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**REGULAR COUNCIL  
MEETING AGENDA  
Tuesday, January 9, 2018**

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1. **ORDER** – 1:30 p.m.
2. **ADOPTION OF AGENDA**
3. **ADOPTION OF PREVIOUS MINUTES**
  - Special Council Meeting (Budget) – November 27<sup>th</sup> & 29<sup>th</sup> and December 4<sup>th</sup> & 7<sup>th</sup>, 2017 ✓
  - Regular Council Meeting - December 12, 2017 ✓
4. **PUBLIC PRESENTATIONS**
  - a) Public
  - b) 1:45 p.m. Presentation – Leduc Arts Foundry Project ✓ Chandell Popik
5. **PUBLIC HEARINGS**
  - a) 2:00 p.m. Public Hearing – Text Amendments to Leduc County Land Use Bylaw No. 07-08 – TA17-005 Agricultural (AG) District, adding Rural Wedding and Agricultural Event Centre Facility as a Discretionary Use ✓ Charlene Haverland
  - b) 2:15 p.m. Reconvene Public Hearing (from December 5<sup>th</sup>, 2017) – Amendment to Leduc County Land Use Bylaw No. 07-08 – Redistrict from the Service Commercial (CS) District to Industrial District on Lot 2, Block 15, Plan 7821344, E 13-50-25-W4, 1603335 Alberta Ltd. ✓ Colin Richards
6. **DEPARTMENT REPORTS / RECOMMENDATIONS**
  - a) 2:30 p.m. Planning & Development
    - i) Development Permit Application D17-261 (Direct Control) – SE 22-50-26-W4 ±0.9 ha (±2.3 ac), Proposed Warehouse w/ Outdoor Storage and Convert Existing Dwelling to Business Office, Alistair Cockburn Architect Ltd. / Serafinchan ✓ Colin Richards
    - ii) Development Permit Application D17-297 (Direct Control) – SE 22-50-26-W4 ±63.8 ha (±157.7 ac) for General Industrial / Contractor Use, Bara ✓ Colin Richards
    - iii) Development Permit Application D16-342 (Direct Control) – Lot 1, Block 2, Plan 0620046, Pt. SW 36-50-23-W4, ±2.63 ha (±6.5 ac) – to allow for Contractor Services, Limited; Business Office and Outdoor Storage, Real Amyotte ✓ Dave Desimone
  - b) Edmonton Metropolitan Region Board Update Grant Bain
7. **NEW BUSINESS**
  - a) Tax and Penalty Write-Offs ✓ Natasha Wice
  - b) Premium Outlet Mall at Edmonton International Airport - Grand Opening Enhanced Policing Application ✓ Clarence Nelson

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**REGULAR COUNCIL MEETING AGENDA**  
**Tuesday, January 9, 2018**

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**8. BYLAWS**

- a) Bylaw No. 32-17 (*2<sup>nd</sup> & 3<sup>rd</sup> Readings*) – Road Closure and Sale – ✓ Rick Thomas  
Undeveloped Road Right of Way (or a portion thereof) located North  
of Lot 2, Block 1, Plan 0526189 within West Ridge, New Sarepta

**9. COUNCILLOR COMMITTEE REPORTS**

a)

**10. INFORMATION ITEMS**

a)


**11. ADJOURNMENT**

✓ Attachment Provided

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**MISSION: To provide quality municipal services to citizens within Leduc County.**



**MINUTES OF THE REGULAR COUNTY COUNCIL MEETING, LEDUC COUNTY, HELD ON TUESDAY, JANUARY 9, 2018 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, January 9, 2018 by Mayor Tanni Doblanko as Chair with Council Members Kelly-Lynn Lewis, Larry Wanchuk, Glenn Belozher and Ray Scobie present. Council Members Kelly Vandenberghe and Rick Smith arrived after the meeting convened due to their attendance on behalf of Mayor Doblanko at the Edmonton Economic Development Impact luncheon.

Also present were:

- Duane Coleman, County Manager
- Rick Thomas, Deputy County Manager/General Manager, Community & Protective Services
- Grant Bain, Director of Planning and Development
- Renee Klimosko, General Manager of Financial and Corporate Services
- Joyce Gavan, Recording Secretary

Present as well were two other individuals.

