



**REGULAR COUNCIL
MEETING AGENDA
Tuesday, June 25, 2019**

1. ORDER – 1:30 p.m.

2. ADOPTION OF AGENDA

3. ADOPTION OF PREVIOUS MINUTES

- Regular Council Meeting – June 11, 2019

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4. 1:30 p.m. - PUBLIC PRESENTATIONS

a) Public

5. DEPARTMENT REPORTS / RECOMMENDATIONS

a) 1:30 p.m. Agricultural Services

i) Municipal Lands for Lease

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Aaron & Garrett

b) 1:35 p.m. Public Works & Engineering

i) Bridge File 81475 (Range Road 13 between Thorsby Bypass and Highway 39) Emergency Repair

√

Khush & Des

c) 1:40 p.m. Finance

i) 2020 Budget Guideline

√

Renee

d) 1:45 p.m. Planning & Development

i) 1:45 p.m. Reconvene Public Hearing – Amend Leduc County Land Use Bylaw 7-08 – Redistrict ±14 ha (±34.6 ac) within Pt. SE 16-51-3-W5 and NE 9-51-3-W5 from the North Saskatchewan River Valley (NSRV) District to Direct Control (DC) District, Greenhough Sand & Gravel Ltd.

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Colin

ii) 2:00 p.m. Public Hearing – Amend Leduc County Land Use Bylaw 7-08 – Redistrict ±1.3 ha (±3.21 ac) from the Agricultural District to Direct Control (DC) District for Resource Extraction on SE 27-49-24-W4, LA19-004 Fred Knoppers

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Colin

iii) Direct Control Application D19-092 – Natural Resource Extraction (Clay) on SE 27-49-24-W4, Fred Knoppers

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Colin

iv) Bylaw No. 08-19 (2nd & 3rd Readings) – Adopt the Municipal Development Plan and Rescind Bylaw No. 35-99

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Laurie & Jordan

v) Edmonton Metropolitan Region Board Update

Grant Bain

6. NEW BUSINESS

a)

7. COUNCILLOR COMMITTEE REPORTS

a) Councillor Meeting Information

√ Attachment Provided

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REGULAR COUNCIL MEETING AGENDA
Tuesday, June 25, 2019

8. INFORMATION ITEMS

- a) June 5, 2019 letter from Canada Revenue Agency to F.C.S.S. – √
 2019 Community Volunteer Income Tax Program

9. ADJOURNMENT

√ Attachment Provided

Page 2 of 2

MISSION: Leduc County is dedicated to serving its citizens and will create an enhanced quality of life through effective leadership, committed partnerships and open, transparent communication.

MINUTES OF THE REGULAR COUNTY COUNCIL MEETING, LEDUC COUNTY, HELD ON TUESDAY, JUNE 25, 2019 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, June 25, 2019 by Mayor Tanni Doblanko as Chair with Council Members Kelly Vandenberghe, Kelly-Lynn Lewis, Rick Smith, Larry Wanchuk, Glenn Belozor and Ray Scobie 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
- Rudy Zacharias, Manager of Communications
- Aaron Van Beers, Agricultural Foreman
- Garrett Broadbent, Director of Agricultural Services
- Des Mryglod, Director of Public Works & Engineering

Present as well were ten other individuals.

Agenda Adoption

194-19 Councillor Lewis -- that the agenda for the June 25, 2019 Regular County Council meeting be adopted as circulated.

Carried Unanimously

Previous Minutes - Regular Meeting – June 11, 2019

195-19 Councillor Scobie -- that the June 11, 2019 regular County Council 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.

Municipal Lands for Lease

Garrett Broadbent, Director of Agricultural Services, and Aaron Van Beers, Agricultural Fieldman, provided a staff report with respect to municipal lands for lease.

