



## Regular Council Meeting

### Minutes

December 10, 2024

Council Chamber - Leduc County Centre, Nisku, AB

Council Present: Mayor Tanni Doblanko  
Councillor Rick Smith  
Councillor Kelly-Lynn Lewis  
Councillor Dal Viridi  
Councillor Larry Wanchuk  
Councillor Glenn Belozher  
Councillor Ray Scobie

Staff Present: Duane Coleman, County Manager  
Renee Klimosko, Deputy County Manager  
Lisa Brown, Legislative Coordinator  
Miranda Anderson, Executive Assistant - Council

Regrets: Alan Grayston, General Manager - Development and Community Services

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**1. Call to Order - 1:30 p.m.**

Mayor Doblanko called the meeting to order at 1:30 p.m.

**2. Agenda adoption - December 10, 2024 Regular Council Meeting**

**Resolution No. 209-24**

**Mover:** Councillor Belozher

That the agenda for the December 10, 2024 Regular Council Meeting be adopted as presented.

Carried Unanimously

**3. Adoption of previous minutes**

**a. Regular Council meeting minutes - November 12, 2024**

**Resolution No. 210-24**

**Mover:** Councillor Lewis

That the November 12, 2024 Regular Council Meeting minutes be adopted as presented.

Carried Unanimously

**b. 2025 Interim Budget meeting - November 25 and 26, 2024**

**Resolution No. 211-24**

**Mover:** Councillor Wanchuk

That the November 25 and 26, 2024 2025 Interim Budget meeting minutes be adopted as presented.

Carried Unanimously

**4. Presentations**

**a. Public**

There was no one in attendance to provide a public presentation.

**b. Staff introduction**

The following staff were introduced to Council:

- Jason Allan, Manager - Fleet Services

**c. Staff Recognition**

The following staff member was recognized for 5 years of service:

- Brandon Green, Light equipment operator - Road Operations

**5. Policy Approvals**

**a. Policy PG-04 - Snow Clearing Private Driveways**

**Resolution No. 212-24**

**Mover:** Councillor Scobie

That Council approves the revised PG-04 Snow Clearing Private Driveways policy as recommended by the Municipal Policy Review Committee.

Carried Unanimously

**7. Department reports/recommendations**

**a. 2:00 p.m. - Planning and Development**

**7.a.1 Direct Control District Permit Application D24-393 Free Standing Sign (Double-sided Illuminated Pylon)**

**Resolution No. 213-24**

**Mover:** Councillor Viridi

That Council approves development permit application D24-393 subject to the following conditions:

1. Approval is granted based on the information provided by the applicant for the approved development only and for no other development.
2. The approved development shall be located as shown on the attached approved site plan.
3. If at any time the sign becomes a safety hazard to vehicular traffic, or interferes with County Public Works operations, the applicant shall remove the sign, at the applicant's expense.
4. The sign shall not be flashing, animated, or display intermittent lights.
5. The applicant shall ensure that the sign is maintained and repaired as necessary.
6. The sign shall not obstruct free and clear vision of vehicular and pedestrian traffic.
7. The sign shall not interfere with or be confused with an authorized traffic sign, signal or device.
8. No further development, expansion or change in use is permitted unless approved by Leduc County.

Carried Unanimously

**6. 1:45 p.m. - Public hearing**

**a. Bylaw 18-24 - To amend Land Use Bylaw 07-08 to redistrict SW 7-50-24-W4M (64.7 ha±, 160.00 ac±) parcel from AG - Agricultural District to the LI – Light Industrial**

Mayor Doblanko opened the public hearing at 1:45 p.m. for Bylaw No. 18-24 to amend Land Use Bylaw 07-08 to redistrict SW 7-50-24-W4M (64.7 ha±, 160.00 ac±) parcel from AG - Agricultural District to the LI – Light Industrial.

Mayor Doblanko called upon administration to introduce the subject of the hearing.

Holly Mikkelsen, Stantec and Joe Shovlin, Beacon Data Centres gave a presentation in support of Application LA24-004 to amend Land Use Bylaw 07-08.

No one spoke in support or opposed to the proposed bylaw.

Mayor Doblanko closed the public for Bylaw No. at 2:09 p.m.

