



**REGULAR COUNCIL
MEETING AGENDA
Tuesday, July 3, 2018**

1. **ORDER** – 1:30 p.m.
2. **ADOPTION OF AGENDA**
3. **ADOPTION OF PREVIOUS MINUTES**
- Regular Council Meeting – June 26, 2018 ✓
4. **1:30 p.m. - PUBLIC PRESENTATIONS**
 - a) Public
 - b) Staff Introduction - Karen Burnand, Manager Assessment Services Renee & Rob Ballhorn
 - c) Presentations - Provincial Medals to Firefighters - 12 Year Service Darrell Fleming
5. **DEPARTMENT REPORTS / RECOMMENDATIONS**
 - a) 1:40 p.m. Fire Services – Appointment of Fire Guardian ✓ Brad Gurmin
 - b) 1:45 p.m. Parks & Recreation
 - i) Presentation - Robert Gibbs, Chair; PLWMP Steering Committee; Don Davidson, Vice Chair; and Mayor of Grandview Beach, Pigeon Lake Watershed Management Plan (PLWMP) – Adoption of the Pigeon Lake Management Plan - 2018 ✓ Dean Ohnysty & Nicholas Moffat
 - 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 – LA18-004, Agricultural (AG) to Industrial/Agriculture Resource (IAR) District, J. Gunsch ✓ D. Desimone
 - ii) Direct Control Development Permit Application D18-087 – Lot 1, Block 2, Plan 0620046, Pt. SW 36-50-23-W4, Real Amyotte, on behalf of A-6 Holdings Inc. ✓ Greg McGovern
 - iii) 6:30 p.m. Public Hearing – Proposed Amendment to Leduc County Land Use Bylaw No. 7-08 – LA18-001 – Lots 10 & 12, Block 4; Lots 13 & 14, Block 6, Plan 1222667, Pt. SE 19-50-24-W4, Direct Control (DC) District to Industrial (IND) District, D. Hollands ✓ Colin Richards
 - iv) Edmonton Metropolitan Region Board Update Grant Bain
6. **NEW BUSINESS**
 - a) 2019 Budget Guidelines ✓ Renee
 - b) Leduc Regional Fire Services Rick Thomas
 - c) Request Cancellation of Tax Penalty – Roll 1129056, Bindra; Narinder P.S., Davinder P.S., Gurpreet K. ✓ Renee

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

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Tuesday, July 3, 2018

- d) Bylaw - Councillor Code of Conduct
- e) Public Participation Policy

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7. COUNCILLOR COMMITTEE REPORTS

- a) Just Transition Task Force Coal Meeting

Councillor Smith

8. INFORMATION ITEMS

- a)

9. ADJOURNMENT

√ Attachment Provided

Page 2 of 2

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

MINUTES OF THE REGULAR COUNTY COUNCIL MEETING, LEDUC COUNTY, HELD ON TUESDAY, JULY 3, 2018 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, July 3, 2018 by Mayor Tanni Doblanko as Chair with Council Members Rick Smith, Kelly-Lynn Lewis, Kelly Vandenberghe, Larry Wanchuk, Ray Scobie and Glenn Belozar 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, Recording Secretary
- Rob Ballhorn, Director of Assessment Services
- Karen Burnand, Manager of Assessment Services
- Darrell Fleming, Fire Chief
- Lindsay Chambers, Communications Coordinator

Present as well were twelve (12) other individuals.

Agenda Adoption

272-18 Councillor Belozar -- that the agenda for the July 3, 2018 Regular County Council meeting be adopted with the following addition:

6. f) Leduc #1 Energy Discovery Centre – Funding Consideration

Carried Unanimously

Previous Minutes - Regular Meeting – June 26, 2018

273-18 Councillor Wanchuk -- that the June 26, 2018 regular meeting minutes be confirmed as circulated.

Carried Unanimously

Public Presentation

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

Staff Introduction

The following staff was introduced to Council Members:

- Karen Burnand, Manager of Assessment Services

Mr. Ballhorn and Mrs. Burnand

Mr. Ballhorn and Ms. Burnand, exited the Council Chamber at 1:32 p.m.

Messrs. Ohnysty and Moffat

Messrs. Dean Ohnysty, Director of Parks & Recreation; and Nicholas Moffat, Supervisor of Parks Planning, entered the Council Chamber at 1:33 p.m.

Presentation

Lieutenant Clayton Fichtner, was recognized for receiving the Alberta Emergency Services Medal in recognition of 12 years of service as a firefighter.

