

CITY OF LEDUC
COUNCIL MEETING AGENDA



Monday, May 27, 2019, 7:00 P.M.
Council Chambers, Leduc Civic Centre
1 Alexandra Park, Leduc, Alberta

1. CALL TO ORDER
2. ADOPTION OF AGENDA
3. ITEMS FOR DISCUSSION AND RELATED BUSINESS
 - 3.1 Select Items for Debate
 - 3.2 Vote on Items not Selected for Debate
4. ADOPTION OF PREVIOUS MINUTES
 - 4.1 Approval of Minutes of the Council Meeting held Monday, May 13, 2019
5. RECOGNITION ITEMS
6. PUBLIC COMMENTARY
7. PUBLIC HEARING
8. PRESENTATIONS
9. BUSINESS
 - 9.1 Parks, Recreation and Culture Board
(J. Cole, Board Chair / J. Kamlah)
 - 9.2 Traffic Advisory Committee
(S. Olson)
 - 9.3 Municipal Grants Policy and Procedures
(D. Brock)
 - 9.4 Annual Environmental Progress Report
(K. Chomlak)

9.5 Proposed Amendment to Bylaw No. 878-2014 – Traffic Bylaw (Unattached Trailers)

(C. Chisholm)

10. BYLAWS

10.1 Bylaw No. 1019-2019 – Amendment to Bylaw No. 580-2004 – Animal Licencing and Control Bylaw (2nd & 3rd Readings)

(C. Chisholm)

10.2 Bylaw No. 1024-2019 – Deer Valley / Creekside Area Structure Plan Amendment (1st Reading)

(K. Woitt)

10.3 Bylaw No. 1025-2019 - Redistricting Black Stone Stage 4 (1st Reading)

(K. Woitt)

11. PUBLIC COMMENTARY

12. IN-CAMERA ITEMS

13. RISE AND REPORT FROM IN-CAMERA ITEMS

14. INFORMATION REPORTS

14.1 Mayor's Report

15. ADJOURNMENT

**MINUTES OF THE CITY OF LEDUC
COUNCIL MEETING**

Monday, May 13, 2019

Present: Mayor B. Young, Councillor B. Beckett, Councillor G. Finstad,
Councillor B. Hamilton, Councillor L. Hansen, Councillor T. Lazowski,
Councillor L. Tillack
Also Present: P. Benedetto, City Manager, S. Davis, City Clerk

1. CALL TO ORDER

Mayor B. Young called the meeting to order at 7 pm.

2. ADOPTION OF AGENDA

MOVED by Councillor L. Hansen

That the agenda be adopted as presented.

Motion Carried Unanimously

3. ITEMS FOR DISCUSSION AND RELATED BUSINESS

3.1 Select Items for Debate

The following items were selected for debate:

9. BUSINESS

9.1 Greenhouse Gas Reduction Action Plan Approval

9.2 Leduc & District Regional Waste Management Authority ("LDRWMA")

10. BYLAWS

10.1 Bylaw No. 1023-2019 - Land Use Bylaw Text Amendment (2nd & 3rd Readings)

12. IN-CAMERA ITEMS

12.1 Accord Interim Update for May 2019

3.2 Vote on Items not Selected for Debate

Votes recorded under item headings.

4. ADOPTION OF PREVIOUS MINUTES

4.1 Approval of Minutes of the Council Meeting held April 29, 2019

MOVED by Councillor G. Finstad

That the minutes of the Regular Council Meeting held April 29, 2019, be approved as presented.

Motion Carried Unanimously

5. RECOGNITION ITEMS

There were no recognition items for the agenda.

6. PUBLIC COMMENTARY

There was no public commentary.

7. PUBLIC HEARING

7.1 Bylaw No. 1023-2019 – Land Use Bylaw Text Amendment

Mayor B. Young declared the Public Hearing for Bylaw No. 1023-2019 open at 7:01 pm.

Written Submissions:

There were no written submissions.

Presentations:

Administration

K. Woitt, Director, Planning & Development, made a presentation outlining proposed amendments.

Other Presentations

There were no other presentations.

Mayor B. Young declared the Public Hearing for Bylaw No. 1023-2019 closed at 7:03 pm.

8. PRESENTATIONS

There were no presentations for the agenda.

9. BUSINESS

9.1 Greenhouse Gas Reduction Action Plan Approval

S. Olson, Director, Engineering, and K. Chomlak, Environmental Sustainability Coordinator, made a PowerPoint presentation (Attached) and answered Council's questions.

MOVED by Councillor L. Hansen

That Council approve the overall target of 3% below business-as-usual projections by 2030.

Motion Carried Unanimously

MOVED by Councillor B. Beckett

That Council approve the City of Leduc Greenhouse Gas (GHG) Reduction Action Plan.

Motion Carried Unanimously

9.2 Leduc & District Regional Waste Management Authority ("LDRWMA")

Councillor T. Lazowski provided an update on the April 17, 2019, meeting of the LDRWMA relative to the discussion around the governance structure of Authorities vs. Commissions.

MOVED by Councillor T. Lazowski

That Council support the move of the Leduc & District Regional Waste Management Authority towards a Commission governance structure.

Motion Carried Unanimously

10. BYLAWS

10.1 Bylaw No. 1023-2019 – Land Use Bylaw Text Amendment (2nd & 3rd Readings)

Administration recommends that Bylaw No. 1023-2019 receive second and third readings.

MOVED by Councillor G. Finstad

That Council give Bylaw No. 1023-2019 second reading.

Motion Carried Unanimously

MOVED by Councillor L. Hansen

That Council give Bylaw No. 1023-2019 third reading.

Motion Carried Unanimously

11. PUBLIC COMMENTARY

There was no public commentary.

12. IN-CAMERA ITEMS

MOVED by Councillor L. Tillack

That Council move In-Camera at 7:20 pm.

Motion Carried Unanimously

12.1 Accord Interim Update for May 2019

FOIP s. 21, 24 & 25

MOVED by Councillor B. Beckett

That Council move In-Public at 7:58 pm.

Motion Carried Unanimously

13. RISE AND REPORT FROM IN-CAMERA ITEMS

13.1 Accord Interim Update for May 2019

FOIP s. 21, 24 & 25

Also In Attendance:

Executive Team

S. Olson, Director, Finance

M. Hay, Director, Intergovernmental Affairs and Corporate Planning

S. Davis, City Clerk

S. Olson, M. Hay, P. Benedetto, City Manager, and I. Sasyniuk, General Manager, Corporate Services, made a PowerPoint presentation (Attached) and answered Council's questions.

14. UPDATES FROM BOARDS & COMMITTEES

14.1 Council Member Updates from Boards & Committees

There were no updates.

14.2 Council Member Updates from Commissions, Authorities, Other

There were no updates.

15. INFORMATION REPORTS

15.1 Mayor's Report

There was no discussion.

15.2 Building Inspector's Report

There was no discussion.

15.3 Newly Issued Business Licences

There was no discussion.

16. ADJOURNMENT

The Council meeting adjourned at 7:56 pm.

B. YOUNG, Mayor

S. DAVIS, City Clerk

Greenhouse Gas (GHG) Reduction Plan Approval

Presentation to Council

Shawn Olson, Director, Engineering, City of Leduc

Kerra Chomlak, Environmental Sustainability Coordinator, Leduc

May 13, 2019

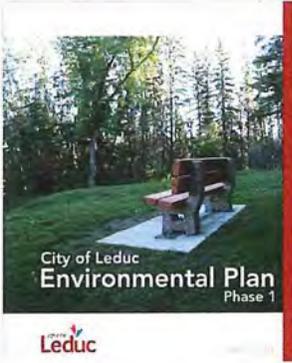
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Outline

- Background
- Review Plan:
 - Targets
 - Actions
 - Costs & Benefits
 - Next Steps
- Seek Approval

Past Council Direction



**City of Leduc
Environmental Plan
Phase 1**

Leduc

PARTNERS FOR CLIMATE PROTECTION

Milestone 1
Create a Baseline Emissions Inventory and Forecast



Milestone 2
Set Emissions Reduction Targets



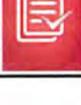
Milestone 3
Develop a Local Action Plan



Milestone 4
Implement the Local Action Plan



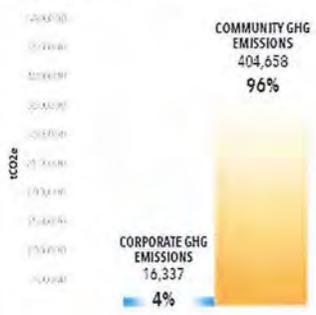
Milestone 5
Monitor Progress and Report Results



City of Leduc GHG Inventory

Leduc emitted about
421,035
tCO₂e of GHGs
in 2015

2015 Community and Corporate GHG Emissions (tCO₂e) Comparison



Category	GHG Emissions (tCO ₂ e)	Percentage
COMMUNITY GHG EMISSIONS	404,658	96%
CORPORATE GHG EMISSIONS	16,337	4%

Community and Corporate GHG Emissions (tCO₂e), by Source Sector



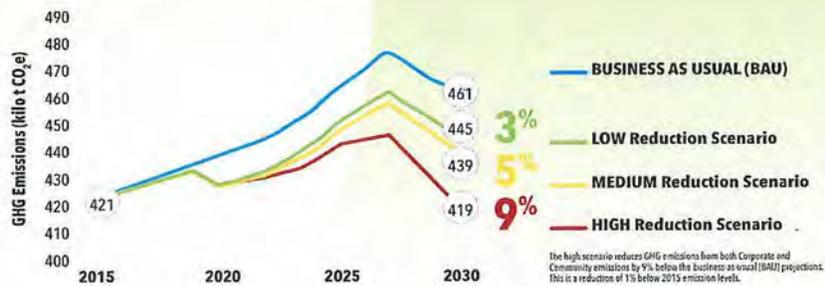
Source Sector	GHG Emissions (tCO ₂ e)	Percentage
COMMERCIAL	144,311	34%
RESIDENTIAL	110,010	26%
TRANSPORTATION	106,339	25%
INDUSTRY	29,950	7%
SOLID WASTE	27,217	7%
SEWAGE	992	0%
STREETLIGHTS	2,215	1%



Actions		
LOW SCENARIO 3% GHG Reduction Target	MEDIUM SCENARIO 5% GHG Reduction Target	HIGH SCENARIO 9% GHG Reduction Target
LED Streetlights	Create Energy Efficiency Champions	Green Building Standard for City
Solar on LRC, Operations Buildings	Promote Efficiency and Renewable Programs, GHG Education Hub	Electric Commuter Bus
Energy Retrofits to City Buildings	City to Buy Best-in-Class New Fleet	Organics Processing Facility
Infill - High Density Development	EV Public Charging Stations and Policy	PACE (Residential & Commercial Buildings)
Mixed Use Development	Enhanced Commuter Transit	Waste Reduction Education for Business & Apartments
Biocover For Landfill	Promote Active Transport, Enhance Transit & U-Pass Marketing	Organics Diversion Policies & Programs for Business & Apartments
Garbage Baling	Promote Secondary Suites	Variable size cart program
Tree Planting	Lower Tipping Fees for Organics	New Solar for City Buildings

Costs		
<p>LOW SCENARIO - Actions to achieve a 3% target</p> <p>Note there are no new costs associated with the actions in the "low" scenario.</p>	<p>MEDIUM SCENARIO - Actions to Achieve a 5% target</p> <p>The medium scenario actions include: \$1,205,000 in operating costs, \$490,500 in staffing costs and staff set up costs and \$722,000 in capital or one-time costs over 11 years (2020 - 2030).</p>	<p>HIGH SCENARIO - Actions to Achieve a 9% target</p> <p>In addition to the medium scenario costs, the high scenario actions require the following incremental costs: \$185,000 in operating costs, up to \$937,000 staff and staff start up costs and \$1,568,670 in capital, or one-time costs over 11 years (2020 - 2030).</p> <p>The total costs to achieve the 9% target are: \$1,390,000 in operating costs, up to \$1,427,500 in staffing costs and staff set up costs and \$2,290,670 in capital, or one-time costs over 11 years (2020 - 2030).</p> <p>The year 2031 is shown in order to reflect costs that would continue at the end of 11 years.</p>

Targets



Next Steps

1. Administration to conduct an annual review to assess whether to implement actions from the medium and high scenarios considering grant opportunities, and available human and financial resources;
2. Report annually to the public on implementation of the actions and progress towards the GHG targets in the annual Environmental Progress Report.

Recommendation

1. That Council approve the overall target of 3% below business-as-usual projections by 2030. This target can also be broken down into the following components based on the FCM Partners for Climate Protection (PCP) program format:
 - Corporate Target: 8% reduction from 2015 by 2030 (equivalent to 20% reduction below business-as-usual forecast)
 - Community Target: 6% above 2015 by 2030 (equivalent to 3% reduction below business-as-usual forecast)
2. That Council approve the City of Leduc Greenhouse Gas (GHG) Reduction Action Plan.

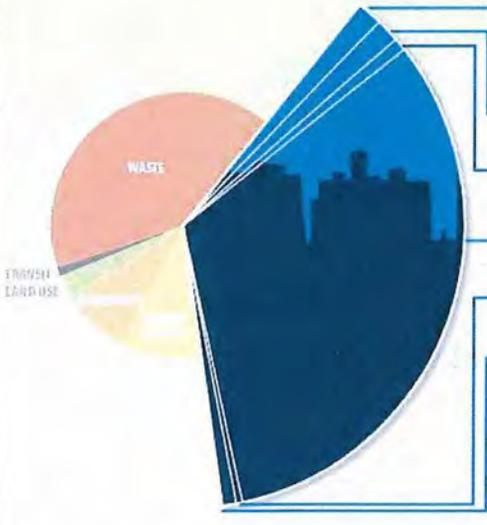
Comments? Questions?



Optional Slides



PROPOSED BUILDING-RELATED GHG REDUCTION ACTIONS

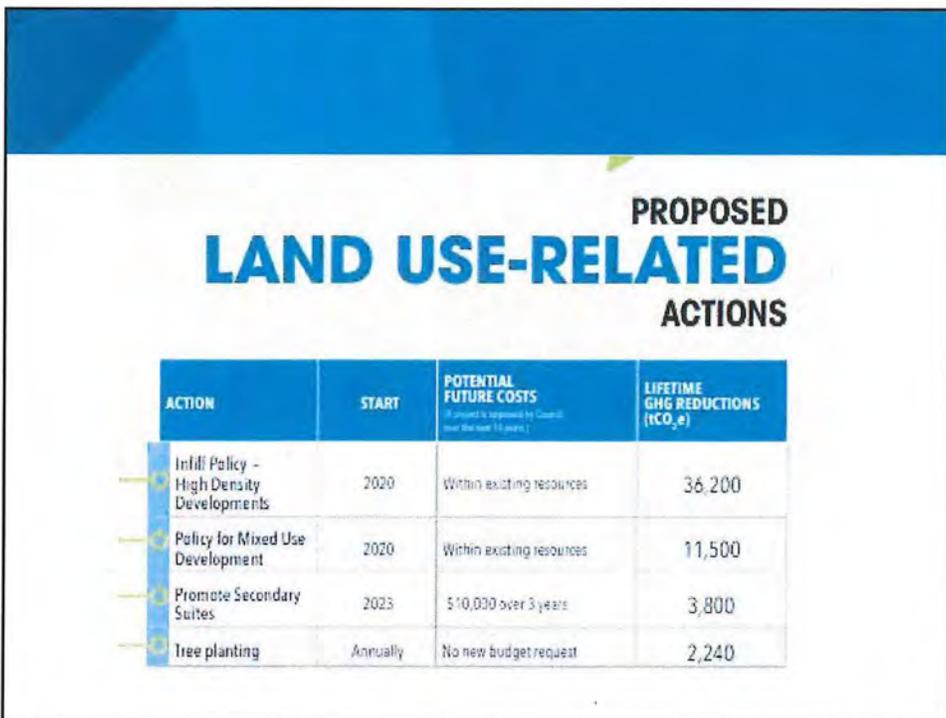
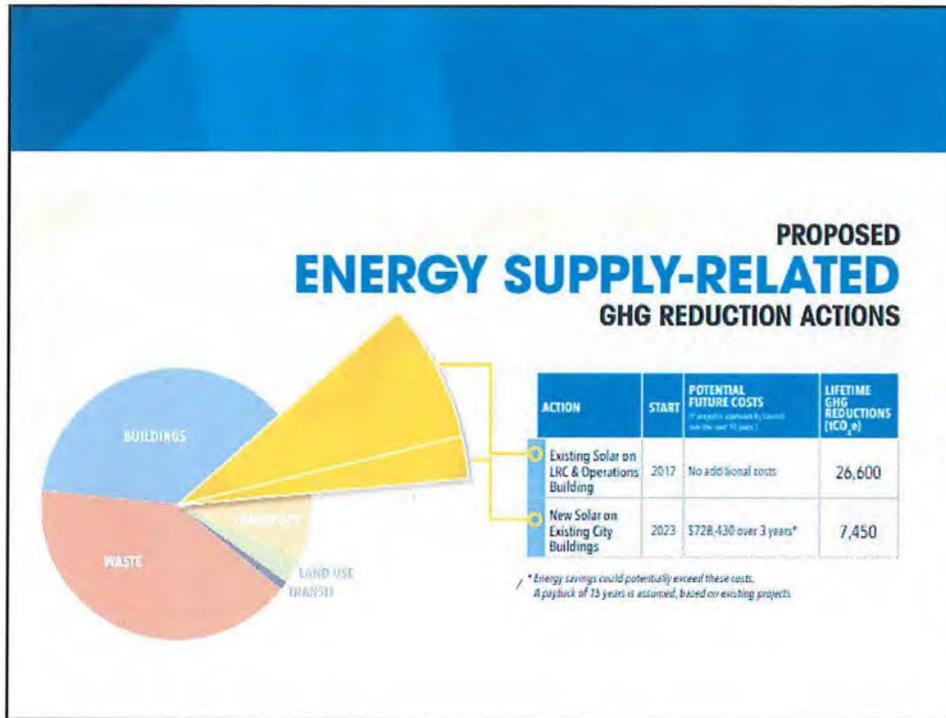


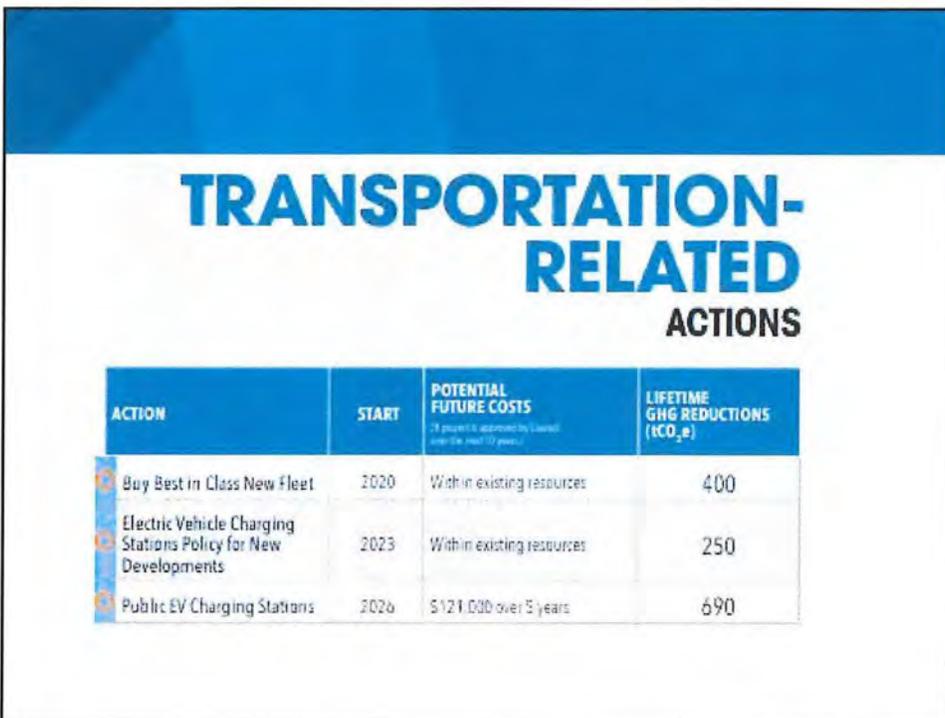
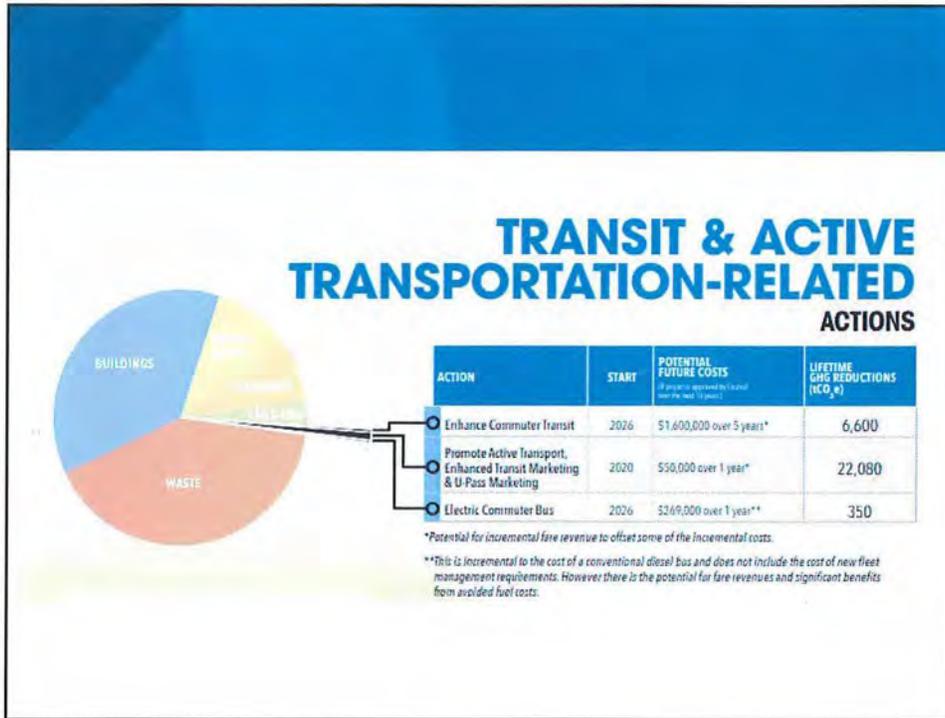
ACTION	START	POTENTIAL FUTURE COSTS <small>(dependent on operational or capital cost by year 10 years)</small>	LIFETIME GHG REDUCTIONS <small>(tCO₂e)</small>
LED Streetlights	2017	No new budget request	21,900
Energy Retrofits to City Buildings	2019	Planned in 2019 Projects	25,500
Promote Provincial Energy Efficiency Programs	2020	\$105,000 over 10 years	13,700
Property Assessed Clean Energy (PACE)**	2020	TBD***	474,950
Create Energy Efficiency Champions	2023	\$40,000 over 3 years	2,800
Create Efficiency Standards for New City Buildings	2026	\$297,000 over 5 years*	9,600

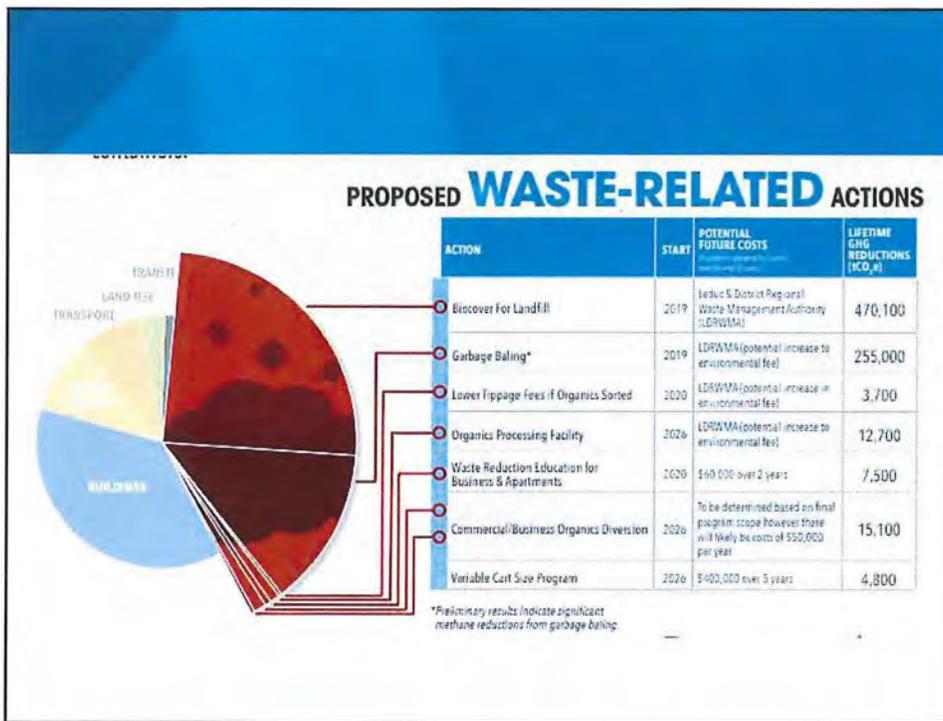
* Depending on Facilities Master Plan, approved budgets and future technological advancements (e.g. solar costs).

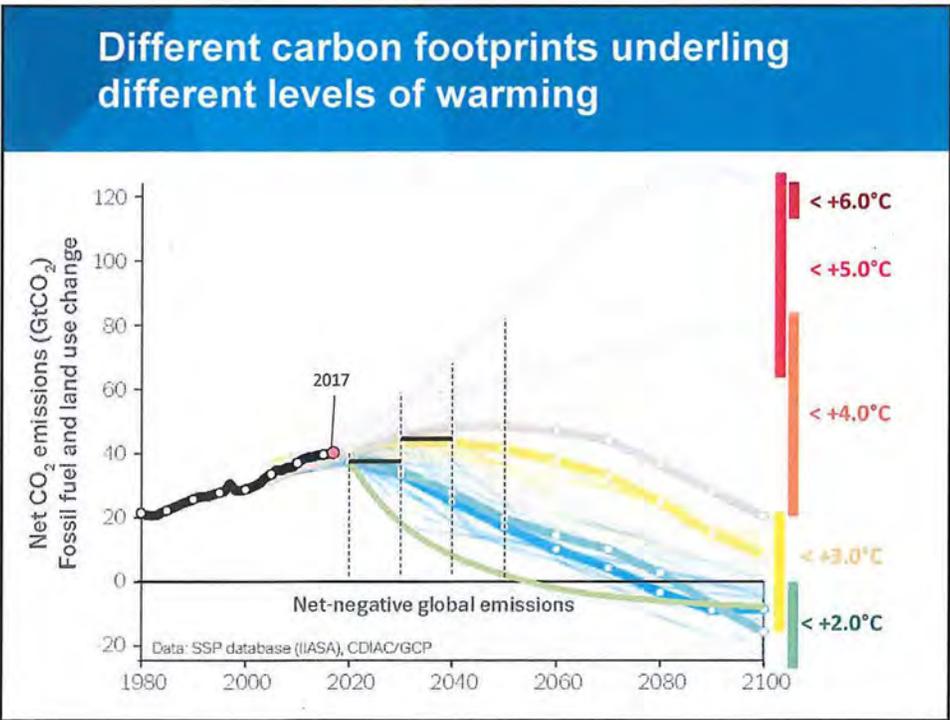
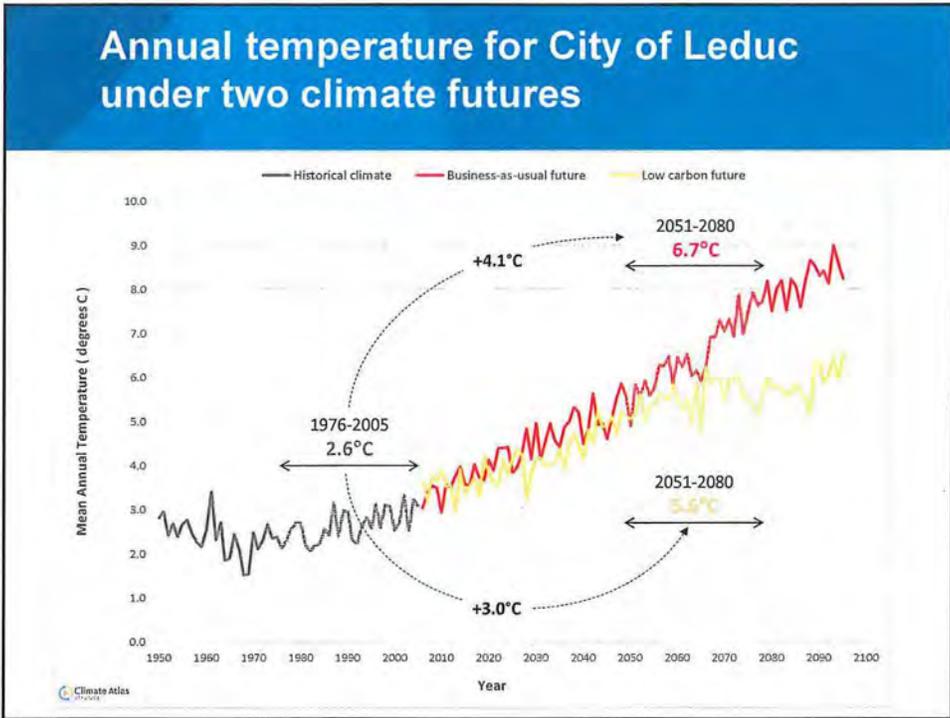
** PACE is a program where building owners can finance renewable energy projects (e.g. solar panels or energy efficiency upgrades (e.g. new windows)) through their property tax. The loan remains with the property even through a sale. Thus, the term may be extended over 20 years or more. Often, lower interest rates are available. PACE does not affect the borrowing capacity of the property owner.

