



**REGULAR COUNCIL
MEETING AGENDA
Tuesday, July 23, 2019**

1. **ORDER – 1:30 p.m.**

2. **ADOPTION OF AGENDA**

3. **ADOPTION OF PREVIOUS MINUTES**

- Regular Council Meeting – July 9, 2019

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

- a) Public
- b) Staff Introduction – Amro Kotb, Manager of Engineering
- c) Recognition of Staff Years of Service

Des Mryglod

5. **DEPARTMENT REPORTS / RECOMMENDATIONS**

a) 1:40 p.m. Parks & Recreation - Reserve Funding Approval

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Dean Ohnysty

b) 1:45 p.m. Assessment Services – Request Adjustment of Property Taxes due to Fire Tax Roll #730130

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Karen Burnand

c) 1:50 p.m. Finance

- i) Approval of Policy – Debt Management FP-03
- ii) Approval of Policy – Signing Authority FS-05
- iii) Bylaw – Establish County Manager Position and Delegation of Authorities to County Manager and Rescind Bylaw No. 20-04

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Natasha Wice

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Natasha

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Natasha

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

- i) 2:00 p.m. Public Hearing – Bylaw No. 13-19 to Amend Leduc County Land Use Bylaw 7-08 – Text Amendment for Cannabis Uses, TA19-002, Wayne Steinke
- ii) Bylaw No. 09-19 (*2nd & 3rd Readings*) – Establish Leduc County/ Town of Thorsby Intermunicipal Development Plan
- iii) Bylaw No. 10-19 (*2nd & 3rd Readings*) – Establish Leduc County/ Village of Warburg Intermunicipal Development Plan
- iv) Bylaw (*1st Reading*) - Intermunicipal Collaborative Framework between Leduc County and the Town of Thorsby
- v) Edmonton Metropolitan Region Board Update

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Colin Richards

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Jordan & Julie

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Jordan & Julie

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Jordan & Julie

Grant Bain

e) 2:30 p.m. County Manager's Office

- i) 2019 Quarter 2 Reporting

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Renee Klimosko

√ Attachment Provided

REGULAR COUNCIL MEETING AGENDA
Tuesday, July 23, 2019

6. NEW BUSINESS

- a) Proclamation – Rail Safety Week - September 23-29, 2019, ✓
request by CN

7. COUNCILLOR COMMITTEE REPORTS

- a) Councillor Meeting Information

8. INFORMATION ITEMS

- a)

9. ADJOURNMENT

✓ Attachment Provided

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MISSION: Leduc County is dedicated to serving its citizens and will create an enhanced quality of life through effective leadership, committed partnerships and open, transparent communication.

JP

MINUTES OF THE REGULAR COUNTY COUNCIL MEETING, LEDUC COUNTY, HELD ON TUESDAY, JULY 23, 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, July 23, 2019 by Mayor Tanni Doblanko as Chair with Council Members Rick Smith, Kelly Vandenberghe, Kelly-Lynn Lewis, Larry Wanchuk, Glenn Belozor 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
- Des Mryglod, Director of Public Works & Engineering
- Kent Oppegaard, Shop Coordinator
- Charlene Haverland, Manager of Development Services
- Matthew Miller, Planning/Engineering Technologist
- Karen Burnand, Manager of Assessment Services

Agenda Adoption

237-19 Councillor Lewis -- that the agenda for the July 23, 2019 Regular County Council meeting be adopted with the deletion of staff introduction – Amro Kotb, Manager of Engineering.

Carried Unanimously

Previous Minutes - Regular Meeting – July 9, 2019

238-19 Councillor Wanchuk -- that the July 9, 2019 regular County Council meeting minutes be confirmed as circulated.

Carried Unanimously

Public Presentation

Mayor Doblanko noted there was no one in attendance to provide a public presentation.

Recognition of Staff Years of Service Presentations

The following staff members were presented with Years of Service Awards:

Five (5) Years of Service

- Matthew Miller, Planning/Engineering Technologist

Twenty (20) Years of Service

- Kent Oppegaard, Shop Coordinator

One Individual

One individual entered the Council Chamber at 1:33 p.m.



Messrs. Mryglod, Miller and Oppegaard

Messrs. Mryglod, Miller and Oppegaard exited the Council Chamber at 1:34 p.m.

Request Adjustment of Property Taxes due to Fire - Tax Roll #730130

Karen Burnand, Manager of Assessment Services, provided a staff report with respect to a request for an adjustment of property taxes due to a fire on Tax Roll #730130.

