

**REGULAR COUNCIL MEETING AGENDA
MONDAY, SEPTEMBER 10, 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, August 20, 2018

IV. RECOGNITION ITEMS

Mayor B. Young

- A. Leduc Achievement Award – Barabonoff Family

V. PUBLIC COMMENTARY

VI. PUBLIC HEARING

There is no Public Hearing for the Agenda.

VII. PRESENTATIONS

Honourable
S. Anderson, Minister of
Municipal Affairs
& MLA for
Leduc-Beaumont

- A. Update on Provincial Initiatives

VIII. BUSINESS

K. Jones /
C. Labrecque

- A. Regional Context Statement

IX. BYLAWS

K. Woitt

- A. Bylaw No. 998-2018 – Adding 'Government Service' to DC(22) Land Use District (Amending Bylaw No. 947-2017) (1st Reading)

X. PUBLIC COMMENTARY

**REGULAR COUNCIL MEETING AGENDA
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PAGE 2**

Mayor B. Young

XI. IN-CAMERA ITEMS

- A. Performance Review Feedback
(FOIP s. 19)
LAST ITEM OF BUSINESS

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

ADOPTION OF AGENDA

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

ITEMS FOR DISCUSSION AND RELATED BUSINESS

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

Absent: Councillor T. Lazowski

Also Present P. Benedetto, City Manager, and M. Hormazabal, Deputy City Clerk

Mayor B. Young called the meeting to order at 7:03 pm.

I. ADOPTION OF AGENDA

MOVED by Councillor B. Beckett that the agenda be adopted with the following change in order and addition:

1. Bylaws will become item VIII on the agenda and Business will become items IX on the agenda.
2. The addition of:

IX. BUSINESS

- E. Leduc Baseball Association Motion For Funding

Motion Carried Unanimously

II. ITEMS FOR DISCUSSION AND RELATED BUSINESS

A. Selected Items for Debate

The following items were selected for debate:

VIII. BYLAWS

- A. Bylaw No. 990-2018 – Redistricting Robinson Stage 9 (2nd & 3rd Readings)
- B. Bylaw No. 992-2018 – Amendment 83 to Bylaw No. 809-2018 (2nd & 3rd Readings)

IX. BUSINESS

- A. City of Leduc – Alberta Social Housing Corporation Land Exchange Agreement
- B. 2019 Budget Survey Results
- C. Second Quarter Financial Variance Report
- D. Q2 2014-2018 Strategic Plan Progress Report
- E. Leduc Baseball Association Motion For Funding

B. Vote on Items not Selected for Debate

Votes recorded under item headings.

III. ADOPTION OF PREVIOUS MINUTES

A. Approval of Minutes of the Special Council Meeting held Wednesday, July 25, 2018

MOVED by Councillor B. Beckett that the minutes of the Special Council Meeting held Wednesday, July 25, 2018, be approved as presented.

Motion Carried Unanimously

IV. RECOGNITION ITEMS

A. Leduc Black Gold Pro Rodeo & Exhibition Association (First Item of Business)

D. Rock, President, Leduc Black Gold Pro Rodeo & Exhibition Association, presented the City of Leduc with a gift of appreciation for all the support that the City has provided over the years. Mayor B. Young accepted the gift and thanked D. Rock for his dedication to the Leduc Black Gold Pro Rodeo & Exhibition Association.

V. PUBLIC COMMENTARY

There was no public commentary.

VI. PUBLIC HEARING

A. Bylaw No. 990-2018 – Redistricting Robinson Stage 9

Mayor B. Young declared the Public Hearing for Bylaw No. 990-2018 open at 7:13 pm.

Written Submissions:

No written submissions were received.

Presentations:

Administration

K. Woitt, Acting/General Manager Infrastructure and Planning, made a presentation.

Other Presentations

There were no other presentations.

Mayor B. Young declared the Public Hearing for Bylaw No. 990-2018 closed at 7:14 pm.

B. Bylaw No. 992-2018 – Amendment 83 to Bylaw No. 809-2013, the Land Use Bylaw (Reconvene Public Hearing Held July 9, 2018)

Mayor B. Young reconvened the Public Hearing for Bylaw No. 992-2018 at 7:15 pm.

Councillor B. Hamilton identified he was not present at the July 9, 2018, public hearing for Bylaw No. 992-2018. As a result, Councillor B. Hamilton chose to leave Council Chambers during the continuation of this public hearing.

Written Submissions:

There was one written submission.

Presentations:

Administration

K. Woitt, Acting/General Manager, Infrastructure and Planning, had no further information.

Other Presentations

S. Valan stated that, along with the other 200 residents that signed the petition, she does not support the relocation of Simpson Park.

W. Valan stated that the laneway that runs east to west is very narrow and is a safety hazard should a fire truck need to access. W. Valan would like the park to stay where it is.

Mayor B. Young declared the Public Hearing for Bylaw No. 992-2018 closed at 7:23 pm.

VII. PRESENTATIONS

There were no presentations.

VIII. BYLAWS

A. Bylaw No. 990-2018 – Redistricting Robinson Stage 9 (2nd & 3rd Readings)

Councillor B. Hamilton abstained from voting as a result of not being in attendance at the July 9, 2018 public hearing for Bylaw No. 990-2018.

K. Woitt, Acting/General Manager Infrastructure and Planning, made a presentation.

Administration recommends that Bylaw No. 990-2018 received second and third readings.

MOVED by Councillor G. Finstad that Council give Bylaw No. 990-2018 Second Reading.

Motion Carried Unanimously

MOVED by Councillor L. Hansen that Council give Bylaw No. 990-2018 Third Reading.

Motion Carried Unanimously

B. Bylaw No. 992-2018 – Amendment 83 to Bylaw No. 809-2013, the Land Use Bylaw (2nd Reading & 3rd Readings)

K. Woitt, Acting/General Manager Infrastructure and Planning, made a presentation.

Administration recommends that Bylaw No. 992-2018 receive second and third readings.

MOVED by Councillor G. Finstad that Council give Bylaw No. 992-2018 Second Reading.

Motion Carried Unanimously

MOVED by Councillor B. Beckett that Council give Bylaw No. 992-2018 Third Reading.

Motion Carried Unanimously

IX. BUSINESS

A. City of Leduc – Alberta Social Housing Corporation Land Exchange Agreement

K. Woitt, Acting/ General Manager, Infrastructure and Planning, made a presentation.

MOVED by Councillor B. Beckett that Council approve the proposed land exchange agreement between the City of Leduc and the Alberta Social Housing Corporation.

Motion Carried Unanimously

MOVED by Councillor B. Beckett that Council approve a capital budget amendment of \$250,000 to be added to project 076.158 for watermain construction, to be paid for by the Linsford Gardens Housing Project.

Motion Carried Unanimously

B. 2019 Budget Survey Results

P. Kyba, Consultant, Advanis Inc., provided a PowerPoint presentation (Attached) of the 2019 City of Leduc General Population Budget Planning Survey results and answered Council's questions.

C. Second Quarter Financial Variance Report

J. Cannon, Director, Finance, provided Council with an update on the second quarter financial variance report for the period January 1, 2018 to June 2018 and answered Council's questions.

D. Q2 2014-2018 Strategic Plan Progress Report

M. Hay, Director, Intergovernmental Affairs and Corporate Planning made a presentation. Initiatives related to the strategic plan outcomes are 64 per cent on track as of June 30th, with the remainder being monitored.

M. Hay, answered Council's questions.

E. Leduc Baseball Association Motion For Funding

Councillor G. Finstad, requested that up to \$60,000 be allocated to the Leduc Baseball Association to assist financially in reconstructing the batting cages.

MOVED by Councillor G. Finstad that Council allocate up to \$60,000 from the General Contingence Reserve account to fund the reconstruction of the batting cages for the Leduc Baseball Association.

Motion Carried Unanimously

X. PUBLIC COMMENTARY

There was no public commentary.

XI. IN-CAMERA ITEMS

There was no in-camera items.

XII. RISE AND REPORT FROM IN-CAMERA ITEMS**XIII. UPDATE FROM BOARDS & COMMITTEES****A. Council Member Updates from Boards & Committees**

Councillor G. Finstad, presented D. Brock, Acting/General Manager, Community and Protective Services, with the Dragon Boat jersey for the City of Leduc to be displayed at the Leduc Recreation Centre.

B. Council Member Updates from Commissions, Authorities, Other

There were no updates.

XIV. INFORMATION REPORTS**A. Mayor's Report****B. Building Inspector's Report****C. Newly Issued Business Licences**

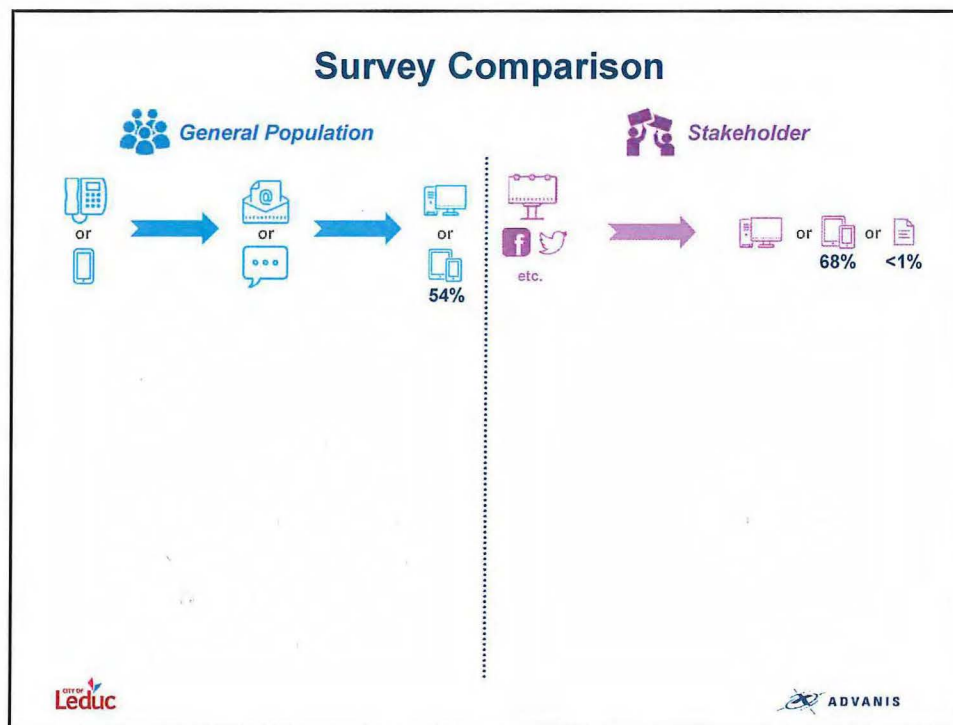
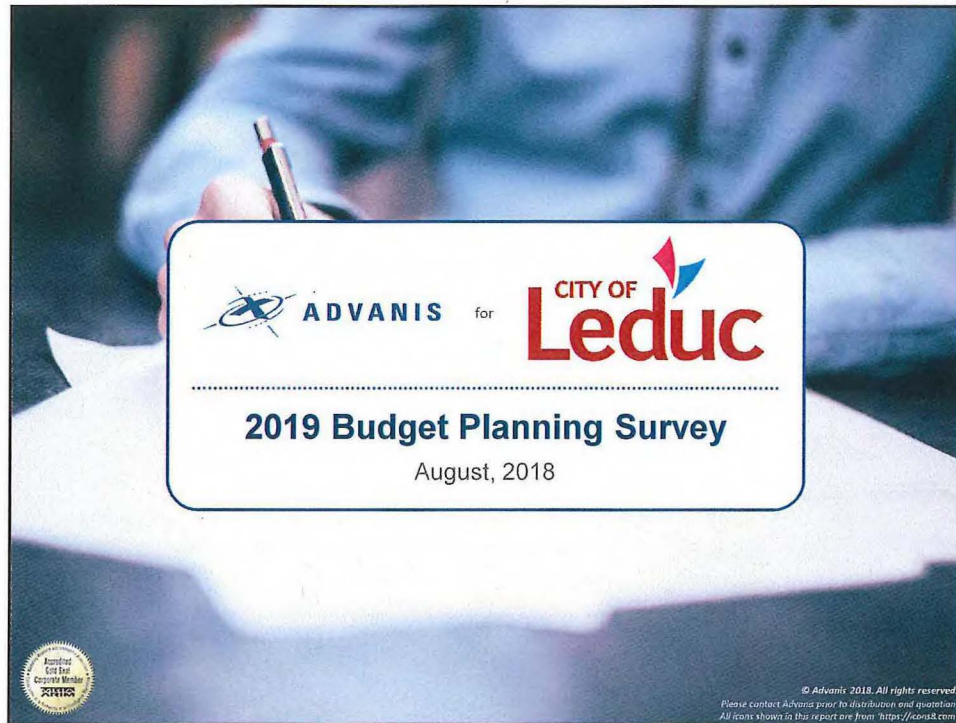
There was no discussion.

