



**AGENDA  
CITY OF LEDUC - LEDUC COUNTY  
JOINT COMMITTEE OF THE WHOLE MEETING**



**MONDAY, OCTOBER 1, 2018 AT 5:00 PM  
LEDE ROOM, LEDUC CIVIC CENTRE, #1 ALEXANDRA PARK, LEDUC, ALBERTA**

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**1. CALL TO ORDER**

**2. ADOPTION OF AGENDA**

**3. APPROVAL OF PREVIOUS MINUTES**

- a) Approval of Minutes of the Joint Leduc County / City of Leduc Committee-of-the-Whole Meeting held Tuesday, June 26, 2018

**4. BUSINESS**

- a) Overview of Respective Strategic Plans  
– Mayor B. Young and Mayor T. Doblanko
- b) Leduc-Nisku Economic Development Association (“LNEDA”) Discussion
- c) Airport Accord Transit Funding
- d) Shared Investment/Shared Benefit Update
- e) 65 Avenue/Nisku Spine Road Discussion

**5. IN-CAMERA ITEMS**

At this time, it is unknown if any of the above items are to be held in-camera.

**6. NEXT MEETING DATE**

December 12, 2018

**7. ADJOURNMENT**



LEDUC COUNTY & CITY OF LEDUC  
JOINT COMMITTEE-OF-THE-WHOLE MEETING



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MINUTES OF THE JOINT CITY OF LEDUC/LEDUC COUNTY COUNCIL MEETING,  
HELD AT 5 PM ON TUESDAY, JUNE 26, 2018,  
AT THE NISKU RECREATION CENTRE, NISKU, ALBERTA

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**Leduc County**

- Mayor T. Doblanko
- Councillor K. Lewis
- Councillor K. Vandenberghe
- Councillor L. Wanchuk
- Councillor G. Belozar
- Councillor R. Scobie
- D. Coleman, County Manager

Absent: Councillor R. Smith

**City of Leduc**

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

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**1. CALL TO ORDER**

Mayor B. Young, City of Leduc, and Mayor T. Doblanko, Leduc County, called the meeting to order at 5:28 pm.

**2. REVIEW OF AGENDA**

**MOVED** by Councillor B. Hamilton that the Committee approve the agenda as presented.

Motion Carried Unanimously

**3. APPROVAL OF PREVIOUS MINUTES**

- a) **Approval of Minutes of the Joint Leduc County/City of Leduc Committee-of-the-Whole Meeting held Tuesday, April 3, 2018**

**MOVED** by Councillor B. Beckett that the minutes of the Joint Leduc County/City of Leduc Committee-of-the-Whole meeting held Tuesday, April 3, 2018 be approved as presented.

Motion Carried Unanimously

#### **4. BUSINESS**

##### **a) Airport Vicinity Protection Area Cost Impact Investment in 24/7 Operations**

Mayor B. Young and Councillors G. Finstad and T. Lazowski made a PowerPoint presentation (Attached) outlining support for the Edmonton International Airport ("EIA") and sharing how the EIA has affected, and continues to affect, the City of Leduc. Each Council member received a handout (Attached).

Mayor B. Young, Councillor T. Lazowski, P. Benedetto, City of Leduc City Manager, Councillor G. Finstad and M. Pieters, General Manager, Infrastructure and Planning, City of Leduc, answered the Committee's questions.

Mayor T. Doblanko suggested that this matter should be brought up during Airport Accord discussions.

#### **5. IN-CAMERA ITEMS**

**MOVED** by Councillor G. Belozzer that the Committee-of-the-Whole move In-Camera at 5:55 pm to discuss:

##### **a) Leduc Regional Fire Services**

*FOIP s. 21, 24 & 25*

##### **b) Leduc-Nisku Economic Development Association**

*FOIP s. 16, 21, 24 & 25*

Motion Carried Unanimously

**MOVED** by Councillor G. Finstad that the Committee-of-the-Whole move In-Public at 7:55 pm.

Motion Carried Unanimously

#### **RISE AND REPORT FROM IN-CAMERA ITEMS**

##### **a) Leduc Regional Fire Services**

*FOIP s. 21, 24 & 25*

R. Thomas, Deputy County Manager/General Manager, Community & Protective Services, Leduc County, and D. Melvie, General Manager, Community & Protective Services, City of Leduc, opened the presentation.

B. Huybens, iStrategic Advisors Inc., made a PowerPoint presentation (Attached).

Councillor G. Finstad, B. Loewen, City of Leduc Solicitor, B. Huybens, Mayor B. Young, Mayor T. Doblanko and P. Benedetto, City of Leduc, City Manager, answered the Committee's questions.

