

REGULAR COUNCIL MEETING AGENDA

Tuesday, October 22, 2019

1.	ORDER — 1:30 p.m.		
2.	ADOPTION OF AGENDA		
3.	ADOPTION OF PREVIOUS MINUTES - Regular Council Meeting – October 8, 2019	√	
4.	 1:30 p.m PUBLIC PRESENTATIONS a) Public b) Staff Introduction – Keri Theroux, Administrative Assistant Corporate Services c) Recognition of Staff Years of Service 		Roxanne Girard
5.	a) 1:35 p.m. Assessment Services i) Shallow Gas Tax Relief Initiative	V	Karen Burnand
	b) 1:45 p.m. Presentation – Jennifer Garries, Executive Director and Jessica Roth, Membership & Marketing Coordinator i) Leduc & Wetaskiwin Chamber Regions Update	√	
	c) 2:00 p.m. Planning & Development i) 2:00 p.m. Public Hearing – Proposed Amendment to Leduc County Land Use Bylaw No. 7-08 Redistrict from Agricultural (AG) to Industrial Agricultural (IAR) District, NW 28-49-26-W4, Seller's Oil Field Service Ltd. Of Devon, Clean Harbours	√	Colin Richards Grant Bain
	 ii) Edmonton Metropolitan Region Board Update d) 2:15 p.m. Parks & Recreation i) Community Funding Warburg Hockey Association ii) Council Sponsorship iii) Parks Bylaw 	7 7 7	Andrea Oneski Dean Ohnysty Nicholaus Moffat
6.	 NEW BUSINESS a) George L. Saubak Memorial Fund Scholarship 2019 Award b) Albert & Maria Rimer Memorial Scholarship 2019 Award c) Bylaw - Establish Governance & Priorities Committee and Rescind Bylaw No. 48-07 Committee of the Whole d) Enhanced Policing Agreement – School Resource Officer 	777 7	Rick Thomas Rick Thomas Joyce Gavan Rick Thomas

REGULAR COUNCIL MEETING AGENDA Tuesday, October 22, 2019

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, OCTOBER 22, 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, October 22, 2019 by Mayor Tanni Doblanko as Chair and Council Members Rick Smith, Kelly-Lynn Lewis, Kelly Vandenberghe, Larry Wanchuk, Glenn Belozer and Ray Scobie present.

Also present were:

- Rick Thomas, Deputy County Manager
- Renee Klimosko, General Manager of Financial and Corporate Services
- Grant Bain, Director of Planning & Development
- Joyce Gavan, Legislative Coordinator
- Roxanne Girard, Manager of HR, HSE & Corporate Support
- Keri Theroux, Administrative Assistant Corporate Services
- Erica Hussey, Human Relations & Administrative Coordinator Fire Services
- Keven Lefebvre, Fire Chief
- Karen Burnand, Manager of Assessment Services

Also present were two other individuals.

Agenda Adoption

350-19 Councillor Wanchuk -- that the agenda for the October 22, 2019 Regular County Council meeting be adopted as circulated.

Carried Unanimously

Previous Minutes - Regular Meeting - October 8, 2019

351-19 Councillor Lewis -- that the October 8, 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.

Staff Introduction

Keri Theroux, Administrative Assistant Corporate Services, was introduced to Council Members.

Recognition of Staff Years of Service Presentation

The following staff member was presented with Years of Service Award:

Ten (10) Years

Erica Hussey, Human Relations & Administrative Coordinator - Fire Services

Ms. Theroux, Mr. Lefebvre, Mrs. Hussey and Mrs. Girard

Ms. Theroux, Mr. Lefebvre, Mrs. Hussey and Mrs. Girard exited the Council Chamber at 1:34 p.m.



Mr. Ohnysty

Dean Ohnysty, Director of Community Services, entered the Council Chamber at 1:35 p.m.

Shallow Gas Tax Relief Initiative

Karen Burnand, Manager of Assessment Services, presented a staff report relating to the shallow gas tax relief initiative.