XV. ADJOURNMENT

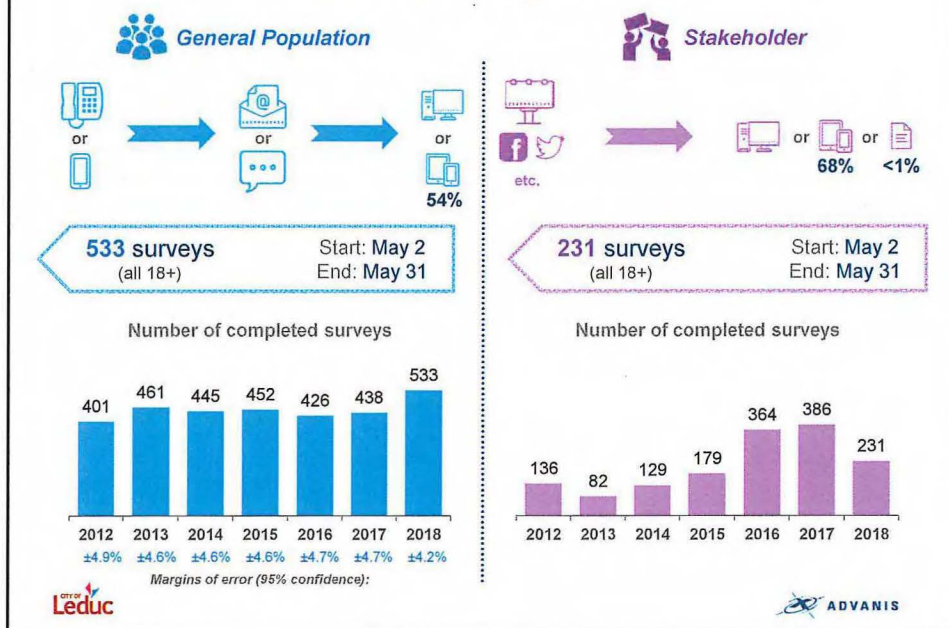
The Council meeting adjourned at 8:37 pm.

B. YOUNG
Mayor

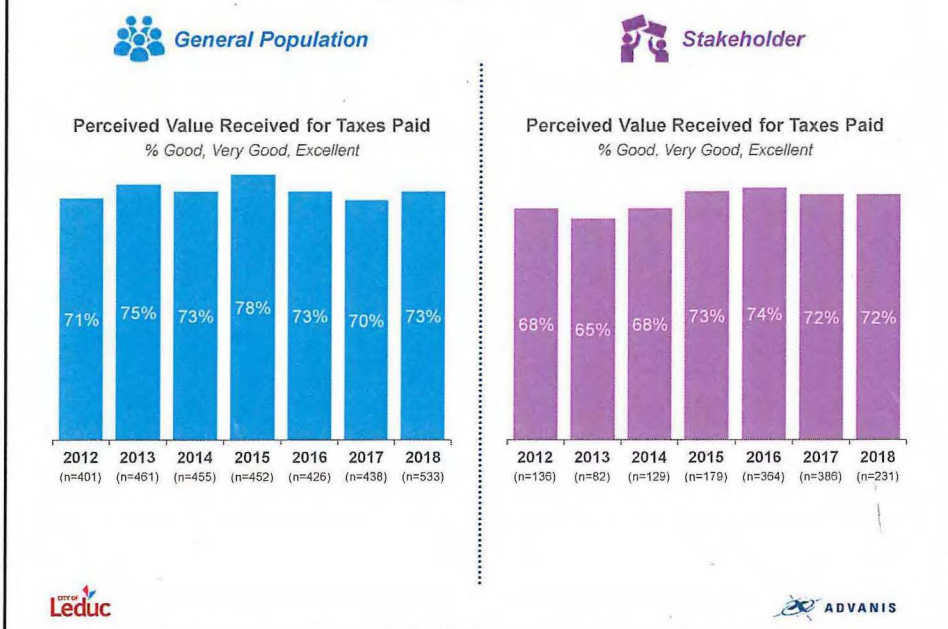
M. Hormazabal
Deputy City Clerk



Survey Comparison



Property Tax Value

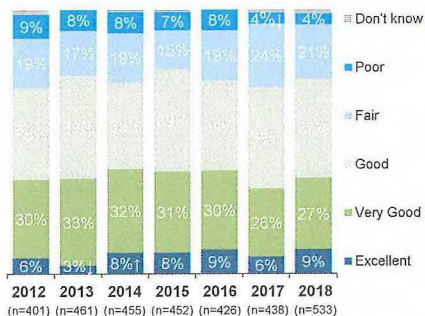


Property Tax Value



General Population

Perceived Value Received for Taxes Paid



CITY OF Leduc



Stakeholder

Perceived Value Received for Taxes Paid



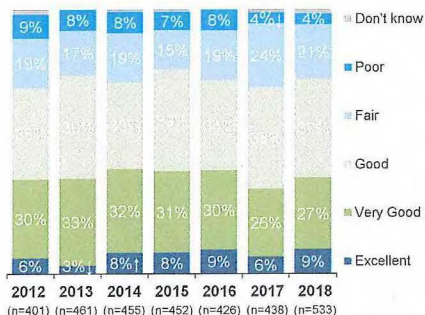
ADVANIS

Property Tax Value



General Population

Perceived Value Received for Taxes Paid



Province
29%



City of Leduc
71%



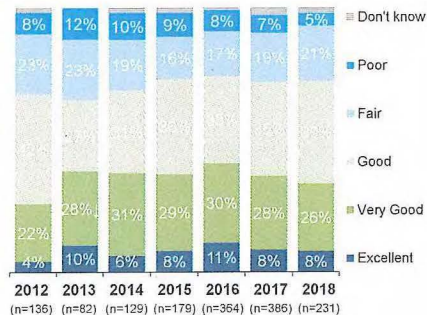
8% "correctly" identified that between 27% and 31% goes to the Province.

CITY OF Leduc



Stakeholder

Perceived Value Received for Taxes Paid



Province
29%



City of Leduc
71%



8% "correctly" identified that between 27% and 31% goes to the Province.

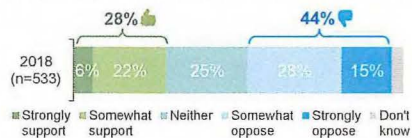
ADVANIS

Preferred Tax Strategy



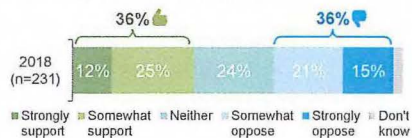
General Population

Decrease Service Levels to Minimize Tax Increases?



Stakeholder

Decrease Service Levels to Minimize Tax Increases?

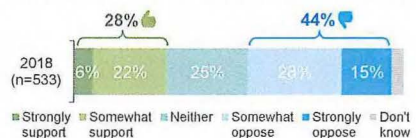


Preferred Tax Strategy



General Population

Decrease Service Levels to Minimize Tax Increases?

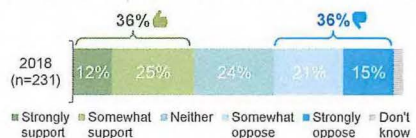


TAXES:	SERVICES:	INFRA:	
↑ increase	↑ increase	↑ increase	24%
↑ increase	— maintain	— maintain	19%
— maintain	↓ decrease	— maintain	21%
↓ decrease	↓ decrease	— maintain	12%
(unsure) 24%			



Stakeholder

Decrease Service Levels to Minimize Tax Increases?

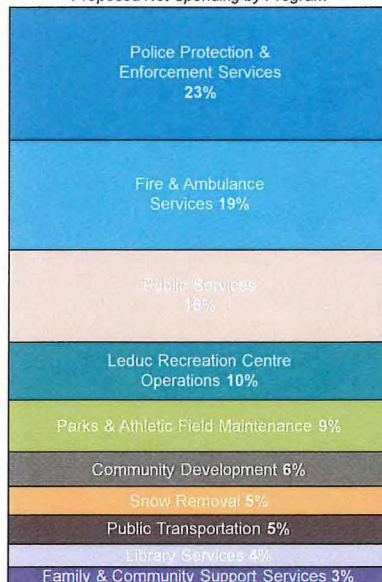


TAXES:	SERVICES:	INFRA:	
↑ increase	↑ increase	↑ increase	29%
↑ increase	— maintain	— maintain	18%
— maintain	↓ decrease	— maintain	20%
↓ decrease	↓ decrease	— maintain	20% ↑ 13% in 2017
(unsure) 13%			



City of Leduc 2019 Proposed Variable Budget

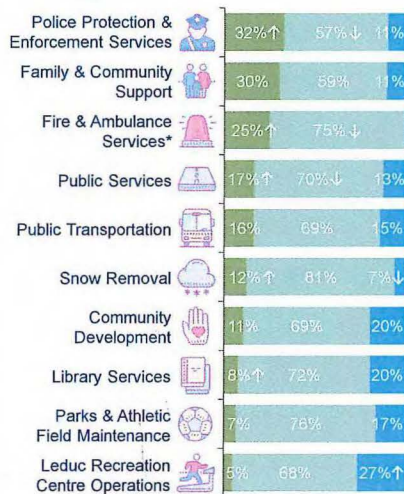
Proposed Net Spending by Program



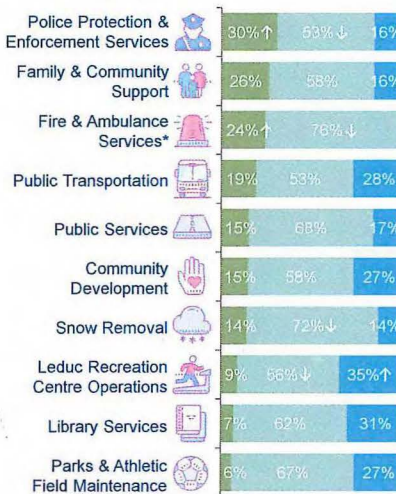
Suggested Budget Adjustments

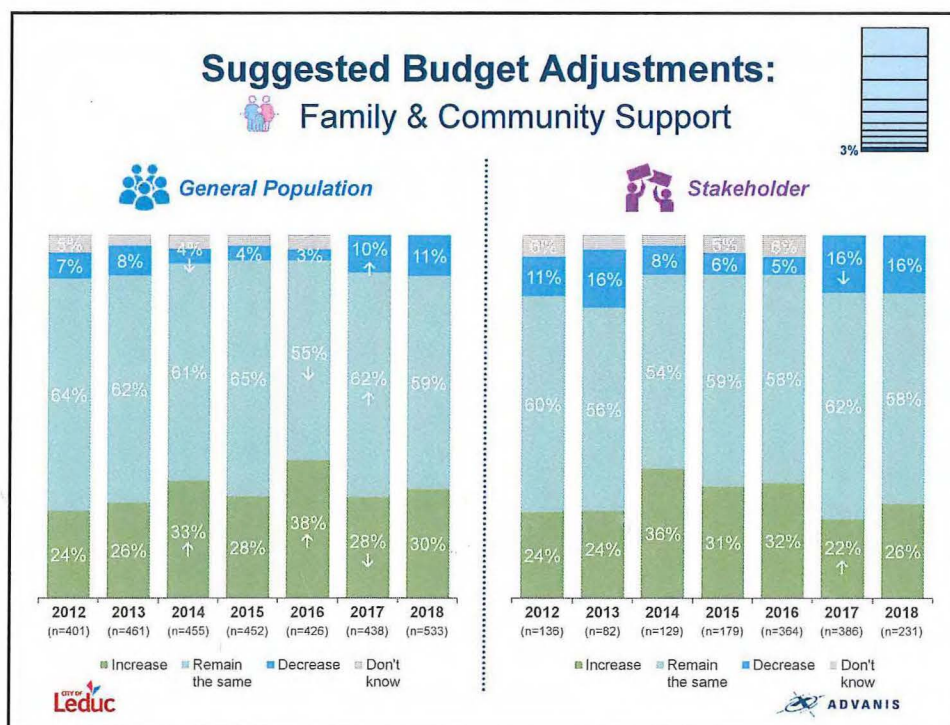
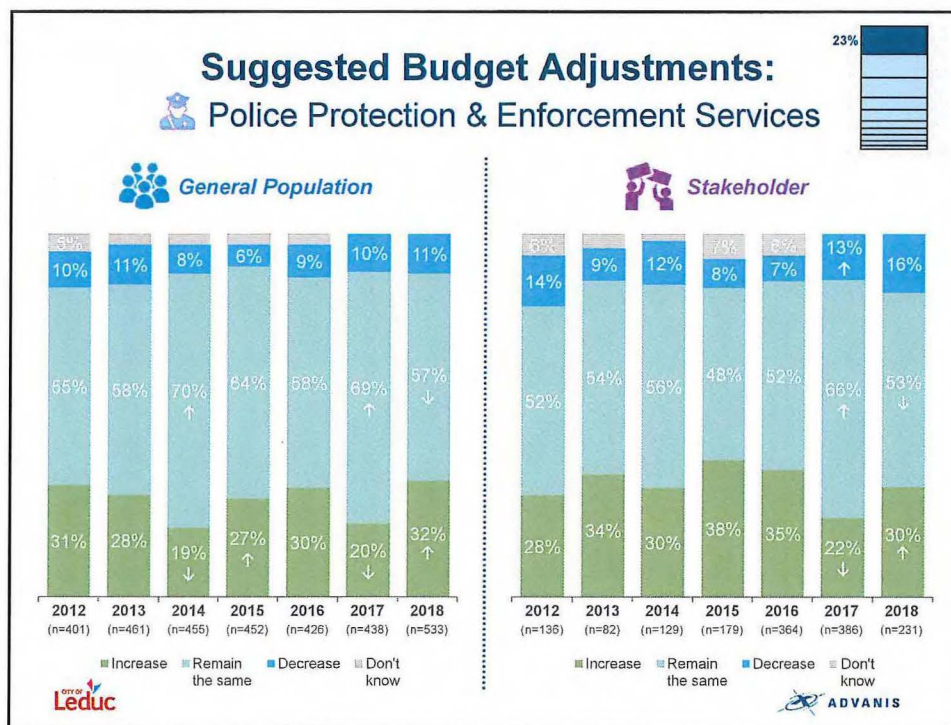