**Agenda Adoption**

**01-18** Councillor Belozher-- that the agenda for the January 9, 2018 Regular County Council meeting be adopted as circulated.

Carried Unanimously

**Previous Minutes**

- Special Meeting (Budget) – November 27<sup>th</sup>& 29<sup>th</sup> and December 4<sup>th</sup>& 7<sup>th</sup>, 2017
  - Regular Meeting – December 12, 2017
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**02-18** Councillor Wanchuk -- that the following meeting minutes be confirmed as circulated:

- Special Meeting (Budget) - November 27<sup>th</sup>& 29<sup>th</sup> and December 4<sup>th</sup>& 7, 2017 (amendment on Page 283 by substituting Mayor Whaley with Mayor Doblanko); and
- Regular County Council – December 12, 2017.

Carried Unanimously

**Public Presentation**

Mayor Doblanko asked if there was anyone in attendance to provide a public presentation, and there was no one.

**Presentation – Leduc Arts Foundry Project**

Ms. Chandell Popik, Chair, and Breanne Kyler, Vice Chair, provided a PowerPoint presentation on the Leduc Arts Foundry, highlighting the following:

- There is a vision for an Arts Centre in Leduc which has been years in the making; art enthusiasts have come together to create a concept space that is at the heart of the community, incorporating an inspiring blend of a variety of visual arts disciplines and beyond.
- Strategic Plan is set for the next six years; Board Members have committed to this timeline.
- Project Planning and the Work Breakdown Structure - have target dates to achieve work streams.

- Completed an environmental scan across Canada for comparison purposes; wish to be the pioneers of an arts centre in Leduc.

Mrs. Haverland, Mr. Desimone; Mr. Richards and Four Individuals

Mrs. Charlene Haverland, Manager of Development Services; Mr. Dave Desimone, Senior Planner; Mr. Colin Richards, Team Lead Development; and four individuals entered the Council Chamber at 1:39 p.m.

- Over the course of year will be working on grants.
- Are registered as a Non-Profit Society.
- Held a first Art Walk event in Leduc on July 15, 2017 with over 6,000 people attending. Plan on expanding artists for July 14, 2018.
- Financial update – have been reserved in spending to date.
- Grant opportunities available – in November took on partnership with the University of Alberta to explore what grants are available for arts and culture; divided into 3 categories: Pre-Capita/Research Grants, Capital Grants and Programming Grants.
- Anticipate construction of a 12,000 sq.ft. building consisting of a gallery to house travelling museums, open mike music space.
- Requesting Leduc County to consider appointment of a County Councillor to participate as a Board Member and consider becoming a project sponsor.

**03-18** Councillor Lewis -- that Leduc County Council receives as information the presentation by the Leduc Arts Foundry.

Carried Unanimously

Ms. Popik and Ms. Kyler

Ms. Popik and Ms. Kyler exited the Council Chamber at 1:50 p.m.

**Bylaw No. 32-17 (2<sup>nd</sup> & 3<sup>rd</sup> Readings) – Road Closure and Sale – Undeveloped Road Right of Way (or a portion thereof) located North of Lot 2, Block 1, Plan 0526189 within West Ridge, New Sarepta**

**04-18** Councillor Belozar – that Bylaw No. 32-17 be given second reading.

Carried Unanimously

**05-18** Councillor Scobie – that Bylaw No. 32-17 be given third and final reading.

Carried Unanimously

Mrs. Wice

Mrs. Natasha Wice, Director of Finance, entered the Council Chamber at 1:54 p.m.

**Tax and Penalty Write-Offs**

Mrs. Natasha Wice, Director of Finance, provided a staff recommendation requesting approval of tax account balances for write-offs.

