

**REGULAR COUNCIL
MEETING AGENDA
Tuesday, September 24, 2019**

1. **ORDER** – 1:30 p.m.
2. **ADOPTION OF AGENDA**
3. **ADOPTION OF PREVIOUS MINUTES**
- Regular Council Meeting – September 10, 2019 ✓
4. **1:30 p.m. - PUBLIC PRESENTATIONS**
 - a) Public
 - b) Recognition of Staff Years of Service
5. **DEPARTMENT REPORTS / RECOMMENDATIONS**
 - a) **1:35 p.m. Agricultural Services**
 - i) Consideration for Declaring a Municipal State of Agricultural Disaster ✓ Garrett Broadbent
 - b) **2:00 p.m. Planning & Development**
 - i) **2:00 p.m. Public Hearing** – Proposed Amendment to Leduc County Land Use Bylaw No. 7-08 – Amend Section 9.9.3 Rural Centre Mixed District (RCM) to allow for Automotive Sales & Service as Discretionary Use, Sandhu ✓ Greg McGovern
 - ii) Edmonton Metropolitan Region Board Update Grant Bain
6. **NEW BUSINESS**
 - a) Authorization for member of Leduc County Council to serve as director on the Community Planning Association of Alberta (CPAA) Board ✓ Grant
7. **COUNCILLOR COMMITTEE REPORTS**
 - a)
8. **INFORMATION ITEMS**
 - a)
9. **ADJOURNMENT**


✓ Attachment Provided

MINUTES OF THE REGULAR COUNTY COUNCIL MEETING, LEDUC COUNTY, HELD ON TUESDAY, SEPTEMBER 24, 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, September 24, 2019 by Mayor Tanni Doblanko as Chair and Council Members Rick Smith, Kelly-Lynn Lewis, Kelly Vandenberghe, Larry Wanchuk, Glenn Belozar 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
- Fred Leeder, Truck Driver
- Leonard Marshall, Gravel Operator
- Garrett Broadbent, Director of Agricultural Services
- Lindsay Chambers, Communications Coordinator

Also present were six other individuals.

Agenda Adoption

307-19 Councillor Belozar -- that the agenda for the September 24, 2019 Regular County Council meeting be adopted as circulated.

Carried Unanimously

Previous Minutes - Regular Meeting – September 10, 2019

308-19 Councillor Wanchuk -- that the September 10, 2019 regular County Council meeting minutes be confirmed as circulated.

Carried Unanimously

Public Presentation

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

Recognition of Staff Years of Service Presentation

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

Five (5) Years of Service

Grant Bain, Director of Planning & Development

Fifteen (15) Years

Frederick Leeder, Truck Driver

Twenty-Five (25) Years

Leonard Marshall, Grader Operator

Messrs. Leeder, Marshall and five other staff members

Messrs. Leeder, Marshall and five other staff members exited the Council Chamber at 1:34 p.m.



Consideration for Declaring a Municipal State of Agricultural Disaster

Garett Broadbent, Director of Agricultural Services, presented a staff report for consideration of Leduc County declaring a municipal state of agricultural disaster.

Mrs. Haverland; Messrs. Richards, Desimone, McGovern and One Individual

Mrs. Charlene Haverland, Manager of Development Services; Messrs. Colin Richards, Team Lead Development; Dave Desimone, Senior Planner; Greg McGovern, Planner 1 and one individual entered the Council Chamber at 1:51 p.m.

309-19 Councillor Vandenberghe -- that Leduc County Council declare a municipal state of agricultural disaster.

Carried Unanimously

Mr. Broadbent, Ms. Chambers and One Individual

Mr. Broadbent, Ms. Chambers and one individual exited the Council Chamber at 1:57 p.m.

Authorization for Member of Leduc County Council to serve as Director on the Community Planning Association of Alberta (CPAA) Board

310-19 Councillor Smith -- that Leduc County Council authorize Councillor Vandenberghe's candidacy for a position on the Community Planning Association of Alberta (CPAA) Board.

Carried Unanimously

Public Hearing – Proposed Amendment to Leduc County Land Use Bylaw No. 7-08 – Amend Section 9.9.3 Rural Centre Mixed District (RCM) to allow for Automotive Sales & Service as Discretionary Use, Gursewak Sandhu

Mayor Doblanko convened the Public Hearing at 2:01 p.m. with respect to the proposed amendment to Leduc County Land Use Bylaw No. 7-08.

Mayor Doblanko called upon Administration staff to provide background information.

