

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 7:06 pm.

**I. ADOPTION OF AGENDA**

**MOVED** by Councillor B. Beckett 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:

**XI. IN-CAMERA ITEMS**

A. Performance Review Feedback  
*FOIP s. 19*

**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, August 20, 2018**

**MOVED** by Councillor L. Tillack that the minutes of the Regular Council Meeting held Monday, August 20, 2018, be approved as presented.

Motion Carried Unanimously

**IV. RECOGNITION ITEMS**

**A. Leduc Achievement Award – Barabonoff Family**

Mayor B. Young and Deputy Mayor B. Beckett presented the Barabonoff Family with the Leduc Achievement Award in recognition of their outstanding accomplishments in running the Leduc Frozen Four Minor Hockey tournament for the last four years.

T. Barabonoff, on behalf of his family, thanked the City of Leduc for the award.

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**V. PUBLIC COMMENTARY**

There was no public commentary.

**VI. PUBLIC HEARING**

There were no public hearings.

**VII. PRESENTATIONS****A. Update on Provincial Initiatives**

The Honourable S. Anderson, Minister of Municipal Affairs and Member of the Legislative Assembly for Leduc-Beaumont provided a high level overview of Provincial initiatives and answered Council's questions.

Members of Council thanked the Honourable S. Anderson for taking the time to present at the Council meeting.

**VIII. BUSINESS****A. Regional Context Statement**

**MOVED** by Councillor L. Tillack that Council approve the Edmonton Metropolitan Region Board ("EMRB") Regional Context Statement ("Statement") as set out in Attachment 1 of this report (Attached) and direct Administration to forward the approved Statement to the EMRB.

Motion Carried Unanimously

**IX. BYLAWS****A. Bylaw No. 998-2018 – Adding "Government Services" to DC(22) Land Use District (Amending Bylaw No. 947-2017) (1st Reading)**

Administration recommends that Bylaw No. 998-2018 receive first reading.

**MOVED** by Councillor L. Tillack that Council give Bylaw No. 998-2018 First Reading.

Motion Carried Unanimously

**X. PUBLIC COMMENTARY**

There was no public commentary.

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**XI. IN-CAMERA ITEMS**

**MOVED** by Councillor B. Beckett that Council move In-Camera at 7:53 pm to discuss:

A. Performance Review Feedback

*FOIP s. 19*

Motion Carried Unanimously

**MOVED** by Councillor B. Hamilton that Council move In-Public at 8:08 p.m.

Motion Carried Unanimously

**XII. RISE AND REPORT FROM IN-CAMERA ITEMS**

**A. Performance Review Feedback**

*FOIP s. 19*

In Attendance: City Council

**MOVED** by Councillor L. Tillack that Council accept P. Benedetto's letter for compensation.

Motion Carried Unanimously

**MOVED** by Councillor L. Tillack that the following groups be removed from the Grants to Organizations and be placed within the ongoing operational budget:

- Leduc and District Food Bank Association
- Leduc Victim Services
- Riseup Society Alberta
- Leduc Community Living Association
- Leduc LINX Connect Centre
- Leduc Santa's Helpers
- Leduc Hub Association
- Society of St. Vincent de Paul
- Leduc and District Family Violence Prevention Team

Motion Carried Unanimously

**XIII. UPDATES FROM BOARDS & COMMITTEES**

**A. Council Member Updated from Boards & Committees**

**B. Council Member Updates from Commissions, Authorities, Other**

There were no updates.

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**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 8:10 pm.

"Original Signed"

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B. YOUNG  
Mayor

"Original Signed"

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S. DAVIS  
City Clerk

# CITY OF LEDUC-REGIONAL CONTEXT STATEMENT

On October 26<sup>th</sup>, 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
<b>1.1: Promote global economic competitiveness and diversification of the regional economy</b>		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.	
<b>1.2: Promote job growth and the competitiveness of the region's employment base</b>		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.	
<b>1.3: Enhance competitiveness through the efficient movement of people, goods and services to, from and within the Region</b>		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.	
<b>1.4: Promote the livability and prosperity of the Region and plan for the needs of a changing population and workforce</b>		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
<b>2.1: Conserve and restore natural living systems through an ecological network approach</b>		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.	
<b>2.2: Protect regional watershed health, water quality and quantity</b>		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.	
<b>2.3: Plan development to promote clean air, land and water and address climate change impacts</b>		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.	
<b>2.4: Minimize and mitigate the impacts of regional growth on natural living systems</b>		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
<b>3.1: Plan and develop complete communities within each policy tier to accommodate people's daily needs for living at all ages</b>	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.
<b>3.2: Plan for and promote a range of housing options</b>		<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>	
<b>3.3: Plan for and promote market affordable and non-market housing to</b>		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
<b>4.1: Establish a compact and contiguous development pattern to accommodate employment and population growth</b>		<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>	

<b>4.2: Enable growth within built-up urban areas to optimize existing infrastructure and minimize the expansion of the development footprint</b>	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.
<b>4.3: Plan and develop greenfield areas in an orderly and phased manner to contribute to complete communities</b>	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.
<b>4.4: Plan for and accommodate rural growth in appropriate locations with sustainable levels of local servicing</b>		Not applicable as the City of Leduc is an urban municipality.	
<b>4.5: Plan for and develop mixed use and higher density centres as</b>	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
<b>Objective 5.1: Develop a regional transportation system to support and enhance the growth of the Region and regional and global connectivity</b>		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><b>Objective 5.2:</b> 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><b>Objective 5.3:</b> 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>	



## #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
<b>Objective 6.1:</b> 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>	
<b>Objective 6.2:</b> 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. 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>	
<b>Objective 6.3:</b> 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>	

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>