

1. **ORDER – 1:30 p.m.**
2. **ADOPTION OF AGENDA**
3. **ADOPTION OF PREVIOUS MINUTES**
  - Regular Council Meeting - May 12, 2020 ✓
  - Amend March 10, 2020 Regular Council Meeting Minutes ✓
4. **1:30 p.m. - PUBLIC PRESENTATIONS (via teleconference)**
  - a)
5. **DEPARTMENT REPORTS / RECOMMENDATIONS**
  - a) **1:30 p.m. Enforcement Services**
    - i) 2020 (revised) Community Peace Officer Performance Plan ✓ C. Nelson
  - b) **1:45 p.m. Planning & Development**
    - i) **1:45 p.m. Public Hearing** - Proposed Amendment to Leduc County Land Use Bylaw No. 07-08 - Add Cannabis Production Facility to North Saskatchewan River Valley (NSRV) District, (TA20-002) C. Zobel ✓ G. McGovern & C. Richards
  - c) **2:00 p.m. Fire Services**
    - i) East District Fire Station Design Build Request for Proposals - Short Listing Update ✓ K. Lefebvre & T. Bennett
  - d) **2:15 p.m. Finance**
    - i) Reallocation of Funds Between Reserve Accounts ✓ N. Wice
  - e) **2:20 p.m. Approve Final 2020 Budget & Set 2020 Tax Rates**
    - i) 2020 Final Budget ✓ R. Klimosko & N. Wice
    - ii) Bylaw - 2020 Tax Rates ✓
6. **NEW BUSINESS**
  - a) New Sarepta Market Financial Relief Request ✓ R. Klimosko
  - b) Council and Committee Meeting Schedule ✓ R. Klimosko
  - c) Edmonton Regional Airports Authority - Board of Directors Appointment ✓ D. Coleman
  - d) Leduc RCMP Detachment 2019 Year in Review ✓ R. Thomas
7. **IN-CAMERA**
  - a) **4:00 p.m. In-Camera** (in accordance with F.O.I.P., Section 24) - Township Road 510 Boundary Adjustment ✓ D. Mryglod
8. **ADJOURNMENT**



✓ Attachment Provided

**MINUTES OF THE REGULAR COUNTY COUNCIL MEETING, LEDUC COUNTY, HELD ON TUESDAY, MAY 26, 2020 IN THE COUNCIL CHAMBER OF THE COUNTY CENTRE BUILDING, NISKU, ALBERTA.**

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**Order and Roll Call**

The meeting was called to order at 1:30 p.m., Tuesday, May 26, 2020 by Mayor Tanni Doblanko as Chair and Council members Kelly Vandenberghe, Larry Wanchuk, Glenn Belozar and Ray Scobie present. Council members Rick Smith and Kelly-Lynn Lewis attended via teleconference.

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
- Kent Pudlowski, Manager of Information Management & Technology
- Greg McGovern, Planner 1
- Clarence Nelson, Director of Enforcement Services

Present as well via teleconference was Colin Richards, Team Lead Development.

**Agenda Adoption**

**116-20** Councillor Wanchuk -- that the agenda for the May 26, 2020 regular county council meeting be adopted with the following addition:

7. b) *In-Camera* - Committee Membership [in accordance with F.O.I.P., Sections 24(1) & 25(1)]

Carried Unanimously

**Previous Minutes – Regular Council Meeting – May 12, 2020**

**117-20** Councillor Belozar -- that the May 12, 2020 regular county council meeting minutes, be confirmed as circulated.

Carried Unanimously

**Amend Previous Minutes – March 10, 2020 Regular Council Meeting**

**118-20** Councillor Scobie -- that the Leduc County council confirm the amendment of the March 10, 2020 regular county council meeting minutes on Page 31 relating to the Public Hearing - Proposed Amendment to Leduc County Land Use Bylaw No. 7-08 - Amend Section 9.2.3 of the Agricultural/Country Residential Transitional District (AG/CR TD) to allow Rural Wedding and Agricultural Event Facility, Sita Gupta TA-20-001 as follows:

- 2) Strike from the record the wording "landowners and".

Carried Unanimously

**Public Presentation(s)**

There were no registered speakers in attendance via teleconference that wished to make a public presentation.

