#### COMMITTEE-OF-THE-WHOLE MEETING AGENDA **MONDAY, SEPTEMBER 24, 2018 AT 5:00 P.M.** LEDE ROOM, LEDUC CIVIC CENTRE 1 ALEXANDRA PARK, LEDUC, ALBERTA PAGE 1

Admin. Est. of Time I. APPROVAL OF AGENDA II. ADOPTION OF PREVIOUS NOTES a) Approval of Notes of the Committee-of-the-Whole Meeting held Monday, September 17, 2018 III. **DELEGATIONS & PRESENTATIONS** IV. **BUSINESS ARISING FROM PRESENTATIONS** ٧. **IN-CAMERA ITEMS** 15 minutes M. Pieters a) Potential High School Sites (FOIP s.16, 24 & 25) 30 minutes M. Pieters b) Joint Committee Briefing (FOIP s. 21 & 24) LAST ITEM OF BUSINESS VI. RISE AND REPORT FROM IN-CAMERA ITEMS VII. **REPORTS FROM COMMITTEE & ADMINISTRATION** N. Booth 15 minutes a) Cannabis Rules Awareness Public Information Campaign Update FIRST ITEM OF BUSINESS R. Lewchuk, 20 minutes b) Leduc Golf and Country Club Blue Chip Wealth Strategies Inc. / J. Kamlah 15 minutes K. Mercer / St. Michael Catholic Church - Request for an AVPA c) S. Losier Amendment 30 minutes K. Mercer / d) Land Use Study & Proposed Redistricting from General Commercial to Business Light Industrial – Eight A. Renneberg Properties in the Area of 46A Street/61 Avenue & 47 Street C. Chisholm 15 minutes Downtown Snow Removal e) 10 minutes

S. Davis

f)

Modifying Petition Requirements

#### COMMITTEE-OF-THE-WHOLE MEETING AGENDA MONDAY, SEPTEMBER 24, 2018 AT 5:00 P.M. LEDE ROOM, LEDUC CIVIC CENTRE 1 ALEXANDRA PARK, LEDUC, ALBERTA PAGE 2



VIII. INFORMATION ITEMS

IX. RECESS 7:00 P.M.

#### X. RECONVENE

Reconvene, immediately following adjournment of Regular Council Meeting, for LAST ITEM OF BUSINESS Vb – Joint Committee Briefing

#### XI. ADJOURNMENT

# APPROVAL OF AGENDA

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



#### COMMITTEE-OF-THE-WHOLE MEETING NOTES MONDAY, SEPTEMBER 17, 2018 PAGE 68

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 5:01 pm.

#### APPROVAL OF AGENDA

**MOVED** by Councillor B. Beckett that the Committee approve the agenda with the following additions:

#### VII. REPORTS FROM COMMITTEE & ADMINISTRATION

- i) Traffic Bylaw
- j) Terry Fox Run

Motion Carried Unanimously

#### II. ADOPTION OF PREVIOUS NOTES

 Approval of the Notes of the Committee-of-the-Whole Meeting held on Monday, September 10, 2018

**MOVED** by Councillor L. Hansen that the notes of the Committee-of-the-Whole meeting held on Monday, September 10, 2018, be approved as presented.

Motion Carried Unanimously

#### III. DELEGATIONS & PRESENTATIONS

There were no delegations or presentations.

#### IV. BUSINESS ARISING FROM PRESENTATIONS

#### V. IN-CAMERA ITEMS

**MOVED** by Councillor L. Tillack that Committee-of-the-Whole move In-Camera at 5:03 pm to discuss:

- a) Community Partnership Opportunity FOIP s.16, 24 & 25
- b) Joint Committee Meeting Agenda Items FOIP s. 21 & 25
- c) 65<sup>th</sup> Avenue/Spine Road Update FOIPs. 21 & 24

Motion Carried Unanimously

**MOVED** by Councillor B. Hamilton that the Committee-of-the-Whole move In-Public at 5:58 p.m.

Motion Carried Unanimously

### Leduc

#### COMMITTEE-OF-THE-WHOLE MEETING NOTES MONDAY, SEPTEMBER 17, 2018 PAGE 68

#### VI. RISE AND REPORT FROM IN-CAMERA ITEMS

#### a) Community Partnership Opportunity FOIP s.16, 24 & 25

In Attendance:

Committee Members

Members of the City of Leduc Executive Board R Yeung, Manager, Community Development

S. Olson, Director, Engineering

S. Davis, City Clerk

D. Melvie, General Manager, Community and Protective Services, made a PowerPoint presentation (Attached).

Mayor B. Young, D. Melvie, S. Olson and R. Yeung answered the Committee's questions.

#### b) Joint Committee Meeting Agenda Items FOIP s. 21 & 25

In Attendance:

Committee Members

Members of the City of Leduc Executive Board

M. Hay, Director, Intergovernmental Affairs and Corporate

Planning

S. Davis, City Clerk

Mayor B. Young, P. Benedetto, City Manager, and M. Hay made a presentation.

Mayor B. Young, P. Benedetto, M. Hay, I. Sasyniuk, General Manager, Corporate Services and M. Pieters, General Manager, Infrastructure and Planning, answered the Committee's questions.

#### c) 65th Avenue/Spine Road Update

FOIP s. 21 & 24

In Attendance:

Committee Members

Members of the City of Leduc Executive Board

M. Hay, Director, Intergovernmental Affairs and Corporate

Planning

S. Olson, Director, Engineering

S. Davis, City Clerk

Mayor B. Young and P. Benedetto, City Manager, made a presentation and answered the Committee's questions.

#### VII. REPORTS FROM COMMITTEE & ADMINISTRATION

#### a) RCMP Update

Insp. D. Kendall, RCMP, made a PowerPoint presentation (Attached) updating the Committee on:

QEII Project

### ES

#### COMMITTEE-OF-THE-WHOLE MEETING NOTES MONDAY, SEPTEMBER 17, 2018 PAGE 68

- Criminal Intelligence Analyst
- Detachment Facility Update
- Staffing
- Crime Severity Index
- 5 Year Trend Criminal Code
- 5 Year Trend Federal & Provincial Stats
- Overtime Budget
- Miscellaneous
- Annual Performance Plan 2018/2019 Summary
- Crime Mapping on website showing property crime that took place in the last 14 days.

Insp. D. Kendall answered the Committee's questions.

Administration will look into having information on CPTED ("Crime Prevention Through Environmental Design) shared with members of Administration in the areas of Community Services, Planning and Engineering.

#### b) False Alarms Bylaw

C. Chisholm, Manager, RCMP Administration and Enforcement Services, and D. Melvie, General Manager, Community and Protective Services, made a PowerPoint presentation (Attached) on proposed amendments to the current False Alarms Bylaw.

Committee-of-the-Whole recessed at 7 pm.

Committee-of-the-Whole reconvened at 7:07 pm.

#### 2018 Alberta Urban Municipalities Association ("AUMA") Resolutions – Recommended City of Leduc Positions

M. Hay, Director, Intergovernmental Affairs & Corporate Planning provided Committee members with a document entitled "Summary of Administrative Review & Recommended City of Leduc Positions – 2018 AUMA Resolutions" ("Attached"). M. Hay and P. Benedetto, City Manager, provided high level summaries of a number of resolutions.

M. Hay answered the Committee's questions.

#### d) Twin Arena Sound Barrier Update

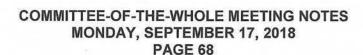
D. Melvie, General Manager, Community and Protective Services, reported back on the request for a sound barrier advising that Administration is not recommending putting in a sound barrier at this time.

Responsible Dept.

**CPS** 

Committee members requested that Administration explore other available options by reaching out to manufacturers

Report Due Within 12 weeks





and facilities who have installed sound barriers. Findings are to be reported back to Committee-of-the-Whole.

Administration was further requested to send a letter to the Alberta Figure Skating Foundation advising that, at this time, there is not an affordable sound attenuation option for the Leduc Recreation Centre.

#### e) 2018/2019 Meeting Schedule Options

S. Davis, City Clerk, and P. Benedetto, City Manager, made a presentation and answered the Committee's questions.

Responsible Dept.

Committee members requested that 2018/2019 Meeting Schedule Option #5 be brought forward to the October 22, 2018, Council meeting.

City Manager

Report Due: Oct 22/18

#### f) Discussion on Recommendations Made by Council Remuneration Committee

Mayor B. Young led a discussion on the recommendations made by the Council Remuneration Committee.

Responsible Dept.

S. Davis, City Clerk, and I. Sasyniuk, General Manager, Corporate Services, answered the Committee's questions.

City Manager

Administration was directed to bring a report back to the October 9, 2018, Council meeting for the recommendations to be voted on.

Report Due: Oct 9/18

#### g) Council Priority Tracking

Mayor B. Young, P. Benedetto, City Manager, and S. Davis, City Clerk, made a presentation outlining how Administration tracks Council and Committee requests.

#### h) Rogers Hometown Hockey Jerseys

Mayor B. Young made a presentation.

Committee members agreed to have jerseys made as shown in Option A (Attached). The number 19 and the last name of the Councillor will be printed on each jersey.

#### i) Traffic Bylaw

Mayor B. Young made a PowerPoint presentation (Attached) showing a construction trailer which can be ticketed if left unhitched.

Responsible Dept.

#### COMMITTEE-OF-THE-WHOLE MEETING NOTES MONDAY, SEPTEMBER 17, 2018 PAGE 68



C. Chisholm, Manager, RCMP Administration and Leduc Enforcement Services, answered the Committee's questions.

Report Due Within 12 weeks

Committee members were in agreement that the Traffic Bylaw should be reviewed relative to allowing a construction trailer to be parked on the street for a specific period of time while working on site and brought back to Council for consideration.

#### j) Terry Fox Run

Councillor L. Tillack advised that the organizers of the Terry Fox Run ("Run") were charged for the use of Telford Park.

D. Melvie, General Manager, Community and Protective Services, suggested that the Run be funded out of the Council Event Hosting Grant. Administration was requested to ensure that a member of Administration liaise with the Run organizers to assist in whatever way they can including advising of any potential problems that may arise the route chosen for the run

Responsible Dept.

**CPS** 

#### VIII. GOVERNANCE

There were no items.

#### IX. COUNCIL CALENDAR UPDATES

There were no items.

#### X. INFORMATION ITEMS

There were no items.

#### XI. ADJOURNMENT

The meeting adjourned at 8:03 pm.

B. YOUNG Mayor

S. DAVIS City Clerk

# ADOPTION OF PREVIOUS NOTES

Notes of the Committee-of-the-Whole Meeting
- September 17, 2018

\* VI.a. Community Partnership Opportunity

Attachment Removed Pursuant to Sections 16, 24 & 25 of the FOIP Act.