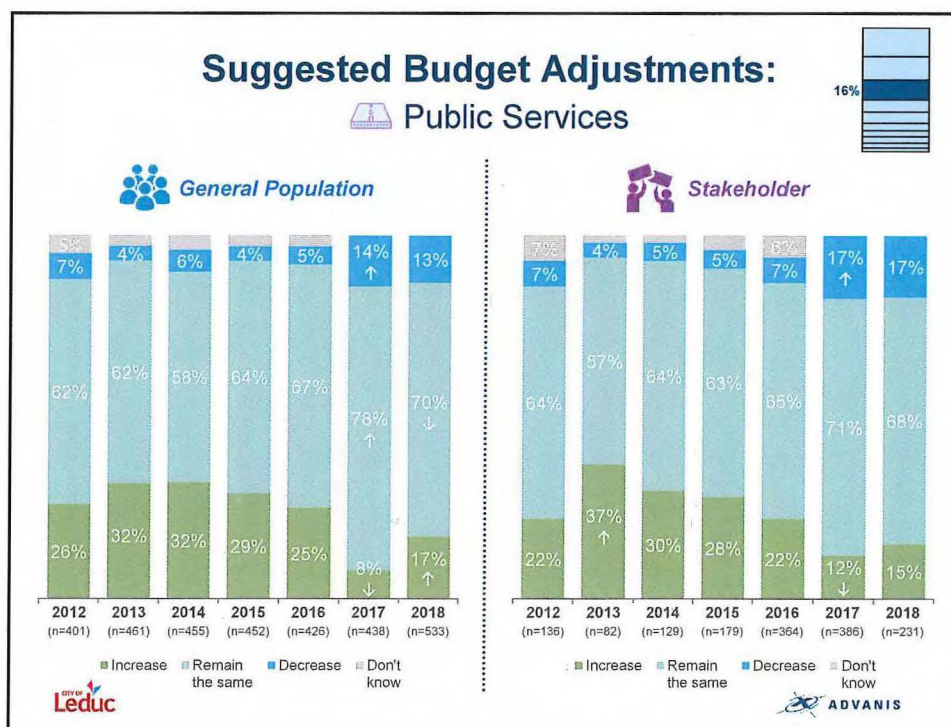
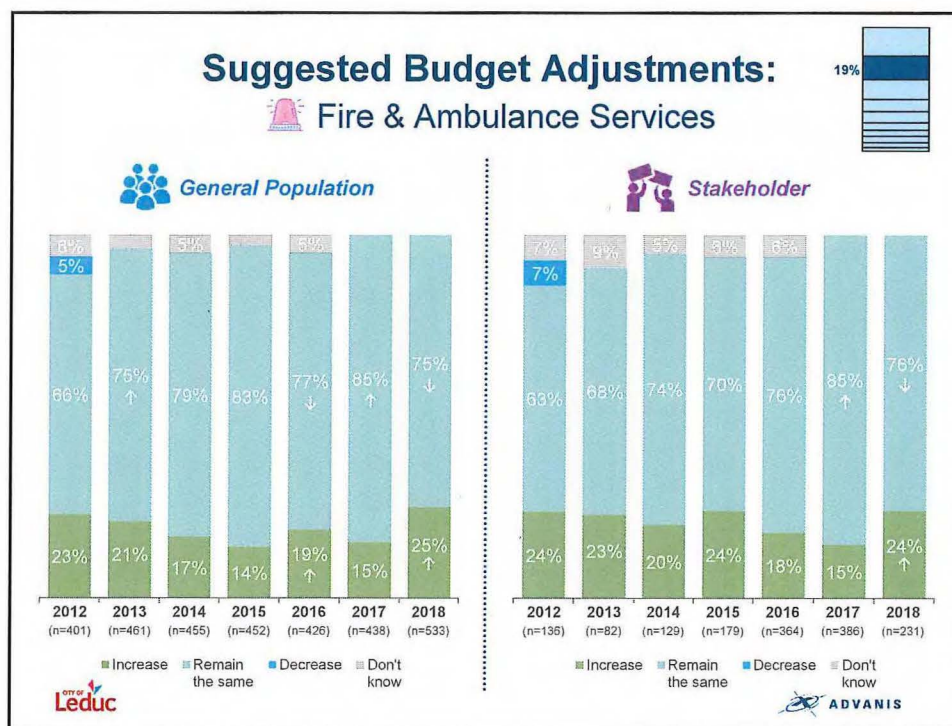
General Population



Stakeholder







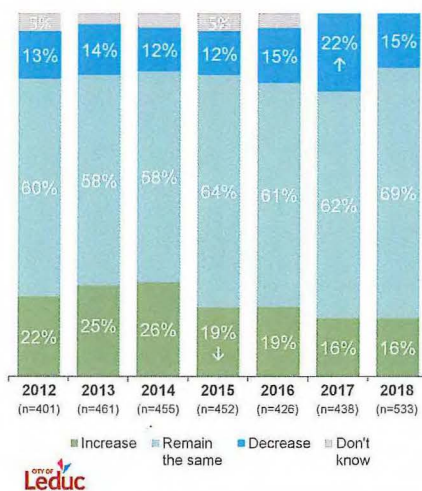
Suggested Budget Adjustments:



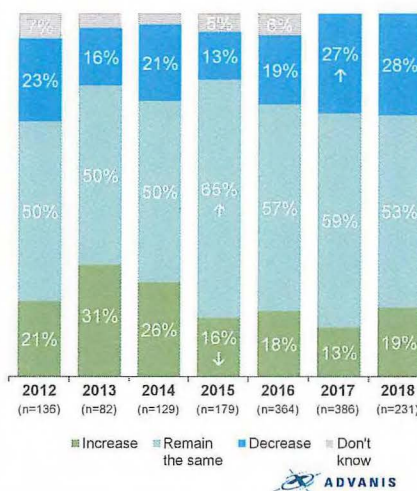
Public Transportation



General Population



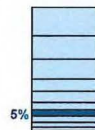
Stakeholder



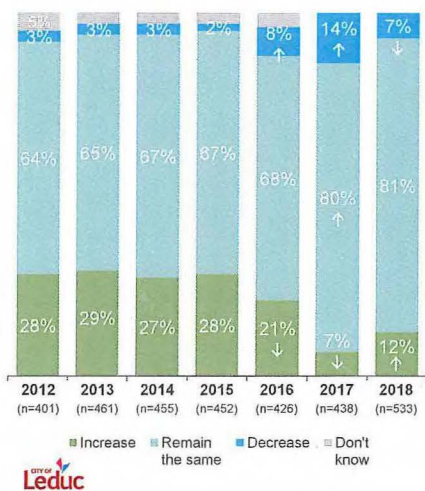
Suggested Budget Adjustments:



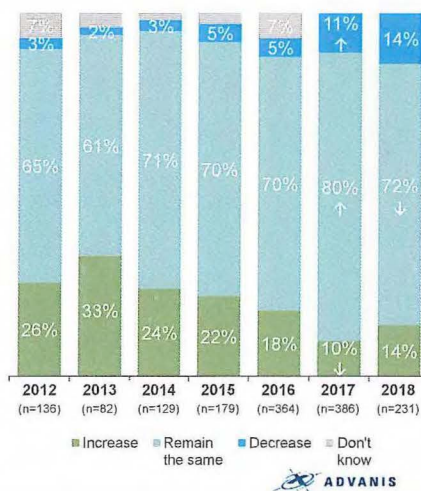
Snow Removal



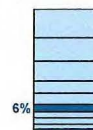
General Population



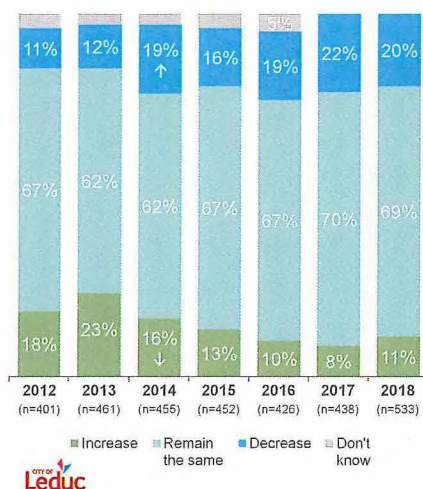
Stakeholder



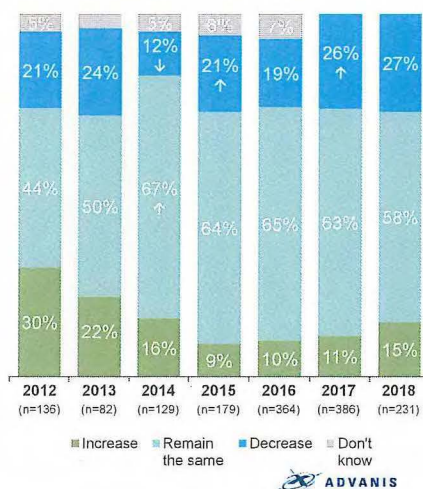
Suggested Budget Adjustments: Community Development



General Population



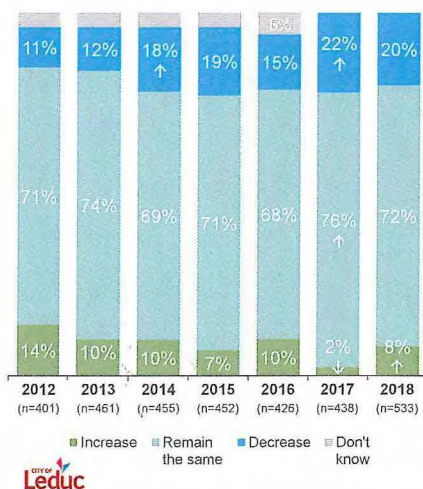
Stakeholder



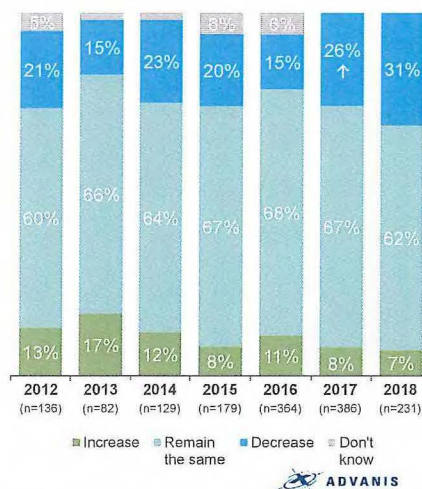
Suggested Budget Adjustments: Library Services



General Population



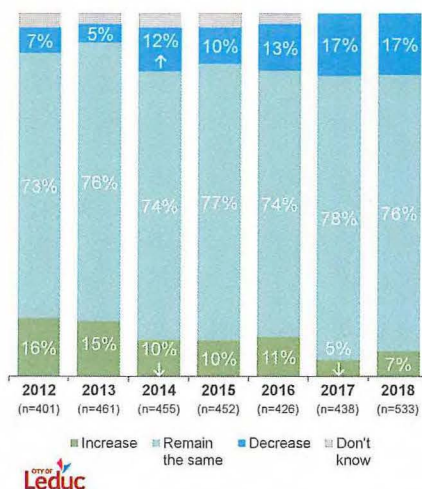
Stakeholder



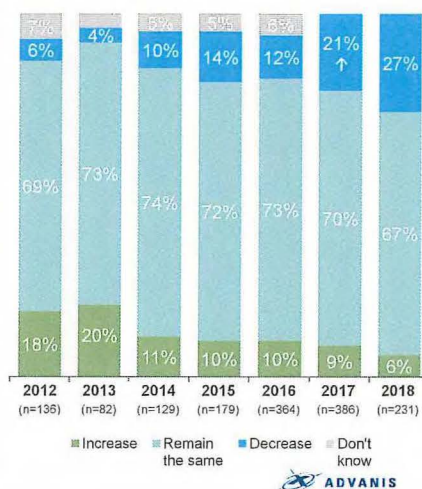
Suggested Budget Adjustments: Parks & Athletic Field Maintenance



General Population



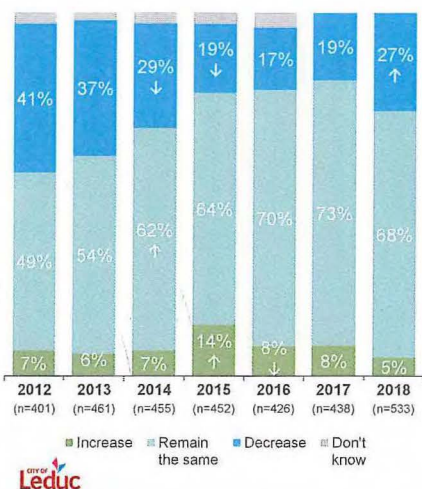
Stakeholder



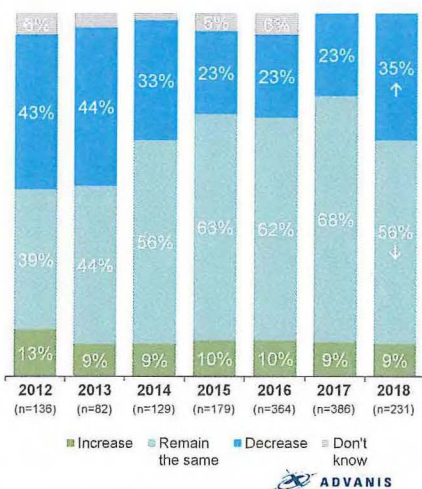
Suggested Budget Adjustments: Leduc Recreation Centre Operations



General Population



Stakeholder



Top Priorities Facing Leduc



General Population



Stakeholder



29%

Long-term fiscal sustainability



13%

Lower future property taxes



10%

Property taxes stay the same



14%

Prepare & react to economy



9%

Plan for future growth
↓ 16% in 2017



22%

Attract/maintain businesses
↑ 14% in 2017



27%

Long-term fiscal sustainability



16%

Lower future property taxes



11%

Property taxes stay the same



10%

Prepare & react to economy
↓ 16% in 2017



13%

Plan for future growth



21%

Attract/maintain businesses

CITY OF
Leduc

ADVANIS

Top Priorities Facing Leduc



General Population



Stakeholder



52%

Tax related priorities



43%

Long-term focus



55%

Tax related priorities



37%

Long-term focus
↑ 40% in 2017



29%

Long-term fiscal sustainability



13%

Lower future property taxes



10%

Property taxes stay the same



14%

Prepare & react to economy



9%

Plan for future growth
↓ 16% in 2017



22%

Attract/maintain businesses
↑ 14% in 2017



27%

Long-term fiscal sustainability



16%

Lower future property taxes



11%

Property taxes stay the same



10%

Prepare & react to economy
↓ 16% in 2017



13%

Plan for future growth



21%

Attract/maintain businesses

CITY OF
Leduc

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Other Priorities To Consider



General Population

Project/Goals	Percent
None, can't think of any/don't know	72%
Improve roads, access to certain areas, and/or traffic flow (new overpass, fix a specific intersection, twinning road, etc.)	7%
Additional facilities for programs/activities, for kids, seniors etc.	4%
Expand/build new outdoor areas	4%
Nothing that will increase taxes / do not spend more money	4%
Look for ways to improve efficiency / lower administrative costs	4%
Projects to increase safety (pedestrian/road safety, etc.)	3%
Clean up or improve existing green spaces	3%
Projects related to social services	2%
Would like to see more business / commercial development or support	1%
Environmentally-friendly / green projects or initiatives	1%
Other	4%



Stakeholder

Project/Goals	Percent
None, can't think of any/don't know	62%
Look for ways to improve efficiency / lower administrative costs	8%
Additional facilities for programs/activities, for kids, seniors etc.	6%
Improve roads, access to certain areas, and/or traffic flow (new overpass, fix a specific intersection, twinning road, etc.)	6%
Expand/build new outdoor areas	5%
Nothing that will increase taxes / do not spend more money	3%
Projects to increase safety (pedestrian/road safety, etc.)	3%
Projects related to social services	3%
Clean up or improve existing green spaces	2%
Would like to see more business / commercial development or support	2%
Environmentally-friendly / green projects or initiatives	1%
Other	7%

Questions / Comments?



