



**REGULAR COUNCIL
MEETING AGENDA**
Tuesday, October 8, 2019

1. **ORDER – 1:30 p.m.**
2. **ADOPTION OF AGENDA**
3. **ADOPTION OF PREVIOUS MINUTES**
- Regular Council Meeting – October 1, 2019 ✓
4. **1:30 p.m. - PUBLIC PRESENTATIONS**
a) Public
5. **DEPARTMENT REPORTS / RECOMMENDATIONS**
 - a) **1:35 p.m. Finance**
 - i) Award of External Audit Services RFP ✓ Natasha Wice
 - b) **1:45 p.m. Public Hearing** – Removal of Municipal Reserve ✓ Rick Thomas
 - 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 – LA19-007, Redistrict from Direct Control (DC-011) District to Industrial District (IND), Lot 1, Block 2, Plan 1124833 ±15.69 ha (±38.77 ac), Invistec Consulting Ltd. / 1620628 Alberta Ltd. ✓ Charlene Haverland
 - ii) **2:15 p.m. Public Hearing** – Proposed Amendment to Leduc County Land Use Bylaw No. 7-08 – Allow for Kennel within Agricultural/Country Residential/Transitional (AG/CR/TR) District – TA19-004, Shelly Confurius ✓ Greg McGovern
 - iii) Edmonton Metropolitan Region Board Update Grant Bain
 - d) **2:30 p.m. Public Works & Engineering**
 - i) Pagnotta Development – Sanitary Sewer Options ✓ Rae-Lynne Spila
 - e) **2:45 p.m. Parks & Recreation**
 - i) Summer Recreation Programs and Event Year End Report ✓ Andrea Oneski
6. **NEW BUSINESS**
 - a)

✓ Attachment Provided

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7. COUNCILLOR COMMITTEE REPORTS

a)

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.

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MINUTES OF THE REGULAR COUNTY COUNCIL MEETING, LEDUC COUNTY, HELD ON TUESDAY, OCTOBER 8, 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 8, 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, Legislative Coordinator
- Natasha Wice, Director of Finance

Also present were three other individuals.

Agenda Adoption

324-19 Councillor Lewis -- that the agenda for the October 8, 2019 Regular County Council meeting be adopted as circulated.

Carried Unanimously

Previous Minutes - Regular Meeting – October 1, 2019

325-19 Councillor Wanchuk -- that the October 1, 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.

Award of External Audit Services RFP

Natasha Wice, Director of Finance, presented a staff report for consideration of appointment of external auditor for Leduc County.

326-19 Councillor Smith -- that Leduc County Council appoints Metrix Group LLP as Leduc County's external auditor for a three year term (2019-2021) with the possibility of a two year extension.

Carried Unanimously

Mrs. Wice

Mrs. Wice exited the Council Chamber at 1:33 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.

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327-19 Councillor Belozor -- that the update on the activities of the Edmonton Metropolitan Region Board, be received as information.

Carried Unanimously

Recess

The meeting recessed at 1:36 p.m. and reconvened at 1:44 p.m. with Mayor Tanni Doblanko as Chair and Council Members Rick Smith, Kelly-Lynn Lewis, Kelly Vandenberghe, 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, Legislative Coordinator

Also present were three other individuals.

Public Hearing – Removal of Municipal Reserve Designation Lot 6, Block 3, Plan 1277 HW, Pt. SE 26-50-25-W4

Mayor Doblanko convened the Public Hearing at 1:45 p.m. with respect to the proposed removal of municipal reserve designation at Lot 6, Block 3, Plan 1277 HW, Pt. SE 26-50-25-W4.

Mayor Doblanko called upon Administration staff to provide background information.

Rick Thomas, Deputy County Manager, provided a staff report with respect to the removal of municipal reserve designation on Lot 6, Block 3, Plan 1277 HW, Pt. SE 26-50-25-W4, highlighting the following:

- 1) At the May 7, 2019 regular council meeting, Council approved Motion 135-19 directing administration to negotiate a lease agreement for the municipal parcel as described above for a period of five years with an option to purchase.
- 2) Brownlee LLP has been working on a lease agreement and option to purchase with Mr. Shield's legal representative and has suggested to remove the "Public Works Reserve" designation so the parcel can be leased and/or sold.
- 3) Administration has taken the necessary steps to advertise this public hearing which occurred in the September 20th and 27th, 2019 editions of the Leduc Representative.
- 4) There were no submissions received.

