

**REGULAR COUNCIL MEETING AGENDA
MONDAY, MARCH 12, 2018 AT 7:00 P.M.
COUNCIL CHAMBERS, LEDUC CIVIC CENTRE
1 ALEXANDRA PARK, LEDUC, ALBERTA
PAGE 1**

I. ADOPTION OF AGENDA

II. ITEMS FOR DISCUSSION AND RELATED BUSINESS

- A. Select Items for Debate
- B. Vote on Items not Selected for Debate

III. ADOPTION OF PREVIOUS MINUTES

- A. Approval of Minutes of the Regular Council Meeting held Monday, February 26, 2018

IV. RECOGNITION ITEMS

There are no Recognition Items for the Agenda.

V. PUBLIC COMMENTARY

VI. PUBLIC HEARING

There is no Public Hearing for the Agenda.

VII. PRESENTATIONS

- K. Woitt A. Introduction of Manager, Economic Development

VIII. BUSINESS

- S. Losier A. Cannabis Report – What We Heard
- C. Chisholm B. Cannabis Update – Public Use

IX. BYLAWS

- K. Woitt A. Bylaw No. 967-2017 - Redistricting Black Stone Stage 3 (Part of the NW ¼ Section 22-49-25-W4) (1st Reading)
- K. Woitt B. Bylaw No. 968-2017 - Redistricting Black Stone Stage 3 (Part of the NW ¼ Section 22-49-25-W4) (Direct Control) (1st Reading)

**REGULAR COUNCIL MEETING AGENDA
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PAGE 2**

K. Woitt

- C. Bylaw No. 969-2017 - Redistricting Black Stone Stage 4 (Part of the NW ¼ Section 22-49-25-W4) (1st Reading)

X. PUBLIC COMMENTARY

XI. IN-CAMERA ITEMS

There are no In-Camera Items for the Agenda.

XII. RISE AND REPORT FROM IN-CAMERA ITEMS

XIII. UPDATES FROM BOARDS & COMMITTEES

- A. Council Member Updates from Boards & Committees
- B. Council Member Updates from Commissions, Authorities, Other

XIV. INFORMATION REPORTS

- A. Mayor's Report
- B. Building Inspector's Report
- C. Newly Issued Business Licences

XV. ADJOURNMENT

I.

ADOPTION OF AGENDA

This is your opportunity to make an addition, deletion or
revision to the Agenda

II.

ITEMS FOR DISCUSSION AND RELATED BUSINESS

**MINUTES OF LEDUC REGULAR CITY COUNCIL MEETING
MONDAY, FEBRUARY 26, 2018
PAGE 13**

Present: Mayor B. Young, Councillors B. Beckett, G. Finstad, B. Hamilton, L. Hansen, T. Lazowski and L. Tillack

Also Present: P. Benedetto, City Manager, and S. Davis, City Clerk

Mayor B. Young called the meeting to order at 7:05 pm.

Mayor B. Young made a proclamation that, in support of anti-bullying, Wednesday, February 28th, 2018, is PINK SHIRT DAY in the City of Leduc.

I. ADOPTION OF AGENDA

MOVED by Councillor B. Hamilton that the Agenda be adopted as presented.

Motion Carried Unanimously

II. ITEMS FOR DISCUSSION AND RELATED BUSINESS

A. Selected Items for Debate

The following items were selected for debate:

VIII. BUSINESS

A. Recreation & Culture Facility Needs Assessment

XIII. UPDATES FROM BOARDS & COMMITTEES

A. Council Member Updates from Boards & Committees

(i) Leduc Environmental Advisory Board Letters – Light Pollution

B. Vote on Items not Selected for Debate

Votes recorded under item headings.

III. ADOPTION OF PREVIOUS MINUTES

A. Approval of Minutes of the Regular Council Meeting held Monday, February 12, 2018

MOVED by Councillor G. Finstad that the minutes of the Regular Council Meeting held Monday, February 12, 2018, be approved as presented.

Motion Carried Unanimously

**MINUTES OF LEDUC REGULAR CITY COUNCIL MEETING
MONDAY, FEBRUARY 26, 2018
PAGE 14**

IV. RECOGNITION ITEMS

There were no recognition items.

V. PUBLIC COMMENTARY

R. Luke, a resident of Willow Park, expressed a concern about the lack of visibility of Enforcement Services in the City. R. Luke requested that City Council call for an independent review of the City of Leduc Enforcement Services.

Mayor B. Young advised R. Luke that the matter will be referred to D. Melvie, General Manager, Community and Protective Services.

D. Malin and T. Malin, residents of Caledonia, expressed concern about parents dropping off and picking up their children at the school. The parents speed, doubt and triple park and drive on both sidewalks and the lawns of residents. The speed on 39 Avenue is 50 km/hr and not 30 km/hr, and there is also concern that a student will be hit. D. Malin provided photographs to M. Pieters, General Manager, Infrastructure and Planning.

S. Olson, Director, Engineering, advised that in December of 2016 the Traffic Advisory Committee was requested to put a cross walk in at 33rd Ave, however, as a City crosswalks are not placed on residential streets as it can desensitize people to crosswalks. At that time Community Peace Officers were requested have an increased presence.

S. Olson will have the Traffic Advisory Committee review the matter once again.

VI. PUBLIC HEARING

There were no public hearings.

VII. PRESENTATIONS

A. Office of Traffic Safety, Alberta Transportation

D. Tona, Team Lead, Office of Traffic Safety, made a PowerPoint presentation (Attached) and answered Council's questions.

The Office of Traffic Safety have creative files to promote traffic safety are available for use by all municipalities free of charge. D. Tona provided two examples (Attached).

D. Tona offered to assist with an educational component, and to facilitate a meeting with between an Alberta Transportation representative and the City of Leduc, relative to safety issues on the QEII. D. Tona advised that traffic safety on major roadways is a concerned shared by a number of municipalities throughout the Province.

Council stated that they are encouraged to see the initiative that has been put in place by Alberta Transportation.

VIII. BUSINESS

A. Recreation & Culture Facility Needs Assessment ("Assessment")

M. Roma and S. Slawuta, RC Strategies & Professional Environmental Recreation Consultants, made a PowerPoint presentation (Attached) which outlined seven to eight months of work on the Assessment.

M. Roma and S. Slawuta answered Council's questions.

MOVED by Councillor B. Beckett that Council adopt the City of Leduc Recreation and Culture Facility Needs Assessment and support the principles and priorities outlined in the report be applied to the upcoming facility master planning process and, ultimately, the City's investment in facilities to enhance the recreation and culture service delivery system of the community.

Motion Carried Unanimously

IX. BYLAWS

There were no Bylaws.

X. PUBLIC COMMENTARY

There was no public commentary.

XI. IN-CAMERA ITEMS

There were no In-Camera items.

XII. RISE AND REPORT FROM IN-CAMERA ITEMS

XIII. UPDATES FROM BOARDS & COMMITTEES

A. Council Member Updates from Boards & Committees

(i) Leduc Environmental Advisory Board ("LEAB") Letters – Light Pollution

Councillor L. Hansen presented the two letters that LEAB drafted up – one will go to all local media and the second will go out to residents with a goal to have lights bulbs replaced with efficient LED light bulbs. Fortis is currently changing the bulbs in street lights over to LED light bulbs, and now the push is on to have businesses, building owners and residents do the same.

Council was very supportive of the initiative and contributed suggestions for enhancing the message going out.

B. Council Member Updates from Commissions, Authorities, Other

There were no updates.

XIV. INFORMATION REPORTS

A. Mayor's Report

There was no discussion.

XV. ADJOURNMENT

The Council meeting adjourned at 8:36 pm.

B. Young
MAYOR

S. Davis
CITY CLERK



Keep your ride hitched in the stable tonight.

If you plan on drinking, park your ride and
call a cab or get a friend to take you home.

Alberta
Government

Community Mobilization Program

We strive to mobilize Alberta communities to embrace and achieve Vision Zero.

We can help you

- Identify local partners, resources, and champions
- Learn and build new skills
- Connect and share with others across Alberta
- Find or develop tools and resources
- Apply for Alberta Traffic Safety Fund grants

Contact us at communitymobilization@saferoads.com

Take action in your community!



WHEN EYES LOCK IT'S SAFER TO WALK.

Pedestrian safety is a shared responsibility.

Alberta ■

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Take action in your community!

Municipal Delegation Package Alberta Office of Traffic Safety

Presented to The City of Leduc
Mayor Bob Young
CAO Paul Benedetto



Delegation Points of Discussion

Office of Traffic Safety
Vision Zero
Community Mobilization
Key Resources
Office of Traffic Safety
Creative



Alberta Road Safety 2012-2016

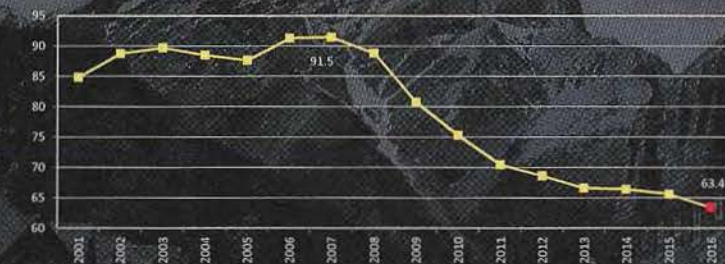
- Population ↑ 9.8%
- Number of drivers ↑ 8.9%
- Registered vehicles ↑ 7.7%
- Hwy traffic volumes ↑ 8.4%

In 2015, the social cost of collisions in Alberta was estimated to be between \$4.6 billion and \$10.3 billion.



Alberta

Alberta Combined Fatal & Major Injury Collision Rate
per 100,000 Population



Rates are based on a rolling three-year average combined fatal & major injury collision rate per 100,000 population for the current and two previous years.

But one thing is clear.
We must continue to explore good practices to expect continued results.

Alberta

Office of Traffic Safety

Vision Zero

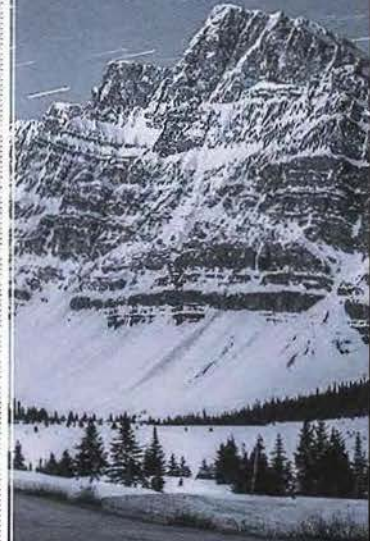
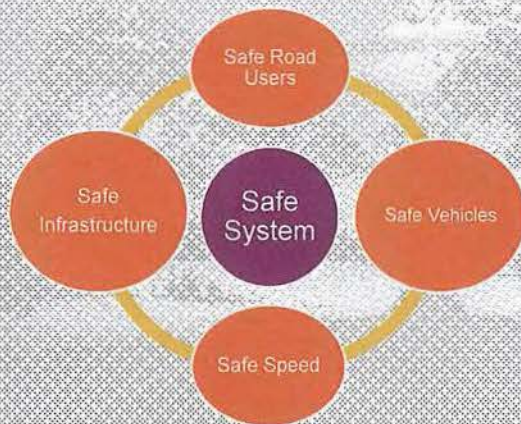
Zero deaths and serious injuries on Alberta's roads.

- We do not accept that fatalities and serious injuries on our roads are inevitable or acceptable.
- We will strive to create a system in which safe decisions are the easiest ones to make and mistakes are not punished with death or serious injury.