352-19 Mayor Doblanko -- that Leduc County Council authorizes the cancellation and/or refund of the 2019 property taxes paid or owing so as to reduce by 35 per cent property taxes levied in accordance with Section 353(2) of the Municipal Government Act, which includes municipal property taxes, requisitions detailed in Section 326(1)(a) and 359(1)(2), as well as special taxes levied under Section 382(1) where the tax rate is based on the assessment as indicated in Appendix 1 (Well Summary of Tax Relief by Company) and Appendix 2 (Pipeline Summary of Tax relief by Company), as attached to and forming part of the Council minutes.

Carried

Pro: Mayor Doblanko and Councillors Lewis, Vandenberghe, Wanchuk, Belozer and Scobie

Con: Councillor Smith

Mr. Broadbent

Mr. Garett Broadbent, Director of Agricultural Services, entered the Council Chamber at 1:45 p.m.

Table Consideration of Shallow Gas Tax Relief Initiative

Mayor Doblanko declared that consideration of cancellation and/or refund of tax penalties associated with the 2019 property taxes levied, be tabled until the end of the meeting.

Mrs. Burnand

Mrs. Burnand exited the Council Chamber at 1:46 p.m.

Mrs. Oneski, Mr. Richards, Mr. Desimone and Two Individuals

Andrea Oneski, Community Development Coordinator; Colin Richards, Team Lead Development; Dave Desimone, Senior Planner; and two individuals entered the Council Chamber at 1:47 p.m.

Presentation – Leduc & Wetaskiwin Chamber Regions Update

Jennifer Garries, Executive Director and Jessica Roth, Membership & Marketing Coordinator, provided a power-point presentation on the activities of the Leduc Chamber, highlighting the following:

- member services
- > policy & advocacy
- hot button issues
- chamber travel initiatives
- 2020 funding request in the amount of \$58,550
- activities and events proposed for 2020
- Leduc County business licenses
- discover Leduc create database for tourism

353-19 Councillor Lewis -- that the update on the Leduc & Wetaskiwin Chamber Regions be received as information and that the 2020 funding request be referred to the 2020 budget meeting.

Carried Unanimously



Mrs. Garries and Ms. Roth

Mrs. Garries and Ms. Roth exited the Council Chamber at 2:09 p.m.

<u>Public Hearing – Proposed Amendment to Leduc County Land Use Bylaw No. 7-08 – Redistrict from Agricultural (AG) District to Industrial/Agricultural Resource (IAR) District – NW 28-49-26-W4, Seller's Oil Field Service Ltd. Of Devon</u>

Mayor Doblanko convened the Public Hearing at 2:10 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.

Colin Richards, Team Lead Development, provided a staff report with respect to the proposed amendment to Leduc County Land Use Bylaw No. 7-08, highlighting the following:

- The purpose of the proposed amendment is to redistrict a ±6.64 ha (±16.4 ac) portion of the subject property from the Agricultural (AG) District to the Industrial/ Agricultural Resource District to align the property with the envisaged future land use designation for the area. Additionally, the proposal seeks to amend the Industrial/Agricultural Resource District to allow for an industrial use to remain on the property.
- 2) The landowner states that the purpose of this amendment is to bring the lands into compliance with County standards and to allow for Clean Harbors Canada Inc. to continue to operate from the property and provide services to the oil and gas industry. In addition to the redistricting, the applicants have proposed to include an additional regulation to the Industrial/Agricultural Resource District that allows for the consideration of continued industrial use of the amendment area.
- 3) Advertisement of the proposed amendment and public hearing occurred in 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. There were no comments or concerns received in relation to the proposal.
- 4) The County acknowledges that portions of the property have a long history of oilfield uses that are exempt from municipal planning control and this has impacted small areas of the property. Although certain areas are currently being remediated, the applicant considers that other parts of the site (such as the area proposed for redistricting) would not be suitable for future viable agricultural use, of which administration agrees.
- 5) Due to this, the request is made to redistrict an affected ±6.64 ha (±16.4 ac) area in the northwestern portion of the property to the Industrial/Agricultural Resource District and amend the district to allow for industrial uses that are not exempt from municipal planning control to legitimize and continue operation. Subject to a restriction being made within the Industrial/Agricultural Resource District that limits any industrial business within the amendment area to one, which reflects the existing business at the time an amendment is adopted, administration are supportive of the proposal.