Lieutenant. Fichtner and Five Individuals

Lieutenant Fichtner and 5 individuals exited the Council Chamber at 1:36 p.m.

Appointment of Fire Guardian

Fire Chief Darrel Fleming provided a staff recommendation for an appointment of Fire Guardian.

274-18 Councillor Lewis -- that Leduc County Council appoints Ron Patrick as a Fire Guardian from the period June to October 31, 2018 to issue fire permits throughout Leduc County.

Carried Unanimously

Mr. Fleming

Mr. Fleming exited the Council Chamber at 1:37 p.m.

Presentation – Pigeon Lake Watershed Management Plan

Chair Robert Gibbs and Don Davidson, Vice Chair provided a presentation on the Pigeon Lake Watershed Management Plan (PLWMP).

275-18 Councillor Beloner -- that Leduc County Council having read and considered the Pigeon Lake Watershed Management Plan – 2018 resolves as follows:

1. to work collaboratively with other Pigeon Lake watershed municipalities, the Pigeon Lake Watershed Association and the Pigeon Lake Watershed Steering Committee to implement the Pigeon Lake Management Plan – 2018; and
2. to reference and consider the recommendations of the Pigeon Lake Management Plan – 2018 in the development of new or updated Statutory Plans required under the Municipal Government Act and in the ordinary business of the municipality.

Carried Unanimously

Messrs. Gibbs, Davidson, Ohnysty and Moffat

Messrs. Gibbs, Davidson, Ohnysty and Moffat exited the Council Chamber at 1:45 p.m.

2019 Budget Guidelines

276-18 Councillor Smith -- that Leduc County Council receives the following as information for discussion:

- 2019 Business Plan and Budget Guidelines; and
- 2019 Budget Schedule.

Carried Unanimously

Messrs. Richards, Desimone and McGovern and +5 Individuals

Messrs. Colin Richards, Team Lead Development; Dave Desimone, Senior Planner; and Greg McGovern, Planner; and ± 5 individuals entered the Council Chamber at 1:50 p.m.

Leduc Regional Fire Services

277-18 Councillor Vandenberghe -- that Leduc County Council choose not to proceed with the proposed Leduc Regional Fire Services (LRFS) amalgamation.

Carried Unanimously

278-18 Councillor Smith -- that Leduc County council directs administration to continue to work with the City of Leduc and all other partners on current and future initiatives, including the following:

- i. Developing a single and integrated strategy and plan for a Leduc Region Fire Prevention and Investigations program.
- ii. Developing a single and integrated strategy and plan for a Leduc Region Fire Services Training program.
- iii. Explore a single and integrated strategy and plan for a Leduc Region Fleet Maintenance program.
- iv. Developing a single and integrated strategy and plan for a Leduc Region Emergency Management program.
- v. Developing a single and integrated dispatch, fire reporting and information analysis (spatial) program using known and existing service providers.
- vi. Alignment of Standard Operating Procedures and Standard Operating Guidelines for front-line services.

Carried Unanimously

279-18 Councillor Belozer -- that Leduc County council directs administration to strike a task force/advisory committee with the City of Leduc and other partners to explore future borderless models initiatives that support Leduc County Fire Services.

Carried Unanimously

Public Hearing – Proposed Amendment to Leduc County Land Use Bylaw No. 7-08 – LA 18-004, Redistrict from Agricultural (AG) District to Industrial/Agricultural Resource (IAR) District – Lot 4, Block 1, Plan 1323429, Pt. SE 14-49-1-W5, J. Gunsch

Mayor Doblanko convened the Public Hearing at 2:08 p.m. with respect to the proposed amendment to Leduc County Land Use Bylaw 7-08.

Mayor Doblanko called upon Administration staff to provide background information.

Mr. Dave Desimone, Senior Planner, provided a staff report with respect to the proposed amendment to the Leduc County Land Use Bylaw to redistrict ± 8.09 ha (± 20 ac) of Lot 4, Block 1, Plan 1323429, Pt. SE 14-49-1-W5 from the AG District to IAR District to allow for expansion of the Thorsby Auction Mart, highlighting the following:

- The purpose of this matter before Council today is for a land use bylaw amendment to allow for the proposed use to expand the Thorsby Auction Mart within the Town of Thorsby.
- Through the redistricting of the subject lands to the Industrial/Agricultural Resource (IAR) District, the applicant may then apply for a development permit to allow the Livestock Auction Mart use.
- Subdivision would address access to the subject lands through the existing Thorsby Auction Mart site within the Town of Thorsby. Leduc County has been and will continue to work collaboratively with the Town of Thorsby to establish a suitable access agreement as a condition of subdivision should the amendment be supported.
- The proposed amendment would also support a development permit application which would be required for the expansion. The conditions of a development permit would address any off

site impacts, including the adjacent residential area within the Town of Thorsby, along 45th Street. Fencing, landscaping, berming and a setback will mitigate the impacts associated with this expansion.