Alberta



Safe System Approach



Community Mobilization

Vision

Mobilize Alberta communities to embrace and achieve Vision Zero.

Outcomes

- Encourage shared responsibility for traffic safety
- Build community capacity to address safety priorities
- Inspire and enable collective action to improve safety

Alberta



Key Resources

Community Mobilization Consultants

- communitymobilization@saferoads.com

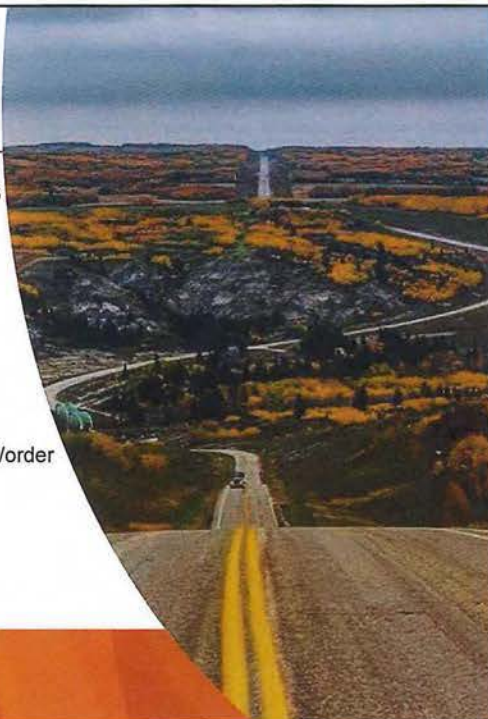
Alberta Traffic Safety Fund (ATSF)

- www.saferoads.com/grants
- atsf@gov.ab.ca

Saferoads.com

- Information and free resources to download/order

Alberta



Available Creative

Alberta

Maximum height of your logo

Leave space from edge of placard

Place your logo starting here

WHEN EYES LOCK IT'S SAFER TO WALK.
Pedestrian safety is a shared responsibility.

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Alberta

Available Creative

EVERY BAD HABIT COLLIDES IN AN INTERSECTION.

EVERY BAD HABIT COLLIDES IN AN INTERSECTION.

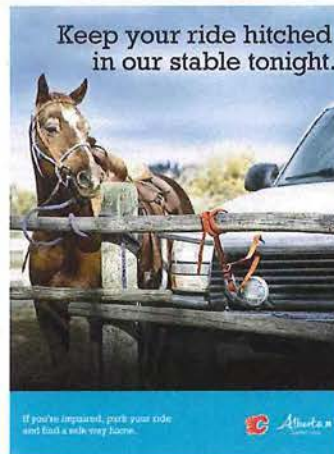
Alberta

Alberta

...and more to come!

Alberta

Past Community Examples



Alberta

Contacts

For creative files:

OfficeOfTrafficSafety@gov.ab.ca

For Community Mobilization support:

CommunityMobilization@saferoads.com

For Alberta Traffic Safety Fund:

atsf@gov.ab.ca

For any other questions:

OfficeOfTrafficSafety@gov.ab.ca

Alberta





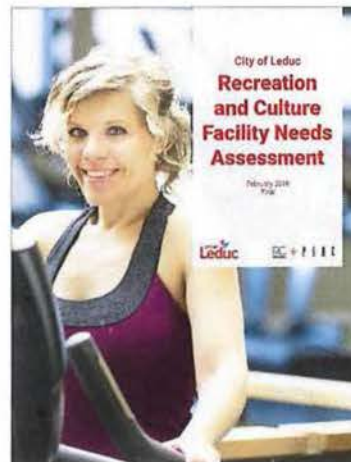
City of Leduc **Recreation and Culture Facility Needs Assessment**

Council Presentation
February 26, 2018



Agenda

1. Project Process
2. Key Findings
3. Amenity priorities and recommendations
4. Questions



Project Process

Phase 1: Data Gathering and Analysis

- Policy and Background Planning Review
- Benchmarking Research
- Trends and Leading Practices Analysis
- Population and Demographics Analysis
- Inventory and Utilization Analysis



Phase 2: Public and Stakeholder Consultation

- Resident Survey
- Community Group Questionnaire
- Stakeholder and Facility User Consultation



Phase 3: Reporting and Recommendations

- Analysis, Visioning, and Direction Setting
- Draft Needs Assessment
- Review
- Final Needs Assessment

- Draft Needs Assessment refined with input from the PRC Committee, Council and administration.

- Final Needs Assessment document has been delivered.

Project Process

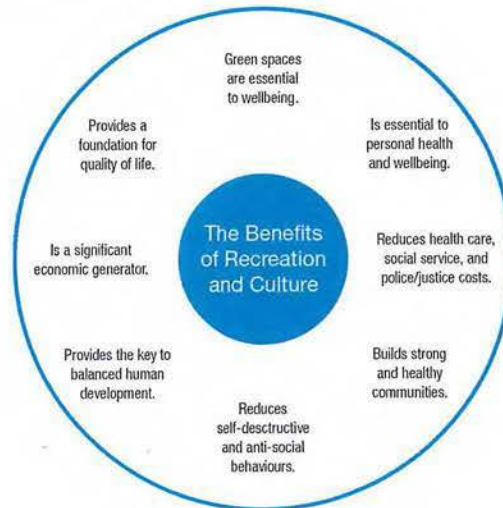
Engagement

Engagement Mechanism	Participation
Resident Survey	Coded Survey (password required): 393 Responses Open Public Survey (no password required): 132 Responses
Community Group Questionnaire	22 Responses
Stakeholder Interviews and Small Group Discussion Sessions	42 Participating Organizations/Groups

Research

- Review of utilization data
- Trends and leading practices
- Benchmarking
- Population and demographics
- Inventory

Key Findings



Key Findings

Engagement

Recreation and culture opportunities are **highly valued** and important to residents.

Satisfaction levels are high.

Facilities like the **library, pool, arenas, fitness centre, and track at the LRC** see the highest levels of household utilization.

Key Findings

Engagement

While there is recognition that the City has made a significant investment over the previous ~10 years, **demand exists for new and enhanced facilities.**

There is a perception that recreation has been prioritized more than arts and culture.

Key Findings

Engagement

Top **resident preferences** for new and enhanced facilities include:

1. leisure pools,
2. indoor child play spaces,
3. fitness/wellness facilities,
4. multiway trails, and
5. natural areas.

Key Findings

Engagement

Top **community organization preferences** for new and enhanced facilities include:

1. meeting spaces,
2. group office spaces,
3. arts and culture program spaces,
4. special event areas, and
5. multi-ways/trails.

Key Findings

Engagement

Financial barriers to participation exist for some residents.

There is **some willingness** among residents to pay increased taxes for new or enhanced facilities.

Key Findings

Research

Continued high rates of **growth** (City and catchment area).

Benchmarking research suggests that **Leduc is comparable** to similar sized communities for most facility and amenity types, but expectations will evolve as the community grows.

- Communities of > 60,000 typically provide: artificial turf fields, 50m pools, performance baseball stadiums, and art and cultural centers (major "hub" facility)
- Communities > 60,000 typically provide multiples of: library branches, water spray parks, skateboard parks, indoor pools, indoor walking/running tracks, and fitness centres

Key Findings

Research

Key trends:

- Importance of providing **spontaneous / unstructured** opportunities
- **Accessibility** to opportunity is important (financial, physical, social).
- Connecting with **nature**.
- **Inactivity** and associated health issues.

Key Findings

Research

Key trends:

- Evolving nature of **volunteerism**.
- **Aging** infrastructure.
- **Multi-use** and multi-functional facilities.
- **Partnerships** to meet growing demands (e.g. with community groups, schools and regional municipalities **Modernized MGA*).

Amenity Priorities and Recommendations

The Needs Assessment identifies:

- A **ranking** of recreation and culture facility/amenity priorities.
- **Additional recommendations** for consideration to optimize current provision and inform future planning.

**Future City planning (update of the 2013 Long Term Facilities Master Plan) will further refine and detail priorities in the context of other city projects and service areas.*

Amenity Rankings

The rankings have been developed using **criteria** and associated scoring metrics.

The criteria and scoring metrics are **based on the engagement and research** findings and additional considerations.

Community demand indicators outline how research and engagement findings related to amenity prioritization.

The Amenity Prioritization Framework outlines other considerations necessary for decision-making regarding public investment.

Amenities are scored based on criteria and metrics outlined in the Amenity Prioritization Framework.

Amenity priorities are identified in a transparent and responsible way to guide future decision-making.

Amenity Rankings

Indoor

Amenity	Rank
Fine Arts Spaces (e.g. studios, galleries, etc.)	1
Indoor Child Play Spaces	2
Program Spaces (multi-use, i.e. yoga, aerobics, etc.)	2
Leisure Swimming Pool	3
Multi-purpose Sport Surface (e.g. cement pad for roller/ball hockey, roller derby, lacrosse)	4
Seniors Activity Spaces	5
Historical Display Spaces	5
Youth Centre Spaces	6
Indoor Ice Arena Sports Facilities	7
Indoor Courts/Gymnasium Spaces (e.g. tennis, basketball, volleyball, etc.)	8
Meeting Spaces	8
Fitness/Wellness Facilities (e.g. Aerobics/Strength Training)	9
Agricultural Facilities	10

Amenity Rankings

Indoor

Amenity	Rank
Indoor Event Facilities (dedicated)	10
Indoor Field Sports (e.g. soccer)	10
Lane Swimming Pool	11
Show Facilities (e.g. concerts/trade fairs)	11
Community Group Office Spaces	12
Court Sports (e.g. racquetball/squash)	13
Library	13
Social/Banquet Facilities	13
Indoor Ice Leisure Skating	14
Performing Arts Theatre	15
Indoor Track for Fitness/Jogging/Walking	15
Combative Sports space (e.g. judo, karate)	16
Dance Program Spaces	17

Amenity Rankings

Indoor

Amenity	Rank
Indoor Pool Climbing Wall	18
Indoor Curling Facilities	19
Rifle/Archery Range	20

Amenity Rankings

Outdoor

Amenity	Rank
Outdoor Bandstands/Amphitheatres	1
Natural Areas	2
Multi-Use Trails (non-mechanized)	3
Toboggan Hills	4
Event Grounds for Special Events	5
More Trees	5
BMX Bicycle Parks	6
Playgrounds and Tot Lots	6
Dog Walking Areas	7
Mountain Bike Park	8
Outdoor Recreation Skating	9
Picnic Areas	10
Hard Surfaces	10

Amenity Rankings

Outdoor

Amenity	Rank
Outdoor Water/Spray Parks	11
Soccer Fields	11
Winter Skating Trails	11
Football Fields	12
Fire Pits	13
Ornamental Parks	13
Tennis Courts/Pickleball Courts	13
Skateboard Parks	13
Downtown Landscaping	14
Pickleball Courts	15
Outdoor Swimming Pool	16
Agricultural Areas (i.e. Equestrian Areas)	16
Cross Country Ski/Snowshoe Trails	17

Amenity Rankings

Outdoor

Amenity	Rank
Campgrounds (with services)	17
Heritage Preservation Areas	17
Rugby Fields	17
Ball Diamonds	18

Additional Recommendations

Continue to place a **priority on sustaining and refreshing existing** recreation and culture infrastructure.

Undertake **further analysis on the top ranked amenities** identified in the Amenity Prioritization Framework.