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mhunke@advani.net
780.229.1148

Recognition Items

Leduc Achievement Award
– Barabonoff Family

Presented by:

Mayor B. Young

PUBLIC COMMENTARY

PUBLIC HEARING

There is no Public Hearing for the Agenda

PRESENTATIONS

Update on Provincial Initiatives

Presented by:

Honourable S. Anderson, Minister of Municipal Affairs
& MLA for Leduc-Beaumont

MEETING DATE: September 10th, 2018

SUBMITTED BY: Ken Woitt, Director Planning & Development

PREPARED BY: Kari Jones, Long Range Planner II

REPORT TITLE: Regional Context Statement

REPORT SUMMARY

Administration has prepared a draft Regional Context Statement (RCS) for Council's review and consideration. The RCS is a mandatory and technical compliance exercise for the purpose of reporting to the Edmonton Metropolitan Region Board on how the City of Leduc's Municipal Development Plan complies with, or diverges from, the new 2017 Edmonton Metropolitan Region Growth Plan.

RECOMMENDATION

That Council approve the Edmonton Metropolitan Region Board ("EMRB") Regional Context Statement ("Statement") as set out in Attachment 1 of this report and directs Administration to forward the approved Statement to the EMRB.

BACKGROUND

KEY ISSUE(S) / CONTEXT:

The Edmonton Metropolitan Region Growth Plan (EMRGP) came into force on October 26th, 2017, replacing the previous 2010 Capital Region Growth Plan. The newly approved EMRGP requires member municipalities to adopt a Regional Context Statement (RCS) by resolution and submit the RCS to the Edmonton Metropolitan Region Board (EMRB) for information in advance of updating their MDPs (Municipal Development Plans).

The RCS is a mandatory and technical compliance exercise that involves identifying how the vision and policies within Leduc's MDP conform with, or diverge from, the EMRGP. In areas where the MDP does not conform, the RCS must provide proposed future actions (i.e. MDP policy changes) to be undertaken during the upcoming 2019/2020 MDP update.

The City of Leduc's Planning department has thoroughly reviewed Leduc's MDP for alignment with the EMRGP to produce the RCS. It has become clear during this process that the majority of Leduc's MDP aligns with the overall spirit and intent of the EMRGP. However, there are some important updates that need to be made to the Leduc MDP during the 2019/2020 update process to ensure compliance with the new EMRGP. These proposed updates are outlined in the Regional Context Statement (Attachment 1), and summarized below.

Summary of MDP changes proposed in the draft RCS:

- Identification of the City of Leduc's built up urban areas, urban centre, and major employment areas, as identified in Schedule 2 of the EMRGP.
- Adjustments to the minimum greenfield density target for new residential Area Structure Plans (i.e. 35 Units per Net Hectare), as per Schedule 6 of the EMRGP.
- Recognition of the new aspirational intensification target for Leduc's built-up urban areas (15% dwellings to built-up urban areas) and aspirational urban centre density target (100 Units per Net Hectare), as per Schedule 6 of the

EMRGP, while ensuring that any residential redevelopment complies with the Province's AVPA (Airport Vicinity Protection Area) regulation.

- Identification of the opportunity to reference the EMRB Regional Transportation Priorities in the MDP, and include policy support for efforts to align Provincial priorities with EMRB's Regional Transportation Priorities.

LEGISLATION AND/OR POLICY:

Member municipalities of the EMRB area required to ensure their Municipal Development Plans (MDPs) are consistent with the new Growth Plan within three years of the plan coming into effect (October 26th, 2020). As an interim step, member municipalities must develop and submit a Regional Context Statement, as per Section 5.1.2 of the Edmonton Metropolitan Region Growth Plan (See Attachment 2), to the EMRB as information by October 26th, 2018.

PAST COUNCIL CONSIDERATION:

On August 20th, 2018 Administration presented Committee of the Whole with a draft RCS, which was discussed at length. No changes were made to the draft RCS as a result of that meeting, and the same draft RCS is attached to this Council report.

IMPLICATIONS OF RECOMMENDATION

ORGANIZATIONAL:

There are no organizational implications.

POLICY:

Municipal Development Plan: Following submission of the Regional Context Statement, the City of Leduc is required to update its MDP to align with the Edmonton Metropolitan Region Growth Plan by October 26th, 2020. This important update will address the action items detailed in the RCS and also align the MDP with our current Council's vision for the City of Leduc.

IMPLEMENTATION / COMMUNICATIONS:

Upon Council approval, administration will submit the Regional Context Statement to the EMRB for information prior to the October 26th, 2018 deadline.

ALTERNATIVES:

Council directs administration to review and modify the Regional Context Statement for further consideration.

ATTACHMENTS:

Attachment 1: Regional Context Statement

Attachment 2: Section 5.1.2 of the Edmonton Metropolitan Region Growth Plan

Others Who Have Reviewed this Report

P. Benedetto, City Manager / K. Woitt, Acting General Manager, Infrastructure & Planning

CITY OF LEDUC-REGIONAL CONTEXT STATEMENT

On October 26th, 2017 the Edmonton Metropolitan Region Growth Plan came into force, pursuant to Section 708.1 of the Municipal Government Act. As part of the implementation of the new plan, member municipalities of the Edmonton Metropolitan Region Board (EMRB) are required to prepare a statement outlining how their existing Municipal Development Plans (MDP) conform with, or diverge from the plan, and how they will bring their MDP into compliance. Member municipalities are required to adopt their own Regional Context Statement by resolution and submit to the EMRB for information, within one year of the plan being approved by the Government of Alberta. The following is the City of Leduc's Regional Context Statement, utilizing the EMRB's template as per Appendix B.

PART 1: METROPOLITAN REGIONAL STRUCTURE:

Metropolitan Regional Structure	Consistency Requirements	MDP Response	Action Required
<i>Identify relevant policy tier</i>	Metropolitan Area Tier	Relevant policy tier currently not identified in MDP.	The City of Leduc is within the metropolitan area policy tier. The future MDP will align with policies associated with this tier.
<i>Identify applicable structure components</i>	Built-up urban areas	Currently not represented.	To be identified in the MDP as areas developed within the City as of December 31st, 2016.
	Urban Centres	Currently not represented.	The urban centre will be identified in the MDP as per Schedule 2. The urban centre area in Leduc will be further explored and defined in the MDP update.
	Major employment areas	Currently not represented.	Major employment areas will be depicted and recognised in the MDP update.

PART 2: GROWTH PLAN OBJECTIVES:

The EMRGP is organized into 6 main policy areas with defined objectives which aim to support a where and how to manage growth:

#1: Economic Competitiveness and Employment

Promote global economic competitiveness and regional prosperity.

The City of Leduc's Municipal Development Plan (MDP) aligns with the following objective in that it strives for sustainable prosperity, promotes regional economic development through initiatives such as Aerotropolis planning, and ensures sustainable growth and development considering Leduc's geographic advantage provided by the QEII Highway, Canadian Pacific Railway, and the Edmonton International Airport.

Growth Plan Objectives	Consistency Requirements	MDP Response	Action Required
1.1: Promote global economic competitiveness and diversification of the regional economy		Section 3A- Regional Economic Development and Tourism and Local Economic Development and 3B- Local Economic Development, align and support this objective through strengthening Leduc's competitiveness in global markets, providing diversification of the regional economy through the Aerotropolis concept, and working with regional partners to share resources and promote sport, recreation, cultural and tourism activities in the region.	
1.2: Promote job growth and the competitiveness of the region's employment base		Section 3A- Regional Economic Development and Tourism adheres to Objective 1.2 in that it includes policies that support regional economic development to provide for a broad range of employment opportunities. Section 4A- Growth Management, #3, requires the development of non-residential land uses to create employment, with the goal of an assessment ratio of 40% non-residential development to 60% residential development.	
1.3: Enhance competitiveness through the efficient movement of people, goods and services to, from and within the Region		Section 4H-Transportation and Utility Servicing Infrastructures, Section 4G-Industrial and Business Park Development and Section 3A- Regional Economic Development and Tourism align with and support Objective 1.3 by providing the basis for development to be strategically located, planning for balanced and well located transportation system, and cooperating with regional partners to support regional transportation routes, transit hubs and corridors. These sections also support actively promoting development and economic activities in accordance with the regional Aerotropolis concept.	
1.4: Promote the livability and prosperity of the Region and plan for the needs of a changing population and workforce		Section 4 speaks to providing a variety of housing to ensure diversity in the City of Leduc as well as ensures the development of complete communities. More specifically Section 4B- General Land Use Planning supports the redevelopment of Downtown Leduc to include a mix of housing types, employment, services and amenities with access to a variety of transportation options. Section 5C- Healthy, Inclusive and Safe Communities aligns with this objective in that it ensures a high quality of life for Leduc residents by providing community services, ensuring safe communities and developments, and ensuring appropriate levels of services and amenities.	

#2: Natural Living Systems

Protect natural living systems and environmental assets.

The City of Leduc's MDP seeks "to protect, conserve and enhance Leduc's natural and constructed environments and systems". The MDP aligns with the following objectives in that it is in support of maintaining, conserving and restoring natural living system, watersheds, and corridors both locally and regionally. The MDP also seeks to employ sustainable development practices and energy efficiency.

Growth Plan Objectives	Consistency Requirements	MDP Response	Action Required
2.1: Conserve and restore natural living systems through an ecological network approach		Section 2F- Natural Areas & Urban Forest aligns with this objective in that it includes policies to conserve and protect natural areas in order to protect wildlife habitat, corridors, support to natural systems and providing recreational opportunities.	
2.2: Protect regional watershed health, water quality and quantity		Section 2D-Water Resources aligns with Objective 2.2 in that it includes policies in regards to protecting local and regional water resources and managing municipal water supply, including preserving natural streams in developed urban areas. Section 2F-Natural Areas & Urban Forest aligns with Objective 2.2 in that it seeks to protect natural areas including water resources and their riparian areas.	
2.3: Plan development to promote clean air, land and water and address climate change impacts		Section 2B - Clean Air and Greenhouse Gas Emissions, aligns with Objective 2.3 in that it looks at supporting the improvement of air quality and the reduction of greenhouse gas emissions through encouraging the use of alternative transportation methods, working on initiatives to reduce emissions and working to assess measures to deal with the effects of climate change. Section 2C- Energy Efficiency includes policies that promote energy efficiency through public transportation, land use planning, subdivision, building practices and through implementing an energy management plan for City operations. Section 4B- General Land Use Planning, #17 promotes low impact development, environmental design, green building techniques, and innovative servicing technologies.	
2.4: Minimize and mitigate the impacts of regional growth on natural living systems		Section 2F - Natural Areas & Urban Forest includes a comprehensive list of policies that look to conserve and protect natural areas and systems.	

#3: Communities and Housing

Recognize and celebrate the diversity of communities and promote an excellent quality of life across the Region.

The City of Leduc's MDP has a major emphasis on fostering and maintaining a high quality of life for its residents through the development of complete communities, providing diversity of housing, and by providing access to transportation, employment, recreation and culture.

Growth Plan Objectives	Consistency Requirements	MDP Response	Action Required
3.1: Plan and develop complete communities within each policy tier to accommodate people's daily needs for living at all ages	Minimum Greenfield Residential Density	<p>Sections 4 A-H includes policies that are generally consistent with Table 1-B- Metropolitan Area.</p> <p>Section 4B- General Land Use Planning, #4 and #12 aligns with Objective 3.1 in that it requires the availability of municipal services prior to subdivision and development of the land as well as requires that new residential developments provide a variety of housing types, commercial development, community services, education facilities and other amenities to ensure the development of complete communities.</p> <p>Section 4E- New Residential Development, #9 and 10, speak specifically to greenfield development and ensuring all new residential neighbourhoods are developed as complete communities with full access to services and amenities. Section 4E, #2 requires all new ASPs to achieve densities mandated by the EMRB.</p>	The MDP update will include updating the Minimum Greenfield Residential Density reference.
3.2: Plan for and promote a range of housing options		<p>Section 4E- New Residential Development, #4, 5, and 6 require that new developments consist of a variety of housing types as well as providing a diversity of types, forms and levels of affordability including townhouse, duplex, apartments as well as providing support for secondary suites.</p> <p>Section 4C- Downtown Leduc, #3 works towards encouraging infill and redevelopment in existing areas as a way to provide a variety of housing options as well as to make best use of existing municipal services.</p> <p>Section 4A-Growth Management and 4D- Existing Neighbourhoods speaks to promoting compact form through residential infill, redevelopment and efficient development of existing areas.</p>	
3.3: Plan for and promote market affordable and non-market housing to		Section 4E- New Residential Development, #5 and 6 speaks to providing a variety of housing types and affordability.	

address core housing need		<p>Section 4C- Downtown Leduc, #13 supports the provision of affordable housing in Downtown Leduc.</p> <p>Section 5C- Healthy, Inclusive and Safe Communities, #2 the City commits to assisting private companies and social agencies in the provision of housing accessibility.</p>	
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#4: Integration of Land Use and Infrastructure

Achieve compact growth that optimizes infrastructure investment.