- Advertising occurred in the June 13, 2018 and June 20, 2018 issues of the County Market as well as the June 15, 2018 and June 22, 2018 issues of the Thorsby Target in accordance with the Municipal Government Act for advertising.
- Referral comments included:
 - 13 landowner comments: four (4) were in support of the proposed amendment citing the economic benefits of the expansion and the support of agricultural while nine (9) expressed concerns relating to traffic, odour, noise, size of the amendment area, property values and the intensity of the proposed use.
 - The Town of Thorsby expressing comments, acknowledging concerns and expressing an administrative perspective.
- In summary, County administration supports an amendment to redistrict the subject lands as Industrial/Agricultural Resource District.

Mayor Doblanko asked if there was any additional correspondence received, and Mr. Desimone advised there was one additional letter received from Jennifer Alexander expressing concerns.

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

In response to questions by Council Members, the following information was provided:

- The development permit application would address conditions e.g. burning.
- The Town of Thorsby addressed the administrative issues.

Mayor Doblanko called upon anyone in attendance to speak to the proposed redistricting.

The following individuals spoke to the proposed redistricting:

- 1) Mr. Lloyd Jardine, resident within the Town of Thorsby (4905 – 45 Street), spoke opposed to the redistricting for the following reasons:
 - This opens up a whole new market with all kinds of potential uses.
 - The AG district would permit agricultural uses only.
 - Requested clarification of how much land will be affected.
- 2) Mayor Rod Raymond, Town of Thorsby, provided the following supportive comments:
 - Feel there is little risk to provide redistricting approval.
 - From the Town's perspective, there would be more control with the redistricting of Industrial/Agricultural Resource District vs. with agricultural district.
 - Subdivision will address the access concerns expressed.
 - Thorsby Council does not have any objection to the request for redistricting.
- 3) Mr. Joe Aarts, landowner adjacent to the subject site, expressed opposition due to this being good farmland.
- 4) Ms. Barbara Worshek, Town of Thorsby resident, expressed the following concerns:
 - Truckers utilize Glen Park Road turning of Range Road 10 and 11 and travel down two gravel roads to get auction mart; there will be further maintenance with cattle liners and trucks beating up roads.
 - Arctic Spa also utilize Range Roads 10 and 11; causing dust and lots of traffic to beat up these roads.



- 5) Mr. Cory Lawrence, co-owner of the Thorsby Stock Mart, provided the following comments:
- Feels the redistricting will assist in serving the livestock market better.
 - The traffic concerns will be addressed through subdivision application.
 - Are willing to work with the Town of Thorsby to address concerns.
 - Can increase values of properties.
- 6) Mr. Norman Ohrn, long-time resident and cow/calf operator near Thorsby, spoke in support of the proposed redistricting and feels confident the owners will do an excellent job to manage the subject property.

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

In response to a question, Mr. Desimone advised the aspect of drainage will be examined during the subdivision stage and are not aware of any concerns expressed relating to drainage.

Mayor Doblanko called upon the applicant to make final comments.

Mr. James Gunsch, Applicant, provided the following final comments:

- As a long term resident and landowner within Thorsby, feel very familiar with the proposed operation and that this would become a viable business and enhancement to the Thorsby area.
- The conditions at development permit stage would provide clear direction on the operation e.g. disposal of carnage, etc.
- The majority of traffic is coming through Glen Park vs. the Range Roads and do not anticipate undue damage to the Range Roads.

Conclude Public Hearing

Mayor Doblanko concluded the Public Hearing at 2:36 p.m.

Bylaw No. 20-18 – Amendment to Leduc County Land Use Bylaw No. 7-08 – LA 18-004, Redistrict from Agricultural (AG) District to Industrial/Agricultural Resource (IAR) District – Lot 4, Block 1, Plan 1323429, Pt. SE 14-49-1-W5, J. Gunsch

280-18 Councillor Belozer -- that Bylaw No. 20-18 be given first reading to redistrict ± 8.09 ha (± 20 ac) of Lot 4, Block 1, Plan 1323429, Pt. SE 14-49-1-W5 with a title area of ± 18.5 ha (± 45.71 ac) from the Agricultural (AG) District to the Industrial/Agricultural Resource (IAR) District.