Additional Recommendations

Work with stakeholders, community partners and user groups to **address storage issues** and identify other **opportunities to make more effective use of existing facility spaces**.

Continue to **collaborate and communicate with regional municipalities**. Where possible, identify opportunities to encourage use of under-utilized facilities in the region.

Additional Recommendations

Refresh **allocation and fee procedures and policies** for high use amenities such as ice arenas, sport fields and the field house/court space.

- Where possible, apply Canadian Sport for Life and Long Term Athlete Development principles.

Geographic balance should be a key consideration and priority when determining future projects and priorities.

Additional Recommendations

Develop a more rigorous **classification system** for all recreation and culture assets.

The City will need to find the balance between hours booked and people served in order to accurately determine and compare **utilization data** to use as a trigger for future facility development priorities.

Thank You!

IV.

RECOGNITION ITEMS

There were no Recognition Items.

V.

PUBLIC COMMENTARY

VI.

PUBLIC HEARING

There is no Public Hearing for the Agenda

VII.A.

PRESENTATIONS

Introduction of
Manager, Economic Development

Presented by:

K. Woitt

VIII.A.

Business

Cannabis Report – What We Heard

(Distributed Under Separate Cover)

Presented by:

S. Losier

VIIIB.

Business

Cannabis Update – Public Use

(Distributed Under Separate Cover)

Presented by:

C. Chisholm

COUNCIL REQUEST FOR DECISION

DATE: February 12, 2018

MEETING DATE: March 12, 2018

SUBMITTED BY: Ken Woitt, Director, Planning & Development

PREPARED BY: April Renneberg, Current Planner II

REPORT TITLE: Bylaw 967-2017 - Redistricting Black Stone Stage 3

REPORT NUMBER: 2018-CR-021

REPORT SUMMARY

Bylaw 967-2017 will amend Bylaw 809-2013, Section 27.0 – Land Use Map, by redistricting part of the E and 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

That Council give Bylaw 967-2017 first reading.

BACKGROUND

KEY ISSUE(S) / CONTEXT:

The RNL land use district is intended to accommodate residential dwellings on narrower lots, providing an opportunity for more efficient use of land and a more compact urban form.

Black Stone Stage 3 proposes to redistrict an area of undeveloped land within the NW ¼ Section 22-49-25-W4 to facilitate 13 lots for single detached, zero lot line homes with rear detached garages. The City's Subdivision Authority has given conditional approval to the 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:

Land Use Bylaw 809-2013, as amended.

PAST COUNCIL CONSIDERATION:

Bylaw 967-2017 is before Council for the first time.

CITY OF LEDUC PLANS:

Bylaw 967-2017 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:

The public hearing has been scheduled for March 26, 2018. The hearing will be advertised in March 9 and 16, 2018 issues of 'The Representative' and notices will be mailed to property owners within 61.0 m of the subject area.

ALTERNATIVES:

1. That Council defeat Bylaw 967-2018.

ATTACHED REPORTS / DOCUMENTS:

1. Bylaw 967-2018
2. Key Plan
3. Redistricting Plan
4. Subdivision Plan

Others Who Have Reviewed this Report

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

Bylaw No. 967-2017

Page 1

AMENDMENT #71 - 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 E & W ½ of NW ¼ Section 22-49-25-W4
(consisting of 1.98 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 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.

APPROVED
As to Form
B. L.

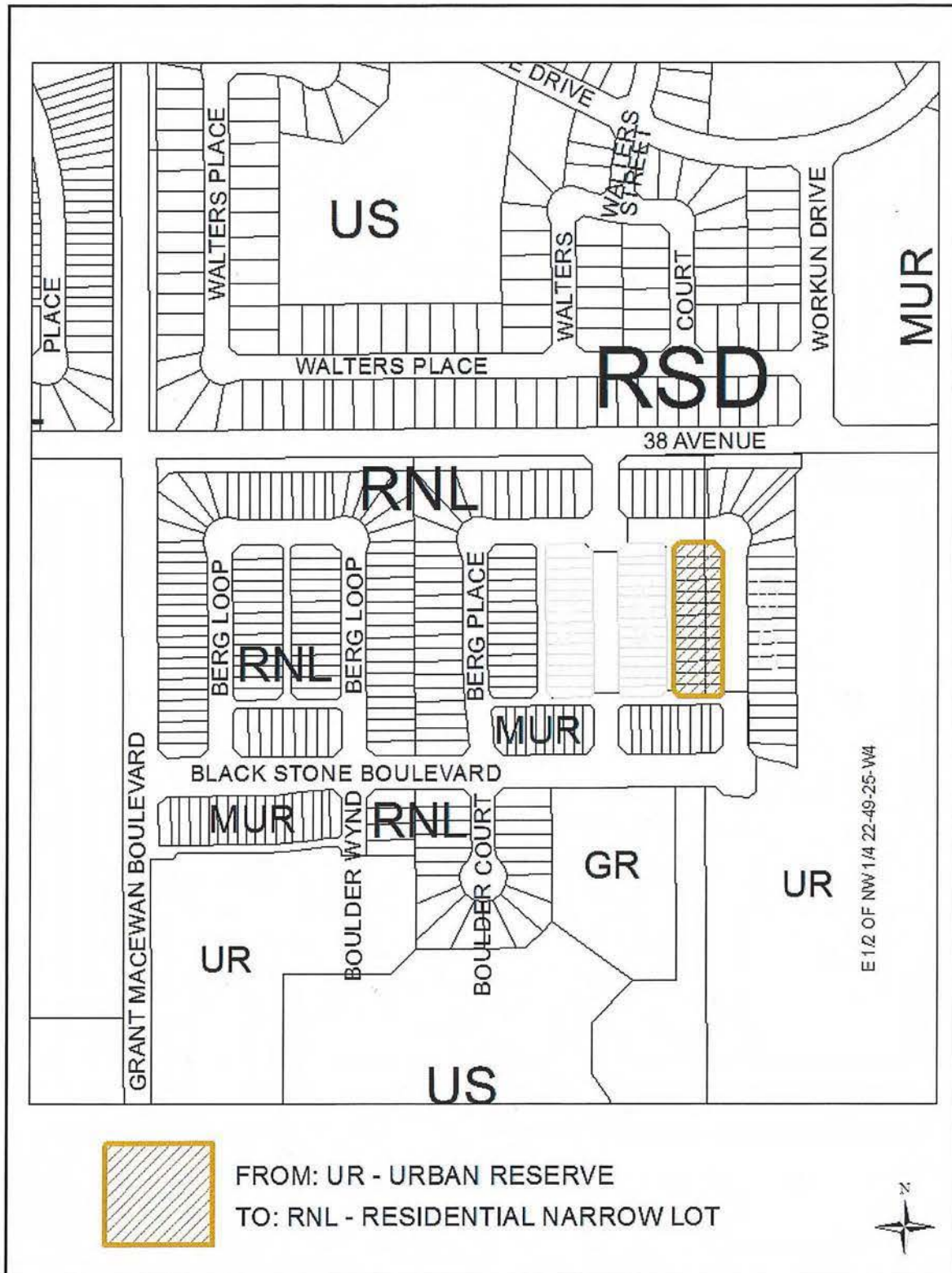
City Solicitor

Robert Young
MAYOR

Sandra Davis
CITY CLERK

Date Signed

SCHEDULE A



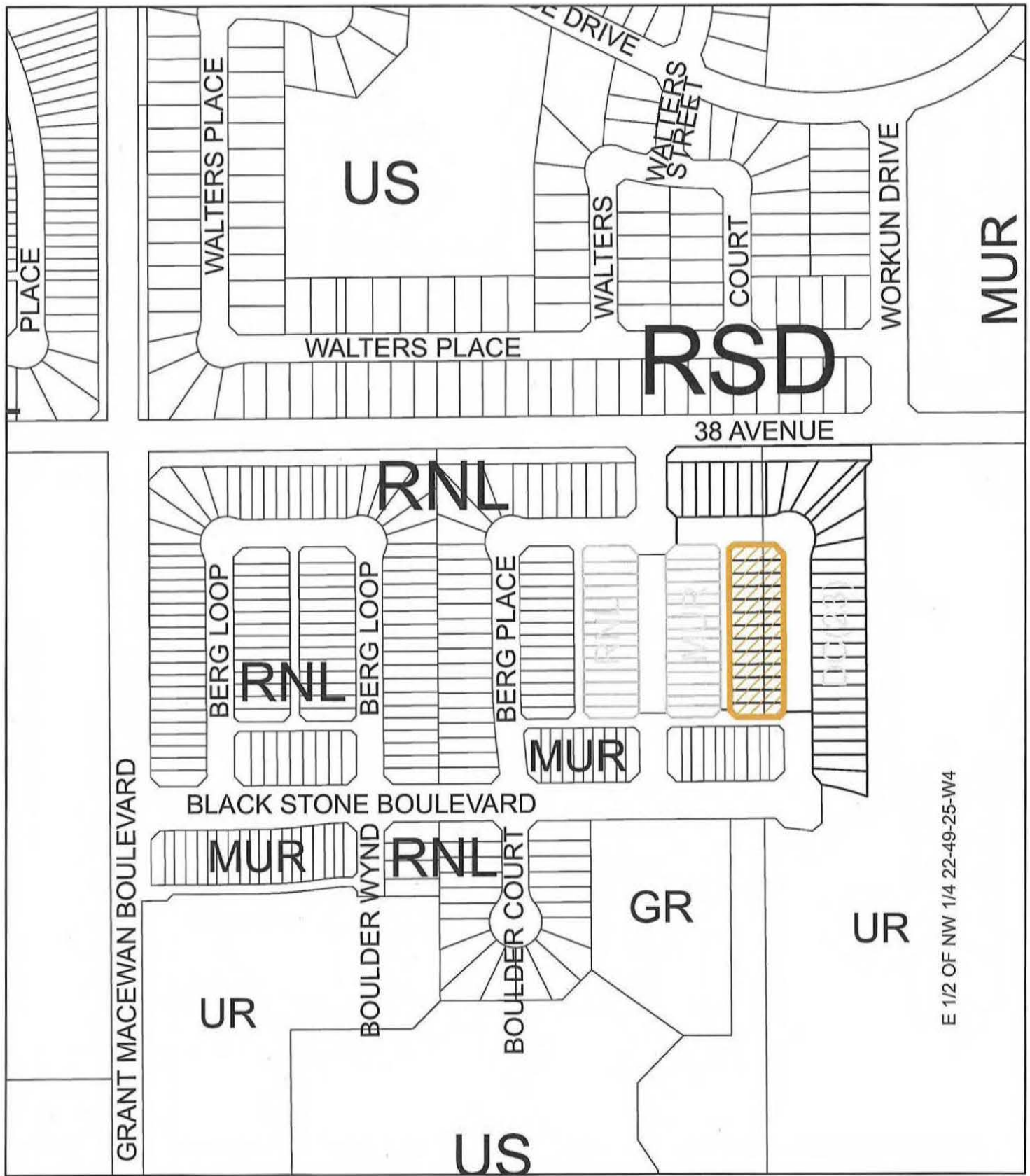
KEY PLAN

ATTACHMENT 2



SUBJECT AREA

ATTACHMENT 3



E 1/2 OF NW 1/4 22-49-25-W4



FROM: UR - URBAN RESERVE
TO: RNL - RESIDENTIAL NARROW LOT





1161 106045 MR
November 16, 2017

DATE: February 12, 2018

MEETING DATE: March 12, 2018

SUBMITTED BY: Ken Woitt, Director, Planning & Development

PREPARED BY: April Renneberg, Current Planner II

REPORT TITLE: Bylaw 968-2017 - Redistricting Black Stone Stage 3 (Direct Control)

REPORT NUMBER: 2018-CR-022

REPORT SUMMARY

Bylaw 968-2017 will amend Bylaw 809-2013, Section 27.0 – Land Use Map, by redistricting part of the E and W ½ of the NW ¼ Section 22-49-25-W4 from UR – Urban Reserve to DC(23) – Direct Control Distinctive Design. The redistricting will allow for continued residential development in the Black Stone neighbourhood.