**6.a.1 Bylaw 18-24 To amend Land Use Bylaw 07-08**

**Resolution No. 214-24**

**Mover:** Councillor Belazer

That Council gives first reading to Bylaw 18-24 To amend Land Use Bylaw 07-08, to redistrict SW 7-50-24-W4M approximately 64.7 ha (160.00 ac) parcel from the AG - Agricultural District to the LI – Light Industrial, as presented.

Carried Unanimously

**Resolution No. 215-24**

**Mover:** Councillor Smith

That Council gives second reading to Bylaw 18-24.

Carried Unanimously

**Resolution No. 216-24**

**Mover:** Councillor Wanchuk

That Council Bylaw 18-24 be given third reading by unanimous consent of Council members present.

Carried Unanimously

**Resolution No. 217-24**

**Mover:** Councillor Scobie

That Council gives third and final reading to Bylaw 18-24.

Carried Unanimously

**7.a.2 Leduc County Growth Strategy**

**Resolution No. 218-24**

**Mover:** Mayor Doblanko

That Council adopts the Leduc County Growth Strategy Project Charter as presented.

Carried Unanimously

**b. 2:30 p.m. - Finance**

**7.b.1 Accounts receivable, utilities and property tax receivable write-offs**

**Resolution No. 219-24**

**Mover:** Mayor Doblanko

That Council approves the write-off of the following accounts receivable, utilities and property tax receivable balances of \$153,454.11 for charges from 2016 to 2024.

	Outstanding Balances (\$)	Description	Year
Accounts Receivable	19,382.57	Declared bankruptcy, collection agency has exhausted all efforts, or the County's collection procedures have been followed but were unsuccessful.	2019-2022
Utilities	3,300.88	Declared bankruptcy.	2023-2024
Property Tax	130,770.66	Declared bankruptcy, collection agency has exhausted all efforts, or the County's collection procedures have been followed but were unsuccessful.	2016-2024
Total	153,454.11		

Carried Unanimously

**7.b.2 Provincial Education Requisition Credit (PERC) and Designated Industrial Requisition Credit (DIRC)**

**Resolution No. 220-24**

**Mover:** Councillor Scobie

That Council acknowledges that they are aware of the 2024 Provincial Education Requisition Credit (PERC) and Designated Industrial Requisition Credit (DIRC) applications for \$20,857.07 and \$568.71 respectively, and that Leduc County remains obligated to remit the education property tax requisition to the Alberta School Foundation Fund (ASFF) for these properties.

Carried

**c. 2:35 p.m. - Engineering and Utilities**

**7.c.1 Regional Transit Service to Edmonton International Airport, Route 747**

**Resolution No. 221-24**

**Mover:** Councillor Lewis

That Council authorizes administration to enter into the "Regional Transit Service Agreement for Transit Service to Edmonton International Airport YEG" with the with the City of Edmonton, the City of Leduc, and the Edmonton International Airport to continue to operate Route 747.

Carried Unanimously

**7.c.2 Nickel Expropriation, outstanding matter**

**Resolution No. 222-24**

**Mover:** Mayor Doblanko

That Council allocates \$25,000 to address the relocation of the AC units and to move the fence back onto to the property line for property Plan 0622076, Block 1, Lot 5 to be funded from the Operating stabilization and contingency reserve.

Carried

**d. 2:50 p.m. - County Manager's Office**

**7.d.1 Appointment of Ethics Commissioner**

**Resolution No. 223-24**

**Mover:** Councillor Belozer

That Council appoints Kingsgate Legal as the Ethics Commissioner for Leduc County in accordance with Council Code of Conduct Bylaw No. 02-24.

Carried Unanimously

**7.d.2 Approval of list of facilitators**

**Resolution No. 224-24**

**Mover:** Councillor Lewis

That Council approves the list of facilitators from the Government of Alberta, Municipal Affairs mediator roster to provide mediation and facilitation services with respect to complaints filed under the Council Code of Conduct Bylaw.

Carried Unanimously

**7.d.3 Economic Development**

**7.d.3.1 Edmonton Global**

**Resolution No. 225-24**

**Mover:** Mayor Doblanko

That Council directs the Administration to prepare a letter for the Mayor's signature notifying the Edmonton Metropolitan Region Economic Development Company, also known as Edmonton Global, that Leduc County is providing their two year notification of intent to leave membership before December 31, 2024.

Carried Unanimously

**8. Adjournment**

Mayor Doblanko adjourned the meeting at 2:51 p.m.

Mayor

County Manager