*** Information on costs for municipalities to administer the program to be announced by Energy Efficiency Alberta. Potential for grants.



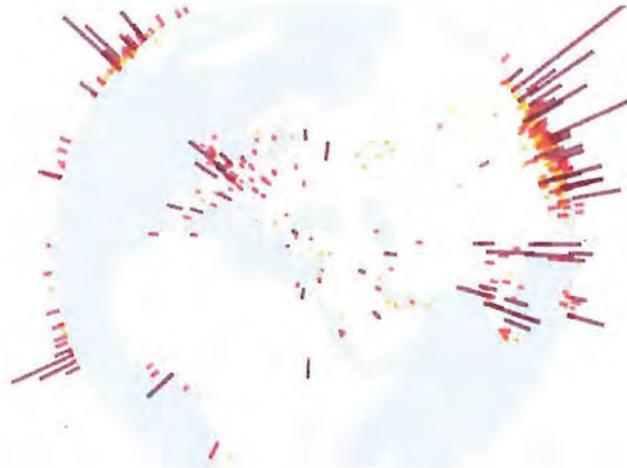






Managing climate change starts in cities

Urban areas are responsible for up to **70%** of anthropogenic GHG emissions



New Costs

	Buildings				Energy Supply	Land Use	Transit/Active Transportation			Transport	Waste	
	Green Building Standards for New City Buildings	Create Energy Efficiency Champions	Promote Efficiency and Renewable Programs, GHG Education Hub	PACE	New Solar on Existing City Buildings	Promote Secondary Suites	Promote Active Transport Enhance Transit & U-Pass Marketing	Enhance Commuter	Electric Commuter Bus	Electric Vehicle Charging Stations & Policy	Waste Diversion, Education, Policies & Programs for Businesses & Apartments	Variable Size Cart Program
Low	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Medium	N/A	\$40,000	\$595,000	N/A	N/A	\$10,000	\$50,000	\$1,600,000	N/A	\$122,000	N/A	N/A
High	\$297,000			\$248,500-\$490,500	\$728,000				\$269,000		\$550,500	\$400,000
Total Medium & High	\$297,000	\$40,000	\$595,500	\$248,500-\$490,500	\$728,000	\$10,000	\$50,000	\$1,600,000	\$269,000	\$122,000	\$550,500	\$400,000
Benefits Include	Energy cost savings	Energy cost savings	Energy cost savings	Energy cost savings	Energy cost savings	Energy cost savings	Increased fare revenue	Increased fare revenue	Avoided fuel costs	Avoided fuel costs	Potential savings depend on tipping fees at LDRWMF	

Medium

													Sub-total
Action	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2020-2030
TOTAL OPERATING	80,001	30,000	5,000	13,333	13,333	13,333	320,000	212,000	212,000	214,000	214,000	200,000	1,205,000
TOTAL STAFF	50,500	44,000	44,000	44,000	44,000	44,000	44,000	44,000	44,000	44,000	44,000	44,000	490,500
TOTAL CAPITAL	0	0	0	0	0	0	710,000	2,000	2,000	4,000	4,000	0	722,000

High

													Sub-total
Action	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2020-2030
TOTAL OPERATING	30,000	30,000					25,000	25,000	25,000	25,000	25,000	25,000	185,000
TOTAL STAFF	79,000 - 101,000	66,000 - 88,000	66,000 - 88,000	66,000 - 88,000	66,000 - 88,000	66,000 - 88,000	66,000 - 88,000	66,000 - 88,000	66,000 - 88,000	66,000 - 88,000	66,000 - 88,000	66,000 - 88,000	739,000 - 981,000
TOTAL CAPITAL	0	0	0	248,000	240,000	240,000	628,394	54,204	51,807	49,533	49,533	0	1,568,670

First 3 Years

Medium	2020	2021	2022
Operating:	\$50,000 (transit promotions)		
	\$30,000 (GHG education)	\$30,000 (GHG education)	\$5,000 (GHG education)
	\$44,000 (0.5 FTE)	\$44,000 (0.50 FTE)	\$44,000 (0.50 FTE)
	\$124,000 (Total)	\$74,000 (Total)	\$49,000 (Total)
Capital:	\$6,500 staffing start up	\$0	\$0

High	2020	2021	2022
Operating:	\$50,000 (transit promotions)		
	\$30,000 (GHG education)	\$30,000 (GHG Education)	\$5,000 (GHG Education)
	\$30,000 (ICI/MF waste program)	\$30,000 (ICI/MF waste)	
	\$88,000 (1.0 FTE)	\$132,000 (1.5 FTE)	\$132,000 (0.50 FTE)
	\$198,000 (Total)	\$192,000 (Total)	\$137,000 (Total)
Capital:	\$6,500 staffing start up	\$13,000 staffing start up	\$0

ADOPTION OF PREVIOUS MINUTES

Minutes of the Regular Council Meeting –
April 29, 2019

12.1 – Accord Interim Update for May 2019

Attachment Removed Pursuant to Sections 21, 24 & 25 of the FOIP Act.

MEETING DATE: May 27, 2019

COMMITTEE/BOARD NAME: Parks, Recreation & Culture Advisory Board

PREPARED BY: Jackie Kamlah Director, Recreation Services

COMMITTEE OF COUNCIL UPDATE

As outlined by the Parks, Recreation & Culture Board Bylaw No. 459-2000, the Board will provide regular updates to Council in its advisory capacity on matters related to or affecting parks, recreation and culture activities and programs.

Mr. Jay Cole, Chair of the Parks, Recreation & Culture Board, will provide an update on the following:

Community Initiatives

- Recreation Fees & Charges Strategy
- Sport Tourism Program Overview and Major Events Overview
- City of Leduc Events
- Sports Hall of Fame Induction Banquet
- Youth Wellness Engagement Results
- Facility Allocation Overview
- Maclab Centre for the Performing Arts Operations Transition
- City's Recreation Assistance Programs Overview and Local Barriers to Participation
- POST/Multiway Plan Review & Update

Community Capacity Building & Volunteer Leduc

- Presentations by the following community members and organizations:
 - Creating Inclusive Communities – The AltView Foundation
 - Telford House Facility, Programs & Services Overview – Telford House
 - Linx Centre Programs & Services Overview – Linx
- Volunteer Leduc program overview Elana Hansen, City of Leduc
- Grants to Organizations (GTO)

Other

- Future capital projects and priorities discussion
- ARPA Conference Highlights & Information Sharing
- PRC sub-committees:
 - Citizen Recognition Committee
 - Parks Naming Committee
 - Sports Hall of Fame

It is recommended that Council accept this report as information.

Approval Information

[Approval Information must not appear alone on a separate page.]

Original Signed by J. Cole

MEETING DATE: May 27, 2019

COMMITTEE/BOARD NAME: Traffic Advisory Committee

PREPARED BY: Kyle Wilkin, Engineering Project Manager

COMMITTEE OF COUNCIL UPDATE

The Traffic Advisory Committee (TAC) met bi-monthly in 2018 to address traffic safety concerns and requests from the residence of Leduc. The committee agreed to increase meeting frequency from 2017 onward due to an increasing amount of requests and involvement from the community. In addition to these resident concerns and requests the committee discusses traffic safety improvements and initiates the City of Leduc can undertake to make Leduc's transportation network as safe and functional as possible. Highlights from TAC in 2018 include:

1. Reviewed and addressed 59 resident concerns and requests; an increase of 4 from 2017. These requests resulted in several recommendation from TAC for transportation changes in Leduc. These recommendations were accepted by administration and the following actions highlighting below were undertaken in 2018 or scheduled for spring of 2019:
 - a. 12 crosswalk changes/additions within the City
 - i. Installation of flashing crosswalk lights at 50 Street and 51 Avenue based on a review of collisions conducted by the RCMP.
 - ii. Installation of two new crosswalks near Doris Smith Park in Windrose as well as the installation of flashing crosswalk lights at Windrose Drive and Workun Drive.
 - iii. Flashing crosswalk lights were installed at Spruce Boulevard and Southland Street.
 - iv. A new crosswalk was installed at West Haven Drive and Kirpatrick Court.
 - v. A new crosswalk with flashing lights was installed at Snow Drop Court and Suntime Promenade.
 - vi. Installation of a new crosswalk at West Haven Drive, east of West Haven School.
 - vii. Installation of flashing crosswalk lights at C.W. Gaetz and Robinson Drive/Meadowview Drive.
 - viii. A new crosswalk was added at Alexandra Drive and Anderson Court.
 - ix. A new crosswalk was added at West Haven Drive and West Haven Boulevard.
 - b. 6 parking control changes
 - i. No parking signs were installed at 48 Street and 47 Avenue due to concerns of reduced visibility.
 - ii. Curbs were painted in the bus loading zone on Caledonia Drive.
 - iii. No parking signs were installed and the curbs painted at Southfork Drive and Southfork Place to improve visibility.
 - iv. Curbs were painted at West Haven School to prevent vehicles from encroaching the crosswalk near the staff parking.
 - v. No parking signs were installed in the Alley behind Haida Avenue.
 - vi. The curbs were painted at Sheppard Circle and Southfork Drive to improve visibility.
 - c. 10 traffic control modifications

- i. The yield signs on 49 Avenue at 48A Street were changed to stop signs due to an increase in traffic on 48A Street.
- ii. Yield and stop signs were installed along the service road beside 50 Street, south of Corinthia Drive.
- iii. Installation of a LATS bus loading zone on 50 Avenue, east of 50 Street.
- iv. Stop sign and stop bar installed at 48 Street and 42 Avenue.
- v. Increased street lighting on 43 Street just south of 65 Ave.
- vi. Recommended the extension of the guardrail on QEII at Herb Reynar Park.
- vii. Review of parking at Alexandra Arena and changed to one directional traffic.
- viii. Installations of delineator and chain on 50 Street near 47 Ave to prevent jaywalking.
- ix. Installation of a three-way stop at 48 Avenue and 44 Street.
- x. Installations of additional playground zone signs at McKinley Park South.

d. 6 Enforcement Recommendations

- i. Monitor the area of Bella Coola Drive for distracted driving.
- ii. Monitor Caledonia Park School for speeding and parking concerns.
- iii. Monitor Bridgeport Boulevard for derelict vehicles.
- iv. Monitor 50 Street near 59 Avenue for jaywalking.
- v. Monitor residential areas for vehicles drifting in cul-de-sacs during winter.
- vi. Monitor the area around East Elementary School for vehicles failing to stop for stop signs.

e. 9 Speed Awareness Sign Implementations

- i. Corinthia Drive and Kinsmen Park
- ii. 43A Avenue between 48 and 50 Street
- iii. 57 Avenue, west of 50 Street
- iv. Bella Coola Drive and Apache Crescent
- v. Caledonia Drive and 42 Street
- vi. Reynalds Court
- vii. 54 Avenue, west of 50 Street
- viii. Haida Avenue
- ix. Caledonia Drive

2. TAC reviewed and implemented a speed table pilot project along Alton Drive after receiving several concerns from residents regarding increased traffic and speeding concerns. This location was also recommended for traffic calming in the City of Leduc Transportation Master Plan. Speed awareness signs were installed in both directions along Alton Drive to measure traffic volumes and speeds throughout the day to establish baseline information. The speed tables were installed in the summer of 2018 and removed for the winter to facilitate snow clearing. Data recorded during installation has shown two important trends:

- a. Average speed and volume of traffic along the north section of Alton Drive between Black Gold Drive and 50th Ave has decreased, successfully reducing short cutting.
- b. Average speed and volume of traffic along the south section of Alton Drive between Black Gold Drive and Windrose Drive remain constant. This indicates no reduction in short cutting as most vehicles in the area have no choice but to take this route, likely due to the school destination.

Based on these findings, TAC has recommended that the speed tables only be reinstalled along the north section of Alton Drive where they had a positive effect on the transportation network and safety.

3. In 2017, TAC endorsed a plan to move towards an integrated collaborated approach to traffic safety similar to Vision Zero in Edmonton. One strategy employed and recommended by Vision Zero is the removal of extra crosswalks at the busier intersections on major transportation routes. This helps to improved pedestrian safety and intersection operational efficiency by reducing possible areas of conflict. TAC received resident concerns at two intersections and employed this new strategy when reviewing them. The resulting recommendation from TAC was to remove excess crosswalks at both South Park Drive & Black Gold Drive intersection as well as Robinson Drive & Reynolds Way intersection.
4. The residents of South Telford brought two concerns to the attention of TAC, the lack of pedestrian accommodation along 44 Street and traffic volume/shortcutting concerns through the South Telford neighbourhood to Lede Park. The Traffic Advisory Committee recommended the construction of a sidewalk on 44 Street which was approved in budget by council and will be constructed in 2019. TAC also recommend the installation of a speed awareness sign along 48th Ave to collect traffic volume data through this area. With the construction of Lede Park road taking place in 2018, TAC recommended an evaluation of traffic volumes take place in 2019 to determine if additional measures should be recommended.
5. During budget presentation in 2018, a request was made by council to evaluate a bus drop of location along 46th Street at North Telford. This request was reviewed by TAC and the bus drop-off location was determined unsafe as it forced anyone using it to jaywalk across 46th Street, a busy, uncontrolled, 4 lane arterial roadway. TAC recommended against adding a crosswalk in this area due to the large impacts on the functionality of the roadway. In discussion with Leduc Transit, it was recommended that drop of location be removed and a new location be determined based on future need.
6. TAC received a request to review the current speeds within residential neighbourhoods. In order to accommodate the request, TAC recommended that a review of the Traffic Bylaw and collection of speed and collision data take place in 2019. TAC has also recommended as inclusion of a few questions in the 2020 census to determine if there is broad support for speed reductions in Leduc or if the approach should be targeted within more specific areas.

Approval Information

[Approval Information must not appear alone on a separate page.]

Original Signed by S. Olson

TRAFFIC ADVISORY COMMITTEE

2018 Initiatives





PARKING CHANGES



TRAFFIC CONTROL CHANGES

SPEED AWARENESS SIGNS

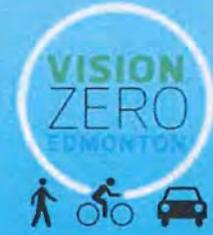


ALTON DRIVE SPEED TABLES





SOUTH PARK
DRIVE
&
BLACK GOLD
DRIVE



ROBINSON DRIVE
&
REYNALDS WAY



THINGS TO
COME



MEETING DATE: May 27, 2019
SUBMITTED BY: Donna Brock, Director Community & Social Development
PREPARED BY: Donna Brock, Director Community & Social Development
REPORT TITLE: Municipal Grants Policy and Procedures

REPORT SUMMARY

This report provides an outline of proposed amendments / additions to the City of Leduc Policy 11.00:22 Municipal Grants Policy and Procedures to better reflect the current funding opportunities available to community organizations, clear guidelines of each and the new funding stream for the Ongoing Community Support (OCS) program

RECOMMENDATION

That Council approve the amended City of Leduc Policy 11.00:22 Municipal Grants and Procedures (Attachment 1).

BACKGROUND

KEY ISSUE(S) / CONTEXT:

The policy outlines the purpose and procedures for organizations to access municipal grants. Nine organizations that received Grants to Organization funds were moved to the base budget as per Council direction (September 10, 2018). It is important the policy reflect the current opportunities for funding for organizations and provide clear guidelines for each, including the new funding stream, Ongoing Community Support (OCS).

LEGISLATION AND/OR POLICY:

Proposed amended Municipal Grants and Procedures Policy 11.00:22 is attached.

PAST COUNCIL CONSIDERATION:

On April 15, 2019, Administration presented Committee of the Whole with proposed additions to the Municipal Grants Policy and Procedures.

Committee members agreed with:

- The definition of funding types;
- The wording relative to line item 5 under the heading of General Eligibility and Evaluation Guidelines for Type 5 with the removal of the words "in three years".

IMPLICATIONS OF RECOMMENDATION

GENERAL:

The additions to the Policy and Procedures will reflect the change in the Grants to Organizations process that was amended last year.

ORGANIZATIONAL:

Finance and FCSS will need to develop a system to manage the requests for increases as this was not previously tasked for FCSS. It was done through the application process which the nine organizations will no longer be required to do.

FINANCIAL:

The additions reflected for OCS considered the financial impacts on the organization. For example, without restrictions on how often OCS groups can request budget increases, the City could face an increase of \$120,000 per year should all nine groups request 10% funding increases concurrently.

Should that be the case, Council may want to reconsider setting the parameters of having requests for increases up to 10% of current grant allotment (or \$5000 whichever deemed higher) be spread over a 3-year period to control the impact financially on the organization and allow some flexibility for those requesting funding. Consider general inflation annually being approximately 2%, the 10% over three years allows flexibility for groups while having some predictability for budget planning.

POLICY:

The following outlines proposed additions to the current policy and procedures:

Funding Types:

- 5. Ongoing Community Support** - To provide core social funding for **Council selected** non-profit organizations or committees who provide preventive social services that enrich and strengthen family and community life.

General Eligibility Criteria and Evaluation Guidelines for Type 5

1. Majority of citizens served must reside within the City of Leduc.
2. Annual reporting process may include an annual final report and financial statement.
3. An applicant materially in arrears in payment of its accounts with the City of Leduc may be removed from Ongoing Community Support funding as per Council direction.
4. Requests for increased funding must be submitted in writing by May 1 to Family & Community Support Services and subject to review.
5. Funding increases may be approved by Administration if the amount is less than 10% of current grant allotment for that organization **or** less than \$5,000 (whichever is deemed higher). Requests above the allotment will be directed to Council for a decision.

The following outlines proposed additions to the current procedures:

Policy Title: Municipal Grants

Funding Types:

1. **Event Hosting Grants** – To provide funds to eligible community groups and events to assist in defraying costs associated with those events. Event Hosting Grant requests \$2,500 and under will be reviewed by the Grant Application Committee and recommendations provided to Council for approval. Grant requests over \$2,500 will be reviewed by Council.
2. **Travel Grants** – To assist City of Leduc residents with the cost of travel to provincial, western Canada, national or international events in which they represent the City of Leduc, or to receive training / instruction that will be taught in the community. Travel Grant requests will be reviewed by the Grant Application Committee.
3. **General Grants to Organizations** – To provide assistance to City of Leduc non-profit organizations whose activities benefit Leduc's citizens.
 - a) Grant requests involving recreation / amateur sport, arts, culture, parks, and other community activities will be reviewed by the City's **Parks, Recreation and Culture Board (PRCB)**.

- b) Grant requests involving social services programs and initiatives will be reviewed by the City's **Family and Community Support Services (FCSS) Board**.
4. **Sport Tourism Grants** – To provide financial support to eligible community groups hosting events in Leduc that are associated with sports and/or agriculture.
- a) A sport and/or agriculture tourism event is defined as:
 - i. A recognized sporting and/or agriculture event that takes place over more than one day;
 - ii. That incorporates an intensive level of activity into those days;
 - iii. Offers participants a unique sporting and/or agriculture experience; and;
 - iv. Has an impact on the local economy.
5. **Ongoing Community Support-** To provide core social funding for **Council selected** non-profit organizations or committees who provide preventive social services that enrich and strengthen family and community life.

General Eligibility Criteria and Evaluation Guidelines for Type 5

1. Majority of citizens served, must reside within the City of Leduc.
2. Completion of a final report and include all financial documentation demonstrating the grant funding was expended as approved OR annual reporting process may include an annual final report and financial statement.
3. An applicant materially in arrears in payment of its accounts with the City of Leduc may be removed from Ongoing Community Support funding as per Council direction.
4. Requests for increased funding must be submitted in writing by May 1 to Family & Community Support Services and subject to review.
5. Funding increases may be approved by Administration if the amount is less than 10% of current grant allotment for that organization **or** less than \$5,000 (whichever is deemed higher). Requests above the allotment will be directed to Council for a decision.

Procedure Title: Municipal Grants

Procedures:

A. Funding

1. Funding requirements for grants will be provided through the City's budget process.
2. There are five streams of municipal grants:
 - a) **Event Hosting Grants** – To provide funds to eligible community groups and events to assist in defraying costs associated with those events. Event Hosting Grants will be applied for in conjunction with the Host Grant application form and will be reviewed by the Council Grant Application Committee. The committee is comprised of three appointed Councillors and one Community and Protective Services (CPS) administrative liaison (non voting).
 - b) **Travel Grants** – To assist City of Leduc residents with the cost of travel to provincial, western Canada, national or international events in which they represent the City of Leduc, or to receive training / instruction that will be taught in the community. Travel Grants will be applied for in conjunction with the Travel Grant application form and will be reviewed by the Council Grant Application Committee. The committee is comprised of three appointed Councillors and one CPS administrative liaison (non-voting).

- c) **General Grants to Organizations** – To provide assistance to City of Leduc non-profit organizations whose activities result in benefiting Leduc's citizens.
 - i. Grant requests involving recreation / amateur sport, arts, culture, parks, and other community activities will be reviewed by the City's **Parks, Recreation and Culture (PRC) Board**. The Board will make their recommendation to City Council on whether grant funding will be provided, and the amount of funding to be disbursed.
 - ii. Grant requests involving social services programs and initiatives will be reviewed through the City's **Family and Community Support Services (FCSS) Board**. The Board will make their recommendation to City Council on whether grant funding will be provided, and the amount of funding to be disbursed. Grant applications assessed and rated by the FCSS Board are based on specified criteria as per the FCSS Mandate.
- d) **Sport Tourism Event Grants** – To provide financial support to eligible community groups hosting events in Leduc that are associated with sports and/or agriculture.

A sport and/or agriculture tourism event is defined as:

 - i. A recognized sporting and/or agriculture event that takes place over more than one day
 - ii. That incorporates an intensive level of activity into those days;
 - iii. Offers participants a unique sporting and/or agriculture experience; and
 - iv. Has an impact on the local economy.
- e) **Ongoing Community Support** - To provide core social funding for Council selected non-profit organizations or committees who provide preventive social services that enrich and strengthen family and community life.

B. Applications

- 1. Deadline Dates:
 - a) Applications for General Grants to Organizations shall be submitted to the designated contact in the month of August. A specific deadline date will be established annually by agreement between the Boards and the CPS business unit.
 - b) Applications will be submitted prior to the budget year for which the grant application will be considered.
 - c) Applications for Travel and Event Hosting Grants will be accepted on an ongoing basis throughout the year, but must be received no less than eight (8) weeks prior to the scheduled event date. Special circumstances will be taken into consideration for late applications. Applications will be processed as submitted.
 - d) Applications for Ongoing Community Support funds will require a formal presentation to City Council.

D. Administration shall:

- 1. With respect to grants under the jurisdictions of the relevant Boards / Committees and the business unit, administer this policy in accordance with the directions of City Council;

2. With respect to this procedure, provide administrative support and financial advice to City Council, or the relevant Boards or Committees, and all other City business units as may, from time-to-time, be necessary;
3. Ensure the payment of outstanding City claims against an applicant prior to forwarding any cash grant to that applicant;
4. Administer grants approved by City Council on behalf of the Board and report thereon to City Council;
5. In conjunction with the Board, ascertain the relative merit of applicants for grants to be evaluated by the relevant Board;
6. Act as a liaison to the applicants, the relevant Board and City Council;
7. As required, convene an ad hoc committee to review emergent grant requests.
8. Provide City Council with a summary of Ongoing Community Support Funds through the budget process.

IMPLEMENTATION / COMMUNICATIONS:

The nine organizations have been advised these proposed additions would be presented for formal approval at the May 27, 2019 Council meeting. They have been made aware of the new process for them and Administration continues to work with them to ensure there is an understanding.

ALTERNATIVES:

That Council discuss alternative amendments and direct Administration to return to Council with a policy reflecting those amendments.

ATTACHMENTS:

City of Leduc Policy 11.00:22 Municipal Grants and Procedures

Others Who Have Reviewed this Report

P. Benedetto, City Manager / I. Sasyniuk, General Manager, Corporate Services / D. Melvie, General Manager, Community & Protective Services / Jennifer Cannon, Director, Finance



City of Leduc Policy

Policy Title: Municipal Grants

Policy No: 11.00:22

Supersedes: 11.00:22
(June 26, 2017)

Revision #: 1

Authority: City Council	
Section: Council	Approval Date: May 27, 2019
Responsible Department: Community and Protective Services	Effective Date: May 27, 2019
Relevant Legislation: City of Leduc Procedures (attached)	
Relevant Council Resolution(s) and Date(s):	
Relevant Bylaw and Date(s):	
Authority' Signature:	

Policy Objective:

To provide guidelines for awarding Municipal grants.

Policy:

The City of Leduc May Provide:

1. Limited assistance to non-profit organizations of Leduc whose programs or activities result in benefits to Leduc; however, an applicant that can accomplish an adequate level of activity without a grant may not be recommended for a grant.
2. Limited financial assistance to non-profit organizations or individuals or residents in Leduc travelling to a provincial, national or international arts, recreation, multicultural or sport event.
3. Limited financial assistance to non-profit organizations hosting provincial, national or international recreation, multicultural or sport events in Leduc.
4. Limited financial assistance to organizations without non-profit status may be considered.

Provide Support to Non Profit Organizations

The City of Leduc values the contributions the non-profit sector makes toward social, personal, environmental and economic development and commits support funding through this policy. Leduc is known for its dedicated and willing volunteers. Many of these serve the community through non-profit organizations providing a myriad of arts, social service, recreation, sport, multi-cultural and other community-based programs and services the City of Leduc could never sustain. In addition to the direct services they provide, the non-profit sector generates economic activity, develops community leadership, and empowers citizens to contribute to building a strong, viable and caring community.

Funding Types:

1. **Event Hosting Grants** – To provide funds to eligible community groups and events to assist in defraying costs associated with those events. Event Hosting Grant requests \$2,500 and under will be reviewed by the Grant Application Committee and recommendations provided to Council for approval. Grant requests over \$2,500 will be reviewed by Council.
2. **Travel Grants** – To assist City of Leduc residents with the cost of travel to provincial, western Canada, national or international events in which they represent the City of Leduc, or to receive training / instruction that will be taught in the community. Travel Grant requests will be reviewed by the Grant Application Committee.
3. **General Grants to Organizations** – To provide assistance to City of Leduc non-profit organizations whose activities benefit Leduc's citizens.
 - a) Grant requests involving recreation / amateur sport, arts, culture, parks, and other community activities will be reviewed by the City's **Parks, Recreation and Culture Board (PRCB)**.
 - b) Grant requests involving social services programs and initiatives will be reviewed by the City's **Family and Community Support Services (FCSS) Board**.
4. **Sport Tourism Grants** – To provide financial support to eligible community groups hosting events in Leduc that are associated with sports and/or agriculture.
 - a) A sport and/or agriculture tourism event is defined as:
 - i. A recognized sporting and/or agriculture event that takes place over more than one day;
 - ii. That incorporates an intensive level of activity into those days;
 - iii. Offers participants a unique sporting and/or agriculture experience; and;
 - iv. Has an impact on the local economy.
5. **Ongoing Community Support-** To provide core social funding for **Council selected** non-profit organizations or committees who provide preventive social services that enrich and strengthen family and community life.