RECOMMENDATION

That Council give Bylaw 968-2017 first reading.

BACKGROUND

KEY ISSUE(S) / CONTEXT:

Zero lot line parcels are those where the single detached dwelling is permitted to be located directly on the side property boundary on one side of the lot. These types of developments 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. When the buildings are constructed, in order to encourage fire safety, the Alberta Building Code requires fire-rated drywall as well as that the side of the home on the 0 m side yard is constructed without any 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 and without access to a lane is 9.2 m wide.

In 2017, the developer of the NW ¼ Section 22-49-25-W4 indicated their desire to try and implement a smaller lot zero lot line housing product within the Black Stone neighbourhood. As these lands are minimally developed at present, administration believes this is a good opportunity to establish this type of narrow lot product without unduly affecting existing neighbours. At the same time, the added diversity in housing options and increased density on the lands would help achieve the objectives of the City's Municipal Development Plan, the Neighbourhood Design Guidelines, as well as the residential densities required by the Edmonton Metropolitan Region Growth Plan.

The general purpose of a Direct Control District is to provide for desirable Development on particular sites taking into consideration the amenities of the neighbourhood, the existing use of land and the future Development opportunities. Development proposals may have unique characteristics, innovative ideas and sites with unusual constraints, thus requiring distinctive design and specific regulations. If Bylaw 968-2017 is approved by Council, it will allow lots narrower in width for zero lot line dwelling lots only within these lands, and the effect of the narrower lot width on the neighbourhood can be

monitored. In time, if administration determines that there is no adverse effect, recommendation may be made to amend the Land Use Bylaw to allow a narrower lot width for zero lot line parcels throughout the residential districts in the City.

The intent of the proposed DC land use district is to establish a district in which residential lots will be narrower than the City's current standard. Bylaw 968-2017 restricts the decreased lot width to only those specific lots in the subdivision area and identified within this redistricting bylaw. Twenty-nine (29) single detached lots with a zero metre side yard and without lane access are proposed to have a minimum 7.3 m (24') building pocket. This will result in a lot that has a minimum width of 8.8 m. All other aspects of development for the lots zoned under this direct control district will be required to follow the regulations of the RNL – Residential Narrow Lot district as well as all other relevant sections of the bylaw. Variance to the minimum lot width will not be permitted.

The redistricting of the remainder of the lands within Stage 3 is being brought forward to Council under a separate bylaw.

The City's Subdivision Authority has given conditional approval to the 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
 - Section 641 grants a municipality the power to exercise particular control over the use and development of land or buildings by designating an area as a direct control district under its land use bylaw.
2. Land Use Bylaw 809-2013, as amended

PAST COUNCIL CONSIDERATION:

Bylaw 968-2017 is before Council for the first time.

CITY OF LEDUC PLANS:

Bylaw 968-2017 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:

Under the direct control land use requirements in the City's Land Use Bylaw, the applicant is required to obtain public input prior to the proposal going before Council.

An information package will be mailed by the developer to all residents within 61 m of the proposed direct control zone. The mail out will include a letter detailing the proposed type of development, as well as a detailed map of the area affected. Contact information will be provided in the letter for the applicant of the redistricting as well as Planning administration to

ensure that recipients of the letter can ask any questions necessary and clarify information. A summary of questions asked and concerns raised will be provided in the report to Council submitted for second reading of Bylaw 968-2017.

The public hearing has been scheduled for March 26, 2018. The hearing will be advertised in March 9 and 16, 2018 issues of '*The Representative*' and notices will be mailed to property owners within 61.0 m of the subject area.

ALTERNATIVES:

1. That Council defeat Bylaw 968-2017.

ATTACHED REPORTS / DOCUMENTS:

1. Bylaw 968-2017
2. Key Plan
3. Redistricting Plan
4. Subdivision Plan

Others Who Have Reviewed this Report

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

AMENDMENT #72 - 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 E & W ½ of NW ¼ Section 22-49-25-W4
(consisting of 1.98 ha more or less)

From: UR- Urban Reserve

To: DC(23) – Direct Control – Distinctive Design

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

3. **THAT:** Table 41 of the Land Use Bylaw be amended by adding the following:

968-2017		Black Stone Part E & W ½ of NW ¼ 22-49-25-W4	Narrow Lot Zero Lot Line	DC(23)
----------	--	--	--------------------------	--------

4. **THAT:** Appendix 1 of the Land Use Bylaw be amended by adding the following DC(23) Development Regulations:

DC(23) Development Regulations**1.0 General Purpose of District**

To establish a site specific development control district to provide for 29 lots to accommodate zero lot line single detached dwellings without access to a lane having an 8.8 m minimum lot width.

2.0 Area of Application

The DC District shall apply to Lots 1-29, Block 7 within the third stage of subdivision of the E & W ½ of NW ¼ Section 22-49-25-W4, as shown on Schedule "A" attached to and forming part of the regulations of this Bylaw.

3.0 Development Criteria

- i) The minimum Site Width shall be 8.8 m (9.7 m on a Corner Lot)

APPROVED
As to Form

B. L.

City Solicitor

- ii) The minimum Site Area shall be 299 m² (330 m² on a Corner Lot)

4.0 General Regulations

- a) Development in this District shall be evaluated with respect to compliance with the RNL – Residential Narrow Lot land use district and all other provisions of Land Use Bylaw 809-2013 where not specifically overridden by this Direct Control zoning.
- b) No variance to the minimum requirements of this Bylaw will be permitted.

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.

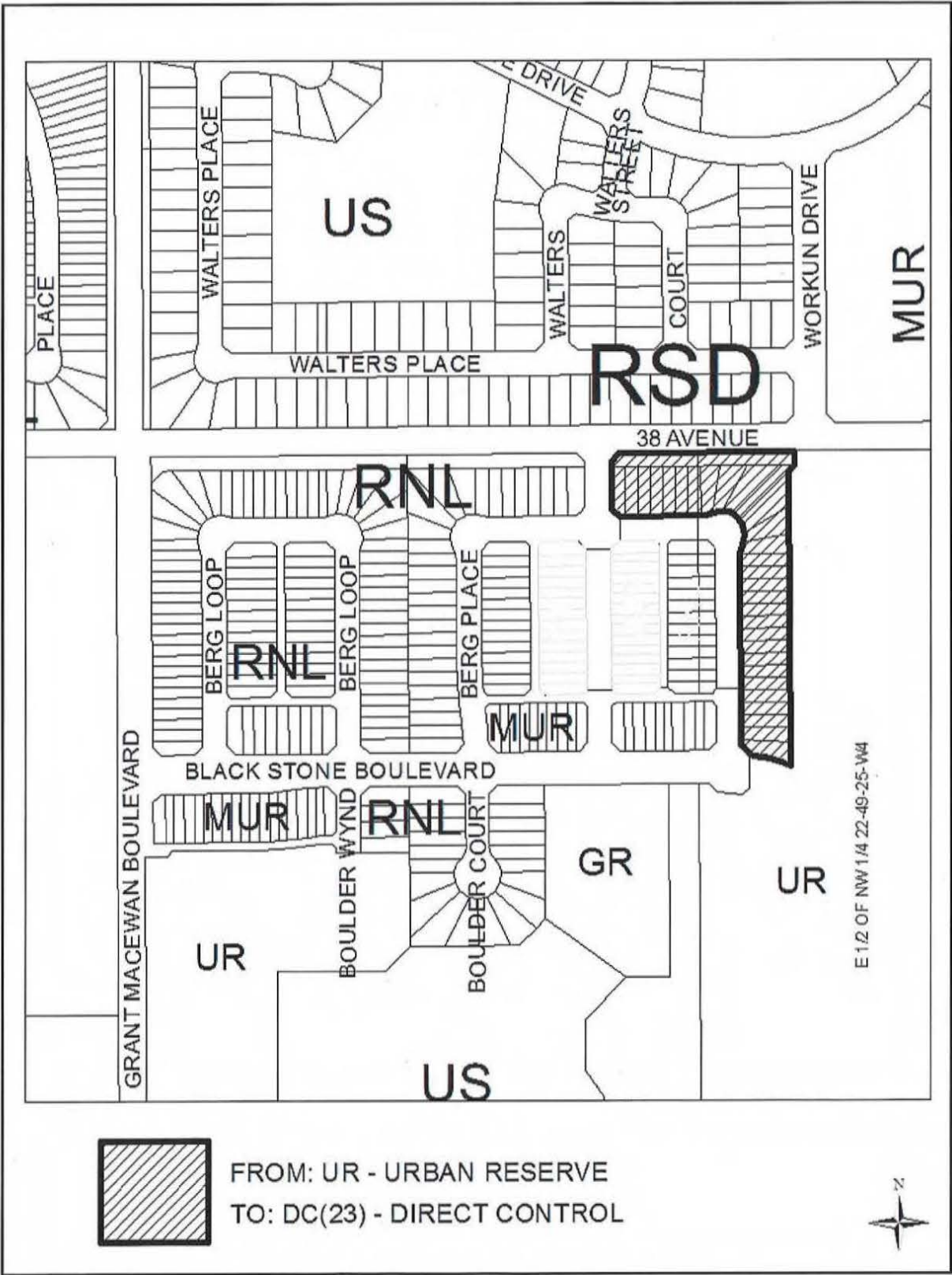
READ A THIRD TIME IN COUNCIL AND FINALLY PASSED THIS _____ DAY OF _____, AD 2018.

