

**REGULAR COUNCIL MEETING AGENDA
MONDAY, OCTOBER 22, 2018 AT 7:00 P.M.
COUNCIL CHAMBERS, LEDUC CIVIC CENTRE
1 ALEXANDRA PARK, LEDUC, ALBERTA
PAGE 1**



I. ADOPTION OF AGENDA

II. ITEMS FOR DISCUSSION AND RELATED BUSINESS

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

III. ADOPTION OF PREVIOUS MINUTES

- A. Approval of Minutes of the Regular Council Meeting held Tuesday, October 9, 2018

IV. RECOGNITION ITEMS

There are no Recognition Items for the Agenda.

V. PUBLIC COMMENTARY

VI. PUBLIC HEARING

There is no Public Hearing for the Agenda.

VII. PRESENTATIONS

- | | |
|--|--|
| J. Trenholm,
Branch President /
L. Cuppens,
Branch Vice President | A. Royal Canadian Legion Leduc Branch No. 108 Poppy Presentation |
| T. Dirsá | B. Presentation to Council of Book on Leduc's History |

VIII. BUSINESS

- | | |
|---------------|--|
| M. Hormazabal | A. Council, Committee-of-the-Whole and Strategic Planning Committee Meeting Schedule for November 2018 to October 2019 |
| M. Hormazabal | B. Council Appointments for November 2018 - October 2019 |

**REGULAR COUNCIL MEETING AGENDA
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PAGE 2**



E. Hansen C. Municipal Grant – Right Relations Event

S. Olson /
R. Graham D. 2018 Transportation Master Plan

IX. BYLAWS

K. Woitt A. Bylaw No. 1000-2018 – Eaton and Emery Area Structure Plan
(1st Reading)

X. PUBLIC COMMENTARY

XI. IN-CAMERA ITEMS

Mayor B. Young A. Council Appointment of a Public Member to the Edmonton Regional Airports
Authority Board of Directors
(FOIP s. 24 & 29)

XII. RISE AND REPORT FROM IN-CAMERA ITEMS

XIII. INFORMATION REPORTS

A. Mayor's Report

XIV. ADJOURNMENT

ADOPTION OF AGENDA

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

ITEMS FOR DISCUSSION AND RELATED BUSINESS

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

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

Absent: Mayor B. Young

Deputy Mayor L. Hansen called the meeting to order at 7:04 pm.

I. ADOPTION OF AGENDA

MOVED by Councillor B. Beckett that the agenda be adopted as presented.

Motion Carried Unanimously

II. ITEMS FOR DISCUSSION AND RELATED BUSINESS

A. Selected Items for Debate

The following items were selected for debate:

VIII. BUSINESS

- A. Leduc Emergency Management Agency Update
- B. Sport Tourism Update – Rogers Hometown Hockey/Canada Cup of Curling
- C. Council Remuneration

IX. BYLAWS

- A. Bylaw No. 997-2018 – Redistricting Part of Block B, Plan 7921548 (Telford Lake ER/MR) – (2nd & 3rd Readings)

B. Vote on Items not Selected for Debate

Votes recorded under item headings.

III. ADOPTION OF PREVIOUS MINUTES

A. Approval of Minutes of the Regular Council Meeting held Monday, September 24, 2018

MOVED by Councillor B. Hamilton that the minutes of the Regular Council Meeting held Monday, September 24, 2018, be approved as presented.

Motion Carried Unanimously

IV. RECOGNITION ITEMS

There were no recognition items.

V. PUBLIC COMMENTARY

J. Almond, a resident of Windrose, made a presentation to Council asking that Council remove the Speed Tables on Alton Drive ("Drive") in order to allow residents to utilize the Drive as it was intended to be used. J. Almond advised that the Speed Tables do decrease speed; however, speed is not the main issue – the fact that the Drive is too congested is.

Deputy Mayor L. Hansen advised J. Almond that the Speed Tables are a pilot project and are being used to gather necessary information.

VI. PUBLIC HEARING**A. Bylaw No. 997-2018 – Redistricting Part of Block B, Plan 7921548 (Telford Lake ER/MR)**

Deputy Mayor L. Hansen declared the Public Hearing for Bylaw No. 997-2017 open at 7:14 p.m.

Written Submissions:

No written submissions were received.

Presentations:Administration

There were no presentations from Administration.

Other Presentations

There were no other presentations.

Deputy Mayor L. Hansen declared the Public Hearing for Bylaw No. 997-2018 closed at 7:16 pm.

VII. PRESENTATIONS**A. Alberta Emergency Services Medal Presentations**

Deputy Mayor L. Hansen, Councillor T. Lazowski and Chief G. Clancy, Leduc Fire Services, presented the following members of the Leduc Fire Services with the Alberta Emergency Services Medal ("Medal"):

- J. Junod
- D. Wilson
- G. Unger
- C. Steele
- S. Wierenga
- C. Bugnet
- B. Novak

Other members who received the Medal, but who were not in attendance were:

- M. van Ameyde
- A. Best
- M. Labutes

- A. Dreichel
- A. Szepooski
- D. Sundahl
- M. Smith

Speaking notes providing a short biography of each member is attached.

Guard Commander Skinner advised that the Leduc Fire Services has formed their own Pipe and Drum Band. All members are volunteers and include members of the community.

Guard Commander Skinner presented Leduc Council with the Leduc Fire Services tartan which is a registered tartan created for Leduc Fire Services. The tartan was created to be inclusive of the region, the community and Leduc Fire Services.

VIII. BUSINESS

A. Leduc Emergency Management Agency Update

G. Clancy, Director, G. Kelly, Deputy Director and G. Unger, Asst. Deputy Director, Leduc Emergency Management Agency, made a PowerPoint presentation (Attached) on Exercise Iron Horse. Exercise Iron Horse was the 2018 annual City of Leduc Emergency management exercise.

Chief G. Clancy answered Council's questions.

Council and P. Benedetto, City Manager, complimented, and thanked, the Leduc Fire Services for the services they provide to the residents of the City of Leduc.

B. Sport Tourism Update – Rogers Hometown Hockey/Canada Cup of Curling

D. Melvie, General Manager, Community and Protective Services, and J. Guthrie, Sport Tourism Coordinator, made a PowerPoint presentation (Attached) on:

- Rogers Hometown Hockey, a touring hockey festival, which will be in the City of Leduc the weekend of February 2 – 3, 2019; and
- the bid by the Leduc Curling Club to host the Curling Canada 2018 Canada Cup.

D. Melvie answered Council's questions.

C. Council Remuneration

S. Davis, City Clerk, made a presentation and answered Council's questions.

MOVED by Councillor G. Finstad that Council approve Council members' remuneration adjustment, effective January 1, 2019, to generally reflect a neutral impact on their net salary as a result of the loss of the one-third tax-free portion of their salary.

Motion Carried Unanimously

MOVED by Councillor B. Beckett that Council approve Council members receiving the same Cost of Living Adjustments as City of Leduc employees not subject to collective bargaining in the years 2019, 2020 and 2021.

Motion Carried Unanimously

MOVED by Councillor B. Hamilton that the benefits package provided to Council members remain the same.

Motion Carried Unanimously

IX. BYLAWS

A. Bylaw No. 997-2018 – Redistricting Part of Block B, Plan 7921548 (Telford Lake ER/MR) – (2nd & 3rd Readings)

Administration recommends that Bylaw No. 997-2018 receive second and third readings.

MOVED by Councillor G. Finstad that Council give Bylaw No. 997-2018 Second Reading.

Motion Carried Unanimously

MOVED by Councillor B. Beckett that Council give Bylaw No. 997-2018 Third Reading.

Motion Carried Unanimously

X. PUBLIC COMMENTARY

There was no public commentary.

XI. IN-CAMERA ITEMS

There were no In-Camera Items.

XII. RISE AND REPORT FROM IN-CAMERA ITEMS

XIII. UPDATES FROM BOARDS & COMMITTEES

A. Council Member Updated from Boards & Committees

Councillor G. Finstad provided an overview of the official opening of Lions Park, which took place on Saturday, October 6, 2018.

B. Council Member Updates from Commissions, Authorities, Other

There were no updates.

XIV. INFORMATION REPORTS

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

There was no discussion.

XV. ADJOURNMENT

The Council meeting adjourned at 8:27 pm.

L. HANSEN
Deputy Mayor

S. DAVIS
City Clerk

12 Year Alberta Emergency Services Medal

The following list contains a short biography of each individual receiving their 12 Year AESM.

JAMIE JUNOD:

James (Jamie) JUNOD joined the Emergency Services with the City of Leduc on January 28, 2006 as a Full-time Firefighter/PCP. Jamie is an individual who works with diligence, commitment and continues to be a supportive member of our Fire Services Family. Jamie takes pride in his Profession and his continual pursuit for professional development helps to ensure the highest level of safety for his co-workers as well as the citizens of Leduc and region.

MICHAEL VAN AMEYDE:

In 2005 Michael joined the City of Leduc Fire Services as a Part Time Firefighter/ACP, later becoming a Full Time Firefighter/ACP in 2008 - Present. In 2015 Michael successfully completed the Officer Development Program, and is currently an acting officer in Fire Services. He is a diligent acting officer, who always leads by example, and is always there to lend a helping hand whenever the need arises, no matter the time of day, type of emergency, or role assigned.

DALE WILSON:

Dale Richard WILSON joined the integrated Fire/EMS Service with the City of Leduc on December 29, 2003 as a full-time Firefighter/EMT-Paramedic. Four years later, Dale was promoted to the rank of Captain, where he has become a great role model to his peers. Dale's continued diligence and commitment, ensures that those he works with, as well as the people of community are treated with quality service. His tenacity and will to succeed has molded him into a significant member of the City of Leduc Fire Services.

AARON BEST:

Aaron Best joined the Fire Service with the City of Leduc on September 2004 as a part-time Firefighter/EMR. Aaron became a full time Firefighter/EMT-A in July 2007. Aaron continues to provide his excellent skills for firefighting and remains committed in service to the City of Leduc Fire Services and respected in his community. Aaron is an individual who works with great diligence and commitment.

GERALD UNGER:

Gerald Unger joined the City of Leduc as the information Technology Manager on February 4, 2004, and in the Fall of 2004 Gerald began working with the Emergency Management Team in the role of Assistant Deputy Director of Emergency. As a member of the Emergency Management Team, Gerald has worked on and delivered Emergency Management presentations to other Municipalities and at Conferences. Gerald is also a member of the Alberta Emergency Alert program run by the Alberta Emergency Management Agency. Gerald was instrumental in the getting the City's Staff notification system operational. Gerald continues to be an important member of the City of Leduc's Emergency Preparedness Program sharing his expertise and skill with allied agencies and partners. His hard work and dedication has not gone unnoticed.

CHRISTA STEELE:

The City of Leduc Fire Services welcomed Christa on June 17, 2002 as a part-time Emergency Medical Dispatcher in the Emergency Communications Centre. During Christa's time in the ECC, she joined the ranks of the Paid-On-Call Firefighters with the City of Leduc Fire Services on August 31, 2005. Christa continued with the City of Leduc Fire Services as a PoC and part time ECC operator until her full time hire on March 12, 2006 with the City of Leduc Fire Services. Christa has been a charismatic, diligent, and focused member of our team who works with determination and passion in her career as a Firefighter and an EMT-A in the integrated service of the City of Leduc Fire Services.

MICHAEL LABUTES:

In 2003 Michael graduated from NAIT with honors, and received his EMT-P certification. Michael was also the recipient of the Jim Olson Memorial award for achieving the highest overall score on the EMT-P registration exam in 2003. On December 29, 2003 Michael began his full-time career with the City of Leduc Fire Services, and was promoted to the rank of Lieutenant on August 31, 2015. Michael is a dependable and reliable Lieutenant; he is always willing to go the extra mile to see that things get done in a safe and timely manner. His outstanding work ethic for City of Leduc Fire Services is second to none.

ALEC DREICHEL:

Alec joined the City of Leduc Fire Services in 2017 as an Advanced Care Paramedic (ACP) where he has become a great asset to our team, and has positively impacted our operations and personnel with his 12 years of experience. He is a phenomenal ACP, who leads by example, and is always willing to go the extra mile to assist with any situation without having to be asked. His proficiency and conduct in Emergency Services has been noteworthy.

ANGELA SZEPONSKI:

In November of 2015 Angela Szeponski became a part of our Fire Services team as a Paid-On-Call Paramedic. Angela has an extensive amount of schooling, which has enhanced her expertise in the medical field which has made her an irreplaceable addition to our City of Leduc Fire Services Team. She was also nominated for the Alberta YMCA Women of Distinction Award in 2015 - Trailblazer Category for promoting and mentoring Alberta women to answer their call to join Alberta's Fire Services and EMS. Angela has been a reliable and dependable individual who has positively impacted our operations and her peers. Her wealth of knowledge and experience makes her valued to our team.

SCOTT WIERENGA:

Scott was hired by the City of Leduc Fire Services in 2015 and is currently a full-time Firefighter and Advance Care Paramedic in our integrated service. Scott is a well-respected individual whom his peers can look to for assistance at any time. Scott takes the time to listen to his peers and always knows how to lighten the mood in any room. He consistently leads by example and takes on any task that he is given head on. Scott has been an exceptional addition to our department and team.

DANIEL SUNDAHL:

On December 29, 2003 Daniel was hired on full-time with the City of Leduc Fire Services. Since joining the City of Leduc Fire Services, Daniel has continued to expand his knowledge and expertise in both Firefighting and EMS Daniel is a very modest and unassuming individual, who takes great pride in his job, and makes it a priority to deliver a high standard of service in every application of his station. Daniel has been a prominent member of our Fire Services team. He has been a positive and reliable impact to our service, his peers, and the community. Daniel is a diligent, and conscientious member of our team who is always there whenever the need arises.

CHAD BUGNET:

Chad Bugnet joined the City of Leduc Fire Services in March 2009 as a Full-Time Firefighter/ Advance Care Paramedic. On June 13, 2018 Chad successfully completed the Officer Development Program, and is currently an acting officer in Fire Services. Chad has been an excellent addition to our team, and has continued to further his education and training. Chad has greatly impacted our operations and personnel with his 16 years of experience and knowledge. He is a conscientious acting officer, who takes the time to mentor others by leading by example. Chad is very mindful of the needs of others and is always there to lend a hand.

BRANDON NOVAK:

Brandon became a part of our City of Leduc Fire Services team as a Firefighter/ ACP on July 14, 2008. Brandon has continued to further his education and training. He has successfully obtained multiple certificates that have strengthened his expertise in both EMS and Firefighting fields. With Brandon's vast experience he has become a reliable and essential addition to our team. Brandon can always be counted on by his peers, he is an exceptional role model who leads by example. His patience and persistence have made him an exceptional firefighter and Paramedic.

MINDY SMITH:

In September of 2013 Mindy joined the City of Leduc Fire Services as a Full-Time Firefighter/ Paramedic with the City of Leduc Fire services. On June 13, 2018 Mindy successfully completed the Officer Development Program, and is currently an acting officer in Fire Services. This milestone made Mindy our first female Fire Officer to serve our service and community. Mindy has been a commendable addition to the City of Leduc Fire Services. Her value as a clinical educator is unparalleled; she not only maintains her own certifications and skills, but also ensures her peers are maintaining their skills so they can continue to deliver our high standard of quality service.

EXERCISE IRON HORSE

PRESENTERS:

GEORGE CLANCY, DIRECTOR OF EMERGENCY MANAGEMENT
GERRY KELLY, DEPUTY DIRECTOR OF EMERGENCY MANAGEMENT
GERALD UNGER, ASST., DEPUTY DIRECTOR OF EMERGENCY MANAGEMENT



EXERCISE IRON HORSE



- Train derailment at Black Gold Drive and 47th St.
- 2 locomotives and 110 rail cars collide with semi-tractor trailer. Rail cars carrying crude oil; semi-tractor carrying anhydrous ammonia
- Incident debris stretching from 42nd Ave to 51st Ave and closing rail crossings at Rollyview Road, Black gold Drive, and 50th Ave.
- Toxic plumes, several rail cars burning, and anhydrous ammonia leaking from semi-tractor causing a major evacuation of a vast vulnerable population

EXERCISE IRON HORSE



Exercise Objectives

- Test the City of Leduc Municipal Emergency Plan and the City of Leduc Evacuation Plan
- Identify ways to cross pollinate emergency plans
- Familiarization of capacity requirements relative to each individual agency
- Identify gaps and opportunities in agency processes
- Understand how technology and information sharing can assist in the response and recovery
- Participants have an enhanced understanding of the ICS methodology
- Have better knowledge of their own capabilities and skills relative to emergency management
- To foster a common language between multiple agencies during an incident

EXERCISE IRON HORSE



Participants

- Multiple external agencies involved including AHS, CP Rail, Black Gold School Division, Leduc Extendicare, Salem Manor
- Observers:
 - Alberta Emergency Management Agency, (ECC)
 - Strathcona County Emergency Management Coordinator (ECC)
 - St. Albert Emergency Management Coordinator (FCSS)
 - Alberta Solicitor General's Office
 - NAIT Emergency Management and Preparedness Program Students

EXERCISE IRON HORSE



Primary Focus of the Exercise

- Test the City of Leduc Evacuation Plan
- Test an evacuation of the hospital
- Test an evacuation of Leduc Extendicare and Salem Manor Nursing Homes

EXERCISE IRON HORSE



Recommendation Highlights

- Facilitate a consult with AHS Continuing Care to establish protocols pertaining to supporting Long Term Care Facilities during major emergencies.
- AHS should be the centre point to coordinate the facilities affected, but each facility should be responsible for their own evacuation plans. AHS will step in only when the Facilities cannot make their own arrangements and they have reached out.
- Consideration of location of future Fire House 3 to be constructed on the East side of the rail road tracks is critical to ensuring community safety. The scenario identified potential limitations in ability to respond appropriately to the East side of the city.
- Meet with the school boards to ensure we coordinate the evacuation of schools and the reception centre policies.
- Coordinate Reception Center Kits with regional partners
- Full day exercise

L.E.M.A.