#### **RCMP Q2 Update**

Committee of the Whole Meeting

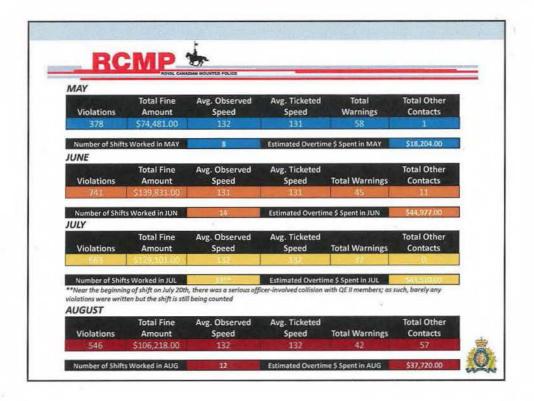
September 17th, 2018 Insp. Dale KENDALL OIC Leduc RCMP Detachment



#### **QE II Project**

- Enforcement active since May 7<sup>th</sup>, 2018, will continue through September and potentially into October
- · Highest ticketed speed in August: 179 km/hr
- 7 violations issued in August for speeding past emergency vehicles, average fine amount \$601.00
- In August, only 14% of the people ticketed for speed on the QE II were residents of Leduc and/or Leduc County







#### Criminal Intelligence Analyst

- Engaged and active since July 2018
- · Actively reviews and analyzes incoming calls for service
- Committed to providing statistical analysis and support in addition to intelligence initiatives
- · Accomplishments to date include:
  - Identified persons of interest in multiple ongoing investigations for theft, break & enter, and robbery
  - Identified emerging series of related break & enters and thefts of motor vehicles in the area
  - Completed advanced profile & work-up on 3 individuals in relation to illicit drug trafficking





#### **Detachment Facilities Update**

- The RCMP, both at the Leduc detachment level and with internal support units (Real Property Asset Management, Physical Security, RCMP Fire Marshals, etc.) are working collaboratively with the Municipality, the Stephen Kozak ACI Architectural firm, and peripheral partners such as Fire Services to ensure forward motion on the project
- Layouts have been drafted and changes are being suggested/made to suit the unique security needs, efficiency, and functionality of an operational detachment





#### Staffing

#### Total unit strength including all NCO's & RM's in support units:

- Positions OIC, Regular Members & Analyst → 33 + 3 = 36
- Total hard vacancies = 3
- Total soft vacancies → 6 3 (with back fill in place) = 3

#### Break down of vacancies:

- Hard vacancies = 3 (financial & staffing strategy to ensure reduced lapsed funding due to ODS, Mat. & Pat.)
- Soft vacancy = 1 (incoming Maskwacis → September 15th, 2018)
- Soft vacancy = 1 (Sgt., named member from Bow Island at present there is back fill in place from Red Deer until December 2018)
- Soft vacancy = 1 (member named coming from Cold Lake)
- Mat. / Pat. leave = 1 (returning September 9th, 2018)
- Suspended = 1 (Pending Investigation → back fill in place)
- Long term ODS / 30 days = 1 (back fill in place)







#### Crime Severity Index (CSI)

2016 = 1572017 = 193

This is a 23% increase.

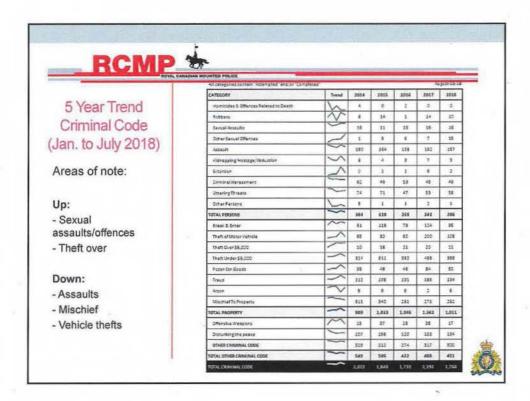
Crime Severity Index and Weighted Clearance Rates, Leduc, Alta., 2007-201

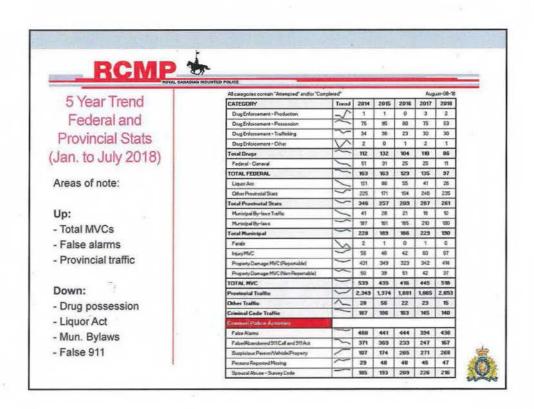
Year	Crime severity index	Percent change in crime severity index	Violent crime severity index	Percent change in violent crime severity index	Non- violent crime severity index	Percent change in non- violent crime severity Index	Weighted clearance rote (number)	Violent weighted clearance rate (number)	Non- violent weighted clearance rate (number)
2007	278.0	45,9	145.0	82.3	327.9	41.0	29.9	64.2	23.5
2008	266.7	-4.1	184.8	24.9	298.2	+9.1	37.9	74.5	29.3
2009	172.4	-35.4	58.8	-68.2	216.1	-27.5	33.5	62.6	30.3
2010	205.0	18.9	109.8	87.0	241.6	11.6	34.9	64.5	29.7
2011	179,4	-12.5	117.6	7.0	201,5	-15.6	41.6	66.3	36.6
2012	206.8	15.4	132.8	12.0	235.0	17.1	38.1	49.3	36.0
2013	148.3	-29.0	80,5	-39,4	172.7	-25.0	37.6	52.3	35.
2014	143.6	-3.2	82.5	2,4	163.6	-4.1	39.1	77.5	32.1
2015	165.4	15.1	168.0	104.7	163.0	-1.1	32.5	42.2	26.9
2016r	157.3	-4.9	96.9	-42.6	178.7	9,1	37.6	28.7	27.3
2017	193.4	23.0	86.5	-10.7	231.4	29.5	29.4	64.1	24.7

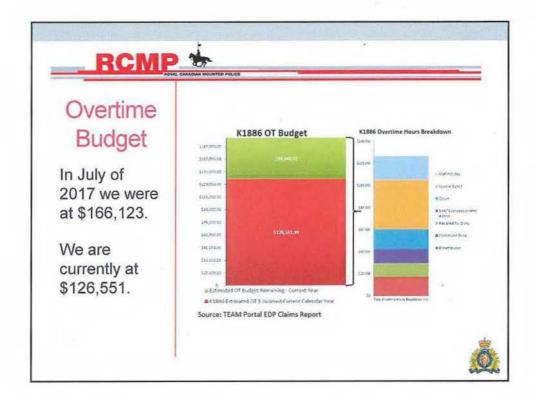
Note: The weighted disanner rate is based on the same principles as the Police Reported Crime Stewarty Index (PRCSE), whereby more serious Crime Stewarty Index (PRCSE), whereby more serious Crimes as easily as higher "neight" the less serious indirects. For example, the clearing of homiologs, robbotic or break end enters usual represent a greater contribution to the overall relighted clearance rate value then the cleaning of minor their, michief or disturbing the part of minor their, michief or disturbing the part of minor their minor than the cleaning of minor their, michief or disturbing the part of minor their minor of disturbing the part of minor their minor of disturbing the part of minor their minor of minor than the minor of the

Source: Statistics Canada, Canadian Centra for Justice Statistics, Uniform Crime Reporting (UCR2) Survey











#### Miscellaneous

- File of Interest Armed robbery at a local liquor store in which a cattle prod and handgun were displayed. File is currently under investigation by the General Investigation Section. It appears that the same suspect is also under investigation by Edmonton Police Service for similar occurrences.
- Black Gold Rodeo Proactive police presence resulted in only 7 total files related to the event.
- School Resource Officer 2 year commitment extended for 3rd year
- Community Policing Officer 2 year commitment extended for 3rd year
- BC Wildfire Deployments 2 members sent for relief assistance
- G7 Deployments 2 operational members sent for event support





#### Annual Performance Plan (APP) 2018-2019

- Used at the detachment level to focus policing activities in line with the community's concerns, and to report these activities to local council
- The APP has a quarterly reporting feature that is completed and reviewed by the Management Team of the RCMP Central Alberta District
- There is also an internal Unit Level Quality Assurance (ULQA) component that allows senior Managers to assess and improve service delivery
- · APP is the "road map" for the detachment activities throughout the year





#### APP 2018/2019 Summary

Crime Reduction (property, drug, offender management)

- Major Property Education
- Bait Device
- Hot spots

#### Illegal Substance Abuse (alcohol and drug related)

- Community and School Presentations
- DUST Operations
- MITU and Watch checkstops

#### **Employee Wellness**

- Ensure members take wellness and annual leave days
- Employee recognition
- Employee satisfaction survey



Committee of the Whole Report 2018-CoW-055



#### **FALSE ALARM BYLAW**

**95 to 98%** of all police physical responses to burglar alarm activations are false.

**About 66%** of all alarms are from businesses

#### **GOALS OF A NEW BYLAW FOR LEDUC**

- 1. Reduce the number of false alarms.
- Increase public awareness regarding false alarms and their impact on police resources.

#### **FALSE ALARM BYLAW 2016**



Estimated costs per event: \$90.00

(Cost of officer/support staff/dispatcher/etc. Based on 30 mins per file)

2015 654 x \$90.00 = \$58,860

Recent Changes to RCMP Policy as of July 14, 2018

RCMP now require multiple hits on <u>intrusion</u> alarms prior to attending unless circumstances of the location warrant otherwise.

#### **FALSE ALARM BYLAW**

False Alarms

July 14-Sept 10, 2017 - 129 July 14-Sept 10, 2018 – 86 (33%↓)

Note that in the 2018 period since policy change, there have been three businesses that have had multiple false alarm calls involving multiple zone activations. One of those businesses had seven false alarms.

