



**REGULAR COUNCIL
MEETING AGENDA
Tuesday, May 28, 2019**

1. ORDER – 1:30 p.m.

2. ADOPTION OF AGENDA

3. ADOPTION OF PREVIOUS MINUTES

- Regular Council Meeting – May 14, 2019

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

- a) Public
- b) Staff Introduction – Alanna Campbell, Early Years Mentor
- c) Recognition of Staff Years of Service
- d) Recognition of Public Works Week

Carol Langner

Des Mryglod

5. DEPARTMENT REPORTS / RECOMMENDATIONS

- a) 2:00 p.m. Black Gold Rodeo Association - Dave Rock, President;
and Trevor Wallace, Vice President

Dean Ohnysty

- b) 2:15 p.m. Parks & Recreation

- i) 2019 Summer Programs & Events
- ii) Recreation & Library Cost Share Agreements:
 - Village of Warburg 2018 Final Payment
 - Town of Calmar 2018 Final Payment

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Andrea Oneski

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Dean Ohnysty

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Dean Ohnysty

- c) 2:30 p.m. Public Works & Engineering

- i) Nisku Bulk Water Station Disposal
- ii) Capital Region Southwest Water Services Commission
(CRSWSC) Property Purchase Request
- iii) 2019 Bridge Maintenance Program Budget Update
- iv) 2019 Dust Suppression Program

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Dean Downey

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Des Mryglod

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Des Mryglod

- d) 2:45 p.m. Planning & Development

- i) Development Permit Application D17-294 – Resource Extraction
on NW/SE/SW 22-51-3-W5 & NE 15-51-3-W5, Lehigh Hanson
Materials Ltd. / G&C Felske (Direct Control District DC-25)
- ii) Direct Control Application D19-069 – Proposed Cannabis
Production Facility (Processing), Lot 4, Block 3, Plan 1277 HW,
Pt. SE 26-50-25-W4, Clarence Shields (Hickam Bay
Developments Ltd.)
- iii) Direct Control Application D19-070 – Proposed Cannabis
Production Facility (Cultivation), Lot 5, Block 3, Plan 1277 HW,
Pt. SE 26-50-25-W4, Clarence Shields (Hickam Bay
Developments Ltd.)

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Colin Richards

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Colin Richards

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Colin Richards

√ Attachment Provided

REGULAR COUNCIL MEETING AGENDA

Tuesday, May 28, 2019

- iv) Development Permit Application D19-071 – Bulk Fertilizer Sales Office & Shop, Plan 1584 MC, Pt. NW 35-48-25-W4, High Brix Manufacturing Inc. ✓ Greg McGovern
- v) Leduc County Economic Development Plan
- vi) Edmonton Metropolitan Region Board Update ✓ Grant & Mark G. Grant Bain

6. **NEW BUSINESS**

- a) Vote on Motion No. 158-19 ✓
- b) Approve Policy CC-04 Council Convention, Conference, Seminar & Workshop Registration ✓ Duane Coleman
- c) Approve Policy CM-04 Recognition & Commemoration ✓ Duane Coleman
- d) Q1 Reporting ✓ Duane Coleman

7. **COUNCILLOR COMMITTEE REPORTS**

- a) Councillor Meeting Information – Councillors Lewis & Vandenberghe ✓
- b)


8. **INFORMATION ITEMS**

- a) Summary of Mayor & Councillor Activities – February – April, 2019 ✓

9. **ADJOURNMENT**

✓ Attachment Provided

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 **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, MAY 28, 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, May 28, 2019 by Mayor Tanni Doblanko as Chair with Council Members Rick Smith, Kelly Vandenberghe, Kelly-Lynn Lewis, Larry Wanchuk, Glenn Belozor and Ray Scobie present.

Also present were:

- Duane Coleman, County Manager
- Rick Thomas, Deputy County Manager
- Grant Bain, Director of Planning & Development
- Joyce Gavan, Recording Secretary
- Loretta Hannah, Early Intervention & FASD Coordinator
- Carol Langner, Early Years and Bridges FASD Coordinator
- Andrea Oneski, Community Development Coordinator
- Dean Ohnysty, Director of Community Services
- Katherine Degaust, Communications Coordinator
- Des Mryglod, Director of Public Works & Engineering

Present as well were five other individuals.