Leduc Emergency Management Agency

- Formed officially in March of 2018 to provide a more corporate perspective on Emergency Management
- Authority: Alberta Emergency Management Act
- Emergency management agency: 11.2(1) A local authority shall establish and maintain, subject to the regulations, an emergency management agency to act as the agent of the local authority in exercising the local authority's powers and duties under this Act.

EXERCISE 2019



Exercise 2019

- We are working with AHS to develop our exercise for 2019
- This exercise will simulate a tornado that will cause a severe and destructive path from south of Leduc to Edmonton
- Multiple agencies, inclusive of EIA and Leduc County, will be involved
- Meetings have already taken place to discuss logistics
- This will test the region for a response that will touch each municipality

BCP



Business Continuity Planning

- Funding request through 2019 budget to provide funding to create a business continuity plan for our corporation
- Business continuity is the planning and preparation of our corporation to make sure it overcomes serious incidents or disasters and resumes its normal operations within a reasonably short period. This concept includes the following three key elements:
 - Resilience
 - Recovery
 - Contingency
- This is a large project but one that is necessary if we are to respond to, and recover from, a disaster

EXERCISE IRON HORSE



Questions ?



LEDUC, AB
FEBRUARY 2 -3, 2019

ORIGINS OF ROGERS HOMETOWN HOCKEY

- In 2014, Rogers obtained the NHL broadcast rights for 12 years
- For the fifth straight season, Canadians across the country will get to experience the game they love with the ones they love
- Rogers Hometown Hockey is hosted by Ron MacLean and Tara Slone

In every Canadian city, town and arena there's a great hockey story. Ron and Tara share these stories as they travel the country and connect with communities, families and hockey fans each and every week.





WHAT IS ROGERS HOMETOWN HOCKEY?

- The Rogers Hometown Hockey Tour is a season long, touring hockey festival visiting a different Canadian town each weekend for 25 weeks between October 2018 and April 2019
- Activities include:
 - Live entertainment - local
 - Partner activations (with lots of games and free giveaways)
 - NHL alumni autograph signings and meet and greets
 - Community events (school visits, minor hockey activities, VIP experiences, pancake breakfasts, community skates etc.)
 - And of course, the live pre-game and NHL game broadcast with Ron MacLean and Tara Slone



COMMUNITY IMPACT

As a host community for Rogers Hometown Hockey, the host community will receive the following benefits:

- Exposure throughout national Rogers Hometown Hockey broadcast
 - Live hit(s) on location during Hockey Night in Canada
- Community promotion
 - mainstream media and digital through Rogers, Sportsnet, and RHTH outlets
- Community event with average weekend attendance of over 10,000 people
- Speaking opportunities for local officials and hockey ambassadors
- Fundraising opportunities for minor hockey teams
- Community economic impact



BROADCAST OVERVIEW

The broadcast is hosted by Ron MacLean and Tara Slone on-site in your community from the Sportsnet mobile broadcast studio; intermissions and post-game are also hosted live on location. Broadcast components include:

Pre-Game Show:

- Stories from the community that show why hockey is such a special part of its culture
- Features local hockey heroes, minor hockey players, and other special people in the community

My Hometown Must

- Tara Slone joins members of the community to showcase an activity that is iconic to the community

Intermissions:

- Interviews live in studio with NHL alumni, local hockey heroes, community figures, etc.

Dr. Oetker My Hometown Feature

- Showcases a unique story from the community told through a hockey lens
- Support from community in helping us find those great stories to tell

Post-Game:

- 3 Stars – 2 members from local minor hockey are chosen by the community to appear on broadcast with Ron and Tara to select the 3 stars of the game

VIEWING PARTY

Sportsnet Mobile Broadcast Studio

Rogers Hometown Hockey and Sportsnet travels with a 53ft mobile studio that is the hub of the broadcast action and the home of Ron MacLean at each stop across Canada every Sunday night.

It also includes:

- A fold out glass enclosed broadcast studio
- Full broadcast set inside
- Private green room
- A video wall on each side of the studio for the public to view the live broadcast and game



ON-SITE EXPERIENCES

There are lots of family friendly activities on-site to keep people entertained throughout the day, including:

- The Hockey Circus Show
- Rogers Fan Hub
- Sportsnet Virtual Photo
- Dodge Stow n' Go Challenge
- Scotiabank Community Locker Room
- Tim Hortons Ball Hockey Rink
- Dr. Oetker Giuseppe Pizzeria
- OK Tire Tire Change
- Playmobil Kids Zone
- Local activations and experiences
- Free giveaways and prizeing!



Canada Cup Bid

Nov 27 – Dec 1, 2019, Sobey's Arena



WEDNESDAY, NOVEMBER 30

0:30AM	DRAW 1	1:30PM	DRAW 2	6:30PM	DRAW 3
A	CARRUTHERS vs EPPING	A	FLEURY vs JONES	A	ROE vs LAYCOCK
B	MCEWEN vs JACOBS	B	EPPING vs ROE	B	EDGARSON vs HROMAN
C	EDGARSON vs SWEETING	C	LAYCOCK vs MCEWEN	C	CARRUTHERS vs GUSHUE
D	ROCQUE vs JONES	D	CARLY vs HROMAN	D	SWEETING vs FLEURY
E		E	GUSHUE vs JACOBS	E	CARLY vs ROCQUE
BUY TICKETS		BUY TICKETS		BUY TICKETS	

THURSDAY, DECEMBER 1

0:30AM	DRAW 4	1:30PM	DRAW 5	6:30PM	DRAW 6
A		A	HROMAN vs ROCQUE	A	LAYCOCK vs JACOBS
B	JONES vs CARLY	B	LAYCOCK vs GUSHUE	B	SWEETING vs ROCQUE
C	FLEURY vs HROMAN	C	SWEETING vs CARLY	C	MCEWEN vs CARRUTHERS
D	JACOBS vs ROE	D	FLEURY vs EDGARSON	D	EPPING vs GUSHUE
E	MCEWEN vs EPPING	E	ROE vs CARRUTHERS	E	JONES vs EDGARSON
BUY TICKETS		BUY TICKETS		BUY TICKETS	



Economic Impact

- 2016 Brandon MB, CSTA Pro Steam assessment
- Total 1,702 visitors
- \$157,585 accommodations revenue


Room Nights

The Brandon Canada Cup also generated a considerable number of room nights. Spectators at the event used an estimated 1,164 room nights while participants and VIPs accounted for an additional 950 room nights, for a total of 2,114 room nights

Room Night Calculations	
Overnight Visitors	1,110
Avg. Nights per Party	3.41
Avg. Party Size	2.24
% Using Commercial Accommodation	69%
Spectator Room Nights	1,164
Participant / VIP Room Nights	950
Grand Total	2,114

LIVE IT LIVE!


HERE'S WHAT'S GOING ON



DRAW

All the schedule information
can be found here!


[LEARN MORE](#)



ENTERTAINMENT

We have you covered
when it comes to entertainment!

[LEARN MORE](#)



FAN ZONE

There's tons of fun
things happening, check them out!

[LEARN MORE](#)



THE MORNING CUP





November 30th, 2018 • Brandon, Manitoba

WHEAT CITY SHOWDOWN

Canada Cup curlers eye cash,
2017 Trials berths



WITH GREAT MATCHUPS EVERY DRAW YOU CAN

LIVE IT LIVE

again and again

Tickets available at the box office & online
CURLING.CA/TICKETS



RECOGNITION ITEMS

There were no Recognition Items.

PUBLIC COMMENTARY

PUBLIC HEARING

There is no Public Hearing for the Agenda

PRESENTATIONS

Royal Canadian Legion Leduc Branch No.
108 Poppy Presentation

Presented by:

J. Trenholm, Branch President

L. Cuppens, Branch Vice President

PRESENTATIONS

Presentation to Council
of Book on Leduc's History

Presented by:

T. Dirsá

COUNCIL REQUEST FOR DECISION

MEETING DATE: October 22, 2018

SUBMITTED BY: S. Davis, City Clerk

PREPARED BY: S. Davis, City Clerk

REPORT TITLE: Council, Committee-of-the-Whole and Strategic Planning Committee Meeting Schedule for November 2018 to October 2019

REPORT SUMMARY

Pursuant to the *Municipal Government Act* ("MGA"), City Council:

1. must hold organizational meetings annually and not later than two weeks after the third Monday in October, and
2. at a meeting at which all Councillors are present, may decide to hold regularly scheduled council meetings on specific dates, time and places.

RECOMMENDATION

That Council approve the attached Council, Committee-of-the-Whole and Strategic Planning Committee Meeting Schedule for November, 2018 to October, 2019.

BACKGROUND

KEY ISSUE(S) / CONTEXT:

Pursuant to the *MGA*, Council can set the dates, times and locations of meetings. The meetings include: Council meetings, Committee-of-the-Whole meetings, Committee-of-the-Whole Budget Deliberation meetings and the Strategic Planning Committee meetings.

LEGISLATION AND/OR POLICY:

Municipal Government Act, s. 192(1) and s. 193(1)

PAST COUNCIL CONSIDERATION:

At the September 17, 2018, Committee-of-the-Whole meeting, Committee members were provided with 5 options for the specific dates, time and locations for Council, Committee-of-the-Whole and Strategic Planning Committee meetings. Committee members directed Administration to bring forward Option 5 for consideration by Council.

IMPLICATIONS OF RECOMMENDATION

LEGAL:

Not holding a meeting with organizational business, and not setting dates, times and locations of Council, Committee-of-the-Whole and Strategic Planning Committee meetings, would put the City of Leduc in contravention of the *MGA*.

ALTERNATIVES:

That Council amend the dates and/or times and/or locations of the meetings.

ATTACHMENTS:

1. Council, Committee-of-the-Whole and Strategic Planning Committee Meeting Schedule for November 2018 to October 2019

Others Who Have Reviewed this Report

M. Pieters, Acting City Manager / B. Loewen, City Solicitor



Council, Committee-of-the-Whole and Strategic Planning Committee Meeting Schedule November 2018 – October 2019

Committee-of-the-Whole and Strategic Planning Committee meetings are held in the Lede Room
City Council Meetings and Committee-of-the-Whole Budget Deliberations are held in Council Chambers
City of Leduc Civic Centre, #1 Alexandra Park, Leduc

Date	Committee-of-the-Whole	Regular Council	Strategic Planning Com.
2018			
Monday, November 5	5 pm		
Tuesday, November 13	5 pm	7 pm	
■ Thursday, November 15 (Budget)	1 pm		
■ Friday, November 16 (Budget)	8:30 am		
■ Saturday, November 17 (Budget)	8:30 am		
Monday, November 19	5 pm	7 pm	
Monday, December 3	5 pm	7 pm	
Monday, December 10	5 pm		
2019			
Monday, January 14	5 pm	7 pm	
Monday, January 21	5 pm		
Monday, January 28	5 pm	7 pm	
Monday, February 11	5 pm	7 pm	
Tuesday, February 19	5 pm		
➤ Thursday, February 21			8 am
Monday, February 25	5 pm	7 pm	
Monday, March 11	5 pm	7 pm	
Monday, March 18	5 pm		
Monday, March 25	5 pm	7 pm	
Monday, April 8	5 pm	7 pm	
Monday, April 15	5 pm		
Tuesday, April 23	5 pm	7 pm	
Monday, May 13	5 pm	7 pm	
Tuesday, May 21	5 pm		
Monday, May 27	5 pm	7 pm	
Monday, June 10	5 pm	7 pm	
Monday, June 17	5 pm		
Monday, June 24	5 pm	7 pm	
Monday, July 8	5 pm	7 pm	
Monday, August 19	5 pm	7 pm	
Monday, September 9	5 pm	7 pm	
Monday, September 16	5 pm		
Monday, September 23	5 pm	7 pm	
Tuesday, October 15	5 pm	7 pm	
Monday, October 21	5 pm		
Monday, October 28 ❖ Regular Council Meeting with organizational business	5 pm	7 pm	

■ Committee-of-the-Whole Budget Deliberations *Deliberations may not require all allotted time.

Dates to Note:

- ➔ Future Committee-of-the-Whole Budget Deliberations Dates: November 14, 15 & 16, 2019
- ➔ Future Strategic Planning Meeting Dates: February 20, 2020 and February 18, 2021

MEETING DATE: October 22, 2018

SUBMITTED BY: S Davis, City Clerk

PREPARED BY: S. Davis, City Clerk

REPORT TITLE: Council Appointments for November 2018 – October 2019

REPORT SUMMARY

In order to meet the requirements set out in s.153(c) of the *Municipal Government Act* and City of Leduc Bylaw No. 493-2001, each year Council must appoint members to the position of Deputy Mayor and to Boards and/or Committees.

RECOMMENDATION

That Council approve the:

1. Deputy Mayor Appointments set out in Attachment 1 – Council Appointments for November 2018 – October 2019.
2. List of Appointments set out in Attachment 1 – Council Appointments for November 2018 – October 2019

BACKGROUND

KEY ISSUE(S) / CONTEXT:

Pursuant to s.153(c) of the *Municipal Government Act*, Councillors have a duty to participate in Council meetings, Council Committee meetings and meetings of other bodies to which they are appointed by Council.

Pursuant to the City of Leduc Bylaw 493-2001, the Council Procedures Bylaw:

1. the position of Deputy Mayor shall be one month in duration and scheduled during the annual Organizational Meeting; and
2. members of Council who are appointed to any Advisory Committees, Boards or other bodies established by Council have the responsibility of keeping Council informed of any activities of the Advisory Committees, Boards or other bodies they are appointed to.

LEGISLATION AND/OR POLICY:

Municipal Government Act, s. 153(c) and City of Leduc Bylaw 493-2001, the Council Procedures Bylaw, Part III(2)(a) and Part III(12)(d).

IMPLICATIONS OF RECOMMENDATION

LEGAL:

Council is required by legislation to set Deputy Mayor Appointments and Council Appointments on an annual basis. To not do so would be in direct contravention of the *Municipal Government Act* and City of Leduc Bylaw 493-2001.

ALTERNATIVES:

That Council amend the appointments as set out in Attachment 1.