196-19 Councillor Wanchuk -- that with reference to the municipal lands described as NW 31-50-23-W4, Block R, Plan 3615 RS (Goudreau Estates) and SE 32-50-23-W4, Lot 21 MR and Lot 11 MR, Block 1, Plan 0724797 (Rock Crest Estates):

- 1) the foregoing municipal reserve lots be approved to be advertised as available for tendering/leasing for agricultural use for a four year term, commencing on approximately July 1, 2019 through to December 31, 2022; and

JD

- 2) given the time constraints of the current growing season, Agricultural Services administration be granted the authority to enter into agricultural use lease agreements on the foregoing municipal reserve lots with the successful applicants.

Carried Unanimously

Messrs. Broadbent and Van Beers

Messrs. Broadbent and Van Beers exited the Council Chamber at 1:38 p.m.

Mrs. Wice

Natasha Wice, Director of Finance, entered the Council Chamber at 1:39 p.m.

Bridge File 81475 (Range Road 13 between Thorsby Bypass and Highway 39) Emergency Repair

Des Mryglod, Director of Public Works & Engineering, presented a staff report for approval of funding for emergency repair of Bridge File No. 81475 (Range Road 13 between Thorsby bypass and Highway 39).

Mr. Richards and Mrs. Haverland

Colin Richards, Team Lead Development, and Charlene Haverland, Manager of Current Planning, entered the Council Chamber at 1:41 p.m.

197-19 Mayor Doblanko – that consideration of funding in the amount of \$70,000 from the Capital Stabilization Reserve Fund to repair Bridge File No. 81475, be deferred until the July 9, 2019 regular meeting.

Carried Unanimously

Reconvene Public Hearing – Amend Leduc County Land Use Bylaw No. 7-08 – Redistrict +14 ha (+34.6 ac) within Pt. SE 16-51-3-W5 and NE 9-51-3-W5 from the North Saskatchewan River Valley (NSRV) District to Direct Control (DC) District, Greenhough Sand & Gravel Ltd.

Mayor Doblanko reconvened the Public Hearing at 1:50 p.m. with respect to the proposed amendment to Leduc County Land Use Bylaw No. 7-08 to redistrict ± 15 ha (± 34.6 ac) within Pt. SE 16-51-3-W5 and NE 9-51-3-W5 from the North Saskatchewan River Valley (NSRV) District to the Direct Control (DC) District by Greenhough Sand & Gravel Ltd. Mayor Doblanko noted this hearing was recessed on May 14, 2019.

Mayor Doblanko called upon Administration staff to provide background information.

Colin Richards, Team Lead Development, provided an overview of the proposed amendment to Leduc County Land Use Bylaw 7-08 with respect to redistricting of land within Pt. SE 16-51-3-W5 and NE 9-51-3-W5 from the North Saskatchewan River Valley (NSRV) District to the Direct Control (DC) District by Greenhough Sand & Gravel Ltd., highlighting the following:

- 1) The purpose of the proposed amendment is to allow for a ± 14 ha (± 34.6 ac) expansion of an existing ± 54.3 ha extractive resource operation (sand & gravel pit) that is currently operating under the 2008 Development Permit D08-098.
- 2) The applicant advises that the current extraction operations at this location are near to depletion and the proposed expansion is necessary to continue extraction activities. It is considered that allowing this expansion will allow for the completion of all mining activities in this area in approximately 5 – 6 years.

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- 3) The subject site is located within the SE 16-51-3-W5 and NE 9-51-3-W5. The site is accessed from Range Road 13 which is situated on the eastern boundary of the property and the North Saskatchewan River meanders around the perimeter of the properties to the west, north and east. The property is located within the Genesee Area Structure Plan area and the site proposed for the amendment is currently undeveloped and actively farmed.
- 4) The existing ± 52.3 ha Direct Control (DC-002) area that is situated immediately northwest of the proposed amendment area was redistricted in 2008 for the purpose of recovery, processing and removal of natural extractive resources (sand and gravel). The current application seeks to expand that designation by approximately 14 ha.
- 5) On May 14, 2019, the Public Hearing to consider the proposed amendment was opened, and recessed to June 25, 2019 to allow for additional advertising of the proposed amendment, and to allow for the County's Public Works Committee to undertake discussions concerning the direction for required road upgrades for future pit applications within the Genesee area.
- 6) The proposed Land Use Bylaw amendment application was advertised in accordance with the provisions of the Municipal Government Act (MGA). The following responses were received:

Alberta Environment & Parks – Land Use and Disposition Unit – no concerns.