Robert Young
MAYOR

Sandra Davis
CITY CLERK

Date Signed

SCHEDULE "A"



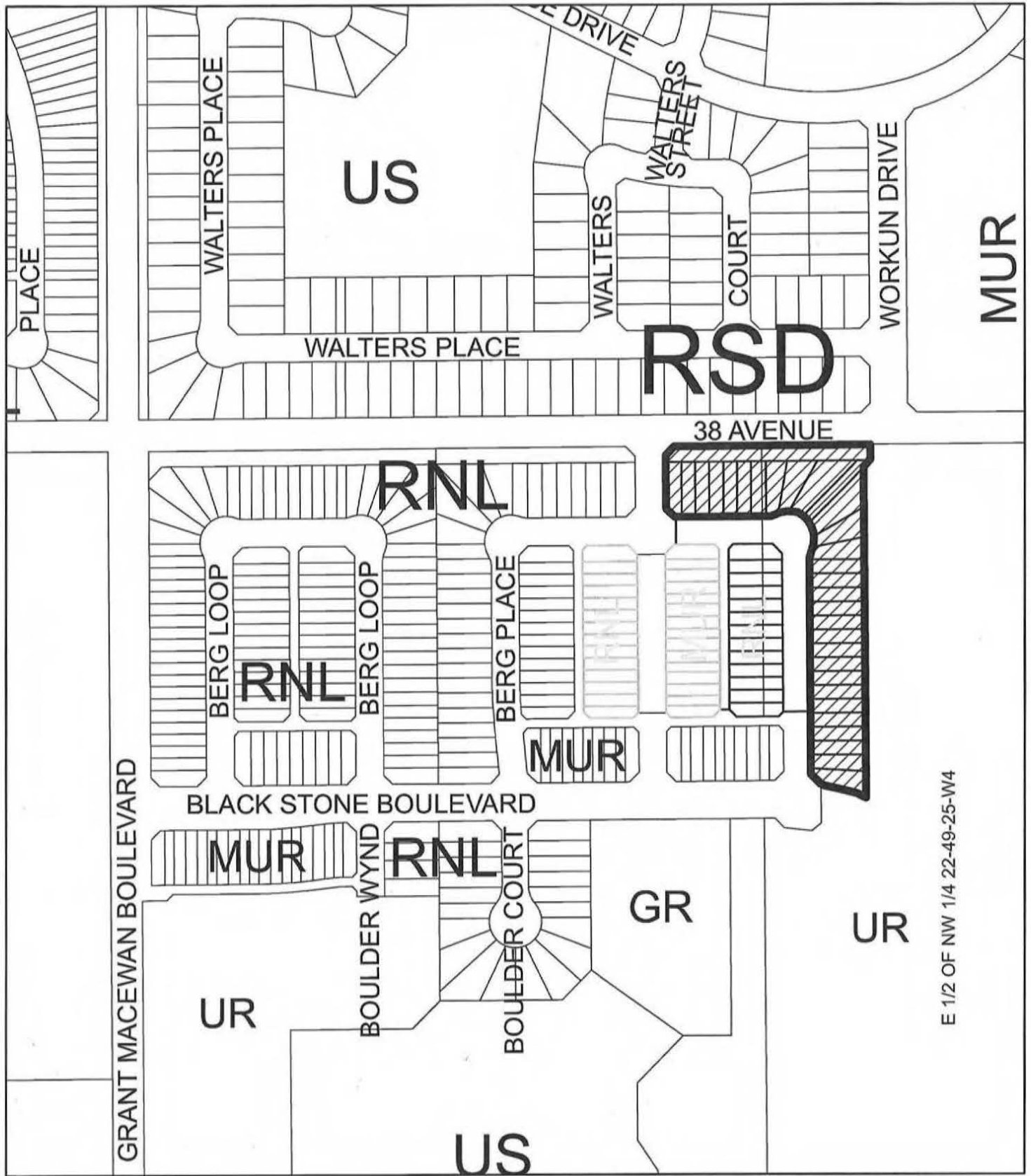
KEY PLAN

ATTACHMENT 2



SUBJECT AREA

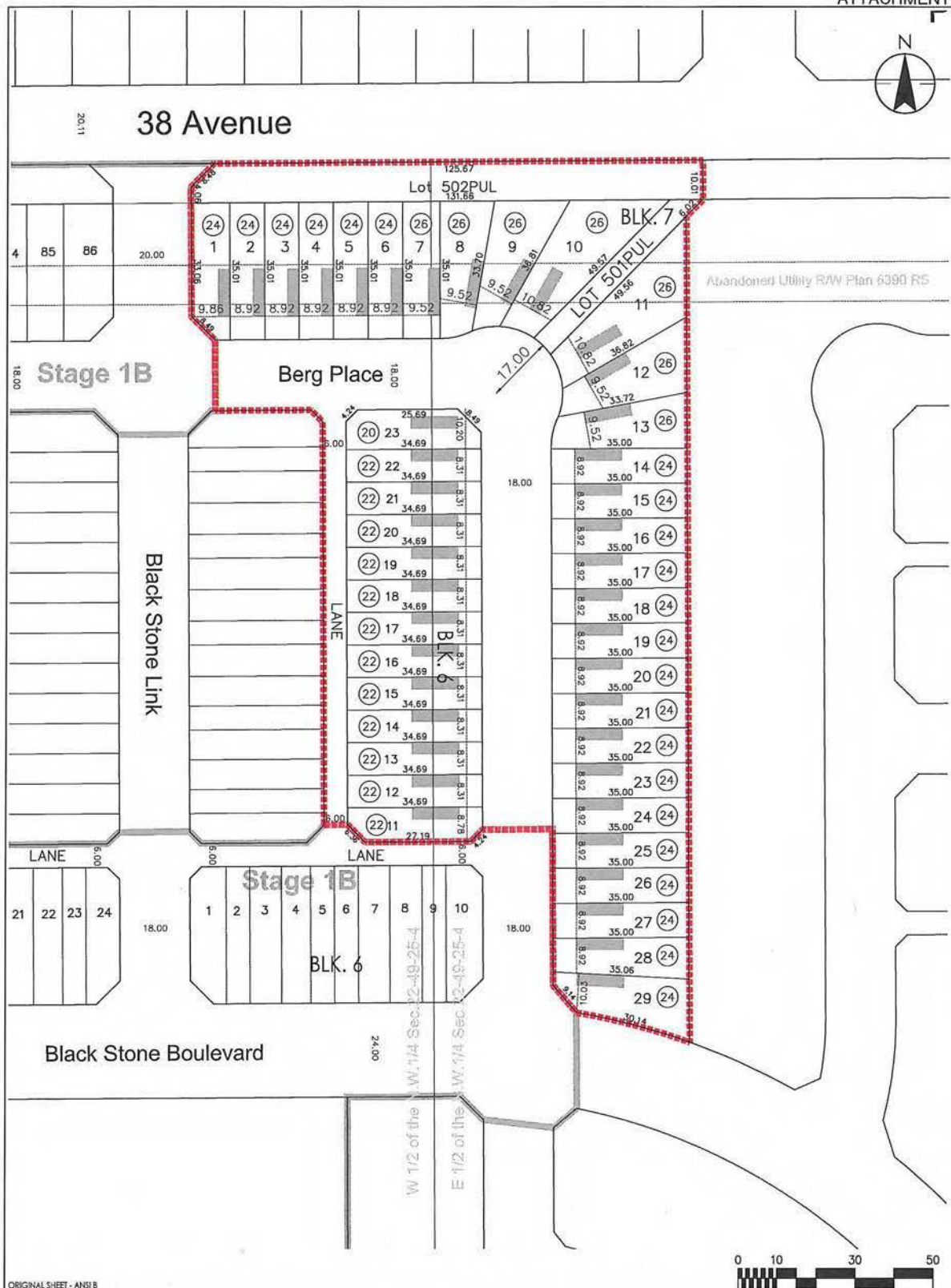
ATTACHMENT 3



FROM: UR - URBAN RESERVE
TO: DC(23) - DIRECT CONTROL



E 1/2 OF NW 1/4 22-49-25-W4



ORIGINAL SHEET - ANSI B



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

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The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay.
The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

Notes

All distances are expressed in metres and decimals thereof.

Area to be subdivided thus ■■■■ and contains approximately 1.58 hectares, including 42 residential lots.

Revision

By YAMADO

Client/Project

Blackmud Enterprises

Portion of
E 1/2 of the N.W. 1/4 Sec. 22-49-25-W4M
& W 1/2 of the N.W. 1/4 Sec. 22-49-25-W4M
Leduc, AB

Title

TENTATIVE PLAN OF SUBDIVISION
BLACKSTONE STAGE 3

Project No.

1161 106045 MR
November 14, 2017

Scale

1:1000

COUNCIL REQUEST FOR DECISION

DATE: February 12, 2018

MEETING DATE: March 12, 2018

SUBMITTED BY: Ken Woitt, Director, Planning & Development

PREPARED BY: April Renneberg, Current Planner II

REPORT TITLE: Bylaw 969-2017 - Redistricting Black Stone Stage 4

REPORT NUMBER: 2018-CR-023

REPORT SUMMARY

Bylaw 969-2017 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 and MUR – Mixed-Use Residential. The redistricting will allow for continued residential development in the Black Stone neighbourhood.

RECOMMENDATION

That Council give Bylaw 969-2017 first reading.

BACKGROUND

KEY ISSUE(S) / CONTEXT:

The RNL land use district is intended to accommodate residential dwellings on narrower lots, providing an opportunity for more efficient use of land and a more compact urban form.

The MUR land use district provides for the development of a range of dwelling unit types and densities along with community supporting services.

Black Stone Stage 4 proposes to redistrict an area of undeveloped land within the NW ¼ Section 22-49-25-W4 to facilitate 14 lots for single detached, zero lot line homes with rear detached garages as well as 15 lots for street-fronting townhouse dwellings. The City's Subdivision Authority has given conditional approval to the 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:

Land Use Bylaw 809-2013, as amended.

PAST COUNCIL CONSIDERATION:

Bylaw 969-2017 is before Council for the first time.

CITY OF LEDUC PLANS:

Bylaw 969-2017 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:

The public hearing has been scheduled for March 26, 2018. The hearing will be advertised in March 9 and 16, 2018 issues of 'The Representative' and notices will be mailed to property owners within 61.0 m of the subject area.

ALTERNATIVES:

1. That Council defeat Bylaw 969-2018.

ATTACHED REPORTS / DOCUMENTS:

1. Bylaw 969-2018
2. Key Plan
3. Redistricting Plan
4. Subdivision Plan

Others Who Have Reviewed this Report

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

Bylaw No. 969-2017

Page 1

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

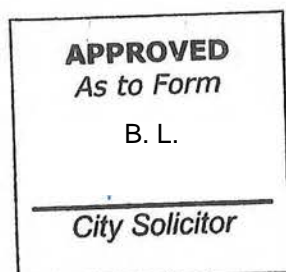
This Bylaw shall come into force and effect when it receives Third Reading and is duly signed.

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.