ATTACHMENTS:

Council Appointment for November 2018 – October 2019

Others Who Have Reviewed this Report

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

Council Appointments for November 2018 – October 2019

DEPUTY MAYOR APPOINTMENTS	
2018	
November	Councillor Lazowski
December	Councillor Beckett
2019	
January	Councillor Tillack
February	Councillor Hamilton
March	Councillor Hansen
April	Councillor Hamilton
May	Councillor Lazowski
June	Councillor Finstad
July	Councillor Tillack
August	Councillor Finstad
September	Councillor Beckett
October	Councillor Hansen

LIAISON APPOINTMENTS	
Corporate Services	Councillor Lazowski Councillor Hansen
Community & Protective Services	Councillor Finstad Councillor Tillack
Infrastructure & Planning	Councillor Beckett Councillor Hamilton
QUASI-JUDICIAL BOARDS – MUNICIPAL GOVERNMENT ACT REQUIREMENT	
Assessment Review Board	Public Members appointed by City Council
Subdivision & Development Appeal Board	
EMERGENCY MANAGEMENT ACT REQUIREMENT	
Emergency Advisory Committee	Councillor Finstad Councillor Tillack
COUNCIL BOARDS AND COMMITTEES (INTERNAL)	
Alternative Municipal Structure Project – Steering Committee	Mayor Young Councillor Finstad Councillor Lazowski (Alternate) Councillor Hansen (Alternate)
City of Leduc/Leduc County Inter-Municipal Development Plan Committee (IDP)	Mayor Young Councillor Finstad Councillor Lazowski
Committee-of-the-Whole	All Council Members
Council Remuneration Committee	Councillor Finstad Councillor Tillack
Family & Community Support Services Advisory Board ("FCSS")	Councillor Tillack Councillor Hamilton (Alternate)
Sub-Committees of FCSS:	
Community Safety Advisory Committee	Councillor Tillack Councillor Beckett (Alternate)
Leduc Community Drug Action Committee	Councillor Beckett Councillor Finstad (Alternate)
Leduc Environmental Advisory Board	Councillor Hansen Councillor Finstad (Alternate)
Naming Committee	Mayor Young Councillor Tillack

Council Appointments for November 2018 – October 2019

Parks Recreation & Culture Board ("PRC")	Councillor Lazowski Councillor Hansen
<i>Sub-Committees of PRC:</i> Citizen Recognition Committee Grant Application Committee	Councillor Beckett Councillor Hansen Councillor Tillack Councillor Lazowski
Strategic Planning Committee	All Council Members
Traffic Advisory Committee	Mayor Young Councillor Tillack
EXTERNAL BOARDS AND COMMITTEES	
Alberta Capital Region Wastewater Commission	Councillor Hamilton Councillor Tillack (Alternate)
Capital Region Southwest Water Services Commission	Councillor Beckett Councillor Hansen Mayor B. Young (Alternate)
City of Leduc Library Board	Councillor Hansen
Community Adult Learning Committee	Councillor Hansen Councillor Beckett (Alternate)
Edmonton Global	Mayor Young Councillor Finstad (Alternate)
Edmonton Metropolitan Region Board	Mayor Young Councillor Finstad (Alternate)
Edmonton Regional Airports Authority – Appointers Committee	Mayor Young City Manager
Edmonton Regional Waste Advisory Committee (Formerly Capital Region Waste Minimization Committee)	Councillor Finstad Councillor Lazowski (Alternate)
Leduc Downtown Business Association	Councillor Finstad Councillor Lazowski (Alternate)
Leduc & District Regional Waste Management Authority	Councillor Lazowski Councillor Hamilton (Alternate)
Leduc Foundation	Councillor Hamilton
Leduc Regional Chamber of Commerce Executive	Councillor Hamilton Councillor Hansen (Alternate)
Leduc/Nisku Economic Development Association Board	Councillor Lazowski Councillor Hansen (Alternate)
Leduc/Nisku Economic Development Association - Annual General/Special Meeting Member Representative	City Manager
Maclab Centre for the Performing Arts	Councillor Beckett Councillor Tillack (Alternate)
City of Edmonton, Leduc County, City of Leduc and Edmonton Regional Airports Authority Inter- Jurisdictional Cooperation Accord Oversight Committee	Mayor B. Young City Manager
Regional Transit Services Transition Team	Mayor Young
CIVIC CENTRE ACTIVITIES	
Student Activities & Tours	Mayor Young Councillor Tillack Councillor Beckett

COUNCIL REQUEST FOR DECISION

MEETING DATE: October 22nd, 2018

SUBMITTED BY: Elana Hansen, Volunteer Resources Administrator, Community Development

PREPARED BY: same

REPORT TITLE: **Municipal Grant – Right Relations Events**

REPORT SUMMARY

Administration has received and processed an application from St. David's United Church for an event hosting grant through the City's municipal grant program.

RECOMMENDATION

That Council approves the grant to the Leduc St. David's United Church for an amount not to exceed \$4,000, which is to be funded from Council Community Grants to help offset expenses related to hosting the "Right Relations through the Seasons" event series from Sept 21, 2018 through to June 21, 2019, in Leduc, AB.

BACKGROUND

KEY ISSUE(S) / CONTEXT:

In response to the Truth and Reconciliation Commission of Canada's call to action, St David's United Church in Leduc, has applied for a hosting grant to offset event expenses to host a "Right Relations through the Seasons" event series; four events that will highlight the relations between First Nations and all those who have come to this land after. These events are being planned around the times of balance and tension expressed in the equinoxes and solstices of the year.

Event Schedule:

- Fall Equinox, Sept 21, 2018. Maclab Centre for the Performing Arts – "New Blood: A Story of Reconciliation", featuring Siksika Musician and Rose Bud Theater performers.
- Winter Solstice, Dec 21, 2018. Leduc Movie Theater "Elder in the Making"- Film presentation followed by open discussion.
- Spring Equinox, March 22, 2019. City of Leduc Civic Centre Atrium – Kairo's Blanket Exercise.
- Summer Solstice, June 21, 2019. National Indigenous Peoples Day, a celebration of food, arts and culture.
- Featuring Indigenous and Métis musicians, dancers and artists.

If awarded, funds will help offset expenses to host the series.

IMPLICATIONS OF RECOMMENDATION

FINANCIAL:

Funds for this grant will be funded through the Council Community Grants Account

ALTERNATIVES:

That Council approves a grant to Leduc St David's United Church for an alternate amount, which is to be funded from Council Community Grants to help offset expenses related to hosting the "Right Relations through Seasons" event series from September 21, 2018 – through June 21, 2019.

ATTACHMENTS:

- Hosting Grant Application
- Series Program

Others Who Have Reviewed this Report

M. Pieters, Acting City Manager / J. Cannon, Acting General Manager, Corporate Services / D. Melvie, General Manager, Community & Protective Services / J. Cannon, Director, Finance

City Council Hosting Grant Request

Application Form

The personal information on this form is being collected for the purpose of determining eligibility of an applicant to receive a Council Grant. The information is collected under the authority of section 33(c) of the Freedom of Information and Protection of Privacy Act and may become public information. Questions regarding the collection of this information can be directed to the City Clerk at (780) 980-7177, #1 Alexandra Park, Leduc, AB, T9E 4C4.

File# _____

Application# _____

Applications must be received no less than six (6) weeks prior to the scheduled event date; however (eight) 8 weeks prior is preferred for administrative purposes. Applications will be processed as submitted.

Event Information

1. Describe the nature of the event to be hosted (include date, location and volunteer component(s):

Right Relations through the Seasons- the community of Leduc will celebrate the seasons with a series of 4 events that highlight the relations between First Nations people and all those who have come to this land after. These events are being planned around the times of balance and tension expressed in the equinoxes and solstices of the year. In March and September, the earth receives the sun's light in the most equitable way with the focus of the solar energy centred on the equator. In June and December, one hemisphere experiences more of the sun's influence and the other less. This natural metaphor is evident in many cultures, including indigenous, to speak of wholeness, unity in diversity and inclusion. Numerous volunteers will be required, A total of 4 Events will be hosted-

September 21, 2018 – New Blood: A Story of Reconciliation – Maclab theatre – 7:00 PM
December 21, 2018 – Elder in the Making – Leduc Movie Theatre or St David's Church
March 22, 2018- Kairos Blanket Exercise – St. David's Church- Leduc
June 21, 2018 – National Indigenous Peoples Day location TBA

2. Select the type of event to be hosted (choose all that apply):

☐ Amateur Sport ☒ Multicultural ☐ Recreation

3. Select event geographic (choose one):

☒ Regional
☐ Provincial
☐ Inter-Provincial
☐ National
☐ International

4. Select which best describes the history of this event (choose one):

☐ Regular and ongoing
☒ New Initiative

5. Is this event a public event for City of Leduc residents to attend? (choose one)

☒ Yes ☐ No

6. How many people are expected to participate? _____ 500

City Council Hosting Grant Request

Applicant Information

- Select the applicant status (choose all that apply):
 - ☒ Non-profit organization
 - ☐ Local school
 - ☐ Local group affiliated with a National or Provincial entity
(name of entity: _____)
- Has the applicant been registered or in operation for at least one year? (choose one)
 - ☒ Yes
 - ☐ No
- Has the applicant been awarded a hosting grant within the same calendar year? (choose one)
 - ☐ Yes
 - ☒ No
- Please give a brief description about your organization including its primary objectives:

St. David's United Church has been in Leduc and area since 1898. We have a long history of doing Social Justice in Leduc + beyond. We initiated Meals on Wheels in Leduc and continue to run it. We do not promote our religious views when we do social projects.

- Organization Name: St. David's United Church
- Name of Contact: Carolyn Cournoyea
- Contact's Position in Organization: Council Member
- Address of Contact:
 - Street: 4204-35 Ave.
 - City: Leduc
 - Province: AB
 - Postal Code: T9E 6A6
 - Phone (home): 780 986-5906
 - Phone (work): 780 990-5440 cell.
 - Fax: _____
 - Email: cournoye@shaw.ca

City Council Hosting Grant Request

Grant Request

1. Select the type of request (choose one):

- ☐ _____ % of facility/equipment rental (attach rental agreement)
- ☐ 100 % (\$ _____)
- ☐ 75 % (\$ _____)
- ☐ 50 % (\$ _____)
- ☐ 25 % (\$ _____), or
- ☐ Defray event costs. Please indicate the amount requested: \$ 4,000

NOTE: Grants cannot be used toward damage deposits

2. If applicable, provide details how the grant will be allocated to defray event costs:

Please see attached budget for the four events.

3. What is the total operating budget for your group or organization including fundraising initiatives? Please give revenue and expenditure details. Attach additional pages if necessary.

Please see attached budget.
We are requesting funding from Yellowhead Presbytery, Province of Alberta, Second Glance, County of Leduc and possibly others, if needed. We have received \$2,500 from Presbytery.

4. Please provide a budget for this event. If applicable, include what facilities will be required including number of hours and cost of rental. Attach additional pages if necessary.

Please see attached budget.
We plan to do the 4 events even if we do not receive our expected sponsorship funds. We will scale back some of the expenses, ie. only have traditional dancing at end concert, or no discussion after the movie.

City Council Hosting Grant Request

Application Declaration

We the undersigned do hereby declare that to the best of our knowledge this application:

1. Contains a full, current and accurate account for all matters stated herein,
2. Is made for and on behalf of the Organization by the undersigned,
3. Is in respect of a project which is in the best interests of the Organization and which has been officially approved by a majority vote as defined by the constitution of the Organization,
4. We declare that the monies will be used for the purpose the application was approved. If the event is not undertaken, the grant money will be returned, and
5. We agree to fulfill the commitments of the grant, which include submitting the required final report within one month following the completion of the event identifying the project outcome and an evaluation of the project in relation to its objectives.

If grant awarded, the cheque will be made payable to:

Name of Organization: St. David's United Church
Address of Organization: 4614 - 48 street
Leduc, AB, T9E 4Z7

"Original Signed"

"Original Signed"

Signature of Chairperson/President

Signature of Vice-Chair or Vice-President

Date

August 14/18

Return this completed application with all supporting material attached to:

Elana Hansen, Community Development

City of Leduc

#1 Alexandra Park

Leduc, AB, T9E 4C4

Phone: 780-980-7180

Fax: 780-980-7127

Email: ehansen@leduc.ca

Budget for Right Relations through the Seasons

2018-2019

<u>Food/Beverages</u>	<u>Performers/Elders</u>	<u>Venue</u>	<u>Food/Beverages</u>
September 21, 2018	\$5,500	\$1500	\$500
December 21, 2018	\$ 550		\$200
March 22, 2019	\$ 800		\$200
June 21, 2019	\$7,500	\$5,500	
Printing/Advertising	\$3,000		
Overhead	\$2,000		
Total Expenses	\$28,250		

Projected Revenue:

	Yellowhead Presbytery	\$2,500
Estimated:	Sept. 21 ticket sales 250 people x \$21	\$5,250
	June 21 ticket sales 70 people x \$20	\$1,400

Sponsorship: \$17,000

Total Revenue: \$28, 250

NEW BLOOD



"...one of the most important pieces of theatrical art I had ever witnessed."

*-Morris Ertman
Artistic Director
Rosebud Theatre*

"New Blood - A Story of Reconciliation"

Poetry, Song, Dance
Contemporary & Traditional

*Featuring Siksika Musicians & Dancers
and the music of Peter Gabriel
conceived by Deanne Bertsch at
Strathmore High School*

"I was transported and captivated... a remarkable and powerful piece of theatre."

*-D. Michael Dobbin
Former Artistic Director
Alberta Theatre Projects*

Performance on

September 21, 2018 at 7:00 pm

(Doors open at 6:00 pm)

Maclab Centre 4308 - 50st Leduc, AB

"REdress Photography Project" on display

TICKETS \$25.00

online at ticketpro.ca

or

in person at
Leduc Regional Chamber
of Commerce

We acknowledge that we are on traditional land, within the **Treaty Six** Territory, and the homeland of the **Métis** people in Alberta.

We acknowledge all who have cared for and who continue to steward this beautiful land.

In the Leduc area, all of us (from Indigenous and Immigrant heritage) are parties to Treaty Six.

We are called to live in Right Relations with all who share this land today.



The Truth and Reconciliation Commission asks all to build a shared future and celebrate the uniqueness of Indigenous cultures and histories.

This is an important series for Leduc. Your partnership is welcomed.

For more information:
St. David's United Church
780-986-2085
www.stdavidleduc.com
4614 - 48 Street
Leduc, AB



Right Relations Through the Seasons

Come celebrate the seasons with a series of four events in Leduc that highlight the relations between First Nations people and all those who have come to this land after. These events are being planned around the times of balance and tension expressed in the equinoxes and solstices of the year. This natural metaphor is evident in many cultures, including Indigenous, to speak of wholeness, unity in diversity and inclusion.

Fall Equinox

SEPTEMBER 21

7:00 pm



at Maclab Theatre, Leduc AB.

www.maclabcentre.com

New Blood: A Story of Reconciliation, featuring Siksika musicians and Rose Bud Theatre performers, blends Blackfoot music and contemporary music by Peter Gabriel to create an amazing piece of theatre celebrating Blackfoot history and traditions.

www.newblooddance.com

The REdress Photography Project that honours the memory of the 1181 murdered and missing Indigenous women will be on display.

www.facebook.com/groups/419866868199898

Winter Solstice

DECEMBER 21

7:30 pm

ELDER IN THE MAKING

Elder in the Making was filmed in southern Alberta and will be screened at St. David's United Church. "Being an Elder-in-the-making is a responsibility we all share for this land and for future generations." There will be time set aside for discussion afterwards.

www.elderinthemaking.com/about/the-film/

Spring Equinox

MARCH 22

7:00 pm



On the day after the International Day to Eliminate Racism, St. David's United Church will host a **Blanket Exercise**. The exercise is a group activity that synthesizes 500 years of colonization under the guidance of a local Indigenous elder.

www.kairosblanketexercise.org/about/

Summer Solstice

JUNE 21

4:00 pm



On National Indigenous Peoples Day, a celebration of food, arts and culture. We will host Indigenous and Métis musicians, dancers and artists and share their gifts in a fun and festive atmosphere.

This event will be held outside on a rural property in the County of Leduc.

Business

2018 Transportation Master Plan

(Distributed Under Separate Cover)

MEETING DATE: October 22, 2018

SUBMITTED BY: Ken Woitt – Director, Planning & Development

PREPARED BY: April Renneberg – Current Planner II

REPORT TITLE: Bylaw No. 1000-2018 (Eaton & Emery Area Structure Plan) (1st Reading)

REPORT SUMMARY

Bylaw 1000-2018 will adopt the Eaton & Emery Area Structure Plan for the NW ¼ Section 19-49-24-W4.

RECOMMENDATION

That Council give Bylaw 1000-2018 first reading.

BACKGROUND

KEY ISSUE(S) / CONTEXT:

An area structure plan (ASP) provides the framework for subsequent subdivision and development of an area of land within a municipality. This planning document describes the sequence of development anticipated for the lands, the land uses proposed for the area, and the general locations of major transportation routes and public utilities. The Eaton & Emery ASP will be used as a tool to guide and evaluate future zoning, subdivision and development of the NW ¼ Section 19-49-24-W4.

The Eaton & Emery lands are bounded by the Robinson neighbourhood to the south, the Meadowview neighbourhood to the west, Rollyview Road on the north, and Leduc County to the east. The ASP has been prepared to maximize development potential while working to achieve local and regional planning objectives by providing land uses that support the objectives of the City of Leduc Municipal Development Plan (MDP), Intermunicipal Development Plan (IDP), as well as the Edmonton Metropolitan Region Growth Plan.

The lands have been planned for two distinct neighbourhood units – the Eaton Business Park to the northeast and the Emery residential lands to the southwest. This delineation aligns with the policies and intent of the MDP and is due in large part to the restrictions placed on types of development by the airport under the Edmonton International Airport Vicinity Protection Area Regulation (AVPA). The AVPA regulates, and in some cases prohibits, land uses within the City of Leduc based on a Noise Exposure Forecast (NEF) contour system. The Eaton & Emery ASP is impacted by the 30 NEF contour, above which residential development is prohibited. The MDP reflects this restriction and as such, the Eaton & Emery ASP has created distinct areas of development.

The Emery lands are intended to be a continuation of the residential development seen in the adjacent neighbourhoods of Robinson and Meadowview, with a mix of low density and medium density housing types. A large park area is also planned to connect with that in Robinson to the south, and will protect a portion of the tree stand that exists on the lands today, forming a community amenity. The area is intended to only be accessible through local roads extending from Robinson to the south, with no direct vehicle access to the Eaton Business Park. This will help limit potential impacts from these commercial/business industrial uses on the future residents of the area.

The Eaton Business Park proposes a mix of commercial and industrial uses to form the majority of the plan area. Dependent on future zoning of the lands, these uses could include a range of office, retail, service industrial, light manufacturing and warehousing to support the needs of the community and complement the future business industrial uses anticipated just north of the plan area, east of Telford Lake, in accordance with the City's MDP and IDP.

An open house for the ASP was hosted by the developer and their consultant on June 7, 2017, which provided an opportunity for public questions and feedback on the proposal prior to final approval of the plan. A total of nine people from the community came out to the event. Comments at the event centred around compatibility with adjacent residential development in the Robinson neighbourhood. Residents were generally pleased that the proposed residential development was of a lower density. They made note of the importance of adequate separation between the business industrial land uses to the northeast and the residential to the southwest, and felt that the business commercial transition area proposed within the Eaton & Emery ASP is acceptable in that regard. Attendants were also in support of the preservation of a portion of the existing tree stand as an added value to the neighbourhood.