Leduc County Agricultural Services – no concerns.

Public Works & Engineering – no concerns provided it meets any applicable Alberta Environment regulations. It was noted that the County right-of-way within the redistricting area is for farming and grazing purposes only and that for mining purposes it will require purchasing and closing, which is a process that could take over a year. It was also noted that within a subsequent development permit, conditions will be required that include:

- the requirement for upgrades and/or paving along haul routes
- hours of operation to mirror the Burnco and Lehigh pits in order to keep traffic to the same hours for residents.

Landowners – two County resident letters of objection were received, summarized as follows:

- a 10 year history of poor road conditions in the Genesee area where gravel operators do not and cannot keep the roads in good condition
- the support traffic for the existing operation utilize Range Road 33 all day and evening, creating unnecessary dust. Employees should utilize designated hauling roads so not to disturb local residents
- the current pit operation approved under Application D09-117 is neglected and unsightly. A number of conditions of approval have not been met, and these have not been enforced by the County. Additionally, no reclamation has been undertaken on the existing pit site
- no further permits should be considered until roads in the area are properly maintained and conditions of historical permits have been met
- continued disrespect and lack of safety by drivers in the area
- proposed extraction is already occurring in the adjacent parcels
- existing roads not designed for traffic proposed
- current issues (such as speeding, early staging, engine retarder braking, dust, road conditions etc.) should be addressed prior to considering further applications

An additional letter was received dated June 19, 2019 from Alberta Health Services providing requirements with respect to the proposed amendment.

- 7) Administration recommend that Council provides first, second and third readings to the proposed amending bylaw, subject to removal of the County road right-of-way from consideration of the redistricting proposal (reducing the overall redistricting area to approximately 10 ha (24.7 ac).

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

In response to questions by Council Members, Mr. Richards advised of the following:

- The recommendation is based on ± 10 ha (removing the road right-of-way).
- With respect to referral responses from adjacent landowners, the previous approval conditions not being met relate to the hours of hauling.
- With respect to claims that the extraction is already occurring, there is a small section that is approved for extraction within an approved existing Direct Control area.

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

Mayor Doblanko called upon anyone wishing to speak to the proposed amendment.

The applicant spoke, George Greenhough, Greenhoughs Sand & Gravel Ltd., provided the following information:

- The purpose of application is to complete the off-resourcing in the area.
- There is a gravel deposit down to road allowance with some reserve south of oil lease which has not been tested.
- The purpose is to clean-up; if approval is not granted will not be able to proceed and future clean-up will not be likely.
- In regard to the comments expressing concern with working outside of the area, not sure where that is.
- We have attempted to abide and have not started any work related to this redistricting area.
- The submission that no reclamation has been done refers to the sand pit and that is an active pit so no reclamation will be done until this is complete. This site is fenced off with signs so there is no safety issue.
- Intend to apply for a road closure on the smaller ± 10 ha parcel, as recommended.

Mr. Richards provided clarification with the process of road closure e.g. the County owns that right-of-way so advertising would be required.

Mayor Doblanko called upon anyone wishing to speak to the proposed amendment.

The following individuals spoke to the proposed amendment:

- 1) Mr. Richard Skermer, 3161 Township Road 511, provided the following comments:
 - Concern with the haul route – the road is too narrow as it was designed in 1963 and cannot accommodate truck traffic.
 - The operator cannot control the operators travelling on this road.
 - Do not see within the Area Structure Plan the Genesee conservation plan.
 - Run a not-for-profit air show and must take into account adjacent landowners to see the impacts.
 - Would like to see a similar vision for the Genesee area take place.



- There are multiple pits in this area that need to be considered in the long term.

Mr. Evans and Mrs. Johnson

Jordan Evans, Manager of Long Range Planning; and Laurie Johnson, Senior Planner, entered the Council Chamber at 2:10 p.m.

