

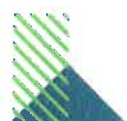


Regular Council
Agenda
Leduc County Centre, Nisku, AB
Tuesday, March 8, 2022

1. **Order - 1:00 p.m.**
2. **Adoption of agenda**
3. **Adoption of previous minutes**
- February 22, 2022 Regular Council meeting ✓
4. **1:00 p.m. Presentations**
 - a) Public
5. **1:15 p.m. Public Hearings**
 - a) **1:15 p.m.** Bylaw No. 22-21 Alternate Advertising ✓ R. Klimosko
Registered Speakers:
 - o Karen & Kevin Neilson
6. **2:00 p.m. Department reports / recommendations**
 - a) **2:00 p.m.** Planning and Development
 - i) Subdivision extension requests: ✓ C. Haverland
 - o SD17-025, SD17-026, SD16-048 Irvine Creek
 - ii) Development Permit Application D21-344, Agricultural Land Improvements DC - Direct Control, A 49408 Hwy 814, Roll #969000 ✓ A. Muhammad
 - iii) Business Retention and Expansion (BRE) Feasibility Study Project Funding Request ✓ J. Evans
 - b) **2:30 p.m.** Fire Services
 - i) Annual Appointment of Fire Guardians ✓ B. Gurmin
 - c) **2:35 p.m.** Community Services
 - i) Sponsorship - Canadian Energy Museum 75th Anniversary ✓ D. Ohnysty
7. **Adjournment**

R.S.

✓ Attachment provided





Regular Council Meeting Minutes

Council Chamber, Leduc County Centre, Nisku, AB
Tuesday, March 8, 2022

Order and roll call

The meeting was called to order at 1:00 p.m., Tuesday, March 8, 2022 by Deputy Mayor Rick Smith as Chair and Council members Kelly-Lynn Lewis, Kelly Vandenberghe, Larry Wanchuk and Ray Scobie present. Councillor Glenn Belozer and Mayor Tanni Doblanko were absent for personal reasons.

Staff members

- Duane Coleman, County Manager
- Renee Klimosko, General Manager - Financial and Corporate Services
- Joyce Gavan, Legislative Coordinator
- Gary Restau, Information Management System Support Analyst
- Dean Ohnysty, Director - Community Services

Six other individuals were also in attendance.

Agenda adoption

54-22 Councillor Wanchuk -- that the agenda for the March 8, 2022 Regular County Council meeting be adopted as circulated.

Carried Unanimously

Previous Minutes - February 22, 2022 Regular meeting

55-22 Councillor Lewis -- that the February 22, 2022 Regular meeting minutes be adopted as circulated.

Carried Unanimously

Public Presentation

David DeBruin and Richard Haas, Voltarix Group, provided a public presentation relating to the Creekside Solar project south of Calmar near the intersection of Township Road 494 and Range Road 271, highlighting the following:

- We are perplexed and have questions regarding Leduc County's position and statements quoted that Leduc County is opposed (6 of the 7 Councillors) to the Creekside solar project located on NW 24-49-27-W4.

Staff Member Chambers

Communication Coordinator Lindsay Chambers entered the council chamber at 1:04 p.m.

- There have been messages relayed through the media by the County that are inaccurate as well as statements made at the Edmonton Metropolitan Region Board (EMRB) table.
- There is no record where Leduc County Council took a vote supporting or non-support of this project; nor where the Mayor was authorized to speak on behalf of the County.

R.S.

- We have an e-mail record of a formal request by Tanni Doblanko made on Feb. 16, 2022 for an in-person meeting to discuss particulars about this project; is this on behalf of Leduc County?
- Voltarix Group has met with Leduc County Planning and Development and Agricultural Services staff to discuss the application process and requirements and potential agricultural uses on the subject land.
- We also attended a County Council meeting on December 7, 2021; however there was no vote taken at that meeting providing direction.
- Hosted a public open house (virtually) which councillors participated in.
- Would like another opportunity to meet with Council with formal agenda.
- Provided a submission to be made part of the record titled "Creekside Solar".
- Request the following by March 31, 2022:
 - i) copy of documentation where a Leduc County vote was taken in opposition of this project;
 - ii) copy of documentation where the Mayor was authorized to talk on behalf of the County; and
 - iii) consideration of the necessity of another meeting with Voltarix and provide a date and agenda for an in-camera meeting, if requested.

Deputy Mayor Smith thanked the presenters for their presentation and advised that administration will respond to their request.

Richard Haas and David DeBruin

Richard Haas and David DeBruin exited the council chamber at 1:10 p.m.