239-19 Councillor Lewis -- that Leduc County Council approves the request to prorate property taxes in the amount of \$1,418.81 on Tax Roll #730130 due to a fire that destroyed the residence and attached garage.

Carried Unanimously

Mrs. Burnand

Mrs. Burnand exited the Council Chamber at 1:36 p.m.

Mr. Ohnysty

Dean Ohnysty, Director of Community Services, entered the Council Chamber at 1:37 p.m.

Reserve Funding Approval

Dean Ohnysty, Director of Community Support, provided a staff report with respect to the use of reserve funds to support the future park planning in New Sarepta.

Mrs. Wice

Natasha Wice, Director of Finance, entered the Council Chamber at 1:40 p.m.

240-19 Councillor Smith -- that Leduc County Council authorize the use of reserve funds up to \$12,000 to support the future park planning in New Sarepta.

Carried

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

Con: Councillors Vandenberghe and Scobie

Mr. Ohnysty

Mr. Ohnysty exited the Council Chamber at 1:44 p.m.

Policy FP-03 Debt Management

Natasha Wice, Director of Finance, provided a staff report for approval of Policy FP-03 Debt Management.

Mr. Richards and Two Individuals

Colin Richards, Team Lead Development, and two individuals entered the Council Chamber at 1:47 p.m.

241-19 Councillor Wanchuk -- that Leduc County Council approves Policy FP-03 Debt Management.

Carried Unanimously

Policy FS-05 Signing Authority

Natasha Wice, Director of Finance, provided a staff report for approval of Policy FS-05 Signing Authority.

242-19 Councillor Vandenberghe -- that Leduc County Council refers Policy FS-05 Signing Authority back to the Municipal Policy Review Committee.

Carried Unanimously

Bylaw – Rescind Bylaw No. 20-04 and Establish County Manager Position and Delegation of Authorities to County Manager

Natasha Wice, Director of Finance, provided a staff report to rescind the County Manager Bylaw No. 20-04 and establish a new bylaw due to the County Manager position delegation of authorities.

Bylaw No. 18-19 – Establish County Manager Position and Delegation of Authorities to County Manager and Rescind Bylaw No. 20-04

243-19 Mayor Doblanko -- that Bylaw No. 18-19 be given first reading to establish the County Manager position and delegation of certain powers and authorities to the County Manager and that Bylaw No. 20-04 be rescinded.

Carried Unanimously

244-19 Councillor Belozer --- that Bylaw No. 18-19 be given second reading.

Carried Unanimously

245-19 Councillor Smith --- that Bylaw No. 18-19 be given third reading with the unanimous consent of the council members present.

Carried Unanimously

246-19 Councillor Vandenberghe --- that Bylaw No. 18-19 be given third reading.

Carried Unanimously

Mrs. Wice

Mrs. Wice exited the Council Chamber at 1:59 p.m.

Public Hearing – Bylaw No. 13-19 - Amend Leduc County Land Use Bylaw No. 7-08 – Text Amendment for Cannabis Uses, TA19-002, Wayne Steinke

Mayor Doblanko convened the Public Hearing at 2:00 p.m. with respect to Bylaw No. 13-19 for cannabis uses relating to TA19-002 by Wayne Steinke.

Mayor Doblanko called upon Administration staff to provide background information.

One Individual

One individual entered the Council Chamber at 2:01 p.m.

Colin Richards, Team Lead Development, provided a staff report with respect to first reading of Bylaw No. 13-19 of text amendments to the Leduc County Land Use Bylaw No. 7-08 for cannabis uses relating to TA19-002, highlighting the following:

- 1) On May 7, 2019 Council conducted a public hearing on Application TA19-002 by a County resident proposing to make a number of amendments and additions to the County's cannabis land use regulations contained within the Land Use Bylaw No. 7-08.
- 2) The purpose of the amendment was to:
 - Create and define the following uses: "Micro Cultivation Facility", "Micro Processing Facility", "Nursery Facility", "Cannabis and/or Hemp Testing Facility", and "Cannabis and/or Hemp Research Facility".
 - Include the proposed uses noted above as discretionary uses within the Agricultural District.
 - Include additional regulations within Part 7.25 – Cannabis and Cannabis Related Uses for the provision of the following:
 - a. To allow for a "Micro Cultivation Facility" and/or "Micro Processing Facility" and/or "Nursery Facility" to overlap in a designated area.
 - b. To allow for Hemp for the purpose of CBD extraction to be grown outdoors in agricultural areas.
 - c. To allow for growers of medical cannabis to distribute product via mail and/or courier services.