General Eligibility Criteria and Evaluation Guidelines for Types 1-4

1. Operational funding and other forms of assistance from the City of Leduc whether through grants or lease subsidies, will be considered in the review of an operating grant.
2. An applicant materially in arrears in payment of its accounts with the City of Leduc at the time of review of the grant applications shall not be recommended for a grant unless direction to do so is provided by Leduc City Council.

3. An applicant will not receive a grant in excess of 25 percent of its operating expenditures, based on their recent financial statement unless direction to do so is provided by Leduc City Council
4. The maximum and minimum grant award may be established annually based on grant funding available.
5. Multiyear funding may be provided for up to three years. After three (3) years, the funding request will be reassessed.
6. Applicants that received multiyear funding will not be eligible for reapplication until their multiyear funding is complete, unless there are extenuating circumstances outlined to Leduc City Council that would justify additional funding.
7. All applicants will be provided with a written basis of the decision, regarding their initial grant recommendation, within a reasonable time after the application deadline.

General Eligibility Criteria and Evaluation Guidelines for Type 5

1. Majority of citizens served, must reside within the City of Leduc.
2. Annual reporting process may include an annual final report and financial statement.
3. An applicant materially in arrears in payment of its accounts with the City of Leduc may be removed from Ongoing Community Support funding as per Council direction.
4. Requests for increased funding must be submitted in writing by May 1 to Family & Community Support Services and subject to review.
5. Funding increases may be approved by Administration if the amount is less than 10% of current grant allotment for that organization **or** less than \$5,000 (whichever is deemed higher). Requests above the allotment will be directed to Council for a decision.

PROCEDURE

Procedure Title: Municipal Grants

Related Policy: 11.00:22, Municipal Grants

Date: May 27, 2019

Revision: 1

Approved On: May 27, 2019

Signature:

Procedure Objective: Provide eligibility criteria, administrative process and evaluation guidelines for awarding grants to organizations and municipal grants.

Definitions:

- 1.01 "Applicant" means an organization or individual applying for a grant pursuant to this policy.
- 1.02 "Arts" means all those symbolic representations of a people's worldview transmitted through the media of music, drama, dance, visual arts, literature and craft and combinations thereof. Arts includes, but is not limited to, the activities of musical composition, singing, dancing, acting, drawing, painting, sculpture, graphic, motion pictures and photography, creative writing, weaving, pottery, jewelry making, embroidering, and architecture.
- 1.03 "Board / Committee" means those groups of citizens designated by City Council to make recommendations to City Council on grants applications and on such other matters that may from time-to-time be requested by City Council. These will include the Parks, Recreation and Culture Board, Family and Community Support Services Board and other funding review committees as appointed by Council.
- 1.04 "Community Activity" means programs and activities provided by applicants which help citizens to strengthen personal or community life.
- 1.05 "Community Grant" means a grant awarded by the City to an applicant pursuant to this policy.
- 1.06 "Designated Contact" means City staff or the staff of Community and Protective Services assigned the responsibility of managing a grant program pursuant to this policy.
- 1.07 "Incorporating Documents" means the documents by which an applicant is incorporated or created and includes an application for incorporation, articles of incorporation, memorandum of association, articles of association and bylaws.
- 1.08 "Multicultural" means the practice of promoting human and group relations, in which ethnic, racial, religious and linguistic similarities and differences are valued, respected and exchanged.

- 1.09 "Policy" means this City policy together with all attachments hereto as amended from this time.
- 1.10 "Recreation/Amateur Sport" means all activities and experiences in which an individual chooses to participate in his/her leisure time and includes, but is not limited to, athletic, physical, historical, natural science, cultural, social and intellectual activities, experiences and programs.
- 1.11 "Social Services" defined as social programs and activities provided by not-for-profit organizations which help citizens to strengthen personal or community life.

Appeals

There shall be limited provisions by which an appeal can be made. An appeal must be in writing and follow the identified appeal process.

Grants to Organizations appeal process:

There shall be limited provisions by which an appeal can be made. An appeal must be in writing to Council within 45 days of receiving notification of the grant application decision.

For all other grants appeal processes: To submit an appeal regarding a grant decision, contact the appointed City grant administrator.

The following four matters may not be considered as viable grounds for appeal:

1. Changes in circumstances of the applicant since the date of the grant application. The circumstances of the applicant and of the appeal must be limited to the date on the original grant application or the deadline date for filing the grant application, and not the facts or circumstances subsequently arising;
2. Changes in the application since the grant deadline date will not be considered;
3. An appeal from a finding of fact regarding fundamental eligibility is not appealable (e.g. late submission, incomplete grant application, applicant not properly registered as a not-for-profit society);
4. This policy does not apply to programs of assistance the City of Leduc administers on behalf of another order of government.

Procedures:

A. Funding

1. Funding requirements for grants will be provided through the City's budget process.
2. There are five streams of municipal grants:
 - a) **Event Hosting Grants** – To provide funds to eligible community groups and events to assist in defraying costs associated with those events. Event Hosting Grants will be applied for in conjunction with the Host Grant application form and will be reviewed by the Council Grant Application Committee. The committee is comprised of three appointed Councillors and one Community and Protective Services (CPS) administrative liaison (non-voting).

- b) **Travel Grants** – To assist City of Leduc residents with the cost of travel to provincial, western Canada, national or international events in which they represent the City of Leduc, or to receive training / instruction that will be taught in the community. Travel Grants will be applied for in conjunction with the Travel Grant application form and will be reviewed by the Council Grant Application Committee. The committee is comprised of three appointed Councillors and one CPS administrative liaison (non-voting).
- c) **General Grants to Organizations** – To provide assistance to City of Leduc non-profit organizations whose activities result in benefiting Leduc’s citizens.
 - i. Grant requests involving recreation / amateur sport, arts, culture, parks, and other community activities will be reviewed by the City’s **Parks, Recreation and Culture (PRC) Board**. The Board will make their recommendation to City Council on whether grant funding will be provided, and the amount of funding to be disbursed.
 - ii. Grant requests involving social services programs and initiatives will be reviewed through the City’s **Family and Community Support Services (FCSS) Board**. The Board will make their recommendation to City Council on whether grant funding will be provided, and the amount of funding to be disbursed. Grant applications assessed and rated by the FCSS Board are based on specified criteria as per the FCSS Mandate.
- d) **Sport Tourism Event Grants** – To provide financial support to eligible community groups hosting events in Leduc that are associated with sports and/or agriculture.

A sport and/or agriculture tourism event is defined as:

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 - iv. Has an impact on the local economy.
- e) **Ongoing Community Support-** To provide core social funding for **Council selected** non-profit organizations or committees who provide preventive social services that enrich and strengthen family and community life.

B. Applications

1. Deadline Dates:

- a) Applications for General Grants to Organizations shall be submitted to the designated contact in the month of August. A specific deadline date will be established annually by agreement between the Boards and the CPS business unit.

- b) Applications will be submitted prior to the budget year for which the grant application will be considered.
- c) Applications for Travel and Event Hosting Grants will be accepted on an ongoing basis throughout the year, but must be received no less than eight (8) weeks prior to the scheduled event date. Special circumstances will be taken into consideration for late applications. Applications will be processed as submitted.
- d) Applications for Ongoing Community Support funds will require a formal presentation to City Council.

C. Applicants shall:

1. Forward all applications for grants to the designated contact;
2. When applying for a grant for the first time, file copies of their incorporating documents with the designated contact;
3. File copies of all amendments of their incorporating documents with the designated contact when those amendments are made;
4. When applying for a grant for the first time, file with the designated contact copies of all leases/licenses and rental agreements with the City;
5. File with the designated contact copies of all amendments to leases/license and rental agreements with the City when those amendments are made;
6. On the request of the designated contact, provide proof of their non-profit status;
7. Unless specifically waived by City Council or the relevant Board, on or before any applicable deadline, provide the following information to the appropriate designated contact:
 - a) A completed grant application in the form currently used by the relevant Board;
 - b) An annual report, and/or the current budget of the applicant;
 - c) A financial statement for the last completed fiscal year. This statement shall be independently reviewed and/or signed by two Board members other than the treasurer;
 - d) A description of all efforts made to obtain funds;
 - e) A detailed explanation as to the effect on the applicant's programs should a grant not be awarded at all or in the amount requested;
 - f) All other information required or requested by City Council, the relevant Board, or the designated contact.

D. Administration shall:

1. With respect to grants under the jurisdictions of the relevant Boards / committees and the business unit, administer this policy in accordance with the directions of City Council;
2. With respect to this procedure, provide administrative support and financial advice to City Council, or the relevant Boards or Committees, and all other City business units as may, from time-to-time, be necessary;
3. Ensure the payment of outstanding City claims against an applicant prior to forwarding any cash grant to that applicant;
4. Administer grants approved by City Council on behalf of the Board and report thereon to City Council;
5. In conjunction with the Board, ascertain the relative merit of applicants for grants to be evaluated by the relevant Board;
6. Act as a liaison to the applicants, the relevant Board and City Council;
7. As required, convene an ad hoc committee to review emergent grant requests.
8. Provide City Council with a summary of Ongoing Community Support Funds through the budget process.

E. General Principles

The applicant and the grant application will be rated based on the following general criteria consistent with the City of Leduc's Corporate Strategic Plan:

Community Character:

- Our streets, open spaces, parks and buildings reflect our heritage, values and lifestyle. We expect excellence in design that facilitates vibrant, diverse and active community spaces and neighbourhoods.
- We invest in strategic community-building projects and programs that allow for ongoing municipal operations and continually enhance our culture.

Community Wellness:

- We support a safe, healthy, active and caring community.
- We support initiatives that contribute to a healthy and sustainable environment.
- We ensure quality opportunities to participate in all aspects of our community and foster a sense of belonging.

Economic Development:

- We effectively leverage our market strengths and opportunities to maximize economic development.
- We are a leader in economic development and promote the sub-region as Canada's energy services leader.
- Economic development decisions promote optimal business locations within the region.

The following additional criteria will be considered in the evaluation process:

Sustainability - Initiatives are to provide organization with self-sufficiency and viability.

Financial Need – The financial need of the organization.

Number of Residents Impacted – The number of residents positively impacted by the group and its services and / or the project being proposed.

The applicant and the grant application must satisfy the following:

1. The applicant must be a registered non-profit organization in existence for more than one year or an individual carrying on a not-for-profit activity for more than one year as of the deadline date for filing the grant application, Applications from organizations without non-profit status may be considered.
2. Non-profit organizations are required to show proof of non-profit or charity status. Organizations that are not non-profit will provide their Terms of Reference.
3. The applicant's membership and beneficiaries of its programs and services must be directed to the improvement of the quality of life of Leduc residents; applications and programs must predominantly serve residents of the City of Leduc;
4. The grant applied for shall not be intended or used for a purpose beyond the corporate objectives of the applicant as outlined in its incorporating documents;
5. The grant applied for shall be intended and used to further the applicant's non-profit activities, and must not either directly or indirectly be intended or used to further a profit venture;
6. Within the deadlines, the applicant must file and provide all documents and information outlined in the grant application;
7. The activities of the applicant should merit public funding support;
8. The activities of the applicant shall not substantially duplicate the activities of other applicants or other government supported individuals or organizations;
9. An applicant that can accomplish an adequate level of activity without a grant, may not be recommended for a grant at the Board's discretion;
10. The applicant demonstrates fiscal responsibility and is managed in a responsible manner;
11. The applicant shall demonstrate initiative and success in generating diverse sources of revenue;
12. The applicant shall have an open membership to its organization, except for valid program factors (e.g. age).

F. Grant Awards

1. The applicant will be notified of the grant award within a reasonable time after the application deadline;
2. The applicant shall submit the required financial accounting as per the specific grant program guidelines;
3. The applicant shall submit the required outcomes report upon completion of the calendar year that the grant was provided. Grant applications will not be considered from organizations that received funds in the past, but did not submit an outcomes report;
4. Conditional Grant – A grant may be recommended and approved subject to the satisfaction of one or more conditions and the payment of that grant shall not be made until those conditions are satisfied.

MEETING DATE: May 27, 2019

SUBMITTED BY: Kerra Chomlak, Environmental Sustainability Coordinator

PREPARED BY: Kerra Chomlak, Environmental Sustainability Coordinator

REPORT TITLE: Annual Environmental Progress Report

REPORT SUMMARY

This report provides an update on environmental progress in 2018, and upcoming events for Environment Week 2019.

BACKGROUND

KEY ISSUE(S) / CONTEXT:

The 2018 Environmental Progress report is the 6th annual report on environmental progress. Environmental priorities in 2018 included the development of Leduc's Greenhouse Gas Reduction Plan.

This update also provides an opportunity to invite Council members to participate in the following upcoming Environment Week events:

- June 2 – June 8: Spring Bird Count
- Monday, June 3: Pollinator Garden Planting at Telford Lake
- Wednesday, June 5: Clean Air Day Free Transit
- LEAB Pollinator Challenge

ATTACHMENTS:

1. Environmental Progress Report 2018.

Council members have been provided with several hard copies for distribution to the public and interested stakeholders.

Others Who Have Reviewed this Report

P. Benedetto, City Manager / M. Pieters, General Manager, Infrastructure & Planning



ENVIRONMENTAL PROGRESS REPORT



*Growing a clean,
green and
healthy Leduc*

PARTNERING with *nature* 

CITY OF
Leduc 

CITY STEWARDSHIP

The City of Leduc's 2018 environmental priorities included starting new initiatives, maintaining core programs and reallocating staff to reflect the city's overall budget priorities.

A flagship Environmental Services initiative was the development of Leduc's Greenhouse Gas (GHG) Reduction Action Plan. Another major initiative was the rebuilding and expansion of the Eco Station.



New Council, new corporate planning cycle

The city's corporate planning in 2018 focused on engaging all sectors of the city to develop the City of Leduc Strategic Plan 2019-2022.

Results from the Engage Leduc process concluded with a responsive balance between the quality of services and amenities that make Leduc a more sustainable, attractive family community and the preservation and protection of the environment.

2018 CIVIC PROJECTS

The Environmental Services team worked with the Planning Department to advise the **University of Alberta Wildlife Study** team about Leduc-specific wildlife movement e.g. coyotes, deer. The study outlines suggestions on wildlife corridors in Leduc and between Leduc and surrounding areas.

The **Salt Management Plan** was completed. The plan ensures safe, efficient and cost-effective roads, recognizing the adverse effects excessive road salt can have on the environment.

The energy efficiency of the new Public Services **mini-truck** stems from a 0.6 litre (l) engine compared with an average 5.0 l engine in a conventional truck.

We are committed to protecting our natural and built environment. We will champion environmental action. We will continue to look for ways to increase solid waste diversion rates and to be a more effective steward of our water resources. We will protect and enhance our unique natural features and built environment.

– City of Leduc 2019-2022
Strategic Plan

FLUSH SMARTer

To help keep Leduc's sewer system working efficiently and cost-effectively, this made-in-Leduc initiative supports a broader regional initiative of the Alberta Capital Region Wastewater Commission.

Through a 2018 multi-media campaign linked to Leduc's Sort Smarter program, residents learned what to flush down the toilet or the sink and were reminded how to safely dispose of all other materials by sorting them into the right cart.

2018 REGIONAL INITIATIVES

Leduc's **Integrated Pest Management Strategy** is part of a broader regional initiative, led by the City of Leduc, to build efficiencies in managing multiple issues.

Environmental services staff again represented the City of Leduc at the **Alberta Capital Airshed** and on the **Capital Region Municipal Sustainability Group**.

Councillor Glen Finstad continues as Chair on the **Edmonton Region Waste Advisory Committee**. This committee is advocating for extended producer responsibility (EPR) legislation, requiring producers take responsibility for their goods to be recycled or disposed of in a more environmentally responsible manner.

Community Outreach & Communication highlights



Business Expo – About 200 people visited the Environmental Services booth to discuss initiatives including the GHG plan, waste diversion and the Pollinator Garden Challenge.

Large Item Pickup – A pilot project included mattresses this year. Residents disposed of 29 mattresses and 231 tonnes of large items.

Spring and fall Community Information Registration Days – Reinforcing ways to sort smarter.



Festival of Trees – The Leduc Environmental Advisory Board (LEAB) led the decoration of two trees, one for the Christmas bird count and the other profiling dark skies benefits.

Communities in Bloom – Continues to encourage civic pride and active involvement in our community.

GREENHOUSE GAS (GHG) REDUCTION ACTION PLAN

...roadmap for a greener, cleaner Leduc

The Leduc Environmental Plan – Phase 1, approved by Council in 2012, identifies several major initiatives that will help Leduc achieve its vision of a greener, cleaner, more sustainable community.

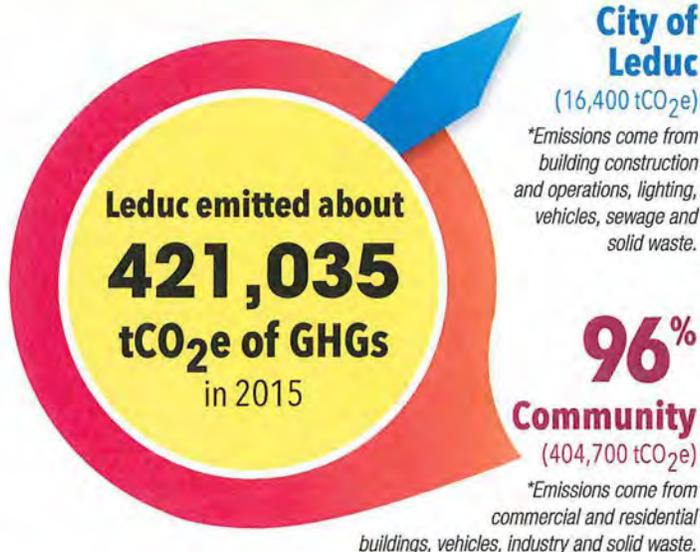
One of the initiatives is the development of a plan to reduce GHG emissions throughout our community. This significant undertaking builds on and reinforces key decisions made to date with related projects already completed or underway. **GHG emissions are a leading cause of our changing climate.**

The city's success with projects including organic sorting, rooftop solar panels, LED lights and facility retrofits effectively sets the groundwork for the GHG reduction plan.

Successful plan development also needed the participation of virtually all civic departments. The initial in-depth community engagement related to the made-in-Leduc plan took place between April and June 2018.

The completed plan will help chart GHG reduction priorities in these departments for years to come.

Understanding Leduc's current GHG emissions



By 2030, total community emissions are projected to rise to 460,740 tCO₂e, equivalent to an annual average compound growth rate of +0.6%.

Leduc's GHG Reduction Action Plan will chart a course to reduce these emissions over the next 10 years.

Benefits of reducing GHG emissions

Our local action plan can:

- produce a cleaner, healthier, safer community,
- save the city, residents and business money,
- increase community resiliency against future regulations and pricing, and
- reduce impacts to our climate.



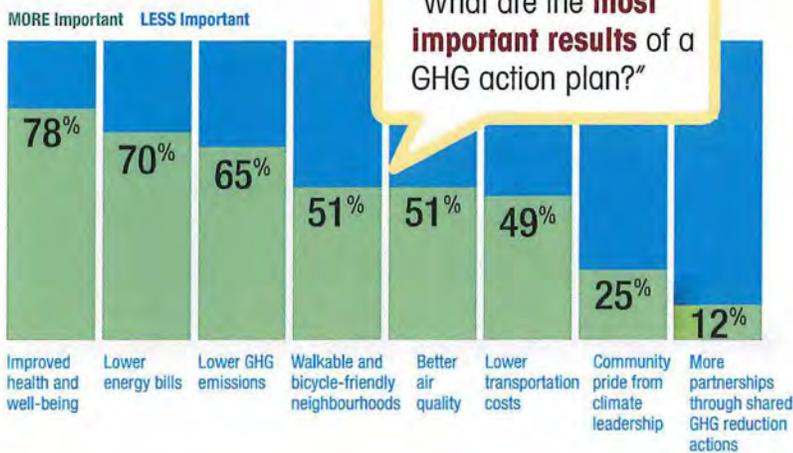
Let's talk our climate solutions

ENGAGEMENT RESULTS

What we heard

Online survey results

(247 respondents)



Engagement display boards

The engagement display boards attracted 94 community comments. It was available throughout the spring at the:

- 2018 Business Expo
- Leduc Public Library
- Leduc Recreation Centre
- Leduc Civic Centre

Stakeholder workshop

Representatives from 11 organizations from utilities to home builders provided input into reduction ideas.

Public and stakeholder input themes



Actions the CITY OF LEDUC could take

The majority of respondents supported all the actions the city proposed for ways it could reduce GHG emissions. The top three actions the city should do are:

- | | | |
|--|---|--|
| Plant more trees and preserve natural areas
90%* | Encourage residents to recycle and compost
87%* | Encourage businesses to recycle and compost
87%* |
|--|---|--|

Actions LOCAL RESIDENTS and BUSINESS could take

The majority of respondents also agreed with the proposed actions residents and businesses could take to reduce GHG emissions. The top three actions are:

- | | | |
|---|--|--|
| Plant more trees and gardens
90%* | Recycle and compost more to put less in landfill which emits GHGs
87%* | Make their homes and businesses more energy efficient
85%* |
|---|--|--|

*of respondents strongly agree/agree

Next steps

Final input was gathered in early 2019 at a public open house. All feedback was considered and integrated into a final report for Council's consideration in spring 2019.

Waste diversion... we **Sort Smarter**

The City of Leduc's waste diversion priorities in 2018 reflected wide-ranging realities – keeping the many core programs on the right course for continued community participation while introducing some new initiatives that support Leduc's waste management objectives.

Communication & community outreach

- Environment Week continued to provide a focus for several spring initiatives including the Peter Puffin school presentation to 322 Grade 4 students. Other environmental events also held around Environment Week were Clean Air Day and the spring bird count.
- A Sort Smarter public education campaign continued to encourage correct sorting.
- The city explored options for a major upgrade to the Sort Smarter app in 2019.
- In a new pilot project, surplus chips from the Yard Waste Transfer Station were used at a farm for bedding.



WHAT WE ACHIEVED



Leduc residents and businesses continue to take advantage of the many programs and services available in Leduc to make sorting and material disposal easy, convenient and quick.

Events around Environment Week in the spring continue to be well attended. The Green Gold event at RONA again saw residents tote home dozens of rain barrels and discounted composters. The addition of mattress pickup during the Large Item Pickup proved popular and will continue in 2019.

Eco Station visits have increased 52% since 2014 with residents, businesses and Leduc County residents routinely using the busy facility. Even though the facility operated a smaller site for much of 2018, the Eco Station recorded a 10% increase in visits, a testament to its usefulness to our entire community.



Curbside ORGANICS*

* INCLUDES CHRISTMAS TREES PICKED UP BY SPECIAL COLLECTION
* CURBSIDE SERVICE STARTED IN SEPTEMBER 2012



	2014	2015	2016	2017	2018
MATERIAL COLLECTED (TONNES)	2,415	2,375	2,675	2,802	2,564
PER HOUSEHOLD (KG)	318	294	319	323	291

Curbside BLUE BAG RECYCLABLES



	2014	2015	2016	2017	2018
MATERIAL COLLECTED (TONNES)	1,439	1,328	1,197	1,126	1,250
PER HOUSEHOLD (KG)	189	165	143	130	142

Curbside WASTE COLLECTION



	2014	2015	2016	2017	2018
MATERIAL COLLECTED (TONNES)	3,327	3,395	3,683	4,005	3,926
PER HOUSEHOLD (KG)	437	421	440	462	445

RESULTS: % RESIDENTIAL CURBSIDE DIVERSION



Composting

- The Yard Waste Transfer Station continues to accept yard waste that will not fit into organics carts.
- About 300 residents attended the fifth annual 'Green Gold' event, held May 26 at RONA. They bought 71 rain barrels and 11 discounted composters, and shoveled up about 17 yards of free compost.

	YARD WASTE TRANSFER STATION TONNES
2014	585
2015	437
2016	614
2017	533
2018	703





More people served!

Eco Station visits increased **52%** since 2014 thanks in part to our partnership with Leduc County and the strong commitment from City of Leduc businesses and residents to divert waste responsibly.

This year's **10% increase** is even more noteworthy because the Eco Station has operated a smaller site for much of the year while upgrades to the permanent site have taken place.

ECO STATION



	VISITS	BLUE BAG RECYCLABLES	CARDBOARD	ELECTRONIC WASTE*		HOUSEHOLD HAZARDOUS WASTE*
		TONNES	TONNES	UNITS	TONNES	LITRES
2014	20,119	344	15.39**	3,316	59.5	54,608
2015	25,786	271	29.65**	3,944	68.6	92,865
2016	27,995	302	28.93**	3,447	59.3	90,645
2017	27,666	133	N/A	3,499	63.8	99,354
2018	30,512	147	N/A	3,330	62.7	101,272

* INCLUDING MATERIALS COLLECTED AT THE OCTOBER 2018 TOXIC & E-WASTE ROUNDUP
 ** COMPACTED CARDBOARD ONLY



Toxic & E-Waste Roundup

- The October 13th Roundup attracted 334 vehicles.
- About 130 people visited the information tent.
- Residents dropped off seven bins of paint products, 950 litres of used oil and 115 used propane tanks.

	ELECTRONIC WASTE		HOUSEHOLD HAZARDOUS WASTE
	UNITS	TONNES	LITRES
2014	104	2.1	8,010
2015	240	4.4	11,410
2016	125	2.0	9,597
2017	144	2.5	9,562
2018	86	1.8	5,352





Evaluating our waste diversion communication effectiveness

Leduc's ongoing communication and marketing program has proven key to the success of Leduc's waste reduction and diversion program – focusing on reusable tools that minimize material that could end up in the landfill.

A 15-minute telephone survey was completed in the fall of 2018 by 403 randomly selected residents. With a margin of error of $\pm 4.8\%$, the results help enhance the effectiveness of the program and its communication support.

Leduc.ca grows as information source

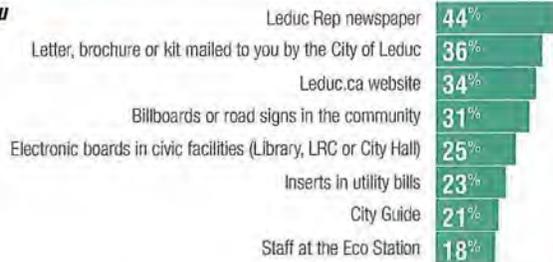
	COLLECTION CALENDAR	ECO STATION PAGE	SORTING & CART PREP
2018 PAGE VIEWS	14,017	7,010	1,400-1,900
% OF INCREASE OVER 2017	8%	17%	SIMILAR



Program is working, survey says

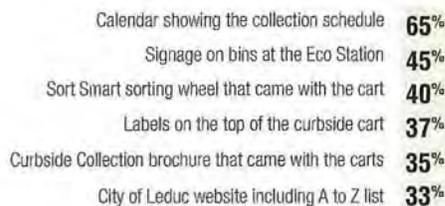
Over the past year have you seen, heard or received information regarding the City of Leduc's waste collection or sorting program from any of the following sources?

Total households n=403



In the last few months, how useful have each of the following been to help with sorting or to check cart collection information?

Total households receiving curbside collection n=391



Lessons learned from research

While 85% of residents felt the existing tools and communication programs addressed their needs and are valued, a few information gaps were noted, especially by newer residents. These gaps are currently under review by the Administration.

- More information on the Eco Station services and how to use them (16%)
- Specific product-sorting information (7%)
- Curbside collection and placement (6%)

The evaluation also generated program improvement suggestions including:

- Increase curbside waste collection frequency (17%)
- Expand Eco Station hours (12%)
- Recycle more products at curbside (11%)
- Recycle glass at the curbside (8%) and/or Eco Station (9%)

Overall satisfaction high with program and communication material

93% of residents satisfied with curbside program

65% of households use the Eco Station 2-4 times/year

Information reaching **85%** of households through various channels over the past year

Different information tools used by different residents with **90%** finding at least one information tool useful

Messages strongly supported with all audiences, especially women



Reducing waste is everyone's responsibility



Sorting material helps to divert it from landfill



The cart program is easy to do

ENHANCING *our natural areas*

Program development & implementation

Pollinator garden expansion.

The garden has been extended to the east, along the south side of Telford Lake. The city and the Leduc Rotary Club have formed a partnership with the Rotary Club donating trees and shrubs to the garden.

Pollinator Garden Challenge.

This successful new initiative, part of a North American-wide initiative, attracted 76 participants who planted pollinator gardens in Leduc.

Integrated Pest Management Strategy completion.

The strategy includes increased funding for tree replacement, initiation of a tree reserve, work to minimize tree disease and coyote management.

Leduc Lions Park grand opening.