The MDP aligns with the following objectives in that is in support of the efficient use of infrastructure, the integration of land use and infrastructure and sustainable development.

Growth Plan Objectives	Consistency Requirements	MDP Response	Action Required
4.1: Establish a compact and contiguous development pattern to accommodate employment and population growth		<p>Section 2B- Clean Air and Greenhouse Gas Emissions, #2, speaks to the promotion of compact form to support alternative transportation methods such as active transportation.</p> <p>Section 4A- Growth Management, #1, 4, and 7 provides support in the promotion of compact urban form through the redevelopment of existing areas and efficient development of greenfield areas. This section also looks at the long term growth of the City and ensure a long term supply of land to ensure contiguous and efficient land use planning.</p> <p>Section 4C- Downtown Leduc, #2, ensures that the idea of compact form is applied to mature areas such as the Downtown, and that mixed-use buildings are encouraged in the Downtown area.</p> <p>Section 4H-Transportation and Utility Servicing Infrastructure, #2, provides supports coordinating the investment of infrastructure and efficient land use and compact urban form.</p> <p>Section 4D- Existing Neighbourhoods promotes alternative building forms that help reduce development footprint. The MDP encourages the addition of suites and redevelopment in existing neighbourhoods.</p>	

4.2: Enable growth within built-up urban areas to optimize existing infrastructure and minimize the expansion of the development footprint	Aspirational Intensification Target	<p>Section 4A- Growth Management, #1, addresses the Growth Plan objectives in promoting growth within built-up urban areas.</p> <p>Section 4B- General Land Use Planning, #8, also addresses the facilitation of redevelopment and infill development in Downtown Leduc and/or built-up areas, including commercial, institutional and recreational land uses.</p> <p>Section 4C-Downtown Leduc speaks to the redevelopment of Downtown Leduc, a built-up neighbourhood area, in order to capitalize on existing infrastructure.</p> <p>Section 4D- Existing Neighbourhoods further addresses the Growth Plans objective to support and enable growth in existing neighbourhoods by encouraging residential infill to capitalize on existing infrastructure and amenities such as open spaces and parks.</p>	In order to further support the aspirational intensification targets for the built-up urban areas, the MDP will need to be updated to include more specific language and policies around working towards these targets, while working within the constraints of the Province of Alberta's Edmonton International Airport Vicinity Protection Area (AVPA) Regulation which imposes limits on redevelopment in and around Leduc's downtown.
4.3: Plan and develop greenfield areas in an orderly and phased manner to contribute to complete communities	Minimum Greenfield Residential Density	<p>Section 4E-New Residential Development addresses the objectives in the Growth Plan by requiring Area Structure Plans for all new residential development. This helps ensure new developments are planned, developed and phased in a contiguous pattern. This section also speaks to achieving density targets mandated by the Growth Plan and ensuring consistency in the measurement of density with the Growth Plan.</p> <p>Section 7E - Capital Region Growth Plan - City of Leduc Principles and Policies speaks generally to conforming with the original Growth Plan, and density targets, and will need to be updated to reflect the targets in the new EMRGP.</p> <p>Section 4H- Transportation and Utility Servicing Infrastructure includes and emphasis on working with regional partners to ensure that growth aligns with existing and planned regional infrastructure initiatives.</p>	The MDP currently supports new residential developments achieving the target densities mandated by the EMRB. Subsequently all ASPs have achieved or exceeded the density targets. The updated MDP needs to be consistent with the new and higher density targets in the EMRGP. More specifically, the MDP update will include updating the Minimum Greenfield Residential Density reference.
4.4: Plan for and accommodate rural growth in appropriate locations with sustainable levels of local servicing		Not applicable as the City of Leduc is an urban municipality.	
4.5: Plan for and develop mixed use and higher density centres as	Aspirational centres target (urban centres, sub-regional	Section 4B- General Land Use Planning, #9, speaks to the logical placement for mixed residential and commercial land uses towards Downtown or planned Town Centres.	In order to further support the aspirational density targets for the Urban Centre, the MDP

areas to concentrate growth of people and jobs	centres, transit-oriented development centres)	Section 4C-Downtown Leduc ensures support for mixed use developments in Downtown Leduc. Section 4E-New Residential Development, #22 and 23, support the development of mixed use areas to support transitional areas between non compatible land uses while providing links between residential land uses and jobs, services and other opportunities. Section 4F- Commercial Development #6 provides further support in locating mixed use areas around planned Town Centres.	will need to be updated to include more specific language and policies around these targets, while working within the constraints of the Province of Alberta's Edmonton International Airport Vicinity Protection Area (AVPA) Regulation which imposes limits on redevelopment in and around Leduc's downtown.
4.6: Prioritize investment and funding of regional infrastructure to support planned growth		Section 4B- General Land Use Planning, #14, address the EMRBs objective to located industrial developed to take advantage of regional infrastructure. Section 4H-Transportation and Utility Servicing Infrastructure also supports the objective to support the use of regional infrastructure.	
4.7: Ensure compatible land use patterns to minimize risks to public safety and health		The MDP provides several policies to ensure compatible land use patterns; in particular 5C - Healthy, Inclusive, and Safe Communities.	

#5: Transportation Systems

Ensure effective regional mobility.

The MDP aligns with the following objectives in that is in support of taking advantage of its strategic geographic location in the region by supporting regional transportation systems, alternative transportation methods and the integration of land use and transportation for the efficient movement of people, goods, and services.

Growth Plan Objectives	Consistency Requirements	MDP Response	Action Required
Objective 5.1: Develop a regional transportation system to support and enhance the growth of the Region and regional and global connectivity		Section 4H- Transportation and Utility Servicing Infrastructure, #7, 8, 9, 10 addresses the Growth Plans objective with goals and policies such as requiring development to be located where they will support and take advantage of regional transportation systems, providing a variety of transportation options within Leduc, providing transit opportunities in major concentrations of residential population, community and services and employment areas and working with regional partners on future public transit opportunities.	

<p>Objective 5.2: Encourage a mode shift to transit, high occupancy vehicles and active transportation modes as viable and attractive alternatives to private automobile travel, appropriate to the scale of the community</p>		<p>Active transportation is important in the City of Leduc. Section 2B- Clean Air and greenhouse Gas Emissions, encourages the use of alternatives transportation methods to encourage walking and cycling by promoting compact urban form through redevelopment and strategically planned compact developments.</p> <p>Section 4H- Transportation and Utility Servicing Infrastructure highlights that there is a major emphasis in providing safe and reliable sidewalks, trails and multiway systems, with high connectivity between neighbourhoods, to encourage pedestrian travel.</p> <p>In terms of alternate modes of transportation and the integration of regional transit systems, Section 2C Energy Efficiency, #2, looks to enhance transportation efficiency through expanded public transit services.</p> <p>Section 4A- Growth Management, #8, further encourages and promotes provision of choice among mobility options in the City.</p> <p>Section 4B- General Land Use Planning, #9 speaks to intensification of the Downtown in order to promote pedestrian oriented communities to help reduce demand on higher order transportation systems.</p> <p>Section 4H- Transportation and Utility Servicing Infrastructure also further encourages a balanced transportation system with choice and encouraging major developments to be accessible and take advantage of adjacent regional transportation systems. This section also emphasizes the importance of collaborating with regional partners to plan for major transportation corridors and future park and ride facilities to connect local residents to regional transit services.</p>	
<p>Objective 5.3: Coordinate and integrate land use and transportation facilities and services to support the efficient and safe movement of people, goods and services in</p>		<p>Section 4H- Transportation and Utility Servicing Infrastructure looks at strategically locating developments to optimize the use of existing transportation infrastructure as well as regional transportation infrastructure. This section also looks at the movement of people and goods from designating truck routes to providing and promoting safety on streets for pedestrians.</p>	

both urban and rural areas			
Objective 5.4: Support the Edmonton International Airport as northern Alberta's primary air gateway to the world		<p>Section 3A- Regional Economic Development and Tourism seeks to continue valuable collaboration with regional partners and the Edmonton International Airport to pursue economic development opportunities, marketing businesses in the region to global markets, and supporting regional tourism in line with the EIA, Port Alberta and the Aerotropolis concept.</p> <p>Section 4A- Growth Management supports the compliance with Airport Vicinity Protection Area (AVPA).</p> <p>Section 4D- Existing Neighbourhoods, Section 4B- General Land Use Planning and 4E- New Residential Development, looks at promoting innovative development techniques and directing residential away from noise generations to mitigate impacts on airport operations.</p> <p>Section 4G- Industrial and Business Park Development speaks to promoting Aerotropolis development adjacent to the EIA in order to take advantage of opportunities created by both Port Alberta and the EIA.</p> <p>Section 4H- Transportation and Utility Servicing Infrastructure looks to support the EIA by investing in key infrastructure upgrades that support both the City of Leduc, EIA and regional partners.</p> <p>Section 7C- Regional and Intergovernmental Partnerships includes policies that work to enhance the City of Leduc's partnership with the Edmonton International Airport through cooperation in the implementation of Edmonton International Airport Master Plan and other plans of the City of Leduc.</p>	
Objective 5.5: Ensure effective coordination of regional transportation policies and initiatives between all jurisdictions		<p>Section 4H - Transportation and Utility Servicing Infrastructure includes a number of policies regarding the integration of land use planning and development with infrastructure investments based upon regional, city-wide, and sectoral priorities.</p>	<p>In order to further support the effective coordination of regional transportation planning, there is an opportunity for MDP policy that recognizes the EMRB's Regional Transportation Priorities and supports intergovernmental efforts to align Provincial priorities with EMRB's Regional Transportation Priorities.</p>

#6: Agriculture

Ensure the wise management of prime agricultural resources.

The MDP aligns with the following objectives in that is in support of sustainable management of prime agricultural lands within an urban municipality by considering proper sequencing of development, minimal fragmentation, and support to value-added agriculture industries within its industrial base.

Growth Plan Objectives	Consistency Requirements	MDP Response	Action Required
Objective 6.1: Identify and conserve an adequate supply of prime agricultural lands to provide a secure local source of food security for future generations		<p>Section 3B- Local Economic Development, #1 and Section 4G- Industrial and Business Park Development looks at attracting and promoting businesses such as value-added agricultural processing and value-added food chain developments.</p> <p>Section 4B- General Land Use Planning, #1, seeks to preserve agricultural land and operations that are compatible with urban uses.</p> <p>Section 5C- Healthy, Inclusive and Safe Communities encourages access to healthy food options and promotes food security and the development of local and regional agriculture.</p>	
Objective 6.2: Minimize the fragmentation and conversion of prime agricultural lands for non-agricultural uses		<p>Section 4A- Growth Management, # 7, ensures the minimal fragmentation of greenfield areas by requiring development be approved adjacent to existing developed areas to ensure contiguous development.</p> <p>Policy #3 speaks to proper management of soil resources during development.</p> <p>Section 4A promotes compact form, redevelopment and efficient development of undeveloped areas. This section also ensures development happens in a contiguous manner to reduce fragmentation.</p> <p>Section 2B, #2 further reiterates the support of compact form by encouraging alternative transportation choices through the planning and promotion of compact urban form.</p>	
Objective 6.3: Promote diversification and value-added agriculture production and plan infrastructure to support the agricultural sector and regional food system		<p>Section 3B-Local Economic Development, #1 seeks to attract business and industries related to value-added agricultural processing.</p> <p>Section 5C- Healthy, Inclusive and Safe Communities, #12 and #13, encourages the access to healthy food and promoting food security through the development of local and regional agriculture.</p>	

5.1.1 Existing Area Structure Plans

Consistent with the CRB Regulation, existing area structure plans that were adopted in accordance with the MGA prior to the date this Plan comes into force will remain in effect and will be *grandfathered*. Substantive amendments to these approved plans will be subject to the Regional Evaluation Framework (REF) evaluation, as established through the REF submission criteria.

Agricultural impact assessments are not required for existing area structure plans unless they are amended to expand their boundaries into new *greenfield areas*. This also applies to any sub-area or lower level plans under existing area structure plans.

5.1.2 Regional Context Statements

To address the time lag between the approval of the Growth Plan and the updating of municipal development plans (MDP) for conformance with the Growth Plan, regional context statements (RCS) are intended as a transition mechanism. CRB members will prepare a statement outlining how their existing MDPs conform with, or diverge from the new Growth Plan, and how they will bring their MDP into compliance.

Refer to Appendix B: Regional Context Statement Template for more detailed guidance on the required content for a regional context statement.