**06-18** Councillor Belozar -- that Leduc County Council approves the recommended following tax account write-off balances from the years 2002 to 2017 totaling \$131,996.54:

Roll No.	Tax Levy	Penalty	Balance	Description
8545000	2,260.71	602.47	2,863.18	2015 - 2017 Tax & Penalty (Uncollectable/Orphan Well)
8568003	7,018.51	1,868.63	8,887.14	2015 - 2017 Tax & Penalty (Uncollectable/Orphan Well)
8668001	1,529.05	410.97	1,940.02	2015 - 2017 Tax & Penalty (Uncollectable/Orphan Well)
8668002	558.87	202.33	761.20	2015 - 2017 Tax & Penalty (Uncollectable/Orphan Well)
8668003	1,333.79	443.22	1,777.01	2015 - 2017 Tax & Penalty (Uncollectable/Orphan Well)
8668004	8,559.12	2,291.82	10,850.94	2015 - 2017 Tax & Penalty (Uncollectable/Orphan Well)
8668005	1,599.45	265.08	1,864.53	2015 - 2017 Tax & Penalty (Uncollectable/Orphan Well)
8668006	2,775.92	616.53	3,392.45	2015 - 2017 Tax & Penalty (Uncollectable/Orphan Well)
8717005	653.20	125.45	778.65	2016 - 2017 Tax & Penalty (Uncollectable/Orphan Well)
8717015	276.69	6.00	282.69	2016 - 2017 Tax & Penalty (Uncollectable/Orphan Well)
8722001	726.09	190.59	916.68	2016 Tax & Penalty (Uncollectable/Orphan Well)
8722002	536.19	140.74	676.93	2016 Tax & Penalty (Uncollectable/Orphan Well)
8740003	882.17	369.20	1,251.37	2015 Tax & Penalty (Uncollectable/Orphan Well)
8802700	727.18	14.45	741.63	2016 - 2017 Tax & Penalty (Uncollectable/Orphan Well)
8868100	22,238.18	8,555.29	30,793.47	2014 - 2017 Tax & Penalty (Uncollectable/Bankruptcy)
8870110	3,600.61	945.08	4,545.69	2016 - Assessment Linear Tax Provincial
8894700	30,618.61	10,288.13	40,906.74	2015 - 2017 Tax & Penalty (Uncollectable/Orphan Well)
8895150	1,999.65	5,662.18	7,661.83	2006 - 2007 Assessment Linear Tax Provincial
8920002	2,995.85	8,108.54	11,104.39	(2002 - 2007) (2012 - 2016) Assessment Linear Tax Provincial
<b>Total</b>	<b>90,889.84</b>	<b>41,106.7</b>	<b>131,996.54</b>	

Carried Unanimously

Mrs. Wice

Mrs. Wice exited the Council Chamber at 2:01 p.m.

**Public Hearing – Proposed Text Amendments to Leduc County Land Use Bylaw No. 07-08 –TA17-005 Agricultural (AG) District adding Rural Wedding and Agricultural Event Centre Facility as a Discretionary Use, Ricke**

Mayor Doblanko convened the Public Hearing at 2:02 p.m. with respect to the proposed text amendments to Leduc County Land Use Bylaw No. 07-08 to amend Section 9.1.3 of the Agricultural (AG) District to allow for the provision of Rural Wedding and Agricultural Event Facility as a discretionary use.

Mayor Doblanko called upon Administration staff to provide background information.

Mr. Dave Desimone, Senior Planner, provided a staff report with respect to the proposed text amendment to the Leduc County Land Use Bylaw No. 07-08, highlighting the following:

1. The Applicant, Jeff Ricke, applied to amend the Leduc County Land Use Bylaw No. 07-08 to allow for a Wedding and Event Facility as a discretionary use within the Agricultural (AG) District.
2. The use is to be an accessory to the principle use. Objective 2.1.1 of the Municipal Development Plan stipulates rural industries which use local resources, offering a local service or require large areas in suitable locations throughout the County should be accommodated. As well, Objective 2.1.3 of the Municipal Development Plan supports the accommodation of commercial development ancillary to the primary site use. The accessory nature of the recommended use conforms to these provisions of the Municipal Development Plan.
3. The revised definition of this proposed use provides clarity to ensure compatibility with existing agricultural uses, in compliance with Objective 3.1.4 of the Municipal Development Plan, to accommodate land uses compatible with agriculture.
4. The proposed amendment was advertised in the December 13<sup>th</sup> and 20<sup>th</sup>, 2017 editions of the County Market newspaper 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. The following comments were received:

Brazeau County – no objection however cited the following concerns:

- The proposed amendment is contrary to Leduc County's policies and Alberta Land Use Policies.
- The amendment would diminish the ability for Leduc County to support and manage agricultural operations and limit impacts on non-agricultural uses.