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**2020 (Revised) Community Peace Officer Performance Plan (CPOPP)**

Director of Enforcement Services Clarence Nelson reviewed the revised 2020 Community Peace Officer Performance Plan (CPOPP) with council members.

**119-20** Councillor Wanchuk -- that Leduc County council approves the 2020 (revised) Community Peace Officer Performance Plan (CPOPP), as presented.

Carried Unanimously

**Staff member Nelson**

Staff member Nelson exited the council chamber at 1:48 p.m.

**Staff members Lefebvre and Bennett**

Fire Chief Keven Lefebvre and Deputy Fire Chief Tylor Bennett entered the council chamber at 1:49 p.m.

**Public Hearing - Proposed Amendment to Leduc County Land Use Bylaw No. 7-08 – Add Cannabis Production Facility to North Saskatchewan River Valley (NSRV) District, C. Zobel TA20-002**

Mayor Doblanko convened the public hearing at 1:49 p.m. with respect to the proposed amendment to Leduc County Land Use Bylaw No. 7-08.

Mayor Doblanko confirmed the following in attendance via teleconference:

- Colin Richards, Team Lead Development
- Chris Zobel, Applicant

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) The applicant, Christian Zobel, applied to amend the Leduc County Land Use Bylaw 7-08 to allow for the cannabis production facility land use type as a discretionary use within the North Saskatchewan River Valley (NSRV) district. The applicant envisions that should council support the amendment, a development permit application would be submitted to consider the use on a  $\pm 41.3$  ha ( $\pm 102.07$  ac) parcel in the NSRV district.
- 2) Advertisement of the proposed amendment and public hearing occurred in the May 1<sup>st</sup> and 8<sup>th</sup>, 2020 editions of the Leduc Rep as well as the Leduc County website in accordance with the Municipal Government Act. The proposal was also referred to adjacent municipalities, and to internal and external departments and agencies.

Comments were received from Strathcona County, Camrose County and the City of Beaumont and all have no concerns with the proposed amendment. Parkland County similarly has no concerns so long as future development applications for large-scale cannabis production facilities within the NSRV district are referred to Parkland County during the application review stage.

Alberta Health Services commented and observed that the NSRV district does not contain any major population centres which make it easier to avoid off site impact to sensitive land uses such as schools, child care facilities and hospitals.

Leduc County Public Works & Engineering also has no concerns with the proposed text amendment but points out that servicing requirements may be difficult to meet given the high water demand associated with cannabis production.

- 3) The proposed amendment will allow for development permit applications to be considered for cannabis production facilities. Planning & Development consider this use to be an appropriate discretionary use and recommend that council give first, second and third readings to the proposed amendment.

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

In response to question by council members, the following information was provided:

- Clarification was provided with the definition between small scale and large scale.
- The proposed amendment does not affect the River Valley Alliance area.
- The requirement for a potential agricultural impact assessment would be considered by the development authority at time of application.
- The potential of limiting this redistricting application to a specific area was not presented to the applicant. To allow a site specific amendment would require a new process including re-advertising and referral to adjacent landowners.

Staff members Wice and Burnand

Director of Finance Natasha Wice and Manager of Assessment Services Karen Burnand entered the council chamber at 2:11 p.m.

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.

Chris Zobel, applicant, advised of the following:

- Applied for a micro-operation in accordance with the Canada Health Act; there are limits to 200 sq. m.
- The proposed operation will be on an outdoor tennis court which will be covered (hoop covering).
- The cannabis will be grown in bags so can easily be picked up and moved.
- Processing will be done within a 40 sq.m shed.
- This is a very small restrictive operation and requires approval to be in compliance with the law.

Mayor Doblanko confirmed there were no registered speakers to the proposed amendment.

Mayor Doblanko asked if there were any further questions by council members.

In response to question by a council member, Mr. McGovern advised the development permit application would be reviewed by the applicable departments i.e. Public Works & Engineering for road use.

Mayor Doblanko called upon the applicant, Mr. Zobel, to provide closing comments and there were none.

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### **Conclude Public Hearing**

Mayor Doblanko concluded the public hearing at 2:21 p.m.