LEGISLATION AND/OR POLICY:

1. Municipal Government Act, RSA 2000, Chapter M-26, as amended
 - S. 633 outlines the parameters for adopting Council adopting an area structure plan, as well as the required contents and consistency of such a plan.
2. Regional Evaluation Framework, Edmonton Metropolitan Region Growth Plan
 - S. 4.1 requires that all proposed new area structure plans be sent to the Edmonton Metropolitan Region Board (EMRB) for approval prior to receiving third reading by Council.
 - As per submission requirements, administration intends to submit the plan to the EMRB following Bylaw 1000-2018 receiving first reading.

PAST COUNCIL CONSIDERATION:

Bylaw 1000-2018 is before Council for the first time.

CITY OF LEDUC PLANS:

The Eaton & Emery ASP is consistent with the City's Municipal Development Plan (MDP) and Intermunicipal Development Plan (IDP), as amended which refer to the lands as business industrial and transitional residential mixed-use. A map of policy areas from the IDP has been included as Attachment 4 to this report.

IMPLICATIONS OF RECOMMENDATION

ORGANIZATIONAL:

There are no organizational implications.

POLICY:

There are no policy implications.

IMPLEMENTATION / COMMUNICATIONS:

As per the requirements of Section 606 of the Municipal Government Act, a public hearing in front of Council is required prior to Council giving second reading to a bylaw adopting an area structure plan. The public hearing for Bylaw 1000-2018 will be scheduled at a later date once a decision has been rendered by the EMRB, and will be advertised in accordance with the Municipal Government Act.

ALTERNATIVES:

1. That Council defeat Bylaw 1000-2018.

ATTACHMENTS:

1. Bylaw 1000-2018
2. Key Plan
3. Proposed Land Use Concept Plan (Eaton & Emery ASP)
4. Intermunicipal Development Plan Policy Areas

Others Who Have Reviewed this Report

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

Bylaw No. 1000-2018

Page 1

A BYLAW OF THE CITY OF LEDUC IN THE PROVINCE OF ALBERTA, TO ADOPT THE AREA STRUCTURE PLAN FOR THE NORTH WEST QUARTER OF 19-49-24-W4M

The *Municipal Government Act*, R.S.A. 2000, Chapter M-26, as amended (the "Act") grants a municipality the authority to adopt by Bylaw an Area Structure Plan for the purpose of providing a framework for subsequent subdivision and development of an area of land in a municipality;

AND: the NW ¼ Section 19, Township 49, Range 24, West of the 4th Meridian Area Structure Plan addresses the requirements of an Area Structure Plan as outlined in the Act;

AND: notice of intention to pass this bylaw has been given and a public hearing has been held in accordance with the Act;

THEREFORE: the Council of the City of Leduc in the Province of Alberta duly assembled hereby enacts as follows:

PART I: BYLAW TITLE

1. **THAT:** this Bylaw is to be cited as the Eaton & Emery Area Structure Plan Bylaw.

PART I: APPLICATION

2. **THAT:** the Eaton & Emery Area Structure Plan, attached hereto as Schedule "A", is hereby adopted.

PART II: ENACTMENT

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

READ A FIRST TIME IN COUNCIL THIS ____ DAY OF _____, AD 2018.

READ A SECOND TIME IN COUNCIL THIS ____ DAY OF _____, AD 2018.

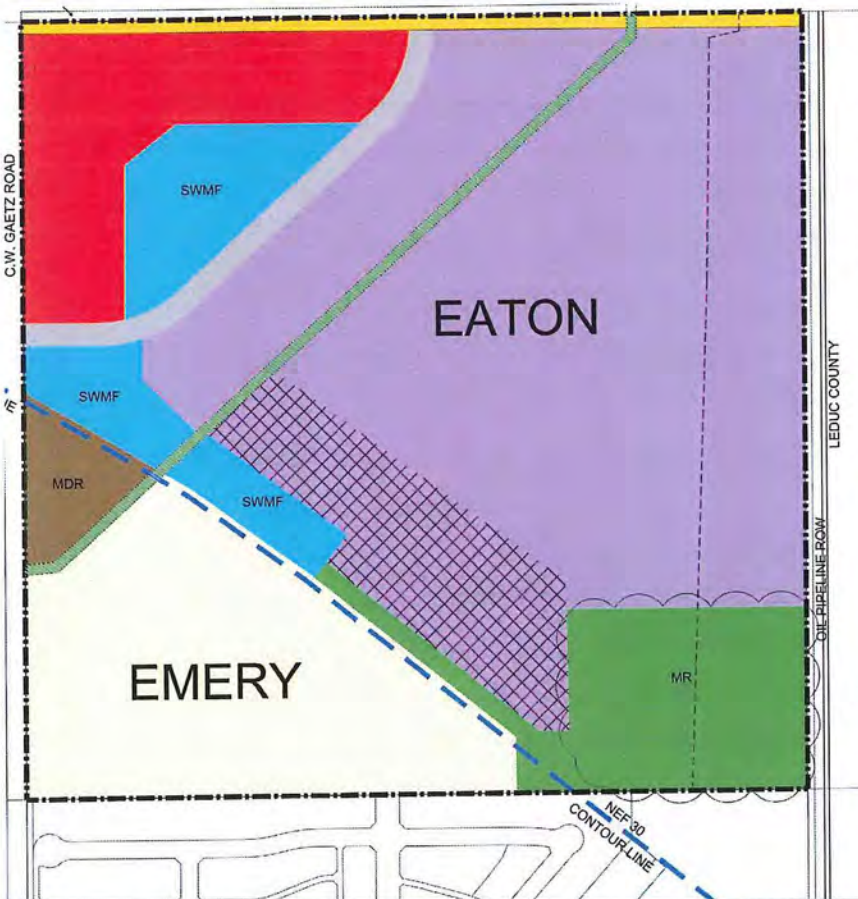
READ A THIRD TIME IN COUNCIL AND FINALLY PASSED THIS ____ DAY OF _____, AD 2018.

Robert Young
MAYOR

Sandra Davis
CITY CLERK

Date Signed





Eaton & Emery Area Structure Plan

Dayqual Developments Ltd.
by IBI Group
October 2018

City of Leduc

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1 Introduction

1.1 Purpose

The purpose of the Eaton and Emery Area Structure Plan (ASP) is to provide a framework for future land use planning that meets the needs of a growing community. This plan includes a framework for the development of municipal infrastructure, services, and amenities which are based on established planning policies and requirements of the City of Leduc. This ASP will be used as a tool to guide and evaluate future zoning, subdivision, and development of the subject lands in an effective manner.

The Eaton and Emery ASP integrates residential, commercial, and business commercial land uses in a well-planned urban neighbourhood. The commercial and business commercial components will contribute to Leduc's strong employment base by attracting more people to the growing City of Leduc.

1.2 Authority

The Eaton and Emery ASP shall be adopted by Leduc City Council as a Bylaw in accordance with Section 633 of the Municipal Government Act.

This ASP may be amended by a subsequent Council Bylaw. Amendments to the ASP involving policies, tables, text or figures shall be completed in accordance with the Municipal Government Act, the City of Leduc Municipal Development Plan and all other applicable Bylaws, policies and procedures.

1.3 Interpretation

All map symbols, locations, boundaries and areas shown in the figures in this ASP shall be interpreted as conceptual unless otherwise specified in the document, or where they coincide with clearly recognizable physical features or fixed boundaries within the plan area.

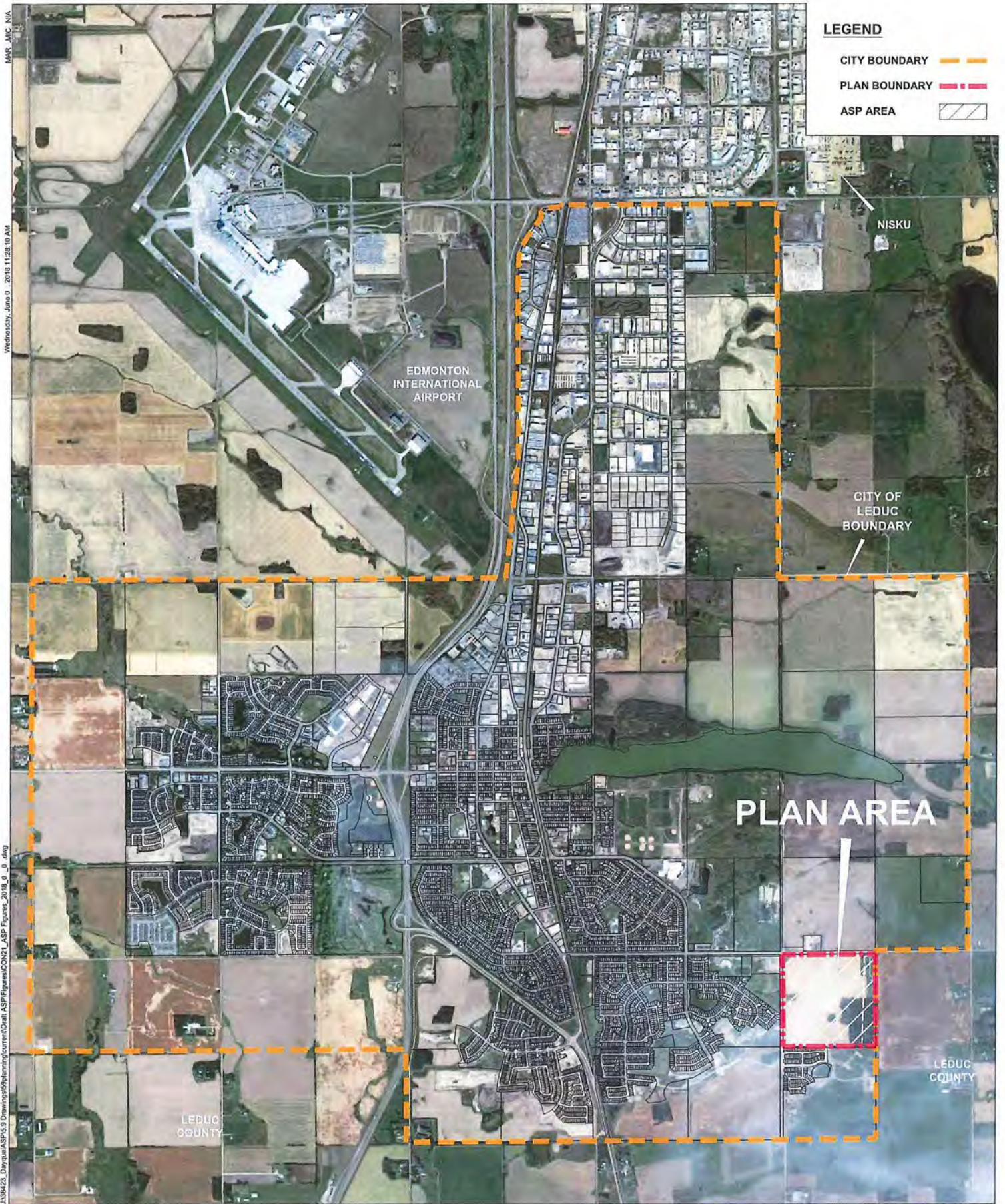
2 Site Context

2.1 Location and Access

The lands proposed as the Eaton and Emery ASP are located in southeast Leduc on the eastern boundary of the City. The developing residential communities of Robinson and Meadowview Park are located to the south and west respectively. To the east are agricultural lands within Leduc County and north of Rollyview Road are vacant lands designated for Business Industrial uses in the Intermunicipal Development Plan (IDP) and Leduc Municipal Development Plan (MDP). The subject lands are shown in **Figure 1 – Context Plan**.

The ASP area is defined by the following boundaries:

- North – Rollyview Road (Highway 623)
- East – Leduc County Boundary
- South – Robinson ASP Boundary
- West – C.W. Gaetz Road (Range Road 250)



EATON AND EMERY

Area Structure Plan

FIGURE 1 | CONCEPT PLAN

DATE: June 2018
 DESIGNED BY: MM
 DRAWN BY: MM
 CHECKED BY: CCB
 SCALE: NTS
 JOB NUMBER: 38423

2.2 Plan Area and Ownership

The Eaton and Emery ASP comprises all of parcel NW 19-49-24-4. The subject area consists of approximately 64.7 hectares (160 acres) of land. Dayqual Developments Ltd. owns 88% of the subject lands and the Abma family owns the strip along the east side. The whole quarter section is included in this proposed ASP and the non-participating owner has consented to the preparation of the ASP.

The following table summarizes the legal ownership of the lands in the ASP area. An illustration of the ownership information is shown in **Figure 2 – Land Ownership Plan** and **Table 1 – Land Ownership**.

Table 1 – Land Ownership

LEGAL DESCRIPTION	CURRENT OWNER	AREA (HA)	ACTIVE PARTICIPANT
NW 19-49-24-4	Dayqual Developments Ltd.	55.707	Yes
Plan 0021181, Lot 1	Jay, Laura, Wilhelmina, and Cornelus Abma	8.16	No

J:\38423_Daygas\ASP6.9 Drawings\59planning\current\Draft ASP\Figures\CON21_ASP Figures_2018_0_0.dwg
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EATON AND EMERY

Area Structure Plan

FIGURE 2 | LAND OWNERSHIP PLAN

DATE: June 2018
DESIGNED BY: MM
DRAWN BY: MM
CHECKED BY: CCB
SCALE: NTS
JOB NUMBER: 38423

3 Planning Process

The Planning process to develop the Eaton and Emery ASP includes gathering information from the City and the public. In addition to the available data, supplemental studies including an Environmental Site Assessment, Geotechnical Study, Traffic Report, and Historical Resources Overview (HRO) were undertaken. Consultation with the public is also an important part of the Eaton and Emery ASP development process. Analysis of information from these studies, overarching statutory plans, and from the public consultation process was carried out and combined with the aspirations of Dayqual Developments Ltd. to create a land use concept and policies for the Eaton and Emery ASP.

3.1 Public Consultation

A public open house was held on June 7, 2017. Approximately 20 residents and stakeholders attended. Many of the attendees live in the surrounding areas and were curious to obtain more details about the proposed ASP. Attendees wanted more information about proposed land uses and the distribution of the uses.

3.2 Compliance with Statutory Plans

The Eaton and Emery ASP has been prepared to be consistent with the policies of all higher-order plans including the Edmonton Metropolitan Region Growth Plan, Intermunicipal Development Plan, City of Leduc Municipal Development Plan, City of Leduc Neighbourhood Design Guidelines, City of Leduc Transportation Master Plan, and City of Leduc Parks, Open Space and Trails Master Plan.

A detailed review of each of these policies is included as **Appendix A – Policy Review**.

3.2.1 Edmonton Metropolitan Region Growth Plan

The Government of Alberta created the Capital Region Board on April 15, 2008 under the Municipal Government Act and on March 31, 2010, the Board approved the Capital Region Growth Plan. On October 26, 2017 the Capital Regional Board was renamed the Edmonton Metropolitan Region Board and the Edmonton Metropolitan Region Growth Plan (EMRGP) came into effect.

The EMRGP includes six (6) interrelated regional policy areas to support where and how to manage growth:

1. Economic Competitiveness & Employment
2. Natural Living Systems
3. Communities & Housing
4. Integration of Land Use & Infrastructure
5. Transportation Systems
6. Agriculture

The plan identifies the lands comprising the Eaton and Emery ASP as Metropolitan Area. This ASP has been developed to comply with the relevant policies contained within the EMRGP.

3.2.2 Intermunicipal Development Plan

The Intermunicipal Development Plan (IDP) was adopted by the City of Leduc as Bylaw 772-2011 on November 28, 2011 and amended by Bylaw 871-2014 on January 12, 2015. The IDP was adopted by Leduc County as Bylaw 30-11 on January 24, 2012 and amended by Bylaw 27-14 on December 23, 2014. This document guides the growth and development of interjurisdictional lands and addresses issues and interest for both municipal jurisdictions.

The IDP is based upon the following five (5) sustainability pillars:

1. Smart Growth
2. Creating Vibrant Communities
3. Environmental Stewardship
4. Economic Development
5. Responsible Governance

This ASP has been developed to comply with the Intermunicipal Development Plan.

3.2.3 City of Leduc Municipal Development Plan

The Municipal Development Plan (MDP) was approved by City of Leduc Council as Bylaw 773-2011 on April 10, 2012 and amended by Bylaw 870-2014 on January 12, 2015. The MDP outlines the framework for growth within the City of Leduc. The vision, principles, and policies discussed in the MDP are reflected in the Eaton and Emery ASP. The vision of building a community of integrity, unity, and strength is defined in the MDP as follows:

Vision – Building a community of integrity, unity and strength

In 2035 Leduc will be a vibrant community where growth is balanced and sustainable

- Where growth is balanced and sustained;
- Where a strong business community is fostered;
- Where residents enjoy active healthy lifestyles with a strong sense of belonging;
- Where our natural environment is healthy and clean;
- And where our local government is responsive and accountable.