- 2) Mr. Lee Pickerl, landowner of acreage adjacent to the subject property, provided the following comments:
 - Are in support of the pit and ask that information be provided on how this will affect my acreage next door.
 - Will land be required from my acreage?
 - Would also like information on the effects on road, etc.

In response to a question by a Council Member, it was advised there are approximately six years of gravel supply on the proposed operation.

Mayor Doblanko called upon anyone else wishing to speak to the proposed amendment, and there was no one.

Mayor Doblanko asked if there were any further questions by Council Members, and there were none.

Conclude Public Hearing

Mayor Doblanko concluded the Public Hearing at 2:14 p.m.

Bylaw No. 15-19 - Amend Leduc County Land Use Bylaw No. 7-08 – Redistrict +14 ha (+34.6 ac) within Pt. SE 16-51-3-W5 and NE 9-51-3-W5 from the North Saskatchewan River Valley (NSRV) District to Direct Control (DC) District, Greenhough Sand & Gravel Ltd.

198-19 Councillor Smith -- that Bylaw No. 15-19 be given first reading to amend the Leduc County Land Use Bylaw No. 7-08 as follows:

1. That those lands described as Pt. SE 16-51-3-W5 affecting 10 ha± (24.7 ac±) be redistricted from the North Saskatchewan River Valley (NSRV) District to the Direct Control (DC) District as shown on Schedule A.

Direct Control District DC-28

General Purpose

The purpose of this district is to allow for Natural Resource Extraction, specifically the recovery, processing and removal of natural extractive resources (sand & gravel) while ensuring that neighbouring land uses and environmentally sensitive areas are not negatively impacted.

Area of Application

This Bylaw will apply to Pt. SE 16-51-3-W5 affecting approximately 10 ha (24.7ac) as illustrated in Appendix A.

Discretionary Uses.

- a) *Natural Resource Extraction*

Minimum Setback Requirements

JD

From the property line adjacent to:	Excavation
Road, Municipal Grid	At the discretionary of the Development Authority

Additional Regulations

- (a) Only those operations where adverse impacts on the environment and neighbouring land uses can be mitigated to the satisfaction of Leduc County will be permitted.
- (b) Natural Resource Extraction operations shall be required to reclaim, to the satisfaction of the County and relevant government agencies or departments, all lands affected by the operations and shall be required to submit reclamation plans when applying for a development permit.
- (c) The County shall require landscaping and/or screening to the satisfaction of the Development Authority.
- (d) The development shall manage dust emissions to the satisfaction of the Development Authority.
- (e) The number of vehicles exiting the site shall be restricted to the satisfaction of the Development Authority.
- (f) Vehicles entering or leaving the site shall not use engine brakes.
- (g) No use or operation shall cause or create any conditions 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 toxic matter
 - ii) dust, fly ash or other particulate matter
 - iii) noise
 - iv) vibrations
 - v) air pollution
 - vii) water quality deterioration
 - xi) high brightness light sources
- (h) No operation or activity shall emit air or water contaminants in excess of the standards prescribed by the Province pursuant to the Environmental Protection and Enhancement Act.
- (i) Environmental impact assessments may be required where there is uncertainty as to potential health or environmental effects.
- (j) Natural Resource Extraction shall not be permitted within 100m of an existing dwelling, nor shall a dwelling be permitted within 100m of a Natural Resource Extraction operation. This minimum setback requirement shall not be applicable if an existing dwelling is on the same parcel as a proposed Natural Resource Extraction operation.

Carried

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

Con: Councillor Vandenberghe

199-19 Councillor Belozer -- that Bylaw No. 15-19 be given second reading.

Carried

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

Con: Councillor Vandenberghe

200-19 Councillor Scobie -- that Bylaw No. 15-19 be given third reading with the unanimous consent of the council members present.

JP

Carried

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

Messrs. Broadbent and Mryglod and Four Individuals

Messrs. Broadbent and Mryglod and four individuals exited at 2:20 p.m.