Agenda Adoption

162-19 Councillor Wanchuk -- that the agenda for the May 28, 2019 Regular County Council meeting be adopted with the following addition:

5. c) iv) 2019 Continuous Dust Suppression Program

Carried Unanimously

Previous Minutes - Regular Meeting – May 14, 2019

163-19 Councillor Lewis -- that the May 14, 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.

Staff Introduction

Alanna Campbell, Early Years Mentor, was introduced to Council Members.

Recognition of Staff Years of Service Presentations

The following staff members were presented with Years of Service Awards:

Ten (10) Years Service

- Loretta Hannah, Early Intervention & FASD Coordinator
- Andrea Oneski, Community Development Coordinator
- Katherine Degaust, Communications Coordinator

Mr. Zacharias

Rudy Zacharias, Manager of Communications, entered the Council Chamber at 1:35 p.m.

Recognition of Public Works Week

The Public Works Department was recognized for participating in the National Public Works Week May 19th – 25th, 2019. Activities included a bridge building competition and Open House Barbeques at its public works shops in Nisku and Thorsby. Recognition was also provided to the following individuals:

- Monica Foley - Flag competition
- Steven Schmitz – Scavenger competition

The following staff members and three other individuals exited the Council Chamber at 1:38 p.m.:

- Loretta Hannah
- Carol Langner
- Alanna Campbell
- Katherine Degaust
- Andrea Oneski

Presentation – Black Gold Rodeo Association

Dave Rock, President, provided an update on the activities of the Black Gold Rodeo Association, highlighting the following:

- The Black Gold Rodeo is scheduled for the weekend of May 31st - June 2nd, 2019.
- Thank you to Leduc County for their partnership.
- A significant amount of sponsorship funding was reduced this year due to the economic downturn.

164-19 Councillor Lewis -- that the update from the Black Gold Rodeo Association, be received as information.

Carried Unanimously

Mr. Rock and Three Individuals

Mr. Rock and three other individuals exited the Council Chamber at 1:46 p.m.

Recreation and Library Cost Share Agreement – Village of Warburg 2018 Final Payment

Dean Ohnysty, Director of Community Services, presented a staff report with respect to the 2018 final payment to the Village of Warburg under the Recreation and Library Cost Share Agreement.

165-19 Councillor Belozer -- that Leduc County Council accepts the 2018 audited statement by the Village of Warburg for cost shared recreation and library services and forwards a final payment in the amount of \$35,431 to the Village of Warburg.

Carried Unanimously

Mr. Downey

Dean Downey, Manager of Utilities, entered the Council Chamber at 1:50 p.m.

Recreation and Library Cost Share Agreement – Town of Calmar 2018 Final Payment

Dean Ohnysty, Director of Community Services, presented a staff report with respect to the 2018 final payment to the Town of Calmar under the Recreation and Library Cost Share Agreement.

166-19 Mayor Doblanko -- that Leduc County Council accepts the 2018 audited statement by the Town of Calmar for cost shared recreation and library services and forwards a final payment in the amount of \$166,502 to the Town of Calmar.

Carried Unanimously

Nisku Bulk Water Dispensing System Disposal

Dean Downey, Manager of Utilities, provided a staff report with respect to the Nisku Bulk Water Dispensing System.

167-19 Councillor Smith -- that Leduc County Council directs administration to:

- 1) dispose of the Nisku bulk water dispensing system through a competitive bid process as per Policy GS-10 Disposal of Assets; and
- 2) direct the proceeds from the sale of the system be allocated to the appropriate water utility reserve.

Carried Unanimously

Mr. Downey

Mr. Downey exited the Council Chamber at 1:59 p.m.

Mrs. Oneski and Four Individuals

Mrs. Oneski and four individuals entered the Council Chamber at 2:00 p.m.

2019 Summer Programs and Events

Andrea Oneski, Community Development Coordinator, provided a PowerPoint presentation on the Parks and Recreation 2019 Summer Programs and Events.

Messrs. Gallant, Richards, McGovern and Mrs. Haverland

Mark Gallant, Economic Development Coordinator; Colin Richards, Team Lead Development; Greg McGovern, Planner 1; and Charlene Haverland, Manager of Current Planning; entered the Council Chamber at 2:04 p.m.

168-19 Councillor Smith -- that the presentation on the Parks & Recreation 2019 Summer Programs and Events, be received as information.