Principles

Growth and development of the City of Leduc will be directed toward achieving our vision and will be based on the Leduc's five sustainability principles:

1. Environment and Infrastructure – Safe and sustainable systems

The City will protect, conserve and enhance Leduc's natural and constructed environments and systems. Innovation and technology will be employed to promote the sustainable growth and development of Leduc.

2. Economy and Tourism – Sustainable prosperity

Sustainable, planned economic development will create a positive and energized business climate that will support a balance of residential, commercial, and light industrial growth.

3. Social Wellness and Safety – High quality protective and people services

Leduc will be a healthy and safe community that is well prepared for the future and able to adapt to emerging health and safety challenges. Community services will be provided and

monitored in accordance with the social wellness indicators that the City of Leduc has developed.

4. Recreation and Culture – Engaged and active community

High quality, accessible recreational facilities and opportunities, community events, heritage sites, and performing arts venues will create a whole and healthy community that is active, creative and connected.

5. Governance – Responsible, visionary leadership

Responsible, transparent and well-informed decision-making that includes public engagement will create a community that meets the needs and desires of residents. Responsive and accountable elected and professional officials will effectively and efficiently serve this community, where people will continue to want to live, work and play. Governance and services will continue to be provided through the strategic alliances that the City of Leduc has established with key community stakeholders and partners.

This ASP has been developed to comply with the City of Leduc Municipal Development Plan.

3.2.4 City of Leduc Neighbourhood Design Guidelines

The City of Leduc Neighbourhood Design Guidelines were approved in March 2010. This plan guides the development of new residential areas by providing an overarching vision and design framework. This ASP has been developed to comply with the City of Leduc Neighbourhood Design Guidelines.

3.2.5 City of Leduc Transportation Master Plan

The City of Leduc Transportation Master Plan (TMP) includes recommendations for the short, medium, and long term capital plans along with possible changes to Leduc's transit service, heavy vehicle traffic routes, and pedestrian and bicycle transportation networks.

The Eaton and Emery ASP is consistent with the Leduc TMP which shows C.W. Gaetz as a collector road and Rollyview Road as an arterial road.

The TMP also highlights the importance of an integrated pedestrian and bicycle transportation network. This ASP provides an opportunity to enhance the pedestrian and bicycle transportation network shown in the MDP in **Figure 3: Parks, Multiways, and Natural Areas**. This ASP proposes a multiway connecting residential uses, park spaces and businesses to neighbourhood amenities, transit routes and major roadways as shown in **Figure 5 – Parks, Open Space, and Connectivity**.

3.2.6 City of Leduc Park, Open Space, & Trails Master Plan

The City of Leduc Parks, Open Space and Trails Master Plan (POST) was approved by Council on June 25, 2012. The POST plan ensures that parks, open spaces and trails are identified as key features that make Leduc a great place to live. The recommendations related to the future delivery of both the planning and operation of parks, open spaces and trails in Leduc will be reflected in the Eaton and Emery ASP.

4 Background Information

4.1 Existing Topography

The topography of the parcel is generally flat (approximately 0.6% slope) and generally drains from southeast to northwest. The existing natural topography of the quarter section is shown in **Figure 3 – Existing Topography**.

4.2 Existing Built Form and Land Use

The majority of the plan area is used for farming with the exception of two acreages and associated storage sheds developed in the northeast corner of the plan area. The southeast corner of the plan area is covered by a parkland forest.

4.3 Soils and Vegetation

A Geotechnical Investigation was carried out by J.R. Paine and Associates in November 2015 for the quarter section excluding the non-participating lands located on the east side of the quarter section.

According to the Geotechnical Investigation, the soil of the subject area consists of surficial topsoil, overlaying a relatively thin deposit of native clay till, above clay shale bedrock materials. The water table was observed to be in the shale bedrock materials, between approximately 2.5 and 4.5 metres below the ground surface.

4.4 Wells, Pipelines and Utility Right-of-Ways

According to AER records, there are no abandoned well sites located within the Eaton and Emery ASP area or outside the plan area that will impact development on the lands.

A high vapour pressure (HVP) pipeline owned by Keyera Energy Ltd. (URW #6533MH) extends diagonally from the southwest to northeast section of the property. Setbacks shall be in accordance with Section 20.3 Easements, of the City of Leduc Land Use Bylaw. The developer must apply for crossing agreements where roads or services cross the right-of-way (ROW). The pipeline ROW will be integrated into the neighbourhood multi-way system as shown in **Figure 6 – Transportation Network** with walkways and landscaping to be approved by the City and the resource operator.

A natural gas pipeline owned by AltaGas Utilities Inc. runs to each of the acreages on the northeast corner of the plan area.

Another utility ROW owned by AltaGas, formerly ICG Utilities, (URW #892 177 114) is located in the plan area.

4.5 Historical Overview

A Historical Resources Overview (HRO) was prepared by The Archaeology Group and submitted to the City of Leduc under separate cover. Historically, the plan area and surrounding area have been used for agricultural land uses. A Historical Resources Act Clearance certificate for the Eaton and Emery ASP area was issued by the Province of Alberta on July 31, 2015.

4.6 Existing Transportation

Rollyview Road (Highway 623), runs along the northern boundary of the site, while C.W. Gaetz Road (Range Road 250) is a collector road located along the western edge of the property. These roads provide the proposed primary accesses to the future commercial and business components of this plan. C.W. Gaetz Road will provide separate accesses to both the business and the residential components of the plan. The existing roadways are labeled in **Figure 3 – Existing Topography**.

4.7 Agricultural Impact Assessment

As required by the EMRGP, an Agricultural Impact Assessment (AIA) has been completed for the ASP area. The study indicated that the Eaton and Emery ASP is proposed on land that is considered outside of the priority Agricultural Lands identified in the City of Leduc and Leduc County Intermunicipal Development Plan (IDP). The Eaton and Emery ASP is within the Urban Reserve zone which is designated for future urban development within the City of Leduc.

It was noted that as urban development continues, the lands would be further fragmented from agricultural activities and such fragmentation is known to impact the viability of agriculture use due to economic impacts resulting from less efficient operations.

The development proposed within this ASP is not anticipated to impact the operations of agriculture in surrounding areas, the lands provide contiguous connection to proposed non-agricultural developments within the City of Leduc.

4.8 Edmonton International Airport

The Edmonton International Airport (EIA) is located within Leduc County Northwest of the City of Leduc. To protect the airport's operating area from development of incompatible land uses the Province of Alberta created the Edmonton International Airport Vicinity Protection Area (AVPA) Regulation. The EIA AVPA Regulation was created as Alberta Regulation 55/2006 on March 8, 2006 and amended by Alberta Regulation 86/2016 on June 16, 2016.

The AVPA Regulation uses the Noise Exposure Forecast (NEF) system to prohibit sensitive land uses within the vicinity of the EIA. The land uses prohibited within each range of NEF contours is listed below in **Table 2 – Prohibited Land Uses**. The NEF system is a system used by Transport Canada that provides a measurement of the actual and forecasted aircraft noise in the vicinity of an airport. Areas of increasing noise exposure are represented as contour lines. The AVPA prohibits residential land uses within an NEF 30 contour line or greater.

A NEF 30 contour line runs diagonally across the plan area in the Southeast corner. Due to the land use restrictions imposed by the AVPA Regulation residential uses have been limited to this corner. The remainder of the plan area is dedicated for non-residential uses. The NEF contour line is illustrated in **Figure 4 – Land Use Concept**.

Table 2 – Prohibited Land Uses

LAND USES	NEF 40+ AREA	NEF 35-40 AREA	NEF 30-35 AREA	NEF 25-30 AREA
Commercial Uses				
Billiards, Bowling and Arcades	X			
Cinemas	X			

Eating and Drinking Establishments	X			
Funeral Homes	X			
Gambling Facilities	X			
Hotels/Motels	X			
Office and Retail Facilities	X			
Private Clubs and Lodges	X			
Public and Semi-Public Uses				
Churches	X	X		
Day Care	X	X		
Emergency Response Services	X			
Exhibition and Fairgrounds	X	X		
Halls/Auditoriums	X	X		
Hospitals	X	X	X	
Clinics	X			
Libraries	X	X		
Nursing Homes	X	X	X	
Outdoor Recreation Facilities	X			
Schools	X	X	X	
Spectator Entertainment Facilities				
Outdoor	X	X	X	
Indoor	X	X		
Spectator Sport Facilities				
Outdoor	X	X	X	
Indoor	X	X		
Residential Uses				
Campgrounds	X	X	X	X
Residences	X	X	X	

* From page 10 of Edmonton International Airport Vicinity Protection Area Regulations – Alberta Regulation 86/2016



EATON AND EMERY

Area Structure Plan

FIGURE 3 | EXISTING TOPOGRAPHY

DATE: June 2018
DESIGNED BY: MM
DRAWN BY: MM
CHECKED BY: CCB
SCALE: NTS
JOB NUMBER: 38423

5 Development Concept

The development concept for the Eaton and Emery ASP contains a mix of low to medium density residential uses, along with commercial and business commercial uses, as illustrated in **Figure 4 – Land Use Concept**. The Emery neighbourhood, which contains the residential uses, is separated from the business and commercial uses in the Eaton neighbourhood. The residential uses take access from C.W. Gaetz Road and connect with the existing Robinson neighbourhood.

Business and commercial uses are located north of the NEF 30 contour line, which delineates acceptable levels of noise from air traffic for residential buildings. The commercial uses are located at the intersection of C.W. Gaetz Road and Rollyview Road to maximize visibility and accessibility for passing traffic. A stormwater management facility (SWMF) is incorporated into the commercial development as a viewpoint and open space amenity for employees, patrons, and neighbourhood residents. The neighbourhood features, including a natural tree stand, are well connected by the multiway network, which promotes active transportation. Residential and business uses are serviced by separate roadways to minimize potential traffic conflicts.

Residential uses account for approximately 20% of the neighbourhood area. The net residential density is approximately 35.8 units per net residential hectare (upnrha), which complies with the 35 upnrha set by the Edmonton Metropolitan Region Board (EMRB). The areas, densities, and population projections for the ASP are included in **Table 3 – Land Use and Population Statistics**.

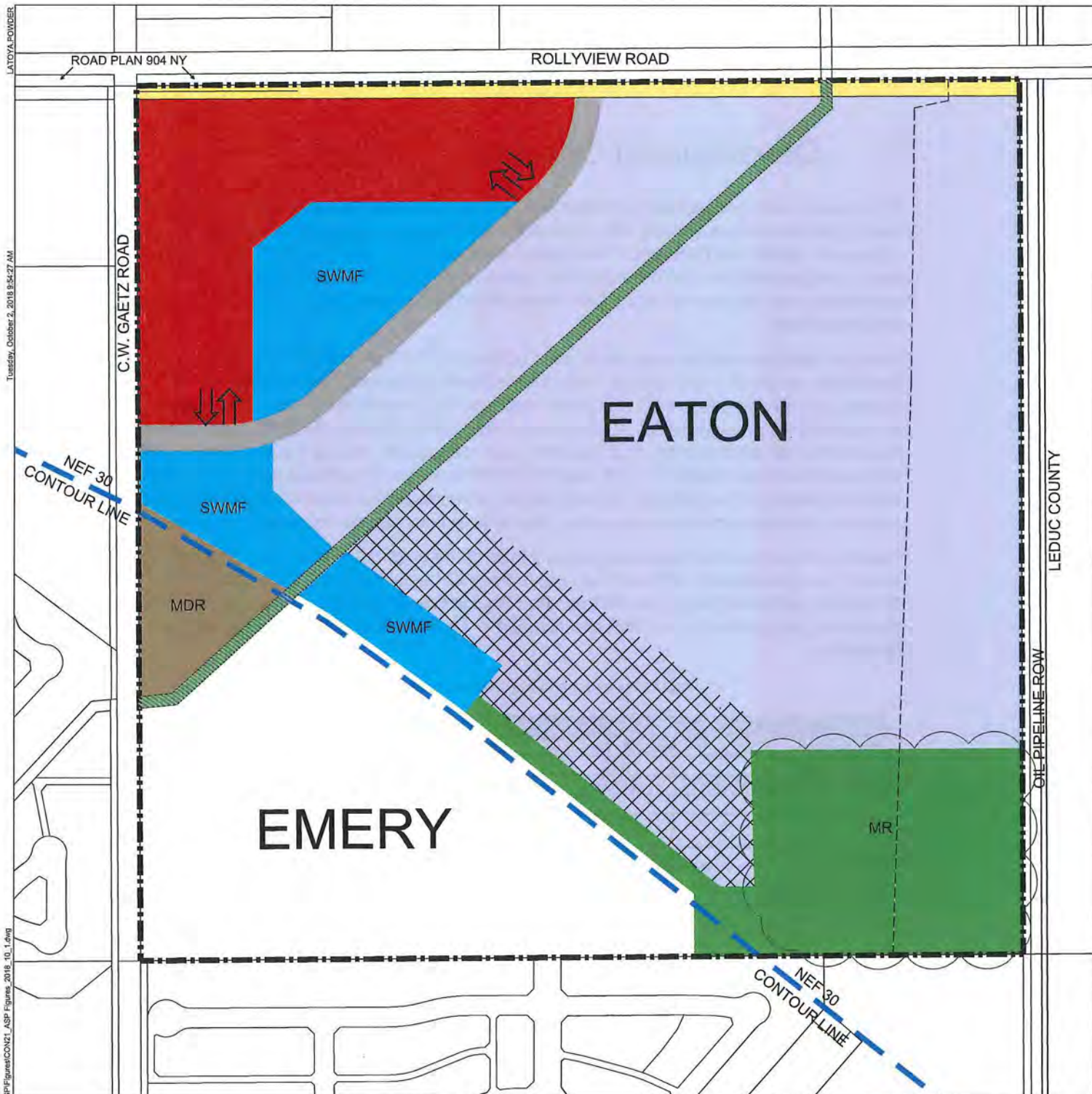
TABLE 3 - LAND USE AND POPULATION STATISTICS

Land Use	Area (ha)		
Gross Area (GA)	64.7		
Rollyview Road	0.83		
Gross Developable Area (GDA)	63.87	55.71	8.16
		NW 19-49-25-4	Plan 0021181, Lot 1
Land Use		Area (ha)	Area (ha)
Commercial	5.81	5.81	
Business Commercial	32.09	26.19	5.90
Municipal Reserve	6.38	4.23	2.15
Tree Stand/Linear Park	5.47	3.32	2.15
Pipeline ROW	0.91	0.91	
Public Utility Lot	1.11	1.00	0.11
SWMF	4.80	4.80	
Collector Roads	1.33	1.33	
Total Non-Residential Area	51.52	43.36	8.16
Net Residential Area (NRA)	12.35	12.35	0.00

Residential Land Use, Dwelling Unit Count and Population

Residential Land Use	Area (ha)	Units/ha	Units	% Total Units	Persons/unit	Population
Low Density Residential (LDR)	11.03	30	330	74.66	2.8	924
Medium Density Residential (MDR)	1.32	85	112	25.34	1.8	201
Total	12.35		442	100		1125

Gross Population Density	17.61	persons per gross developable area
Net Population Density	91.09	persons per net residential hectare
Gross Unit Density	6.92	units per gross developable area
Net Unit Density	35.79	units per net residential hectare



LEGEND

PLAN BOUNDARY



LOW DENSITY RESIDENTIAL



MEDIUM DENSITY RESIDENTIAL



WOODLOT AREA



POTENTIAL ACCESS TO LOCAL COMMERCIAL ROAD



SHOPPING CENTER COMMERCIAL



STORM WATER MANAGEMENT



BUSINESS COMMERCIAL



TRANSITION BUSINESS COMMERCIAL



MUNICIPAL RESERVE



PUBLIC UTILITY LOT



PIPELINE ROW



COLLECTOR ROAD



* ROADWAYS AND LAND USES ARE SUBJECT TO MINOR CHANGES AT SUBDIVISION AND DETAILED DESIGN



EATON AND EMERY

Area Structure Plan

FIGURE 4 | LAND USE CONCEPT

DATE: October 2018
DESIGNED BY: MM
DRAWN BY: MM
CHECKED BY: CCB
SCALE: NTS
JOB NUMBER: 38423



6 Objectives and Policies

6.1 Land Use

The Eaton and Emery ASP consists of a residential neighbourhood and a commercial/business commercial neighbourhood. The residential portion is named Emery and the commercial and business area is Eaton. The areas have separate naming to reflect separate identities, but are integrated through common open space infrastructure, and multiway connections.

6.1.1 Residential

The Eaton and Emery ASP provides opportunity for a variety of low and medium density housing types to support the development of a balanced residential neighbourhood. Providing diverse housing products helps to accommodate a range of lifestyles and affordability within the neighbourhood. The land use statistics project an overall density of 35.8 upnpha in the neighbourhood.

The low density residential designation supports the development of single detached, semi-detached, and townhouse dwellings, while the medium density residential designation supports the development of 1-4 storey apartments and condominiums. The proposed low density residential area will contain various housing products consistent with those found in the adjacent Robinson and Meadowview communities. Specific housing mix will be determined through market demand, but in general, housing products and the built form should increase in density as they approach the transitional business commercial land use to the northeast. Residential development is guided by the following ASP policies and objectives:

Objectives:

- To provide residential density with the residential portion of the ASP that meets the density target set by the Edmonton Metropolitan Region Growth Plan.
- To provide a variety of housing types that serve a range of lifestyle needs and income levels.
- To provide convenient and efficient vehicular and transit access for higher residential densities.
- To manage exposure of residential development to non-compatible land uses.