### **Bylaw No. 10-20 - Amendment to Leduc County Land Use Bylaw No. 7-08 – Add Cannabis Production Facility to North Saskatchewan River Valley (NSRV) District, C. Zobel TA20-002**

**120-20** Councillor Vandenberghe – that Bylaw No. 10-20 be given first reading to amend the Leduc County Land Use Bylaw No. 7-08 as follows:

1. That the following use be implemented into Part 9.17.3 Discretionary Uses of the North Saskatchewan River Valley District: (NSRV)
  - a) Cannabis Production Facility

Carried Unanimously

**121-20** Councillor Scobie – that Bylaw No. 10-20 be given second reading.

Carried Unanimously

**122-20** Councillor Belozer – that Bylaw No. 10-20 be given third reading with the unanimous consent of the council members present.

Carried Unanimously

**123-20** Councillor Vandenberghe – that Bylaw No. 10-20 be given third reading.

Carried Unanimously

Staff members Richards, McGovern and Mr. Zobel

Staff member Richards and Mr. Zobel disconnected from the teleconference and Mr. McGovern exited the council chamber at 2:27 p.m.

### **East District Fire Station Design Build Request for Proposals (RFP) - Short Listing Update**

Fire Chief Lefebvre and Deputy Chief Bennett provided a staff report on the request for proposals (RFP) short listing for the East District Fire Station design build.

**124-20** Mayor Doblanko -- that Leduc County council accepts as information the East District Fire Station Design Build request for proposals (RFP) short listing update.

Carried Unanimously

### **Recess**

The meeting recessed at 2:37 p.m. and reconvened at 2:40 p.m. by Mayor Tanni Doblanko as Chair and Council members Kelly Vandenberghe, Larry Wanchuk, Glenn Belozer and Ray Scobie present. Council members Rick Smith and Kelly-Lynn Lewis attended via teleconference.

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
- Kent Pudlowski, Manager of Information Management & Technology
- Natasha Wice, Director of Finance
- Karen Burnand, Manager of Assessment Services

**Reallocation of Funds Between Reserve Accounts**

Director of Finance Wice provided a staff report on the reallocation of funds between reserve accounts.

**125-20** Councillor Smith – that Leduc County council approves the reallocation between reserves as follows:

- 1) Re-allocate \$155,031 from the capital special purpose reserve to the following:
  - \$245 to asset lifecycle management – building management
  - \$11,072 to asset lifecycle management – fleet management
  - \$3,311 to asset lifecycle management – machinery & equipment management
  - \$8,477 to stabilization and contingency – bridges
  - \$131,926 to stabilization and contingency – roads
- 2) Re-allocate \$1,894,912 from the operating special purpose reserve to the following:
  - \$224,911 to operating facilities and equipment
  - \$904,930 to stabilization and contingency – mill rate stabilization
  - \$477,803 to stabilization and contingency – contingency
  - \$279,345 to special purpose – multi-year/future year projects
  - \$7,923 to regulatory – contaminated sites

Carried Unanimously

**2020 Final Budget**

General Manager of Financial and Corporate Services Renee Klimosko presented a staff report recommending approval of the 2020 final budget.

**126-20** Councillor Smith – that Leduc County Council approves the 2020 final budget for Leduc County with operating expenses of \$84,895,640 and capital expenses of \$17,022,120.

Carried Unanimously

**Bylaw No. 11-20 - 2020 Property Tax Rates**

**127-20** Mayor Doblanko – that By-Law No. 11-20 be given first reading to authorize the tax rates for 2019 as follows:

	<u>Assessment</u>	<u>Mill Rate</u>	<u>Levy</u>
<b><u>Municipal</u></b>			
a) General			
Residential	\$2,709,632,130	2.9744	\$ 8,059,530
Farmland	85,411,970	12.2580	1,046,980
Non Residential	5,143,068,290	6.4635	33,242,222
Machinery & Equipment	<u>763,323,890</u>	6.4635	<u>4,933,744</u>
Total - General	\$8,701,436,280		\$47,282,476

**Alberta School Foundation Fund (ASFF)  
& Opted Out School Boards (OOSB)**

Residential/Farmland	\$2,794,895,100	2.6429	\$ 7,386,628
Non-Residential	<u>5,142,902,900</u>	3.4922	<u>17,960,046</u>
Total - ASFF & OOSB	\$7,937,798,000		\$25,346,674



<b><u>Leduc Foundation (Seniors)</u></b>	\$8,701,436,280	.0254	\$221,016
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**Designated Industrial Property**

Farmland	\$ 668,860	.0760	\$ 51
Non-Residential	<u>1,647,717,280</u>	.0760	<u>125,226</u>
Total DIP	\$1,648,386,140		\$125,277

**Local Improvement & Frontage Levy**

\$1,115,597

Carried Unanimously

**128-20** Councillor Vandenberghe -- that By-Law No. 11-20 be given second reading.

Carried Unanimously

**129-20** Councillor Smith -- that By-Law No. 11-20 be given third reading with the unanimous consent of the Council Members present.