About 2.5 kilometres of trail through Lions Park and the east end of Telford Lake was completed. The work is part of the first phase of the Telford Lake Trail Alignment.

Dark Skies initiative.

This program, developed by the Leduc Environmental Advisory Board (LEAB), focused on dark skies as a key to a natural, healthy world. It was promoted through digital and social media.

Healthy air quality better than provincial objectives.

According to the air monitoring program at the dog park, Leduc's average annual nitrogen dioxide (NO₂) reading in 2018 was 4.0 parts per billion (ppb), well below the annual Alberta Ambient Air Quality Monitoring Objective (AAQMO) of 24 ppb. The average monthly sulphur dioxide (SO₂) reading in Leduc is 0.6 ppb, well below the monthly AAQMO of 11 ppb.

Spring and winter bird guides.

LEAB and the city developed these two guides, with support from Canadian Tire, to help residents identify and enjoy the many birds that make our community home.



WHAT WE ACHIEVED:

TREE PLANTING

# Volunteers		# Planted	
2015:	70	2015:	600
2016:	200	2016:	600
2017:	180	2017:	1,050
2018*:	250	2018*:	800

*The City of Leduc gratefully acknowledges the Canada 150 sponsorship of the 2017 Arbour Day ceremonies.

SPRING BIRD COUNT

	Birds	Bird Species
2015:	1,022	101
2016:	1,253	98
2017:	1,489	94
2018:	2,368	108

CHRISTMAS BIRD COUNT

	Birds	Bird Species
2015:	677	30
2016:	744	28
2017:	473	26
2018:	678	25



ENERGY CONSERVATION

-reducing our carbon footprint

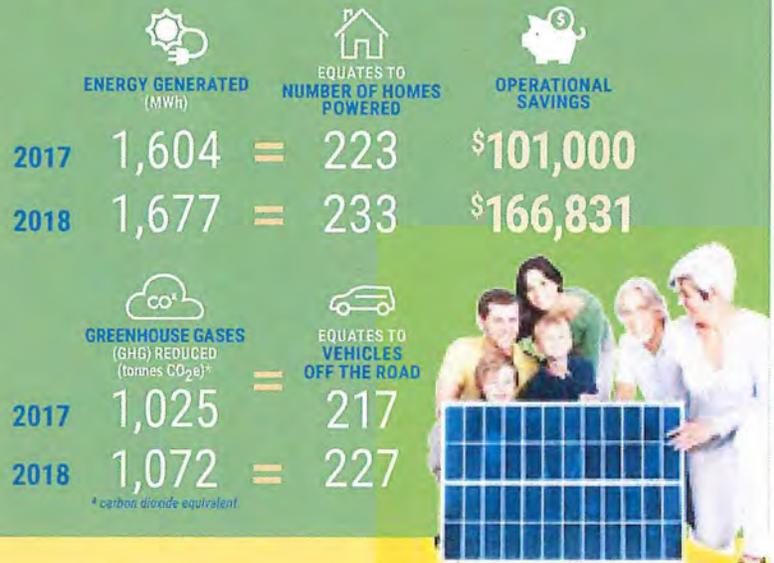


Leduc LRC and Operations Building solar project.

Leduc's major solar project started in mid-2016 in preparation for the 2016 Alberta Summer Games.

The city, in partnership with ENMAX, completed installation in 2018 of a major display at the LRC telling the solar power story and highlighting the benefits accruing to Leduc because of the solar project.

LRC & Operations Building solar energy benefits



MANAGING

our water resources

Program development & implementation

Creek surface water study.

The city participated in a regional initiative to develop the Blackmud/Whitemud Creek Surface Water Study that identifies potential drainage, flooding and erosion issues to protect the watershed.



Expanding our commitment to solar energy.

The city installed seven solar pedestrian crossings, upgraded one existing crossing to solar lighting, installed solar on-demand lights at 13 transit stops and solar lights in the dog park parking lot – combining safety, energy conservation and light pollution reduction.

PUBLIC TRANSIT

good for the environment

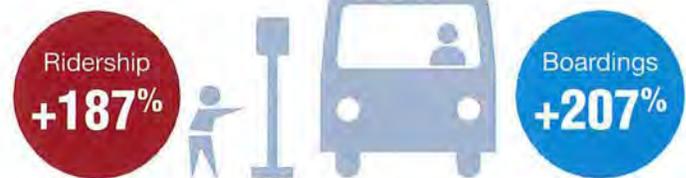
Leduc residents are on board with public transit – literally. With steadily increasing ridership and boarding numbers, it's clear Leduc Transit is taking residents where they need to go for work, school or recreation efficiently, cost effectively – and through an environmentally friendly operation.

Leduc Transit is an inter-municipal transit partnership between the City of Leduc and Leduc County, funded in part by the Government of Alberta's Green Transit Incentives Program (GreenTRIP).

- Leduc residents now have several Leduc Transit route options between the city, the Premium Outlet Collection at Edmonton International Airport (EIA) and EIA. The enhanced service started in May 2018. With the Regional Transit Service to EIA cost share agreement, Leduc passengers enjoy cost-effective fares on these routes. Route 10 now connects Leduc to EIA seven days a week.
- Leduc residents identified transit as a top priority through the Engage Leduc consultation process to develop the City of Leduc Strategic Plan 2019-2022.
- Solar on-demand lights, funded in partnership with the Government of Alberta and Government of Canada, were installed at 13 transit stops, providing light when needed for safety but also conserving energy and reducing light pollution when no one is at the bus stop.
- Three-stream sorting stations were installed at several transit stops.



WHAT WE ACHIEVED:



% Difference from start of service in 2011 (ridership & boardings: 33,106)

	2014	2015	2016	2017	2018
RIDERSHIP*	58,269	69,031	68,641	81,654	94,956
BOARDINGS+	59,548	76,775	77,664	90,504	101,723

*A PASSENGER IS COUNTED ONCE EVEN IF HE OR SHE TRANSFERS MULTIPLE TIMES.

+A PASSENGER IS COUNTED EACH TIME HE OR SHE BOARDS A BUS.



	Average # Passengers May 2018	2018 Clean Air Day # Passengers June 6, 2018	% Increase Over Average Ridership
Leduc Transit	322	379	18%
LATS	105	123	17%

FOR MORE INFORMATION:

City of Leduc Civic Centre #1 Alexandra Park Leduc AB T9E 4C4

Eco-smart Hotline: 780-980-7107 E-mail: ecosmart@Leduc.ca

PRINTED APRIL 2019



Environmental Progress Report

Kerra Chomlak

May 27, 2019

www.leduc.ca

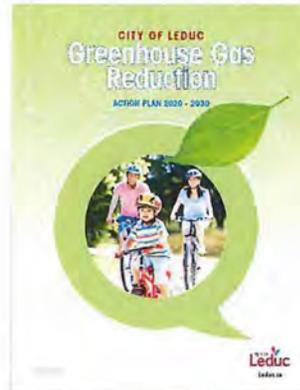


Outline

1. Environmental Progress Report 2018
 - City Stewardship
 - Greenhouse Gas, Energy Conservation
 - Waste Reduction
 - Water, Wastewater
 - Natural Areas
 - Air

2. Environmental Events for 2019

Environmental Commitment:



to report annually on progress.

Sixth Annual Report



CITY STEWARDSHIP



*New Council, ...
new corporate planning cycle*

We are committed to protecting our natural and built environment. We will champion environmental action. We will continue to look for ways to increase solid waste diversion rates and to be a more effective steward of our water resources. We will protect and enhance our unique natural features and built environment.

— City of Leduc 2019-2022 Strategic Plan

GREENHOUSE GAS (GHG) REDUCTION ACTION PLAN

...roadmap for a greener, cleaner Leduc



**Leduc emitted about
421,035
tCO₂e of GHGs
in 2015**

What we heard

Online survey results
(247 respondents)

Category	Percentage
Improved health and well-being	78%
Lower energy bills	70%
Lower GHG emissions	65%
Walkable and bicycle-friendly neighbourhoods	51%
Better air quality	51%
Lower transportation costs	49%
Community pride from climate leadership	25%
More partnerships through shared GHG reduction actions	12%

"What are the most important results of a GHG action plan?"

ENERGY CONSERVATION

-reducing our carbon footprint



LRC & Operations Building solar energy benefits

	 ENERGY GENERATED	 ENERGY TO HOMES & BUSINESSES POWERED	 OPERATIONAL SAVINGS
2017	1,604	= 223	\$101,000
2018	1,677	= 233	\$166,831

	 GREENHOUSE GASES (CO ₂ EQUIVALENT)	 EQUIVALENT TO VEHICLES OFF THE ROAD
2017	1,025	= 217
2018	1,072	= 227



Waste diversion... we SORT SMARTer

RESULTS:

% RESIDENTIAL CURBSIDE DIVERSION

2021 GOAL 65%

2018 WHAT WE ACHIEVED **49%**



Year-end	2011	2016	2016	2017	2018
Population	24,279	29,304	30,498	31,130	32,448

Curbside ORGANICS*

* INCLUDES CHRISTMAS TREES PICKED UP BY SPECIAL COLLECTION
* CURBSIDE SERVICE STARTED IN SEPTEMBER 2012

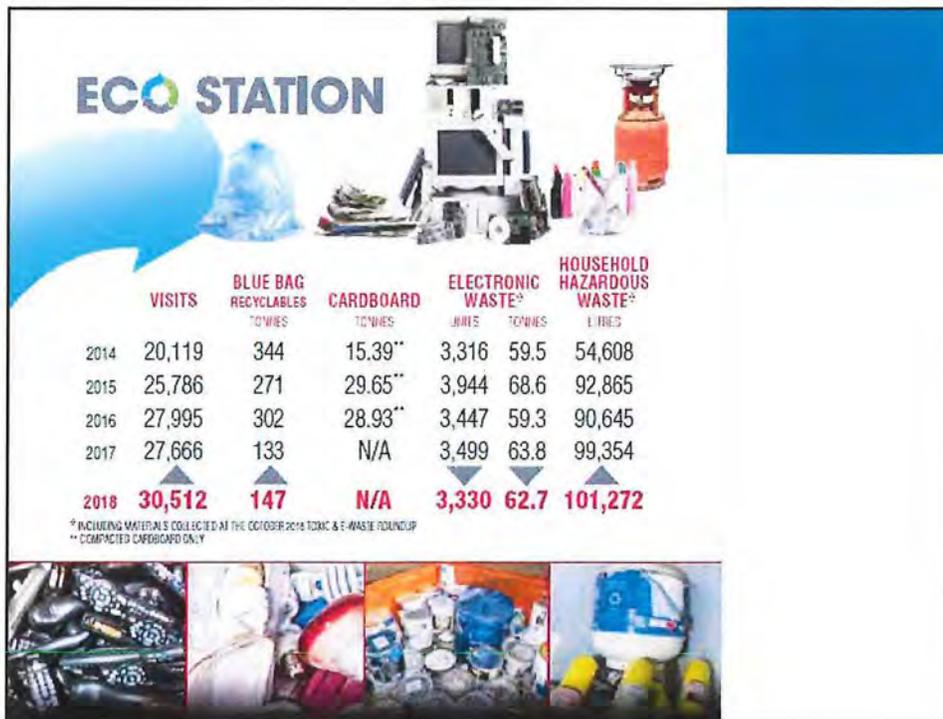
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MATERIAL COLLECTED (TONS)	3,327	3,395	3,683	4,005	3,820
PER HOUSEHOLD (KG)	437	421	440	462	448



Program is working, *survey says*

Overall satisfaction high with program and communication material

93% of residents satisfied with curbside program

65% of households use the Eco Station 2-4 times/year

Information reaching **85%** of households through various channels over the past year

Different information tools used by different residents with **90%** finding at least one information tool useful

- Calendar showing the collection schedule **65%**
- Signage on bins at the Eco Station **45%**
- Sort Smart sorting wheel that came with the cart **40%**
- Labels on the top of the curbside cart **37%**

MANAGING *our water resources*

Program development & implementation
Creek surface water study.

The city participated in a regional initiative to develop the Blackmud/Whitemud Creek Surface Water Study that identifies potential drainage, flooding and erosion issues to protect the watershed.



To help keep Leduc's sewer system working efficiently and cost-effectively, this made-in-Leduc initiative supports a broader regional initiative of the Alberta Capital Region Wastewater Commission.

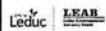
ENHANCING *our natural areas*

# Volunteers		# Planted	
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	Birds	Bird Species
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2018:	2,368	108

	Birds	Bird Species
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2017:	473	26
2018:	678	25





POLLINATOR GARDEN CHALLENGE
#ShareTheBuzz



DARK SKIES
Let the stars shine
THROUGH!

CELEBRATE

Clean Air Day



Ride Leduc Transit & LATS for **FREE** on Wednesday, June 6

Healthy air quality better than provincial objectives.

According to the air monitoring program at the dog park, Leduc's average annual nitrogen dioxide (NO₂) reading in 2018 was 4.0 parts per billion (ppb), well below the annual Alberta Ambient Air Quality Monitoring Objective (AAQMO) of 24 ppb. The average monthly sulphur dioxide (SO₂) reading in Leduc is 0.6 ppb, well below the monthly AAQMO of 11 ppb.

CLEAN AIR DAY
 June 6, 2018
Promotion Boosts Ridership



	Average # Passengers May 2018	2018 Clean Air Day # Passengers June 6, 2018	% Increase Over Average Ridership
Leduc Transit	322	379	18%
LATS	105	123	17%

2019 Events Summary

- Earth Hour
- Earth Day, Pitch In Week, #trashtag
- Arbour Day
- Green Gold
- Large Item Pick Up
- Environment Week
 - **Monday, June 3: Pollinator Garden Planting at Telford Lake**
 - **Wednesday, June 5: Clean Air Day Free Transit**
 - **LEAB Pollinator Challenge, Bird Counts**
- September 21: LEAB Pollinator Challenge Celebration
- Eco Station Grand Re Opening, Toxic & E-Waste Round-Up

Comments? Questions?



MEETING DATE: May 27, 2019

SUBMITTED BY: Darrell Melvie, General Manager, Community and Protective Services

PREPARED BY: Cameron Chisholm, Manager, RCMP Administration and Enforcement Services

REPORT TITLE: Proposed amendment to Bylaw 878-2014 – Traffic Bylaw (Unattached Trailers)

REPORT SUMMARY

This report deals with Traffic Bylaw No. 878-2014 and an amendment which will permit unattached trailer to be parked on a highway in Leduc.

RECOMMENDATION

That Administration be directed to bring forward an amendment to the Traffic Bylaw that would allow unattached construction/contractor trailers to be parked on a highway at a worksite in Leduc during limited daytime hours.

BACKGROUND

KEY ISSUE(S) / CONTEXT:

The City of Leduc received an email submission on September 11th, 2018 requesting that consideration be given to allow unattached trailers to be parked on a highway in Leduc. The correspondence outlined that the current bylaw impacted a contractor's ability to work efficiently as they could not leave their trailers behind at the worksite while conducting other activities within the city (i.e. picking up supplies/employees). The citizen suggested some leeway time be given prior to a ticket being issued.

The correspondence was review at the Traffic Advisory Committee (TAC) on September 13th and no concerns were identified by TAC at that time with respect to amending the Traffic Bylaw to allow unattached trailers to be parked for contractors while at worksites.

On September 17th, Mayor Young made a presentation at Committee showing a construction trailer which could be ticketed if left unattended. Committee subsequently discussed the concept of amending the Traffic Bylaw to allow unattached trailers to be parked on a highway and were in agreement that the Traffic Bylaw should be reviewed. Direction was given to Administration to review the Traffic Bylaw relative to allowing an unattached construction trailer to be parked on a highway for a specific period of time while working on site.

LEGISLATION AND/OR POLICY:

The City of Leduc currently has Section 26 of Traffic Bylaw No. 878-2017 which prohibits unattached trailers from parking on a highway in Leduc. There is no internal policy in place for this bylaw for Leduc Enforcement Services at this time relative to that section.

Section 26 reads as follows:

UNATTACHED TRAILER 26. A trailer shall not be parked on a highway unless the trailer is attached to a vehicle by which it may be drawn.

PAST COUNCIL CONSIDERATION:

On September 17, 2018, a presentation was made to Council by Mayor Young on the issue of unattached construction trailers in Leduc. Council directed Administration to review the Traffic Bylaw relative to allowing an unattached construction trailer to be parked on a highway for a specific period of time while working on site.

On December 3, 2018, options were presented to Council on amendments to the Traffic Bylaw that would permit unattached trailers. A copy of the Committee of the Whole report 2018-CoW-082 is included as Attachment #1. Committee's consensus was that provisions similar to what the City of Red Deer has been used and the words "attended at all times" be removed. This was listed as Option 1 in the CoW report.

No person shall park an unattached trailer on a highway

This section shall not apply to:

(a) a vehicle being parked on a highway while unloading or loading goods to or from a premises;

(b) a utility or other trailer being temporarily used for the purpose of construction, demolition, or landscaping, providing that such utility or other trailer does not obstruct other users of the highway and is clearly visible and attended at all times.

It should be noted that vehicles parked on a highway must still follow requirements for that they not be abandoned on a highway (left standing on a highway for more than 72 hours).

Prior to the drafting of an amendment, it is requested that Council review this matter and provide a decision.

IMPLICATIONS OF RECOMMENDATION

GENERAL:

The proposed bylaw amendment will permit unattached utility trailers to be parked while unloading or loading goods from a premise or while being temporarily used for the purposes of construction, demolition or landscaping.

ORGANIZATIONAL:

Leduc Enforcement Services Community Peace Officer will reflect enforcement activities once any amendment is made to the Traffic Bylaw. No other departments are impacted.

FINANCIAL:

Costs for communications relating to implementation and public awareness of the bylaw amendment would be less than \$500. These costs will come from the existing Enforcement Services advertising budget.

POLICY:

The addition an internal policy which will assist and guide officers and support staff in providing a consistent approach to enforcement of the amendment to the bylaw.

LEGAL:

As a result of permitting unattached trailers, which may not be insured against public liability, there is a risk that the City would be named in a related personal injury or property damage claim... Visibility and stability of trailers remains a safety concern should the trailer be unattached and the reflectors not clearly visible. If Council supports the recommendation, Administration will present a form of amendment that promotes safety and mitigates potential liability by including time restrictions and trailer security/blocking requirements.

IMPLEMENTATION / COMMUNICATIONS:

A communications plan has been created which will inform the public on amendment to the Traffic Bylaw. As this is removing a restriction, no warning period is required.

ALTERNATIVE(S):

Options including the recommendation are as follows:

1. Repeal Section 26 of the bylaw completely.
2. Status quo – Utilize existing bylaw with no changes.

ATTACHMENTS:

1. December 3, 2018 Committee-of-the-Whole: Report 2018-CoW-082

Others Who Have Reviewed this Report

P. Benedetto, City Manager / G. Klenke, City Solicitor / D. Melvie, General Manager, Community & Protective Services

MEETING DATE: December 3, 2018

SUBMITTED BY: Darrell Melvie, General Manager, Community and Protective Services

PREPARED BY: Cameron Chisholm, Manager, RCMP Administration and Enforcement Services

REPORT TITLE: Traffic Bylaw 878-2014 - Unattached Trailer

REPORT SUMMARY

This report deals with Traffic Bylaw 878-2014 which prohibits an unattached trailer to be parked on a highway in Leduc.

BACKGROUND

PREVIOUS COUNCIL/COMMITTEE ACTION:

The City of Leduc received an email submission on September 11th, 2018, requesting that consideration be given to allow unattached trailers to be parked on a highway in Leduc. The correspondence outlined that the current bylaw impacted a contractor's ability to work efficiently as they could not leave their trailers behind at the worksite while conducting other activities within the city (i.e. picking up supplies/employees). The citizen suggested some leeway time be given prior to a ticket being issued.

The correspondence was reviewed at the Traffic Advisory Committee (TAC) on September 13th and no concerns were identified by TAC at that time with respect to amending the Traffic Bylaw to allow unattached trailers to be parked for contractors while at worksites.

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KEY ISSUES:

Traffic Bylaw 878-2014 Section 26 cites "*a trailer shall not be parked on a highway unless the trailer is attached to a vehicle by which it may be drawn*". The offence is a \$45 fine. Section 26 does not provide for any leeway.

The purpose of the existing bylaw is to reduce unnecessary obstructions on streets and to improve traffic safety.

Some road safety factors need to be identified with respect to the issue of unattached trailers. One factor is that with an unattached trailer there is the possibility that the reflectors of the trailer may not be perpendicular to the road surface while unattached. This could impact the optical performance of reflectors and lower visibility of the trailer at night. This would be more prominent in small utility trailers where the hitch rests directly on the ground and the trailer is not secured or blocked to a level position. Restriction to daylight hours (or consistent hours such as 7 am to 7 pm) would lower concerns of visibility at night.

Another safety factor would be the uncontrollable movement of an unattached trailer should that trailer be struck by a vehicle. The force of a collision could propel the unattached trailer into another user of the highway. Trailers generally do not carry liability insurance when detached from a vehicle unless that has been arranged for by the owner. Allowing uninsured property to be on city streets is a potential risk to the City.

Comparable Municipalities

Most Albertan municipalities researched do not permit unattached trailers to be parked on a highway. This would include Edmonton, Strathcona County, St. Albert, and Fort Saskatchewan. Spruce Grove and Calgary also prohibit but provides an exemption with permission for commercial construction purposes linked to a building/development permit. A traffic accommodation and snow clearing plan is required for these longer time frame projects. Providing a longer term work site solution was not part of the request from the citizen.

The City of Red Deer allows an unattached utility or other trailer being temporarily used for the purposes of construction, demolition or landscaping to be unattached providing it is clearly visible and attended at all times. No time limit is provided but the trailer must be attended at all times. Recreational vehicles are not permitted to be unattached at any time under their bylaw.

Options

1. Amend Section 26 of the City of Leduc Traffic Bylaw to include new parts (a) and (b). Suggested wording would be:

No person shall park an unattached trailer on a highway

This section shall not apply to:

(a) a vehicle being parked on a highway while unloading or loading goods to or from a premises;

(b) a utility or other trailer being temporarily used for the purpose of construction, demolition, or landscaping, providing that such utility or other trailer does not obstruct other users of the highway and is clearly visible and attended at all times.

The above wording would be similar to the City of Red Deer's bylaw. A trailer is included in the definition of a vehicle under the City of Leduc Traffic bylaw. An additional section prohibiting unattached recreational vehicles would be required to be the same as Red Deer bylaw unless it is desired to allow RV's to be unattached.

2. Vary Option 1 to further include a specific time frame such from dawn to dusk or provide a fixed (leeway) time limit during the daytime period (i.e. two hours maximum).
3. Further variance of Option 1 to remove "attended at all times". Inclusion of this portion could impact work sites where only one employee is working. Requiring the trailer to be attending is a safety strategy intended to reduce both any nuisance factor and improve potential safety risks.
4. Status Quo – Do not allow unattached trailers in Leduc.

RECOMMENDATION

That Council accept the report for information.

Others Who Have Reviewed the Report

P. Benedetto, City Manager / B. Loewen, City Solicitor / D. Melvie, General Manager, Community & Protective Services

MEETING DATE: May 27, 2019

SUBMITTED BY: Darrell Melvie, General Manager, Community and Protective Services

PREPARED BY: Cameron Chisholm, Manager, RCMP Administration and Enforcement Services

REPORT TITLE: Bylaw No. 1019-2019 Amendment to Bylaw No. 580-2004
Animal Licencing and Control Bylaw (2nd and 3rd Readings)

REPORT SUMMARY

This report covers the amendments to Bylaw No. 580-2004 Animal Licencing and Control Bylaw following public consultation by survey and consultation with the Leduc Environmental Advisory Board.

RECOMMENDATION

That Council give Bylaw No. 1019-2019 second reading.
That Council give Bylaw No. 1019-2019 third reading.

BACKGROUND

KEY ISSUE(S) / CONTEXT:

Administration completed a review of the Leduc Animal Licencing and Control Bylaw No. 580-2004 and presented to Committee of the Whole on February 12, 2018, with recommended changes to the bylaw.

At that time, recommendations were made which included:

- Improving clarification regarding the number of permitted dogs/cats at a residence and those having a business licence to operate a breeding or boarding facility.
- Adding a lesser offence to address minor incidents currently classified as a dog attack. This would utilize an aggression assessment tool to define the degree of severity for an animal attack.
- Adding a provision for cat attacks and cat defecation.

In July 2018, a public survey was conducted and the results were presented to Council on December 3, 2018. As an outcome of the presentation, Administration was directed to collaborate with the Leduc Environmental Advisory Board (LEAB) to develop a framework that would allow for a pilot project for urban hens and bees.

The recommended changes (listed in brief above) were initially presented at Committee-of-the-Whole on February 12, 2018, were supported by the findings of the July 2018 public consultation, and will remain in place.

To facilitate the pilot project, an amendment to Section 28 of the bylaw is being presented to Council to allow a person to keep a prohibited animal within the boundaries of Leduc provided a licence is approved by the City Manager (or delegate). The amendments required to allow an urban hens and bees pilot project closely follow the bylaw provisions currently in place for the City of Edmonton. Further to the amendment, additional provisions have been added that speak to the terms and conditions of the licence. The terms and conditions will be established by the City Manager in an administrative policy.

The terms and conditions amendment references:

- the locations where animals are to be kept
- the maximum number of animals that may be kept
- the manner in which the animals must be kept
- restrictions on the sale or use of animal products
- the term of the licence
- mandatory husbandry training or
- any other matter the City Manager determines is in the public interest

A presentation to LEAB was held on January 8, 2019. LEAB was provided with the results of the survey and a proposed amendment which would allow for a pilot project permitting hens and bees. LEAB was supportive of the pilot project amendment and will be working further with Administration on the terms and conditions policy component. It is expected that the pilot project will have similarities to procedures and policies which are in place in Edmonton under their urban hen and bee program. Committee will be updated on the terms and conditions which will help define the urban hens and bees' pilot project in Leduc.

A communications strategy will be utilized to assist in educating the public on changes to the bylaw and the pending pilot project.

LEGISLATION AND/OR POLICY:

The City of Leduc has Bylaw No. 580-2004 which covers matters relating to animal licencing and control. Leduc Enforcement Services has standard operating procedures relating to animal control issues.

PAST COUNCIL CONSIDERATION:

Committee of the Whole:

February 12, 2018, Report No. 2018-CoW-141, Administration presented recommendations for amendments to the Animal Licencing and Control Bylaw along with a proposed public survey.

December 3, 2018, Report No. 2018-CoW-069, Administration presented the July 2018 Animal Licencing and Control survey results. MOVED by Councillor L. Hansen that Administration work with the Leduc Environmental Advisory Board ("LEAB") to develop a framework for a pilot project on bees and hens to bring forward with recommendations to Committee. Motion Carried Unanimously

Council:

On February 25, 2019, Council approved first reading of the bylaw. Council also directed Administration to hold a non-statutory public hearing on the bylaw.

On April 8, 2019, a non-statutory public hearing was held on the bylaw. There was one written submission and one presentation by the public. The response to the written submission was supplied to Council prior to the public hearing by Administration. That written submission inquired if the bylaw would address certain issues. The public commentary was from a member of the Leduc Environmental Advisory Board. That commentary was in favour of the amendments made to the bylaw which would allow hens and bees.

IMPLICATIONS OF RECOMMENDATION

GENERAL:

The amendments to the Animal Licencing and Control Bylaw will allow the City Manager to permit additional species beyond what is currently permitted under the existing bylaw. While the City Manager could permit “any” animal, only hens and bees will be considered by Administration. This amendment will allow for a pilot project to be conducted on urban hens and bees.

Additional amendments will provide clarity to the use of existing business licences for kennels in residential areas, provide a lower fine provision for less serious dog attacks and add a provision to cover cat attacks and cat defecation. The recommendation regarding a lesser offence to address minor dog attacks can be accomplished through a restructuring of the current single fine into a series of graduated fines based on the seriousness of the offence under Section 16 of the bylaw (\$100 for 16(a), \$250 for 16(b) and \$500 for 16(c)).

The draft bylaw for amendments is attached as Attachment 3.

ORGANIZATIONAL:

Amendments to the bylaw will impact several departments across the organization. Planning, along with Engineering (Environmental Services) will be required to review and approve applications for urban hens and bees following creation of related policy. The City Manager (or delegate) will be required to approve any licence application. Enforcement Services, in collaboration with Planning and Environmental Services may be required to provide assistance with ‘terms and conditions’ related issues. In the pilot stage, monitoring will be required by the various departments on the impact of urban bees and hens within the community. An evaluation of the pilot will be required by Administration before expansion past the pilot stage.