Policies:

- 6.1.1.1** *The neighbourhood shall provide residential densities consistent with the Edmonton Metropolitan Region Growth Plan.*
- 6.1.1.2** *The neighbourhood encourages a variety of housing types within low to medium density residential uses.*
- 6.1.1.3** *The medium density residential site shall have direct access to C.W. Gaetz Road and a transit route.*
- 6.1.1.4** *An open space buffer shall be created to separate residential uses from business commercial uses, to mitigate potential effects from noise and activity.*

6.1.2 Shopping Center Commercial

Lands at the intersection of C.W. Gaetz Road and Rollyview Road have been designated for commercial land use in the Eaton area. The commercial area is located at the most visible point for passing traffic. The Shopping Center Commercial area will provide opportunity for a range of goods and services to support the needs of future residents in the plan area and adjacent

residential developments as well as employees and visitors of the business commercial area. Pedestrian connections are planned to provide convenient access to and from the site.

Objectives:

- To support the development of commercial land uses to serve local residents, the surrounding communities, and employment areas.
- To provide convenient access to commercial uses to residents of Emery and surrounding neighbourhoods.
- To provide commercial sites with high visibility from surrounding roadways.
- To consider the SWMF in the commercial site design to promote views and use as an amenity.

Policies:

- 6.1.2.1** *The commercial area shall be located with retail signage visible from C.W. Gaetz Road and Rollyview Road.*
- 6.1.2.2** *The commercial site shall have direct access collector roads, any connection onto the arterial will be a right-in/right-out only.*
- 6.1.2.3** *Pedestrian connections to residential areas shall be provided through the neighbourhood multiway and sidewalk connections.*
- 6.1.2.4** *The commercial site should consider the SWMF as an amenity for employees and consumers during site planning.*

6.1.3 Business Commercial

A large portion of the plan area has been designated Business Commercial. These lands are located in the northeast section of the ASP. Access to the Business Commercial area will be via the internal collector road which connects to C.W. Gaetz Road and Rollyview Road.

The intent of the business commercial area is to provide business and employment opportunities for the City of Leduc. This development is envisioned to include a range of office, service industrial, light manufacturing and warehousing types of uses.

Environmentally sustainable and efficient technologies shall be considered at time of detailed design and development permit.

With advancements in technology, the evolution of business and light industrial uses is such, that potential noise and pollution are limited, making them compatible with nearby residential uses. Operations are largely maintained indoors and Business uses are subject to landscape standards and setbacks that provide aesthetically pleasing developments. The roadways servicing the business area do not cross into residential areas, keeping business traffic off of residential streets.

Objectives:

- To create a mixture of new Business Commercial opportunities for the City of Leduc.
- To integrate Business Commercial uses with surrounding development.
- To utilize lands subject to NEF contour restrictions.

Policies:

- 6.1.3.1** *The Business Commercial area shall be located in the northeast section of the plan area as shown in Figure 4 – Land Use Concept.*
- 6.1.3.2** *Ensure that industrial uses planned for the ASP are compatible with neighbouring residential development.*
- 6.1.3.3** *Provide for a range of light industrial and industrial business opportunities within the plan area in response to regional market trends and the long term economic development needs of the City.*

6.1.4 Transition Business Commercial

The boundary between Residential uses and employment areas require special attention to regulate negative impacts. The Land Use Concept features a linear park that acts as physical separation of the two uses. The linear park is a minimum 20 m wide and will contain a multiway trail. Design elements such as landscaping, fencing, and site design can further enhance the buffer area.

In addition to the linear park, a portion of the plan area has been designated Transition Business Commercial. These lands are located north of the Low Density Residential area.

Uses in Transition Business Commercial area will allow for some outdoor as well as indoor activities and storage, as long as the outdoor activities do not create any nuisance factors such as excessive noise or light beyond the site. Outdoor storage is allowed, but shall be appropriately screened through landscaping or fencing to limit views from residential and open space areas. Transition Business Commercial provides a buffer between Residential uses and more intense Light Industrial uses.

Objectives:

- To provide a transition from Residential uses to non-residential uses.
- To utilize lands subject to NEF contour restrictions.

Policies:

- 6.1.4.1** *The Transition Business Commercial area shall be located between Residential and Business Commercial uses as shown in Figure 4 – Land Use Concept.*
- 6.1.4.2** *Ensure that any outdoor yards or storage include visual screening from residential areas through landscaping and/or fencing.*
- 6.1.4.3** *Restrict light industrial uses adjacent to residential areas.*

6.1.5 Parks, Multiways, and Open Space

As per the Municipal Development Plan, 10% of developable area must be dedicated as Municipal Reserve (MR) in the form of land or cash-in-lieu. The MR within this ASP includes a land dedication totaling 10% of GDA.

The park sites will be developed as public amenity space, which provides residents with the opportunity for recreation activities. MR sites and greenways will be located between the residential and commercial/business land uses providing a buffer between these uses. The park sites and greenways shall form a contiguous system of open spaces including the SWMFs to provide dispersed recreation opportunities and connections throughout the ASP. Another SWMF is located within the commercial area to provide stormwater retention and to provide

aesthetic and open space amenity for the area. Additional features to reduce effects of business uses on residential lots are berms, fences, landscaping, site design and building orientation.

The Eaton and Emery ASP has been designed to provide connections between open space, adjacent communities, and neighbourhood focal points. As shown in **Figure 5 – Parks and Open Space**, a multiway trail will run through the SWMF and open space to connect commercial uses with the residential area.

The Keyera Energy pipeline ROW, which runs diagonally across the ASP area, will be designated as municipal reserve. A multiway trail is planned through this ROW to connect business commercial uses with the rest of the plan area. The extent of landscaping within the right of way area will be determined by the owner of the easement to ensure that their rights are not infringed.

In the southeast portion of the plan area there is an existing tree stand, which is proposed to be designated as MR in order to provide a natural amenity for residents of Emery and business staff and customers in Eaton. This park site is connected to the existing park in Robinson Neighbourhood to the south providing a consolidated recreation space and pedestrian connection for residents of both neighbourhoods. The natural open space provides a complimentary pairing with the programmed park site in Robinson.

Objectives:

- Provide passive recreation opportunities through a connected system of public open spaces.
- Provide connectivity within the plan area to adjacent communities, the regional trail system, and parks.
- Use open space as a buffer between residential and business uses.

Policies:

- 6.1.5.1** *Open space shall be located and designed to provide a buffer between residential and non-residential land uses.*
- 6.1.5.2** *Incorporate multiway trails to provide connections to neighbourhood focal points and regional amenities including Telford Lake and the Leduc Recreation Centre.*
- 6.1.5.3** *The Keyera Energy pipeline ROW shall be municipal reserve.*
- 6.1.5.4** *SWMFs shall be landscaped and designed as open space amenities.*
- 6.1.5.5** *Use MR dedication to provide opportunities to retain natural tree stands.*



LEGEND

PLAN BOUNDARY



MULTIWAY



EXISTING MULTIWAY



PARK/OPEN SPACE



STORM WATER
MANAGEMENT FACILITY



* ROADWAYS AND LAND USES ARE SUBJECT
TO MINOR CHANGES AT SUBDIVISION AND
DETAILED DESIGN



EATON AND EMERY

Area Structure Plan

FIGURE 5 | PARKS, OPEN SPACE, AND CONNECTIVITY

DATE: October 2018
DESIGNED BY: MM
DRAWN BY: MM
CHECKED BY: CCB
SCALE: NTS
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6.2 Transportation

The transportation system within the Eaton and Emery ASP will use a hierarchy of roadways including local and collector roads based on anticipated traffic volumes determined in the Transportation Review submitted under separate cover. According to the Municipal Development Plan, C.W. Gaetz Road is classified as a collector road and Rollyview Road is classified as a secondary highway.

A future road widening is required along Rollyview Road, the cross section of which will be required to accommodate an ultimate 4-lane divided arterial roadway.

The proposed residential roadways within Emery are designated local roads and connect with collector road C.W. Gaetz Road to the west. Roth Street was constructed as a collector road within the Robinson neighbourhood to the south in anticipation of future development. At the time of development of Robinson, the future plan and road network within Emery had not been determined, so a Collector Road was built as the safe option. The transportation study prepared by IBI Group for Eaton and Emery ASP shows that traffic generation does not warrant a collector road standard, therefore Roth Street will taper to a local road right-of-way. The transportation network for Eaton and Emery is illustrated in **Figure 6 – Transportation Network**. All roadways will be developed to an urban standard. A full Traffic Impact Assessment must be completed prior to the first subdivision/development of the plan areas, the results of this may affect the overall design of the plan.

The residential roadways of Emery are separated from the commercial/business commercial roads in Eaton. This reduces the amount of commercial traffic on residential roads to prevent conflicts. A connection from the commercial/business commercial area to the property to the east will be provided in anticipation of future development. In addition to the roadways and standard sidewalks, the plan includes a comprehensive multiway system to provide convenient connections for active transportation within the neighbourhood and to adjacent communities.

The multiway is located within designated MR, SWMFs, and the existing pipeline ROW, creating good connectivity throughout the plan area and to the regional trail network.

A Traffic Impact Assessment (TIA) has not yet been completed for the plan area. A TIA for the full Eaton and Emery ASP area must be completed prior to the first subdivision/development of the lands and the results may affect the overall design of the plan.

Transportation within Eaton and Emery ASP will be guided by the following objectives and policies.

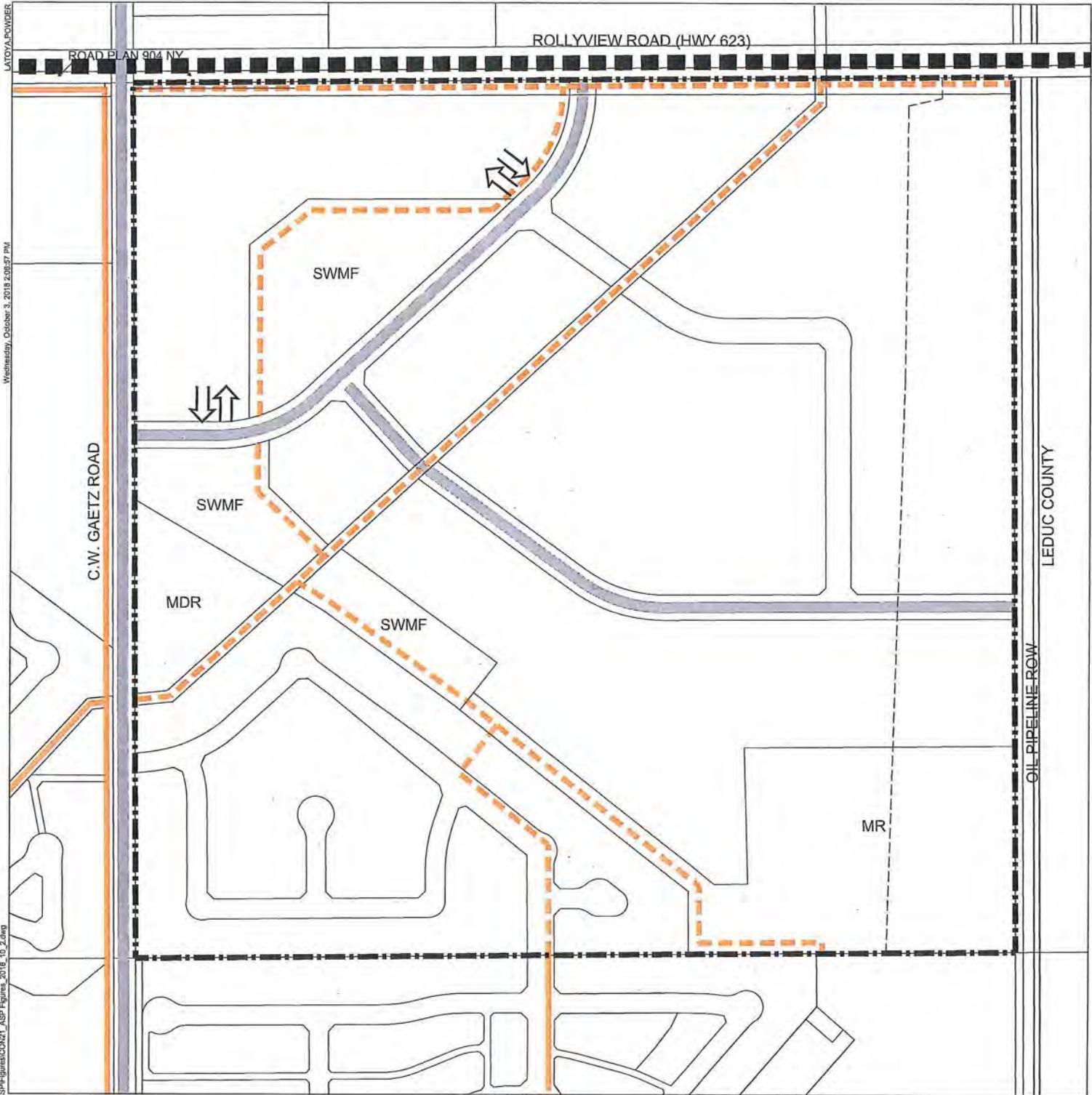
Objectives:

- To provide opportunity for multiple modes of active and passive circulation.
- To provide multiple convenient access points to the surrounding roadways.
- To provide an efficient roadway system with a hierarchy of roadway classes based on anticipated need.
- To provide pedestrian connections to the regional trail network.

Policies:

- 6.2.1** *A multiway trail system shall be integrated with roadways and sidewalks to provide a comprehensive transportation system accommodating multiple modes of travel.*

- 6.2.2** *The pedestrian trails should connect to the regional trail system that connect to the Leduc Recreation Centre and Telford Lake.*
- 6.2.3** *Separate roadways and access points shall be provided for residential and industrial uses.*
- 6.2.4** *Road standards and cross-sections shall be developed to an urban standard where necessary in accordance with engineering design standards.*
- 6.2.5** *Changes to the internal road network shall not require an amendment to the ASP.*



LEGEND

PLAN BOUNDARY



PROPOSED MULTIWAY



EXISTING MULTIWAY



POTENTIAL ACCESS TO
LOCAL COMMERCIAL ROAD



ARTERIAL ROAD



COLLECTOR ROAD



* ROADWAYS AND LAND USES ARE SUBJECT
TO MINOR CHANGES AT SUBDIVISION AND
DETAILED DESIGN



EATON AND EMERY

Area Structure Plan

FIGURE 6 | TRANSPORTATION NETWORK

DATE: October 2018
DESIGNED BY: MM
DRAWN BY: MM
CHECKED BY: CCB
SCALE: NTS
JOB NUMBER: 38423

6.3 Servicing

6.3.1 Water Distribution

Figure 7 – Water Servicing illustrates the existing 350 mm watermain at the quarter section line between Eaton and Emery and Robinson along with an existing 250 mm waterline on the west side of C.W. Gaetz Road approximately 230 m north of the Eaton and Emery/Robinson quarter line.

The City of Leduc provided information that an existing 350 mm watermain is located on the north side of Rollyview Road approximately 250 m west of the Rollyview Road and C.W. Gaetz Road intersection. Extension of the 350 mm watermain along Rollyview Road to the east quarter section boundary is required to service future developments to the east.

According to the City of Leduc Water Master Plan dated December 2014, a 400 mm watermain is required throughout Eaton and Emery. It should be noted that the City of Leduc Water Master Plan does not loop the Eaton and Emery watermain into the existing 250 mm watermain within Meadowview.

It should also be noted that the Water Master Plan does not take into account individual zoning into account. (i.e. Eaton and Emery's residential component). It would be prudent that further water network analysis be investigated to see if the 400 mm watermain is required throughout the quarter section. Alternative pipe sizing may be considered if deemed appropriate by Hydraulic Network Analysis and approved by the City of Leduc.

6.3.2 Sanitary Utilities

Figure 8 – Sanitary Services shows a 375 mm sanitary line exists on the west side of C.W. Gaetz Road approximately 230 m north of the Eaton and Emery and Robinson common quarter line.

Sanitary servicing from Meadowview will be allowed for the Emery residential lands only. Sanitary for the Commercial area of the ASP is to be directed to the northeast corner of the ASP area, ultimately to connect into the East Telford Lake system in a future oversized pipe that can accommodate this development (MH#6). The Eaton Business Park will be serviced by gravity into the East Telford Lake system.

Preliminary elevations indicate that the invert will be 726.77 or shallower to achieve gravity servicing into the East Telford Lake system. This elevation will be further refined as part of the outline plans to be completed in the areas within the East Telford lake ASP area to the north.

A report by XCG Consultants dated January 15, 2015 titled "Dayqual Lands Wastewater Servicing Assessment" explored if there was sufficient capacity in the existing 375 mm sanitary line. It should be noted that although there may be enough capacity in the existing 375 mm pipe, there is an elevation constraint as to what lands can be serviced via gravity.

Two existing dwellings are currently using septic for sanitary waste at time of writing of this report. Once urban services are installed in this area, this property will have an opportunity to connect with sewage and water systems.