Mayor Doblanko asked if council members had any questions for administration, and there were none.

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

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

Conclude Public Hearing

Mayor Doblanko concluded the Public Hearing at 1:47 p.m.

Removal of Municipal Reserve Designation Lot 6, Block 3, Plan 1277 HW, Pt. SE 26-50-25-W4

328-19 Councillor Lewis – that Leduc County Council directs the County Manager to notify the Registrar that the provisions of Division 9 of the Municipal Government Act have been complied with (Public Hearing and advertising) and Council wishes to remove the Municipal Reserve (Public Works Reserve) designation located on Lot 6, Block 3, Plan 1277 HW, Pt. SE 26-50-25-W4.

Carried Unanimously

Recess

The meeting recessed at 1:48 p.m. and reconvened at 1:59 p.m. with 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, Legislative Coordinator
- Colin Richards, Team Lead Development
- Rae-Lynne Spila, Senior Municipal Engineer
- Greg McGovern, Planner 1

Also present were four other individuals.

Public Hearing – Proposed Amendment to Leduc County Land Use Bylaw No. 7-08 – Redistrict from Direct Control (DC-011) District to Industrial District (IND) LA19-007 – Lot 1, Block 2, Plan 1124833, Pt. NW 7-50-24-W4 (LA19-007), Invistec Consulting Ltd./1620628 Alberta Ltd.

Mayor Doblanko convened the Public Hearing at 2:00 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:

- 1) The applicant, Invistec Consulting Ltd. / 1620628 Alberta Ltd., submitted an application to amend the Leduc County Land Use Bylaw 7-08 to redistrict ± 15.69 ha (± 38.77 ac) on Lot 1, Block 2, Plan 1124833, Pt. NW 7-50-24-W4 from Direct Control (DC-011) District to the Industrial (IND) District. The purpose of the application is to align the property with the intended land use designation of the Northwest Saunders Lake Area Structure Plan.
- 2) The proposed amendment was referred in accordance with the provisions of the Municipal Government Act and City of Leduc/Leduc County Intermunicipal Development Plan. The County received no concerns related to this amendment. The City of Leduc responded back that the proposal is compliant with the City of Leduc/Leduc County Intermunicipal Development Plan and NW Saunders Lake ASP.
- 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

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the Municipal Government Act. The proposal was also referred to adjacent municipalities and internal and external departments and agencies.

Alberta Health Services responded back that the district will allow the existing business to continue operations on a permanent basis. The industrial uses are allowed provided there are no off site impacts to which the applicant has confirmed. Alberta Health Services has no records of contaminated sites or landfills associated with this property and has no objections.

- 4) Planning and Development recommend that Council support the proposed redistricting from the Direct Control (DC-011) District to the Industrial District (IND) with the addition of a regulation applied to the subject parcel to prohibit uses within the area that are incompatible with the intended character of the plan area.

Mr. Mryglod, Mr. McGovern and One Individual

Des Mryglod, Director of Public Works & Engineering; Greg McGovern, Planner 1; and one individual entered the Council Chamber at 2:05 p.m.

Mayor Doblanko asked if council members had any questions for administration, and there was none.

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.

Kaylyn Stark, representing the landowner, Invistec Consulting, provided the following:

- 1620628 Alberta Ltd. (Phoenix Industrial) is the landowner of subject property.
- Are in support of staff recommendations.
- Phoenix has operated on lands for 10 years and have had no negative impacts on adjacent properties.
- This amendment would allow Phoenix Industrial to continue the existing land use.

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, and there were none.

Conclude Public Hearing

Mayor Doblanko concluded the Public Hearing at 2:06 p.m.

Bylaw No. 26-19 – Amendment to Leduc County Land Use Bylaw No. 7-08 – Redistrict from Direct Control (DC-011) District to Industrial District (IND) LA19-007 – Lot 1, Block 2, Plan 1124833, Pt. NW 7-50-24-W4 (LA19-007), Invistec Consulting Ltd./1620628 Alberta Ltd.