Carried Unanimously

Mr. Ohnysty, Mrs. Oneski and Four Individuals

Mr. Ohnysty, Mrs. Oneski and four individuals exited the Council Chamber at 2:17 p.m.

Capital Region Southwest Water Services Commission Property Purchase Request

Des Mryglod, Director of Public Works & Engineering, provided a staff report with respect to the Capital Region Southwest Water Services Commission (CRSWSC) property purchase request.

169-19 Councillor Smith -- that Leduc County explore a Memorandum of Understanding with the Capital Region Southwest Water Services Commission (CRSWSC) for the potential future purchase, lease or right of first refusal for Lot B, Plan 1011 MC, in conformance with s.70 of the Municipal Government Act, RSA 2000, and to grant permission to enter the site to complete preliminary engineering investigations, including a Phase 1 environmental site assessment.

Carried Unanimously

Six Individuals

Six individuals entered the Council Chamber at 2:18 p.m.

Bridge Maintenance Program Budget Update

Des Mryglod, Director of Public Works & Engineering, provided a staff report with respect to the 2019 Bridge Maintenance Program budget.

170-19 Councillor Belozar -- that Leduc County Council approves the 2019 Bridge Maintenance Program budget update and directs administration to proceed with reallocation of funding.

Carried Unanimously

2019 Continuous Dust Suppression Program

171-19 Councillor Smith -- that administration deliver the 2019 Continuous Dust Suppression Program using DL 10 Special, and that Council directs that any unfunded cost over-runs to the continuous dust suppression program at year end not addressed by internal savings within the Public Works & Engineering operations budget be funded by the operating contingency reserve, to a maximum of \$198,000.

Lost

Pro: Councillors Smith

Con: Mayor Doblanko and Councillors Lewis, Vandenberghe, Wanchuk, Belozar and Scobie

Development Permit Application D17-294 – Resource Extraction on NW/SE/SW 22-51-3-W5 & NE 15-51-3-W5, Lehigh Hanson Materials Ltd. / G&C Felske (Direct Control District)

Colin Richards, Team Lead Development, provided an update on consideration of Development Permit Application D17-294 by Inland Aggregates a Division of Lehigh Hanson Materials Ltd. / G & C. Felske for a resource extraction (operation of an aggregate pit) on NW/SE/SW 22-51-3-W5 & NE 15-51-3-W5 (± 108.2 ha, ± 276.4 ac).

172-19 Councillor Scobie -- that Leduc County Council approves Development Permit Application D17-294 for a resource extraction (operation of an aggregate pit) on NW/SE/SW 22-51-3-W5 & NE 15-51-3-W5 (± 108.2 ha, ± 276.4 ac) by Inland Aggregates a Division of Lehigh Hanson Materials Ltd. / G & C. Felske within Direct Control District, subject to the following conditions:

1. Approval is granted based on the information provided by the applicant for the approved development (resource extraction) only and no other development.
2. The approved development shall be located as shown on the approved Site Plan No. 1-1, dated December 13, 2017.
3. 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.
4. The maximum disturbance area allowed at any given time shall be 44.73 ha before progressive reclamation occurs.
5. Hours of operation shall be limited to the following:
 - i) Hauling of material: 7am to 7pm Monday to Friday. 7am to 3 pm on Saturdays. No hauling is permitted on Sundays or statutory holidays.
 - ii) All other operational activities: 24 hrs. per day Monday to Friday. 12pm to 7pm Saturdays. No activity is permitted on Sundays or statutory holidays.
6. Prior to commencement of the development, the applicant shall enter into a Development Agreement, and/or Management Plan for the operation and abide by the terms therein, that address, amongst other matters:

- i) The paving and/or upgrading of the haul route to be determined by Public Works & Engineering, including any cost contributions and endeavours to assist arising from the provisions of these improvements
 - ii) Dust control and dust suppression
 - iii) Site remediation
 - iv) Noise attenuation
 - v) Environment controls (such as groundwater monitoring)
 - vi) Redistricting at the completion of the project
 - vii) Any other matters deemed necessary by the County.
7. Prior to the commencement of development, the applicant shall enter into a Road Use Agreement (including road widening) with the County. The applicant shall contact Public Works & Engineering to discuss this requirement.
8. 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 | vii. vibrations |
| ii. water quality deterioration | viii. radiation emission |
| iii. dust, fly ash or other particulate matter | ix. air pollution |
| iv. groundwater quality or quantity deterioration | x. high brightness light source |
| v. noise | xi. industrial waste |
| vi. glare | |
9. 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. Copies of any approvals issued shall be provided to the County upon issuance.
10. Should any unforeseen environmental issues be identified during the life of the development, mitigation and remediation methods shall be implemented to the satisfaction of the County and at the sole expense of the landowner.
11. The applicant/landowner shall provide firefighting access at all times to the satisfaction of Leduc County Fire Services.
12. Site grading shall not be permitted to direct additional surface drainage from the subject lot onto an adjacent lot unless provided for in an approved drainage plan or storm water management plan for the area.
13. This approval and conditions within shall be subject to annual review by Council.
14. No further development, expansion or change in use is permitted unless approved by Leduc County.

Carried Unanimously

Recess

The meeting recessed at 2:55 p.m. and reconvened at 3:00 p.m. with Mayor Tanni Doblanko as Chair and Council Members Rick Smith, Kelly Vandenberghe, Kelly-Lynn Lewis, Larry Wanchuk, Glenn Belozor and Ray Scobie present.

Also present were:

- Duane Coleman, County Manager
- Rick Thomas, Deputy County Manager
- Grant Bain, Director of Planning & Development
- Joyce Gavan, Recording Secretary



- Rudy Zacharias, Manager of Communications
- Mark Gallant, Economic Development Coordinator
- Charlene Haverland, Manager of Current Development
- Colin Richards, Team Lead Development
- Greg McGovern, Planner 1
- Des Mryglod, Director of Public Works & Engineering

Present as well were 7 other individuals.

Development Permit Application D19-069 – Cannabis Production Facility (Processing) on Lot 4, Block 3, Plan 1277 HW, Pt. SE 26-50-25-W4, Clarence Shields, Hickam Bay Developments Ltd. (Direct Control District)

Colin Richards, Team Lead Development, provided a staff report with respect to Development Permit Application D19-069 for a cannabis production facility (processing) by Clarence Shields, Hickam Bay Development Ltd. on Lot 4, Block 3, Plan 1277 HW, Pt. SE 26-50-25-W4 within the Direct Control District.

173-19 Mayor Doblanko -- that Leduc County Council approves Development Permit Application D19-069 for a cannabis production facility (processing) by Clarence Shields, Hickam Bay Development Ltd. on Lot 4, Block 3, Plan 1277 HW, Pt. SE 26-50-25-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 (cannabis production facility processing) only and no other development.
2. The approved development shall be located as shown on the approved Site Plan No. 2/4, dated March, 2019.
3. No growing or processing of cannabis may occur at the property prior to receiving the required federal licensing to do so at this location. A copy of the required Canada Health authorization (or equivalent) shall be provided to the County upon issuance.
4. A disposal plan concerning the proposed means of removing and disposing of waste product from the operation shall be agreed in writing prior to the commencement of the approved use.
5. The applicant shall enter into a development agreement for the payment of off site levies in accordance with the Greater Nisku Off Site Levy Bylaw.
6. No onsite sales of any products grown, prepared and/or manufactured on or off of the site shall occur at any time unless approved for under a separate development approval.
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	vii. water quality deterioration
ii. dust, fly ash or other particulate matter	viii. groundwater quality or quantity deterioration
iii. noise	ix. glare
iv. vibrations	x. radiation emission
v. air pollution	xi. high brightness light source
vi. industrial waste	
8. Further to the requirements of the previous condition, any odours relating to the growing and/or processing of Cannabis shall be strictly restrained to within the confines of the subject parcel.



9. Vehicular parking shall be provided as indicated on the approved Site Plan.
10. 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.
11. Prior to the commencement of development, the applicant shall provide, to the satisfaction of Public Works & Engineering, engineered lot grading and site servicing plans.
12. The development shall not cause any adverse drainage impact on adjacent properties or flooding of nearby ditches in excess of their capabilities.
13. Approval shall be obtained from Leduc County Public Works & Engineering prior to connection to any County water and/or sewer lines.
14. 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 & Engineering prior to the movement of construction material to discuss this requirement.
15. Any freestanding signage related to this development shall require the submission of a separate development approval application.
16. 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 & Engineering.
17. The site shall be maintained in a neat and orderly manner including the containment of all construction materials and refuse, to the satisfaction of Leduc County.
18. The applicant/landowner shall provide firefighting access at all times to the satisfaction of Leduc County Fire Services.
19. No further development, expansion or change in use is permitted unless approved by Leduc County.
20. This approval and conditions within shall be subject to annual review by Council.