There will be a requirement for Communications to be involved for the purposes of public education.

FINANCIAL:

The implementation of the urban Bees and Hens program would require additional resources in environmental services to implement and maintain the program. These costs will be contained in the enhanced Environmental Services business case being submitted for Council approval at the 2020 budget. Contracted services will be retained to prepare the implementation plan in 2019. There will be additional minor financial implications for communication related expenses (estimated at less than \$5000) when the urban hens and bees pilot is commenced in 2020.

POLICY:

Administrative policy relating to the ‘terms and conditions’ previously listed will be required as part of the pilot project for urban hens and bees. This policy will be created by Administration in consultation with LEAB. Policy relating to other amendments is not required.

LEGAL:

Legal implications relating to these amendments involve possible additional prosecution by the City for any new bylaw provisions.

IMPLEMENTATION / COMMUNICATIONS:

Should the bylaw amendments be approved by Council, it is anticipated that the pilot project for urban hens and bees would commence in 2020. This timeframe would allow for development of policy to support urban bees and hens along with a communications strategy to prepare the public and support the implementation of the pilot. With respect to the initial recommendations proposed in February 2018, a brief educational period will be implemented prior to any consideration for enforcement.

ALTERNATIVES:

1. Partial selection of recommendations as provided to Council.
2. Status quo – Utilize existing bylaw, increase public awareness on any related issues which interfere with the quality of life in Leduc.
3. Permit urban hens and bees without pilot period.

ATTACHMENTS:

Bylaw No. 1019-2019 – Amendment to Bylaw No. 580-2004 Animal Licencing and Control Bylaw

Others Who Have Reviewed this Report

P. Benedetto, City Manager / G. Klenke, City Solicitor / I. Sasyniuk, General Manager, Corporate Services / D. Melvie, General Manager, Community & Protective Services / M. Pieters, General Manager, Infrastructure & Planning / Jennifer Cannon, Director, Finance

Bylaw No. 1019-2019

PAGE 1

A BYLAW OF THE CITY OF LEDUC IN THE PROVINCE OF ALBERTA, TO AMEND BYLAW 580-2004 TO REGULATE THE LICENCING AND CONTROL OF ANIMALS WITHIN THE CITY OF LEDUC

WHEREAS The *Municipal Government Act*, R.S.A. 2000, Chapter M-26, provides that the Council of a Municipality may pass Bylaws for Municipal purposes respecting wild and domestic animals and activities in relation to them;

AND, in accordance with the Act, Council finds it desirable to amend Bylaw 580-2004;

THEREFORE, the Council of the City of Leduc in the Province of Alberta duly assembled, hereby enacts as follows:

That Bylaw 580-2004 shall be amended as follows:

1. Section 1 is amended by repealing subsection c) of the Prohibited Animal definition and replacing it with:

"c) poisonous or venomous, snakes, reptiles or insects; or"

2. The following is added after Section 27:

"27.1. The Owner or any other person having care or control of a Cat shall ensure it does not:

- a) damage property;
- b) chase, attack or bite any person or Animal; or
- c) chase, attack or bite any person or Animal, causing injury."

3. Section 28 is repealed and the following is substituted:

"28(1) No person shall keep or have a Prohibited Animal on any premises with a municipal address in the City unless that person has a licence issued by the City Manager to do so.

- (2) The City Manager may impose such terms and conditions on a Licence issued pursuant to this section, including but not limited to terms and conditions regulating:

- a) the location where the animals are to be kept;
- b) the number of animals permitted to be kept;
- c) the manner in which the animals must be kept;
- d) restrictions on the sale or use of animal products;
- e) the term of the Licence;
- f) mandatory husbandry training; or
- g) any other matter the City Manager determines is in the public interest.

APPROVED
As to Form
B.L.

City Solicitor

Bylaw No. 1019-2019

PAGE 2

- (3) The City Manager may refuse to issue or may revoke a Licence issued pursuant to this section by providing written notice to the Licencee or applicant.
- (4) The City Manager may not issue a Licence pursuant to this section unless satisfied that:
- a) the applicant is at least 18 years of age;
 - b) all applicable fees have been paid;
 - c) all required information has been provided to the City Manager.
- (5) A Licencee shall not contravene any term or condition of a Licence issued pursuant to this section.
- (6) This section does not apply to:
- a) Livestock located on premises with a municipal address zoned U-R unless the keeping of such Livestock is inconsistent with the Land Use Bylaw;
 - b) Animals that are participants in a parade, circus, rodeo, agricultural show or similar function approved by the City Manager.
4. Section 30 is amended by repealing (b) and substituting:
- "b) if there is a valid business licence to operate a small animal breeding or boarding establishment, a pet store, a veterinary clinic or a hospital at the property;"
5. Schedule "B" is amended by repealing section 16. and substitute it with:
- | | | |
|---------|---|-------------------------------|
| "16. a) | damage property | \$150.00 for a first offence |
| 16. b) | chase, attack or bite any person or animal | \$250.00 for a first offence |
| 16. c) | chase, attack or bite any person or animal, causing physical injury | \$500.00 for a first offence" |
6. Schedule "B" is amended by adding the following after section 27:
- | | | |
|----------|--|------------------------------|
| "27.1 a) | damage property | \$150.00 for a first offence |
| 27.1 b) | chase, attack or bite any person or animal | \$250.00 for a first offence |

Bylaw No. 1019-2019

PAGE 3

27.1 c) chase, attack or bite
any person or animal,
causing physical injury \$500.00 for a first offence"

7. This Bylaw shall come into force and effect on September 1, 2019.

READ A FIRST TIME IN COUNCIL THIS ____ DAY OF _____, AD 2019.

READ A SECOND TIME IN COUNCIL THIS ____ DAY OF _____ AD 2019.

READ A THIRD TIME IN COUNCIL AND FINALLY PASSED THIS ____ DAY OF _____, AD 2019.

Date Signed

Bob Young
MAYOR

Sandra Davis
CITY CLERK

Animal Licencing and Control Bylaw

May 27, 2019 Council
Report 2019-CR-14
Presenter: C. Chisholm



Animal Licencing and Control Bylaw

- Presentation at Committee on February 12, 2018 regarding amendments to Animal Licencing and Control Bylaw
- Public survey held in July 2018 for 17 days
- Survey results presented to Committee on December 3rd, 2018
- Administration has been working with LEAB on provisions to allow pilot project on urban bees and hens
- First reading February 25, 2019 approved by Council
- Non-statutory public hearing on April 8, 2019

Animal Licencing and Control Bylaw

Summary of Amendments to Animal Licencing and Control

- Addition of 'venomous' to definition
- Provision to cover Cat attack
- Provision to allow pilot project for urban hens and bees
- Added clarity on the use of a business licence to have more than limit at residence
- Measured approach to fines for animal attacks

Animal Licencing and Control Bylaw Survey Results

End of Presentation

MEETING DATE: May 27, 2019
SUBMITTED BY: Ken Woitt – Director, Planning & Development
PREPARED BY: April Renneberg – Current Planner II
REPORT TITLE: Bylaw No. 1024-2019 (Deer Valley/Creekside Area Structure Plan Amendment) (1st Reading)

REPORT SUMMARY

Bylaw 1024-2019 will amend Bylaw 511-2002, being the Deer Valley Area Structure Plan, for the SE ¼ Section 33-49-25-W4.

RECOMMENDATION

That Council give Bylaw 1024-2019 first reading.

BACKGROUND

KEY ISSUE(S) / CONTEXT:

An area structure plan (ASP) provides the framework for subsequent subdivision and development of an area of land within a municipality. The Deer Valley ASP describes the sequence of development anticipated for the lands located within the SE ¼ Section 33-49-25-W4, as well as the land uses proposed for the area and the general locations of major transportation routes and public utilities. The bylaw adopting the original Deer Valley ASP in 2002 was amended in 2004, 2006 and 2008. Bylaw 1024-2019 seeks to further amend the ASP to respond to current development trends. The ASP includes a mix of low and medium density residential land uses, along with parks and open space, servicing infrastructure, and roads and multiway connections to service the community.

This proposed amendment focuses on the undeveloped northern half of the lands, recently rebranded as the neighbourhood of Creekside. In 2017, the Black Gold Regional School Division (BGRD) agreed to release its interest in the 2.85 ha school site identified within the ASP on the northern portion of the quarter section, at the request of the City and the developer, Creation Communities. A letter outlining this decision has been attached for reference to this report. In exchange for future high school development on the joint school/recreation site within the West ASP lands, BGRD has allowed Creation Communities to repurpose the future school site area on the Creekside lands for low and medium-density residential development. Municipal Reserve previously accounted for on the future school site has now been redistributed throughout the undeveloped lands, still providing the City with the maximum 10% land dedication allowed for under the Municipal Government Act.

As a number of years have passed since the adoption of the original ASP, changes were also made throughout the plan to update base information and statistics, as well as to bring transportation and servicing plans up to date.

A public open house, to be advertised in accordance with City policy, is scheduled for May 8, 2019. At the time of submission of this report, no further information was available.

LEGISLATION AND/OR POLICY:

1. Municipal Government Act, RSA 2000, Chapter M-26, as amended
 - S. 633 outlines the parameters for adopting Council adopting an area structure plan, as well as the required contents and consistency of such a plan.
2. Regional Evaluation Framework, Edmonton Metropolitan Region Growth Plan
 - S. 4.2 outlines under what conditions an amendment to a statutory plan is to be referred to the Edmonton Metropolitan Region Board (EMRB) for approval prior to receiving third reading by Council.
 - As Condition (k) of Section 4.2 is triggered by this ASP amendment, being that the boundaries of the proposed statutory plan amendment are within 1.6 km of the boundaries of the Edmonton International Airport, the Deer Valley/Creekside ASP amendment must be referred to the EMRB for review and approval.
 - As per submission requirements, administration intends to submit this plan amendment to the EMRB following Bylaw 1024-2019 receiving first reading by Council.

PAST COUNCIL CONSIDERATION:

Bylaw 1024-2019 is before Council for the first time.

CITY OF LEDUC PLANS:

Bylaw 1024-2019 is consistent with the City's Municipal Development Plan, as amended and the City of Leduc-Leduc County Intermunicipal Development Plan, as amended. The proposed bylaw also follows the principles of the City's 2009 Neighbourhood Design Guidelines which encourage a mix of housing types, sizes and affordability, along with proximity to open park space and neighbourhood walkability.

IMPLICATIONS OF RECOMMENDATION

ORGANIZATIONAL:

There are no organizational implications.

POLICY:

There are no policy implications.

IMPLEMENTATION / COMMUNICATIONS:

As per the requirements of Section 606 of the Municipal Government Act, a public hearing in front of Council is required prior to Council giving second reading to a bylaw adopting an area structure plan amendment. The public hearing for Bylaw 1024-2019 will be scheduled at a later date once a decision has been rendered by the EMRB, and will be advertised in accordance with the Municipal Government Act.

ALTERNATIVES:

1. That Council defeat Bylaw 1024-2019.

ATTACHED REPORTS / DOCUMENTS:

1. Bylaw 1024-2019
2. Key Plan
3. Land Use Concept (Approved ASP)
4. Land Use Concept (Proposed ASP Amendment)
5. Letter from Black Gold Regional School Division re: Repurposing Deer Valley School Site

Others Who Have Reviewed this Report

P. Benedetto, City Manager / G. Klenke, City Solicitor / M. Pieters, General Manager, Infrastructure & Planning

AMENDMENT TO DEER VALLEY AREA STRUCTURE PLAN, BYLAW NO. 511-2002

The *Municipal Government Act*, R.S.A. 2000, Chapter M-26, as amended (the "Act") grants a municipality the authority to adopt by Bylaw an Area Structure Plan for the purpose of providing a framework for subsequent subdivision and development of an area of land in a municipality;

AND: Bylaw No. 511-2002 adopts the Deer Valley Area Structure Plan, passed by Council on May 13, 2002 and subsequently amended by Council on December 13, 2004; June 12, 2006; and July 15, 2008;

AND: Council has deemed it expedient and necessary to further amend Bylaw No. 511-2002;

AND: notice of intention to pass this bylaw has been given and a public hearing has been held in accordance with the Act;

THEREFORE: the Council of the City of Leduc in the Province of Alberta duly assembled hereby enacts as follows:

PART II: APPLICATION

- 1. **THAT:** That Bylaw 511-2002 be amended as follows:
 - a. This Bylaw be cited as the Deer Valley/Creekside Area Structure Plan Bylaw;
 - b. Schedule "A" of Bylaw No. 511-2002 be amended in accordance with the attached Schedule "A".

PART III: ENACTMENT

2. This Bylaw shall come into force and effect when it receives Third Reading and is duly signed.

READ A FIRST TIME IN COUNCIL THIS ____ OF _____, AD 2019.

READ A SECOND TIME IN COUNCIL THIS ____ DAY OF _____, AD 2019.

READ A THIRD TIME IN COUNCIL AND FINALLY PASSED THIS ____ DAY OF _____, AD 2019.

Robert Young
MAYOR

Sandra Davis
CITY CLERK

<p>APPROVED <i>As to Form</i> G. K.</p> <hr/> <p><i>City Solicitor</i></p>

Date Signed

SCHEDULE "A"

Deer Valley | Creekside

AMENDMENT TO THE DEER VALLEY ASP
ASSESSMENT REPORT
S.E. ¼ Sec.33, Twp.49, Rge.25, W4M

26 April 2019

Submitted to: City of Leduc



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- Figure 6: Water Distribution System
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- Figure 8: Stormwater Management System
- Figure 9: Relocation of Gas Line
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1.0. Introduction

1.1. PURPOSE AND PROJECT LOCATION

The purpose of this document is to describe the vision, development objectives, and proposed land uses for a portion of the S.E. ¼ Sec.33, Twp.49, Rge.25, W4M, which is part of the Deer Valley/Creekside Area Structure Plan (hereinafter referred to as “the Plan”) located in Leduc, AB. This document serves to support our client’s intention to amend the Deer Valley ASP by identifying how proposed changes to the plan align with the existing vision and policies as identified in the City’s existing planning documents and the *Edmonton Metropolitan Region Growth Plan* (EMRGP).

The reason for amending the Plan is attributed to a change in the land use plan, which originally designated a 2.85-hectare parcel in the north west corner as School Reserve. Through discussions with City administration and Black Gold Regional School Division, it was confirmed that there was no longer a desire or plausible need to locate a school at this location, and subsequently the future land use for this portion of the plan area is being reconsidered as medium-density residential. Since the Plan was originally completed in 2008, there have been many changes in Leduc. With the recent adoption of the EMRGP, along with updates to a number of the City’s planning documents (*Municipal Development Plan* in 2012, *Strategic Plan* in 2014, *Intermunicipal Development Plan* in 2017), the portion of lands currently undeveloped, known as Creekside, need to be consistent with these documents. In carrying out the amendment to the Plan for the Creekside area the City also requested that the Plan reflect the entire area to clean up the Plan based on changes that have occurred previously. Therefore, this amendment includes the entire Area Structure Plan, however, the main focus is on the changes arising that relate purely to the Creekside area.

The project location is shown on **Figure 1 – Project location**. This boundary encompasses the final phase of the Deer Valley/Creekside ASP, however, there is a portion of the Deer Valley ASP to the south of the creek along Deer Valley Drive that is yet to be developed.



Figure 1. Creekside and Deer Valley ASP Boundary

1.2. EXISTING CONDITIONS

The subject lands are predominately built out, with effectively the Creekside (Phase 4) area remaining undeveloped, resulting in the majority of the lands containing residential buildings of a variety of forms (ranging from single – multi units) (refer to Figure 2). On the corner of 50 Ave and Deer Valley Drive exists a small commercial site providing services to residents and beyond that is part of the original Plan. The development also includes the provision of an Environmental Reserve that protects an existing watercourse along with a naturalized stormwater pond. The land is relatively flat with the Creekside phase, containing some mild undulation and existing wetlands.

A developed neighbourhood Park exists on the corner of Ameena Drive and Deer Valley Drive and a multiway extends on the east side of Deer Valley Drive running in a north south direction. The Creekside portion of the Plan adjoins the Environmental Reserve and Community Park. Currently an existing natural gas line runs through the Creekside and Park lands and will require relocation.

1.3. OBJECTIVES

The Plan updates Creekside based on the changes to the land uses while also cleaning up historical changes to the original Plan. The key objectives of the Plan are:

- To provide diversity in the housing stock that provides affordable choices to residents.
- To provide a Sense of Place within the community through enhancement of natural areas, creation of parks and open space, combined with a connected trail system and local commercial site.
- To increase density in accordance with the recently adopted Edmonton Metropolitan Region Growth Plan.
- To create a transportation network that is consistent with the City's Transportation Master Plan.
- To provide water, sanitary and stormwater services to support the development.
- To provide housing within close proximity to major nodes of employment.

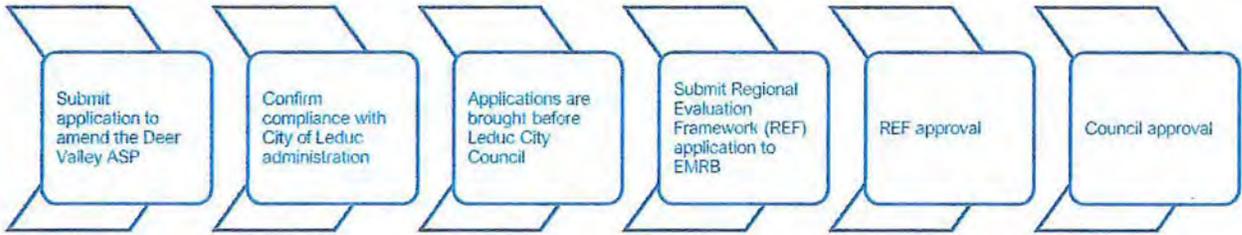
A thorough review was conducted of all relevant planning documents, both statutory and non-statutory, for the purpose of demonstrating how this amendment will ultimately be in accordance with the City's policies and aligned with the growth & development objectives of the wider region.

1.4. APPROVAL PROCESS

Approval of the Plan amendment will be undertaken as per the *City of Leduc Area Structure Plan & Outline Plan Guidelines*. For the purpose of providing greater clarity to The Plan, it is our understanding that it would be in the best interests of the City and the Developer to rescind the entire existing ASP and draft a new document which would include all of the approved and proposed amendments in one consistent document.

Following confirmation of compliance by the City of Leduc's Planning & Development Department, the ASP amendment shall be referred to Council with a recommendation that Council approve the proposed rezoning and ASP amendment. Following Council's first reading of the proposed bylaw, an

application under the Regional Evaluation Framework (REF) will be made to the Edmonton Metropolitan Region Board for review and subsequent approval.



2.0. Municipal & Regional Policy Context

The proposed amendment to the Plan is guided by a hierarchy of planning documents. These documents were reviewed and referenced to achieve consistency with the proposed land use and the plan amendment aligns with the larger planning framework.

2.1. STATUTORY & NON-STATUTORY PLANS

2.1.1. Edmonton Metropolitan Region Growth Plan (EMRGP)

The City of Leduc is a member of the Edmonton Metropolitan Region Board which is comprised of 13 municipalities in the Edmonton Metropolitan Region. The *Edmonton Metropolitan Region Growth Plan* (EMRGP) provides a 50-year vision for the region as well as principles and policies to guide growth over the next 30 years through integrated land use, infrastructure, and transportation, with an emphasis on sustainable communities. The EMRGP is applicable to the amending portion of the Area Structure Plan (ASP) known as Creekside, as the remaining lands have effectively been developed under the original ASP. Because of changes over time, the City has requested that this Plan reflect previous changes to create one ASP document.

2.1.1.1. Planning Elements

The Plan is located within the Metropolitan Area as indicated on Schedule 2 of the EMRGP.

2.1.1.2. Applicable Policies

The following are considered the key policies that are applicable to the Creekside undeveloped lands of the Plan.

Edmonton Metropolitan Region Growth Plan

Objective 1.4: Promote the livability and prosperity of the Region and plan for the needs of a changing population and workforce

Policies 1.4.1 To improve housing diversity in the Region, market affordable and non-market housing will be planned and developed within close commuting distance to major employment areas and within centres, appropriate to the level of service and amenities identified in Table 1A-C.

OBJECTIVE 3.1 Plan and develop complete communities within each policy tier to accommodate people's daily needs for living at all ages Policies

3.1.1 Built-up urban areas and greenfield areas will be planned and developed as complete communities generally in accordance with Table 1A-C.

Edmonton Metropolitan Region Growth Plan

3.1.4 In the metropolitan area, greenfield areas will be planned and developed as complete communities that:

- a. are compact, contiguous, and incorporate a mix of uses;
- b. are accessible and age-friendly;
- c. provide a diversity of housing options in terms of density and built form;
- d. achieve the minimum greenfield density, in accordance with Schedule 6;
- e. incorporate an interconnected street network and urban form to support active transportation;
- f. integrate local services, amenities, institutional and commercial uses with residential development, within buildings and/or within a five-minute walk (400 metres);
- g. incorporate higher density uses along existing and planned transit corridors and at major transit stations; and
- h. provide high quality parks, trails and open spaces.

OBJECTIVE 3.2 Plan for and promote a range of housing options

Policies

3.2.1 Housing will be planned and developed to address the changing demographics in the Region by including housing that offers a diversity of types, forms and levels of affordability to support a variety of lifestyle options, income levels and to meet the needs of all residents.

Creekside will provide a diversity in housing choices within close proximity to major employment of the airport and City of Leduc. This phase includes housing options ranging from mid-rise, townhouses, a range of duplexes through to single residential dwellings. The phase is a contiguous urban development of the Plan and is within close proximity to a small commercial business hub, major shopping centre (Leduc Common) located along 50th Avenue and downtown City of Leduc.

The proposed development of Creekside continues with providing a comprehensive active transportation corridor through the incorporation of sidewalks throughout the neighbourhood, the creation of a trail system east to west that adjoins the Environmental Reserve and a continuation of a north south accessible 3.0 m wide multi-way.

In relation to densities outlined under Schedule 6 of the EMRGP, Creekside falls under the requirement of meeting the minimum greenfield Density of 35 (du/nrha). Section 3, Table 2 of this report illustrates that a minimum of 58 (du/nrha) will be achieved that will contribute to increasing the overall density of the Plan to 43 (du/nrha).

2.1.2. City of Leduc / Leduc County Intermunicipal Development Plan

The County and City of Leduc adopted an Intermunicipal Development Plan (IDP) in 2011 with the purpose of creating a joint plan to address a range of issues and interests of common concern.

2.1.2.1. Planning Elements

The Plan is contained within the IDP Area as indicated in Figure 2 of the IDP document.

2.1.2.2. Applicable Policies

Intermunicipal Development Plan

4.2.2 RESIDENTIAL POLICIES

Area Structure Plans Required

4.2.2.2 No new multi-lot subdivision (three lots or more) will be allowed without an adopted area structure plan pursuant to Section 632 of the MGA.

Residential Density

4.2.2.3 All Residential Area Structure Plans shall achieve an overall density of 25-30 dwelling units per net residential hectare, as prescribed by the Capital Region Growth Plan (CRGP) for Priority growth Area "E".

4.2.2.5 The minimum residential densities required in this IDP should be achieved through a variety of housing types including single-detached, semi-detached, townhouse, and apartment dwellings.

Residential Community/Neighborhood Design

4.2.2.6 New residential communities/neighbourhoods within the IDP area should incorporate design that:

- reduces vehicle dependency
- includes a variety of housing choices
- exceeds minimum residential densities
- comprises mixed uses and activities in neighborhood nodes
- supports pedestrian and public transit connections and
- provides access to open space and recreational areas and facilities.

Through the ASP and subdivision processes, both municipalities will ensure residential neighbourhoods and communities are designed and developed in a manner to make them safe, attractive and well serviced through the following design principles:

- The design of the neighbourhood or community wherever possible should maintain and protect stands of trees, watercourses, wetlands, ravines and other natural features. In the more rural areas, a conservation (cluster) subdivision design form should be encouraged.
- Provide a wide range of housing forms and tenure.
- Try to exceed minimum residential densities specified in the IDP.
- The design of the neighbourhoods and communities should avoid dwellings fronting onto highways or arterial roadways.
- The design needs to provide for adequate parks and open space to serve the neighbourhood and community, preferably in the form of a large centralized or linear park area which is more usable and easier to maintain.
- Wherever possible, provisions need to be made in the design of the neighbourhood and community to encourage alternative sustainable transportation such as walking, cycling and public transit to reduce vehicle dependence.

The proposed development comprises a wide range of residential dwellings from mid rise apartments, townhouses, varying duplexes through to single family residential dwellings. A small commercial hub is also located within the southern boundaries of the Plan. This provides local services to residents.

Identified watercourses have been protected through the creation of an Environmental Reserve and, where possible, the creation of a trail system has been incorporated into the design to capitalize on the natural features of the site. These trails connect into a wider trail system within the overall development, comprised of sidewalks through to multiway trails located on the eastern side of Deer Valley Drive. Figure 5 Section 3.0 illustrates the overall trail system accessible to the community.

This amendment enables the densities to be increased within the Creekside portion of the Plan to be more consistent with the Edmonton Metropolitan Region Growth Plan, and will increase the overall density of the Plan (refer to tables 1 & 2 Section 3). The increase in density could also create the opportunity to justify transit along key collector roads in the future.

Intermunicipal Development Plan

Environmental Review

4.6.2.10 At the Area Structure Plan, land use redesignation, or subdivision stage, Environmental Impact Assessments addressing natural areas on site or Environmental Site Assessments addressing contamination on site, shall be prepared by qualified environmental consultants, to the satisfaction of the relevant municipal approving authority.

4.6.2.11 Lands identified as sensitive natural areas may be designated as Environmental Reserve at the subdivision stage in accordance with the Municipal Government Act. Such areas may also be identified at the Area Structure Plan stage. In the case of identification at the Area Structure Plan stage, sensitive natural areas would require the appropriate land use designation before subdivision could proceed. If at the subdivision stage private ownership of environmentally sensitive lands is deemed more appropriate by the relevant municipal approving authority, then environmental reserve easements may be registered to protect the sensitive lands.

An Environmental Phase 1 has been completed for Creekside and is contained in the Phase 1 Environmental Site Assessment report (November 30, 2017) by Trace Associates. The conclusions of the investigations did not identify any potential contaminated lands. A desktop Biophysical Impact Assessment (BIA) was also carried out for Creekside, which identified five wetlands that included two seasonal freshwater graminoid marshes and three temporary freshwater marshes that will be disturbed by the development. Approval will be required prior to development in accordance with the Alberta Wetland Policy and Water Act.

There were no rare vegetation species, however, the desktop assessment did identify the eastern kingbird and sora bird species within the area. Overall, the assessment concluded that the development will have a minimal impact on local habitat loss for some wildlife species, and a small loss of native vegetation and wetlands. The predicted effects will be mitigated through the implementation of the mitigation measures contained with the BIA desktop report. Further details on the findings of the BIA can be found in the Desktop biophysical Impact Assessment (May 2, 2018) by Trace Associates.

Intermunicipal Development Plan

Trail Development

4.7.2.10 At the Area Structure Plan stage, the City and County shall require the identification of pedestrian and bicycle trail networks in the IDP area.

As referred to earlier the trail system is indicated on Figure 5 Section 4.

2.1.3. City of Leduc: Municipal Development Plan

The City of Leduc's Municipal Development Plan (MDP) was amended in August 21, 2017 and directs the future growth and land use development of the area.

2.1.3.1. Planning Elements

The MDP provides policy direction for the future growth within the boundaries of the City and the Plan has to be consistent with the relevant policy contained within the document.