Sponsorship - Canadian Energy Museum 75th Anniversary of Leduc #1

Director of Community Services Dean Ohnysty provided a recommendation with respect to sponsorship to the Canadian Energy Museum for the 75th anniversary of Leduc #1.

56-22 Councillor Vandenberghe -- that Leduc County Council approves sponsorship in the amount of \$5,000 to the Canadian Energy Museum for the 75th anniversary event of Leduc #1.

Carried Unanimously

Staff member Ohnysty

Staff member Ohnysty exited the council chamber at 1:13 p.m.

Karen and Kevin Neilson

Karen and Kevin Neilson entered the council chamber at 1:15 p.m.

Public Hearing - Alternate Advertising Bylaw No. 22-21 (2nd & 3rd readings)

Deputy Mayor Smith called the public hearing to order at 1:16 p.m. with respect to Alternate Advertising Bylaw No. 22-21.

Deputy Mayor Smith called upon administration to introduce the subject of the hearing.

Director of Finance Renee Klimosko provided a staff report with respect to Bylaw No. 22-21 - Alternate Advertising, highlighting the following:

- 1) On December 14, 2021 Council provided first reading to Alternate Advertising Bylaw No. 22-21 for the following reasons:

R.S.

- Administration aligns our communication practices with methods required under the Municipal Government Act (MGA) for information specified within section 606 of the Act. This has been made difficult by an overall reduction in newspaper distribution, particularly as a large, rural municipality. Leduc County does not influence newspaper distribution in the County, and therefore are unable to guarantee that current distribution levels will be maintained.
 - The Alternate Advertising Bylaw establishes the website as an authorized method of advertising to meet the legislated requirements under the MGA.
- 2) The public hearing originally scheduled for February 8, 2022 was deferred to March 8 to allow for a second round of public participation due to an omission in the January advertisements.
- 3) A public participation campaign was initiated in January to inform Leduc County landowners of the proposed bylaw and provide the opportunity for input as part of the public hearing process. The following tactics were used:
- Letters were sent out to all landowners to inform them of the proposed bylaw.
 - Advertisements were placed in the local newspapers (Leduc Representative, Devon Dispatch, County Market, Beaumont News, Warburg Bugle and Thorsby Target) for a two week period in January.
 - A paid advertisement was placed on Facebook.
 - Posts were made on Leduc County's social media channels.
 - A project web page was created on the County's website.
 - The project was featured on the public participation opportunities web page on the County's website.
 - Information about the campaign was distributed to subscribers of the County's Public Participation Opportunities e-newsletter twice.
- 4) Subsequent to the deferral of the public hearing to March 8, a second public participation campaign was completed and the following tactics were used:
- Advertisements were placed in the local newspapers (Leduc Representative, Devon Dispatch, County Market, Beaumont News, Warburg Bugle and Thorsby Target) for a two week period in February.
 - A paid advertisement was placed on Facebook.
 - Posts were made on Leduc County's social media channels.
 - A project web page was created on the County's website.
 - The project was featured on the public participation opportunities web page on the County's website.
 - Information about the campaign was distributed to subscribers of the County's Public Participation Opportunities e-newsletter twice.
- 5) Administration has received the following input from the public:
- Eight letters, 40 comments via the website and email and 18 telephone inquiries. One additional comment was received after the writing of this report.

- The 8 letters expressed concerns with the website being the only means of advertising for the County.

Staff members Haverland, Mercer and Muhammad

Manager of Development Services Charlene Haverland; Planners of Development Services Karen Mercer and Ata Muhammad entered the council chamber at 1:18 p.m.

- The summary of website and email comments included 9 responses in support while 31 responses expressed concerns with the bylaw.
 - The summary of telephone conversations indicated:
 - Most expressed concerns that they do not have computers, internet and/or cellphones to be able to access the information electronically and that newspaper advertisements and letters are important means of communications.
 - Once administration clarified that current processes will continue, their concerns were alleviated.
- 6) Council members also received inquiries and comments from the public. Concerns were raised with the website being the only means of communication with the public.
 - 7) The intent of this proposed bylaw is to ensure that posting information to our website about County bylaws, resolutions, meetings, public hearings or other things is recognized as an official method of notification under the MGA. The Alternate Advertising Bylaw does not apply to everything that Leduc County communicates to the public, including development decisions, public participation opportunities, information about tax sales, property assessments, programs and more.
 - 8) This bylaw only applies to items specified under section 606 of the Act, which includes information about bylaws, resolutions, council meetings, public hearings and other things as defined by the MGA.
 - 9) The obligation for notifications under section 606 of the MGA has always been met through advertisements in local newspapers and/or through mail delivery. This has been made increasingly difficult by the overall reduction in newspaper distribution in Leduc County.
 - 10) Our current process involves evaluating every notification to determine the most effective ways to communicate the information and/or collect input from the public.
 - 11) This includes, at minimum, placing advertisements for two weeks in the Leduc Representative and posting the information in multiple places on our website.
 - 12) We do not intend to change our current approach. We want to reach as many people as possible. We believe that by using our website in addition to the 2 other methods provided for in the MGA, through advertisements in local newspapers and/or through mail delivery - as well as other tools available, more people will have access to this important information.

