arrived after the meeting convened due to her attendance at an Emissions Reduction Alberta "Best Challenge" award winners' announcement.

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
- Rudy Zacharias, Manager of Communications
- Clarence Nelson, Director of Enforcement Services
- Andy Patterson, Peace Officer
- Dean Ohnysty, Director of Community Services

Present as well was one other individual.

Agenda Adoption

44-19 Councillor Belozar -- that the agenda for the March 12, 2019 Regular County Council meeting be adopted as circulated.

Carried Unanimously

Previous Minutes - Regular Meeting – March 5, 2019

45-19 Councillor Wanchuk -- that the March 5, 2019 regular Council 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 Introduction

The staff introduction of Laurie MacKinnon, Administrative Assistant – Utilities will be deferred until the March 26, 2019 regular meeting.

2019 Community Peace Officer Performance Plan (CPOPP)

Mr. Clarence Nelson, Director of Enforcement Services; and Peace Officer Andy Patterson presented a staff report recommending approval of the 2019 Community Peace Officer Performance Plan.



Six Individuals

Six individuals entered the Council Chamber at 1:37 p.m.

46-19 Councillor Lewis -- that Leduc County Council approves the 2019 Community Peace Officer Performance Plan (CPOPP), as presented with amendments.

Carried Unanimously

Messrs. Nelson and Patterson

Messrs. Nelson and Patterson exited the Council Chamber at 1:44 p.m.

Leduc & District Victim Services Unit Presentation

Ms. Marsha Guthrie, Executive Director, provided a PowerPoint presentation with an overview of Leduc & District Victim Services Unit.

Messrs. Martin, Payne, Desimone; Ms. Spila and Mrs. Haverland

Messrs. Duncan Martin, Senior Planner; Kyle Payne, Planner 1; Dave Desimone, Senior Planner; Mrs. Charlene Haverland, Manager of Development Services; and Ms. Rae-Lynne Spila, Municipal Engineer; entered the Council Chamber at 1:50 p.m.

47-19 Councillor Scobie -- that the presentation by the Leduc & District Victim Services Unit, be received as information.

Carried Unanimously

Mr. Ohnysty and Ms. Guthrie

Mr. Ohnysty and Ms. Guthrie exited the Council Chamber at 2:01 p.m.

Public Hearing – Proposed Amendment to Leduc County Land Use Bylaw No. 7-08 – Redistrict from Agricultural (AG) District to the Industrial Business (IB) District LA19-001 – N ½ SE 9-51-24-W4, Stantec Consulting Inc., on behalf of Golden Square Developments Ltd.

Deputy Mayor Vandenberghe convened the Public Hearing at 2:02 p.m. with respect to the proposed amendment to the Leduc County Land Use Bylaw 7-08.

Deputy Mayor Vandenberghe called upon Administration staff to provide background information.

Mr. Kyle Payne, Planner 1, 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 Industrial Business (IB) District by Stantec Consulting Inc., on behalf of Golden Square Developments Ltd., highlighting the following:

- The landowner has applied for the redistricting of the property located at N ½ SE 9-51-24-W4 from the Agricultural (AG) District to the Industrial Business (IB) District to allow for the development authority to accept, process and consider applications for various uses that are within the established Industrial Business District of the Leduc County Land Use Bylaw.
- The applicant submits that the intended use is warehouse storage.
- The surrounding land uses are agricultural and designated for future business park and light industrial. The City of Edmonton lands are immediately to the east. The primary use of the parcel is agriculture. There is an ephemeral creek that flows through the northeast corner of the parcel. The parcel is located west of Range Road 243 and 1 km south of 41st Avenue.
- The parcel is districted Agricultural (AG) in accordance with the Leduc County Land Use Bylaw 7-08. Surrounding land uses comprise of Agricultural (AG), Business Park (BP) and

Industrial (IND) designations to the west of the subject properties, and Agricultural (AG) to the lands to the east, which are governed by the City of Edmonton.

Mr. Evans

Mr. Jordan Evans, Manager of Long Range Planning, entered the Council Chamber at 2:07 p.m.