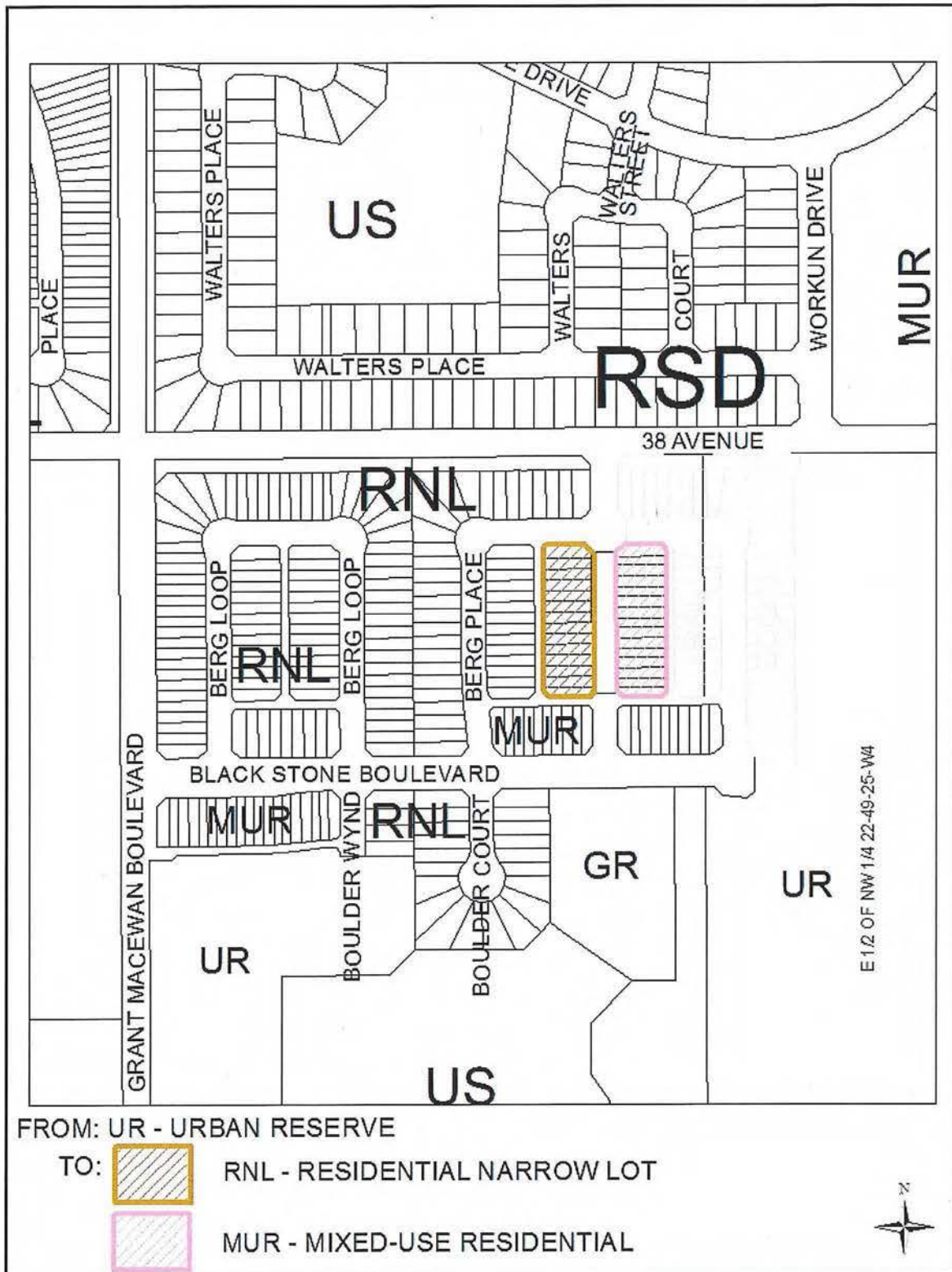
Date Signed



Robert Young
MAYOR

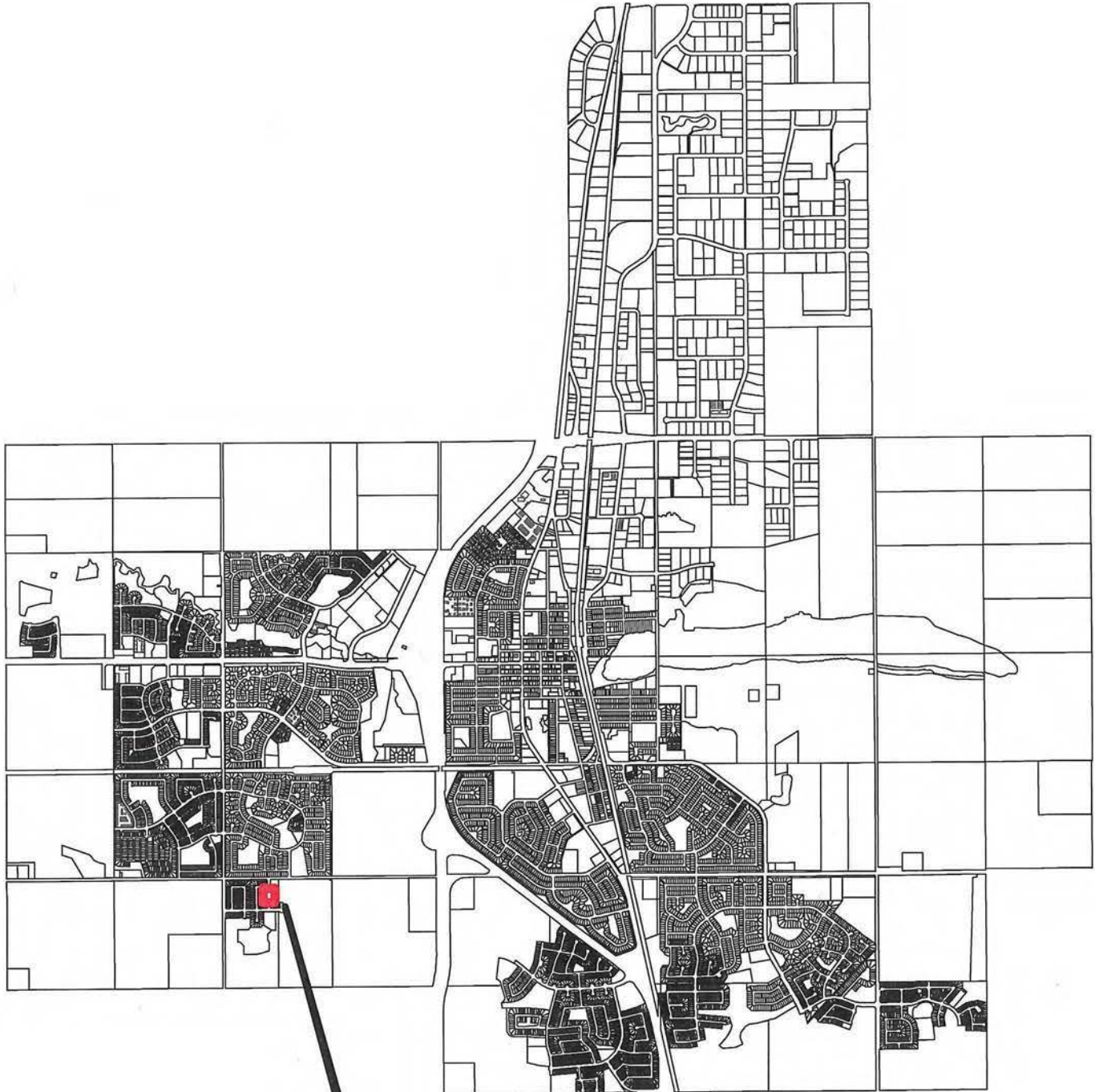
Sandra Davis
CITY CLERK

SCHEDULE A



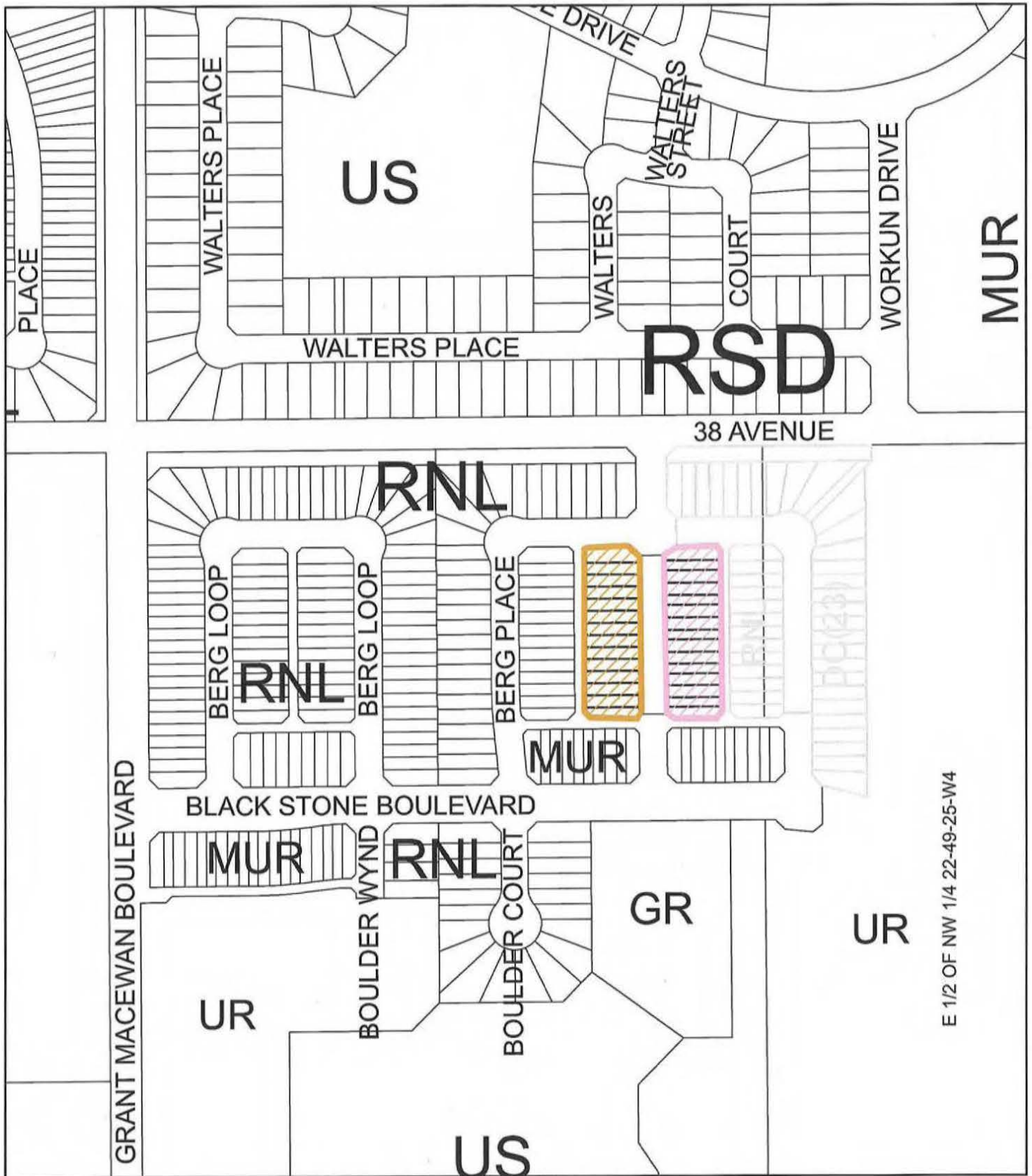
KEY PLAN

ATTACHMENT 2





SUBJECT AREA

ATTACHMENT 3



FROM: UR - URBAN RESERVE

TO:  RNL - RESIDENTIAL NARROW LOT
 MUR - MIXED-USE RESIDENTIAL

E 1/2 OF NW 1/4 22-49-25-W4





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Notes

Revision

By YY.MM.DD

1161 106045 MR
December 5, 2017

1:1000

PUBLIC COMMENTARY

XI.

IN-CAMERA ITEMS

There are no In-Camera Items

XII.

RISE & REPORT FROM IN-CAMERA ITEMS

XIII.