Carried Unanimously

**130-19** Councillor Scobie -- that By-Law No. 11-20 be given third reading.

Carried Unanimously

**Staff Members Wice and Burnand**

Staff members Wice and Burnand exited the Council Chamber at 3:31 p.m.

**New Sarepta Market Financial Relief Request**

General Manager Renee Klimosko provided a staff report relating to the New Sarepta Market financial relief request as presented to council on May 12, 2020.

**131-20** Councillor Smith -- that Leduc County council approves a refund of taxes in the amount of 40% in year 2017, 20% in 2018 and 46% in 2019 for the New Sarepta Market (Roll #6600005).

Carried

Pro: Councillors Smith, Lewis, Vandenberghe, Wanchuk, Belazer  
Con: Mayor Doblanko and Councillor Scobie

**Council and Committee Meeting Schedule**

General Manager Renee Klimosko provided a staff report requesting approval of the council and committee meeting schedule.

**132-20** Councillor Belazer -- that Leduc County council approves resuming their regularly scheduled meetings via teleconference and live streamed within the public health restrictions outlined by Alberta Health Services.

Carried Unanimously

**Edmonton Regional Airport Authority - Board of Directors Appointment**

County Manager Duane Coleman provided a recommendation to reappoint Tim Hofstra as the Leduc County appointee to the Edmonton Regional Airports Authority (ERAA) Board of Directors, in accordance with the April 8, 2020 letter of recommendation from Board Chair Naseem Bashir, Edmonton Regional Airports Authority.

**133-20** Mayor Doblanko -- that Leduc County council reappoints Tim Hofstra as the Leduc County appointee to the Edmonton Regional Airports Authority (ERAA) Board of Directors for a four year term expiring December 31, 2024.

Carried

Pro: Mayor Doblanko and Councillors Smith, Lewis, Wanchuk, Belozar and Scobie  
Con: Councillor Vandenberghe

Staff member Mryglod

Director of Engineering and Utilities entered the council chamber at 4:05 p.m.

#### **Leduc RCMP Detachment 2019 Year in Review**

Deputy County Manager Rick Thomas referred the Leduc RCMP Detachment 2019 Year in Review report to council members.

**134-20** Councillor Vandenberghe -- that Leduc County council receives as information the Leduc RCMP Detachment 2019 Year in Review report.

Carried

Pro: Mayor Doblanko and Councillors Vandenberghe, Wanchuk, Belozar and Scobie  
Con: Councillors Smith and Lewis

#### **In-Camera Session**

**135-20** Committee Member Wanchuk -- that Leduc County council meet In-Camera in accordance with Section 24(1) & 25(1) *Freedom of Information and Protection of Privacy Act* (F.O.I.P.) to discuss the following:

- Township Road 510 boundary adjustment
- Committee Membership

Carried Unanimously

The in-camera session commenced at 4:08 p.m.

Staff member Mryglod

Staff member Mryglod exited the council chamber at 4:22 p.m.

#### **Revert to Governance & Priorities Committee Open Session**

**136-20** Committee Member Belozar -- that the in-camera session revert to the regular council session.

Carried Unanimously

The in-camera session reverted to the open session of County council at 4:30 p.m.

#### **Committee Membership**

**137-20** Mayor Doblanko -- that Leduc County council appoints Councillor Scobie to the Airport Tax Share Negotiations Committee in place of Councillor Smith.

Carried Unanimously

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**Adjournment**

**138-20** Councillor Wanchuk -- that the regular county council meeting be adjourned.

Carried Unanimously

The regular council meeting concluded at 4:31 p.m.

  
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Mayor  
\_\_\_\_\_  
County Manager