6.3.3 Stormwater Management Facility (SWMF)

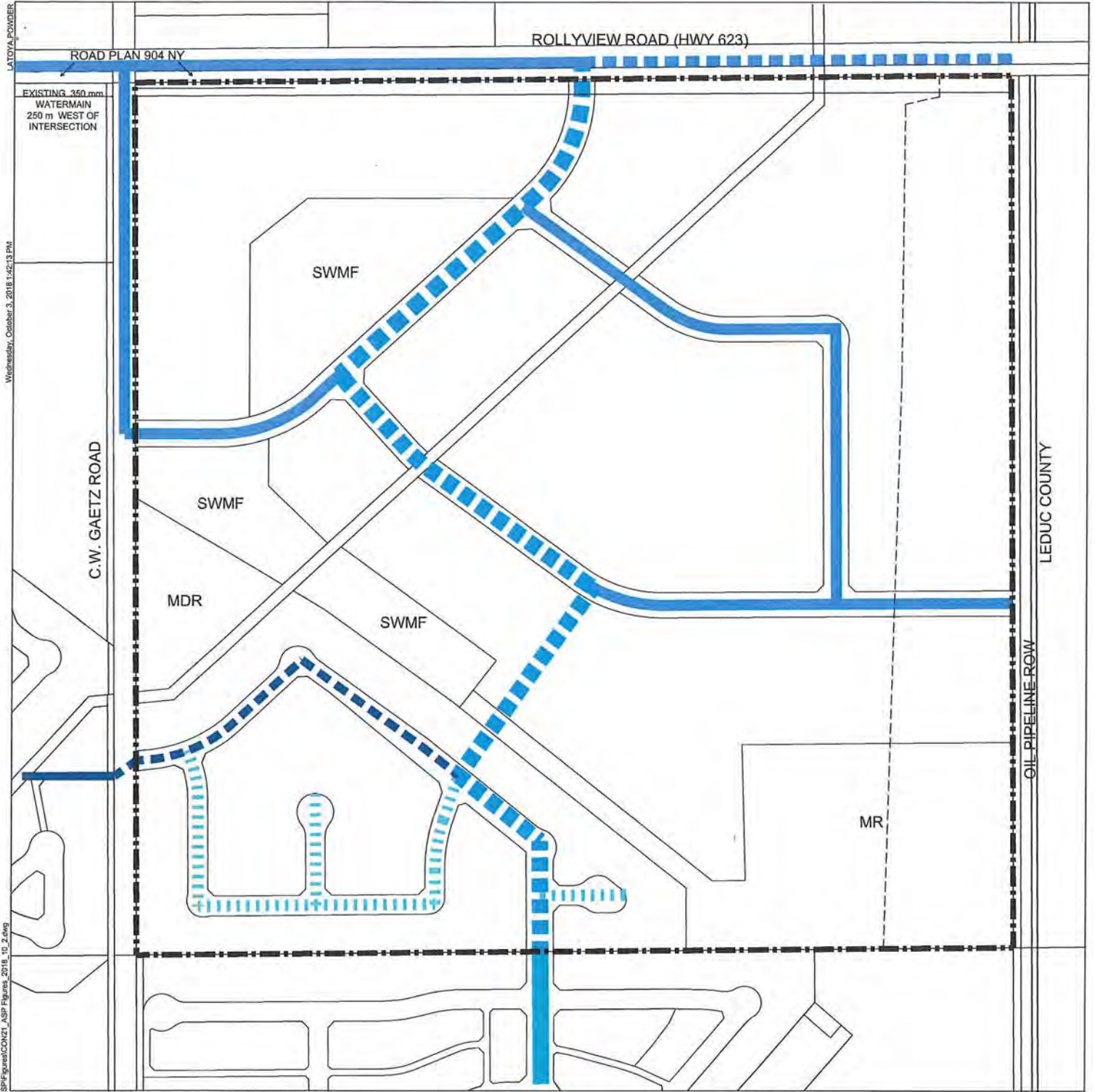
Figure 9 – Stormwater Management illustrates the proposed sites for two SWMFs. One outlet to the south will be built with the residential area and one outlet to the north will be built with the commercial area.

An existing storm line within C.W. Gaetz Road will accept discharge from the two SWMFs which ultimately directs the storm runoff north to Telford Lake.

Minor storm events will be directed by storm pipes to the SWMFs for the purpose of storm retention.

Landscaped SWMFs provide opportunities to create wildlife habitat, add visual amenity and provide for a variety of passive recreational opportunities in the neighbourhood.

The storm drainage in the southern half of Rollyview Road should be included within the storm catchment at the detailed engineer design for the storm water management facility.



LEGEND

PLAN BOUNDARY		EXISTING 350mm WATERMAIN	
PROPOSED 400mm WATERMAIN		EXISTING 250mm WATERMAIN	
PROPOSED 350mm WATERMAIN			
FUTURE 350mm WATERMAIN			
PROPOSED 250mm WATERMAIN			
PROPOSED 200mm WATERMAIN			

* PIPE SIZES ARE SUBJECT TO CHANGE AS PER DETAILED ENGINEERING



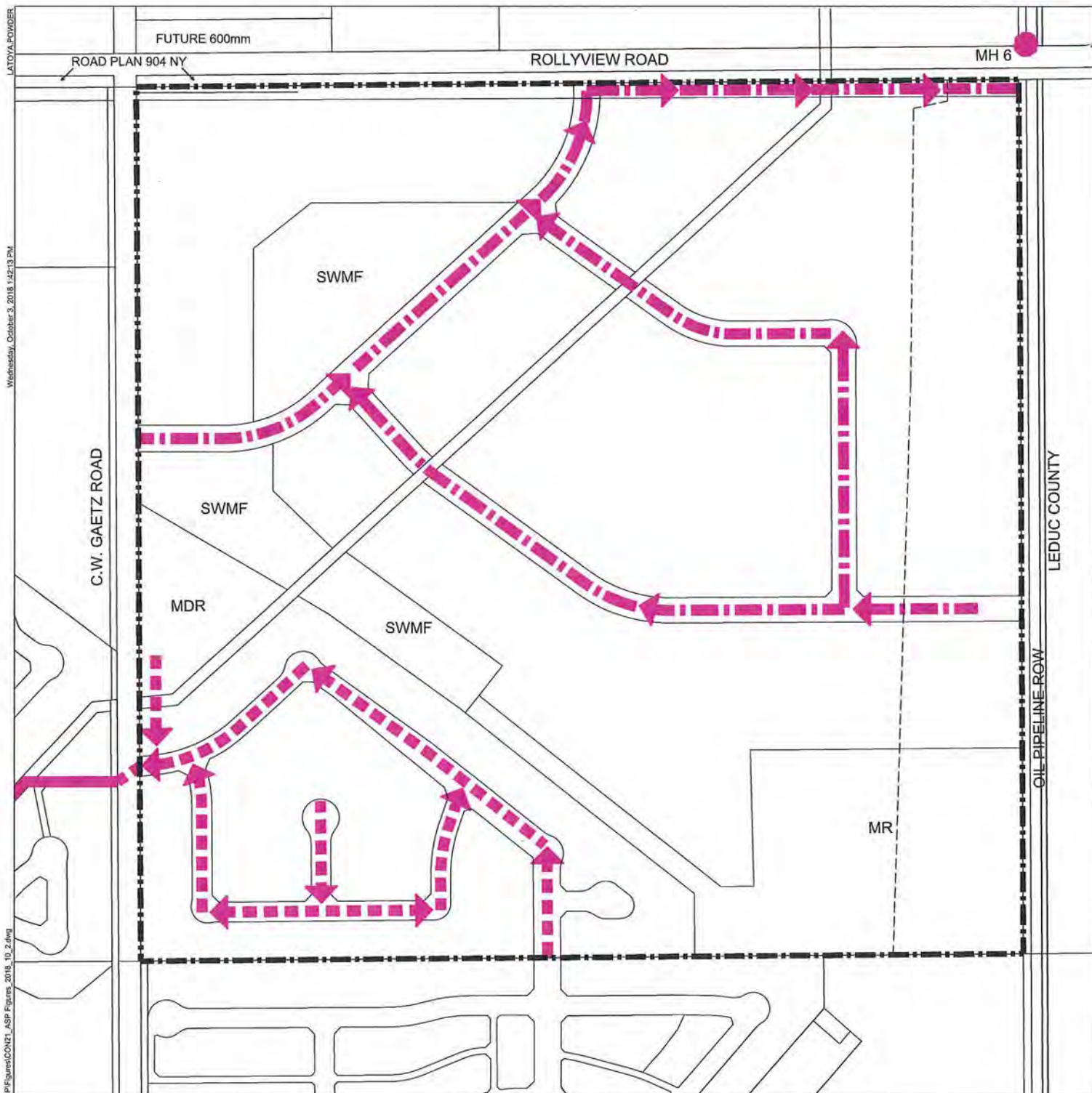
EATON AND EMERY

Area Structure Plan

FIGURE 7 | WATER SERVICING

DATE: October 2018
 DESIGNED BY: MM
 DRAWN BY: MM
 CHECKED BY: CCB
 SCALE: NTS
 JOB NUMBER: 38423





LEGEND

PLAN BOUNDARY



PROPOSED SANITARY LINE



FUTURE LONG TERM
SERVICING



EXISTING 375mm SANITARY LINE



DIRECTION OF FLOW



* PIPE SIZES ARE SUBJECT TO CHANGE AS PER
DETAILED ENGINEERING



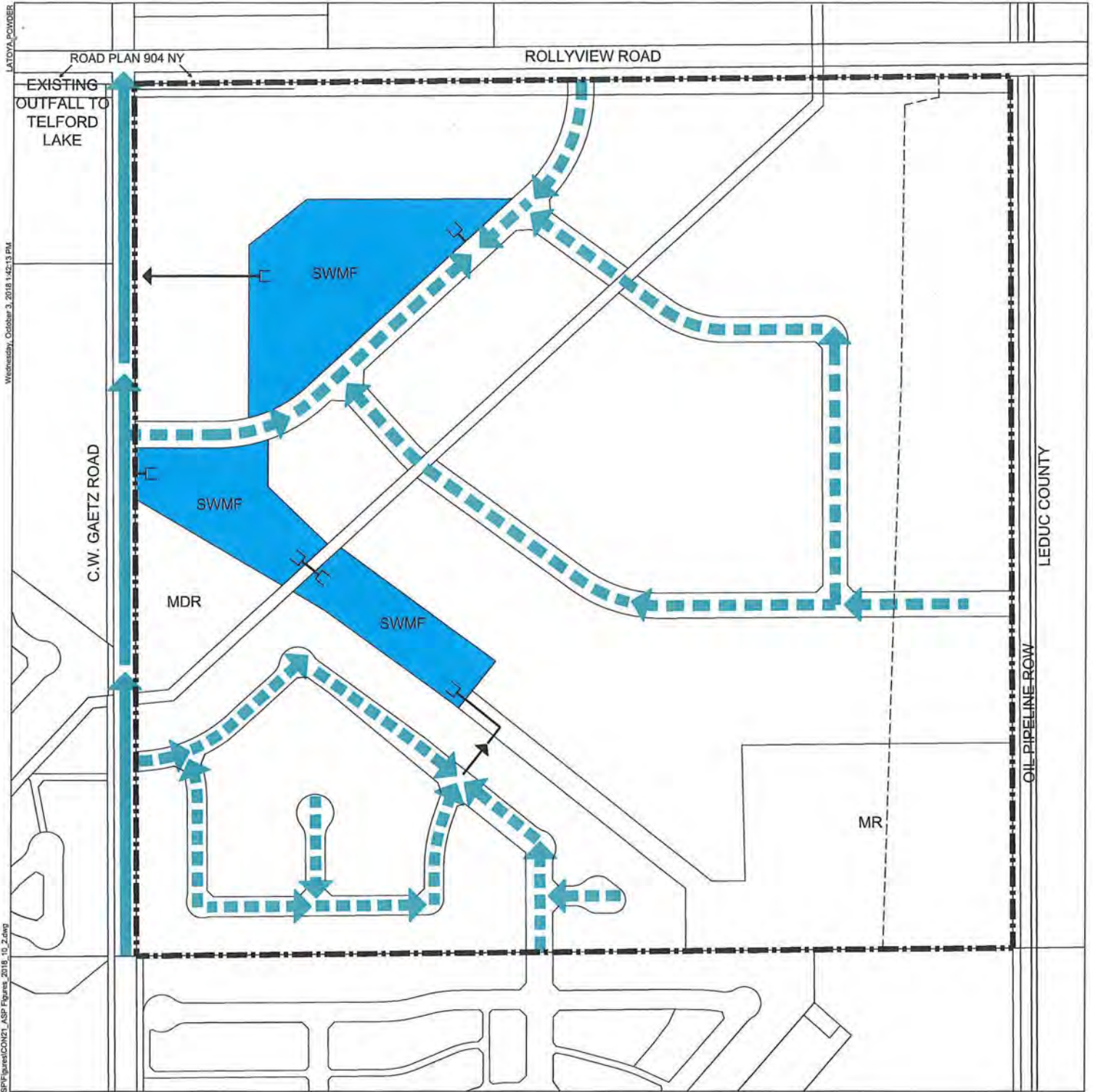
EATON AND EMERY

Area Structure Plan

FIGURE 8 | SANITARY UTILITIES

DATE: October 2018
DESIGNED BY: MM
DRAWN BY: MM
CHECKED BY: CCB
SCALE: NTS
JOB NUMBER: 38423





LEGEND

PLAN BOUNDARY
STORM WATER
MANAGEMENT FACILITY



PROPOSED STORM LINE
EXISTING STORM LINE
DIRECTION OF FLOW
INLET / OUTLET



* PIPE SIZES ARE SUBJECT TO CHANGE AS PER
DETAILED ENGINEERING

6.3.4 Shallow Utilities

Shallow utilities including electricity, gas, telephone and cable are all available for extension into the plan area. These utilities will be provided within the road right-of-way and, where necessary, through easements on private lands.

Electricity

Electric power is supplied in the area by Fortis Alberta. According to Fortis, adequate service is available in the area to supply the proposed ASP area.

Gas

AltaGas Ltd. is the local gas utility provider. According to AltaGas, adequate service is available in the area to supply the proposed ASP area.

Telephone and Cable

Telephone and cable can be provided to all lots in the area via extension of services from adjacent lands.

Objectives:

- To provide reliable municipal shallow utilities servicing to all users within the plan area.
- To provide opportunities for alternative energy options within the plan area.

Policies:

6.3.4.1 All shallow utility infrastructure required to provide service to development shall be located underground.

A Neighbourhood Design Brief/Servicing Study has not yet been completed for the plan area. A Servicing Study/ Neighbourhood Design brief will be required prior to the first subdivision/ development of the lands and that the results of hit may affect the overall servicing plan of the plan. The sanitary concepts will need to be refined during this analysis to ensure that the servicing plan is appropriate.

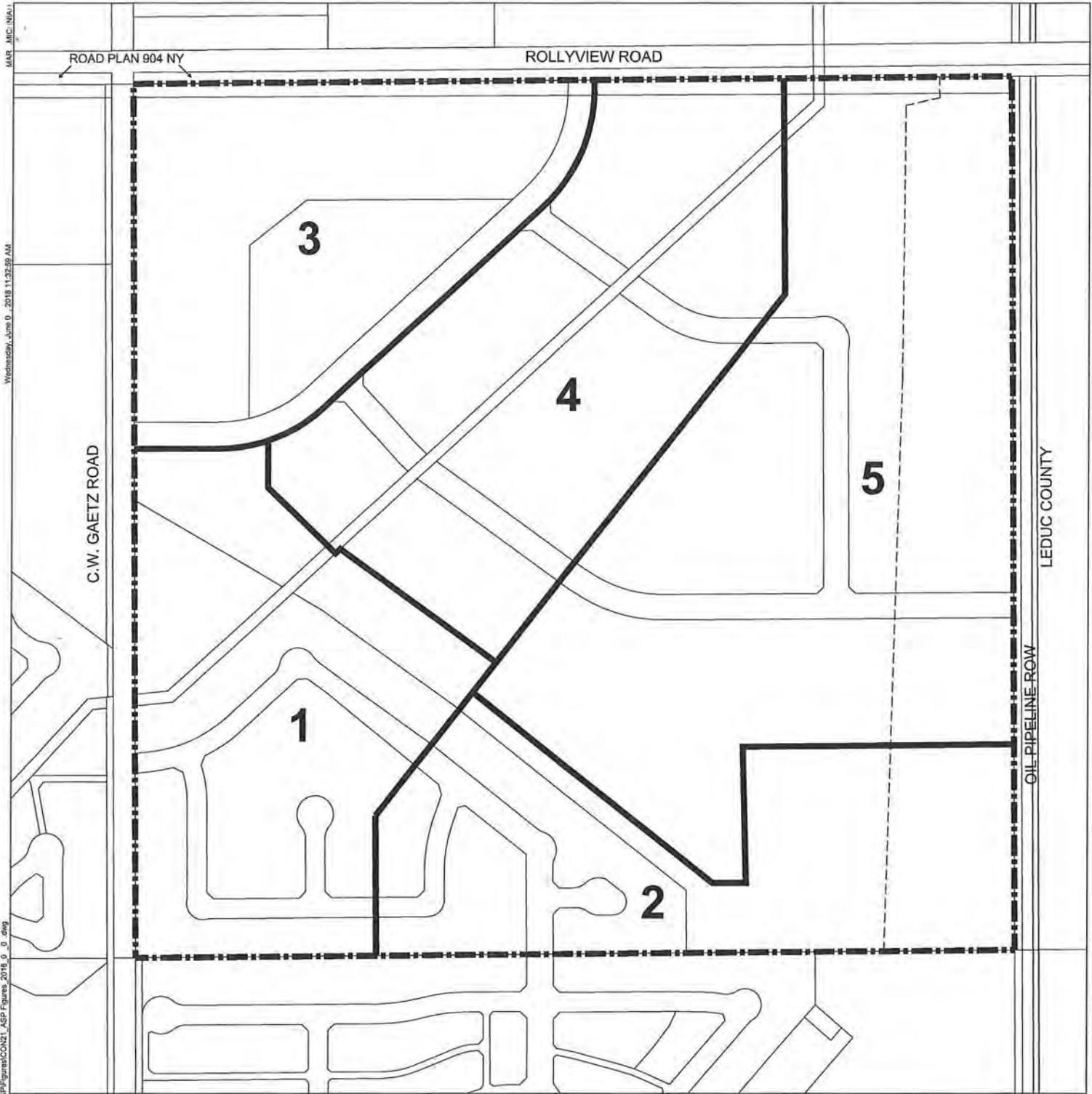
6.4 Implementation

6.4.1 Development Staging

The proposed general development staging for this ASP is illustrated in **Figure 10 – Development Staging Plan**. Stage boundaries are subject to change depending on infrastructure requirements at detailed design and market demands. Contiguous and efficient subdivision development is proposed through this Staging plan.