Deputy Mayor Smith asked Council members if they have any questions of administration.

In response to a question, Renee Klimosko advised the intent of the bylaw is not to outline detailed processes; it ultimately is to recognize the website as an alternate means in accordance with the MGA. Administration is developing policy around the processes for notifications to the public relating to bylaws, council meetings, public hearings, development decisions, public participation opportunities, property assessments, tax sales and other matters.

R.S

Deputy Mayor Smith asked if any additional relevant correspondence has been received that is not part of the agenda package, and County Manager Duane Coleman advised there was no additional submissions received.

Deputy Mayor Smith called upon the following registered speakers to speak in support or non-support of the Alternate Advertising Bylaw No. 22-21.

1. Karen Neilson, Leduc County resident at 50351 Range Road 225 provided the following:
 - Have had personal experience by the way the County has notified us in the past relating to land use amendments and have been deeply affected and negatively impacted.
 - The website is a good means for advertising however feel it is unrealistic to put the onus on landowners to log onto website to obtain information.
 - There are a lot of seniors that do not use computers or those that are not savvy on social media.
 - The Leduc Representative was a complete failure as a means of advertising for us, as we do not receive this newspaper. We learned from our neighbors what the Leduc Rep even was.
 - The 2 week minimum advertising period is too short of a timeline as it is difficult to respond or comment on matters of concern.
 - Appreciate the mail-outs by the County and they need to continue.
 - Suggest that billboards be utilized and may be helpful to inform residents; have seen the County utilize these for certain events.
 - Councillors need to put themselves in the place of residents when considering any changes to land use; they need to step back and consider future development and the impacts to neighborhoods and resident lifestyles.

Karen Neilson submitted an additional letter from Michelle Mitchell for the record.

2. Kevin Neilson, Leduc County resident at 50351 Range Road 225 provided the following:
 - Want to emphasize how important the advertising is done from our perspective; the County needs to get this done right as our lives have been impacted and ruined because we were not notified until after the fact about a particular land use.
 - Advertisement needs to be done adequately and exclusively to ensure consistent input for Council's consideration.
 - A single method of advertising is not adequate; encourage that the proposed bylaw stipulates more than one method of advertising.
 - The website is not adequate on its own; letters being mailed out to residents are a sure way to inform the affected residents.
 - Suggest that Council consider adjacent landowner letters continue as part of notification and that the time frame be expanded for responses.

Deputy Mayor Smith asked Council members if they had any questions for clarification of the registered speakers, and there were none.

Renee Klimosko read into the record the letter submitted from Michelle Mitchell, 50319 Range Road 225, advising of the following:

- Do not feel it is my responsibility to have to look through the Leduc County website daily or even weekly to predict the quality of life in my community.

R.S.

- The County needs to take responsibility to ensure that its residents become aware and have the opportunity to respond especially when it impacts our quality of life.
- Any impacts as a result from changes in bylaws should be presented by mail/e-mail in addition to the County's website. Newspapers such as "The Rep" are not available to me and many of the papers received via mail (Chronicle"), I do not go through as time does not permit.
- Many seniors do not have internet access; I do have access however am not a computer savvy person and to find information is not always successful.
- Billboards on the lands requesting changes in land use may help notification to the community.
- Mailed letters to properties in a 2-5 km radius that will be affected by proposed changes to land use will at least give those that live in the area a chance to provide input. When someone has requested to have a change in the Land Use Bylaw that will affect quality of life no matter how significant, the County needs to take the time and pay the minimal cost to send a letter.
- It is the County's job to inform the public of changes that are being requested or happening in our community.
- Word of mouth is a powerful thing in the community especially when something is proposed that is adverse to our way of living.

One individual

One individual entered the council chamber at 1:40 p.m.

Deputy Mayor Smith called upon anyone else in attendance who wished to speak to the proposed Alternate Advertising Bylaw No. 22-21, and there was no one.

Deputy Mayor Smith asked Council members if they had any questions for clarification, and there were none.