757 - 2010	NEW		
No Permit Process	No Permit Process		
One warning per year	One warning		
2 <sup>nd</sup> false alarm per year = \$150	2 <sup>nd</sup> false alarm = \$250		
3 <sup>rd</sup> false alarm per year = \$250	3 <sup>rd</sup> /subsequent false alarm = \$500		
th/subsequent false alarm per year = \$500	N/A		
Information letters sent out with invoices	Information letters sent out with tickets + Educational Pamphlet		

#### FALSE ALARM BYLAW

BEAUMONT	FORT SASKATCHEWAN	LEDUC 757-2010	LEDUC New Bylaw	
No Permit	No Permit	No Permit	No Permit	
1 <sup>st</sup> Offence per 12 months = Warning	1 <sup>st</sup> Offence = Warning	1 <sup>st</sup> Offence per year = Warning	1 <sup>st</sup> Offence = Warning	
2 <sup>nd</sup> Offence per 12 months = \$150	2 <sup>nd</sup> Offence = \$200	2 <sup>nd</sup> Offence per year = \$150	2 <sup>nd</sup> Offence = \$250	
3 <sup>rd</sup> /Subsequent per 12 months = \$250	3 <sup>rd</sup> Offence = \$300	3 <sup>rd</sup> Offence per year = \$250	3 <sup>rd</sup> /Subsequent Offence = \$500	
N/A	4 <sup>th</sup> /Subsequent Offence = \$500	4 <sup>th</sup> /Subsequent Offence per year = \$500	N/A	
Warn/\$150/\$250	Warn/\$200/\$300/\$500	Warn/\$150/\$250/\$500	Warn/\$250/\$500	

	EVENT	TIME TABLE
	Bylaw Passes	Early 2019
mplementation/Enforcement July/August 2019	Education/Media	March/April/June/July 2019
	mplementation/Enforcement	July/August 2019

# FALSE ALARM BYLAW - End of Presentation -



#### Summary of Administrative Review & Recommended City of Leduc Positions - 2018 AUMA Resolutions

# 7	RESOLUTION	FROM/ SPONSOR	SUPPORT:	RATIONALE/ COMMENTS
Category: EXTRAC	DRDINARY	the house of the		
2018.E1 Cannabis Assessment and Taxation	IT IS THEREFORE RESOLVED THAT the Alberta Urban Municipalities Association request the Government of Alberta to amend appropriate legislation and regulations to clearly enable municipalities to assess and tax cannabis grow operations at fair market value.  Note: entire resolution submission is attached on next page	Town of Sundre	SUPPORT	Cannabis production facilities and related operations are being classified as farming-related or supply chain operations versus industry. As the resolution states, they require more servicing than an average farming operation, and municipalities are left to subsidize the costs.  Having the ability to assess and tax these business appropriately would allow municipalities to ensure other ratepayers aren't subsidizing the needs of these businesses.
2018.EX* Consumption of Liquor and	Municipalities Association (AUMA) request that the Alberta Government amend the Gaming, Liquor and Cannabis Act to ensure the consumption of cannabis is provincially regulated the same as liquor is currently regulated in public spaces across Alberta.  Note: entire resolution submission is attached on next page ed at the		SUPPORT	This resolution is consistent with the restrictive approach that the City of Leduc has already taken with the amendments made under the Community Standards Bylaw.
Cannabis in Public Spaces  *Anticipate this resolution to be presented at the convention		City of St. Albert		The resolution if accepted by the Province would provide a consistent approach across Alberta for the enforcement of the public use of cannabis. The patchwork of bylaws from one municipality to another would be removed and the educational component on where cannabis can be consumed would be have a consistent message across Alberta.
				The City of Leduc is planning to invest approximately \$15,000, in 2018 alone, on a public education campaign regarding the specifics of our bylaw. If the Province had imposed a consistent regulation for all municipalities, these funds may have been invested in other support/prevention programs or enforcement initiatives.
				In addition, if the consumption was provincially regulated, then enforcement/prosecution would be the responsibility of the Province versus each municipality incurring legal expenses for the prosecution of cannabis consumption related offences.
	· × *			In addition, by having it as a Provincial statute, our RCMP would be more engaged to enforce violations for public consumption given that they are NOT usually involved in municipal bylaw offences.

NOTE: There are no 2018 resolutions in the categories of Strategic/Business Plan Scope, Endorsement Requests or Targeted Scope.

**WHEREAS** the legalization of cannabis has led to the development of cannabis grow operations in Alberta communities;

**WHEREAS** cannabis grow operations are industrial-scale facilities that represent considerable servicing costs for municipalities;

**WHEREAS** current wording in the Municipal Government Act and Matters Relating to Assessment and Taxation Regulation does not clearly enable municipalities to tax cannabis grow operations; and

**WHEREAS** other ratepayers will be forced to subsidize the servicing of cannabis grow operations unless municipalities are clearly enabled to tax them at fair market value.

**IT IS THEREFORE RESOLVED THAT** the Alberta Urban Municipalities Association request the Government of Alberta to amend appropriate legislation and regulations to clearly enable municipalities to assess and tax cannabis grow operations at fair market value.

#### **BACKGROUND:**

The legalization of cannabis for both medicinal and recreational purposes has led to the development of federally licensed grow operations across Canada, including a number in Alberta. These facilities are major, industrial-scale developments consisting of large structures resembling factory environments. Given their scope and intensity of use, cannabis grow operations represent considerable municipal servicing costs.

Despite the high costs for municipalities associated with cannabis grow operations, it is not currently clear whether they can be appropriately taxed. Currently, Section 298 (1) of the *Municipal Government Act* states that no assessment is to be prepared for the following property:

- (w) growing crops;
- (y) farm buildings, except to the extent prescribed in the regulations;

The Matters Relating to Assessment and Taxation Regulation provides through Section 30 (f) that the taxation of farm buildings will be phased out in urban municipalities over five years, culminating in a 100% exemption in 2022. As significant property value is tied to the industrial-scale structures used in cannabis grow operations, this represents a large loss of taxation base.

Given the large scale and high intensity of use of cannabis grow operations, it would be inappropriate to classify them as typical agricultural uses. As a result of the exemption of the



exemption of land used for growing crops and the phase-out of taxation of farm buildings, this classification would mean that other ratepayers are required to subsidize the servicing of cannabis grow operations.

It is not appropriate for homeowners and other businesses to shoulder the burden of servicing cannabis grow operations. In order to address this issue, the Government of Alberta needs to make appropriate legislative and regulatory amendments to clearly enable municipalities to tax cannabis grow operations at fair market value. While the Minister of Municipal Affairs has stated that he is "with us" on this issue, no changes have yet been made. Given that cannabis grow operations continue to proliferate across the province, it is vital that changes are made now.

#### **AUMA Comments:**

AUMA has consistently advocated for amendment to the Matters Related to
 Assessment and Taxation Regulation to ensure that cannabis grow operations be
 assessed and taxed at fair market value. While the Minister of Municipal Affairs has
 indicated that he supports the need for change, at the time of writing, AUMA has not
 seen a concrete proposal for amendments. There is concern that unless Alberta's
 cabinet approves changes soon, it may not be possible to make the necessary
 regulatory amendments until after the upcoming provincial election.



**WHEREAS** the *Alberta Gaming, Liquor and Cannabis Act* (the "*Act*") and its associated regulation establish rules for the use and consumption of liquor and the use, smoking and vaping of cannabis in public spaces;

**WHEREAS** the *Act* provides much more stringent restrictions on liquor consumption in public spaces than cannabis despite the intoxicating effects of both substances;

**WHEREAS** in preparing for federal legalization of cannabis possession, many municipalities across Alberta have received public feedback in opposition to widespread consumption of cannabis in public spaces; and,

**WHEREAS** Alberta's municipalities have had a limited timeframe to interpret Federal and Provincial legislation, consult their residents regarding public consumption, draft appropriate bylaws for cannabis consumption, and consider broader regional and provincial impacts,

IT IS THEREFORE RESOLVED THAT the Alberta Urban Municipalities Association (AUMA) request that the Alberta Government amend the *Gaming, Liquor and Cannabis Act* to ensure the consumption of cannabis is provincially regulated the same as liquor is currently regulated in public spaces across Alberta.

#### BACKGROUND:

Federal legislation will legalize cannabis possession effective October 17, 2018 in Canada. In preparing for this date, the Alberta Government updated the *Gaming and Liquor Act* to become the *Gaming, Liquor and Cannabis Act* in November 2017.

The *Act* prohibits the smoking and vaping of cannabis in any place where tobacco is restricted per the *Alberta Tobacco and Smoking Reduction Act*, in addition to certain types of property, including hospitals, sports fields, playground, and more. Through bylaw, Alberta municipalities may create additional restrictions on public consumption, which the City of St. Albert and other municipalities across Alberta have undertaken in advance of October 17<sup>th</sup>.

Section 89 of the *Gaming, Liquor and Cannabis Act* provides detailed regulations regarding the consumption of liquor in public places:

**89 (1)** Except as provided in this Act, no person may use or consume liquor in a public place or any place other than a residence, temporary residence, licensed premises or a place or class of place prescribed in the regulations where liquor may be used or consumed.

Section 89 also allows some permissions for liquor consumption in public parks or picnic areas, if designated by the owner as permissible, and if the liquor is consumed with food. Many other Canadian Provinces and Territories have implemented legislation that treats the public consumption of cannabis very similar to Alberta's approach to liquor consumption, per the above, including: Saskatchewan, Manitoba, Ontario, Newfoundland and Labrador, Prince Edward Island, New Brunswick, Nunavut, and the Yukon.

Given the looming legalization date, the pace at which cannabis legalization across Canada has been implemented, and that many Alberta municipalities received public feedback on cannabis legalization after the May 31<sup>st</sup>, 2018 Resolution deadline to inform municipal bylaw amendments, the City of St. Albert believes this topic meets the AUMA's criteria for an *extraordinary resolution*.

Multiple public engagement surveys conducted by Alberta municipalities indicated a significant degree of opposition to the public consumption of cannabis, and also indicated that Albertans preferred an approach similar to alcohol than smoking, when asked.

While the City of St. Albert appreciates the Province of Alberta enabling local decision-making regarding the public consumption of cannabis, the City is concerned that consumption is being approached by the Province too much like smoking, and not enough like the regulation of alcohol, given the intoxicating effects of both substances. Moreover, the pace of this process has not allowed for effective inter-municipal approaches to consumption, which may create unintended consequences at the regional or provincial level. Therefore, provincial action is required in this respect.

As an example, within the Edmonton Metropolitan Region alone, there are significant discrepancies amongst municipal neighbours regarding cannabis consumption regulations. While St. Albert has instituted a complete public consumption ban, Stony Plain and Leduc have specified a ban on smoking/vaping of cannabis in public places; Fort Saskatchewan will allow smoking/vaping in areas as designated by signage; Edmonton may allow within 30 meters of playgrounds, spray parks, sports fields; Strathcona County intends to ban the smoking/vaping of cannabis in places that include patios, theatres, events/markets, hotel rooms and swimming pools/spray parks. While many of these Bylaws have not received 3<sup>rd</sup> Reading at the time of this Resolution, this showcases a microcosm of differing approaches that will likely serve to confuse Albertans.

The City of St. Albert sees this request as consistent with previous AUMA advocacy efforts, whereby in their October 27, 2017 submission to the Minister of Justice and Solicitor General, the AUMA supported the Province enacting a provincial-wide ban on public consumption, but to allow municipalities to permit consumption in certain designated areas, as well as in specially licensed bars or lounges, should they choose.

Specifically, the City of St. Albert proposes that the AUMA request that the Government of Alberta undertake appropriate legislative changes to the Alberta *Gaming, Liquor and Cannabis Act* to ensure a consistent approach to cannabis and liquor consumption is implemented across the Province, with a ban on cannabis consumption in public places unless otherwise specified.