City of Edmonton

- The proposed amendment may include this type of development within annexation lands.
- The use "Convention Facility" is a similar use and is in other Districts.
- The proposed amendment lacks specific use regulations for size limits, servicing, parking and landscaping.
- A site specific amendment would eliminate impacts on the agreed upon annexation area.

Leduc County Agricultural Services – not opposed to the amendment depending on clarification of the definition of "Wedding and Event Facility".

5. Diversification of the agricultural sector with uses that promote agri-tourism and the expansion of the uses available within the Agricultural District are supported at the Provincial, Regional and Municipal levels, provided measures are taken to avoid possible land use conflicts and the proposed use enhances primary agricultural uses. The discretionary use, Rural Wedding & Agricultural Event Facility, to accommodate alternatives in the Agricultural District while allowing for site regulations to be employed on an individual basis.
6. As this is a proposed discretionary use under the Agricultural District, site specific regulations and restrictions will be applied on a case by case basis that will address any adjacent landowner and adjacent municipality concerns or objections, as well as traffic, noise, landscaping, design and any additional regulations applicable at the time of development permit application.
7. The proposed use will allow for development permit applications to be considered for farmer's markets and rural wedding venues. Based on the above, Planning & Development

recommends that Council gives first, second and third readings to the proposed amendment.

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

Mayor Doblanko asked Council Members if they had any questions for Administration.

In response to a question by a Council Member, Mr. Desimone provided clarification on the redistricting in that the use of "Wedding and Event Facility" as discretionary use would apply to Agricultural Districts vs. site specific.

Mayor Doblanko called upon the applicant(s) to speak to the proposed amendment.

Mrs. Christine Ricke, applicant(s), spoke to the proposed amendment, as follows:

- Have purchased a parcel of land in the rural area.
- Would like to bring a facility within a rural area and bring wedding events back to their roots. Have done extensive research and have had several meetings with administration staff.
- Want to utilize nearby hotels; be close to town and provide an opportunity to the community to promote tourism.

Mayor Doblanko called upon anyone wishing to speak in support or against the proposed amendments, and there was no one.

#### Councillors Vandenberghe and Smith

Councillors Kelly Vandenberghe and Rick Smith entered the Council Chamber at 2:14 p.m.

Mayor Doblanko asked if there were any further questions for clarification.

In response to a question by a Council Member, Mr. Desimone provided clarification with respect to Agricultural Services relative to specific definitions.

Mayor Doblanko called upon administrative staff to provide final comments, and there were none.

Mayor Doblanko called upon the applicant(s) to provide final comments.

Mrs. Ricke, applicant, provided the following additional closing comments:

- Plan to offer a shuttle service for events to address traffic and safety concerns.
- Feel there is a demand for these events.

#### **Conclude Public Hearing**

Mayor Doblanko concluded the Public Hearing at 2:17 p.m.

#### Excuse Councillors Vandenberghe and Smith

Councillors Vandenberghe and Smith did not participate in the voting in consideration of the following Bylaw to amend the Leduc County Land Use Bylaw as they were absent for the majority of the Public Hearing.

**Bylaw No. 01-18 - Amendment to Leduc County Land Use Bylaw No. 07-08 – Proposed Text Amendments to Leduc County Land Use Bylaw No. 07-08 –TA17-005 Agricultural (AG) District adding Rural Wedding and Agricultural Event Centre Facility as a Discretionary Use, Ricke**

**07-18** Councillor Belozer -- that Bylaw No. 01-18 be given first reading to amend the Leduc County Land Use Bylaw as follows:

1. That the following be added to Part 11 – Definitions:

Rural Wedding and Agricultural Event Facility means an indoor facility, accessory and incidental to the primary use that provides for an alternative of venue for events within a traditional rural setting and is not intended to locate development that would be better located within defined business and commercial areas. Any use and/or development considered under this definition shall be designed to be agriculturally harmonious by way of design, appearance, scale and form and shall not detract from the rural and agricultural context of the site or its surroundings. Uses may include (but is not limited to) weddings, meetings, seminars, farmers markets and trade fairs.