Carried

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

281-18 Councillor Scobie -- that Bylaw No. 20-18 be given second reading.

Carried

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



282-18 Councillor Belozer -- that Bylaw No. 20-18 be given third reading with the unanimous consent of the Council Members present.

Carried

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

Recess

The meeting recessed at 2:45 p.m. and reconvened at 2:51 p.m. with Mayor Tanni Doblanko as Chair and Council Members Rick Smith, Kelly-Lynn Lewis, Kelly Vandenberghe, Larry Wanchuk, Ray Scobie and Glenn Belozer 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, Recording Secretary
- Colin Richards, Team Lead Development
- Greg McGovern, Planner 1

Present as well was one other individual.

Direct Control Development Permit Application D18-087 – Lot 1, Block 2, Plan 0620046, Pt. SW 36-50-23-W4, Real Amyotte, on behalf of A-6 Holdings Inc.

Mr. Greg McGovern, Planner 1, provided a staff report with respect to Development Permit Application D18-087 by Real Amyotte, on behalf of A-6 Holdings Inc., for a proposed development within the Direct Control District on Lot 1, Block 2, Plan 0620046, Pt. SW 36-50-23-W4.

283-18 Mayor Doblanko -- that Leduc County Council approves Development Permit Application D18-087 by Real Amyotte, on behalf of A-6 Holdings Inc., for the proposed development on Lot 1, Block 2, Plan 0620046, Pt. SW 36-50-23-W4, 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.
3. Approval is granted for a temporary period of five (5) years. On or before five (5) years, from the date of issuance of this permit, the frame and fabric structure shall be dismantled and removed from the property unless a development permit extending this time has been approved by Leduc County.
4. The landowner shall repair, replace or remove the frame and fabric structure should it begin to show signs of wear and tear, damage, discoloration or any other factor deemed to be detrimental to safety.
5. The approved accessory building shall not be used as a dwelling unless specifically approved as a dwelling by a separate development permit.
6. 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.
7. The applicant/landowner shall provide firefighting access at all times to the satisfaction of Leduc County Fire Services.
8. The development shall not cause any adverse drainage impact on adjacent properties or flooding of nearby ditches in excess of their capabilities.

9. A Provincial Road Side Development Permit is required prior to development in this location. No Development shall commence on the site until a Provincial Road Side Development Permit has been issued by Alberta Transportation.
10. 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.
11. No further development, expansion or change in use is permitted unless approved by Leduc County.

Carried Unanimously

Messrs. Richards and McGovern

Messrs. Richards and McGovern exited the Council Chamber at 2:56 p.m.

Edmonton Metropolitan Region Board Update

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

284-18 Councillor Wanchuk -- that Leduc County Council receives as information the update on the Edmonton Metropolitan Region Board.

Carried Unanimously

Request Cancellation of Tax Penalty – Roll #1129056, Bindra; Narinder P.S., Davinder P.S., Gurpreet K.

Mrs. Renee Klimosko, General Manager of Finance & Corporate Services, provided a recommendation with respect to the request for tax penalty cancellation on Roll #1129056 by Davinder Bindra.

285-18 Mayor Doblanko -- that Leduc County Council denies cancellation of the penalties in the amount of \$1,268.18 for property Tax Roll 1129056, as requested by Davinder Bindra.

Carried Unanimously

Bylaw No. 21-18 – Establish a Code of Conduct for Members of Council

286-18 Councillor Vandenberghe -- that Bylaw No. 21-18 be given first reading to establish a Code of Conduct for members of Council.

Carried

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

287-18 Councillor Wanchuk -- that Bylaw No. 21-18 be given second reading.

Carried

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

288-18 Councillor Belozar -- that Bylaw No. 21-18 be given third reading with the unanimous consent of the Council Members present.

Carried Unanimously

289-18 Councillor Vandenberghe -- that Bylaw No. 21-18 be given third reading.

Carried Unanimously

Public Participation Policy CC-01

290-18 Councillor Lewis -- that Leduc County Council approves Public Participation Policy CC-01.

Carried Unanimously

Leduc #1 Energy Discovery Centre – Funding Consideration

291-18 Mayor Doblanko -- that Leduc County Council provides Leduc #1 Energy Discovery Centre with additional grant funding in the amount of \$5,000 for 2018.