Mr. Evans and Mrs. Vizbar

Jordan Evans, Manager of Long Range Planning; and Julie Vizbar, Planner, entered the Council Chamber at 2:05 p.m.

- 3) At the May 7th Public Hearing, Council expressed support of the intent of the aforementioned amendments. Administration were directed to ensure the proposed bylaw aligned with federal governments' licensing definitions before bringing the application back before Council on June 11th, 2019.
- 4) On June 11th, administration brought a report back to Council outlining the federal governments' licensing system. Administration also prepared an alternative amending bylaw for Council that would allow for the consideration of all the same factors as proposed by the initial applicant, without confusing municipal land use planning with federal licensing.
- 5) As the proposed alternate bylaw was different in appearance (albeit, similar in content) from the applicant submitted bylaw, Council provided first reading to Bylaw No. 13-19 and directed administration to advertise a new public hearing, in order to consider second and third readings.
- 6) The Public Hearing was advertised in accordance with the provisions of the Municipal Government Act. At the time of writing this report, no new formal comments had been received in response to the referral of Bylaw No. 13-19.
- 7) Parkland County advised that their comments submitted on April 25, 2019 remain valid and they do not object to the indoor growing of cannabis on low capability agricultural lands. They advised however, that notwithstanding the foregoing, they do not support other activities such as the processing, packaging and research/testing of cannabis outside of defined business and industrial districts.
- 8) In accordance with the direction of Council, Bylaw No. 13-19 would allow for all the same provisions as provided for within the applicant's initial amendment application as considered by Council on May 7, 2019.
- 9) In summary, administration considers that Bylaw No. 13-19 meets the direction of Council and provides for cannabis production, and associated uses as a discretionary use within the



Agricultural District of the Land Use Bylaw No. 07-08. Bylaw 13-19 would allow for administration to accept and process applications for all types and stages of cannabis growing, processing, packaging, research and testing, and determine them on their merit. As a discretionary use, the Development Authority would be able to support those that are considered not to harm the agricultural district and surrounding lands, and refuse those that are considered to create a detrimental impact to the County.

Mayor Doblanko asked if council members had any questions for administration.

In response to questions by council members, the following clarification was provided:

- The process of application for licensing.
- The types of uses within the Agricultural District vs. Nisku Industrial Park.
- Consideration of cannabis uses in accordance with the newly adopted Municipal Development Plan.

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

Mayor Doblanko called upon the applicant to speak to Bylaw No. 13-19.

Dr. Wayne Steinke, applicant and landowner located at 49253 Range Road 235, provided the following comments:

- Provided two submissions for Council's consideration:
 - i) Parkland County's Bylaw; and
 - ii) Federal requirements and process – Cannabis Licensing Application Guidelines.
- Attempted to consult with Planning staff prior to this hearing to discuss new bylaw.
- Feels there are things not addressed in Bylaw 13-19.
- Are not really in favour of the proposed Bylaw No. 13-19 as the definitions do not match federal legislation.

Mayor Doblanko called upon any wishing to speak to the proposed bylaw amendment.

Mr. Jay Galt, on behalf of landowner at 48501 Range Road 241, formerly known as Heritage Isle Farms.

- Landowner owns 80 acres of land.
- The key thing to keep in mind is that industrial hemp does not contain a high strain of CBD. Additionally there is a lot more odour with cannabis than hemp.
- The Federal regulations will keep development at small restrained footprint.
- It is desirable to get one more agricultural product approved within the County.
- The demand for hemp is increasing.
- To address the question why to locate on a farm vs. industrial park – preference is to process on the farm as the plant needs to be processed as quickly as possible; it's important to keep the planting and processing together in one location.
- To operate on a farm also provides better security and will create a spill over for taxes and job creation.

Mayor Doblanko asked if there was anyone else wishing to speak to the proposed amendment, and there was no one.

Mayor Doblanko asked if there were any further questions.



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

- The size of proposed development would be determined by the application.
- The definition of Cannabis Production Facility is broad; adjacent uses would be in consideration with the federal regulations.
- Provided a Fact Sheet from Federal government entitled "What Can an Industrial Hemp License Holder do?"
- There is a provision within Bylaw No. 13-19 to include Nursery.

Conclude Public Hearing

Mayor Doblanko concluded the Public Hearing at 2:34 p.m.

Mrs. Wice

Natasha Wice, Director of Finance, entered the Council Chamber at 2:35 p.m.