2. That "Rural Wedding and Agricultural Event Facility" be added as a discretionary use under Sections 9.1.3 (Agricultural District).

Carried Unanimously

**08-18** Mayor Doblanko -- that Bylaw No. 01-18 be given second reading.

Carried Unanimously

**09-18** Councillor Belozer -- that Bylaw No. 01-18 be given third reading with the unanimous consent of the Council Members present.

Carried Unanimously

**10-18** Councillor Lewis -- that Bylaw No. 01-18 be given third reading.

Carried Unanimously

Councillors Vandenberghe and Smith did not participate in the voting of Bylaw No. 01-18.

**Reconvene Public Hearing – Proposed Amendment to Leduc County Land Use Bylaw No. 07-08 –Redistrict from the Service Commercial (CS) District to the Industrial (IND) District on Lot 2, Block 15, Plan 7821344, E 13-50-25-W4, 1603335 Alberta Ltd.**

Mayor Doblanko reconvened the Public Hearing at 2:21 p.m. with respect to the proposed amendment to Leduc County Land Use Bylaw No. 07-08 to redistrict from the Service Commercial (CS) District to the Industrial (IND) District on Lot 2, Block 15, Plan 7821344, E 13-50-25-W4 by 1603335 Alberta Ltd. This was reconvened from the December 5, 2017 Regular Council Meeting.

Mayor Doblanko called upon Administration staff to provide background information.

Mr. Colin Richards, Team Lead Development, provided a staff report with respect to the proposed amendment to the Leduc County Land Use Bylaw No. 07-08, highlighting the following:

1. The applicant has applied for the redistricting to bring the southern lot of two adjoining lots from which they operate into conformity with the northern parcels' zoning under the IND – Industrial District. A redistricting to the IND – Industrial District would reflect the existing industrial use of the two properties.



2. On December 5, 2017 Council recessed the Public Hearing in order to allow the City of Leduc to provide a formal response to the proposal in accordance with the 21 day referral agreement prescribed within the Leduc County / City of Leduc Intermunicipal Development Plan.
3. In response, the City of Leduc provided a letter on December 18, 2017 advising that they hold concerns with the proposal, however do not formally object to the proposal.
4. Upon formal review of the comments by the City of Leduc, the County does not feel that the amendment to the subject property would pose any detrimental risk to the hotel development on the south side of Airport Road, and therefore maintain the recommendation as presented to Council on December 5, 2017.
5. As a result of this, Planning and Development recommend that Council provides first, second and third readings to the proposed bylaw to amend the subject property from the Service Commercial District to the Industrial District.

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

Mayor Doblanko asked Council Members if they had any questions for Administration, and there were none.

Mayor Doblanko called upon anyone wishing to speak in support or against the proposed amendments, and there was no one.

### **Conclude Public Hearing**

Mayor Doblanko concluded the Public Hearing at 2:24 p.m.

### **Bylaw No. 02-18 - Amendment to Leduc County Land Use Bylaw No. 07-08 –Redistrict from the Service Commercial (CS) District to the Industrial (IND) District on Lot 2, Block 15, Plan 7821344, E 13-50-25-W4, 1603335 Alberta Ltd.**

**11-18** Councillor Smith -- that Bylaw No. 02-18 be given first reading to amend the Leduc County Land Use Bylaw as follows:

That those lands described as Plan 7821344, Block 15, Lot 2 affecting  $\pm 0.583$  ha ( $\pm 1.44$  ac) be redistricted from the Service Commercial (CS) District to the Industrial (IND) District.