UPDATES FROM BOARDS & COMMITTEES



Mayor's Report
February 19 – March 4, 2018

February 20, 2018:

- Speech Coach
- Meeting with Mayor Deblanko, Leduc County
- Committee of the Whole Agenda Review
- Pre-Audit meeting with MNP
- Committee of the Whole meeting

February 21, 2018:

- "An Evening of Inspiration" prep meeting
- Airport Accord prep meeting
- Strategic Planning workshop

February 22, 2018:

- Strategic Planning workshop
- Airport Accord prep meeting
- Leduc Regional Housing Foundation Board

February 23, 2018:

- Agri Food Park discussion
- Airport Accord Oversight Committee Meeting
- Leduc Black Gold Pro Rodeo & Exhibition Society 2018 Gala

February 24, 2018:

- Agri Food Park discussion

February 26, 2018:

- Ribbon Cutting - 10th Anniversary of The Medicine Shoppe
- "Breakfast with the Guys" prep meeting
- City Manager
- Committee of the Whole and Council Agenda Review
- Council photo re: Pink Shirt Day
- Committee-of-the-Whole Meeting
- Regular Council Meeting

February 27, 2018:

- Bill Daneluik, Councillor, Town of Beaumont
- Speech Coach
- Staff retirement luncheon
- Agri Food Park with Brent Croucher and Brian Middleton

February 28, 2018:

- Edmonton Global: Strategic Planning Retreat
- CHBA working dinner

March 1, 2018:

- Lunch with Andre Banks, Melcor
- Briefing with City Manager
- Communications

March 2, 2018:

- Greg Krischke



Building Permit Detail Summary

February 1, 2018-February 28, 2018 (inclusive)

Commercial					
Permit	Type of Work	Builder	Units	Area	Valuation
PRBD201800169 (Issued-13/02/2018)	Alteration and improvements	MLS Construction Services Ltd		Leduc Business Park	\$8,000.00
PRBD201800333 (Issued-27/02/2018)	Alteration and improvements	PATEL RAKESH KUMAR		Northwest Commerical	\$50,000.00
PRBD201800369 (Issued-27/02/2018)	Alteration and improvements	RICHARD GUILLE CONSTRUCTION		Central Business District	\$47,000.00
PRBD201800375 (Issued-15/02/2018)	Alteration and improvements	SEAGATE CONTRACT MANAGEMENT LTD		Bridgeport	\$130,000.00
Subtotal		4			\$235,000.00
Duplex Dwelling					
Permit	Type of Work	Builder	Units	Area	Valuation
PRBD201704535 (Issued-01/02/2018)	New Construction - Duplex	Lincolnberg Multi Family Inc.	1	Black Stone	\$265,000.00
PRBD201800115 (Issued-07/02/2018)	New Construction - Duplex	Pacesetter Homes Partnership	1	Meadowview Park	\$277,000.00
PRBD201800116 (Issued-09/02/2018)	New Construction - Duplex	Pacesetter Homes Partnership	1	Meadowview Park	\$277,000.00
Subtotal		3	3		\$819,000.00
Government/Institutional					
Permit	Type of Work	Builder	Units	Area	Valuation
PRBD201704559 (Finaled-02/02/2018)	New Construction - Government/Institutional Building	Reward Construction		Black Stone	\$400,000.00
Subtotal		1			\$400,000.00
Industrial					
Permit	Type of Work	Builder	Units	Area	Valuation
PRBD201704495 (Finaled-16/02/2018)	Alteration and improvements	1689510 ALBERTA LTD		Leduc Business Park	\$10,000.00
Subtotal		1			\$10,000.00



Building Permit Detail Summary

February 1, 2018-February 28, 2018 (inclusive)

Other Residential					
Permit	Type of Work	Builder	Units	Area	Valuation
PRBD201800016 (Issued-06/02/2018)	Basement Development	SHEWCHUK PHILIPPA		South Park	\$11,000.00
PRBD201800139 (Issued-15/02/2018)	Secondary suite	ART CUSTOM HOMES INC		Meadowview Park	\$50,000.00
PRBD201800164 (Finaled-14/02/2018)	Accessory Structure - Gazebo	Wilco Contractors Northwest Inc.		Southfork	\$5,000.00
PRBD201800186 (Issued-05/02/2018)	Accessory Structure - Detached Garage	JAYMAN BUILT LTD		Southfork	\$13,000.00
PRBD201800267 (Issued-15/02/2018)	Secondary suite	Look Master Builder Inc.		Black Stone	\$50,000.00
PRBD201800270 (Issued-27/02/2018)	Accessory Structure Other	JAYMAN BUILT LTD		Southfork	\$25,000.00
PRBD201800275 (Issued-09/02/2018)	Basement Development	WILLIAMS LEE		Bridgeport	\$18,000.00
PRBD201800280 (Issued-09/02/2018)	Basement Development	DEIAB AMAAL		Suntree	\$20,000.00
PRBD201800297 (Issued-12/02/2018)	Demolition	TERRA-TEC CONSTRUCTION INC	-1	North Telford	\$7,500.00
PRBD201800300 (Issued-28/02/2018)	Secondary suite	CALIBER MASTER BUILDER LTD		Black Stone	\$50,000.00
PRBD201800318 (Issued-09/02/2018)	Basement Development	HUMPHRIES STEPHEN		Meadowview Park	\$24,000.00
PRBD201800321 (Issued-28/02/2018)	Accessory Structure - Detached Garage	Prominent Homes Edmonton Ltd		Black Stone	\$15,000.00
PRBD201800332 (Issued-09/02/2018)	Basement Development	Prominent Homes Edmonton Ltd		Black Stone	\$18,000.00
PRBD201800356 (Issued-08/02/2018)	Basement Development	NICHOL JORDAN K		Deer Valley	\$23,000.00
PRBD201800371 (Issued-26/02/2018)	Basement Development	RUDYK JORDAN		Suntree	\$17,000.00
PRBD201800391 (Issued-26/02/2018)	Basement Development	BENGEL CONTRACTING LTD		West Haven	\$24,000.00



Building Permit Detail Summary

February 1, 2018-February 28, 2018 (inclusive)

PRBD201800452 (Issued-26/02/2018)	Basement Development	MILLARE RAYNALDO		Tribute	\$16,000.00
Subtotal		17	-1		\$386,500.00
Single Detached Dwelling					
Permit	Type of Work	Builder	Units	Area	Valuation
PRBD201704487 (Issued-02/02/2018)	New Construction - Single Detached Dwelling	ENCORE MASTER BUILDER INC	1	West Haven	\$357,059.25
PRBD201704491 (Issued-02/02/2018)	New Construction - Single Detached Dwelling	ENCORE MASTER BUILDER INC	1	West Haven	\$349,370.71
PRBD201800094 (Issued-06/02/2018)	New Construction - Single Detached Dwelling	HOMEXX CORPORATION	1	West Haven	\$464,000.00
PRBD201800134 (Issued-01/02/2018)	New Construction - Single Detached Dwelling	MCLEAN & MCLEAN CUSTOM HOMES LTD	1	Southfork	\$474,000.00
PRBD201800192 (Issued-12/02/2018)	New Construction - Single Detached Dwelling	HOMEXX CORPORATION	1	West Haven	\$426,000.00
PRBD201800199 (Issued-22/02/2018)	New Construction - Single Detached Dwelling	BENGEL CONTRACTING LTD	1	Southfork	\$1,300,000.00
PRBD201800225 (Issued-15/02/2018)	New Construction - Single Detached Dwelling	ENCORE MASTER BUILDER INC.	1	West Haven	\$334,693.46
PRBD201800258 (Issued-01/02/2018)	New Construction - Single Detached Dwelling	Look Master Builder Inc.	1	Black Stone	\$384,000.00
PRBD201800265 (Issued-02/02/2018)	New Construction - Single Detached Dwelling	Look Master Builder Inc.	1	Black Stone	\$341,000.00
PRBD201800282 (Issued-09/02/2018)	New Construction - Single Detached Dwelling	CRANSTON HOMES LTD	1	Black Stone	\$365,000.00
PRBD201800299 (Issued-28/02/2018)	New Construction - Single Detached Dwelling	CALIBER MASTER BUILDER LTD	1	Black Stone	\$350,000.00
PRBD201800315 (Issued-05/02/2018)	New Construction - Single Detached Dwelling	JAYMAN BUILT LTD	1	Southfork	\$353,000.00
PRBD201800316 (Issued-06/02/2018)	New Construction - Single Detached Dwelling	Prominent Homes Edmonton Ltd	1	Black Stone	\$322,000.00
PRBD201800317 (Issued-06/02/2018)	New Construction - Single Detached Dwelling	Prominent Homes Edmonton Ltd	1	Black Stone	\$355,000.00
PRBD201800325 (Issued-05/02/2018)	New Construction - Single Detached Dwelling	JAYMAN BUILT LTD	1	Southfork	\$418,000.00



Building Permit Detail Summary

February 1, 2018-February 28, 2018 (inclusive)

PRBD201800374 (Issued-27/02/2018)	New Construction - Single Detached Dwelling	Pacesetter Homes Partnership	1	Meadowview Park	\$275,000.00
PRBD201800429 (Issued-14/02/2018)	New Construction - Single Detached Dwelling	HOMES BY AVI (EDMONTON) LP	1	Southfork	\$436,909.00
PRBD201800432 (Issued-15/02/2018)	New Construction - Single Detached Dwelling	HOMES BY AVI (EDMONTON) LP	1	Southfork	\$417,719.00
PRBD201800504 (Issued-20/02/2018)	New Construction - Single Detached Dwelling	HOMES BY AVI (EDMONTON) LP	1	Southfork	\$289,000.00
PRBD201800511 (Issued-20/02/2018)	New Construction - Single Detached Dwelling	HOMES BY AVI (EDMONTON) LP	1	Southfork	\$250,000.00
PRBD201800512 (Issued-20/02/2018)	New Construction - Single Detached Dwelling	HOMES BY AVI (EDMONTON) LP	1	Southfork	\$263,000.00
PRBD201800535 (Issued-26/02/2018)	New Construction - Single Detached Dwelling	JACOB'S CONSTRUCTION	1	Southfork	\$539,000.00
PRBD201800575 (Issued-27/02/2018)	New Construction - Single Detached Dwelling	BENGEL CONTRACTING LTD	1	Southfork	\$547,000.00
Subtotal		23	23		\$9,610,751.42
Total		49	26		\$11,461,251.42

TOTAL RESIDENTIAL UNITS COMPARISON OF 2018 TO 2017

YEAR 2018	Single Family	Duplex (side by side and up & down)	Multi Family (3-plex, 4-plex, townhouse, rowhousing and apartments)
	No. of Units	No. of Units	No. of Units
January	25	4	4
February	23	3	0
March			
April			
May			
June			
July			
August			
September			
October			
November			
December			
Year-to-date Totals	48	7	4

YEAR 2017	Single Family	Duplex (side by side and up & down)	Multi Family (3-plex, 4-plex, townhouse, rowhousing and apartments)
	No. of Units	No. of Units	No. of Units
January	6	4	29
February	15	2	4
March			
April			
May			
June			
July			
August			
September			
October			
November			
December			
Year-to-date Totals	21	6	33

TOTAL PERMIT VALUE COMPARISON OF 2018 TO 2017

Year 2018	Residential Permits	Commercial Permits	Institutional Permits	Industrial Permits	Total of all Building Permits
January	\$ 11,972,203.59	\$ 803,000.00	\$ -	\$ 240,207.00	\$ 13,015,410.59
Feburary	\$ 10,816,251.42	\$ 235,000.00	\$ 400,000.00	\$ 10,000.00	\$ 11,461,251.42
March					
April					
May					
June					
July					
August					
September					
October					
November					
December					
Year-to-date Totals	\$ 22,788,455.01	\$ 1,038,000.00	\$ 400,000.00	\$ 250,207.00	\$ 24,476,662.01

Year 2017	Residential Permits	Commercial Permits	Institutional Permits	Industrial Permits	Total of all Building Permits
January	\$ 3,527,200.00	\$ 260,000.00	\$ -	\$ 49,000.00	\$ 3,836,200.00
Feburary	\$ 6,394,500.00	\$ 150,000.00	\$ 5,000.00	\$ 82,000.00	\$ 6,631,500.00
March					
April					
May					
June					
July					
August					
September					
October					
November					
December					
Year-to-date Totals	\$ 9,921,700.00	\$ 410,000.00	\$ 5,000.00	\$ 131,000.00	\$ 10,467,700.00