The preparation of a RCS applies to the following:

- a. member municipalities that are required by the MGA to prepare MDPs, must submit a RCS to the CRB for information within one year of the Growth Plan being approved by the Government of Alberta;
- b. in general, RCSs shall describe how existing MDPs will be brought into conformance with the following key Growth Plan items including:
 - i. Edmonton Metropolitan Regional Structure including delineation of the *policy tiers* and structure components;
 - ii. spirit and intent of the Economic Competitiveness and Employment policy area including the recognition and support of *major, local* and resource-based *employment areas* and the depiction of *major employment areas* in municipal mapping;
 - iii. spirit and intent of the Natural Living Systems policy area including the recognition of *natural living systems* identified in this Growth Plan;
 - iv. spirit and intent of Community and Housing policy area including the recognition of *complete communities*, housing diversity and addressing *core housing need*;
 - v. spirit and intent of the Integration of Land Use and Infrastructure policy area, including, but not limited to:
 - a. *minimum greenfield densities*;
 - b. *aspirational intensification targets* and *centres target*;
 - c. identification of *centres* and definition of *built-up urban areas* and delineation in municipal mapping;
 - d. identification of *growth hamlets* in the *rural area*; and
 - e. *country residential* policy and density target;

- vi. spirit and intent of the Transportation Systems policy area, including recognition of the regional transportation infrastructure and modal shift policies;
- vii. spirit and intent of the Agriculture policy area, including the recognition of *prime agricultural lands* (according to LSRS classification system) pending completion of the Regional Agriculture Master Plan and definition of a *regional land evaluation and site assessment tool*; and
- c. The councils of member municipalities shall adopt RCS by resolution and submit them to the CRB.

5.1.3 Municipal Development Plans

MDPs are an essential means of implementing this Growth Plan. Member municipalities that are required by the MGA to prepare MDPs shall update their MDP to conform to this Growth Plan within three years of this Plan coming into effect.

This transitional item is subject to approval by the Government of Alberta and is reflected in **Section 5.5**.

COUNCIL REQUEST FOR DECISION

MEETING DATE: September 10, 2018

SUBMITTED BY: Ken Woitt, Director Planning & Development

PREPARED BY: April Renneberg, Current Planner II

REPORT TITLE: Bylaw No. 998-2018 – Adding 'Government Service' to DC(22) Land Use District (amending Bylaw No. 947-2017) (1st Reading)

REPORT SUMMARY

Administration is recommending amendments to Bylaw No. 947-2017, forming part of Appendix 1 of Land Use Bylaw 809-2013, to add Government Service as a permitted use as part of the DC(22) district regulations.

RECOMMENDATION

That Council give Bylaw 998-2018 first reading.

BACKGROUND

KEY ISSUE(S) / CONTEXT:

The City of Leduc Land Use Bylaw 809-2013 regulates and controls the use and development of land and buildings within the City of Leduc. One of the primary goals of this bylaw is to create a set of regulations that will enhance the unique character of the City. A Land Use Bylaw is a living document that is constantly being reviewed by administration to ensure the regulations are clear, concise and consistent and that improvements and new growth that occur within the City meet the high standards expected of development in Leduc.

The purpose of a direct control district is to provide specific regulations to ensure desirable development on particular sites, taking into consideration the amenities of the neighbourhood, the existing use of land and future development opportunities. The property at 4809 – 43A Avenue was first redistricted to a Direct Control land use district in 2012 at which time a specific set of regulations was established for the site. Council at this time wanted to limit the permitted and discretionary uses on the lands to better control the type of development in this key location, taking into consideration surrounding land uses. In 2017, Council amended the list of uses in this DC(22) land use district to include Recreation Facility, Indoor as a permitted use.

Administration has now received an application to further amend the DC(22) land use district for 4809 – 43A Avenue to include Government Service as a permitted use on the lands, for the specific purpose of allowing Alberta Human Services to operate from the site. Government Service is defined under the Land Use Bylaw in part as a development providing municipal, provincial or federal government services directly to the public. Administration feels that this type of use would compliment the surrounding area and that a Government Service-type use would be compatible with the uses existing on the lands. It is anticipated that this government-run social services division will occupy one or more of the second-floor units within the existing two storey building on the site. An application for a development permit for this use has not yet been received by City administration.

All other regulations that exist within Bylaw 947-2018 for the property at 4809 – 43A Avenue will remain unchanged.

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
 - Bylaw 947-2017 amends Land Use Bylaw 809-2013 to establish the direct control district regulations [DC(22)] for Lot 3, Plan 6348MC, being 4809 – 43A Avenue.

PAST COUNCIL CONSIDERATION:

Bylaw 998-2018 is before Council for the first time.

CITY OF LEDUC PLANS:

Bylaw 998-2018 is consistent with the City's Municipal Development Plan and all other statutory documents.

IMPLICATIONS OF RECOMMENDATION

IMPLEMENTATION / COMMUNICATIONS:

The public hearing for Bylaw 998-2018 is scheduled for September 24, 2018. The hearing will be advertised in the September 7 and 14, 2018 issues of 'The Representative' and notices will be mailed to property owners within 61 metres of the site.

ALTERNATIVES:

1. That Council defeat Bylaw 998-2018.

ATTACHED REPORTS / DOCUMENTS:

1. Bylaw 998-2018
2. Key Plan
3. Bylaw 947-2017 (Creation of DC(22) Land Use District – approved May 2017)

Others Who Have Reviewed this Report

D. Melvie, Acting City Manager / B. Loewen, City Solicitor / B. Knisley, Acting General Manager, Infrastructure & Planning

AMENDMENT #85 - 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

That Bylaw 947-2017, forming part of Appendix 1 to Bylaw 809-2013, be amended as follows:

1. Amending Section 3.0 by adding Government Service as a permitted use.

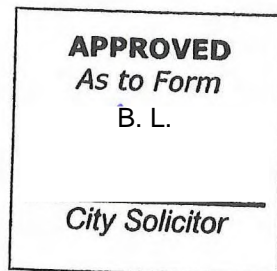
PART II: ENACTMENT

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.



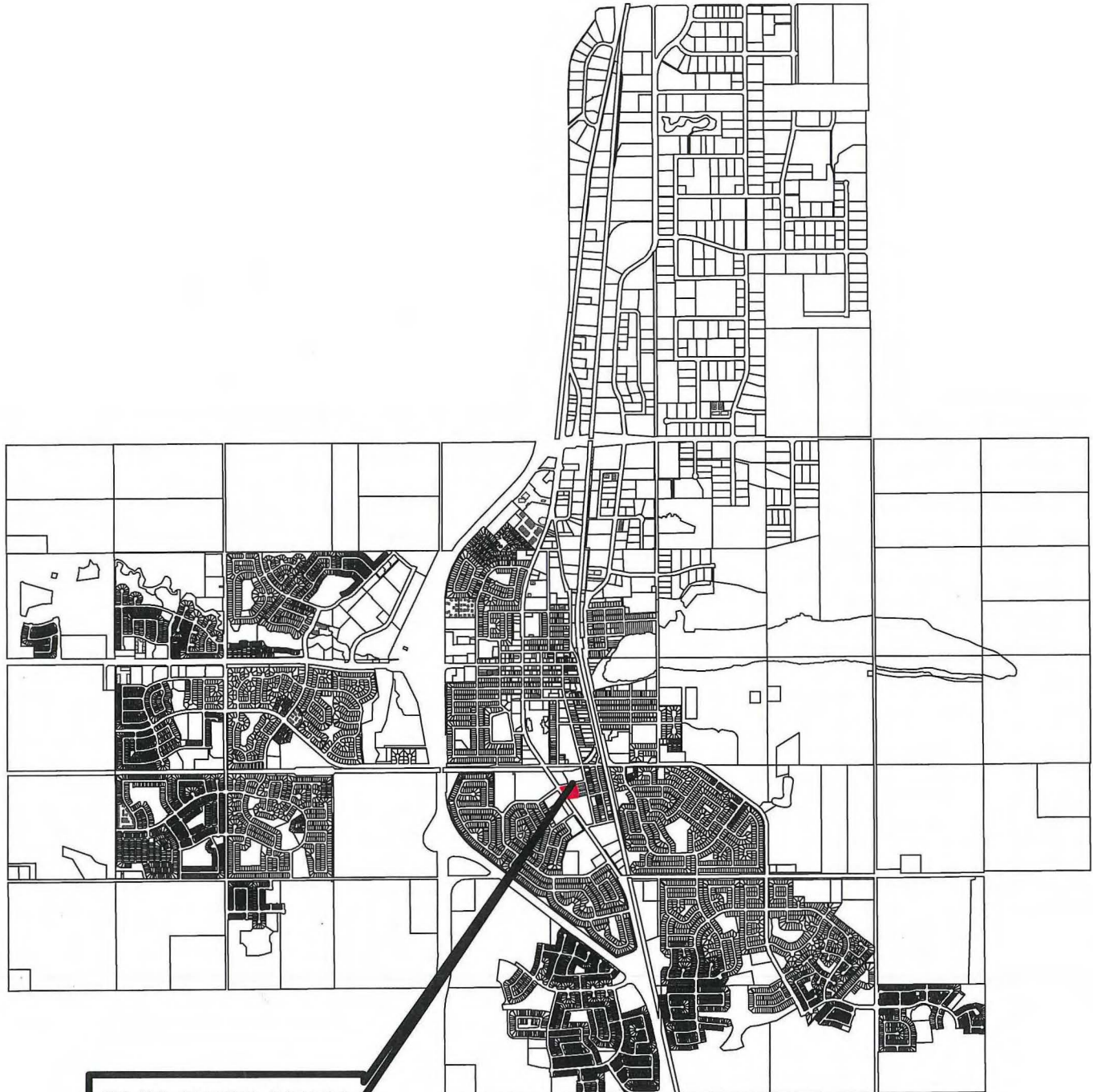
Robert Young
MAYOR

Sandra Davis
CITY CLERK

Date Signed

KEY PLAN

ATTACHMENT 2



SUBJECT AREA

Bylaw No. 947-2017

Page 1

AMENDMENT # 65 - 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:

Lot 3, Plan 6348MC
(Consisting of 0.83 ha more or less)

From: DC (18) - Direct Control – Distinctive Design

To: DC (22) – 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:

947-2017		Plan 6348MC, Lot 3	Commercial development	DC(22)
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4. **THAT:** Appendix 1 of the Land Use Bylaw be amended by adding the following DC(22) Development Regulations:

DC (22) Development Regulations**1.0 General Purpose of District**

To establish a specific commercial development.

2.0 Area of Application

The DC District shall apply to Lot 3, Plan 6348MC, located on 50 Street and 43A Avenue as shown on Schedule A of this Bylaw.

3.0 Uses

Permitted Uses

- a) Health Service
- b) Commercial School
- c) Drive Through Service
- d) Eating and Drinking Establishments
- e) Eating and Drinking Establishments (Limited)
- f) Personal Service

- g) Professional, Financial and Office Service
- h) Retail Store (Neighbourhood)
- i) Pet Care Service
- j) Recreation Facility, Indoor
- k) Retail Store (Liquor)

4.0 General Regulations

1. Recreation Facility, Indoor for this District shall mean a Development providing facilities that are available to the public for a health and fitness club with a maximum floor area of 464.52 m².
2. On-site parking stalls for a Recreation Facility, Indoor for this District shall not exceed twelve (12) parking stalls that shall be designated for that business by post-mounted signs.
3. Development in this District shall be evaluated with respect to compliance with the GC - General Commercial District and all other provisions of Land Use Bylaw 809-2013 where not specifically overridden by this DC zoning.
4. The Development officer may grant relaxation to regulations defined in this Bylaw if in his or her opinion such a variance would be in keeping with the general purpose of this District and would not affect the amenities, use and enjoyment of neighbouring properties.

PART II: REPEAL

5. **THAT:** Bylaw 805-2012 is hereby repealed.

PART III: 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 10TH DAY OF APRIL, 2017.

READ A SECOND TIME IN COUNCIL THIS 8TH DAY OF MAY, 2017.


READ A THIRD TIME IN COUNCIL AND FINALLY PASSED THIS 8TH DAY OF MAY, 2017.

"Original Signed"

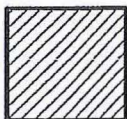
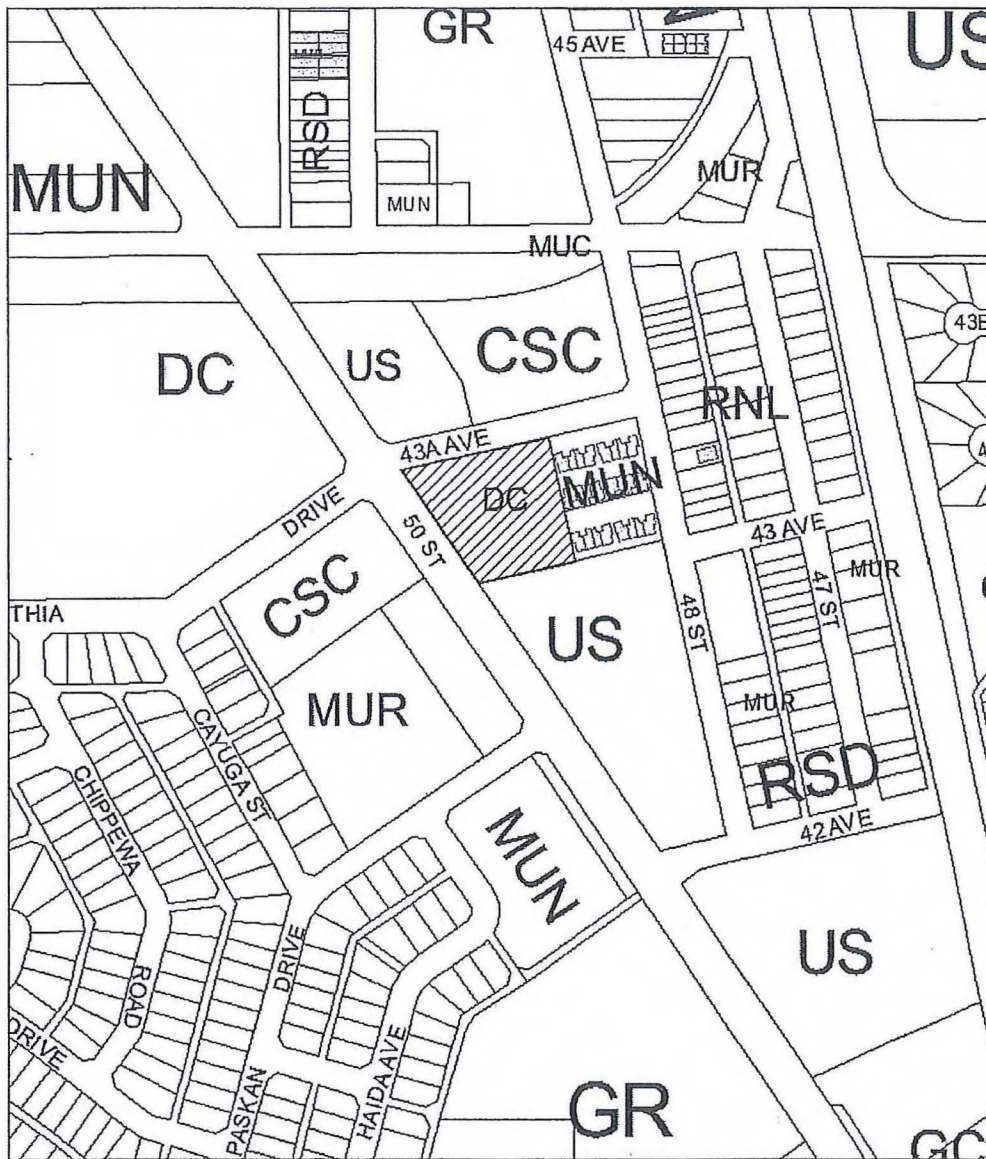