- Conditional approval for a subdivision of the subject parcel was granted in 2017 (SD17-044). Notable conditions of approval were:
 - a) That provisions for payment of off-site levies in accordance with the Greater Nisku Off site Levy bylaw be made.
 - b) Provisions for lot grading.
 - c) Provisions for the landowner to connect immediately to municipal services at such time municipal services are brought to the front of the property.
 - d) A 22m wide road right of way be dedicated by caveat across the frontage of the entire north half of SE 9-51-24-W4 along Range Road 243.
 - e) A 17m wide service road right-of-way be dedicated by caveat across the entire southern boundary of the north half of SE 9-51-24-W4.
- The landowner has entered into a development agreement with Leduc County to satisfy the above conditions. The subdivision has been endorsed by the County and submitted to Alberta Land Titles for registration.
- The proposed amendment was referred in accordance with the provisions of the Municipal Government Act and advertised in the February 18th and 25th, 2018 issues of the County Market and Leduc Representative. The following comments were received:

City of Edmonton – stormwater must not be discharged directly or indirectly to the south ditch at 41st Avenue SW. Connection to 41 Avenue storm trunk is possible with extension and connection fees.

Public Works & Engineering – no concerns provided it meets the future MDP. Concerns regarding the area include:

- The Area Structure Plan for that and the surrounding lands is Royal Cubera LASP.
- Range Road 243 is now under City of Edmonton jurisdiction. We do not have a clear understanding of how the transportation links will work between the municipalities.
- It is unclear how the applicant is going to have proper extension of underground services into the area since this is not linear planning.
- The LASP recommends that the underground water looping be constructed to ensure proper water quality and suggests a waterline for this area that would go along Range Road 243, which is now City of Edmonton jurisdiction.
- Stormwater is unclear e.g. will it be controlled and how will it link to other proposed storm ponds.

Leduc County Fire Department – require a water supply that meets the requirements of the Alberta Building Code.

No letters were received from the public regarding this application.

- The subject area is within Stage 1 of the Royal Cubera LASP and represents the first redistricting application within the LASP boundary.
- The Royal Cubera LASP is specific regarding the envisioned typology of land use and development that may be considered acceptable within the plan area. The LASP notes that there will be no outdoor storage in the Business Park area. It is envisioned that the Business



Park will have visually impressive buildings and landscaping that will complement nearby residential uses.

- The Royal Cubera LASP requires that servicing be provided at time of subdivision, however a subdivision was approved within the Plan area without municipal services in place. This runs counter to the intent of the LASP. Thus the onus is on the developer to determine how the site will be serviced. A servicing plan will need to be provided by the developer that details how stormwater management, water servicing and sanitary sewer will be provided within the redistricting area.
- A development agreement can address the details, in the absence of an outline plan, which can be executed in accordance with the development permit, as per the Municipal Government Act.
- Planning & Development recommend that Council support the proposed amendment to redistrict the subject lands.

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

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

- Clarification with respect to the right-of-ways i.e. along the southern boundary of proposed parcel and along the eastern boundary.
- In terms of the servicing plans, this will be addressed through the development permit application. The applicant will be required to provide further information.

Mayor Doblanko

Mayor Doblanko arrived for the meeting at 2:15 p.m.

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

Deputy Mayor Vandenberghe called upon the applicant(s) to speak to the application

Mr. Keith Davies, Stantec Consulting Ltd., on behalf of Golden Square Developments Ltd., (Applicant) advised they have no further comments and are available to answer any questions.

There were no questions by Council Members of Mr. Davies, on behalf of the applicant(s).

Deputy Mayor Vandenberghe called upon anyone wishing to speak in support or against the proposed amendments.

Mr. Mark Evans, Eritz Properties Ltd., requested clarification on the implications of this zoning change.

It was clarified that the purpose of the public hearing is to hear any concerns by affected parties and/or interested parties.

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

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



Deputy Mayor Vandenberghe called upon the applicant(s) to provide final comments and there were none.

Conclude Public Hearing

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

Excuse Mayor Doblanko

Mayor Doblanko did not participate in the discussion nor vote on consideration of the redistricting application LA19-001 due to her absence for a portion of the public hearing.