Public Hearing – Amend Leduc County Land Use Bylaw No. 7-08 – Redistrict +1.3 ha (+3.21 ac) from the Agricultural (AG) District to Direct Control (DC) District for Natural Resource Extraction (Clay) on SE 27-49-24-W4, LA19-004, Fred Knoppers

Mayor Doblanko convened the Public Hearing at 2:21 p.m. with respect to the proposed amendment to Leduc County Land Use Bylaw No. 7-08 to redistrict +1.3 ha (+3.21 ac) from the Agricultural (AG) District to Direct Control (DC) District for Natural Resource Extraction (Clay) on SE 27-49-24-W4, LA19-004 by Fred Knoppers.

Mayor Doblanko called upon Administration staff to provide background information.

Colin Richards, Team Lead Development, provided an overview of the proposed amendment to Leduc County Land Use Bylaw 7-08 with respect to redistricting of land within Pt. SE 27-49-24-W4, highlighting the following:

- 1) The purpose of the proposed amendment is to allow for a +1.3 ha (+3.21 ac) area to be considered for the extraction of approximately 50,000 – 60,000 m³ of clay from a natural, sloped area on the subject property. Following extraction of the clay, the extraction area is proposed to be regraded and utilized as a corral area for cattle.
- 2) The subject site is located within the SE 27-49-24-W4. The site is located on the intersection of Highway 623 to the South and Highway 814. The property is adjacent to the southern portion of Saunders Lake which lies to the west of the property and is located approximately 4 kilometres east of the municipal boundary of the City of Leduc. Existing structures on the subject parcel consist of two detached dwellings and a number of farm buildings.
- 3) The proposed Land Use Bylaw amendment application was advertised in accordance with the provisions of the Municipal Government Act (MGA). The application was also referred to adjacent landowners as well as to the County's internal departments and external stakeholders. The following response was received:
Alberta Transportation – a provincial Roadside Development Permit would be required prior to the commencement of the proposed extraction project.
- 4) Following the completion of the extraction project, the applicant proposes to create a cattle corral within the project area where the lands will be expected to revert back to the Agricultural District.
- 5) In support of the redistricting application and concurrent development permit application (D19-092), Nichols Environment undertook a slope stability assessment for the area proposed for extraction activities. The assessment concludes that the proposed extraction of the site will have no detrimental impact on the property that would create instability to the hillside lands, the lower pasture or the adjacent roadway.
- 6) Administration supports the proposal and recommend that Council provides first, second and third readings to the proposed amending bylaw.

Mayor Doblanko asked council members if they had any questions for Administration.

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In response to questions by Council Members, Mr. Richards advised of the following:

- The commencement of extraction would start as soon as approval is provided.
- Nichols submitted the Engineering Report and administration is satisfied with the stability of the hill.
- Clarification was provided with respect to the proposed operation.
- The point of exit and entry onto property is via Secondary Highway 814.

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

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

Mr. Fred Knoppers, Applicant and resident at 49400 Hwy 814, spoke to the proposed amendment advising of the following:

- The stability of the slope is safe. The hill is solid clay.
- The dirt removed will not affect the drainage.
- Plan to build another cattle corral and contain the cattle.
- Access is onto 814; however the company will not use the 814 access and will utilize the access onto SH 623.
- The company extracting and loading has measures in place to groom the pavement as needed.
- The clay will be hauled into the City of Edmonton.

Mayor Doblanko called upon anyone wishing to speak to the proposed amendment, and there was no one.

In response to a question by a Council Members, it was confirmed there were no additional comments received.

Mayor Doblanko asked if there were any further questions by Council Members, and there were none.

Mayor Doblanko asked if there were any final comments by administrative staff, and there were none.

Conclude Public Hearing

Mayor Doblanko concluded the Public Hearing at 2:32 p.m.