Carried Unanimously

**12-18** Councillor Lewis -- that Bylaw No. 02-18 be given second reading.

Carried Unanimously

**13-18** Councillor Belozer -- that Bylaw No. 02-18 be given third reading with the unanimous consent of the Council Members present.

Carried Unanimously

**14-18** Councillor Vandenberghe -- that Bylaw No. 02-18 be given third reading.

Carried Unanimously

JD

**Development Permit Application D17-261 (Direct Control) – SE 22-50-26-W4th – Proposed Warehouse w/ Outdoor Storage and Convert Existing Dwelling to Business Office, Alistair Cockburn Architect Ltd./Serafinchan**

Mr. Colin Richards, Team Lead Development, provided a staff recommendation to approve Development Permit Application D17-261 (Direct Control) for a proposed warehouse with outdoor storage and convert an existing dwelling to business office on Pt. SE 22-50-26-W4 ±0.9 ha; (+2.3 ac) by Alistair Cockburn Architect Ltd., Shiloh and Brent Serafinchan.

**15-18** Councillor Belazer -- that Leduc County Council approves Development Permit Application D17-261 (Direct Control) for a proposed warehouse with outdoor storage and convert an existing dwelling to business office on Pt. SE 22-50-26-W4 ±0.9 ha; (+2.3 ac) by Alistair Cockburn Architect Ltd., Shiloh and Brent Serafinchan, subject to the following conditions:

1. Approval is granted based on the information provided by the applicant for approved development only and no other development.
2. The approved development shall be located as shown on the approved Site Plan DP-1, dated September 2017.
3. Lot grading shall be provided in accordance with Site Grading Plan – C01 Rev A, dated August 2017, unless a new lot grading plan is submitted and approved by Leduc County Public Works & Engineering prior to commencement of this project.
4. Prior to the commencement / construction of the approved development, the applicant/ landowner shall contact Alberta Culture and Tourism to arrange the required detailing and recording of the historic farmyard and fulfill any subsequent requirements resulting from those discussions.
5. Any outdoor storage on the subject property shall accord with the setbacks and outdoor storage provisions stipulated in Direct Control District DC-020.
6. Any development on the subject property shall be made available for hook-up to servicing once it is made available for the area in accordance with the provisions of the South of Devon Industrial Area Structure Plan.
7. Approval shall be obtained from Leduc County Public Works and Engineering prior to connection to any County water and/or sewer lines.
8. The approach must be maintained to avoid any damage to the County owned road surface due to construction activity. A post development inspection will be conducted and the applicant/landowner must rectify any damage to the approach or County roadway.
9. All portions of the site being utilized for industrial activity or vehicular movement that are not landscaped shall be paved and/or graveled to reduce dust generation.
10. Parking shall be provided in accordance with the provisions of the Leduc County Land Use Bylaw and as indicated on the approved site plan.
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) dust, fly ash or other particulate matter
  - iii) noise
  - iv) vibrations
  - v) air pollution
  - vi) industrial waste
  - vii) water quality deterioration
  - viii) groundwater quality or quantity deterioration
  - ix) glare
  - x) radiation emission
  - xi) high brightness light source.

12. The movement of construction material onto the property may require the applicant to enter into a Road Use Agreement with the County. The applicant must contact Public Works and Engineering prior to the movement of construction material to discuss this requirement.
13. The development shall not cause any adverse drainage impact on adjacent properties or flooding of nearby ditches in excess of their capabilities.
14. 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.
15. All new accesses, approaches or upgrades, including driveways required off of a Leduc County public roadway, as a result of the development shall first require an Access Application to be provided to the satisfaction of, and approved by Leduc County Public Works and Engineering.
16. Any freestanding signage related to this development requires the approval of Leduc County by a separate development permit application.
17. The applicant/landowner shall provide firefighting access at all times to the satisfaction of Leduc County Fire Services.
18. No outdoor sandblasting or spray painting of any kind shall be permitted on site.
19. The applicants and/or landowners are responsible for the survival and maintenance of all landscaped areas for a period of two years after installation. Any vegetation that does not survive shall be replaced at the expense of the applicants and/or landowners.
20. No further development, expansion or change in use is permitted unless approved by Leduc County.