Carried

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

Development Permit Application D19-070 – Cannabis Production Facility (Cultivation) on Lot 5, Block 3, Plan 1277 HW, Pt. SE 26-50-25-W4, Clarence Shields, Hickam Bay Developments Ltd. (Direct Control District)

Colin Richards, Team Lead Development, provided a staff report with respect to Development Permit Application D19-070 for a cannabis production facility (cultivation) by Clarence Shields, Hickam Bay Development Ltd. on Lot 5, Block 3, Plan 1277 HW, Pt. SE 26-50-25-W4 within the Direct Control District.

174-19 Councillor Vandenberghe -- that Leduc County Council approves Development Permit Application D19-070 for a cannabis production facility (cultivation) by Clarence Shields, Hickam Bay Development Ltd. on Lot 5, Block 3, Plan 1277 HW, Pt. SE 26-50-25-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 (cannabis production facility processing) only and no other development.



2. The approved development shall be located as shown on the approved Site Plan No. 2/4, dated March, 2019.
3. No growing or processing of cannabis may occur at the property prior to receiving the required federal licensing to do so at this location. A copy of the required Canada Health authorization (or equivalent) shall be provided to the County upon issuance.
4. A disposal plan concerning the proposed means of removing and disposing of waste product from the operation shall be agreed in writing prior to the commencement of the approved use.
5. The applicant shall enter into a development agreement for the payment of off site levies in accordance with the Greater Nisku Off Site Levy Bylaw.
6. No onsite sales of any products grown, prepared and/or manufactured on or off of the site shall occur at any time unless approved for under a separate development approval.
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	vii. water quality deterioration
ii. dust, fly ash or other particulate matter	viii. groundwater quality or quantity deterioration
iii. noise	ix. glare
iv. vibrations	x. radiation emission
v. air pollution	xi. high brightness light source
vi. industrial waste	
8. Further to the requirements of the previous condition, any odours relating to the growing and/or processing of Cannabis shall be strictly restrained to within the confines of the subject parcel.
9. Vehicular parking shall be provided as indicated on the approved Site Plan.
10. 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.
11. Prior to the commencement of development, the applicant shall provide, to the satisfaction of Public Works & Engineering, engineered lot grading and site servicing plans.
12. The development shall not cause any adverse drainage impact on adjacent properties or flooding of nearby ditches in excess of their capabilities.
13. Approval shall be obtained from Leduc County Public Works & Engineering prior to connection to any County water and/or sewer lines.
14. 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 & Engineering prior to the movement of construction material to discuss this requirement.
15. Any freestanding signage related to this development shall require the submission of a separate development approval application.
16. 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 & Engineering.

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17. The site shall be maintained in a neat and orderly manner including the containment of all construction materials and refuse, to the satisfaction of Leduc County.
18. The applicant/landowner shall provide firefighting access at all times to the satisfaction of Leduc County Fire Services.
19. No further development, expansion or change in use is permitted unless approved by Leduc County.
20. This approval and conditions within shall be subject to annual review by Council.

Carried

Pro: Mayor Doblanko and Councillors Vandenberghe, Wanchuk, Belozer and Scobie

Con: Councillors Smith and Lewis

Three Individuals

Three individuals exited the Council Chamber at 3:24 p.m.

Development Permit Application D19-071 – Bulk Fertilizer Sales Office & Shop on Pt. NW 35-48-25-W4, Greg Moline, High Brix Manufacturing Inc. (Direct Control District)

Greg McGovern, Planner 1, provided a staff report with respect to Development Permit Application D19-071 for a bulk fertilizer sales office and shop by Greg Moline, High Brix Manufacturing Inc. on Pt. NW 35-48-25-W4 within the Direct Control District.