2.1.3.2. Applicable Policies

City of Leduc Municipal Development Plan

4E NEW RESIDENTIAL DEVELOPMENT

The City shall provide for new residential neighbourhoods by:

- 1. requiring Area Structure Plans for all new residential development;*
- 2. requiring that all new residential Area Structure Plans achieve the target densities mandated by the Capital Region Board;*
- 3. measuring net residential density in new residential Area Structure Plans in order to maintain consistency with the density measures used by the Capital Region Board;*
- 4. acknowledging new trends in household formation (e.g., smaller households) in the design of new residential neighbourhoods and the provision of a variety of housing types;*
- 5. requiring that all new residential Area Structure Plans provide a variety of housing types including, where appropriate, types such as single-detached, semi-detached, duplex, triplex, fourplex, townhouse, or apartment dwellings, with no more than 50% of the total number of dwelling units in any residential Area Structure Plan to be designated within the same residential land use district of the Land Use Bylaw;*
- 7. supporting the provision of affordable market and financially supported housing in all new neighbourhoods;*
- 8. balancing higher residential densities with the provision of open space; ensuring that all new residential neighbourhoods have full access to a complete range of municipal infrastructure*

City of Leduc Municipal Development Plan

(sewer, water, and roads), community services, retail establishments, commercial developments, open space, recreational facilities, and educational institutions;

9. ensuring that all new residential neighbourhoods have full access to a complete range of municipal infrastructure (sewer, water, and roads), community services, retail establishments, commercial developments, open space, recreational facilities, and educational institutions;

10. providing for neighbourhood commercial (office, personal service business, and retail) development at key locations within new residential Area Structure Plans, which will complement and integrate with the surrounding residential neighbourhoods through mitigation of traffic and parking impacts, appropriate site planning and architecture, landscaping, and pedestrian connections;

11. protecting and creating access to adjacent neighbourhoods, natural amenities, open space, and the Multiway system;

12. protecting and creating views to natural amenities;

13. incorporating public transit into new neighbourhoods;

14. protecting rights-of-way for future public transit service;

18. requiring that all new residential Area Structure Plans are supported by comprehensive engineering, servicing, environmental, geotechnical, and transportation studies approved by the City;

23. allowing for a full range of housing types within the Transitional Residential Mixed-Use policy areas shown in Figure 4, provided that:

• gradual land use transitions will be developed within the Transitional Residential Mixed-Use areas, with:

- lower density residential development closest to the adjacent residential policy areas, - higher density residential development further away from the residential policy areas,*
- compatible commercial, office, retail, public facilities, open space, or recreational development between the higher density residential development and other non-residential uses, and*
- light industrial or business park development closest to the adjacent non-residential policy areas,*

25. requiring that all new residential subdivision and site plans include landscaping and open space plans that take into account, integrate, and where appropriate, protect existing natural vegetation, topography, wildlife, soils, water bodies, drainage courses, and climatic conditions;

In relation to the above policies, they are considered generally consistent with those contained within the EMRGP and the Intermunicipal Plan and therefore the comments made in relation to these documents are applicable to this policy content.

2.1.4. Edmonton International Airport Vicinity Protection Area Regulation

The Edmonton International Airport is a significant piece of infrastructure to the wider region and protecting the airport's effective operation plays a significant role in the economic development of the region and Province. Protecting the airport's corridors are critical elements when developing within proximity to such infrastructure, to avoid any potential negative impacts.

2.1.4.1. Planning Elements

The Plan area is partially located within the Protection Area: NEF 25.

2.1.4.2. Applicable Policies

Edmonton International Airport Vicinity Protection Area Regulation
<p><i>Duty of Municipality</i></p> <p>9(1) <i>A municipality must notify the Airport Operator where a subdivision of land has been approved or a development permit has been issued relating to land in the Protection Area in a NEF Area of 30 or more and the use of the land will change as a result.</i></p> <p>9(2) <i>Before adopting a statutory plan or land use bylaw, or an amendment of either, that relates to land in the Protection Area, a municipality must refer the statutory plan or land use bylaw, or the amendment, to the Airport Operator.</i></p>

The Plan area is located in the Protection Area and is identified under the NEF 25 contour; therefore, it does not meet the criteria described for requiring a referral of the subdivision to the Airport Operator under 9(1). However, under 9(2), because this is a statutory document with lands located within the Protection Area it will be required to be referred to the Airport Operator.

2.1.5. City of Leduc: Transportation Master Plan

The City of Leduc's Transportation Master Plan was amended in October 2018 and sets out a long-term framework for the interconnection of future roads, public transit and pedestrians that correlates with projected growth. Any future development needs to align with the direction of the plan.

2.1.5.1. Planning Elements

The Plan needs to align with the proposed future transportation connections within and beyond the site.

2.1.5.2. Applicable Policies

Transportation Master Plan

4.0 TRANSIT

4.2 FUTURE SERVICE

As the City grows there will be opportunities to expand the transit service. Each expansion should meet the following guiding principles:

- Provide quality service selectively –A better strategy is to concentrate service in areas most friendly to transit, then build on this success by increasing service to this area or ..by servicing a different area of the City with a route that ties into existing service. For example, adopt a walking distance criteria that recognize some areas will be distant from transit such as at 40% of households are within 499m walking distance and at least 80% of households are within 800m walking distance.*

6.0 INTEGRATED PEDESTRIAN AND BICYCLE TRANSPORTATION NETWORK

6.2 FUTURE SYSTEM

- Recognize the important contribution active transportation makes to the health and sustainability by adopting policy that encourages active transportation and by creating a funded budget program to implement facilities for active transportation users. New multiways, bike lanes and missing sidewalk links, particularly those connecting to bus stops, mixed land uses and in industrial areas, should be the primary target of this program.*

Based on the review of the Transportation Master Plan the majority of the policies are reference to those in the Cities Municipal Development Plan. In context to the points identified above from the Transportation Master Plan it should be recognized that opportunity exists in the longer term for expanding the bus transit system through Deer Valley Road based on the increased density and walkability to this major collector. The Plan also refers to Active Transportation which outlined in Figure 5 Section 4.0 demonstrates the interconnectivity between sidewalks and the trail system presenting attractive and stress-free active transportation options.

2.1.6. City of Leduc: Environmental Plan

This document seeks to raise environmental awareness amongst the community and a more effective steward of its environmental resources.

2.1.6.1. Planning Elements

The Environmental Plan provides information and guidance on the development of the Plan.

2.1.6.2. Applicable Policies

Environmental Plan

- *The City of Leduc will promote development density to use land more efficiently.*

The proposed amendment will increase the residential density from what was originally proposed for this phase of the development.

- *The City of Leduc will continue to provide and expand community gardens.*

The overall amount of park space will be greater than what was originally proposed for this phase of the development. Portions of the park will be dedicated to community gardens and made available to local residents.

- *The City of Leduc will protect natural areas and work on habitat restoration.*

Requirements for protection of wetlands and areas of biological significance are described in the Biophysical Site Assessment contained in the Desktop Biophysical Impact Assessment (May 2, 2018) by Trace Associates, along with recommendations on mitigation methods during construction.

- *The City of Leduc will continue to enhance the multiway system and provide educational opportunities on the natural environment.*

The Plan will incorporate an extension of the multiway system through the neighbourhood, and link to the existing system by aligning with the existing multiway network opposite Grant MacEwan Boulevard (as shown in Figure 4 Section 4.0).

2.1.7. City of Leduc: Parks, Open Space and Trails Master Plan

Complete inventory and assessment of all parks and open space resources in Leduc is contained within the Plan. As the document states, properly planned multiway and trail systems in communities can enable and promote active transportation, reducing carbon footprint and increasing physical activity.

In staying in concert with the objectives of the POST Master Plan, the Plan will contribute to this by providing new linkages to the trail network and introducing a new section of trail that borders along the creek bed.

2.1.7.1. Planning Elements

The Parks, Open Space and Trails Master Plan provides direction on what lands are expected to be provided for different types of parks and trail systems in relation to the Plan.

2.1.7.2. Applicable Policies

Parks, Open Space and Trails Master Plan

4.6 WEST LEDUC (Area A)

West Leducis an area of significant current and future growth for the City (Figure 4.2). As development has occurred, POST development on the west side of the QEII has been primarily focused on community and neighbourhood park development.....

The Parks, Open Space and Trails Master Plan Figure 4.2 outlines the future direction for the establishment of Parks, Open Space and Trails. In relationship to the Plan, Figure 3 Section 3.0 and Figure 5 Section 4.0 indicates the proposed location of Parks, Open Spaces and Trails which are consistent with this plan. It includes a multiway heading north-south on the western side of Deer Valley Road and multiway that follows the creek in a west-east direction and accommodates for a neighbourhood mini park and regional park. The overall Municipal Reserve Lands being dedicated to the City are 10%, indicated in Table 1 Section 3.0 of this report.

3.0. Land Use Concept

3.1 Proposed Land Use Plan

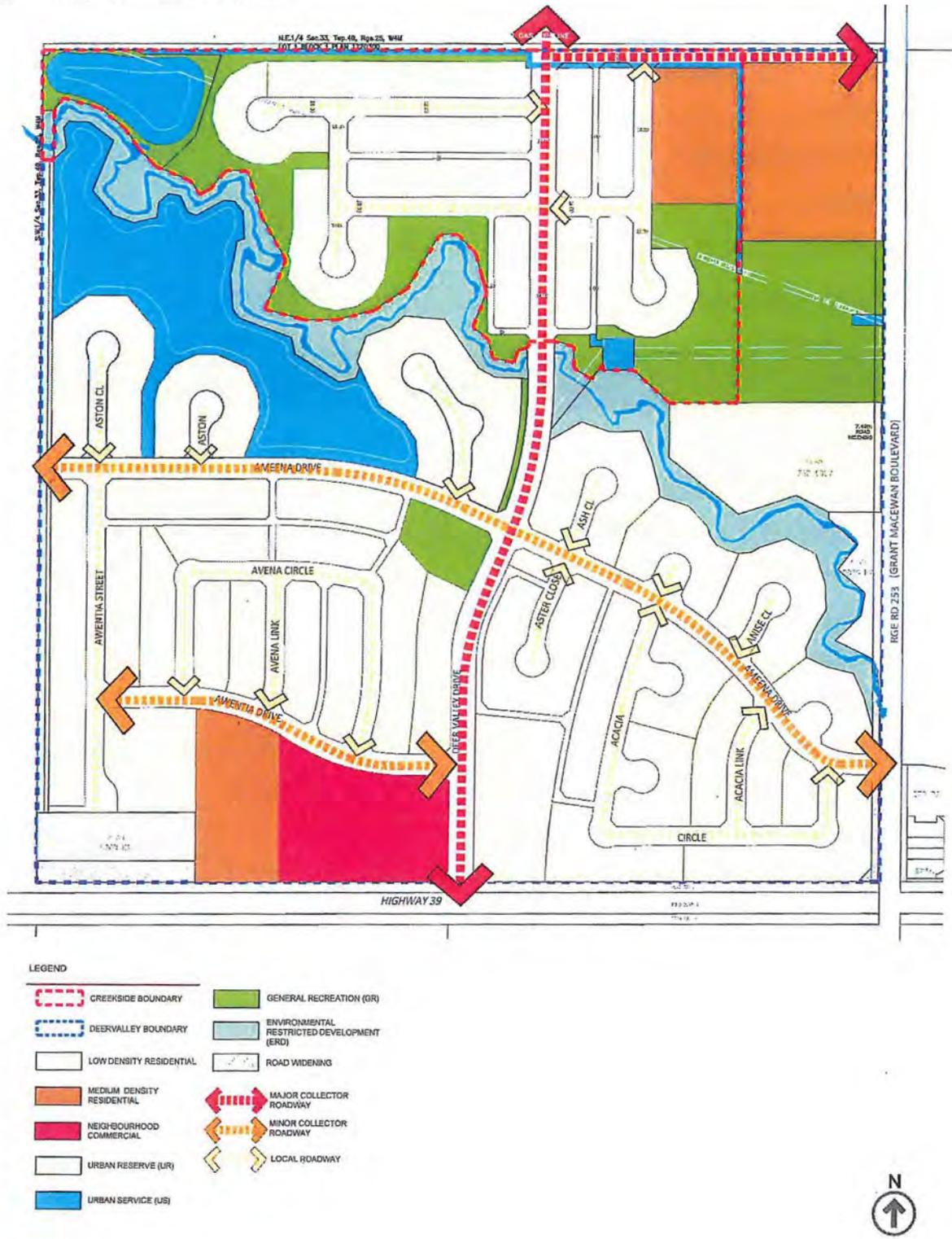


Figure 2: Land Use Plan

3.2 Density Calculation

Table 1: Overall Area Structure Plan Density Calculations

Land Use	Area (ha)	%		
Gross Area*	63.1	100.00%		
Environmental Reserve**	4.1	6.50%		
Roadways	11.93	18.90%		
Plan 3879 NY**	0.48	0.76%		
Gross Developable Area (GDA)***	58.52	100.00%		
MR Requirement	5.85	10.00%		
Land Areas Based on GDA:			Dwelling Units	Projected Population ^f
Roadways	11.93	20.39%		
Road Widening Land Area	0.88	1.50%		
Public Utility Lot (PUL) Total Area	5.17	8.83%		
Stormwater Management Facility	4.66	7.96%		
Sanitary Lift Station	0.10	0.17%		
Gas Pipeline Right of Way	0.38	0.65%		
Meter Station Site (PLAN 0621142)	0.03	0.051%		
Municipal Reserve	5.85	10.0%		
Land Uses	34.73	59.35%		
Mixed-Use Neighbourhood	2.15	3.67%		
Neighbourhood Commercial	1.8	3.07%		
Residential (Medium Density & Low Density)	29.78	50.90%	1500	3900
Urban Reserve	1.0	1.71%		
TOTAL	63.1			

*Gross Area is Deer Valley ASP Boundary Area

**not counted in GDA

***Gross Developable Area is defined as the total area of a parcel of land, less the land required as environmental reserve and the land made subject to Plan 3879 NY (Potential Future Environmental Reserve). Plan 3849 NY would likely be re-designated as Environmental Reserve should it be resurveyed.

^f Average household size of 2.6 from Statistics Canada, 2016 Federal Census for the City of Leduc was used to calculate the projected population.

While the above table provides the overall density calculations it should be noted that the development has been constructed with the exception of Creekside Phase 4, and therefore the focus on the change in density reflects this phase and not the overall site. It is this portion of the lands where the amendment to the original Plan is being made and is subject to the Edmonton Capital Region Growth Plan and the new minimum densities provided within this document. In context to the remaining lands known as Creekside (Phase 4) the following density calculations apply:

Table 2: Creekside Phase 4 Density Calculations

Land Use	Area (ha)	%		
Gross Area*	14.24	100.0%		
Environmental Reserve	0.05	0.35%		
Roadways	2.95	20.72%		
Gross Developable Area (GDA)**	14.19			
Land Areas Based on GDA:			Dwelling Units	Projected Population ¹
Roadways	2.95	20.79%		
Public Utility Lot (PUL) Total Area	1.44	10.15%		
Stormwater Management Facility	0.86	6.06%		
Sanitary Lift Station	0.10	0.70%		
Gas Pipeline Right of Way	0.38	2.68%		
Municipal Reserve	3.39	23.90%		
Commercial	0.00	0.00%		
Residential (net res.ha)***	6.63	46.72%	391	905
Single/Semi Detached	5.59	39.39%	183	531 ¹
Multi-Unit	1.04	7.33%	208****	374 ²
RESIDENTIAL TOTAL	13.16		391	905
Dwelling Units per net residential ha	59			

*Gross Area is a total Creekside Boundary Area

** Gross Developable Area means total Creekside Boundary Area less the land required as environmental reserve.

*** Net Residential Hectare is defined as number of dwellings per hectare on land devoted solely to residential development.

****based on maximum parcel density (Table 22 of LUB) of 200 units/ha.

¹ Average household size of single detached dwellings (2.9) from Statistics Canada, 2016 Federal Census for the City of Leduc was used to calculate the projected population

² Average household size of apartments less than 5 storeys (1.8) from Statistics Canada, 2016 Federal Census for the City of Leduc was used to calculate the projected population.

3.3 Residential

The majority of the development relates to creating a residential community comprised of a wide variety in mix of units ranging from mid rise apartments through to townhouses, duplex, triplex and singles. This mix provides choice in housing form but also a range of costs that enable affordability within the housing market.

Objective

- 3.3.1 To increase the density that provides a wide range of housing choice that includes affordable housing.

Policies

- 3.3.2 Residential density for Creekside (Phase 4) shall be in accordance with the Edmonton Metropolitan Region Growth Plan.
- 3.3.3 A variety of housing types shall be provided that could include townhouses, duplexes, mid rise apartments, tri plexes and four-plexes.

3.4 Commercial

Providing services within close proximity to residential dwelling enables easy access to services that may also not require the use of motor vehicles. The Plan incorporates the ability to develop a mixed use small commercial hub that can service the Plan area, located at the intersection of 50 Avenue and Deer Valley Drive.

Objective

- 3.4.1 To create a local commercial hub that is accessible to residents of the community.

Policies

- 3.4.2 Development will include the provision for the creation of a commercial/mixed use site as indicated on Figure 2.

3.5 Parks and Open Spaces

A complete residential community requires parks and open space that contributes to the wellness of the community and the ability to interact with other residents. There is typically a criteria on the type of parks and open spaces that are developed within a community, from a neighbourhood level through to a regional level, with each serving a different function and purpose.

Objective

- 3.5.1 To provide parks and open spaces that contributes to enhancement of the community and access to recreational spaces.

Policies

- 3.5.2 Development will include the provision of a neighbourhood park to be located in general accordance with Figure 3.
- 3.5.3 A community passive park will be established and located in general accordance with Figure 3.
- 3.5.4 Open space municipal reserve lands will adjoin the Environmental Reserve to enable the development of a trail system in general accordance with Figure 3.

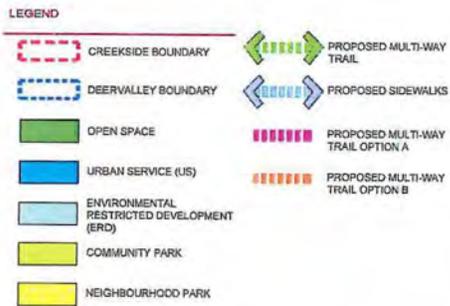
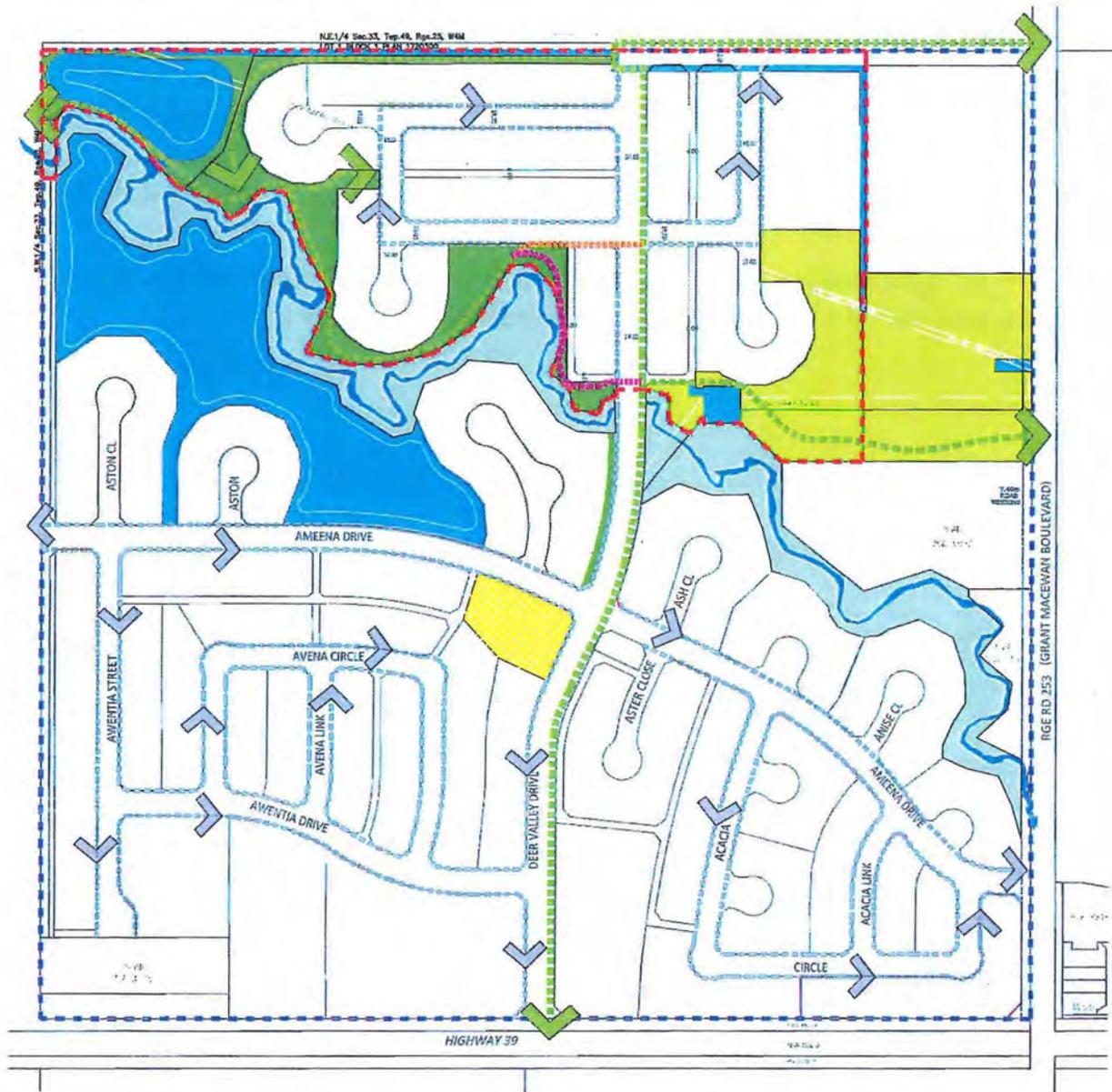


Figure 3: Parks and Open Spaces

4.0. Transportation

4.1 Circulation

The road network plays an important function in how vehicles move within, through and beyond the site. The road network is developed based on the road classification system that determines the right of way width. Local roads feed into collector roads that feed into arterial road networks and is based on their carrying capacity from forecast traffic volumes.

Objective

- 4.1.1 To develop a road network that supports the traffic capacity arising from the development and connects with the regional road network.

Policies

- 4.1.2 The north-south collector road running through the Plan, known as Deer Valley Drive, that connects with 50 Avenue, and the portion of roadway located along the north boundary that connects through to Grant MacEwan Boulevard, will be classified as Major Collectors, as illustrated on Figure 4. Construction shall be in accordance with City of Leduc's Engineering Design Standards.
- 4.1.3 The east-west collector road running through the Plan, known as Ameena Drive, that connects with Grant MacEwan Boulevard to the east and future development lands to the west, along with a portion feeding off Deer Valley Avenue to the west, known as Awentia Drive, will be classified as Minor Collector Roadways, as indicated on Figure 4. Construction shall be in accordance with City of Leduc's Engineering Design Standards.
- 4.1.4 All other roads within the Plan will be classified as local roads as indicated in Figure 4 and shall be constructed in accordance with the City of Leduc's Engineering Design Standards.
- 4.1.5 The installation of the traffic lights, as shown on Figure 4, shall be based on the anticipated need within the ten (10) year horizon. The proposed traffic lights shall be cost shared by all developers benefiting from its installation.
- 4.1.6 Any activity that alters, impacts, occupies, or crosses the natural watercourse will require permission under the Public Lands Act.



- LEGEND**
- CREEKSIDE BOUNDARY
 - DEERVALLEY BOUNDARY
 - SURVEYED CREEK
 - URBAN SERVICE (US)
 - MAJOR COLLECTOR ROADWAY
 - MINOR COLLECTOR ROADWAY
 - LOCAL ROADWAY
 - PROPOSED FUTURE TRAFFIC SIGNAL LOCATION



Figure 4: Road Classification Plan

4.2 Active Transportation

Providing choice in people's modes of transportation is important, including the provision of active transportation corridors that promote a healthy community.

Objective

- 4.2.1 To provide safe, functional and accessible multiway and sidewalks throughout the Plan, that connects with networks beyond the site.

Policies

- 4.2.2 Develop a multiway along the full length of Deer Valley Drive that intersects with 50 Avenue to the south and extends beyond the Plan area to the north, as shown in Figure 5. The multiway shall be constructed in general accordance with the City of Leduc's Engineering Design Standards.
- 4.2.3 Develop a multiway system along the Deer Valley Creek as shown in Figure 5. The multiway shall be constructed in general accordance with the City of Leduc's Engineering Design Standards.
- 4.2.4 Based on the outcome of the detailed design stage, the multi-way may proceed either as option A or as option B as shown in Figure 5. The multiway shall be constructed in general accordance with the City of Leduc's Engineering Design Standards. Under option B, the City of Leduc road standard shall need to be modified to enable a multi-purpose trail along this section of the road.
- 4.2.5 Sidewalks shall be constructed throughout the development as general shown in Figure 5 and be carried out in general accordance with the City of Leduc's Engineering Design Standards.

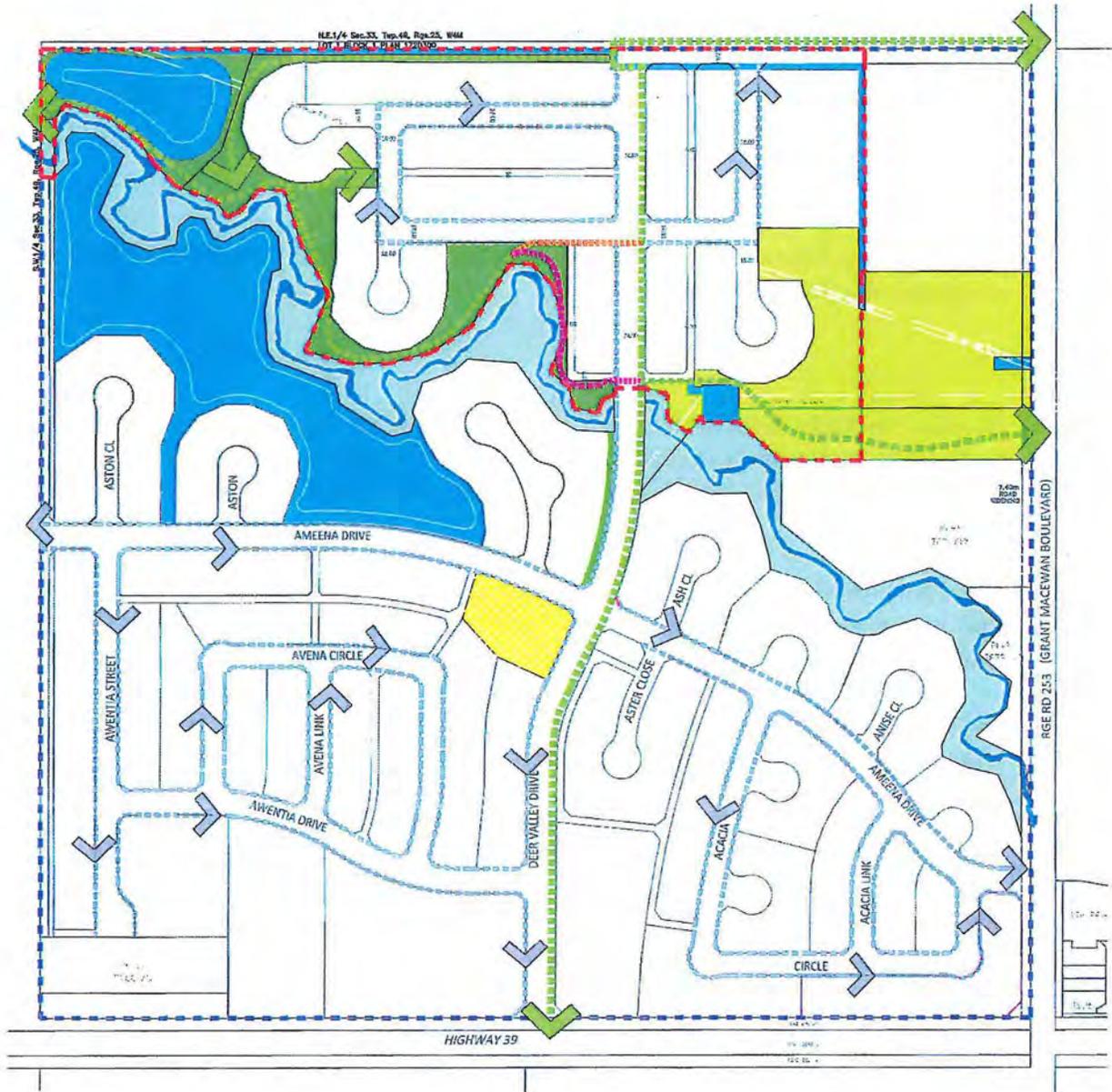


Figure 5: Active Transportation Plan

5.0. Utilities & Servicing

5.1 Water Distribution

The attached Figure 6 provides a conceptual layout and sizing for the proposed extension of the water distribution system to service the proposed Creekside development phase, as well as identifying the existing water main network within previous phases within the Plan area.