Carried Unanimously

**Development Permit Application D17-297 (Direct Control) – SE 22-50-26-W4th – General Industrial / Contractor Use, Clayton Bara**

Mr. Colin Richards, Team Lead Development, provided a staff recommendation to approve Development Permit Application D17-297 (Direct Control) for a general industrial / contractor use on Pt. SE 22-50-26-W4  $\pm 63.8$  ha; ( $\pm 157.7$  ac) by Clayton Bara.

**16-18** Councillor Belozer -- that Leduc County Council approves Development Permit Application D17-297 (Direct Control) for a general industrial / contractor use on Pt. SE 22-50-26-W4  $\pm 63.8$  ha; ( $\pm 157.7$  ac) by Clayton Bara, subject to the following conditions:

1. Approval is granted based on the information provided by the applicant for approved development only and no other development.
2. The approved development shall be located as shown on the approved Site Plans 1 of 2 and 2 of 2, dated November 8, 2017.
3. Prior to commencement/construction of the approved development, the applicant/landowners shall contact Alberta Culture and Tourism to arrange the required detailing and recording of historic farmyard and fulfill any subsequent requirements resulting from those discussions.
4. Any outdoor storage on the subject property shall accord with the setbacks and outdoor storage provisions stipulated in Direct Control District DC-020.
5. Any development on the subject property shall be made available for hook-up to servicing once it is made available for the area in accordance with the provisions of the South of Devon Industrial Area Structure Plan.
6. Approval shall be obtained from Leduc County Public Works and Engineering prior to connection to any County water and/or sewer lines.
7. The approach must be maintained to avoid any damage to the County owned road surface due to construction activity. A post development inspection will be conducted and the applicant/landowner must rectify any damage to the approach or County roadway.

8. All portions of the site being utilized for industrial activity or vehicular movement that are not landscaped shall be paved and/or graveled to reduce dust generation.
9. Parking shall be provided in accordance with the provisions of the Leduc County Land Use Bylaw.
10. 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) dust, fly ash or other particulate matter
  - iii) noise
  - iv) vibrations
  - v) air pollution
  - vi) industrial waste
  - vii) water quality deterioration
  - viii) groundwater quality or quantity deterioration
  - ix) glare
  - x) radiation emission
  - xi) high brightness light source.
11. The movement of construction material onto the property may require the applicant to enter into a Road Use Agreement with the County. The applicant must contact Public Works and Engineering prior to the movement of construction material to discuss this requirement.
12. The development shall not cause any adverse drainage impact on adjacent properties or flooding of nearby ditches in excess of their capabilities.
13. 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.
14. All new accesses, approaches or upgrades, including driveways required off of a Leduc County public roadway, as a result of the development shall first require an Access Application to be provided to the satisfaction of, and approved by Leduc County Public Works and Engineering.
15. Any freestanding signage related to this development requires the approval of Leduc County by a separate development permit application.
16. The applicant/landowner shall provide firefighting access at all times to the satisfaction of Leduc County Fire Services.
17. No outdoor sandblasting or spray painting of any kind shall be permitted on site.
18. The applicants and/or landowners shall submit a Landscaping Plan to the development authority for approval within 6 months of the date of this approval.
19. No further development, expansion or change in use is permitted unless approved by Leduc County.

Carried Unanimously

Mr. Nelson

Mr. Clarence Nelson, Director of Enforcement Services, entered the Council Chamber at 2:41 p.m.

**Development Permit Application D16-342 (Direct Control) – Lot 1, Block 2, Plan 0620046, Pt. SW 36-50-23-W4th – Allow for Contractor Services, Limited; Business Office and Outdoor Storage, Real Amyotte**

Mr. Dave Desimone, Senior Planner, provided a staff recommendation to approve Development Permit Application D16-342 (Direct Control) to allow for contractor services, limited; business office and outdoor storage on Lot 1, Block 2, Plan 0620046, Pt. SW 36-50-23-W4  $\pm 2.63$  ha; ( $\pm 6.5$  ac) by Real Amyotte.