Bylaw No. 04-19 - Amendment to Leduc County Land Use Bylaw No. 7-08 – Redistrict from Agricultural (AG) District to the Industrial Business (IB) District LA19-001 – N ½ SE 9-51-24-W4, Stantec Consulting Inc., on behalf of Golden Square Developments Ltd.

48-19 Councillor Belozer -- that Leduc County Council provide first reading to Bylaw No. 04-19 to redistrict N ½ SE 9-51-24-W4 affecting ±1.21 ha (±2.99 ac) from the Agricultural (AG) District to the Industrial Business (IB) District.

Carried Unanimously

49-19 Councillor Smith – that Bylaw No. 04-19 be given second reading.

Carried Unanimously

50-19 Councillor Lewis – that Bylaw No. 04-19 be given third reading with the unanimous consent of the Council Members present.

Carried Unanimously

51-19 Councillor Scobie – that Bylaw No. 04-19 be given third reading.

Carried Unanimously

Mayor Doblanko

Mayor Doblanko did not participate nor vote on any readings of Bylaw No. 04-19.

Recess

The meeting recessed at 2:23 p.m. and reconvened at 2:26 p.m. with Mayor Tanni Doblanko as Chair and Council Members Kelly Vandenberghe, Rick Smith, Kelly-Lynn Lewis, Larry Wanchuk, Glenn Belozer and Ray Scobie 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
- Rudy Zacharias, Manager of Communications
- Jordan Evans, Manager of Long Range Planning
- Duncan Martin, Senior Planner
- Keven Lefebvre, Fire Chief
- Brad Gurmin, Fire Marshall



Present as well was one other individual.

Update on Phase 1 of the Nisku Wildlife Corridor Study Project

Mr. Duncan Martin, Senior Planner, provided an update on Phase 1 of the Nisku Wildlife Corridor Study Project.

52-19 Councillor Smith -- that Leduc County Council receives as information the Phase 1 Study – Assessment of Planning documents for Project Alignment for the Nisku Wildlife Corridor Project.

Carried Unanimously

Messrs. Evans and Martin

Messrs. Evans and Martin exited the Council Chamber at 2:36 p.m.

Online Fire Permitting

Messrs. Brad Gurmin, Fire Marshall; and Keven Lefebvre, Fire Chief, provided an overview on the recommendation for trial of an on-line burn permit program in 2019 for the Nisku Industrial Business Park, highlighting the following:

- Conducted a comparison in other Counties and out of 9 municipalities, six use an on-line system. The six municipalities also use a year-round permitting system.
- Wish to trial this for three months for the Nisku Industrial Business Park; would consider doing this year-round throughout the County if the trial proves successful on line.
- There would be a two-way communication mechanism in place by going on-line.
- The current fire guardians will continue to be recognized with an option to stay in place.

53-19 Mayor Doblanko -- that Leduc County Council provides guidance to fire administration in moving forward with a 3-month trial period of an on-line burn permit program in 2019 for the Nisku Industrial Business Park.

Carried Unanimously

54-19 Mayor Doblanko -- that Fires Services bring back the results of the 3-month trial period of an on-line burn permit program in 2019 for the Nisku Industrial Business Park prior to potential expansion to the rest of the County.

Carried Unanimously

Messrs. Gurmin and Lefebvre

Messrs. Gurmin and Lefebvre exited the Council Chamber at 2:57 p.m.

Edmonton Metropolitan Region Board Update

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

55-19 Councillor Lewis -- that Leduc County Council receives as information the update on the Edmonton Metropolitan Region Board.

Carried Unanimously

Bylaw No. 19-18 (2nd & 3rd Readings) – Closure and Sale of Road Allowance and Road Plans 607 NY and 73 NY

56-19 Councillor Vandenberghe -- that Bylaw No. 19-18 be given second reading.

Carried Unanimously



57-19 Councillor Belozer -- that Bylaw No. 19-18 be given third and final reading.

Carried Unanimously

Councillor Committee Report

Mayor Doblanko provided an overview on her attendance at the Emissions Reduction Alberta "Best Challenge" award winners' announcement.

Information Items

There were no information items.

Adjournment

58-19 Councillor Wanchuk -- that the Regular County Council meeting be adjourned.

Carried Unanimously

The Regular Council meeting concluded at 3:03 p.m.



Deputy Mayor

County Manager