Greg Krischke
MAYOR

"Original Signed"


Date Signed


Sandra Davis
CITY CLERK

SCHEDULE "A"



FROM: DC (18) - DIRECT CONTROL DISTINCTIVE DESIGN
TO: DC (22) - DIRECT CONTROL DISTINCTIVE DESIGN



PUBLIC COMMENTARY

IN-CAMERA ITEMS

Performance Review Feedback

Exception to Disclosure - Section 19 of the FOIP Act

RISE & REPORT FROM IN-CAMERA ITEMS

UPDATES FROM BOARDS & COMMITTEES



Mayor's Report
August 20 – September 2, 2018

August 20:

- Airport Accord briefing
- Committee-of-the-Whole and Council agenda review
- Traci Bednard, Vice President, Digital Strategy & Corporate Communications, EIA
- Terry Atkinson Park opening
- Committee-of-the-Whole
- Council

August 21:

- Speech Coach
- Communications Officer candidate
- Stan Trabnik
- Leduc Rep interview
- Costco Pre-Opening Celebration

August 22:

- MLA Shaye Anderson

August 23

- 2018 Edmonton Metropolitan Region Municipal Golf Tournament
- Leduc Regional Housing Foundation

August 24

- Mayor John Stewart, Town of Beaumont
- Airport Accord briefing
- Airport Accord Oversight Committee

August 25

- 89th and final running of the Canadian Derby

August 27

- Leduc Rep interview
- Stacey Bourassa
- City Manager briefing
- Finance
- #influencers video shoot
- Grants to Organizations meeting

August 29

- CHBA -Edmonton Region's August Golf Tournament

August 30

- Information Technology meeting
- #influencers: Emerging Leaders of Leduc committee

August 31

- City Clerk

Approved by Mayor Bob Young

"Original Signed"



Building Permit Detail Summary

August 1, 2018-August 31, 2018 (inclusive)

Commercial					
Permit	Type of Work	Builder	Units	Area	Valuation
PRBD201802467 (Issued-02/08/2018)	Alteration and improvements	GOLDWING CONSTRUCTION INC		Central Business District	\$300,000.00
PRBD201803000 (Issued-21/08/2018)	Alteration and improvements	Synero Inc.		West Commercial	\$250,000.00
PRBD201803208 (Issued-09/08/2018)	Fabric Covered Structure	Alberta Special Event Equipment Rentals & Sales		Northwest Commerical	\$20,000.00
PRBD201803216 (Issued-20/08/2018)	Demolition - Gas Bar and Canopy	Tervita Corporation/ CCS Inc.		Alexandra Park	\$50,000.00
Subtotal		4			\$620,000.00
Duplex Dwelling					
Permit	Type of Work	Builder	Units	Area	Valuation
PRBD201803186 (Issued-22/08/2018)	New Construction - Duplex	Pacesetter Homes Partnership	1	Meadowview Park	\$274,000.00
PRBD201803188 (Issued-21/08/2018)	New Construction - Duplex	Pacesetter Homes Partnership	1	Meadowview Park	\$274,000.00
Subtotal		2	2		\$548,000.00
Government/Institutional					
Permit	Type of Work	Builder	Units	Area	Valuation
PRBD201802002 (Issued-14/08/2018)	Alteration and improvements	CLARK BUILDERS		East Industrial	\$116,174.00
PRBD201803427 (Issued-23/08/2018)	Alteration and improvements	Alkim Interior Contractors Ltd.		Alexandra Park	\$20,000.00
PRBD201803428 (Issued-23/08/2018)	Alteration and improvements	Alkim Interior Contractors Ltd.		Alexandra Park	\$57,000.00
Subtotal		3			\$193,174.00
Multi-Residential					
Permit	Type of Work	Builder	Units	Area	Valuation
PRBD201802693 (Issued-07/08/2018)	New Construction - Townhouse	ENRICH HOMES LTD	2	Deer Valley	\$637,000.00
PRBD201802703 (Issued-03/08/2018)	New Construction - Townhouse	ENRICH HOMES LTD	4	Deer Valley	\$1,274,000.00
Subtotal		2	6		\$1,911,000.00



Building Permit Detail Summary

August 1, 2018-August 31, 2018 (inclusive)

Other Residential					
Permit	Type of Work	Builder	Units	Area	Valuation
PRBD201802379 (Issued-15/08/2018)	Accessory Structure - Detached Garage	CRANSTON HOMES LTD		Meadowview Park	\$15,000.00
PRBD201802439 (Issued-31/08/2018)	Accessory Structure - Detached Garage	CRANSTON HOMES LTD		Meadowview Park	\$15,000.00
PRBD201802520 (Issued-01/08/2018)	Accessory Structure - Shed	RUMBOLT IVAN		South Park	\$5,000.00
PRBD201802555 (Issued-30/08/2018)	Secondary suite	Agopsowicz Victor		Southfork	\$30,000.00
PRBD201802561 (Issued-23/08/2018)	Secondary suite	Look Master Builder Inc.		Black Stone	\$50,000.00
PRBD201802712 (Issued-07/08/2018)	Accessory Structure - Detached Garage	RED-WHEEL CONSTRUCTION LTD		Southfork	\$15,000.00
PRBD201802785 (Issued-14/08/2018)	Accessory Structure - Detached Garage	Creation Communities Inc/ CCI Homes		Deer Valley	\$16,000.00
PRBD201802912 (Issued-03/08/2018)	Secondary suite	GILL KULDEEP		Bridgeport	\$50,000.00
PRBD201802971 (Issued-03/08/2018)	Accessory Structure - Hot Tub	GROSS ALEXANDER		Meadowview Park	\$11,000.00
PRBD201803014 (Issued-01/08/2018)	Accessory Structure - Hot Tub	GOERTZ BRIAN		Windrose	\$5,000.00
PRBD201803019 (Issued-07/08/2018)	Accessory Structure - Deck Uncovered	Prominent Homes Edmonton Ltd		Black Stone	\$5,000.00
PRBD201803023 (Issued-16/08/2018)	Accessory Structure - Deck Uncovered	Prominent Homes Edmonton Ltd		Black Stone	\$5,000.00
PRBD201803024 (Issued-14/08/2018)	Accessory Structure - Deck Uncovered	Prominent Homes Edmonton Ltd		Black Stone	\$5,000.00
PRBD201803025 (Finaled-03/08/2018)	Accessory Structure - Deck Uncovered	SCOTT CANDACE		Meadowview Park	\$5,000.00
PRBD201803033 (Issued-03/08/2018)	Accessory Structure - Hot Tub	SCHAFER SHANA		Suntree	\$14,000.00
PRBD201803040 (Issued-29/08/2018)	Accessory Structure - Detached Garage	The Premier Construction Group Inc/ Premier Built Garages		Suntree	\$29,000.00



Building Permit Detail Summary

August 1, 2018-August 31, 2018 (inclusive)

PRBD201803048 (Issued-03/08/2018)	Accessory Structure - Deck Uncovered	MUNAWAR SHEERAZ		Tribute	\$5,000.00
PRBD201803054 (Finaled-14/08/2018)	Accessory Structure - Detached Garage	CRANSTON HOMES LTD		Meadowview Park	\$15,000.00
PRBD201803055 (Finaled-23/08/2018)	Accessory Structure - Detached Garage	CRANSTON HOMES LTD		Meadowview Park	\$15,000.00
PRBD201803079 (Issued-03/08/2018)	Basement Development	ROBINSON JASON		Corinthia Park	\$19,000.00
PRBD201803087 (Issued-13/08/2018)	Accessory Structure - Deck Uncovered	ASIRVATHAM INBA R B		Southfork	\$5,000.00
PRBD201803142 (Issued-23/08/2018)	Accessory Structure - Detached Garage	GAY JAMIESON B		Suntree	\$15,870.00
PRBD201803152 (Issued-07/08/2018)	Basement Development	Mutti Homes Inc		Meadowview Park	\$13,000.00
PRBD201803153 (Issued-13/08/2018)	Basement Development	SCHMIDT CHRISTOPHER E		Southfork	\$17,000.00
PRBD201803156 (Issued-13/08/2018)	Accessory Structure - Hot Tub	RALPH ROBERT TODD		Suntree	\$5,000.00
PRBD201803159 (Issued-14/08/2018)	Alteration and improvements	Fresh Carpentry & Contracting Inc.		Caledonia Park	\$88,000.00
PRBD201803184 (Issued-21/08/2018)	Basement Development	LTR CONSTRUCTION PROJECTS LTD		Caledonia Park	\$21,000.00
PRBD201803237 (Issued-17/08/2018)	Addition - Deck Cover/Roof	BABCOCK TERESA		Caledonia Park	\$5,000.00
PRBD201803243 (Issued-20/08/2018)	Accessory Structure - Detached Garage	Harriott Syndy		Alexandra Park	\$15,200.00
PRBD201803259 (Issued-20/08/2018)	Basement Development	Newcastle Designs		Deer Valley	\$22,000.00
PRBD201803282	Basement Development	HAMILTON WILLIAM FLETCHER		Alexandra Park	\$25,000.00
PRBD201803323 (Issued-21/08/2018)	Accessory Structure - Deck Uncovered	MARTIN RYAN J		West Haven	\$8,000.00
PRBD201803358 (Issued-21/08/2018)	Basement Development	EAST-ASHMALE KELEFIA		Deer Valley	\$19,000.00
PRBD201803376 (Issued-21/08/2018)	Alteration and improvements	WILDER DARRIN J		South Park	\$3,800.00



Building Permit Detail Summary

August 1, 2018-August 31, 2018 (inclusive)

PRBD201803382 (Issued-28/08/2018)	Demolition - Detached Garage	LYDALE CONSTRUCTION		Linsford Park	\$5,000.00
PRBD201803401 (Issued-23/08/2018)	Basement Development	DYKSTRA CLAYTON		Robinson	\$13,000.00
PRBD201803425 (Issued-28/08/2018)	Basement Development	MITCHELL RICKY		West Haven	\$13,000.00
PRBD201803442 (Issued-23/08/2018)	Demolition - Single Detached Dwelling	BROUER PETER	-1	Leduc Business Park	\$5,000.00
PRBD201803478 (Issued-27/08/2018)	Accessory Structure - Detached Garage	BRICE AARON J		Suntree	\$13,000.00
Subtotal		39	-1		\$640,870.00
Single Detached Dwelling					
Permit	Type of Work	Builder	Units	Area	Valuation
PRBD201802690 (Issued-07/08/2018)	New Construction - Single Detached Dwelling	MCLEAN & MCLEAN CUSTOM HOMES LTD	1	Meadowview Park	\$252,000.00
PRBD201802700 (Issued-21/08/2018)	New Construction - Single Detached Dwelling	Creation Communities Inc/ CCI Homes	1	Deer Valley	\$342,000.00
PRBD201802925 (Issued-14/08/2018)	New Construction - Single Detached Dwelling	Creation Communities Inc/ CCI Homes	1	Deer Valley	\$250,000.00
PRBD201802931 (Issued-23/08/2018)	New Construction - Single Detached Dwelling	Creation Communities Inc/ CCI Homes	1	Deer Valley	\$281,000.00
PRBD201802937 (Issued-29/08/2018)	New Construction - Single Detached Dwelling	Creation Communities Inc/ CCI Homes	1	Deer Valley	\$250,000.00
PRBD201803026 (Issued-29/08/2018)	New Construction - Single Detached Dwelling	2112144 Alberta Ltd.	1	West Haven	\$409,000.00
PRBD201803160 (Issued-24/08/2018)	New Construction - Single Detached Dwelling	1865660 AB Ltd/ Rundle Homes	1	South Telford	\$328,000.00
PRBD201803249 (Issued-22/08/2018)	New Construction - Single Detached Dwelling	Creation Communities Inc/ CCI Homes	1	Deer Valley	\$233,470.00
PRBD201803480 (Issued-30/08/2018)	New Construction - Single Detached Dwelling	JAYMAN BUILT LTD	1	Southfork	\$250,000.00
PRBD201803498 (Issued-30/08/2018)	New Construction - Single Detached Dwelling	JAYMAN BUILT LTD	1	Southfork	\$314,000.00



Building Permit Detail Summary

August 1, 2018-August 31, 2018 (inclusive)