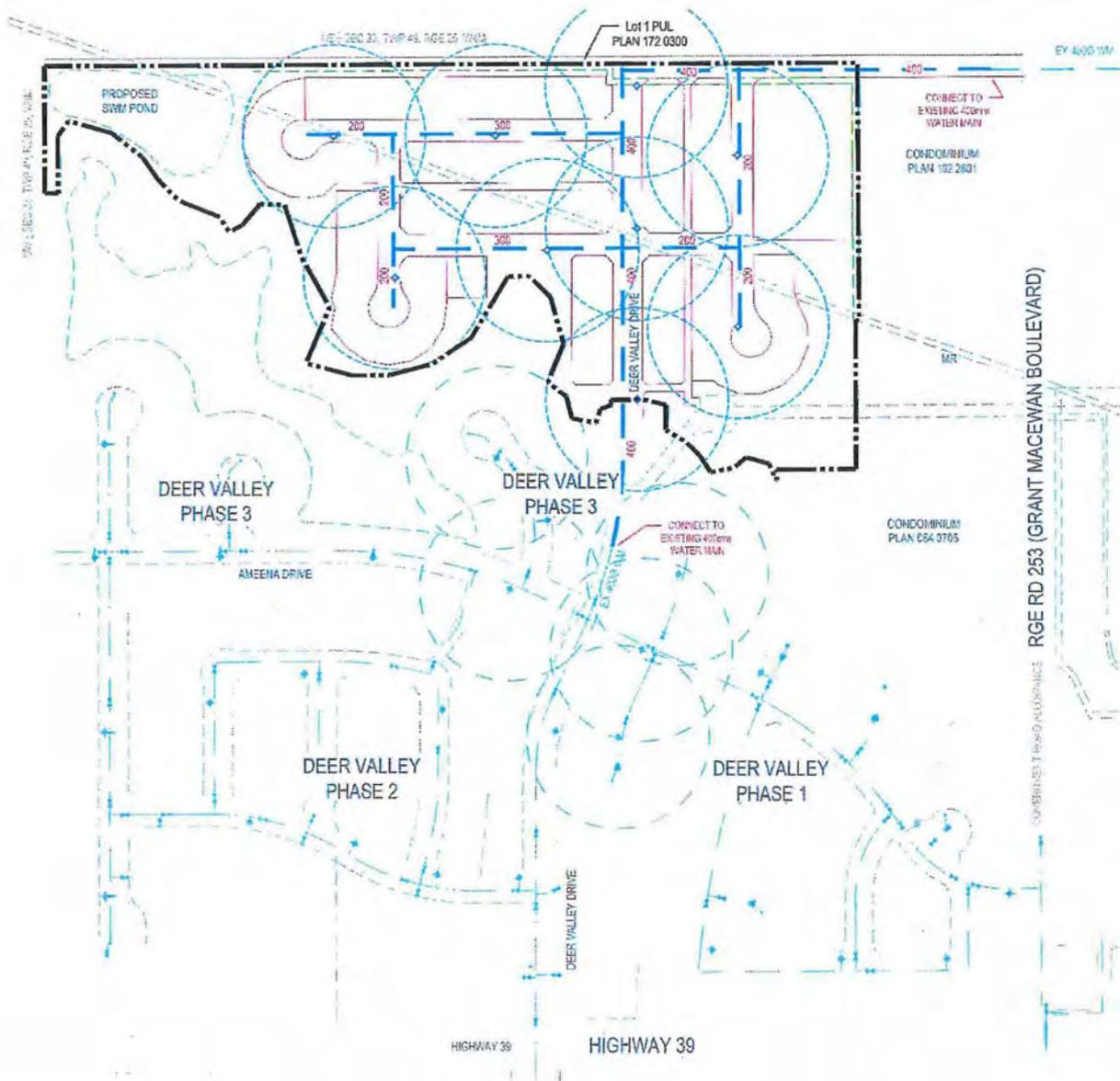
The Figure also provides the layout and sizing for the existing water distribution mains in previous phases of the Deer Valley subdivision. Connections will be provided from the existing main in Deer Valley Drive and a future connection on 65 Avenue.

Objective

- 5.1.1 To provide a public water distribution system that services the Plan area, and provides adequate capacity for domestic use and fire protection.

Policies

- 5.1.2 The water system will be designed and constructed in compliance with the City of Leduc's Engineering Design Standards.
- 5.1.3 During the detailed design of the proposed subdivision, the City of Leduc's Hydraulic Network Analysis model will be utilized to confirm the pipe sizing.
- 5.1.4 Any activity that alters, impacts, occupies, or crosses the natural watercourse will require permission under the Public Lands Act.



- LEGEND**
- CREEKSIDE PHASE BOUNDARY
 - EXISTING PROPERTY LINE
 - PROPOSED PROPERTY LINE
 - EXISTING WATER MAIN HYDRANT & VALVE
 - PROPOSED WATER MAIN HYDRANT & VALVE
 - HYDRANT COVERAGE



Figure 6: Water Distribution Plan

5.2 Sanitary Collection

Figure 7 provides the conceptual routing and sizing of the sanitary sewer collection system in Creekside, as well as the existing system in previous phases. The system connects to the main discharging to the existing lift station located north of Deer Creek. During the detailed design of the subdivision, the lift station capacity will be confirmed and pumping modifications undertaken if required.

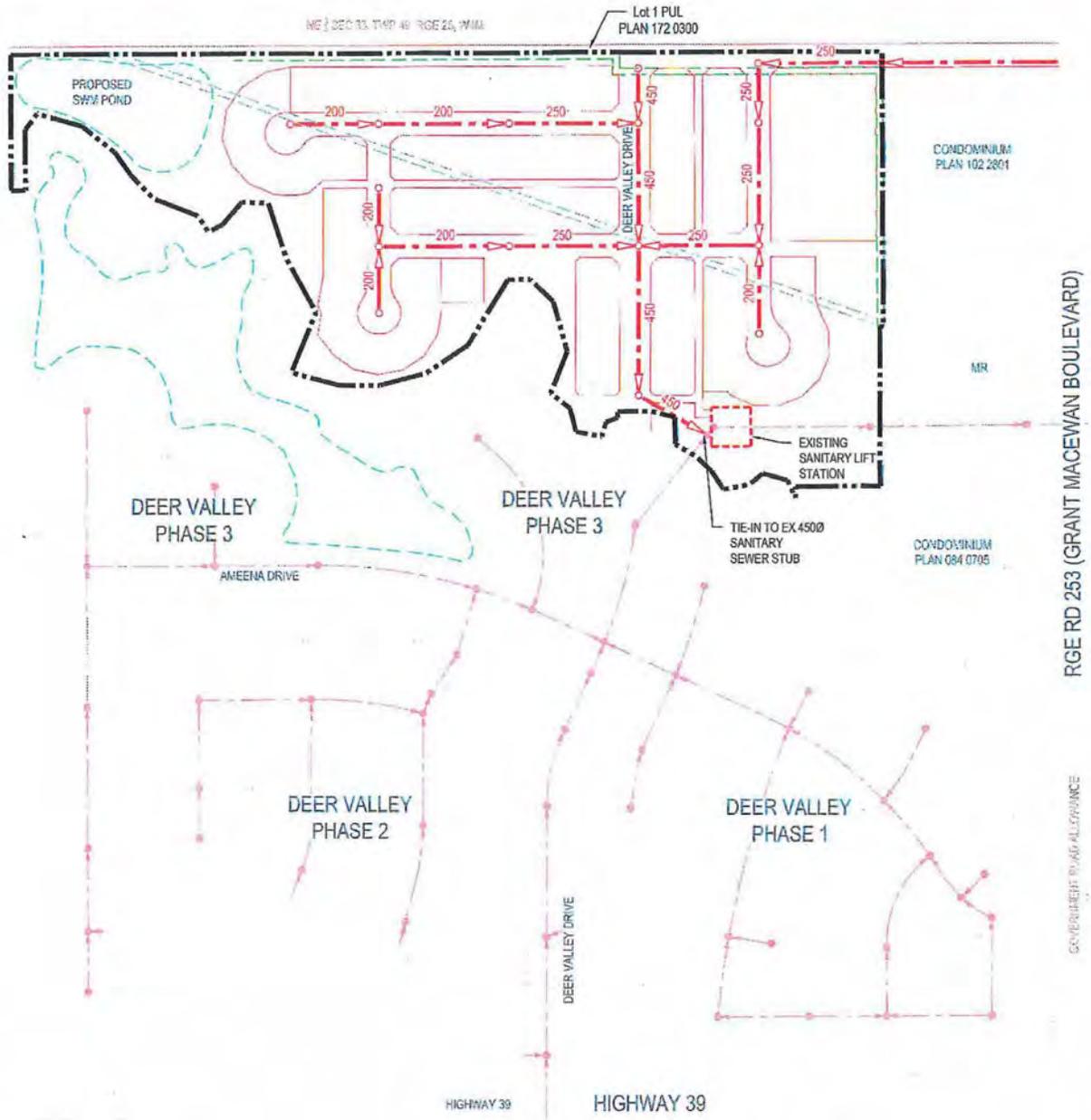
Objective

5.2.1 To provide sanitary sewer infrastructure that connects into the City of Leduc's public system, and provides service to the proposed development.

Policies

5.2.2 The sanitary collection system will be designed in accordance with the City of Leduc's Engineering Design Standards.

5.2.3 Any activity that alters, impacts, occupies, or crosses the natural watercourse will require permission under the Public Lands Act.



LEGEND

	CREEKSIDE PHASE BOUNDARY
	EXISTING PROPERTY LINE
	PROPOSED PROPERTY LINE
	EXISTING SANITARY SEWER & MANHOLE
	PROPOSED SANITARY SEWER & MANHOLE



Figure 7: Sanitary Distribution System

5.3 Stormwater Management System

The proposed stormwater collection system will collect the minor storm flow in a piped system and deliver the storm water to the proposed stormwater management pond located as shown in Figure 8. The major overland storm system, for runoff in excess of the anticipated 1 in 5 year storm, will be conveyed overland to the storm pond. Water will ultimately be released to Deer Creek at the pre-development outflow rate, to mitigate the potential downstream impact of increased runoff from the developed area.

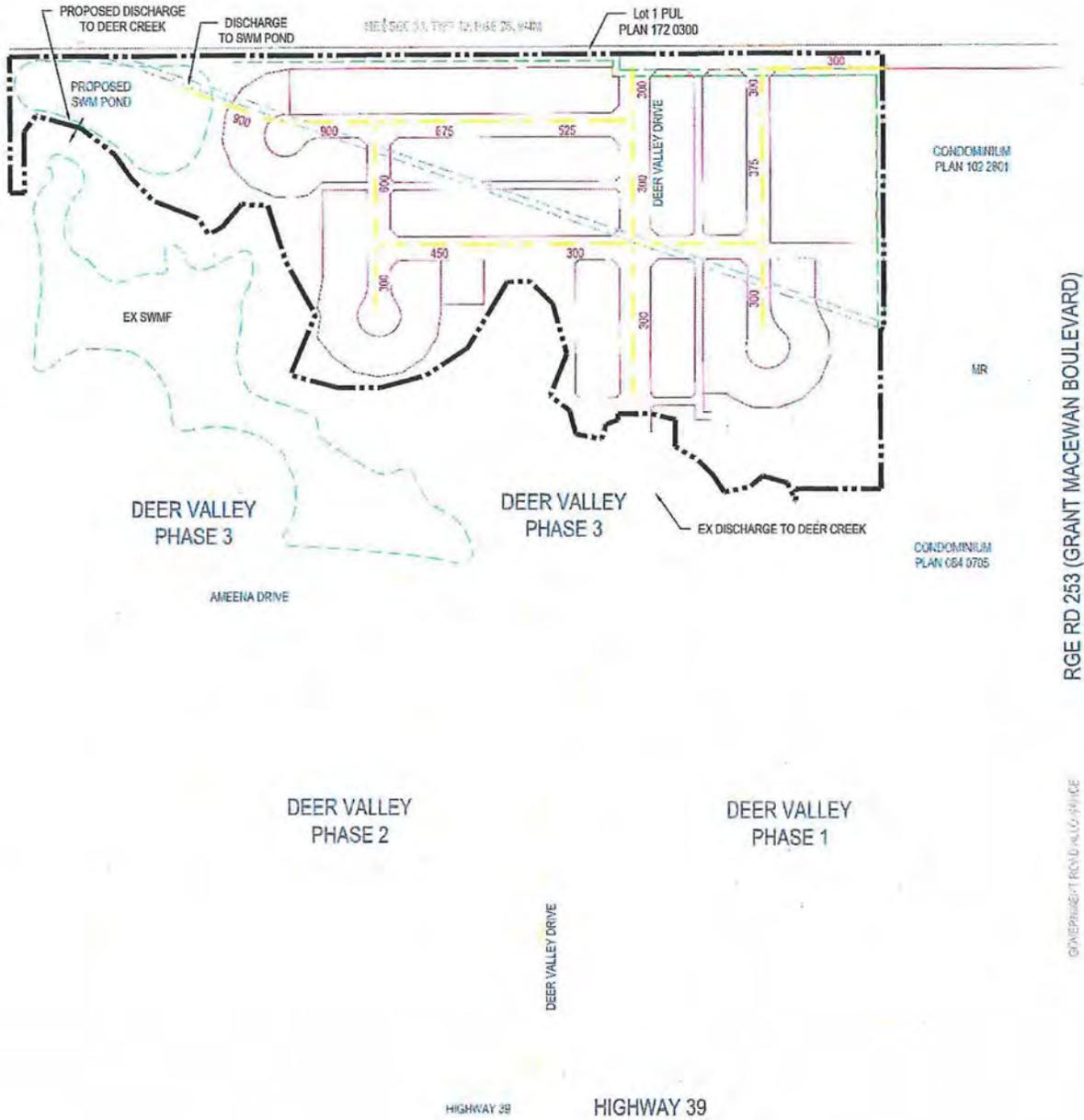
Conceptual sizing of the storm mains has been included on the attached Figure, and will be confirmed by computer modeling during the detailed design phase.

Objective

- 5.3.1 To manage stormwater that mitigates the potential for flooding or direct run off into receiving natural watercourses.

Policies

- 5.3.2 The development of a stormwater pond that meet the City of Leduc's and Alberta Environment regulations.
- 5.3.3 The stormwater ponds shall be designed to become an integrated amenity feature for the community.
- 5.3.4 The stormwater ponds shall be designed to incorporate native and naturalized plant species that contribute to the health of the ponds and local wildlife.
- 5.3.5 Any activity that alters, impacts, occupies, or crosses the natural watercourse will require permission under the Public Lands Act.



LEGEND

	CREEKSIDE PHASE BOUNDARY
	EXISTING PROPERTY LINE
	PROPOSED PROPERTY LINE
	EXISTING STORM SEWER & MANHOLE
	PROPOSED STORM SEWER & MANHOLE



Figure 8: Stormwater Management System

5.4 Shallow Utilities

Shallow utilities will be provided to the proposed development from the providers currently servicing the City of Leduc. Details of the servicing will be determined during the detail design of the subdivision phases.

Objective

- 5.4.1 To provide underground distribution for telecommunications, power and natural gas utilities within the public right of way, to service residential and commercial premises.

Policies

- 5.4.2 The location of shallow utilities shall be in accordance with the City of Leduc and utility operator's requirements and shall be located as required by the current street cross-sections for the various roadways.
- 5.4.3 Any activity that alters, impacts, occupies, or crosses the natural watercourse will require permission under the Public Lands Act.

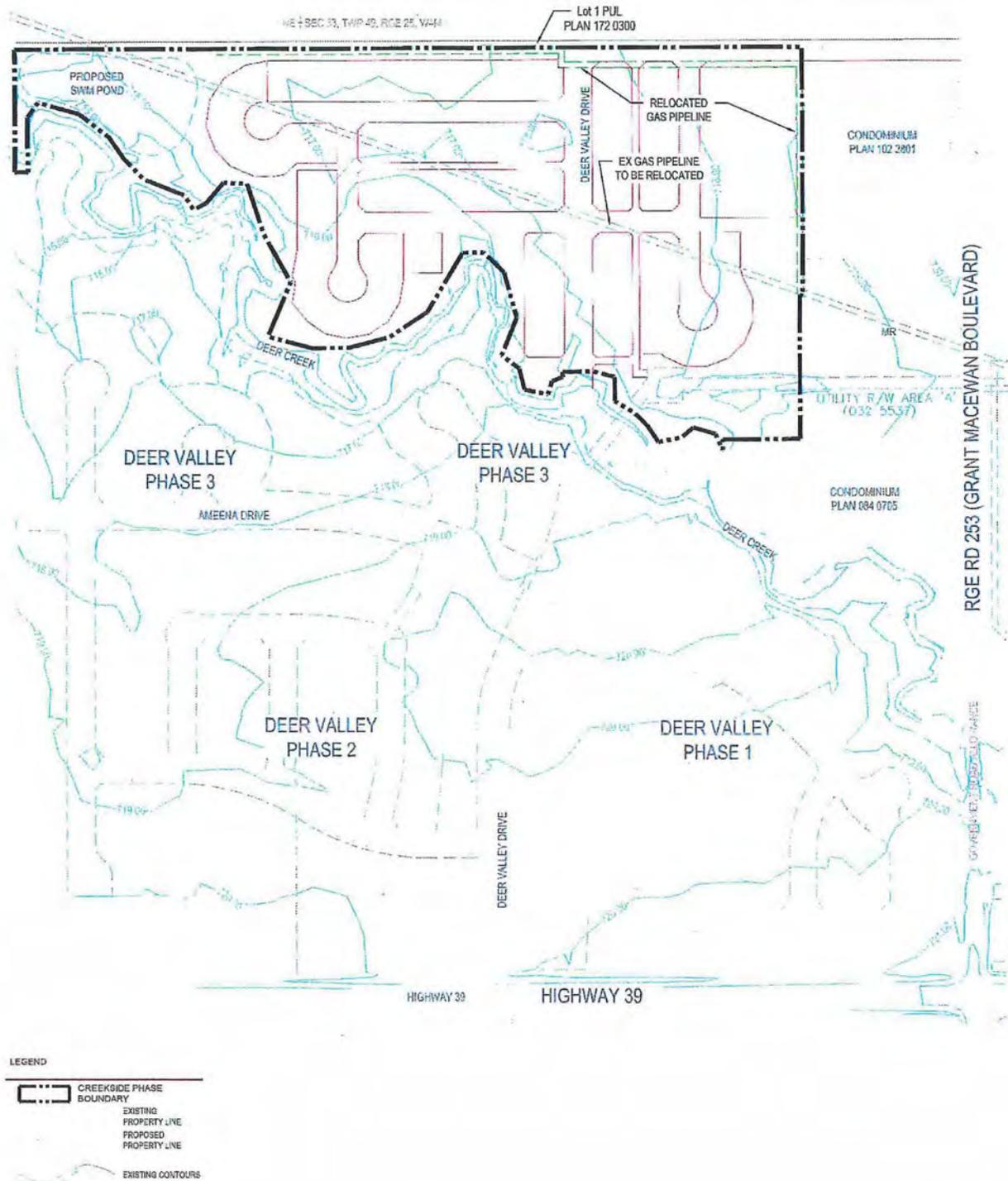


Figure 9: Relocation of Gas Line

6.0 Implementation

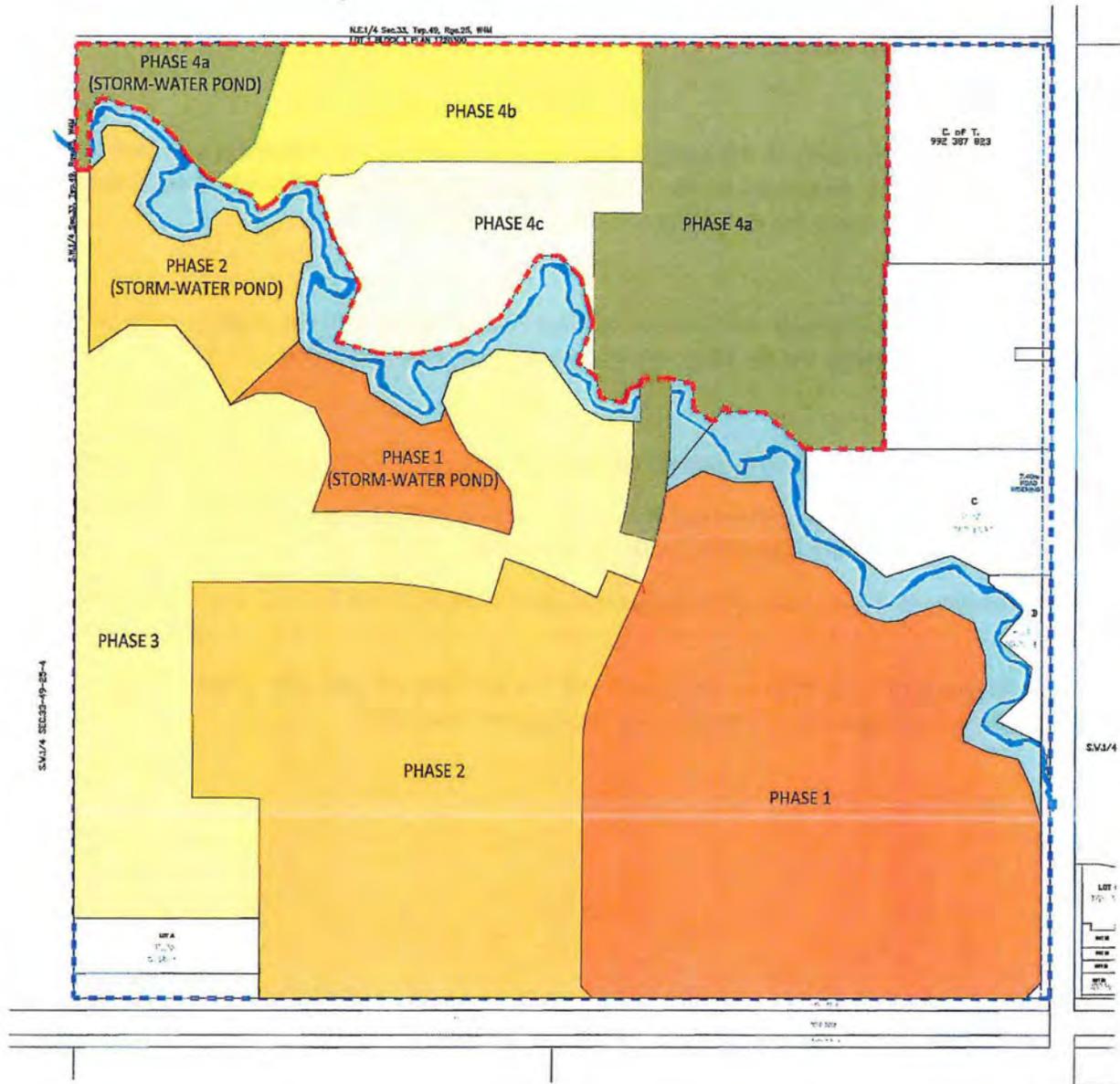
The Plan has been prepared on the basis of a contiguous phasing of development over time that is reflected in Figure 10. As alluded to, the majority of the development has been built out resulting in Creekside (Phase 4) being the remaining lands to be developed.

Objective

- 6.1 To enable the development to move forward in accordance with the phasing while providing flexibility to enable the development to respond to market conditions.

Policies

- 6.2 Development will unfold in general accordance with the phasing plan indicated in Figure 10.
- 6.3 Development will be carried out in accordance with meeting the City's, Provincial or Federal regulations that are applicable to the development.
- 6.4 Development shall be in general accordance with the land use concept plan Figure 2 Section 3.0.
- 6.5 Rezoning of lands shall be consistent with the land use concept plan (Figure 2 Section 3.0) and will be required prior to obtaining development approvals.

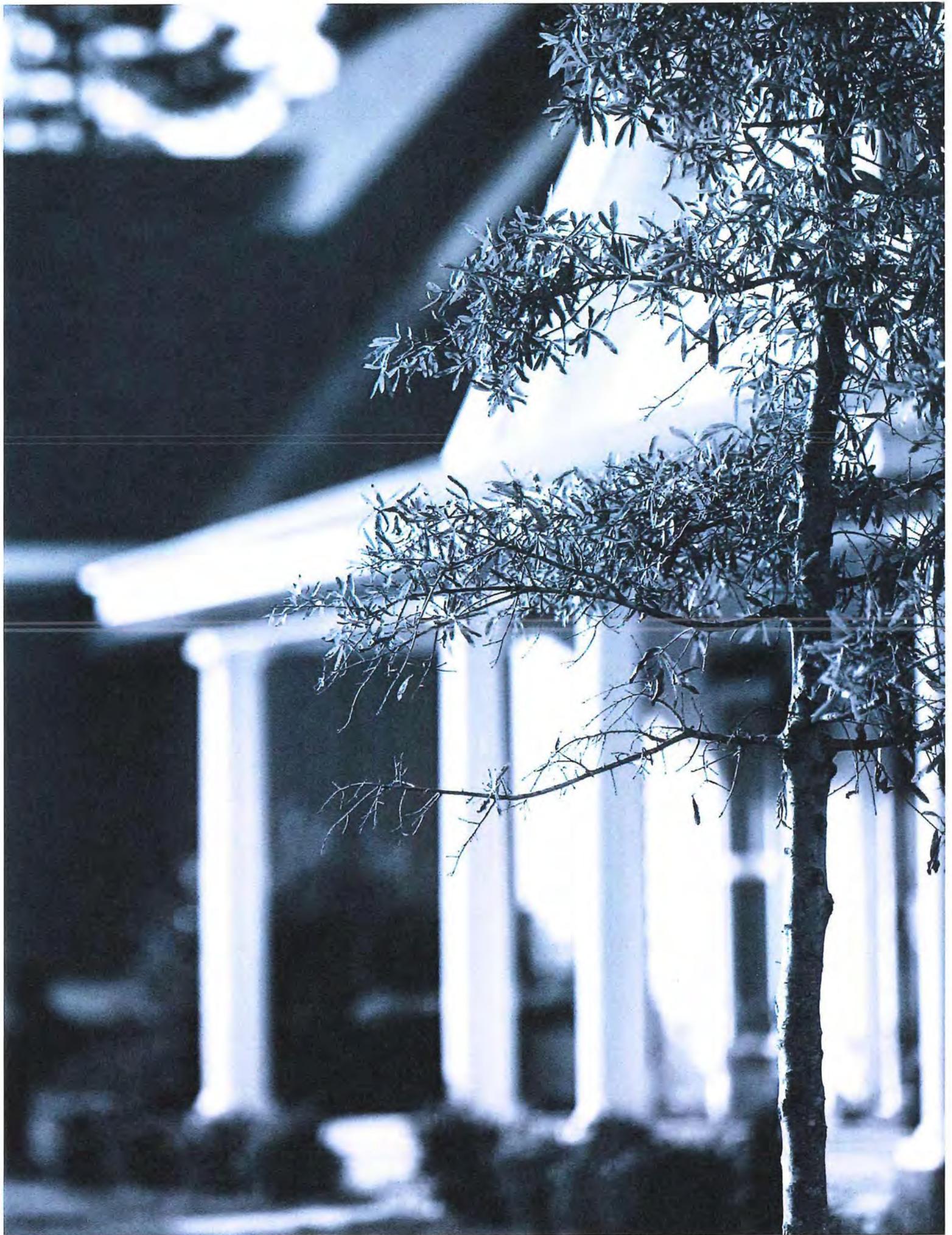


- LEGEND
- CREEKSIDE BOUNDARY
 - DEERVALLEY BOUNDARY
 - ENVIRONMENTAL RESTRICTED DEVELOPMENT (ERD)
 - PHASE 1 BOUNDARY
 - PHASE 2 BOUNDARY
 - PHASE 3 BOUNDARY
 - PHASE 4a BOUNDARY
 - PHASE 4b BOUNDARY
 - PHASE 4c BOUNDARY