**MOVED** by Councillor G. Finstad that the Joint Leduc County/City of Leduc Committee-of-the-Whole (“CoW”) receive the Leduc Regional Fire Services Draft Final Implementation Plan for information, and that each Council’s CoW refer a Final Implementation Plan for a decision at a future Council meeting.

Motion Carried Unanimously

**b) Leduc-Nisku Economic Development Association (“LNEDA”)**

*FOIP s. 16, 21, 24 & 25*

Mayor T. Doblanko made a verbal presentation and answered the Committee’s questions.

**6. NEXT MEETING DATE**

- October 1, 2018

**7. ADJOURNMENT**

The meeting adjourned at 7:56 pm.

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T. Doblanko  
MAYOR, LEDUC COUNTY

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B. Young  
MAYOR, CITY OF LEDUC

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D. Coleman  
COUNTY MANAGER, LEDUC COUNTY

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P. Benedetto  
MANAGER, CITY OF LEDUC



## Airport Vicinity Protection Area Impacts

[www.leduc.ca](http://www.leduc.ca)



### Support for EIA

**COL is a passionate supporter of the airport**

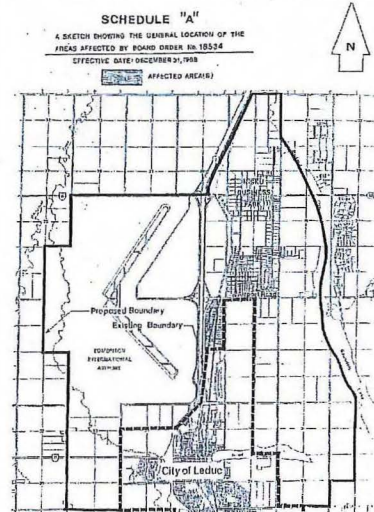
- proud to be an active partner in its success
- EIA is a huge driver of economic development for Leduc & Region

**Protection of EIA 24 hour operational status**  
includes:

- Enforcement of the Airport Vicinity Protection Regulation
- Ensured all development does not affect EIA operational status.

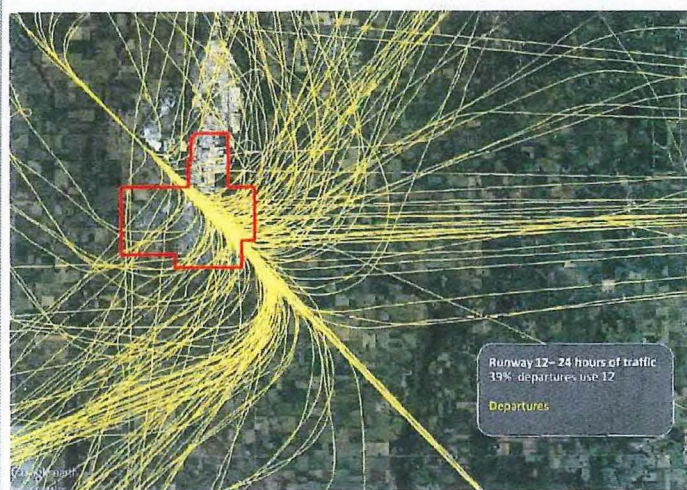
## Origin of Tax Share Agreement

Attachment B – 1986 City of Leduc Annexation Application of County Lands



- **1988 annexation decision from an application in 1986** by the City of Leduc to annex a significant area in Leduc County
- Government directed **revenue sharing instead of land**
- "The Airport has unnaturally distorted the configuration of the City leading to extra municipal costs" which justifies **revenue sharing** (Order in Council 297/88.)

## Flight Path - EIA

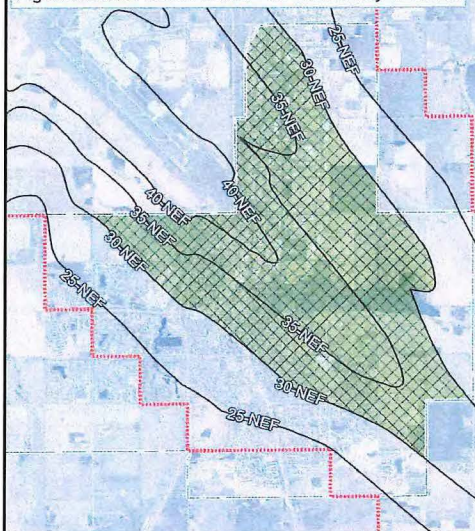


- EIA flight path intersects primarily with the City of Leduc
- Map demonstrates why AVPA is essential
- City of Leduc most impacted
- 1988 Provincial Directive for revenue sharing