**17-18** Mayor Doblanko -- that Leduc County Council approves Development Permit Application D16-342 (Direct Control) to allow for contractor services, limited; business office and outdoor storage on Lot 1, Block 2, Plan 0620046, Pt. SW 36-50-23-W4  $\pm 2.63$  ha; ( $\pm 6.5$  ac) by Real Amyotte, subject to the following conditions:

1. Approval is granted based on the information provided by the applicant for approved development only and no other development.
2. The approved development shall be located as shown on the approved site plan.
3. Operational and retail hours are limited to 8:00 a.m. to 4:30 p.m. daily.
4. Approval is granted for a period of five (5) years. On or before five (5) years from the approval date of this permit, the business shall cease to operate unless a development permit extending this time has been approved by Leduc County.
5. The site shall be maintained in a neat and orderly manner including the containment of all materials and refuse, to the satisfaction of the Development Authority.
6. Any signage associated with the approved development shall not cause any visual impacts and shall be located on private property. Any new signage shall require a Development Permit approved by Leduc County.
7. 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) dust, fly ash or other particulate matter
  - iii) noise
  - iv) vibrations
  - v) air pollution
  - vi) industrial waste
  - vii) water quality deterioration
  - viii) groundwater quality or quantity deterioration
  - ix) glare
  - x) radiation emission
  - xi) high brightness light source.
8. The applicant/landowner shall provide firefighting access at all times to the satisfaction of Leduc County Fire Services.
9. No outdoor sandblasting or spray painting of any kind shall be permitted on site.
10. No further development, expansion or change in use is permitted unless approved by Leduc County.
11. Fencing shall be required within all front yards and side and rear yards flanking a road or residential development.
12. The development shall not cause any adverse drainage impact on adjacent properties or flooding of nearby ditches in excess of their capabilities.
13. No development or use of the property for the approved development shall occur prior to the issuance of a Roadside Development Approval from Alberta Transportation.

Carried Unanimously

Mrs. Haverland; Messrs. Desimone and Richards and Four Individuals

Mrs. Haverland; Messrs Desimone and Richards and four individuals exited the Council Chamber at 2:58 p.m.

### **Edmonton Metropolitan Region Board Update**

Mr. Grant Bain, Director of Planning and Development, provided an update on the activities of the Edmonton Metropolitan Region Board.

**18-18** Councillor Smith -- that the update on the Edmonton Metropolitan Region Board be received as information.

Carried Unanimously

**Premium Outlet Mall at Edmonton International Airport – Grand Opening Enhanced Policing Application**

Mr. Clarence Nelson, Director of Enforcement Services, provided a staff recommendation with respect to an application to Alberta Justice and Solicitor General for short term R.C.M.P. Enhanced Policing Services during the grand opening of the Premium Outlet Collection Mall in May, 2018 at the Edmonton International Airport (EIA).

**19-18** Councillor Belozer -- that Leduc County Council supports an application to Alberta Justice and Solicitor General for short term R.C.M.P. Enhanced Policing Services during the grand opening of the Premium Outlet Collection Mall in May, 2018 at the Edmonton International Airport (EIA).

Carried Unanimously

Mr. Nelson

Mr. Nelson exited the Council Chamber at 3:08 p.m.

**Council Reports**

The following Council Reports were provided by Council Members:

- Tour of Water and Sewer Connections within Nisku
- Parks and Recreation Advisory Committee Meeting
- Meeting at City of Leduc
- Enforcement Services Meeting
- Informal meeting with a Black Gold School Trustee
- Introductory Meeting with Myron Keehn, EIA
- Airport Accord Meeting
- Meeting with Chair of Edmonton Metropolitan Region Board
- Meeting with respect to a joint venture with City of Leduc re: Inspirational Event (vs. Mayor's Prayer Breakfast)

**20-18** Councillor Lewis -- that the County Councillor Reports, be received as information.

Carried Unanimously

**Information Items**

There were no information items.

**Adjournment**

**21-18** Councillor Vandenberghe -- that the Regular County Council meeting be adjourned.

Carried Unanimously

The Regular Council meeting concluded at 3:13 p.m.

  
\_\_\_\_\_  
Mayor

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