Deputy Mayor Smith called upon administration to provide final comments, and there were none.

Conclude public hearing

Deputy Mayor Smith concluded the public hearing at 1:42 p.m.

Bylaw No. 22-21 - Alternate Advertising

57-22 Councillor Lewis -- that Bylaw No. 22-21 be given second reading.

Carried Unanimously

58-22 Councillor Scobie -- that Bylaw No. 22-21 be given third and final reading.

Carried Unanimously

Recess

The meeting recessed at 1:55 p.m. and reconvened at 2:00 p.m. with Deputy Mayor Rick Smith as Chair and Council members Kelly-Lynn Lewis, Kelly Vandenberghe, Larry Wanchuk and Ray Scobie present. Councillor Glenn Belozer and Mayor Tanni Doblanko were absent for personal reasons.

Staff members

- Duane Coleman, County Manager
- Renee Klimosko, General Manager - Financial and Corporate Services
- Joyce Gavan, Legislative Coordinator
- Gary Restau, Information Management Systems Support
- Lindsay Chambers, Communications Coordinator
- Charlene Haverland, Manager - Development Services

R.S.

- Ata Muhammad, Planner - Development Services
- Karen Mercer, Planner - Development Services
- Jordan Evans, Manager - Regional and Long Range Planning; and

Six other individuals were also in attendance.

Subdivision extension requests - SD17-025, SD17-026 and SD16-048 Irvine Creek

Manager of Development Services Charlene Haverland provided a staff report relating to the request to extend the subdivision validity periods of SD17-025, SD17-026 and SD16-048 Irvine Creek.

59-22 Deputy Mayor Smith -- that Leduc County Council approves the request to extend the subdivision validity periods of SD17-025, SD17-026 and SD16-048 Irvine Creek for a one year period to March 8, 2023.

Carried Unanimously

Five individuals

Five individuals exited the council chamber at 2:08 p.m.

Development Permit Application D21-344 - Agriculture Land Improvements Direct Control, A 49408 Hwy 814 (Roll No. 969000)

Planner Ata Muhammad provided a staff report relating to Direct Control Development Permit Application D21-344 for a clay extraction and agricultural land improvement on SE 27-49-24-W4.

60-22 Councillor Lewis -- that Leduc County Council approves Direct Control Development Permit Application D21-344 by Ironstone Services Ltd. (Dean Charpentier), on behalf of Ferdinand Knoppers for a clay extraction and agricultural land improvement on SE 27-49-24-W4 (Roll No. 969000), subject to the following conditions:

1. Approval is granted based on the information provided by the applicant for the approved development only and no other development.
2. The approved development shall be located as shown on the approved Site Plan: CO2 Project No: 21-002 dated March 5, 2021 and prepared by DECALTA Consulting Ltd.
3. This permit is approved for a period of two (2) years. On or before two (2) years from the date of issuance of this development permit all extraction, haul and reclamation activities shall be completed unless a new development permit allowing for an extension of these activities is issued.
4. The site shall be maintained in a neat and orderly manner including the containment of all construction materials and refuse, to the satisfaction of the Development Authority.
5. Hours of operation for extraction activities shall be limited to 7am to 6pm Monday to Friday and 8am to 5pm on Saturdays. No activity is permitted on Sundays or statutory holidays.
6. During extraction activities, the site shall be monitored for the establishment of noxious and prohibited noxious weeds as per Alberta's Weed Control Act & Regulations. If weeds are present, they must be controlled or destroyed accordingly.
7. The applicant/landowner shall submit a reclamation plan upon completion of the excavation activities. The plan shall encompass all disturbed areas and shall include reclamation methods, grading, contouring, site drainage, water quality, replacing the overburden and topsoil, and potential agricultural use.

R.5

8. Site remediation and restoration to agricultural land shall be carried out immediately following the completion of excavation activities, including the seeding of the area to grass to prevent erosion from occurring.
9. All loads of material being transported shall be tarped appropriately to ensure that material is not spread unintentionally.
10. Infilling and site grading shall not be permitted to impede or interfere with the natural flow of surface water onto adjacent lands or public ditches.
11. No use or operation shall cause or create any significant impact or nuisance during normal operation which, in the opinion of the Development Authority, may be objectionable beyond the boundary of the site which contains it, by way of but not limited to the following:
 - i. odorous and/or toxic matter
 - ii. water quality deterioration
 - iii. dust, fly ash or other particulate matter
 - iv. Groundwater quality or quantity deterioration
 - v. noise
 - vi. glare
12. The landowner shall comply with all applicable federal and provincial laws and obtain any additional approvals as and where required for the operation of the approved development.
13. The applicant/landowner shall provide firefighting access at all times to the satisfaction of Leduc County Fire Services.
14. No further development, expansion or change in use is permitted unless approved by Leduc County.