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

In response to questions, the following clarification was provided:

- There is no access onto Highway 39; access is provided via RR 264.
- > Alberta Transportation will be notified as referral agency upon subdivision approval/development application.
- Property taxes have been applied as industrial.



- > This is not within the off site levy area.
- > The subject property is outside the Town of Calmar Intermunicipal referral area.
- > There is a house on the property but has not been used as a residence for some time.

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.

Gordon Seller's, on behalf of Seller's Oilfield Service Ltd., provided the following information:

- > Reside in Devon, and am the owner of the subject parcel of land.
- > The subject parcel operated as a battery site for several years.
- > The wells serving that site has provided services across Canada; this provides base of our operations.
- > Have created local employment with little to no impact to the neighbours.
- > The existing business was sold to another company and Clean Harbors have since been leasing the subject land.
- > The primary objective of this proposed amendment is to bring the subject land into compliance with Leduc County standards.
- ➤ Plans are to improve the safety of Highway 39; will eliminate direct access onto the highway and plan to utilize access from neighbouring property by placing an access easement easterly across parcel. The location of the access is negotiable
- > The tank services are being done by Clean Harbors; all tank cleaning work is done off site; this is a base for operations and for maintaining equipment.
- > The future 30 metre caveat would be part of the proposed subdivision application.

Mayor Doblanko called upon anyone else 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 advised of the following:

- > The use on the lands has been in place for some time and the purpose of the proposed amendment application is to bring into compliance with County regulations.
- > Staff recommended that the Industrial Agricultural Resource (IAR) district is the most appropriate for this application; the uses are deemed suitable for the long term and would allow the operation to continue.

Mayor Doblanko called upon the applicant to provide closing comments.

Mr. Seller's advised there would be no more additional traffic relating to the proposed amendment.

Conclude Public Hearing

Mayor Doblanko concluded the Public Hearing at 2:40 p.m.



Bylaw No. 27-19 – Amendment to Leduc County Land Use Bylaw No. 7-08 – Redistrict from Agricultural (AG) District to Industrial/Agricultural Resource (IAR) District –NW 28-49-26-W4, Seller's Oil Field Service Ltd. Of Devon

354-19 Councillor Smith – that Bylaw No. 27-19 be given first reading to amend the Leduc County Land Use Bylaw No. 7-08 as follows:

- 1. That those lands described as NW 28-49-26-W4 affecting ±6.64 ha (±16.4 ac) be redistricted from the Agricultural (AG) District to the Industrial/Agricultural Resource (IAR) District, as shown on Schedule A.
- 2. That the following provision be added to Part 9.15.7 Other Regulations of the Industrial/Agricultural Resource (IAR) District:

Part 9.15.7 (c)

Notwithstanding the provisions of 9.15.3, a business that provides storage tank cleaning services to the oil & gas industry, or similar, as it existed on the date of passage of this bylaw, may be considered on the ±6.64 ha (±16.4 ac) of developed lands described as NW 28-49-26-W4 on a discretionary basis, and subject to other relevant provisions of this bylaw. The provision does not include consideration of other land use(s) and/or development that would typically be associated with the Industrial (IND) District and does not permit any laydown storage or development that in the opinion of the County is not compatible with adjacent land uses and/or land use districts.

Carried

Pro: Councillors Smith, Lewis, Vandenberghe, Belozer and Scobie

Con: Mayor Doblanko and Councillor Wanchuk

355-19 Councillor Belozer – that Bylaw No. 27-19 be given second reading.

Carried

<u>Pro</u>: Councillors Belozer, Smith, Lewis, Vandenberghe and Scobie

Con: Mayor Doblanko and Councillor Wanchuk

356-19 Councillor Lewis – that Bylaw No. 27-19 be given third reading with the unanimous consent of the Council Members present.