# DELEGATIONS & PRESENTATIONS

# BUSINESS ARISING FROM PRESENTATIONS

#### **IN-CAMERA ITEMS**

Potential High School Sites

(Removed Pursuant to Sections 16, 24 & 25 of the FOIP Act)

Presented by:

M. Pieters

#### **IN-CAMERA ITEMS**

#### Joint Committee Briefing

(Exception to Disclosure - Sections 24 of the FOIP Act)

Presented by:

M. Pieters

# RISE AND REPORT FROM IN-CAMERA ITEMS

# REPORTS FROM COMMITTEE & ADMINISTRATION

Cannabis Rules Awareness Public Information Campaign Update

#### FIRST ITEM OF BUSINESS

(Distributed Under Separate Cover)

Presented by:

N. Booth

## COMMITTEE-OF-THE-WHOLE INFORMATION ITEM



MEETING DATE: September 24, 2018

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

PREPARED BY: Rachel Yeung, Manager, Community Development

REPORT TITLE: Leduc Golf and Country Club

#### REPORT SUMMARY

Stemming from a request from the Leduc Golf and Country Club (Club) to discuss options regarding potential future partnership between the City of Leduc and Club a consultant was hired to assess the current Leduc Golf and Country Club and provide an overall assessment of potential partnership options for future operations, an assessment of the golf market in the capital region, and comparisons with other municipal operating modals. Information regarding overall findings and comparisons will be presented by the consultant.

#### **BACKGROUND**

#### **KEY ISSUES:**

The Leduc Golf & Country Club (Club) is a not for profit Society that operates, maintains and develops the public golf course in Leduc. The Club operates on 160 acres of land that is designated as GR - General Recreation in a central part of Leduc that constitutes a significant portion of green space within the community. The Club is currently experiencing financial difficulties from an operational perspective and also faces the challenge of significant upgrades required for course facilities including the pro shop and club house. Declining memberships due in part to a stagnant economy, unseasonably wet summers (lost 54 days in 2016 as compared to 12 in 2015) and a saturated market for golf in the capital region, has resulted in the Club not being able to fund required capital upgrades. For over 50 years the Club has been self-sufficient in its operations, returning its profits to course improvements. The 149 acre property is located in the heart of Leduc. It is rare to find such a large green space located within a municipality. During the winter months, the Club provides free access to residents to utilize maintained cross country ski trails.

The Club is seeking options for continued partnerships in order to complete the required course improvements. Improvements include updating or replacing the existing club house, replacement of the irrigation system, and expansion of the parking lot to accommodate the number of users and club house rentals. A partnerships of the Club and the City of Leduc in the management of the golf course could be mutually beneficial to both parties. The Club would obtain long term stability in their operations and the City would be able to increase the use of the property to residents and recreation users.

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Updated: December 14, 2017

## COMMITTEE-OF-THE-WHOLE INFORMATION ITEM



There are mainly three types of golf course ownership:

#### Private Ownership:

- The golf course operations are owned by privately or publicly traded companies.
- Operations are intended to make a profit, providing the owners with a return on their investment.
- Course offers limited annual memberships, relying more on green fee play and tournaments.
- Any shortfall in funding is the owner's responsibility.
- Examples include: Red Tail Landing, Colonial, Montgomery Glen and Northern Bear.

#### Member Ownership:

- The golf courses are owned by a member-based ownership, where each member owns equal shares.
- Operations are overseen by a board of directors.
- The company can be a for-profit, however, it is commonplace that the company is deemed to be non-profit and as such, profits and dividends are not allowed to be paid out to the shareholders.
- Any shortfall of funds for the operations has to be funded by the membership.
- Under this category, two types exist, private and semi-private. The major difference is that the private courses do not allow non-members or green fee players without being a guest of a member.
- Examples: Windemere, Edmonton Golf & Country Club, and Mayfair.
- Semi-private courses rely on revenue from both memberships and green fee play.
- The advantage of being a member of a semi-private course over a private ownership course is that the member has a greater say in the actual operations.
- Membership and ownership in a semi- private course are usually substantially less than a private members course.
- Examples include: Leduc, Devon, and Sturgeon.

#### Municipal Ownership:

- Ownership is a government body where all profits, as well as any shortfall, reverts to the municipality.
- Having ownership of the course allowed the municipality to dictate the affordability of the course through levels of course maintenance or subsidies.
- Treated like any other recreation facility.
- Examples include: Cold Lake, Camrose, City of Edmonton

If the City does not enter into a partnership or agreement with the Club, the Club would look for an alternative solution. The Club has two options to consider:

- 1. Sell the lands that the club currently resides on and relocate the course altogether.
- 2. Sell the course to a private operator.

There is currently no budget identified; should the City consider a partnership with the Club, the funding request would be brought forward for consideration through the budget process. Administration will also need to consider other operational and master plan impacts and complete a thorough assessment.

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It is recommended that Council not enter into discussions with the Club that lead to City of Leduc operations of the Club and that Council direct administration to determine other options for partnership with the Club to allow for long term upgrade of capital assets to enhance viability of operations for the Club.

#### ATTACHMENTS:

Leduc Golf and Country Club Assessment

### RECOMMENDATION

Accept Report for Information Only

Others Who Have Reviewed this Report

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

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### Disclaimer

Blue Chip Wealth Strategies Inc. was engaged to conduct a Community Partnership Assessment by The City of Leduc with the Leduc Golf & Country Club (LGCC) and to provide recommendations for a possible partnership structure moving forward.

Our procedures included inquiry, observation, comparison and analysis of information provided by The City of Leduc, LGCC, golf courses in the surrounding area, and industry experts. Accordingly, we express no opinion of financial results, processes, other information, and internal controls. In performing our procedures we gathered and analyzed data from The City of Leduc, LGCC and other public sources. In addition, we relied on information provided by the individuals interviewed and did not independently verify the information nor do we express an opinion as to the accuracy or completeness of the information obtained.

Comparisons made between LGCC and other golf operations using benchmark data may be subject to errors based on specific operating environments. Comparisons are quantitative only and qualitative differences have not been considered in making the comparisons within this report.

There is the possibility that new or complete information may change the findings contained in this report. Blue Chip Wealth Strategies Inc. reserves the right (but under no obligation) to review the calculations and/or analysis contained in this report and review our conclusions in light of any new information that becomes known to us after the date of this report.

The report is provided solely for the benefit of The City of Leduc and is not to be copied, quoted, or referred to in whole or in part without Blue Chip Wealth Strategies Inc.'s prior written permission.

Blue Chip Wealth Strategies Inc. accepts no responsibility to anyone other than the parties identified in our contract for the information contained in this report.



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### Overview

Established in 1961. the Leduc Golf & Country Club (LGCC) provides the citizens of Leduc and area with not only a recreation facility but a large green space in the heart of the city. The golf course is a par 71, 18 hole championship course that stretches to 6700 yards. The golf course is managed by a board of 11 directors, who oversee the operations, hiring industry expertise to handle the day to day operations. LGCC presently has 246 shareholders.

For over 50 years LGCC had been self-sufficient in its operations, returning its profits to course improvements. The golf industry saw its most profitable years in the 1990's and most of the early 2000's. The Alberta government in the late 1980's and 1990's encouraged the building of golf courses to promote tourism. Grants were available to cover soft costs for newly established golf courses. The greater Edmonton saw a boom of new golf courses established during this period, creating an oversupply in the mid-range category. A number of golf courses changed hands going from one private owner to another, each time the sale price was reduced. The member-owned courses during the 1990's were in great demand, with waiting lists being quite common. The semi-private courses were also beneficiaries of this greater demand for golf. The member courses were in demand and felt a minimal effect from the new courses being established. This was due to the slow play and hard to get tee times during peak periods that were common at the public courses. Membership also reduced the cost of golf per round and provided a social atmosphere. The number of golf courses remained stable until the later 2000's when a number of higher end golf courses were developed in the greater Edmonton area.

When Tiger Woods came onto the scene in 1997 the golf industry experienced a surge in popularity never seen before in the industry. This growth continued until the economic crash in 2008 and began a further downturn in 2010 when Tiger experienced personal difficulties. From 2010 to 2014 the industry held steady until the economic downturn in 2015. Over the past 3 years, especially in Alberta, the golf industry has seen a steady decline in participation levels. LGCC financial results reflect the industry trends. During the past 3 to 5 years, the majority of golf courses have either broken even or had operating losses. There have been minimal funds available to invest in capital projects. Golf courses have been living on borrowed time, with capital projects being deferred and facilities aging. Again, LGCC is in a similar situation. The number of active golfers in North America has steadily declined, citing cost and available free time as primary reasons. Most private courses no longer have waiting lists. The industry is exploring creative solutions to improve the number of users. It appears that the numbers leaving the game have bottomed out and golf courses are adapting to the new norm, adjusting expenses and pricing.

LGCC employs approximately 40 employees during peak season. The course generates approximately \$1.6 million in revenue, pays around \$750,000 in wages and benefits, while also paying over \$47,000 in property taxes.



### **Mutual Benefits**

A partnership of the Leduc Golf & Country Club and The City of Leduc in management of the golf course can be mutually beneficial to both parties. The Leduc Golf & Country Club would obtain long term stability in their operations and The City of Leduc would be able to increase the use of the property to more of the Citizens of Leduc and visitors to the City.

The property is located in the heart of the City and keeping the green space whole, should be a priority of both parties. A new clubhouse can serve the needs of not only the golf course but could be developed into a multi-use facility. The property could be expanded to other user groups in the off-season.





# Golf Course Ownership

There are mainly 3 types of golf course ownership, with each having their own benefits.

**Private Ownership:** The golf course operations are owned by privately or publicly traded companies. The golf course operations are intended to make a profit, providing the owners with a return on their investment. The golf courses are referred to as public or resort courses. Usually, the course offers limited annual memberships, relying more on green fee play and tournaments. Any shortfall in funding is the owner's responsibility. Local courses such as Red Tail Landing, Colonial, Montgomery Glen and Northern Bear fall into these categories.

Member Ownership: The golf courses are owned by a member-based ownership, where each member owns equal shares. The course operations are overseen by a board of directors. The company can be a for-profit, however, it is commonplace that the company is deemed to be non-profit and as such, profits and dividends are not allowed to be paid out to the shareholders. Any shortfall of funds for the operations has to be funded by the membership. Membership shares can range from less than \$1000 to over \$100,000, depending on the course.

Under this category, two types exist, private and semi-private. The major difference is that the private courses do not allow non-members or green fee players without being a guest of a member. Their facilities are closed to the public and little reliance is placed on revenue from green fee play. Windemere, Edmonton Golf & Country Club, and Mayfair are examples of private clubs. Semi-private courses rely on revenue from both memberships and green fee play. Tee times are available to the general public as well as the facilities. The operating model of a semi-private course is closer to that of a privately owned course than that of a private members course. The advantage of being a member of a semi-private course over a private ownership course is that the member has a greater say in the actual operations. Membership and ownership in a semi-private course are usually substantially less than a private members course. Examples of semi-private courses are Leduc, Devon, and Sturgeon.