329-19 Councillor Smith – that Bylaw No. 26-19 be given first reading to amend the Leduc County Land Use Bylaw No. 7-08 as follows:

1. That those lands described as Lot 1, Block 1, Plan 1124833, Pt. NW 7-50-24-W4 affecting ± 15.69 ha (± 38.77 ac) be redistricted from the Direct Control (DC) to the Industrial (IND) District, as shown on Schedule A.
2. That the following regulation be added to Part 9.14, Industrial (IND) District within:
Part 9.14.7 Other Regulations

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h) Notwithstanding the above, located at Lot 1, Block 2, Plan 1124833, NW 7-50-24-W4 the following uses shall be prohibited within the subject parcel as they are incompatible with the intended character of the plan area:

- Abattoirs
- Frame and fabric structures
- Heavy industrial developments including but not limited to:
 - Pulp and paper mills
 - Asphalt or gravel crushing plants
 - Oil refineries
 - Outdoor storage associated with a principal use
 - Pipe yards, wrecking and salvage yards

Carried Unanimously

330-19 Councillor Belozor – that Bylaw No. 26-19 be given second reading.

Carried Unanimously

331-19 Councillor Vandenberghe – that Bylaw No. 26-19 be given third reading with the unanimous consent of the Council Members present.

Carried Unanimously

332-19 Councillor Wanchuk – that Bylaw No. 26-19 be given third reading.

Carried Unanimously

Four Individuals

Four Individuals exited the Council Chamber at 2:09 p.m.

Pagnotta Development – Sanitary Sewer Options

Rae-Lynne Spila, Senior Municipal Engineer, presented a staff report with respect to the sanitary sewer connection options at SW 18-50-24-W4 (24548 Township Road 502).

333-19 Councillor Smith -- that Leduc County Council postpone consideration of the sanitary sewer connection requirement for lands described as SW 18-50-24-W4 (24548 Township Road 502) until a sanitary main connection becomes available.

Carried Unanimously

Mr. Mryglod and Ms. Spila

Mr. Mryglod and Ms. Spila exited the Council Chamber at 2:14 p.m.

Public Hearing – Proposed Amendment to Leduc County Land Use Bylaw No. 7-08 – Allow for Kennel within Agricultural/Country Residential/Transitional (AG/CR/TR) District – TA19-004, Shelly Confurius and Jared Kent

Mayor Doblanko convened the Public Hearing at 2:15 p.m. with respect to the proposed amendment to Leduc County Land Use Bylaw No. 7-08 to allow for kennel within the Agricultural/Country Residential/Transitional (AG/CR/TR) District.

Mayor Doblanko referred the October 8, 2019 email from Shelley Confurius, applicant, indicating her desire to withdraw the application for the proposed amendment to the Leduc County Land Use Bylaw No. 7-08 due to the prospective buyers (who were wanting to pursue opening a kennel business on the subject property) decided to walk away based on the negative response from the neighbours.

Conclude Public Hearing

Mayor Doblanko concluded the Public Hearing at 2:16 p.m.

Messrs. Richards, and McGovern

Messrs. Richards and McGovern exited the Council Chamber at 2:17 p.m.

Mr. Ohnysty, Mrs. Oneski and Miss Abma

Dean Ohnysty, Director of Community Services; Andrea Oneski, Community Development Coordinator; and Chelsea Abma, Summer Coordinator, entered the Council Chamber at 2:18 p.m.

Summer Recreation Programs and Event Year End Report

Andrea Oneski, Community Development Coordinator, provided a PowerPoint presentation on the summer recreation programs and event year-end report.

334-19 Councillor Vandenberghe – that the PowerPoint presentation on the Summer Recreation Programs and Event Year-End, be received as information.

Carried Unanimously

Mr. Ohnysty, Mrs. Oneski and Miss Abma

Mr. Ohnysty, Mrs. Oneski and Miss Abma exited the Council Chamber at 2:40 p.m.

Councillor Committee Reports

There were no Councillor Committee reports.

Information Items

There were no information items.

Adjournment

335-19 Councillor Scobie -- that the Regular County Council meeting be adjourned.

Carried Unanimously

The Regular Council meeting concluded at 2:41 p.m.



Mayor



County Manager