Carried

<u>Pro</u>: Councillors Lewis, Smith, Vandenberghe, Belozer and Scobie

Con: Mayor Doblanko and Councillor Wanchuk

Messrs. Richards, Desimone, Sellers and one other Individuals

Messrs. Richards, Desimone, Sellers and one other individual exited the Council Chamber at 2:44 p.m.

Community Funding - Warburg Hockey Association

Andrea Oneski, Community Development Coordinator, provided a recommendation for community funding – Warburg Hockey Association.

357-19 Councillor Belozer -- that Leduc County Council approves the community initiatives grant funding in the amount of \$1,500 for the Warburg Minor Hockey Association.

Carried Unanimously

Ms. Oneski

Mrs. Oneski exited the Council Chamber at 2:51 p.m.

20

Council Sponsorship

Dean Ohnysty, Director of Community Services, provided a recommendation for council sponsorship requests.

358-19 Councillor Smith – that Leduc County Council approves the following sponsorship requests:

- Thorsby Chamber of Commerce \$500
- Leduc Boys & Girls Club -

\$600

Leduc Special Olympics -

\$2,000

Carried Unanimously

Bylaw Establish Parks and Open Spaces Bylaw and Rescind Parks Bylaw No. 17-02

Dean Ohnysty presented a draft bylaw to establish Parks and Open Spaces and rescind the Parks Bylaw No. 17-02.

Mrs. Burnand

Karen Burnand, Manager of Assessment Services, entered the Council Chamber at 3:00 p.m.

Bylaw No. 28-19 - Establish Parks and Open Spaces Bylaw and Rescind Parks Bylaw No. 17-02

359-19 Mayor Doblanko – that Bylaw No. 28-19 be given first reading to establish the Parks and Open Spaces Bylaw and that Bylaw No. 17-02 be rescinded.

Carried Unanimously

360-19 Councillor Vandenberghe – that Bylaw No. 28-19 be given second reading.

Carried Unanimously

361-19 Councillor Smith – that Bylaw No. 28-19 be given third reading with the unanimous consent of the Council Members present.

Carried Unanimously

362-19 Councillor Smith – that Bylaw No. 28-19 be given third reading.

Carried Unanimously

Mr. Ohnysty

Mr. Ohnysty exited the Council Chamber at 3:03 p.m.

George L. Saubak Memorial Fund Scholarship - 2019 Award

363-19 Councillor Scobie -- that Leduc County Council awards the 2019 George L. Saubak Memorial Fund Scholarship in the amount of \$380 to Erika Tessier.

Carried Unanimously

Albert & Maria Rimer Memorial Fund Scholarship - 2019 Award

364-19 Councillor Wanchuk -- that Leduc County Council awards the 2019 Albert & Maria Rimer Memorial Fund Scholarship in the amount of \$1,104.26 to Spencer Sutherland.

Carried Unanimously



Bylaw No. 29-19 – Establish Governance & Priorities Committee and Rescind Committee of the Whole Bylaw No. 48-07

365-19 Councillor Vandenberghe – that Bylaw No. 29-19 be given first reading to establish the Governance & Priorities Committee and that Bylaw No. 48-07 be rescinded.

Carried Unanimously

366-19 Councillor Belozer – that Bylaw No. 29-19 be given second reading.

Carried Unanimously

367-19 Councillor Smith – that Bylaw No. 29-19 be given third reading with the unanimous consent of the Council Members present.

Carried Unanimously

368-19 Councillor Scobie – that Bylaw No. 29-19 be given third reading.

Carried Unanimously

Enhanced Policing Agreement – School Resource Officer

369-19 Councillor Smith -- that consideration of the Enhanced Policing Agreement relating to a School Resource Officer be deferred until the November 26, 2019 regular meeting.

Carried Unanimously

Lift from the Table - Shallow Gas Tax Relief Initiative

Mayor Doblanko lifted from the table consideration of cancellation and/or refund of tax penalties associated with the 2019 property taxes levied.