Greg McGovern, Planner 1, provided a staff report with respect to the proposed amendment to Leduc County Land Use Bylaw No. 7-08, highlighting the following:

- 1) On September 26, 2019, the applicant Gursewak Sandhu submitted an application to amend the Leduc County Land Use Bylaw 7-08 to allow for automotive sales and service as a discretionary use within the Rural Centre Mixed District. The applicant envisions that, should Council support the amendment, a development permit application would be submitted to consider the use within a property in the Hamlet of Rolly View.
- 2) Advertisement of the proposed amendment and public hearing occurred in the August 23rd and 30th editions of the Leduc Representative as well as the Leduc County website in accordance with the provisions of the Municipal Government Act. The proposal was also referred to adjacent municipalities and internal and external departments and agencies.
- 3) Leduc County received comments from the City of Beaumont, Brazeau County, Camrose County and Parkland County who all expressed having no concern with the proposed amendment. Leduc County Public Works & Engineering also has no concern with the proposed text amendment.
- 4) The proposed amendment would add Automotive Sales and Service as a discretionary use in the Rural Centre Mixed District. Planning and Development deems the use to be compatible with the purpose of the district, as well as with the other types of commercial uses currently allowed in Rural Centre Mixed District.



- 5) This amendment is supported by Leduc County planning policy which encourages employment growth in the hamlets to provide local and economic employment opportunities and services. Planning policy within the Municipal Development Plan specifically encourages commercial and light industrial uses in the County's hamlets where sufficient services (water, wastewater, stormwater, transportation) are provided for, and where the proposed development is contextualized with surrounding development and would not adversely impact surrounding lands.
- 6) As this is a proposed discretionary use under the Rural Centre Mixed District, site specific regulations and restrictions will be applied on case by case basis that will address any adjacent landowner concerns or objections, as well as traffic, noise, landscaping, design and any additional regulations applicable at the time of development permit application. Additionally, as a discretionary use, the Development Authority may refuse any proposals for the use that is considered incompatible.
- 7) The proposed use will allow for development permit applications to be considered for the retail sale, rental of new or used vehicles, as well as maintenance services and sales of parts.
- 8) Based on the above, Planning and Development recommend Council gives first, second and third reading to the proposed amendment bylaw.

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

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

- This proposed bylaw amendment would be in effect for other hamlets within Leduc County.
- There were no objections received.
- The definition of Automotive Sales and Service does not include a salvage yard.
- The development permit application will specify the use of the proposed development.

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

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

Mr. Gursewak Sandhu, applicant, advised the intent of the use is for a sales yard and would not be used as a salvage yard.

Mayor Doblanko noted there was no one in attendance to speak to proposed amendment.

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

Conclude Public Hearing

Mayor Doblanko concluded the Public Hearing at 2:14 p.m.

Bylaw No. 25-19 – Amendment to Leduc County Land Use Bylaw No. 7-08 – Amend Section 9.9.3 Rural Centre Mixed District (RCM) to allow for Automotive Sales & Service as Discretionary Use, Gursewak Sandhu

311-19 Councillor Belozer – that Bylaw No. 25-19 be given first reading to amend the Leduc County Land Use Bylaw No. 7-08 as follows:

That the following use be implemented into Part 9.9.3 Discretionary Uses of the Rural Centre Mixed (RCM) District:

- a) Automotive Sales and Service

Carried Unanimously



312-19 Councillor Wanchuk – that Bylaw No. 25-19 be given second reading.

Carried Unanimously

313-19 Councillor Lewis – that Bylaw No. 25-19 be given third reading with the unanimous consent of the Council Members present.

Carried Unanimously

314-19 Councillor Smith – that Bylaw No. 25-19 be given third reading.

Carried Unanimously

Mrs. Haverland; Messrs. Richards, Desimone, McGovern and One Individual

Mrs. Haverland; Messrs. Richards, Desimone, McGovern and one individual exited the Council Chamber at 2:17 p.m.

Edmonton Metropolitan Region Board Update

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

315-19 Councillor Belozer -- that the update on the activities of the Edmonton Metropolitan Region Board, be received as information.

Carried Unanimously

Councillor Committee Reports

There were no Councillor Committee reports.

Information Items

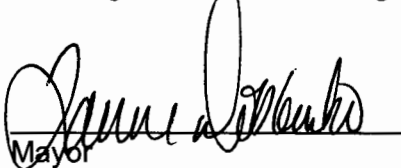
There were no information items.

Adjournment

316-19 Councillor Lewis -- that the Regular County Council meeting be adjourned.

Carried Unanimously

The Regular Council meeting concluded at 2:19 p.m.


Mayor


County Manager