## AIRPORT VICINITY PROTECTION AREA

Figure 2: AVPA NEF30 to NEF 40+ within City of Leduc



### NEF - “noise exposure forecast”

Transport Canada for the summation of noise from aircraft operating at an airport based on actual or forecast aircraft movement by runways and the time of day or night the movement occurs

**80% of City** impacted by Noise Contours

**44 % of City** restricted residential area

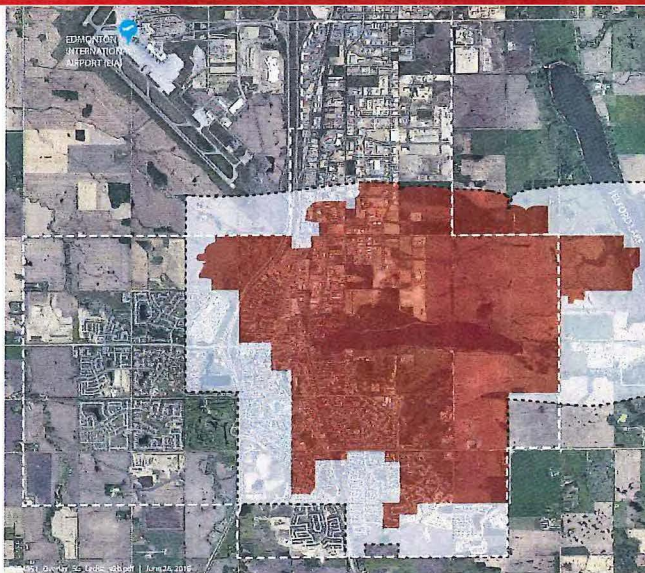
## Land use comparison

**Spruce Grove has no airport impact**

**Spruce Grove similar population size to City of Leduc –**

**City of Spruce Grove is much more compact**

**The City of Leduc has extra costs**



## Costs

2017 – City of Leduc received **\$ 3.27 million** from tax share agreement

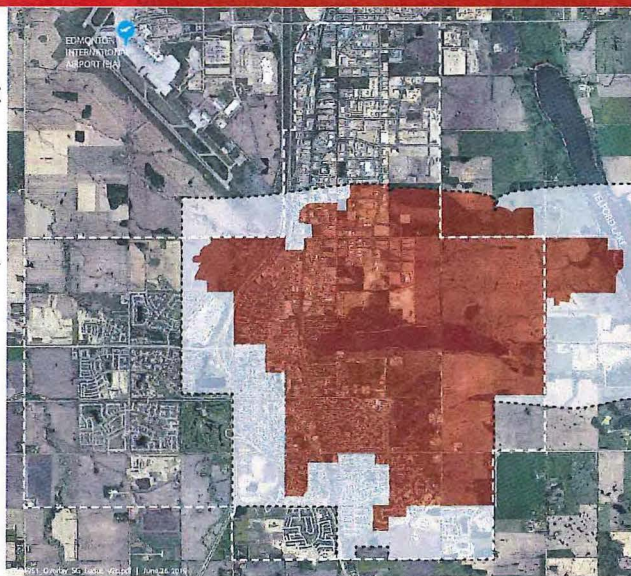
West side Fire hall \$10M –  
capital cost **\$420K /year**  
Operating Cost - **\$118k/year**  
Staffing - **\$1.7M/year**

Lift Station Operating costs –  
**\$100K / year**

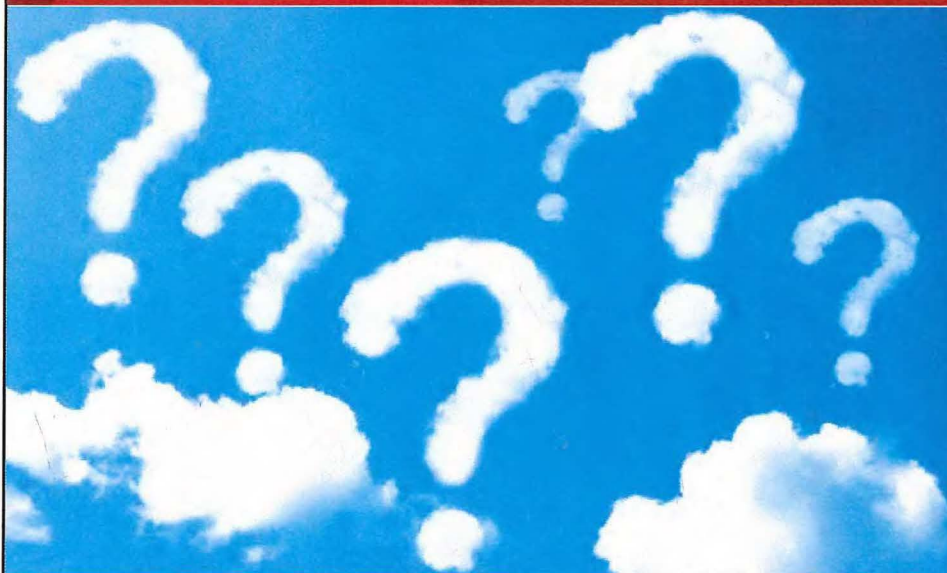
RCMP – Spruce Grove 25 –  
Leduc 32 @ approx.