Karen Burnand, Manager of Assessment Services, provided further background on the shallow gas tax relief initiative:

- > A successful linear assessment appeal reduced the assessment on shallow gas wells for the company that appealed the assessment.
- > This appeal decision and reduction in assessment prompted the linear rate review for shallow wells and pipelines.
- The updated rates have not yet been approved and in the spirit of fairness and equity, the Municipal Affairs Minister deemed it appropriate to provide a tax credit and adjust the Education Requisition for the Municipality.
- ➤ If the administrative process would have been complete prior to July 1, 2019, no penalties would have been incurred on the 35% tax credit portion. The penalty adjustment is only on the tax credit portion.

370-19 Mayor Doblanko -- that at the explicit direction of the Ministry of Municipal Affairs, Leduc County Council authorizes the cancellation and/or refund of the following tax penalties associated with the 2019 property taxes levied in accordance with Section 353(2) of the Municipal Government Act:

Roll	Penalties
8816100	\$50.85
8948500	\$21.59



Carried Unanimously

Edmonton Metropolitan Region Board Update

There was no update provided on the activities of the Edmonton Metropolitan Region Board.

Councillor Committee Reports

There were no Councillor Committee reports.

Information Items

There were no information items.

anna Oblanto

<u>Adjournment</u>

371-19 Councillor Wanchuk -- that the Regular County Council meeting be adjourned.

Carried Unanimously

The Regular Council meeting concluded at 3:15 p.m.

Appendix 1 Company Well Summary Municipali Municipality Name Company ID Company Name

Municipali Municipality Name Comp	any ID Company Name	BA Code Number of Well(s)	Well Assessme	nt Municipal Tax Rate	ASFF Tax Nate	Other Tax Rate	Total Tax Rate	Municipal Tax Dollars	ASFF Tax Dollars	Other Tax Donars	rotal raxes	3GTRI 35% Adjustinent Roll	Penali Penalty Amoul 1 0	
201 LEDUC COUNTY	4357 JOURNEY ENERGY INC.	A2PH0	5 109	.230 6.9	3.76	0.11	10.82	2 759.15	410.70	11.53	1,181.38	413.48 8854100		
201 LEDUC COUNTY	4436 TAQA NORTH LTD.	A2TG0	1 24	6.9	3.76	0.11	10.82	2 171.04	92.53	2.60	266.17	93.16 8900700		
201 LEDUC COUNTY	4624 LONG RUN EXPLORATION LTD.	A5170	2 44	740 6.9	3.76	0.11	10.82	2 310.95	168.22	4.73	483.90	169.36 8868700		
201 LEDUC COUNTY	5278 ENERPLUS CORPORATION	A5RD0	1 42	100 6.9	3.76	0.11	10.87	2 292.60	158.30	4.45	455.35	159.37 8824100		
201 LEDUC COUNTY	5421 NEP CANADA ULC	A6370	2 35	050 6.9	3.76	0.11	10.82	2 243.59	131.79	3.70	379.08	132.68 8878100		
201 LEDUC COUNTY	5598 PETRUS RESOURCES CORP.	A6320	5 282	280 6.9	3.76	0.11	. 10.82	2 1,961.84	1,061.37	29.80	3,053.01	1,068.54 8880550		
201 LEDUC COUNTY	5733 VERMILION ENERGY INC.	A6FW0	2 49	.000 6.9	3.76	0.11	10.82	2 340.55	184.24	5.18	529.97	185.49 8910300		
201 LEDUC COUNTY	6475 SPUR PETROLEUM LTD.	A7GR0	21 1,074	420 6.9	3.76	0.11	10.82	2 7,467.21	4,039.84	113.47	11,620.52	4,067.21 8895210		
201 LEDUC COUNTY	6573 CERNO RESOURCES LTD.	A7LC0	3 187	750 6.9	3.76	0.11	10.82	2 1,304.86	705.93	19.83	2,030.62	710.71 8816100	Yes 42.64	
201 LEDUC COUNTY	20123 REVIVE ENERGY CORP.	0A7H0	1 17	160 6.9	3.76	0.11	10.82	2 119.26	64.52	1.81	185.59	64.96 8890200		
201 LEDUC COUNTY	20644 BONTERRA ENERGY CORP.	OXZ40	1 23	760 6.9	3.76	0.11	10.82	2 165.13	89.34	2.51	256.98	89.94 8810700		
201 LEDUC COUNTY	22752 WEST ISLE ENERGY INC	ORZ80	5 95	030 6.9	3.76	0.11	10.82	2 660.46	357.32	10.05	1,027.83	359.75 8948500	Yes 21.59	
201 LEDUC COUNTY	TOTAL		49 1 985	130 6.9	3.76	0.11	10.83	13,796,64	7.464.10	209.66	21,470,40	7.514.65		