Municipal Ownership: As the name applies, the ownership is a government body. All profits, as well as any shortfall, reverts to the government owner. Typically the municipal course was developed where there was no private ownership or sufficient membership to start a golf course in the community. The government determined that like other recreation facilities, a municipally owned golf course was a requirement of the citizens. Having ownership of the course allowed the municipality to dictate the affordability of the course through levels of course maintenance or subsidies. This is similar to other recreation facilities that are located in the community, such as arenas, ball diamonds or soccer pitches. None of those facilities turn a profit, however, are deemed essential facilities for the community.



# Competition

Competition for golfing in the greater Edmonton area is one of the highest in the Country. Although the area enjoys a larger number of active players, the availability and choice of places to play are also above national average. With the decline in the number of rounds played over the past few years, the industry is getting creative in their offerings. We are seeing demand pricing where green fees are discounted or increased as demand dictates. Loyalty programs are being added. Added benefits such as discounted meals, free golf balls or golf carts are being offered to attract players to their courses.

LGCC has 3 main courses that provide direct competition. Red Tail Landing is the closest course to Leduc, while Montgomery Glen (Wetaskiwin) and Devon provide lower golf pricing while offering similar membership, green fee options, and course quality. Red Tail Landing would be considered a superior level course to Leduc, but also has a higher price point.

Pricing in the area for green fees is fairly standard, with the further you go out from Edmonton, the lower the fees are.

Membership fees are set by the individual course and appear to be what the market will allow. Some of the courses set higher fees for memberships as they limit the number allowed.

Both Devon and Montgomery Glen pose competitive pressure in both Memberships and Green Fee play, for those that don't mind driving a distance to save money. Leduc Golf Course does offer a slightly superior product, however, pricing has to remain competitive to retain and attract the golfing public. Because of distance, pricing can be slightly higher than these two courses.

Red Tail Landing is the direct opposite. Distance isn't a factor, while they are much higher priced. The quality of the course is higher end, justifying the higher pricing. Access for the green fee player is superior with Red Tail Landing. They allowed a 7 day out for booking green fee play, while Leduc is 3 days out. While the members at Leduc were allowed a 7-day booking window, the green fee player is left with tee times that membership isn't using. For the golfer who is planning his week, 3-day booking window is very restrictive. In fact, during that short time frame, some courses begin discounting low demand periods. With a number of golf courses in the area, the limitation of 3 days for green fee booking, puts Leduc at a disadvantage.

Red Tail's higher pricing although a detriment for the avid golfer to afford, it isn't as restrictive to the casual player who plays 1 to 5 rounds a year. Although they may be playing less than they used to, they want a good golf experience and are willing to pay slightly higher fees.



# Competition

### **Area Pricing**

Golf Course	Distance	Туре	Annual Membership	Restricted Membership	Weekend Green Fee	Weekday Green Fee
Leduc Golf & Country Club	0 km	Semi-Private	\$2,520.00	\$1,942.50	\$65.00	\$54.00
Red Tail Landing	11 km	Public	\$3,517.50	\$2,467.50	\$92.00	\$87.00
Montgomery Glen	35 km	Public	\$1,470.00	\$1,050.00	\$61.00	\$51.00
Devon	25 km	Semi-Private	\$2,000.00	\$1,640.00	\$54.50	\$43.50
Colonial, Beaumont	23 km	Public	\$3,800.00	\$2,950.00	\$79.00	68.00
Eagle Rock, Leduc County	29 km	Public	\$2,152.00	\$1,680.00	\$58.00	\$45.00
Camrose Golf Club	70.5 km	Municipal	\$1,260.00	\$840.00	\$48.00	\$42.00
Millwoods, Edmonton	34 km	Municipal	n/a	n/a	\$64.00	\$52.00
River Ridge, Edmonton	29 km	Public	\$2,050.00	\$1,470.00	\$71.00	\$57.00
Riverside, Edmonton	37 km	Municipal	n/a	n/a	\$58.00	\$47.00
Broadmoor, Sherwood Park	43 km	Municipal	\$2,855.00	\$2,190.00	\$60.00	\$49.00
Stony Plain	57 km	Municipal	\$2,551.50	\$1,930.00	\$66.00	\$53.00
Links at Spruce Grove	55 km	Public	\$2,700.00	n/a	\$65.00	\$53.00



# **Industry Turnover**

Despite golf courses struggling for a number of years, there has been little change of ownership in the past decade. In the Edmonton area, there has been only 2 courses that have changed ownership, one in Central Alberta and one in Northern Alberta over the past 10 years.

Northern Bear was the latest golf course to change ownership. The course was placed in receivership after the 2016 season and was purchased by an individual owner that did not have a presence in the Edmonton market. The ownership is from Fort McMurray and has made minimal changes in operations this past year. Northern Bear is deemed to be a higher end golf course competing with courses such as Red Tail Landing, The Quarry, and Blackhawk (until it was turned into a private course). The course was plagued with a lack of water during its early years of operations and never was able to gain traction, due mainly to the early water problems that caused course maintenance levels. The course quality and high debt load the course carried, resulted in the course eventually put into receivership.

Wetaskiwin Golf & Country Club was in a similar position as many member-owned courses are now experiencing. They had a difficult time in not only meeting their operating costs but had no funds for capital replacement/improvements. The course experienced years of poor maintenance and the local economy could not support higher fees that were required. The course carried an ever-increasing debt load and the membership eventually sold the golf course to a private owner.

Sundre Golf & Country Club was a membership owned course and despite being at a higher price point nearer the City of Calgary, they faced competition from newer courses that sprung up in the area. The attraction of the newer courses and lack of ability to increase the membership fees with local residents saw revenues not keeping up with the operating costs. The club had rising debt and eventually sold to a private owner, who had recently sold his business (Totem Stores).

Whitemud RV and golf course, Pioneer Meadows and 9 holes of Golden West (all in Edmonton) were all turned into a land development. The lands became substantially more valuable as residential or commercial developments and were closed down and sold. All 3 courses were privately owned.

The last known golf course that was taken over by a municipality was Cold Lake, which took over operations from the Canadian Military approximately 5 years ago. The next latest one was Camrose, which occurred over 20 years ago. Both Cold Lake and Camrose have invested substantial funds in both capital improvements and operating subsidies.



# **Industry Turnover**

Both Cold Lake and Camrose operate under a municipal-run golf course model where the City hires a general manager and directly oversees operations. In both cases, the employees are City union employees with salaries higher than the industry standards. The City supplies all accounting, HR and marketing support for the operations. The operations include both the golf course and curling rink operations. The City of Cold Lake also has implemented a capital improvement program to update the property which was neglected under the previous ownership.

The City of Camrose took over operations from a membership ownership over 20 years ago and implemented a hole by hole improvement over this period. Last year they just completed the renovations to the golf course itself and are now considering improvements to the clubhouse.. Similar to Cold Lake, the City provides support in accounting, payroll, HR, etc.

Both of these cities have treated the golf course in the same fashion as their other recreations facilities, i.e. swimming pools, and arenas. Their mandate is to keep costs affordable for all citizens of their community. Their cost recovery is in the same area as other recreation facilities. This is not unique to these 2 communities, however, is not the norm in the industry. It was a decision made by their Council at the time and continues to operate in this manner. The fees charged at both of these courses are considered to be low in the industry. The low fee structure coupled with the higher than industry average salaries does not allow for self-sufficiency in operations.

The last City Council to face the same situation as Leduc is now facing and didn't take over the golf course operations is the City of Wetaskiwin. There was considerable political backlash for that council in not acting, as well as citizens that supported that decision.



# Financial—Revenue and Rounds Played

The number of rounds (according to the National Golf Course Owners Association) played in Alberta were down 7.18% as compared to 2016 and down 5.58% when compared to the 3-year average. Despite the number of rounds of golf reducing, the amount of revenue increased by 1.7%. On the surface that is difficult to justify as rates had minimal increases industry-wide and the market saw some courses that were actually discounting green fees. The increased revenue came from other areas such as increased memberships, advertising and food and beverage sales. These are revenue sources that are not associated with rounds of golf played. Nationally the numbers bear the same results with rounds played down but total revenue up.

Usually, weather plays a large part in determining the variances from one year to the next. 2017 was best described as an exceptional year for golf weather. 2016 generally saw an earlier start by up to 2 weeks in April. However, 2016 had more rainy days and golf season came to an abrupt halt at the start of October with an early snowfall. Overall the weather in 2017 was superior to the past 2 years and should have contributed to more playable days.

LGCC's number of rounds in 2017 was in the 35,000 range, while the National Average was just under 25,000 rounds.

	National	BC	Alberta	Prairies	Ontario	Quebec	Atlantic	National # of Rounds
Revenue YTD	1.21%	3.06%	1.70%	10.57%	-1.83%	-6.16%	0.50%	
Rounds YTD	-4.02%	-6.03%	-7.18%	-0.29%	-3.52%	-6.98%	-3.59%	24,831
3 yr. avg.	-3.01%	-5.23%	-5.58%	-0.98%	-2.06%	2.62%	0.44%	25,602



# **Financial Summary**

LGCC's past 4 years operations are reflective of the industry as a whole. The club has taken positive steps in stabilizing their cash flow. However, LGCC like may other golf courses do not have the necessary funds that are required to undertake the necessary capital projects that are required. LGCC does not have the funds nor the ability to meet financial obligations a loan would impose to replace/renovate the clubhouse and replace the irrigation system. These are costly capital requirements that are beyond the financial capacity of the LGCC at this time.

In comparison to other golf courses, LGCC is on par with other similar courses for revenues, wages, and overall maintenance expenses. LGCC's maintenance expenses are considered to be at the bare minimum. Any further cuts to the budget could result in a lower level of course conditions, which can affect the revenue for the long term.

Interim results for the 2018 fiscal year has revenues for 2018 higher than the 2017 season. The additional revenues is mainly in green fee play, which is a direct result in the changes the club made to green fee bookings and the fact that the course was in excellent condition from the start of the season. Edmonton area golf courses suffered from high levels of winter kill, which LGCC did not experience.

The present clubhouse has a maximum seating capacity of 120 people. The size of available space does not allow the club to host large tournaments. The full course tournament is 144 golfers. With volunteers, the seating capacity should be 200 to attract these tournaments and other functions such as weddings. A new clubhouse that increases capacity would increase revenue potential. According to the NGCOA survey, courses increased revenues this past year in non-golf items. These include banquets, meetings, and weddings. The existing clubhouse needs to be replaced not only additional revenues but if not replaced would have a negative effect on existing revenue sources.

LGCC presently leases out the restaurant operations. This restricts both potential losses and income. Under the present situation, this option of leasing this part of the operation is deemed to be an acceptable practice. With an expanded clubhouse, managing the entire food and beverage area should be revisited.

It is in our opinion that with the changes taken in reducing expenses and increasing green fee play will bring the golf operations to at least a breakeven position. It will, however, not be sufficient to cover the capital requirements or to service debt payments for the major capital projects identified.