Carried Unanimously

Councillor Committee Report

Councillor Rick Smith provided a report on his attendance at the Just Transition Task Force Coal meeting.

292-18 Councillor Vandenberghe -- that the report provided by Councillor Smith on his attendance at the Just Transition Task Force Coal meeting, be received as information.

Carried Unanimously

Information Item

There were no information items.

Recess

The meeting recessed at 3:25 p.m. and reconvened at 6:30 p.m. with Mayor Tanni Doblanko as Chair and Council Members Rick Smith, Kelly-Lynn Lewis, Kelly Vandenberghe, Larry Wanchuk, and Glenn Belozer present. Council Member Ray Scobie was absent due to his attendance at a County meeting.

Also present were:

- Duane Coleman, County Manager
- Renee Klimosko, General Manager of Financial and Corporate Services
- Grant Bain, Director of Planning & Development
- Joyce Gavan, Recording Secretary
- Colin Richards, Team Lead Development

Present as well were fourteen (14) other individuals.

Public Hearing – Proposed Amendment to Leduc County Land Use Bylaw No. 7-08 – LA 18-001, Redistrict from Direct Control (DC) District to Industrial (IND) District – Lots 10 & 11, Block 4; Lots 13 & 14, Block 6, Plan 1222667, Pt. SE 19-50-24-W4, D. Hollands

Mayor Doblanko convened the Public Hearing at 6:31 p.m. with respect to the proposed amendment to Leduc County Land Use Bylaw 7-08.

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 to redistrict the subject lands from Direct Control (DC) to Industrial (IND) to accept, process and consider applications for various uses that fall within the established Industrial District, highlighting the following:

- Propose to redistrict six (6) lots – total of 8.8 ha (21.7 ac).
- The reason for amendment is to allow for the Development Authority to accept, process and consider applications for various uses that fall within the established Industrial District of the Land Use Bylaw 7-08. Adjacent properties that are currently utilized for industrial uses, will allow the subject parcel(s) to be treated under the same regulations.
- The County undertook two rounds of consultation regarding this proposal. The initial round was held April 13th and May 4th, 2018 and the 2nd round, which was also advertised the Public Hearing date was held between June 1 and June 22, 2018.
- There were four (4) letters of objection from neighbouring landowners with the following key concerns:
 - Residents be assured having a DC designation on the lands would minimize the impact of future development on the properties.
 - Would set a trend for industrial development.
 - Should be declared as reservation land so residents do not have to keep discussing potential development of these properties.
 - Should remain under the current Direct Control designation.
 - Do not want the landowner to have control over these lands without prior County review.
 - Landowners already objected last year to an industrial status in this area.
 - Industrial development is now spreading from 8th to 9th Street and now the Blackmud Creek Valley.
 - Vistas now experience dust, noise and light pollution because of nearby development.
 - The pipe yard, which residents opposed, is now an eyesore; industrial development needs to be stopped.

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

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

In response to questions by Council Members, the following information was provided:

- The subject area was clarified with respect to districting and history of the districting.
- There is potential to create a new districting to align with the Blackmud Creek Area Structure Plan.
- Clarification was provided between zonings of Direct Control vs. Industrial.

Mayor Doblanko called upon the applicant to speak to the proposed redistricting.

Mr. Doug Hollands, Applicant, provided the following information with respect to his application for redistricting the subject lands:

- As the owner of the subject land there is a trust agreement with Grayson Developments to market the subject land.
- When developing the land a 35 foot berm was constructed where the water pond is located. The purpose for that was to shield the 6 lots from the Vistas. Cannot see any of the buildings on 3 of the 6 lots.
- Also dedicated 13 acres of natural forest to the County to be a visual and sound barrier for the 6 lots for the benefit of the Vista residents.

- When first applied for subdivision applied for 3 larger lots, however there was concern by Council, so compromised and went to 3½ acres per lot making 6 lots. These lots were nicely landscaped. There are 3 lots vacant.
- The whole idea is to mitigate some of the concerns of Vista residents. Feel a good job has been done with little noise due to sound barrier.
- Approval was given in 2008 and sold first lot in 2011; there were no problems getting approval for two lots in 2013; however since 2013 cannot get approval for any further development by the County.
- Had four interested parties however they could not abide by the conditions imposed and subsequently withdrew due to the restrictions e.g. hours of operation, no outdoor forklift, no further uses without coming back to Council. They have since located within the City of Leduc.
- The lots are adjacent to 13th Street and a restriction is on vehicle usage.
- That is why requesting Industrial vs. Direct Control districting.
- The businesses types are hotshot, expeditors and transportation/vacuum trucks.