Appendix 2 Company Pipeline Summary													
Municipality Number Municipality Name	Company ID Company Name	BA Code Total Number of Pi	pelines Pipeline Asses	ssment Municipal Tax Ra	te ASFF Tax Rate	Other Tax Rate	Total Tax Rate	Municipal Tax Dollars A	SFF Tax Dollars	Other Tax Dollars	Total Taxes	SGTRI 35% Adjustment Roll	Penalties Penalty Amount
201 LEDUC COUNTY	4357 JOURNEY ENERGY INC.	A2PH0 TOTAL	5	56,210	6.95 3.	76 0.11	10.82	390.66	211.36	5.93	607.95	212.79 8854100	
201 LEDUC COUNTY	4436 TAQA NORTH LTD.	A2TG0 TOTAL	2	79,620	6.95 3.	76 0.11	10.82	553.35	299.37	8.41	861.13	301.40 8900700	
201 LEDUC COUNTY	4624 LONG RUN EXPLORATION LTD.	A5170 TOTAL	2	11,470	6.95 3.	76 0.11	10.82	79.72	43.13	1.22	124.07	43.43 8868700	
201 LEDUC COUNTY	5278 ENERPLUS CORPORATION	A5RDO TOTAL	3	107,610	6.95 3.	76 0.11	10.82	747.89	404.62	1137	1,163.88	407.36 8824100	
201 LEDUC COUNTY	5421 NEP CANADA ULC	A6370 TOTAL	3	48,810	6.95 3.	76 0.11	10.82	339,23	183.53	5.15	527.91	184.77 8878100	
201 LEDUC COUNTY	5598 PETRUS RESOURCES CORP.	A6320 TOTAL	14	567,790	6.95 3.	76 0.11	10.82	3,946.15	2,134.89	59.96	6,141.00	2,149.36 8880550	
201 LEDUC COUNTY	5733 VERMILION ENERGY INC.	A6FW0 TOTAL	2	11,360	6.95 3.	76 0.11	10.82	78.95	42.71	1.20	122.86	43.00 8910300	
201 LEDUC COUNTY	6475 SPUR PETROLEUM LTD.	A7GRO TOTAL	6	147,670	6.95 3.	76 0.11	10.82	1,026.32	555.24	15.60	1,597.16	559.00 8895210	
201 LEDUC COUNTY	6573 CERNO RESOURCES LTD.	A7LCO TOTAL	1	36,130	6.95 3.	76 0.11	10.82	251.10	135.85	3.82	390.77	136.77 8816100	Yes 8.21
201 LEDUC COUNTY	20123 REVIVE ENERGY CORP.	0A7H0 TOTAL	2	7,510	6.95 3.	76 0.11	10.82	52.19	28.24	0.79	81.22	28.43 8890200	
201 LEDUC COUNTY	22909 NAL RESOURCES LIMITED	OTM90 TOTAL	1	5,570	6.95 3.	76 0.11	10.82	38.71	20.94	0.59	60.24	21.08 8870130	
201 LEDUC COUNTY	TOTAL		41	1,079,750	6.95 3.	76 0.11	10.82	7,504.27	4,059.88	114.04	11,678.19	4,087.39	