\$150K/year each member  
Total cost = **\$1.05M/year**

**Total costs – \$3.38 Million**



## Questions





*In 2017, the City of Leduc received  
**\$3.27 million** from tax share agreement*



West Side Fire Hall:

\$10 Million (capital cost \$420,000 / year)



Staffing Cost:

\$1.7 Million / year



Lift Station Operating Cost:

\$100,000 / year



RCMP (City of Leduc has 32 members, while Spruce Grove has 25):

\$150,000 / member = \$1.05 Million / year



Operating Cost:

\$118,000 / year

**City of Leduc Total Costs**

**\$3.38 Million**

*\*The Dillon report concluded that the average annual impact would be \$3.5 million per year. In 2018 it is estimated that the tax share agreement will be \$3.51 Million.*



# Airport Vicinity Protection Area Impacts

*The City of Leduc is a passionate supporter of the airport*

- proud to be an active partner in its success.
- EIA is a huge driver of economic impact for Leduc

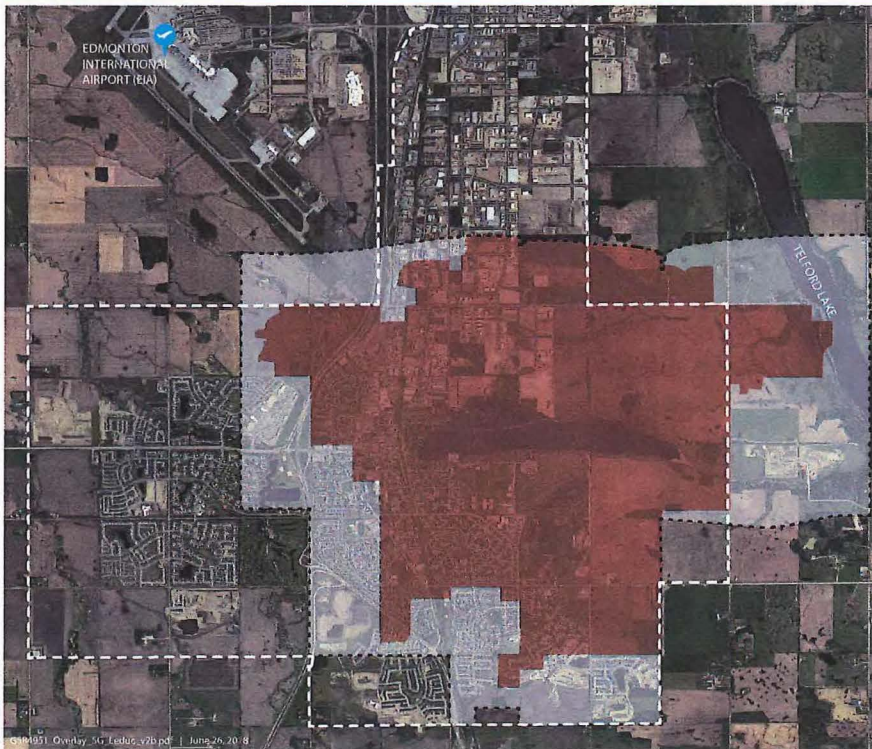


**Protection of EIA 24 hour operational status includes:**

- Enforcement of Airport Vicinity Protection Regulation
- Ensured all development does not affect EIA operational status.



## Land Use Comparison: City of Leduc & City of Spruce Grove



The City of Spruce Grove has a similar population size to the City of Leduc, however it is much more compact due to no airport impact.

### **Impacts of airport proximity on the City of Leduc:**

- Loss of compact urban form
- Delayed development and inability for residential around Telford Lake
- Increased expansion cost west of QEII
- Restrictions in non-residential land use areas
- Downtown restricted to 650 units and inability to redevelop
- Inability to meet EMRB residential infill targets
- Noise nuisance under flight paths
- Increased cost to service school sites west of QEII

# **ADOPTION OF PREVIOUS NOTES**

Notes of the Joint Leduc County / City of Leduc  
Committee-of-the-Whole Meeting  
– June 26, 2018

\* 5.a. Leduc Regional Fire Services

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



# ALBERTA AEROTROPOLIS TRADE CORRIDOR