Mayor Doblanko asked if there was anyone in attendance to speak to the proposed redistricting.

The following individuals spoke in opposition to the proposed redistricting:

1. Mrs. Mary-Ann McDonald, 2030 – 50302 Range Road 244A, Linda Vista:
 - Was here when Grayson developed and had much opposition.
 - As part of conditions, were provided with trees and buffers; however more trees were destroyed causing more dust storms within our subdivision. The trees planted on the berm were delivered however were very small and have not grown much.
 - The screening never did happen.
2. Mrs. Susan Meilleur, #170, 50416 Range Road 245, Beau Vista:
 - The advertising of this Public Hearing was advertised within the County Market; however this newspaper has discontinued circulation to the Vista residents in T4X postal code area.
 - The information recommended is required to allow Council to make good decisions in line with statutory documents. In making one off changes at the request of landowners is not appropriate; each time this dilutes the integrity of the Statutory Plans and increase expectations of approved changes.
 - When the Blackmud Creek Area Structure Plan (ASP) was approved it was promised that the previously agricultural land use areas would be developed as a Business Park area – low impact, high quality developments compatible with the environment and residential developments to the east. Request these promises be kept.
 - Landowners in the Nisku Business Park and the adjacent ASP's have the right to ask for changes to ASP's and zoning. However, that right does not mean the County must approve these changes to avoid confrontation or being sued by the requesting landowners wanting to develop property in a manner not consistent with existing Statutory Plans.
 - The DC district does exercise control over areas; what is particular area is the environment and transition zone and all decisions are part of Blackmud ASP, buffer zones.
 - Section 641 of the MGA stipulates that council of a municipality that has adopted a MDP, if it wishes to exercise particular control over the use and development of land or buildings within an area of the municipality, may in its land use bylaw designate that area as a DC district; and subject to any applicable statutory plan, regulate and control

- the use or development of land or buildings in the district in any manner it considers necessary.
- Landowners within the Nisku Industrial Park and Blackmud ASP area also have a right to ask for changes. DC allows for that flexibility to come to Council.
 - When Industrial zoning comes into play there is more nuisances e.g. dust, and trees are not a buffer for noise.
3. Mr. Wayne Shield, 220- 50302 RR 244A, Linda Vista
- Moved into this area in 1984 and are extremely dedicated to community.
 - Mr. Hollands did construct the berm and trees in about 2004 which are now only 10 feet tall and 12 – 20 feet apart.
 - If approved to the requested Industrial District then everyone else will apply for Industrial and should not be in this area due to wildlife, trees and flooding.
4. Mr. Richard Short, 1190-50242 RR 244A, Brenda Vista
- Moved in 11 years ago to stay local and reside in the country setting.
 - The tubular company nearby causes excessive noise and lighting; there is light directly shining into front door.
 - Council needs to keep this as Direct Control as industrial development tends to take a mile when given approval.

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

In response to questions by Council Members, Mr. Richards provided clarification on the history of zoning for this area including purpose and size.

Mayor Doblanko called upon the applicant to make final comments.

Mr. Hollands provided the following closing comments:

- What is being proposed is not major industrial on a 3.5 ac lot size.
- Another solution may be to keep as Direct Control; would come back to Council for final approval; but it would give flexibility what could be brought forward for development.
- Lighting or specific concerns could be addressed.
- This would appease the Vista's residents while allowing flexibility to developers.

Conclude Public Hearing

Mayor Doblanko concluded the Public Hearing at 7:30 p.m.

Amendment to Leduc County Land Use Bylaw No. 7-08 – LA 18-001, Redistrict from Direct Control (DC) District to Industrial (IND) District – Lots 10 & 11, Block 4; Lots 13 & 14, Block 6, Plan 1222667, Pt. SE 19-50-24-W4, D. Hollands

293-18 Councillor Smith -- that Leduc County Council not support the proposal to redistrict Lots 10 & 11, Block 4; Lots 13 & 14, Block 6, Plan 1222667, Pt. SE 19-50-24-W4 from the Direct Control (DC) District to the Industrial (IND) District.

Carried Unanimously

JD

Adjournment

294-18 Councillor Vandenberghe -- that the Regular County Council meeting be adjourned.

Carried Unanimously

The Regular Council meeting concluded at 7:33 p.m.



Mayor



County Manager