PRBD201803506 (Issued-30/08/2018)	New Construction - Single Detached Dwelling	JAYMAN BUILT LTD	1	Southfork	\$314,000.00
Subtotal		11	11		\$3,223,470.00
Townhouse (3-6 units) Fee Simple Lots					
Permit	Type of Work	Builder	Units	Area	Valuation
PRBD201801685 (Issued-16/08/2018)	New Construction - Four-Plex	BEDROCK HOMES LIMITED	1	Woodbend	\$260,000.00
PRBD201801688 (Issued-15/08/2018)	New Construction - Four-Plex	BEDROCK HOMES LIMITED	1	Woodbend	\$260,000.00
PRBD201801689 (Issued-16/08/2018)	New Construction - Four-Plex	BEDROCK HOMES LIMITED	1	Woodbend	\$260,000.00
PRBD201801690 (Issued-15/08/2018)	New Construction - Four-Plex	BEDROCK HOMES LIMITED	1	Woodbend	\$260,000.00
Subtotal		4	4		\$1,040,000.00
Total		65	23		\$8,176,514.00

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	19	2	8
April	17	16	0
May	19	10	-
June	20	8	6
July	13	8	-
August	11	2	10
September			
October			
November			
December			
Year-to-date Totals	147	53	28

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	15	6	-
April	13	4	-
May	37	2	-
June	15	8	9
July	19	8	4
August	17	4	5
September			
October			
November			
December			
Year-to-date Totals	137	38	51

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	\$ 10,585,472.33	\$ 8,000.00	\$ -	\$ -	\$ 10,593,472.33
April	\$ 11,218,088.00	\$ 73,000.00	\$ 156,600.00	\$ 309,000.00	\$ 11,756,688.00
May	\$ 10,517,255.57	\$ 59,000.00	\$ 1,981,000.00	\$ 830,000.00	\$ 13,387,255.57
June	\$ 12,241,936.39	\$ 8,000.00	\$ 1,319,500.00	\$ 384,000.00	\$ 13,953,436.39
July	\$ 7,650,076.96	\$ 817,301.00	\$ 570,000.00	\$ 10,000.00	\$ 9,047,377.96
August	\$ 7,363,340.00	\$ 620,000.00	\$ 193,174.00	\$ -	\$ 8,176,514.00
September					
October					
November					
December					
Year-to-date Totals	\$ 82,364,624.26	\$ 2,623,301.00	\$ 4,620,274.00	\$ 1,783,207.00	\$ 91,391,406.26

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	\$ 7,355,867.43	\$ 241,500.00	\$ 35,000.00	\$ 70,000.00	\$ 7,702,367.43
April	\$ 5,679,040.00	\$ 452,879.00	\$ 144,000.00	\$ -	\$ 6,275,919.00
May	\$ 14,259,804.48	\$ 475,000.00	\$ 1,138,000.00	\$ 1,047,391.00	\$ 16,920,195.48
June	\$ 10,196,140.00	\$ 2,781,600.00	\$ 15,000.00	\$ 352,800.00	\$ 13,345,540.00
July	\$ 11,355,600.00	\$ 1,916,165.00	\$ 110,400.00	\$ 26,399,000.00	\$ 39,781,165.00
August	\$ 9,928,100.00	\$ 1,113,000.00	\$ 1,007,000.00	\$ 172,900.00	\$ 12,221,000.00
September					
October					
November					
December					
Year-to-date Totals	\$ 68,696,251.91	\$ 7,390,144.00	\$ 2,454,400.00	\$ 28,173,091.00	\$ 106,713,886.91

AUGUST 2018 - Newly Issued Business Licences

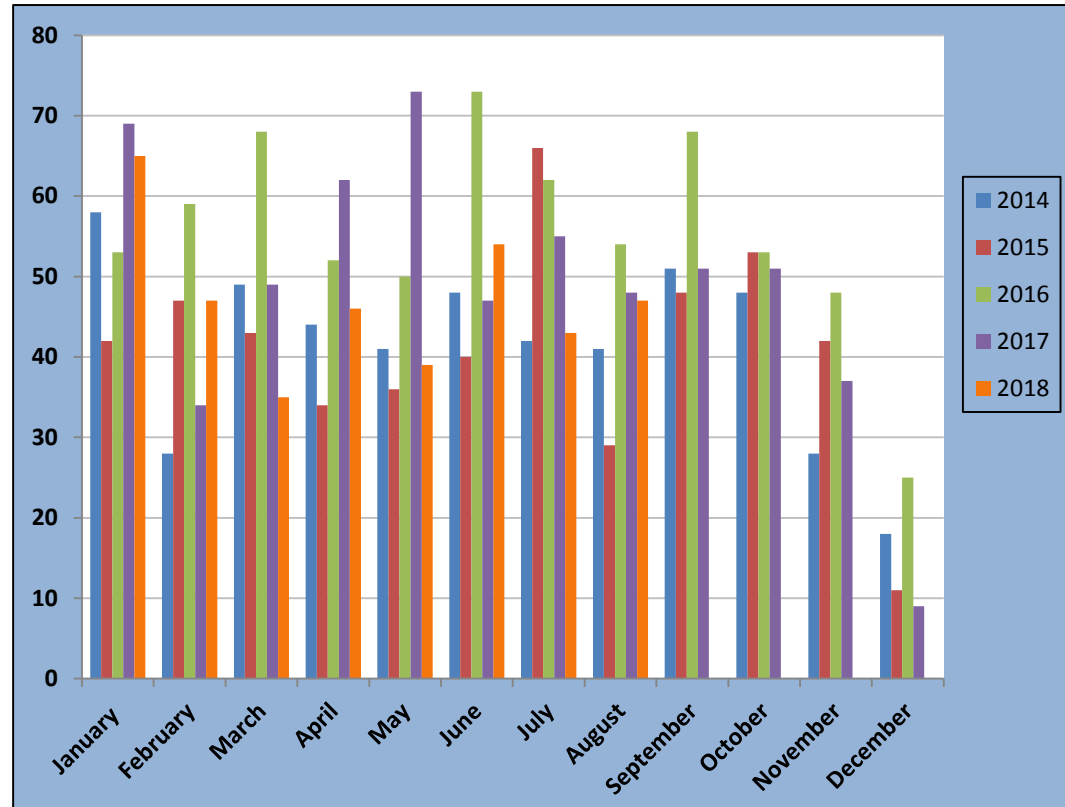
License #	Business Name	Address	Activity	Contact	Category	TaxRoll
LCB201800924	Rogue Vinyl Inc.	401 SOUTHFORK DR, Unit:258	Window Tint, Decals, Paint Protection	7806903775	Home Based	017395
LCB201800968	Care and Beyond Pharmacy	3610 ROLLYVIEW RD, Unit:103	Retail and Clinical Pharmacy	5879384871	General	013054
LCC201800976	AUSCO DEVELOPMENTS LTD	7611 SPARROW DR, Unit:308	CONSTRUCTION	7809869006	General	015658
LCC201800977	ELITE REAL ESTATE HOLDINGS LTD	7611 SPARROW DR, Unit:308	DEVELOPER	7809869006	General	015658
LCB201800995	Dis & Dat	5006 49 AVE, Leduc, AB	Home decor, gifts, household items	7804999549	General	010185
LCC201801053	Majestic Flooring & Design Center Ltd		Retail Flooring (installation)	7809684440	Non-Resident	
LCC201801080	On Point Plumbing & Gas Ltd		Plumbing & gas install and services	7808600550	Non-Resident	
LCC201801096	Nicholas Danylyshen		Electrical Work/Permits	5879894247	Non-Resident	
LCC201801103	ULS Maintenance & Landscaping Inc		Landscaping Construction	4032355353	Non-Resident	
LCC201801104	Alkim Interior Contractors Ltd.		General Contractor - Commercial Renovations	7804363131	Non-Resident	
LCB201801105	Rural Routes Brewing Company LTD	4901 50 ST, Leduc, AB	Restaurant	7808689986	General	010182
LCC201801111	Solaris Services		General Contractor	7802006658	Non-Resident	
LCC201801113	Bright Side Electrical Inc.		Electrician (home renovation)	7808864646	Non-Resident	
LCB201801117	LITTLE DREAMS	74 CAMELOT AVE, Leduc, AB	CHARACTER PARTIES & EVENTS	7808939639	Home Based	006129
LCC201801118	BASIC EXCAVATING LTD		PAVING	7804665252	Non-Resident	
LCC201801119	Sound Construction and Design		General Contractor	7809403427	Non-Resident	
LCC201801122	DHC	19 ALLEN PL, Leduc, AB	Erect wooden structures	6047985691	Home Based	005604
LCC201801126	WETMORE PLUMBING AND HEATING INC		PLUMBING & HEATING SERVICES	5879386673	Non-Resident	
LCC201801128	Tervita Corporation		Heavy Equipment Contractor	5875898889	Non-Resident	
LCC201801132	Roadrunner Traffic Lines Ltd		Painting	7803182013	Non-Resident	
LCC201801133	SURDHAR ELECTRICAL LTD		Electrical wiring in houses	7807163637	Non-Resident	
LCC201801140	BLUE COLLAR ELECTRIC		ELECTRICAL CONTRACTOR	7802320780	Non-Resident	
LCB201801141	ULTERRA, LP	7004 45 ST, Leduc, AB	MANUFACTURER OF DRILL BITS	7809803500	General	009506
LCC201801142	NEWCASTLE DESIGNS		GENERAL CONTRACTOR	7807220021	Non-Resident	
LCC201801147	Alan Van Niekerk (Mr Electric)		Electrical Service	7808092122	Non-Resident	
LCB201801150	The Hungry Dodo	4907 50 AVE, Leduc, AB	Food Truck - Block 50 Event - Aug. 22nd	7802000867	Mobile	010260
LCB201801151	Dona Ana Food Trailer	4907 50 AVE, Leduc, AB	FOOD TRAILER - Block 50 Event (Wednesdays)	7808625520	Mobile	010260
LCC201801155	Daniels Heating & Refrigeration LTD.	98 SHEPPARD WAY, Leduc, AB	Refrigeration & Heating	5877856033	Home Based	017702
LCC201801157	Innovative Energy Mechanical Services Inc.		Mechanical Services - plumbing & heating	7807096060	Non-Resident	
LCB201801162	LEDUC CAR & TRUCK WASH	5701 47 ST, Leduc, AB	CAR WASH	7809866333	General	009954
LCB201801164	Swiss Chalet	5413 DISCOVERY WAY, Leduc, AB	Family Restaurant	7809800340	General	
LCC201801165	Pro Prep Concrete		Concrete & carpentry contractor	7806803255	Non-Resident	
LCB201801167	Mucho Burrito	5311 DISCOVERY WAY, Unit:101	Mexican restaurant	7809383092	General	010295
LCC201801168	KUSTOM KARPENTRY	6610 44 ST, Leduc, AB	GENERAL CONTRACTOR	7809194329	General	009378
LCB201801174	Costco Wholesale	4330 BLACK GOLD DR, Leduc, AB	Wholesale (membership sales - Aug. 17-21st)	5879304802	Mobile	005981

AUGUST 2018 - Newly Issued Business Licences

LCB201801176	Brightstone Landscaping	125 CAMPBELL RD, Leduc, AB	Provide services for landscaping works	7809193411	Home Based	011601
LCC201801179	GREAT EVENTS RENTALS		CONTRACTOR/ RENTALS	4033190028	Non-Resident	
LCB201801180	EDBFA	4801 44 ST, Leduc, AB	Festival - Dragon Boat Teams, Aug. 17-19th	5879361770	Mobile	007002
LCB201801182	Aurora Massage and Wellness	418 REED CRES, Leduc, AB	Mobile massage	4036141417	Home Based	016610
LCC201801183	TGS Electric Ltd.		Residential electrical installations	7808939905	Non-Resident	
LCB201801185	Leduc Art Club	4 ALEXANDRA PK, Leduc, AB	Art Show & Sale - Aug. 23rd, Alexandra Park	7809869773	Mobile	007435
LCB201801186	Leduc Art Club	4330 BLACK GOLD DR, Leduc, AB	Art Show & Sale, Sept. 30th - LRC	7809869773	Mobile	005981
LCC201801192	MEDIA RESOURCES ALBERTA INC.		SIGN INSTALL/ SERVICE	4037352365	Non-Resident	
LCC201801193	Lone Wolf Construction		Residential Framing	7809755929	Non-Resident	
LCC201801198	UNIVERSAL CONSTRUCTION SERVICES		CONSTRUCTION CONTRACTING	7804873255	Non-Resident	
LCC201801214	Protech Home Design		Residential drafting and design/ Home Building	7809701938	Non-Resident	
LCC201801220	GORDON DUDDER	98 DOUGLAS LANE, Leduc, AB	CONSTRUCTION	7802631640	Home Based	013640
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	35
April	44	34	52	62	46
May	41	36	50	73	39
June	48	40	73	47	54
July	42	66	62	55	43
August	41	29	54	48	47
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	376



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	894	303	549	12	27	1785
April	927	352	596	16	27	1918
May	938	367	651	20	27	2003
June	954	377	693	25	27	2076
July	962	387	731	34	28	2142
August	972	394	772	40	28	2206
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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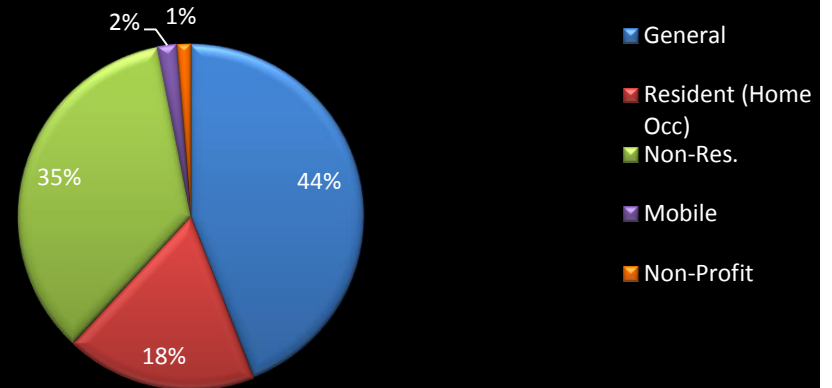
2016 Year End for Comparison

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 Aug. 31, 2018



ADJOURNMENT