# **Community Golf Courses**

Communities with populations over 10,000 in Alberta have a number of common facilities; arenas, ball diamonds, soccer pitches, libraries, parks, swimming pools (most indoors), curling rinks and golf courses. All the facilities, with the exception of golf courses, are provided by the municipal government in most cases. Although all communities have at least one golf course, ownership varies from one community to another. Each community has their own historical development of the golf course in their community. Like other recreation facilities, golf courses form part of the amenities of the community. A City the size of Leduc would be unique if it didn't have a hockey rink, swimming pool, library, baseball diamonds, parks or a golf course. The fiber of the community is made up of the amenities that the City has to offer. Golf courses not only provide a large green space in the community but also can be a tax source for the municipality. No other recreation or cultural amenity is treated in the same manner.

Golf course development in communities started as early as the early 1900's and as late as the 1980's. Golf has historically been played by higher income earners. As such in some communities where there were wealthier individuals, private and semi-private courses were developed, adding to the amenities of their communities. Where there was no such group to start a golf club, municipalities stepped in to develop one in order to provide a recreation facility that was in demand by the citizens. In some communities, municipal courses were developed to provide golfing to the general public that could not afford to golf at the private courses. In the latter part of the 20th century, private investors started building golf courses in areas where demand warranted. Melcor Developments brought residential golf course development to the Edmonton area, establishing two communities, Lewis Estates, and Spruce Grove.

The four largest cities in Alberta all operate municipal golf courses in direct competition to other courses in their communities. The courses were all established under different circumstances. Over the years, the 4 largest municipalities have explored options in the operation models and if in fact, they should remain in the golf course business. In all cases, the golf courses remain part of the recreation offerings by the local municipal government. Municipalities have over the years, re-invested profits back into the golf course and have provided additional funding for capital improvements to the facility. The City of Red Deer after many years of not contributing to the improvements have put a long-term capital improvement plan in place, contributing approximately \$200,000 per year. The communities such as Camrose and Cold Lake treat the golf course like their other recreation facilities that require consistent capital funding and provide a subsidy in their operations.

Golf is enjoyed by all income and age levels. In fact, the sport is one of the few recreation facilities that meet the needs of such a diverse population as it relates to age and income.



# Capital Assets

The Leduc golf course was constructed in the 1960's which is evident by the design. The older 'country club' style still appeals to some of the avid golfers, however, does not have the 'wow' factor to attract the golfing public. The rustic clubhouse is aging and life expectancy is nearing its usefulness without major upgrades. The pro shop has an even shorter time frame.

The clubhouse and pro shop are aging. According to the Clark Builders Report dated February 21, 2018, the existing clubhouse and pro shop are in need of over \$1 million in repairs and brought up to code. This does not include bringing the building up to accessibility codes. The building is not accessible by even the moderately disabled. The main floor has no ramp access and there are no washrooms on the main floor level. With a cost of at least \$1 million to repair the existing buildings and restrictive functionality for users, it may be more practical for a new building replacement. There is an additional concern of the visible mold in the washrooms, that could add additional costs if they proved to be more extensive. The February 23, 2018, report from Clark Builders on a new 300 person banquet hall at a cost of \$3 million provides us with a background for new building cost. The building used in the pricing does not provide for offices, pro shop or storage. A 300 banquet room is excessive for any golf course use, however, would provide for a larger venue for conventions and weddings. A clubhouse alone with offices, pro shop, storage, underground cart storage and meeting rooms typically cost in the \$3.5 million range. A replacement facility the size of the existing structure would cost in the \$2.5 million range, however, does not include the pro shop. The City's recent survey on amenities identified a need for meeting spaces for groups. A new clubhouse could accommodate additional users, however, would add to the cost.

We have not inspected the irrigation system. In our interviews with LGCC management, it is reported that replacement of the irrigation system is a high priority. An aging irrigation system will increase ongoing maintenance costs as well with breakdowns deliver a less than desirable turf condition. The cost to replace a dual line system is in the range of \$1.5 million, not including replacement of any pumps. The replacement of the system requires it to be completed over a period of years so it doesn't interfere with the golf course operations. The capital cost would be spread over the next 7 to 8 years.



### Recommendations

Through interviews with City staff, Golf Course Management, and Executive and with other municipalities and their golf course operators, we have concluded that the City of Leduc should become participants in the continuation of the golf course presently owned by LGCC. Non-participation on the City's part could lead to the loss of both the golf course and entire green space on the present golf course site. We have concluded that it would be the first priority to have the property remain a green space and preferably as a golf course.

The existing shareholders are very interested in the continuation of the golf course as a community course. Any changes to the ownership and/or future partnership would require a vote from the shareholders of LGCC. In reviewing the various management models for municipal courses, it is found that the most successful operations are run by a non-profit society, that provides the advisory board for overall operations of the course for the City. Having it turn into something else besides green space has negative effects that cannot be quantified. Losing this space would change the make-up of the City. Losing a golf course as an amenity in the community would place Leduc as the largest city in Alberta without a golf course. Having the City own the course ensures that the golf course remains a vital part of the community.

The strength that a mutually beneficial partnership brings, would ensure the long-term stability to this key piece of property.



### Conclusion

The mandate of the report was to analyze the Leduc Golf & Country's operations in comparison to other golf courses in market. We were to further provide our recommendations on whether the City of Leduc should participate in the operations of the golf course.

It is our conclusion that the LGCC is operationally stable, however, can not financially meet capital improvement and replacement requirements.

In order for the golf course to remain in its present location and continue to be a jewel in the heart of the Leduc, the City should through a partnership with LGCC provide sufficient capital investment to bring it back to acceptable standards. The City of Leduc should not be involved directly in the management of the operations but could use a non-profit board to oversee operations and be responsible for delivering the mandate of the City for the golf course.

Not only is the golf course an amenity available for Leduc citizens, it brings in tourist dollars from outside the City. It also provides an area to enjoy the winter sports of cross-country skiing and snowshoeing. Replacing the aging clubhouse with a multi-use facility would open up the property to the enjoyment of more residents and visitors.

The value of having a golf course in its present location cannot be measured in dollars and cents, just as parks, walking trails, sports facilities, arts centers value can't be measured. Having the Golf Club to provide that amenity at no cost to the City is no longer an option. Leduc is only one community that will be experiencing this dilemma. Many semi-private courses are experiencing the same situation and the local municipalities will be faced with the same decision Leduc Council is now experiencing.



MEETING DATE: September 24, 2018

SUBMITTED BY: Ken Woitt, Director Planning & Development

PREPARED BY: Karen Mercer, Development Officer, Current Planning & Development

REPORT TITLE: St. Michael Catholic Church – Request for AVPA Amendment

### REPORT SUMMARY

This report provides information regarding a recent request for Council support received from St. Michaels Catholic Church. In their letter to Council of July 23, 2018 St. Michaels Catholic Church has requested that Council seek an amendment to the Airport Vicinity Protection Area Regulation (AVPA) to allow for the expansion of the existing Place of Worship located on several parcels within Pt. SE 35-49-25 W4.

#### BACKGROUND

#### **KEY ISSUES:**

Planning staff has recently met with representatives of St. Michael's Catholic Church to discuss and review their preliminary plans for a proposed expansion to the existing church. This proposed expansion will include a small addition to the foyer on the north side of the existing building of approximately  $13m^2$  (144 sq.), and a larger addition to the south of the existing building of approximately  $791m^2$  (8,516 sq.) which will be used as a new office area and church hall. The proposed church hall would be used for church related functions such as weddings and funerals etc. St. Michaels Church has also acquired six (6) lots to the north of the existing church, and their future plans include developing these lots as a parking facility to support the functions of the church development. No design drawings have been prepared for this area to date.

St. Michael's Church is currently located on a site that consists of five individual lots. The church structure is located on Lots 4 & 5, Block 6, Plan T1, the office structure is located on Lot 3, Block 6, Plan T1, and Lots 1 & 2, Block 6, Plan T1 are utilized as parking areas for the church. This site located within the SE 35-49-25 W4 and is subject to the regulations contained in the Edmonton International Airport Vicinity Protection Area Regulation, Alberta Regulation 55/2006 (AVPA).

As you are aware, the AVPA regulates, and in some cases prohibits, land uses within the City of Leduc based on a "Noise Exposure Forecast" (NEF) contour system. This NEF system was developed based on a standardized format for forecasted aircraft movement inputs, and land use compatibility table, approved by Transport Canada, was developed to provide the airport operator means to generate NEF contours to be used by land use planning authorities to develop compatible land use decisions around an airport. These NEF contour areas range from 40+ being the areas that would have the most intense noise impacts to 25-30 NEF contour which identifies areas of least noise impacts. This table is attached for your reference.

The NEF contours that impact this specific area of City of Leduc are identified on the attached map. This map identifies parts of lots 1, 2 & 3 located within the 30-35 NEF contour area, and the balance of these lots and the whole of lots 4 and 5 located within the NEF 35-40 contour area. When this is the case, Schedule 3, 3(1) of the AVPA states that where a parcel of land that is equal to or less than 0.2 hectares is located in more than one NEF Area, the noise exposure forecast contour line that runs through the parcel must be adjusted to follow the next appropriate natural or man-made boundary that is further away from the runway. All of these lots are less than 0.2ha in size, and therefore, this site is regulated in accordance with the NEF 35-40 contour area. As noted in Column 3 in the attached table, the AVPA prohibits a place of worship within the NEF 35-40 contour area. Further, Section 3, 3(3) of the AVPA further states that no subdivision

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approval may be given and no development permit may be issued by a municipality relating to land in the Protection Area if the proposed use of that land is a prohibited use.

However, it is also of note that Section 4, subsections (1), (2) and (3) (a) state as follows:

- **4(1)** if, before the coming into force of this Regulation, a municipality approved a subdivision or issued a development permit relating to land in the Protection Area and the use being made of the land or an improvement to the land immediately before the coming into force of this Regulation was a permitted or prohibited use, the approval of the subdivision or the development permit, as the case may be, continues to be valid after the coming into force of this Regulation.
- (2) No extension, addition or enlargement may be made to an improvement that is prohibited under this Regulation except in accordance with subsection (3).
- (3) The following improvements may be extended, added to or enlarged if the portion so extended, added to or enlarged complies with the acoustical requirements set out in the Alberta Building Code and is entirely located on a parcel of land that existed immediately before the coming into force of this Regulation:
  - (a) an improvement used as an office and retail facility as defined in Schedule 3 regardless of where it is located in the Protection Area

Although St. Michael's Church has been existing on this site since 1896, with respect to approved permits for this site our records indicate that a building permit was issued for interior renovations to the church in 1978. In 1985 a development permit and subsequent building permit was issued for an addition to the existing church. These approvals remain valid. Therefore, in our opinion, the planning and development department is in a position to consider a development permit for the proposed office addition without an amendment to the AVPA.

With the exception of the proposed office expansion, when applying the regulation as indicated above it is understood that, in order to move forward with an expansion to the Place of Worship use, an amendment to the AVPA will be necessary. However, upon further investigation and discussion with a Planning Advisor from Municipal Affairs, it appears that the intent of the AVPA with respect to the "grandfathering" of current prohibited uses may not have been reflected in the actual wording of the regulation. At the time of submission of this report, no additional information has been provided by Municipal Affairs.