Bylaw No. 16-19 - Amend Leduc County Land Use Bylaw No. 7-08 – Redistrict +1.3 ha (+3.21 ac) from the Agricultural (AG) District to Direct Control (DC) District for Natural Resource Extraction (Clay) on SE 27-49-24-W4, LA19-004, Fred Knoppers

201-19 Councillor Smith -- that Bylaw No. 16-19 be given first reading to amend the Leduc County Land Use Bylaw No. 7-08 as follows:

1. That those lands described as Pt. SE 27-49-24-W4 affecting ±1.3 ha (±3.21 acres) be redistricted from the Agricultural (AG) District to the Direct Control (DC) District as shown on Schedule A.

Direct Control District DC-29

General Purpose

The purpose of this district is to allow for Natural Resource Extraction, specifically the recovery, processing and removal of natural extractive resources (clay) while ensuring that neighbouring land uses and environmentally sensitive areas are not negatively impacted.

Area of Application

This Bylaw will apply to SE 27-49-24-W4 affecting ± 1.3 ha (± 3.21 acres) of a title area of ± 63 ha (± 155.4 ac)

Discretionary Uses.

- a) *Resource Extraction*

Minimum Building Setback Requirements

From the property line adjacent to:	Excavation
Road, Highway	As per Alberta Transportation requirements

Additional Regulations

- (a) Only those operations where adverse impacts on the environment and neighbouring land uses can be mitigated to the satisfaction of Leduc County will be permitted.
- (b) Natural Resource Extraction operations shall be required to reclaim, to the satisfaction of the County and relevant government agencies or departments, all lands affected by the operations and shall be required to submit reclamation plans when applying for a development permit.
- (c) The County shall require landscaping and/or screening to the satisfaction of the Development Authority.
- (d) The development shall manage dust emissions to the satisfaction of the Development Authority
- (e) The number of vehicles exiting the site shall be restricted to the satisfaction of the Development Authority.
- (f) Vehicles entering or leaving the site shall not use engine brakes.
- (g) No use or operation shall cause or create any conditions 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 toxic matter
 - ii) dust, fly ash or other particulate matter
 - iii) noise
 - iv) vibrations
 - v) air pollution
 - vii) water quality deterioration
 - xi) high brightness light sources
 - (h) no operation or activity shall emit air or water contaminants in excess of the standards prescribed by the Province pursuant to the Environmental Protection and Enhancement Act.
- (i) Environmental impact assessments may be required where there is uncertainty as to potential health or environmental effects.
- (j) Natural Resource Extraction shall not be permitted within 100m of an existing dwelling, nor shall a dwelling be permitted within 100m of a Natural Resource

Extraction operation. This minimum setback requirement shall not be applicable if an existing dwelling is on the same parcel as a proposed Natural Resource Extraction operation.

Carried Unanimously

202-19 Councillor Lewis -- that Bylaw No. 16-19 be given second reading.

Carried Unanimously

203-19 Councillor Wanchuk -- that Bylaw No. 16-19 be given third reading with the unanimous consent of the council members present.

Carried Unanimously

204-19 Councillor Vandenberghe -- that Bylaw No. 16-19 be given third reading.

Carried Unanimously

Recess

The meeting recessed at 2:34 p.m. and reconvened at 2:38 p.m. with Deputy Mayor Kelly Vandenberghe as Chair with Council Members Kelly-Lynn Lewis, Rick Smith, Larry Wanchuk, Glenn Belozer and Ray Scobie present. Mayor Doblanko was absent due to her attendance at the official ground breaking ceremony at Amazon.

Also present were:

- Rick Thomas, Deputy County Manager
- Renee Klimosko, General Manager of Financial and Corporate Services
- Grant Bain, Director of Planning & Development
- Joyce Gavan, Recording Secretary
- Charlene Haverland, Manager of Current Planning
- Colin Richards, Team Lead Development
- Jordan Evans, Manager of Long Range Planning
- Laurie Johnson, Senior Planner
- Ben Ansaldo, Planner 1
- Natasha Wice, Director of Finance

Present as well were two other individuals.