175-19 Councillor Vandenberghe -- that Leduc County Council approves Development Permit Application D19-071 for a bulk fertilizer sales office and shop by Greg Moline, High Brix Manufacturing Inc. on Pt. NW 35-48-25-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.
3. The landowner may be required to enter into a Road Use Agreement with the County. The applicant must contact Public Works & Engineering prior to the movement of construction material to discuss this requirement
4. The approach must be maintained to avoid any damage to the County owned road surface due to construction activity.
5. 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.
6. There shall be no outdoor storage of goods, products, materials or equipment permitted within a required front yard setback.
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

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8. The development shall not cause any adverse drainage impact on adjacent properties or flooding of nearby ditches in excess of their capabilities.
9. The site shall be maintained in a neat and orderly manner including the containment of all construction materials and refuse, to the satisfaction of Leduc County.
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 & Engineering.
11. A Traffic Impact Assessment is required to be completed to the satisfaction of Public Works & Engineering; and any improvements identified by the Traffic Impact Assessment must be implemented by the applicant/landowner.
12. Any freestanding signage related to this development shall require the submission of a separate development approval application.
13. The applicant/landowner shall provide firefighting access at all times to the satisfaction of Leduc County Fire Services.
14. Parking shall be provided in accordance with the provisions of the Leduc County Land Use Bylaw and as indicated on the approved site plan.
15. The development shall be kept free of noxious weeds to prevent their establishment and spread.
16. Lot grading shall be provided in accordance with the lot grading plan, unless a new lot grading plan is submitted and approved by Leduc County Public Works & Engineering prior to commencement of this project.
17. No further development, expansion or change in use is permitted unless approved by Leduc County.
18. This approval and conditions within shall be subject to annual review by Council.

Carried Unanimously

Mrs. Haverland, Messrs. Richards and McGovern and Two Other Individuals

Mrs. Haverland, Messrs. Richards and McGovern and two other individuals exited the Council Chamber at 3:39 p.m.

Leduc County Economic Development Plan

Grant Bain, Director of Planning and Development and Mark Gallant, Economic Development Coordinator, provided a staff report with respect to the Leduc County Economic Development Plan.

176-19 Councillor Wanchuk -- that Leduc County Council receives as information the Leduc County Economic Development Plan.

Carried Unanimously

Mr. Gallant and One Individual

Mr. Gallant and one individual exited the Council Chamber at 4:00 p.m.

Edmonton Metropolitan Region Board Update

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

177-19 Mayor Doblanko -- that Leduc County Council receives as information the update on the Edmonton Metropolitan Region Board.

Carried Unanimously

Vote on Motion No. 158-19 – Correspondence In and Out of Leduc County Regarding Councillor Office

At the May 14, 2019 regular council meeting, Motion No. 158-19 was deferred to the May 28th, 2019 regular meeting as follows:

158-19 Councillor Vandenberghe – that all Council Members report monthly at regular council meetings in writing their committee highlights.

Withdraw Motion No. 158-19

Councillor Vandenberghe withdrew Motion No 158-19.

Approve Policy CC-04 Council Convention, Conference, Seminar and Workshop Registration

178-19 Councillor Vandenberghe -- that Leduc County Council defers consideration of Council Convention, Conference, Seminar and Workshop Registration Policy CC-04, to the June 11, 2019 regular council meeting.

Carried Unanimously

Approve Policy CM-04 Recognition & Commemoration

179-19 Mayor Doblanko -- that Leduc County Council approves the Recognition & Commemoration Policy CM-04, as presented.

Carried Unanimously

Q1, 2019: January 1 – March 31st Reporting

180-19 Councillor Smith -- that Leduc County Council receives as information the Q1, 2019: January 1 – March 31 Reporting, as presented.

Carried Unanimously

Councillor Committee Reports

The following Councillor reports were provided:

Councillor Lewis:

- Leduc Regional Chamber of Commerce
- Leduc Regional Housing Foundation

Councillor Vandenberghe:

- MRSP Task Force Meeting

Information Item

181-19 Councillor Lewis – that the following correspondence, be received as information:

- 1) Summary of Mayor & Councillor Activities for February – April, 2019

Carried Unanimously

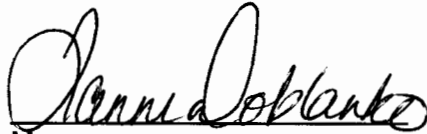


Adjournment

182-19 Councillor Belozer -- that the Regular County Council meeting be adjourned.

Carried Unanimously

The Regular Council meeting concluded at 4:14 p.m.


Mayor


County Manager