Bylaw No. 13-19 - Amend Leduc County Land Use Bylaw No. 7-08 – Text Amendment for Cannabis Uses, TA19-002, Wayne Steinke

247-19 Mayor Doblanko – that Bylaw No. 13-19 be given second reading.
Carried Unanimously

248-19 Councillor Belozar – that Bylaw No. 13-19 be given third and final reading.
Carried Unanimously

Mrs. Haverland; Messrs. Richards, Steinke, Galt and One Individual

Mrs. Haverland; Messrs. Richards, Steinke, Galt and one other individual exited the Council Chamber at 2:37 p.m.

Intermunicipal Development Plans - Town of Thorsby and Village of Warburg

Julie Vizbar, Planner 1, provided recommendations for Leduc County Council to provide second and third readings to Bylaw Nos. 09-19 and 10-19 establishing Intermunicipal Development Plans between Leduc County and Town of Thorsby and Village of Warburg, respectively.

Bylaw No. 09-19 – Establish Leduc County/Town of Thorsby Intermunicipal Development Plan

249-19 Councillor Wanchuk -- that Bylaw No. 09-19 be given second reading.
Carried Unanimously

250-19 Councillor Lewis -- that Bylaw No. 09-19 be given third and final reading.
Carried Unanimously

Bylaw No. 10-19 – Establish Leduc County/Village of Warburg Intermunicipal Development Plan

251-19 Councillor Vandenberghe -- that Bylaw No. 10-19 be given second reading.
Carried Unanimously

252-19 Councillor Belozar -- that Bylaw No. 10-19 be given third and final reading.
Carried Unanimously



Bylaw (1st Reading) – Intermunicipal Collaborative Framework between Leduc County and the Town of Thorsby

Julie Vizbar, Planner 1, provided a staff recommendation for council to consider 1st reading of a bylaw to adopt the Intermunicipal Collaboration Framework (ICF) between Leduc County and the Town of Thorsby.

Bylaw No. 19-19 – Adopt Intermunicipal Collaborative Framework between Leduc County and the Town of Thorsby

253-19 Councillor Lewis -- that Bylaw No. 19-19 be given first reading to adopt the Intermunicipal Collaborative Framework between Leduc County and the Town of Thorsby.

Carried Unanimously

254-19 Councillor Vandenberghe -- that Bylaw No.19-19 be given second reading.

Carried Unanimously

255-19 Councillor Belozer -- that Bylaw No.19-19 be given second reading.

Carried Unanimously

256-19 Councillor Scobie -- that Bylaw No.19-19 be given second reading.

Carried Unanimously

Mr. Evans and Mrs. Vizbar

Mr. Evans and Mrs. Vizbar exited the Council Chamber at 2:51 p.m.

Edmonton Metropolitan Region Board Update

257-19 Councillor Smith -- that Leduc County Council receives as information the update on the Edmonton Metropolitan Region Board.

Carried Unanimously

2019 Quarter 2 Reporting - April 1st – June 30th, 2019

Renee Klimosko, General Manager of Financial and Corporate Services, provided a staff report on 2019 Quarter 2 Reporting for the period April 1st – June 30th, 2019.

258-19 Councillor Lewis -- that Leduc County Council receives as information the Quarter 2, April 1st – June 30th, 2019 reporting, as presented.

Carried Unanimously

Proclamation – Rail Safety Week – September 23-29, 2019

259-19 Councillor Smith -- that Leduc County Council resolves the following:

- WHEREAS Rail Safety Week is to be held across Canada from September 23–29, 2019;
- WHEREAS it is in the public's interest to raise citizens' awareness of the dangers of ignoring safety warnings at level crossings and trespassing on rail property to reduce avoidable deaths, injuries and damage caused by incidents involving trains and citizens;
- WHEREAS Operation Lifesaver is a public/private partnership whose aim is to work with the public, rail industry, governments, police services, media and others to raise rail safety awareness;



WHEREAS CN has requested Leduc County to adopt this resolution in support of its ongoing efforts to raise awareness, save lives and prevent injuries in communities including Leduc County;

NOW THEREFORE BE IT RESOLVED THAT Leduc County Council supports national Rail Safety Week to be held from September 23 – 29, 2019.

Carried

Pro: Mayor Doblanko and Councillors Smith, Lewis, Wanchuk, Belozor and Scobie

Con: Councillor Vandenberghe

Councillor Committee Reports

There were no councillor committee reports.

Information Item

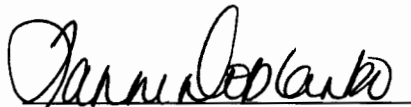
There were no information items.

Adjournment

260-19 Councillor Wanchuk -- that the Regular County Council meeting be adjourned.

Carried Unanimously

The Regular Council meeting concluded at 3:02 p.m.


Mayor


County Manager