Development Permit Application D19-092 (Direct Control) - Natural Resource Extraction (Clay) on SE 27-49-24-W4, Fred Knoppers

205-19 Councillor Wanchuk -- that Leduc County Council approves Development Permit Application D19-092 by Fred Knoppers for natural resource extraction (clay) on SE 27-49-24-W4 within the Direct Control District, 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: 19-235-HFK, Figure 1, Rev A, dated May 13, 2019.
3. This permit is approved for a period of one (1) year. On or before one (1) year 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.

AP

4. The development shall be undertaken in accordance with recommendations of the Slope Stability Review, dated May 14, 2019 as compiled by Nichols Environmental, including, but not limited to, the installation of silt fencing during earthworks construction for stormwater management.
5. 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.
6. 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.
7. 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.
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
 - vii. vibrations
 - viii. radiation emission
 - ix. air pollution
 - x. high brightness light source
 - xi. industrial waste
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. Upon expiration of this development permit, the applicant shall apply to redistrict the Direct Control District back to the Agricultural District.
14. Prior to the commencement of the approved development, the landowner shall acquire the necessary provincial Roadside Development Permit from Alberta Transportation and accord with any conditions within.
15. The applicant/landowner shall provide firefighting access at all times to the satisfaction of Leduc County Fire Services.
16. The development shall not cause any adverse drainage impact on adjacent properties or flooding of nearby ditches in excess of their capabilities.
17. Materials used for filling on the site shall be free of contaminants and debris to the satisfaction of the Development Authority and the Province.
18. No further development, expansion or change in use is permitted unless approved by Leduc County.

Carried Unanimously

Mr. Richards

Mr. Richards exited the Council Chamber at 2:44 p.m.

Councillor Smith

Councillor Smith exited the Council Chamber at 2:45 to take a phone call.

Bylaw No. 08-19 (2nd & 3rd Readings) – Adopt the Municipal Development Plan and Rescind Bylaw No. 35-99

Laurie Johnson, Senior Planner, provided a staff recommendation for Bylaw No. 08-19 to be given second and third readings upon approval by the Edmonton Metropolitan Region Board (EMRB) on May 22, 2019. All legislative requirements have now been met.

Bylaw No. 08-19 – Adopt the Municipal Development Plan and Rescind Bylaw No. 35-99

206-19 Councillor Lewis -- that Bylaw No. 08-19 be given second reading.

Carried Unanimously

207-19 Councillor Belozer -- that Bylaw No. 08-19 be given third and final reading.

Carried Unanimously

Messrs. Evans and Ansaldo; Mrs. Johnson and Mrs. Haverland

Messrs. Evans and Ansaldo; Mrs. Johnson and Mrs. Haverland exited the Council Chamber at 2:49 p.m.

Edmonton Metropolitan Region Board and Regional Initiatives Updates

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

208-19 Councillor Lewis -- that the update on the activities of the Edmonton Metropolitan Region Board including regional initiatives, be received as information.

Carried Unanimously

Councillor Smith

Councillor Smith entered the Council Chamber at 2:55 p.m.

2020 Budget Guideline

Renee Klimosko, General Manager of Financial and Corporate Services, and Natasha Wice, Director of Finance, provided a staff report on the 2020 Budget Guideline.

209-19 Councillor Wanchuk – that Leduc County Council directs administration to prepare the 2020 budget with a 2% tax dollar budget increase and follow the budget guideline and timeline outlined within the report presented.

Carried Unanimously

Mrs. Wice

Mrs. Wice exited the Council Chamber at 2:59 p.m.

Councillor Committee Reports

There were no Councillor reports provided.

Information Item

210-19 Councillor Smith – that the June 5, 2019 letter from the Canada Revenue Agency extending thank you for all the work that Leduc County put into hosting the income tax preparation

clinics for the 2019 Community Volunteer Income Tax Program, be received as information and further, that an acknowledgement be provided to the Leduc County F.C.S.S. department.

Carried Unanimously

Adjournment

211-19 Councillor Belozer -- that the Regular County Council meeting be adjourned.

Carried Unanimously

The Regular Council meeting concluded at 3:01 p.m.



Mayor



County Manager