Figure 10: Phasing Plan

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KEY PLAN

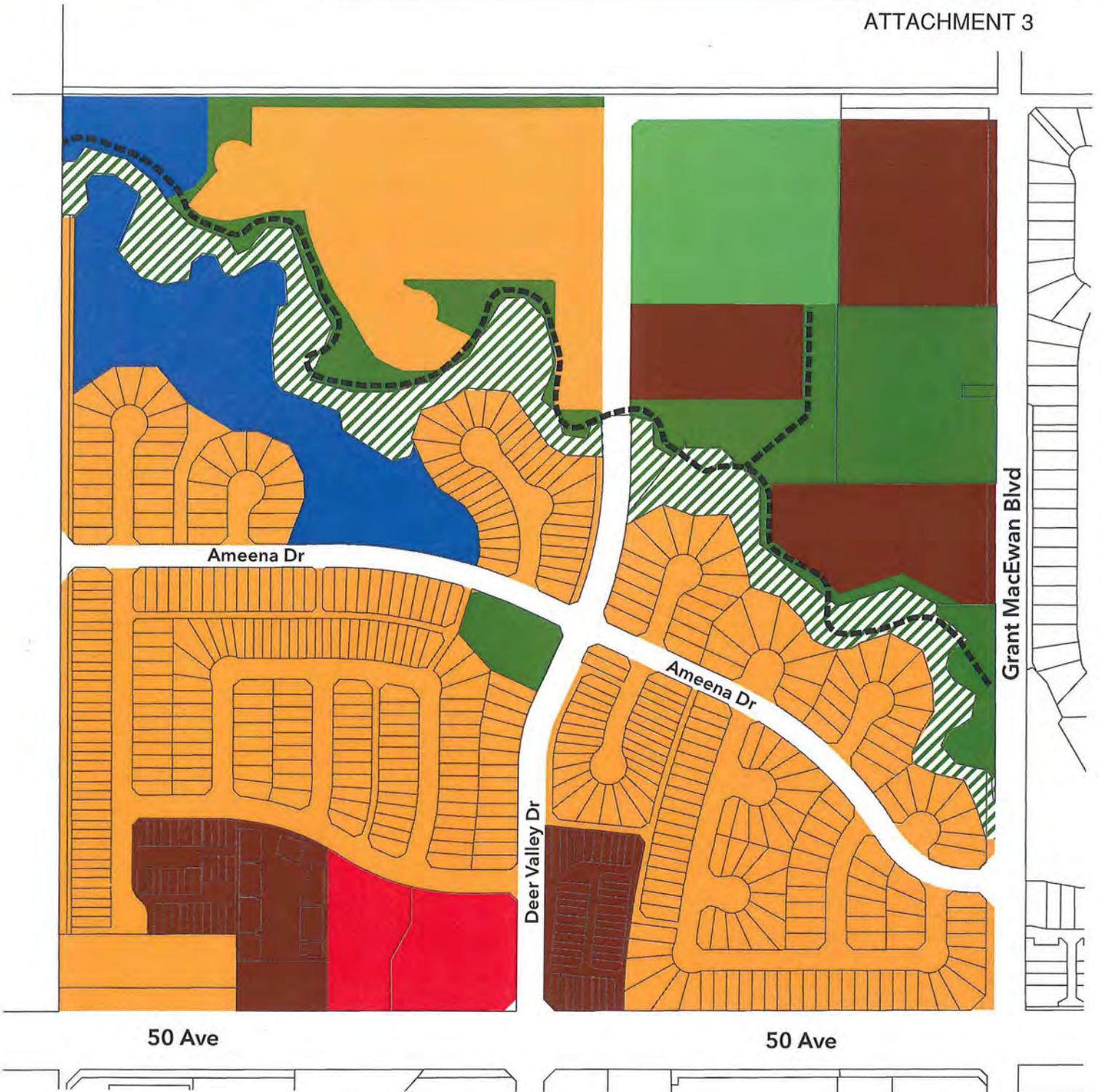
ATTACHMENT 2



DEER VALLEY ASP



ATTACHMENT 3



--- Proposed Multiway Trail
 Low Density Residential

Medium Density Residential
 Neighbourhood Commercial

Park
 School

Storm Water Management
 Environmental Reserve



**BLACK GOLD
REGIONAL
DIVISION NO. 18**

Norman Yanitski
Superintendent
of Schools

780 955 6026
norman.yanitski@blackgold.ca

Ruth Andres
Associate Superintendent
Business & Finance

780 955 6049
ruth.andres@blackgold.ca

Calvin Monty
Associate Superintendent
Human Resources &
Administration

780 955 6032
calvin.monty@blackgold.ca

William Romanchuk
Associate Superintendent
Learning Services

780 955 6028
bill.romanchuk@blackgold.ca

3rd Floor, 1101 – 5 Street, Nisku, Alberta T9E 7N3 T: 780 955 6025 F: 780 955 6050

www.blackgold.ca

ATTACHMENT 5

September 27, 2017

Delivered Via Email
mpieters@leeduc.ca

Michael Pieters
General Manager, Infrastructure & Planning
#1 Alexandra Park
Leduc, AB T9E 4C4

Dear Mr. Pieters;

Subject: Deer Valley Municipal Reserve Site

The Board of Education discussed on September 13, 2017 the request from the City of Leduc to release the Deer Valley Reserve site. There was extensive conversation about the Deer Valley site and the immediate need for Black Gold Regional Division (BGRD) to have fully serviced, shovel-ready school reserve sites in the City of Leduc. BGRD is a rapidly growing school division with over 5% enrolment growth each year in the City of Leduc. The Board of Education has grave concerns about the availability of suitable school sites to accommodate the enrolment growth.

The Board of Education reviewed the information that you presented specific to the Deer Valley Reserve site. While there was a commitment from the City of Leduc in a letter dated March 25, 2009 to use cash-in-lieu to acquire additional land for the Deer Valley site, the Board acknowledges that more recently there has been a commitment from the City to develop a high school site in the West Area Structure Plan (WASP). Based on that commitment, the Board of Education now provides a non-objection letter towards the repurposing of the Deer Valley site.

BGRD is currently updating our Ten-Year Capital Plan, which will include yearly enrolment projections for the City of Leduc over the next ten years. Administration will be requesting a meeting shortly with the City of Leduc planning staff to request information regarding proposed housing developments within the City. The Ten-Year Capital Plan will provide direction to BGRD regarding the need and timeline for school reserve sites in the future. We look forward to continuing the discussion.

Yours Sincerely,
"Original Signed"

M. Ruth Andres, B. Comm, CPA, CMA, CSBO
Associate Superintendent - Business & Finance

Cc: Sylvain Losier, City of Leduc
Board of Education
Dr. Norman Yanitski, Superintendent of Schools

MEETING DATE: May 27, 2019
SUBMITTED BY: Ken Woitt, Director, Planning & Development
PREPARED BY: April Renneberg, Current Planner II
REPORT TITLE: Bylaw 1025-2019 (Redistricting Black Stone Stage 4) (1st Reading)

REPORT SUMMARY

Bylaw 1025-2019 will amend Bylaw 809-2013, Section 27.0 – Land Use Map, by redistricting part of the W ½ of the NW ¼ Section 22-49-25-W4 from UR – Urban Reserve to RNL – Residential Narrow Lot. The redistricting will allow for continued residential development in the Black Stone neighbourhood.

RECOMMENDATION

1. That Council give Bylaw 1025-2019 first reading;
2. That Council rescind motion made March 12, 2018 giving Bylaw 969-2017 first reading; and
3. That Council rescind motion made March 26, 2018 giving Bylaw 969-2017 second reading.

BACKGROUND

KEY ISSUE(S) / CONTEXT:

The redistricting of Black Stone Stage 4 was brought before Council in 2018 as Bylaw 969-2017. Due to a slump in the market, the developer did not proceed with approval of the redistricting bylaw at that time. Over the past year, the developer altered the development plan for the stage to remove the townhouses contemplated on the eastern block and replace these lots with those for single detached dwellings with a zero metre side yard. This is intended to better respond to market demand during a slow economic climate. In order to accomplish this, the land use districts must change from those originally contemplated. Due to the amount of time that has passed since second reading of Bylaw 969-2017, administration recommends that Council rescind Bylaw 969-2017 and open a new bylaw for the redistricting of Black Stone Stage 4, creating clear public process and giving another opportunity for a public hearing for the new redistricting plan. Bylaw 1025-2019 is attached to this report along with a copy of Bylaw 969-2017 for reference.

Black Stone Stage 4 proposes 27 lots for single detached dwellings with a zero metre side yard. Zero lot line parcels are those where the single detached dwelling is located directly on the side property boundary on one side of the lot. These types of buildings have specific development requirements. The City of Leduc requires a 1.5 m easement registered on the adjacent property to allow for encroachment of eaves, drainage and general access for maintenance purposes. This easement is registered along with the subdivision of the lands. In order to encourage fire safety, the Alberta Building Code requires that side of the building to have fire-rated drywall as well as restriction on wall penetrations such as windows; doors; dryer, furnace, water heater and fireplace vents; and fresh air intakes. Under Land Use Bylaw 809-2013 the minimum lot width for a single detached dwelling with a zero metre side yard with access to a lane is 7.6 m.

The City's Subdivision Authority has given conditional approval to the amended subdivision application. The redistricting of these lots by City Council to the RNL land use district under Land Use Bylaw 809-2013 is a condition of subdivision, as is the successful negotiation by administration of a development agreement between the City and the developer of the lands. Until these and all other conditions of the subdivision are met, the subdivision will not be endorsed by administration nor registered at Land Titles.

LEGISLATION AND/OR POLICY:

1. Municipal Government Act, RSA 2000, Chapter M-26, as amended
 - S. 640(2)(a) requires a municipality be divided into land use districts.
 - S. 606 and S. 692 govern the requirements for advertising a bylaw. More specifically, S. 692(4) outlines those additional advertising requirements for a bylaw changing the land use district designation of a parcel of land.
2. Land Use Bylaw 809-2013, as amended

PAST COUNCIL CONSIDERATION:

Bylaw 969-2017 was given first reading by Council on March 12, 2018 and second reading by Council on March 26, 2018. A public hearing was also held for Bylaw 969-2017 on March 26, 2018.

Bylaw 1025-2019 is before Council for the first time.

CITY OF LEDUC PLANS:

Bylaw 1025-2019 is consistent with the City's Municipal Development Plan, as amended and the Blackstone Area Structure Plan. The redistricting is also in keeping with the City's 2009 Neighbourhood Design Guidelines which encourage a mix of housing types, sizes and affordability, along with proximity to open park space and neighbourhood walkability.

IMPLICATIONS OF RECOMMENDATION

ORGANIZATIONAL:

There are no organizational implications.

POLICY:

There are no policy implications.

IMPLEMENTATION / COMMUNICATIONS:

A public hearing for Bylaw 1025-2019 is scheduled for June 10, 2019. The hearing will be advertised in the May 24 and 31, 2019 issues of 'The Representative' and notices will be mailed to property owners within 61.0 m of the subject area.

ALTERNATIVES:

1. That Council not rescind Bylaw 969-2017 and direct administration to proceed with its amendment.

ATTACHMENTS:

1. Bylaw 1025-2019
2. Bylaw 969-2017
3. Key Plan
4. Subdivision Plan

Others Who Have Reviewed this Report

P. Benedetto, City Manager / G. Klenke, City Solicitor / M. Pieters, General Manager, Infrastructure & Planning

AMENDMENT #95 - TO BYLAW NO. 809-2013, THE LAND USE BYLAW

The *Municipal Government Act*, R.S.A. 2000, Chapter M-26, as amended (the "Act") grants a municipality the authority to pass a Land Use Bylaw;

AND: in accordance with the Act, the City of Leduc passed Land Use Bylaw No. 809-2013 to regulate and control the use and development of land and buildings in the City of Leduc, and the Council has deemed it expedient and necessary to amend Bylaw No. 809-2013;

AND: notice of intention to pass this bylaw has been given and a public hearing has been held in accordance with the Act;

THEREFORE: the Council of the City of Leduc in the Province of Alberta duly assembled hereby enacts as follows:

PART I: APPLICATION

- 1. **THAT:** Bylaw No. 809-2013, the Land Use Bylaw, is amended by this Bylaw.
- 2. **THAT:** the Land Use Map, attached to and being part of the Land Use Bylaw of the City of Leduc, be amended by reclassifying:

Part of the W 1/2 of NW 1/4 Section 22-49-25-W4
(consisting of 0.95 ha more or less)

From: UR – Urban Reserve
To: RNL – Residential Narrow Lot

as shown in Schedule A, attached hereto and forming part of this bylaw.

PART II: ENACTMENT

This Bylaw shall come into force and effect when it receives Third Reading and is duly signed.

READ A FIRST TIME IN COUNCIL THIS _____ DAY OF _____, AD 2019.

READ A SECOND TIME IN COUNCIL THIS _____ DAY OF _____, AD 2019.

READ A THIRD TIME IN COUNCIL AND FINALLY PASSED THIS _____ DAY OF _____, AD 2019.

Date Signed

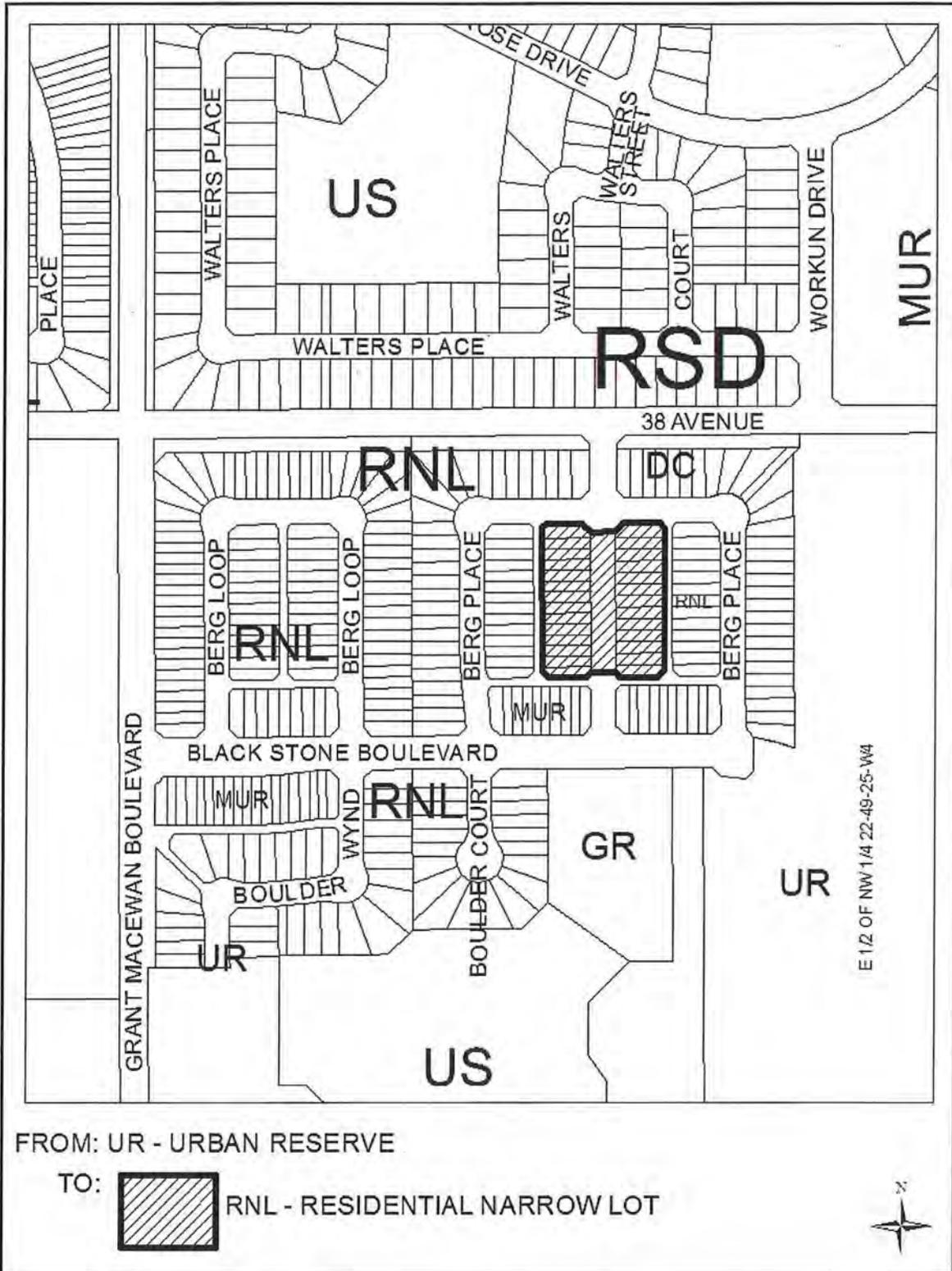
APPROVED
As to Form
G. K

City Solicitor

Robert Young
MAYOR

Sandra Davis
CITY CLERK

SCHEDULE A



Bylaw No. 969-2017

AMENDMENT #73 - TO BYLAW NO. 809-2013, THE LAND USE BYLAW

The *Municipal Government Act*, R.S.A. 2000, Chapter M-26, as amended (the "Act") grants a municipality the authority to pass a Land Use Bylaw;

AND: in accordance with the Act, the City of Leduc passed Land Use Bylaw No. 809-2013 to regulate and control the use and development of land and buildings in the City of Leduc, and the Council has deemed it expedient and necessary to amend Bylaw No. 809-2013;

AND: notice of intention to pass this bylaw has been given and a public hearing has been held in accordance with the Act;

THEREFORE: the Council of the City of Leduc in the Province of Alberta duly assembled hereby enacts as follows:

PART I: APPLICATION

1. **THAT:** Bylaw No. 809-2013, the Land Use Bylaw, is amended by this Bylaw.
2. **THAT:** the Land Use Map, attached to and being part of the Land Use Bylaw of the City of Leduc, be amended by reclassifying:

Part of the W ½ of NW ¼ Section 22-49-25-W4
(consisting of 0.95 ha more or less)

From: UR – Urban Reserve
To: RNL – Residential Narrow Lot
MUR – Mixed-Use Residential

as shown in Schedule A, attached hereto and forming part of this bylaw.

PART II: ENACTMENT

This Bylaw shall come into force and effect when it receives Third Reading and is duly signed.

READ A FIRST TIME IN COUNCIL THIS ____ DAY OF _____, AD 2018.

READ A SECOND TIME IN COUNCIL THIS ____ DAY OF _____, AD 2018.

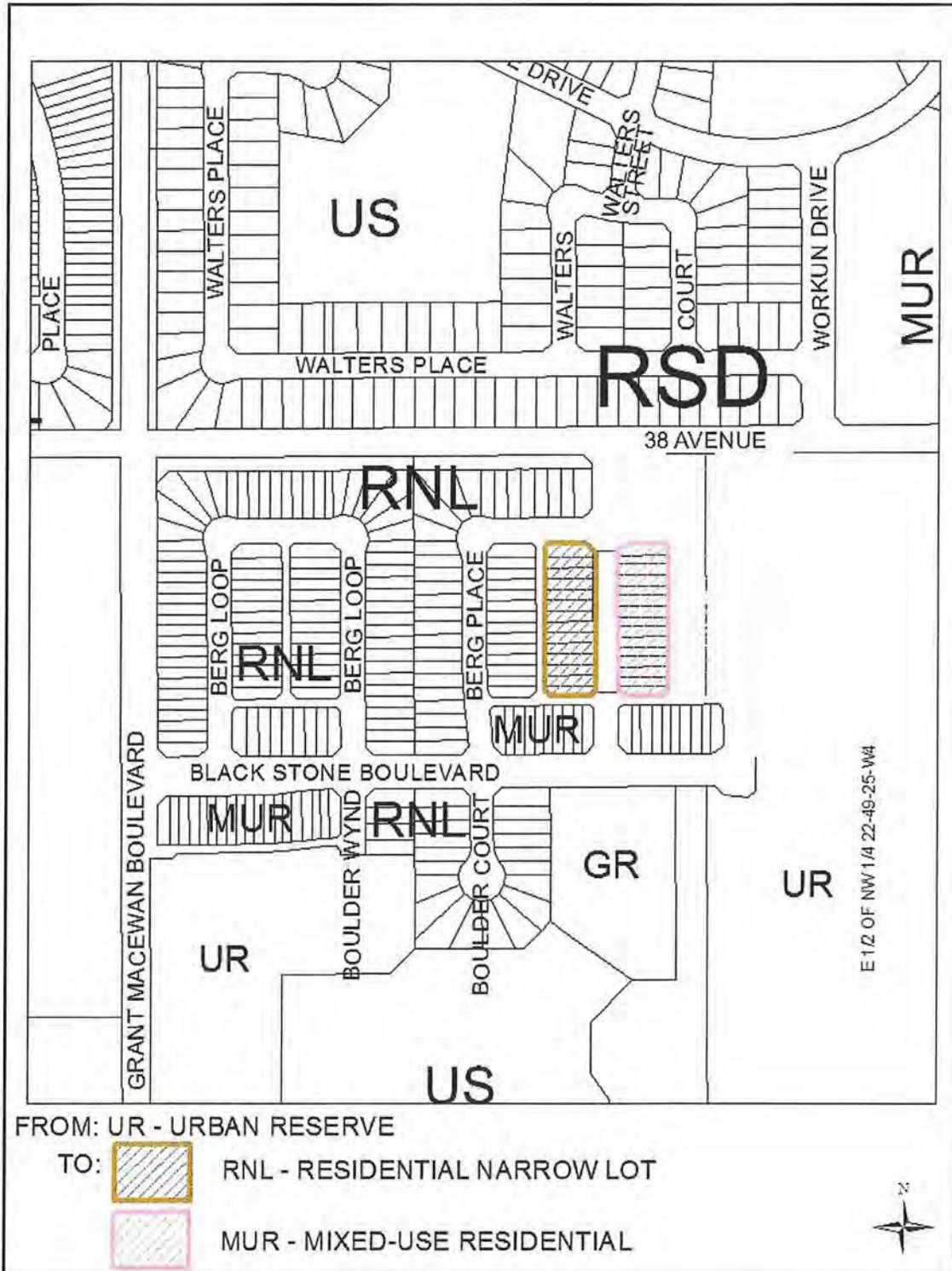
READ A THIRD TIME IN COUNCIL AND FINALLY PASSED THIS ____ DAY OF _____, AD 2018.

Robert Young
MAYOR

Sandra Davis
CITY CLERK

Date Signed

SCHEDULE A

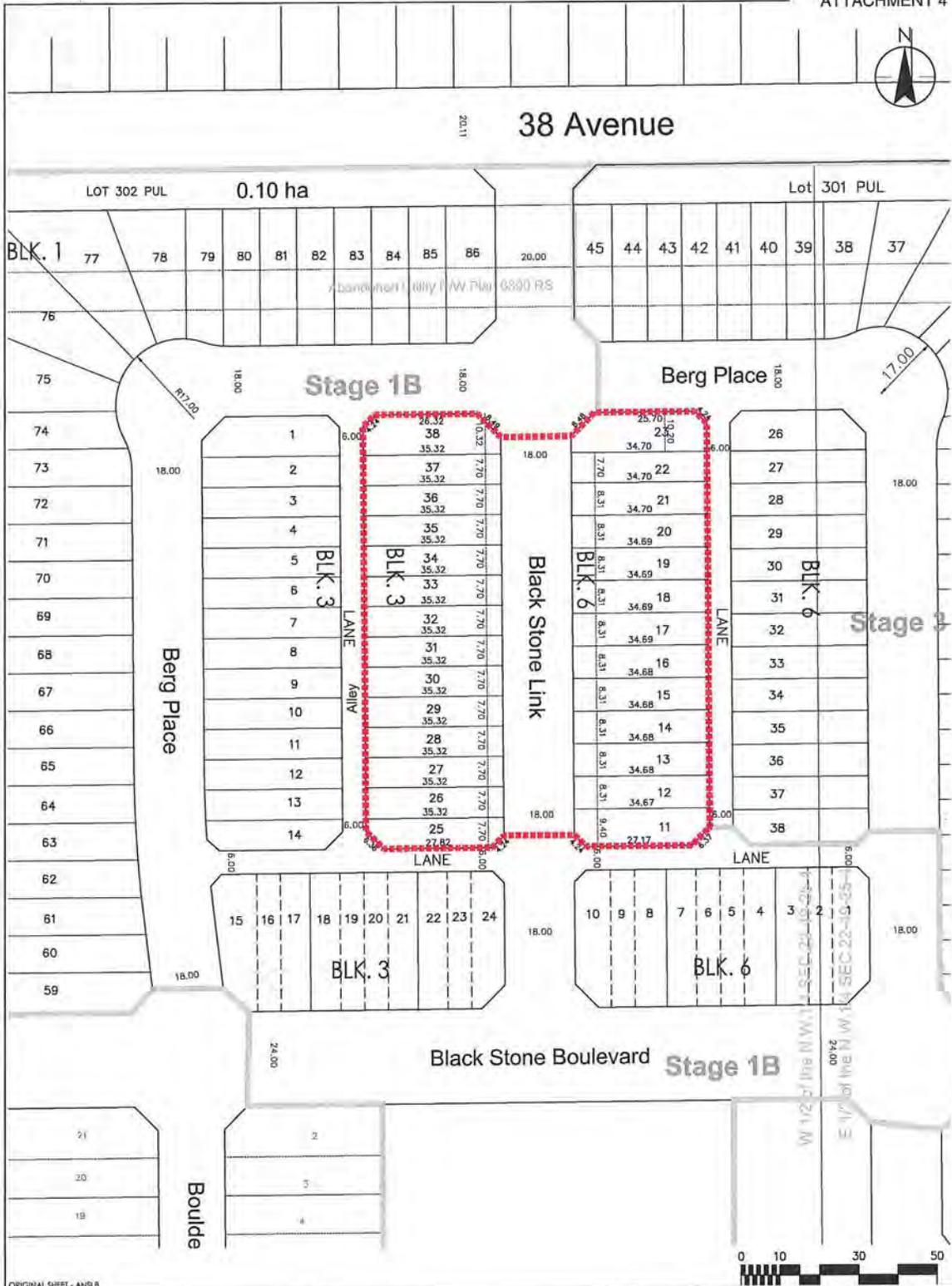


KEY PLAN

ATTACHMENT 3



SUBJECT AREA



ORIGINAL SHEET - ANSI B



10160-112 Street
Edmonton, AB T5K 2L6
Tel. 780.917.7000
www.stantec.com

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Notes

All distances are expressed in metres and decimals thereof.
Area to be subdivided outlined thus - - - - - and contains approximately 0.95 hectares, including 27 residential lots.

Changed east lot to zero lot line - 29 lots.	AR	2019.04.10
Revised lot numbering	AR	18.05.18
Revision	By	YKAMADO

Client/Project

Blackmud Enterprises
Portion of
W 1/2 of the N.W.1/4 SEC.22-49-25-W4M

Leduc, AB

Title

TENTATIVE PLAN OF SUBDIVISION
BLACKSTONE STAGE 4

Project No.

1161 106045 MR
December 5, 2017

Scale

1:1000

V:\1161\active\1161 106045\drawing\subdivision\tp_black_stone_stage_4.dwg (appx07) 9.dwg



Mayor's Report

May 6 – 19, 2019

May 6

- Briefing with City Manager
- Committee-of-the-Whole and Council agenda review
- Council/Executive Assistant update
- Committee-of-the-Whole

May 7

- Video shoot | #influencers
- Business Network International

May 8

- Naming Committee
- 2019 Edmonton Mayor's State of the City
- Video shoot | ENMAX Solar Panel
- Interview | Edmonton Journal
- Open House | Deer Valley Area Structure Plan

May 9

- EMRB Executive Committee Meeting
- EIA Annual Appointers Meeting
- Hockey Helps the Homeless

May 10

- I Sasyniuk, General Manager, Corporate Services weekly update
- Mock Council Session | Linsford Park School

May 11

- Tritons Competitive Swimming Society - public raffle draw

May 13

- EMRB SISB Strategic Intent Session #3
- MLA B Rutherford (Leduc-Beaumont)
- Briefing with City Manager
- Committee-of-the-Whole and Council agenda review
- Committee-of-the-Whole
- Council

May 14

- The Chamber presents: City of Wetaskiwin's Mayoral Address
- Mayor D Iveson, City of Edmonton

May 15

- Mayor J Stewart, City of Beaumont
- P Batke, General Manager, Best Western Denham Inn & Suites
- Communications & Marketing Services update
- Pronouncer for the annual Husky Blackgold Regional Spelling Bee

May 16

- City of Beaumont ribbon cutting | driverless public transportation
- City of Beaumont | Key Stakeholder lunch
- Leduc Golf & Country Club

May 17

- Staff reception
- I Sasyniuk, General Manager, Corporate Services weekly update
- IT Update w J Graham, CIO and I Sasyniuk, General Manager, Corporate Services
- D Eggert, Melcor
- Pastor Landen, Gateway Family Church
- R Huculak, Leduc Baseball Association
- Leduc Golf & Country Club

Approved by Mayor Bob Young

Original Signed by Mayor B. Young