If it is in fact the case that an amendment to the AVPA is required, Planning administration will be before Council in the coming months to request that the City of Leduc apply to the Minister to amend the Regulation. In accordance with 10 (1) of the Regulation, this application must include a resolution of Council indicating that the council supports the proposed amendment, and prior to the application to the Minister, consultation as identified in subsection (2) below must also be undertaken.

(2) An application under subsection (1) must not be considered by the Minister unless the Minister is satisfied that reasonable consultation in respect of the proposed amendment has taken place with any affected municipality and landowners, the Airport Operator and the general public.

#### ATTACHMENTS:

- 1. Key Plan
- 2. AVPA Area & NEF Contours
- 3. NEF Contours Effecting St. Michael's Lands

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4. Overview of Existing and Proposed Future Development

### RECOMMENDATION

A request for Council to pass a resolution in support of the proposed amendment of the AVPA Regulation will be brought back to Council at a future date not yet determined.

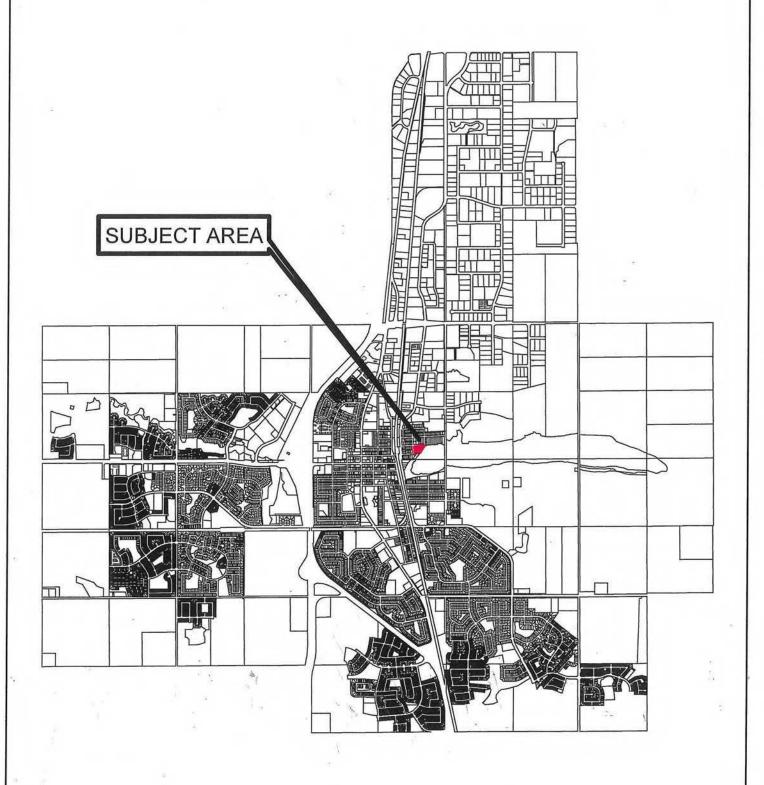
Others Who Have Reviewed this Report

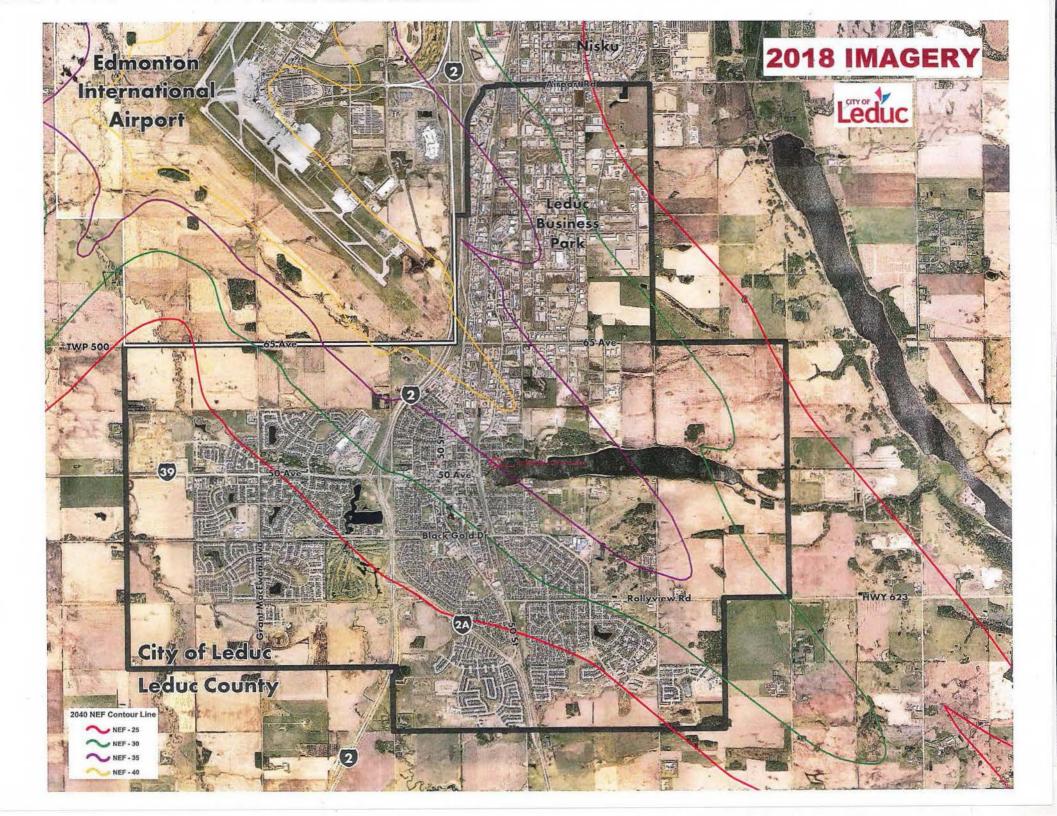
P. Benedetto, City Manager / B. Loewen, City Solicitor / M. Pieters, General Manager, Infrastructure & Planning

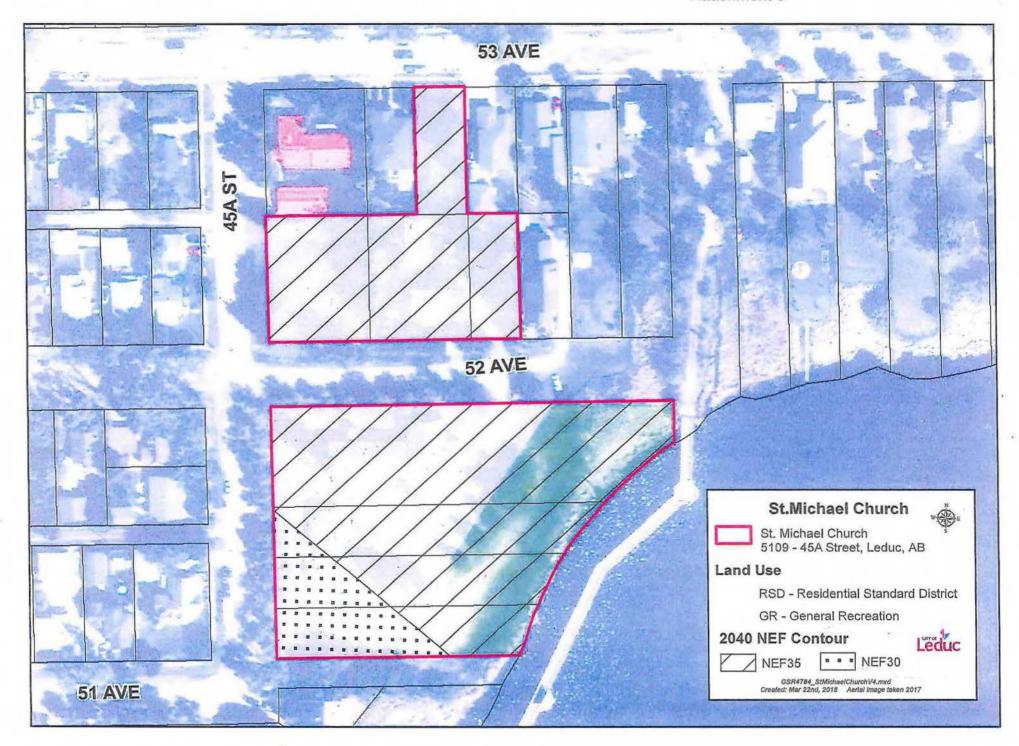
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East



North

West



MEETING DATE: September 24, 2018

SUBMITTED BY: Ken Woitt, Director Planning & Development & April Renneberg, Current Planner II

PREPARED BY: Karen Mercer, Development Officer, Current Planning & Development

REPORT TITLE: Land Use Study & Proposed Redistricting from General Commercial to Business Light

Industrial - Eight Properties in the Area of 46A Street/61st Avenue & 47th Street

### REPORT SUMMARY

To provide a land use district strategy with respect to a future proposal to redistrict eight parcels of land located within Pt. NW 35-49-25 W4 from GC-General Commercial to IBL – Business Light Industrial. This redistricting is being recommended as a result of a land use study undertaken by Planning & Development in this area.

#### BACKGROUND

#### **KEY ISSUES:**

The area subject to this land use study is located within Pt. NW 35-49-25W4, specifically in the area of 61 Avenue and 46A Street, as shown on Attachment 1 to this report.

The City received a request to review its Land Use Bylaw and consider changing the current GC-General Commercial district to a land use district that would allow for more industrial-type developments to occur within part of the study area. This land use study included a review of the historical land use districting in this area, an analysis of the existing land uses, business operations, building typologies and current land use districts within the study area. As a result of this study, Planning administration is proposing to redistrict the lands identified on the Proposed Redistricting Plan (Attachment 2) from GC - General Commercial to IBL – Business Light Industrial.

The districting of the lands located within study area has seen several changes over time. From 1968 to 1978 these lands were districted MI – Industrial. This is district allowed for any manufacturing, processing, repairing, storage, warehousing, distribution or servicing establishments which would not have restrictive effects on the district, and would not create objectionable or dangerous impacts beyond the building or site.

In 1980 there was a redistricting of all the lands identified within this study area from MI to C-MX Commercial –Mixed Industrial. This district was intended to provide for the location of mixed-use developments containing both retail and service outlets as well as limited light industrial uses that would not adversely affect adjacent land uses. This area was intended to be applied as a buffer district between commercial and industrial districts. This district remained in place, with some minor amendments until May 8, 2000 when Land Use Bylaw 340-94 was amended removing all references to any industrial type use within the C-MX land use district. With the adoption of Land Use Bylaw 516-2002 in 2002, this area transitioned from C-MX to C3 – Commercial General. The intent of the C3 district was to provide for a broad range of businesses that serve vehicular traffic. No industrial uses were contemplated in this district.