Carried Unanimously

Staff members Haverland, Muhammad and Mercer and one individual

Staff members Haverland, Muhammad and Mercer and one individual exited the council chamber at 2:32 p.m.

Staff members Lefebvre and Gurmin

Fire Chief Keven Lefebvre and Fire Marshall Brad Gurmin entered the council chamber at 2:33 p.m.

Business Retention and Expansion (BRE) Feasibility Study Project funding request

Manager of Regional and Long Range Planning Jordan Evans provided a staff report relating to the Business Retention and Expansion (BRE) Feasibility Study Project funding request.

61-22 Councillor Vandenberghe -- that Leduc County Council approves funding for the business Retention Expansion (BRE) Program and Business Retention Centre (BRC) Facility Pilot Project of \$89,000 in 2022 and \$526,000 in 2023, for a total of \$615,000 to be funded from the special purpose operating reserve and that administration pursue additional grant opportunities for this initiative to offset the draw from the reserve.

Carried Unanimously

Staff member Evans

Staff member Evans exited the council chamber at 2:40 p.m.

R-5

Annual appointment of fire guardians - 2022

Fire Marshall Brad Gurmin provided a recommendation with respect to the appointment of fire guardians for the 2022 fire season.

62-22 Councillor Wanchuk -- that Leduc County Council approves the following appointment of personnel, as presented, for the 2022 fire season as per the Province of Alberta, Forest and Prairie Protection Act, revised statutes of Alberta, 2000, Chapter F-19, Section 4:

New Sarepta Rural area

o Allan and Karen Thurston

Nisku Rural area

o Ron Chumulka
o on-duty fire officer

Calmar Rural area

o Larry Sendziak
o Mark and Joe Bendoritis
o Betty Glassman and Ron Hepperle
o Mike Bott
o Ron Patrick

Warburg Rural area

o Dwayne Mayr

County Councillors

o Division 1 - Rick Smith
o Division 2 - Kelly-Lynn Lewis
o Division 3 - Kelly Vandenberghe
o Division 4 - Larry Wanchuk
o Division 5 - Tanni Doblanko
o Division 6 - Glenn Belozar
o Division 7 - Ray Scobie

County Manager - Duane Coleman

Fire Administrative Assistant - Dawn Gavin

Fire Prevention Officer - Devon Stout

Enforcement Services

o Clarence Nelson, Director
o James Wells, Community Peace Officer
o Andy Patterson, Community Peace Officer
o Greg Barker, Community Peace Officer
o Mitch Knudson, Community Peace Officer

Millet Rural area

o Derek and Colleen Day

Leduc Rural area

o Ed Dalmer
o Tom Bradshaw

Thorsby Rural area

o Dennis and Bernice Gruniger
o Larry Sendziak
o Mark and Joe Bendoritis
o Vince Halwa
o Ron Patrick

Public Works

o Darrell Stone, Manager - Operations
o Graham Preston, E Area Foreman
o Vacant, W Area Foreman
o Dean Downey, Manager - Utilities
o Derek Wilkins, Team Lead

Agricultural Services

o Garrett Broadbent, Director
o Aaron Van Beers, Manager
o Nathanael Berg, Ag Services Coordinator

Leduc County Fire Services

o Keven Lefebvre, Fire Chief
o Brad Gurmin, Fire Marshal
o Tylor Bennett, Deputy Fire Chief
o Ivana Irwin, Deputy Fire Chief

R.S.

Calmar District

- o Rob Csolle, DC
- o Ryan VanLooy, Capt.
- o Vince Barone, Capt.
- o Paul Vanderleest, Capt.

New Sarepta District

- o Shelley Millar, DC
- o Jason Ertman, Capt.
- o Alex Eelhart, Capt.
- o Clayton Fitchner, Capt.

Nisku District

- o James Wells, DC
- o Duane South, Capt.
- o Devin Fleming, Capt.
- o Nick McDonald, Capt.
- o Daniel Soucie, Capt.

Thorsby District

- o Sean Cooke, Capt.
- o Vince Warren, Capt.

City of Leduc - George Clancy

Millet District - Steve Moen, Fire Chief

Warburg District - Neil Philipic, Fire Chief

Carried Unanimously

Adjournment


63-22 Councillor Scobie -- that the regular County Council meeting be adjourned.

Carried Unanimously

The regular County Council meeting adjourned at 2:46 p.m.



Deputy Mayor



County Manager