FEBRUARY 2018 - Newly Issued Business Licences

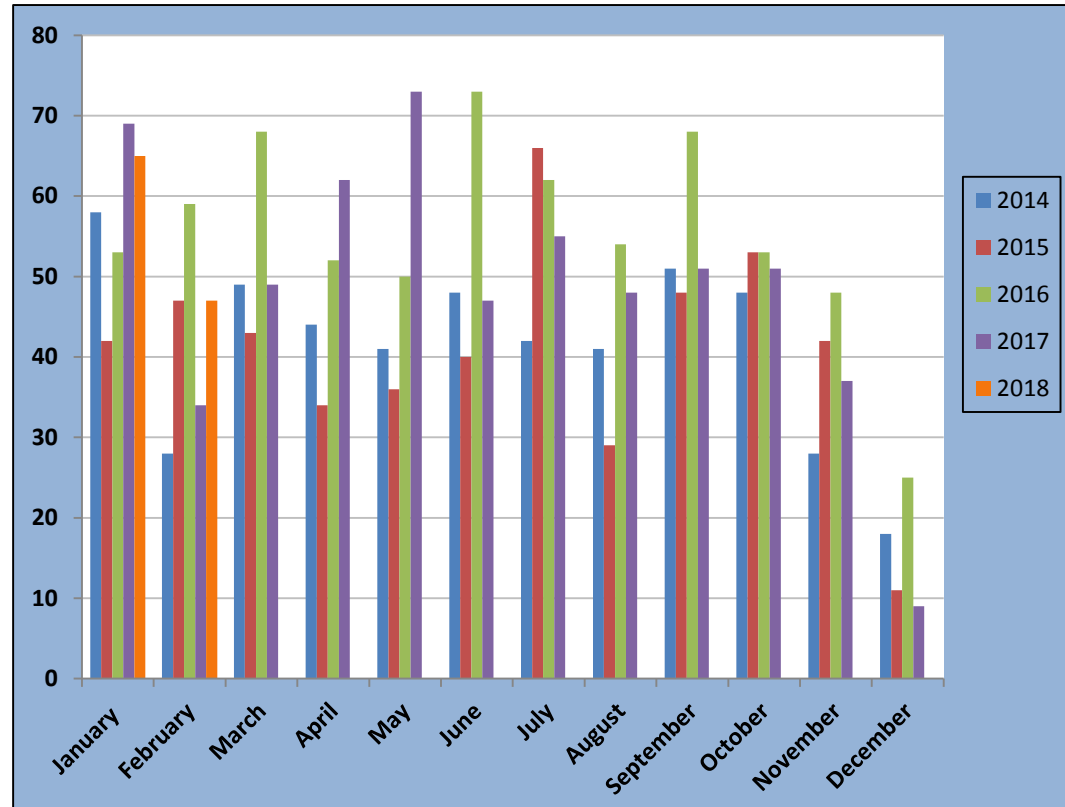
License	Business Name	Address	Activity	Contact	Category	TaxRoll
LCB201701523	MAIDPRO	5018 49 ST, Leduc, AB	HOME & OFFICE CLEANING	7806699230	General	010257
LCC201701664	Co-op Propane		Propane - Delivery & Installation	7804563529	Non-Resident	
LCC201701786	PavXco Inc.		Fabrication and construction	5879261250	Non-Resident	
LCB201800141	BROOMHILDAS CLEANING SERVICES	5906 50 ST, Unit:1, Leduc, AB	JANITORIAL	7809866340	General	010339
LCB201800145	Khybr Digital	8 SHORES DR, Leduc, AB	Digital Marketing and Business Development	5877774696	Home Based	013572
LCC201800151	ALL-WAYS MECHANICAL LTD		Building & servicing plumbing and heating systems	7804898118	Non-Resident	
LCB201800153	DAVES AUTO DISPOSAL	4412 46 AVE, Leduc, AB	RECYCLING STRIPPING/CLEANING SCRAP METAL	7802186971	Home Based	009523
LCB201800194	Zulu Hair Design Inc	4724 51 AVE, Leduc, AB	Hair Salon	7809802404	General	010412
LCB201800196	Zulu Holdings	4724 51 AVE, Leduc, AB	Holding Company & Property Management	7809162452	General	010412
LCB201800200	PAPA JOHN'S PIZZA	5901 50 ST, Leduc, AB	FOOD SERVICE	7806121172	General	010942
LCB201800223	Wiggle Wag Mobile Grooming	5241 52 ST, Leduc, AB	MOBILE PET GROOMER	7802424764	Home Based	010628
LCB201800229	Magpies Collection	4809 50 AVE, Leduc, AB	RETAIL GIFT STORE	7803286060	General	010248
LCC201800258	Energy Savers Insulation		Residential and commercial insulation services	7804160026	Non-Resident	
LCB201800269	MURPHY'S PUBLIC HOUSE LTD	5014 49 ST, Leduc, AB	PUB	7809379903	General	010257
LCC201800276	ENRICH HOMES LTD		BUILDER	5878326000	Non-Resident	
LCC201800277	ALARIA CONSTRUCTION		GENERAL CONTRACTING	4034609088	Non-Resident	
LCC201800279	RIDGE VIEW MILLWORK LTD	4407 66 AVE, Leduc, AB	CABINET SHOP	7802328928	General	010959
LCC201800280	CCI Homes		Building new homes	4034732525	Non-Resident	
LCB201800283	EMPOWER WAYS	867 SOUTHFORK GREEN, Leduc	HEALTH - LIFE COACHING	7809835495	Home Based	014492
LCC201800284	TIPPOFF INC.		CONTRACTOR (Electrical)	7807580116	Non-Resident	
LCB201800288	Totally Teased Hairstyles	6201 50 ST, Leduc, AB	Hairstyling (chair rental)	7809188548	General	010384
LCB201800289	Everyday Elite Fitness	6 MCKAY CLOSE, Leduc, AB	Personal Training	7803148174	Home Based	011564
LCB201800296	TWIGGY STICKS BILTONG	125 SELKIRK PL, Leduc, AB	Manufacturer & distributor of processed foods	7809825354	Home Based	014670
LCB201800299	Team Aquatic Supplies Ltd	4330 BLACK GOLD DR, Leduc, AB	Retail of swimming equipment - Swim Meet	4033192000	Mobile	005981
LCB201800300	SS HR CONSULTING		HR CONSULTING	7807185397	Non-Resident	
LCC201800302	Arcom Technical Services Ltd.		Electrical contractor	7804635850	Non-Resident	
LCB201800311	Alanah Zurbyk Massage	4807 48 ST, Leduc, AB	Massage Therapy	7802224733	General	010115
LCB201800315	Fresh Detailing Services	7402 33 ST, Leduc, AB	Detailing and vehicle accessories	7802985353	General	018552
LCC201800327	ALBERTA WALL SYSTEMS LTD		STUCCO AND MASONRY WORK	7807079062	Non-Resident	
LCB201800328	Alberta Strong Coating Ltd	6201 - 39 ST	Hard facing downhole tools	7809882010	General	017914
LCB201800334	JACKY'S	4702 59 AVE, Unit:101, Leduc, AB	Gel Nails and Permanent Makeup	7805541904	General	010940
LCC201800335	ENERGY STAR ELECTRICAL LTD		Electrical Contractor	7809053771	Non-Resident	
LCC201800347	Alquinn Homes Ltd.		Residential homebuilder	7809621046	Non-Resident	
LCC201800348	Stryder Electric Ltd	7 WELLS CRT, Leduc, AB	Electrical Contractor	7804464408	Home Based	011015
LCB201800349	Mac's Convenience Store	4302 50 ST, Leduc, AB	CONVENIENCE STORE	7809800852	General	006343

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LCB201800350	Moreevolutions Consulting Group	4330 BLACK GOLD DR, Leduc, AB	E-commerce, web and mobile design, marketing consulting	5872290988	Mobile	005981
LCC201800352	FABULOUS CONSTRUCTION LTD.		HOME BUILDING	7809534817	Non-Resident	
LCB201800353	PURE ESSENCE MASSAGE	5102 50 AVE, Leduc, AB	MASSAGE THERAPY	7807217399	General	010279
LCC201800358	CLARMAK ELECTRICAL SERVICES INC		ELECTRICAL INSTALLATIONS	7808636200	Non-Resident	
LCB201800360	The T-Shirt People	4330 BLACK GOLD DR, Leduc, AB	T-SHIRT PRINTING - Swim Meet Booth	6042449495	Mobile	005981
LCB201800361	Alberta Pulse Growers Commission	4721 47 AVE, Unit:101, Leduc, AB	Agriculture -office (non-profit)	7809869398	General	009768
LCB201800364	Collective Waste Solutions Inc.		Waste management service	4034601401	Non-Resident	
LCC201800372	Young Guns Concrete		Residential concrete flatwork	7804541415	Non-Resident	
LCB201800385	QUANTUM INTERNET TV	101 DOUGLAS LANE, Leduc, AB	SELLING & SERVICING INTERNET TV	7803063125	Home Based	013641
LCB201800387	Mary Jane Parzan	22 ALTON DR, Leduc, AB	CLEANING	7807395013	Home Based	005690
LCC201800388	Richking Interiors Inc.		General Contractor	7809403893	Non-Resident	
LCB201800390	VANTACTICAL CONSULTING	209 STURTZ BEND, Leduc, AB	CONTROL TACTICS, DEFENCE SYSTEMS TRAINING	7805990122	Home Based	017792
TOTAL	47					

Newly Issued Business Licences Comparison by Year

	2014	2015	2016	2017	2018
January	58	42	53	69	65
February	28	47	59	34	47
March	49	43	68	49	
April	44	34	52	62	
May	41	36	50	73	
June	48	40	73	47	
July	42	66	62	55	
August	41	29	54	48	
September	51	48	68	51	
October	48	53	53	51	
November	28	42	48	37	
December	18	11	25	9	
Total	496	491	665	585	112



Current Licence Types

	General	Resident (Non-Res.	Mobile	Non-Profit	Total
January	755	221	427	6	15	1424
February	862	279	491	11	26	1669
March						0
April						0
May						0
June						0
July						0
August						0
September						0
October						0
November						0
December						0

2014 Year End for Comparison

Total	897	351	803	14	11	2076
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2015 Year End for Comparison

Total	936	371	840	41	15	2203
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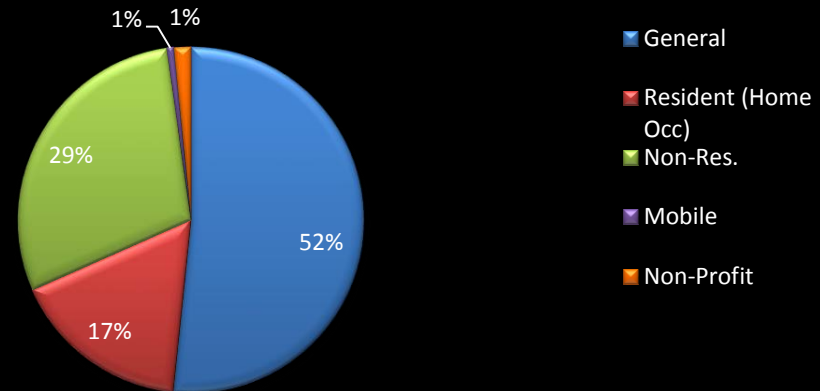
2016 Year End for Comparison

Total	971	403	809	44	23	2250
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2017 Year End for Comparison

Total	972	405	895	23	30	2325
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Licence Types as of Feb. 28, 2018



XV.

ADJOURNMENT