When the City's current Land Use Bylaw 809-2013 was adopted in 2013 the lands within the study area transitioned from C3 to the GC – General Commercial land use district. This land use district provides for the development of business areas intended to serve vehicular traffic located adjacent to arterial roadways, primary Highways and secondary Highways. Typical commercial uses in a General Commercial District are larger than those in the Central Business District. The GC land use district does not provide for any industrial-type use. What we have found through this study is that the vast

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majority of the parcels in the study area are, in fact, zoned appropriately as GC, and we would not recommend any changes to the parcels located directly adjacent to 50th Street and 65th Avenue.

However, upon examination of the existing commercial/light industrial land uses existing in the area of 46A Street and 61st Avenue, it was determined that some of the uses found are neither permitted nor discretionary in accordance with the GC land use district. Therefore, these uses are of a non-conforming status under the Municipal Government Act. In order to correct these non-conforming uses and to better fit the general use of the land as it currently sits, planning administration is proposing to redistrict the lands identified on the Proposed Redistricting Plan to the IBL – Business Light Industrial land use district.

Currently, of the eight parcels proposed to be redistricted, five of these parcels are operating a non-conforming use. The remaining three parcels are operating with uses that will see no impact to current uses on the lands, but may experience potential benefits of this district in the future. It is the opinion of Planning staff that IBL is a much more appropriate land use district for this area as it will result in all of the current non-conforming uses becoming either permitted or discretionary uses, which will allow for future expansion to these developments The process of engaging all land owners affected by this proposed redistricting is on going, and the results of this engagement will be provide in any future reports to Council.

In accordance with Land Use Bylaw 809-2013, the Business Light Industrial district is intended to provide for a selection of light industrial and commercial uses that are readily evacuated, do not encourage large gatherings of people and do not adversely affect Adjacent Land Uses by allowing uses where there are significant, external, objectionable or dangerous conditions outside of any Building on the Site. This district is intended to serve as a buffer to more impactful industrial uses. The study area, if redistricted, would provide a buffer between the existing commercial areas to the north and west, and the light industrial areas to the south and east.

This report, the Committees' consideration of this report are legally required to form part of the future Public Hearing with respect to the proposed redistricting.

#### ATTACHMENTS:

- Key Plan
- 2. Land Use Study Area Map
- 3. Proposed Redistricting Plan

### RECOMMENDATION

A redistricting bylaw will be brought forward to a future Council meeting for consideration later in the fall of 2018.

Others Who Have Reviewed this Report

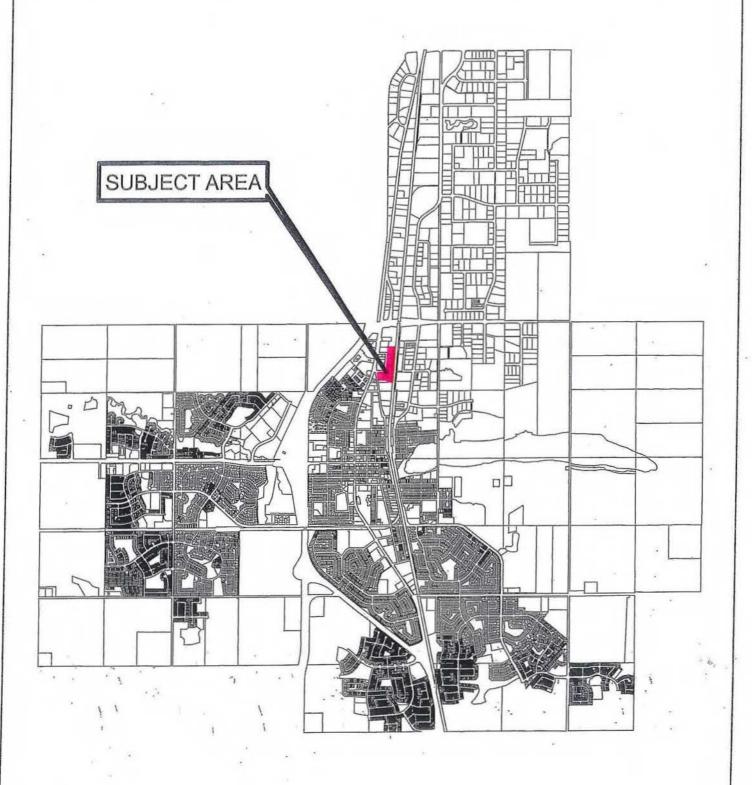
P. Benedetto, City Manager / B. Loewen, City Solicitor / S. Olson, Acting General Manager, Infrastructure & Planning

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**KEY PLAN** 

Attachment 1





### LAND USE STUDY AREA (Attachment 2)



# PROPOSED REDISTRICTING PLAN (Attachment 3) 65 AVE 63 AVE 62 AVE GC 61 AVE 61 AVE UR 59 AVE FROM: GC - GENERAL COMMERCIAL TO: IBL - BUSINESS LIGHT INDUSTRIAL



Sept 3, 2018

Councillor Glen Finstad City of Leduc

Dear Councillor Finstad

Snow removal on the sidewalks of storefronts both occupied and unoccupied has remained an issue of concern on Leduc's Main Street. It is vital that the sidewalks on Main Street remain safe for pedestrians even in the depth of Winter.

Currently City Bylaws allow 48 hours for business owners or landlords to clear the sidewalks; unfortunately, this results in inconsistent clearance of snow from sidewalks in Leduc's Downtown Core, especially on Main Street. Changing the time limit to 24 hours will increase safety on Sidewalks in Leduc's Downtown Core, and ensure it remains walkable for all year round.

As such, the LDBA recently (June 8, 2018) passed a motion requesting that the City of Leduc amend its current snow removal bylaw for Leduc's Downtown Core such that the time limit for snow removal from sidewalks is reduced from 48 hours to 24 hours.

We look forward to your, and the rest of Leduc City's Council, review of this issue. Should you require further input from the LDBA, or our members, we are happy to oblige.

Sincerely,
"Original Signed"

Dr. Jack Gordon Chair



MEETING DATE: September 24, 2018

SUBMITTED BY: S. Davis, City Clerk

PREPARED BY: S. Davis, City Clerk

REPORT TITLE: Modifying Petition Requirements

### REPORT SUMMARY

Section 226.1(1) of the *Municipal Government Act* ("*MGA*") allows a City Council to pass a bylaw changing certain petition requirements for legally binding petitions. This report will outline the requirement changes that can be made if Council so desires.

### **BACKGROUND**

#### **KEY ISSUES:**

There is often confusion around what a petition is. The definition provided by Municipal Affairs is that "a petition is a formal request to Council by a number of electors for an action to be taken". An elector, as defined by the *Local Authorities Election Act* is "a person eligible to vote at an election" which means someone who has lived in Alberta for at least 6 months, currently lives in the City of Leduc, is over 18 years of age and a Canadian citizen. The *MGA* sets out strict rules about: who can petition, the format of the petition itself, the number of signatures required, the length of time a group has to collect the signatures, a validation process by the City and a set time limit the City has to report back on the sufficiency of a petition.

There are different types of petitions under the MGA:

- "Legally Binding Petitions" which can be used to have Council take a specific action. Examples are:
  - o Petitions asking Council to either create a new bylaw or to repeal an existing bylaw;
  - Petitions asking Council to approve a request for, or to petition against, a local improvement
  - o Petitions against borrowing bylaws, loan bylaws or guarantee of repayment of loan bylaws.
- "Informal Petitions" which do not require Council to pursue any action but can be an effective way to communicate resident concerns.

As mentioned, with the recent MGA amendments, s. 226.1(1) allows Council to pass a bylaw changing certain legally binding petition requirements under s. 219 to 226 and s. 233(2) of the MGA. These sections of the MGA, as they pertain to Local Improvement Petitions, may be amended by s. 392(1) – (5)(b). A council can now:

(a) reduce the number of signatures required in s. 223(2) for petitions to the council.

The MGA states that a petition must be signed by electors equal in number to at least 10% of the population for a city-wide petition (at least 3,244 electors) and 2/3 of the owners who would be liable to pay the local improvement tax.

Administration does not recommend this amendment: Administration acknowledges that the minimum number of signatures is substantial and gathering the signatures is hard work. A petition is used to draw attention to an issue of

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public interest or concern that can affect the whole City, such as a petition against a borrowing bylaw, or that could result in a property tax increase for a specific area of the City, in the case of a local improvement. As result, the petition must show Council that the requested change is supported by an appropriate percentage affected parties.

(b) allow petitioners to remove their names from petitions to the council by filing a statutory declaration with the CAO within 14 days of filing.

Under s. 225(2) of the MGA no names can be added to, or removed from, a petition after it has been filed with the CAO.

Administration does not recommend this amendment: Just like every vote counts in an election, Administration understands that every signature counts in a petition. A petition must have sufficient signatures to meet the requirements of the *MGA* before filing for it to be considered a legally binding petition. Validating a petition by Administration is a time consuming undertaking that must be completed within 30 days of the petition being filed. To allow names to be added, or deleted, will only increase an already complex undertaking. Furthermore, it is incumbent upon the individual gathering signatures that the petition statement is on each signature page and that they ensure everyone signing the petition fully understands that statement.

(c) provide for petitions to Council to be signed electronically and modify the requirements in sections 224(2) and (3) and 225(3) to the extent Council considers necessary or appropriate for that purpose.

Under s. 224(2) each petitioner must print their full name, provide their address, phone number or email, sign and date the petition. Under s. 224(3) the petitioner's signature must be witnessed and the witness must complete an affidavit. Under s. 225(3) the MGA sets out the rules for counting the number of petitioners.

Administration does not recommend this amendment: There is some question as to whether or not electronic signatures are valid as, unlike what is currently in effect, there is no affidavit completed by a witness who can state that the individual signing fully understands the reason for the petition and is in fact who they purport to be.

There is also the concern surrounding who will be able to see an individual's personal information when the petition is completed online.

(d) provide for petitions to be filed with the CAO electronically.

Under s. 225(1) the original petition must be filed with the CAO.

Administration is neutral on this amendment. Electronic filing of documents is used throughout Canada. Examples are Canada Revenue, the Alberta Court System, Federal Court System and Alberta Blue Cross.

(e) extend the time provided in section 233(2) for filing petitions to Council with the CAO.

Under s. 233(2) the petition must be filed within 60 days after the date the bylaw, or resolution, was passed.

Administration is does not recommend this amendment. The length of time to have a petition filed now varies with the purpose and nature of the petition. A small survey showed that the 60 day time line is common practice in Canada, the United States, New Zealand and parts of Europe. The time currently provided for the filing of any petition has been successfully adhered by organizations for many years.

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### RECOMMENDATION

At this time, Administration does not recommend Council proceed with most of the amendments allowed under s. 226.1(1) of the MGA.

If there is a desire to pass a bylaw changing any of the default rules of the petition provisions authorized by the recent MGA amendments, Administration must be directed to bring forward to Council a report and a Bylaw for Council consideration.

Others Who Have Reviewed this Report

P. Benedetto, City Manager / B. Loewen, City Solicitor

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INFORMATION ITEMS						

ADJOURNMENT						