It is anticipated that residential development will begin from C.W. Gaetz Road and continue east. Commercial development will begin in the northwest and continue to east.

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LEGEND

PLAN BOUNDARY



STAGE BOUNDARY



* STAGE BOUNDARIES ARE PROVIDED AS A GUIDE AND ARE SUBJECT TO CHANGE AT DETAILED ENGINEERING



EATON AND EMERY

Area Structure Plan

FIGURE 10 | DEVELOPMENT STAGING PLAN

DATE: June 2018
DESIGNED BY: MM
DRAWN BY: MM
CHECKED BY: CCB
SCALE: NTS
JOB NUMBER: 38423



Appendix A – Policy Review

Edmonton Metropolitan Region Growth Plan
Intermunicipal Development Plan
City of Leduc Municipal Development Plan
City of Leduc Neighbourhood Design Guidelines
City of Leduc Park, Open Space, & Trails Master Plan

Edmonton Metropolitan Region Growth Plan

The Eaton and Emery ASP conforms to the following policies:

EMRGP POLICY	ASP COMPLIANCE
1. Economic Competitiveness & Employment Promote global economic competitiveness and regional prosperity.	
1.1 Promote global economic competitiveness and diversification of the regional economy	
1.1.1 Global economic competitiveness and diversification in the Region will be promoted by: h. attracting and retaining investment, businesses and workers by sustaining the high quality of life within the Region;	This ASP will provide a high quality of life for future residents by creating a complete neighbourhood with a mix of uses and transportation options.
1.2 Promote job growth and the competitiveness of the Region's employment base	
1.2.1 An adequate supply of lands shall be identified and protected by member municipalities to accommodate the employment projections in Schedule 1 and provide a variety of employment types and support economic diversification.	This ASP will provide variety of employment land uses within a Planned Employment Area. These land uses will contribute to the employment projections
1.2.2 Employment growth will be accommodated in: b. planned employment areas and smaller-scale local employment areas indicated on Schedule 3B;	This ASP will provide variety of employment land uses within a Planned Employment Area.
c. within urban communities and within centres in a compact form;	This ASP will provide variety of employment land uses within an Urban Community.
1.4 Promote the livability and prosperity of the Region and plan for the needs of a changing population and workforce	
1.4.1 To improve housing diversity in the Region, market affordable and non-market housing will be planned and developed within close commuting distance to major employment areas and within centres, appropriate to the level of service and amenities identified in Table 1A-C.	This ASP will provide a variety of housing types within the Metropolitan Area, which is within a close commuting distance to major employment.

EMRGP POLICY	ASP COMPLIANCE
1.4.3 To attract and retain a diverse range of workers, complete communities will be planned and developed appropriate to the scale and level of service identified in Table 1A-C and in accordance with the policies in the Communities and Housing policy area.	This ASP will create a complete community appropriate with the scale and level of service for the Metropolitan Area.
2. Natural Living Systems Protect natural living systems and environmental assets.	
2.3 Plan development to promote clean air, land and water and address climate change impacts	
2.3.1 The planning, design and construction of new development and infrastructure in greenfield areas and built-up urban areas will incorporate low-impact development and green building practices.	This ASP will create a complete community with a combination of residential and employment uses. This will promote alternative forms of transportation and reduce the impact of development.
3. Communities and Housing Recognize and celebrate the diversity of communities and promote an excellent quality of life across the Region.	
3.1 Plan and develop complete communities within each policy tier to accommodate people's daily needs for living at all ages	
3.1.1 Built-up urban areas and greenfield areas will be planned and developed as complete communities generally in accordance with Table 1A-C.	This ASP will create a complete community in general accordance with the characteristics outlined for the Metropolitan Area.
3.1.4 In the metropolitan area, greenfield areas will be planned and developed as complete communities that:	This ASP is contiguous with surrounding development and it will contain a mix of residential and employment uses.
a. are compact, contiguous, and incorporate a mix of uses;	
b. are accessible and age-friendly;	This ASP features a multiway integrated into its design as shown in Figure 5 – Parks, Open Space, and Connectivity . The multiway provides connections between various land uses without the need of an automobile.
c. provide a diversity of housing options in terms of density and built form;	This ASP will provide a variety of housing types from single and semi-detached houses to townhouses and medium density buildings.
d. achieve the minimum greenfield density, in accordance with Schedule 6;	This ASP will have a density of 35.8 upnrha, which above is the minimum density target of 35 upnrha required in the City of Leduc.

EMRGP POLICY	ASP COMPLIANCE
e. incorporate an interconnected street network and urban form to support active transportation;	The ASP will incorporate an interconnected street network as shown in Figure 4 – Land Use Concept .
f. integrate local services, amenities, institutional and commercial uses with residential development, within buildings and/or within a five-minute walk (400 metres);	This ASP will incorporate commercial uses as shown in Figure 4 – Land Use Concept .
g. incorporate higher density uses along existing and planned transit corridors and at major transit stations; and	This ASP will incorporate higher density uses towards the periphery of the neighbourhood along higher order roads as shown in Figure 4 – Land Use Concept .
h. provide high quality parks, trails and open spaces.	This ASP provides a network of parks and open spaces connected by trails as shown in Figure 5 – Parks, Open Space, and Connectivity .
3.1.5 Built-up urban areas and greenfield areas will be planned and developed to provide municipal public services and open spaces to support population growth.	This ASP is planned to provide open spaces as shown in Figure 5 – Parks, Open Space, and Connectivity .
3.2 Plan for and promote a range of housing options	
3.2.1 Housing will be planned and developed to address the changing demographics in the Region by including housing that offers a diversity of types, forms and levels of affordability to support a variety of lifestyle options, income levels and to meet the needs of all residents.	This ASP will provide a variety of housing types from single and semi-detached houses to townhouses and medium density buildings.
4. Integration of Land Use and Infrastructure	
Achieve compact growth that optimizes infrastructure investment.	
4.1 Establish a compact and contiguous development pattern to accommodate employment and population growth	
4.1.1 Employment and population growth will be planned and phased in a responsible manner and a contiguous pattern to accommodate the projections in Schedule 1 and in accordance with the Edmonton Metropolitan Regional Structure depicted in Schedule 2.	This ASP will provide residential and employment land uses to accommodate the population and employment projections and in accordance with the Metropolitan Regional Structure.
4.1.2 Employment and population growth will be accommodated in a compact form and a contiguous pattern within existing urban communities.	This ASP is contiguous with existing urban development.

EMRGP POLICY	ASP COMPLIANCE
4.1.4 Non-residential uses including commercial, retail, and institutional uses in built-up urban areas and greenfield areas will be planned and developed in a compact form to reduce auto dependency, enhance connectivity and create vibrant mixed use areas with on-site or adjacent residential uses to meet the needs of the local community.	The non-residential uses within this ASP are adjacent to residential uses which will create opportunities for reduced auto dependency.
4.3 Plan and develop greenfield areas in an orderly and phased manner to contribute to complete communities	
4.3.1 Greenfield areas shall be part of a new statutory plan and planned, developed and phased in a contiguous pattern to:	This ASP will have a density of 35.8 upnrha, which above is the minimum density target of 35 upnrha required in the City of Leduc.
a. achieve the minimum greenfield density as identified in Schedule 6;	
b. provide a mix of land uses in a compact form, including a mix of residential and employment uses to support the creation of complete communities;	This ASP will include a mix of residential and employment land uses to support the creation of complete communities.
c. incorporate innovative and sustainable development standards to achieve compact development;	This ASP encourages a variety of housing types and a mix of residential and employment land uses to achieve compact development.
d. incorporate an interconnected street network and open space network to support active transportation and transit viability, where applicable; and	This ASP provides an interconnected street, multiway, and open space network. This network supports active transportation.
e. provide for a mix of housing forms and housing options that are attainable in areas close to existing and planned major and local employment areas and multi-modal transportation access.	This ASP provides a variety of housing types with higher densities planned near local employment areas.
4.3.2 Greenfield areas will only be considered for development in locations that meet all of the following criteria:	This ASP is located within the City of Leduc.
a. are part of an existing urban community;	
b. are contiguous to planned areas approved through a statutory plan or are adjacent to existing or planned infrastructure or support the logical and orderly extension of infrastructure;	This ASP is contiguous to planned areas and adjacent to existing infrastructure.

EMRGP POLICY	ASP COMPLIANCE
c. have long term municipal storm, water and wastewater servicing capacity to accommodate the planned development;	This ASP has long term municipal storm, water, and wastewater servicing capacity as shown in Figures 7, 8, and 9.
4.3.3 Phasing strategies will be used to stage the development and build-out of greenfield areas to:	This ASP generally phases development from the southwest to northeast as shown in Figure 10 – Development Staging Plan. This will provide contiguous development and align growth with infrastructure.
a. ensure that existing agricultural activities on prime agricultural lands remain in operation for as long as possible; and	
b. align growth with existing and planned regional infrastructure.	
4.7 Ensure compatible land use patterns to minimize risks to public safety and health	
4.7.1 Safety and risk management shall be required for existing and future sites for airports, petrochemical clusters and previously planned locations for heavy industrial uses, refineries and ancillary facilities in the Region. Safety and risk management buffers are indicated on Schedule 9. Member municipalities shall:	A Risk Assessment evaluating the Keyera Energy Ltd. Highly Volatile Product pipeline corridor was submitted as a background report to support this ASP. This Risk Assessment was completed using standards set by the Major Industrial Accident Council of Canada. The results of this Risk Assessment were implemented into the Land Use concept as shown in Figure 4 – Land Use Concept.
a. ensure that a risk management assessment is completed and implemented in accordance with accepted leading practices, such as the standards established by the Major Industrial Accidents Council of Canada; and	
4.7.2 A transition of land uses will be required within the regional buffer areas to prevent or mitigate the adverse effects from odour, noise and other contaminants and minimize risk to public health and safety as identified on Schedule 9. This includes but is not limited to: the Edmonton International Airport and other regional airports; CFB Edmonton; the Transportation Utility Corridor (TUC); resource extraction areas; Alberta's Industrial Heartland; coal power generation plants; and any future multi-use corridors. Transitional land uses may include passive open space, berms, light and medium industrial land uses, business and commercial land uses, and agricultural uses.	This ASP complies with the AVPA. A portion of this ASP is located within the NEF 30 contour line. The AVPA prohibits residential land uses within an NEF 30 contour line or greater. Commercial and employment land uses are planned within the NEF 30 line as shown in Figure 4 – Land Use Concept.

EMRGP POLICY	ASP COMPLIANCE
5. Transportation Systems Ensure effective regional mobility.	
5.2 Encourage a mode shift to transit, high occupancy vehicles and active transportation modes as viable and attractive alternatives to private automobile travel, appropriate to the scale of the community	
<p>5.2.3 Active transportation networks and facilities will be integrated into transportation and land use planning to provide safe, comfortable and reliable travel for pedestrians and cyclists within greenfield areas and built-up urban areas, and provide nonmotorized linkages to transit services, adjacent neighbourhoods and employment and recreational destinations, where applicable.</p>	<p>This ASP integrates a variety of residential and non-residential land uses with an open space and multiway network, as shown in Figure 5 – Parks, Open Space, and Connectivity, to provide safe and reliable travel for pedestrians and cyclists.</p>
5.3 Coordinate and integrate land use and transportation facilities and services to support the efficient and safe movement of people, goods and services in both urban and rural areas	
<p>5.3.1 The locations, types, scale and built form of residential, commercial, institutional and industrial uses will be planned and developed to optimize the use of transportation infrastructure to ensure efficient, convenient and safe movement of people and goods.</p>	<p>This ASP plans the type, scale, and built form of residential and commercial uses to optimize transportation infrastructure. With the highest density uses supported by higher order infrastructure.</p>
<p>5.3.2 The locations, types, scale and built form of development, including related parking regulations, will be actively managed with transit service, routing and alignment planning to foster a modal shift towards transit and active transportation modes.</p>	<p>This ASP plans for a multiway network, as shown in Figure 5 – Parks, Open Space, and Connectivity, to provide safe and reliable travel for pedestrians and cyclists and encourage active transportation modes.</p>
5.4 Support the Edmonton International Airport as northern Alberta's primary air gateway to the world	
<p>5.4.2 Regional and municipal land use plans shall comply with Airport Vicinity Protection Area Regulation (AVPA).</p>	<p>This ASP complies with the AVPA. A portion of this ASP is located within the NEF 30 contour line. The AVPA prohibits residential land uses within an NEF 30 contour line or greater. Commercial and employment land uses are planned within the NEF 30 line as shown in Figure 4 – Land Use Concept.</p>
6. Agriculture Ensure the wise management of prime agricultural resources.	
6.1 Identify and conserve an adequate supply of prime agricultural lands to provide a secure local food source for future generations	

EMRGP POLICY	ASP COMPLIANCE
6.1.3 In the metropolitan area, prime agricultural lands identified through the land evaluation and site assessment tool shall be conserved for agricultural purposes for as long as possible, recognizing that these lands will urbanize over time to accommodate growth.	This ASP generally phases development from the southwest to northeast as shown in Figure 10 – Development Staging Plan . This will provide contiguous development, which will reduce the fragmentation of land for agricultural use. The allows for the retention of lands for agricultural uses until needed for development.
6.2 Minimize the fragmentation and conversion of prime agricultural lands for non-agricultural uses	
6.2.1 The fragmentation and conversion of prime agricultural lands shall be minimized when planning alignments for and developing multi-use corridors. Where no reasonable alternative can be demonstrated, mitigation measures to protect prime agricultural lands and existing agricultural operations on adjacent and surrounding lands will be adopted and implemented to minimize and mitigate the potential for land use conflicts.	This ASP generally phases development from the southwest to northeast as shown in Figure 10 – Development Staging Plan . This will provide contiguous development to avoid the fragmentation of prime agricultural lands.
6.2.4 In the metropolitan area, the fragmentation and conversion of prime agricultural lands for non-agricultural uses will only be considered when the proposed development meets all of the following criteria: a. the lands are contiguous with built-up urban areas and/or planned areas;	This ASP is contiguous with built-up urban areas.
b. the lands are required to accommodate municipal employment and population projections in accordance with Schedule 1;	This ASP will contribute to the population and employment projections for the City of Leduc.
c. if residential uses are proposed, the lands are within a proposed statutory plan in conformance with the applicable minimum greenfield density identified in Schedule 6;	This ASP will have a density of 35.8 upnrha, which above is the minimum density target of 35 upnrha required in the City of Leduc.

Intermunicipal Development Plan

The Eaton and Emery ASP conforms to the following policies:

IDP POLICY	ASP COMPLIANCE
Smart Growth	
<p>1.3.1</p> <p>Support responsible development and preservation of agricultural land. Preserve open space, agricultural land, natural beauty and critical environmental areas.</p>	<p>The Eaton and Emery ASP contains some current agricultural lands; however, the IDP identifies important agricultural lands outside of the Eaton and Emery ASP that should be preserved as such.</p>
Growth Staging	
<p>3.2.3</p> <p>Protection of natural areas and agriculture by directing growth away from better agricultural lands and creeks that are located to the west of the Edmonton International Airport</p>	<p>The Eaton and Emery ASP is located outside of those agricultural lands indicated in the IDP.</p>
Residential	
<p>4.2.2.1</p> <p>Residential development in the IDP area should generally conform to the areas identified for residential or mixed-use development as shown on Figure 10 – Intermunicipal Development Plan Policy Areas and as addressed in the policies for Areas A, B, C, and D in Section 5.0 of this IDP.</p>	<p>The residential development in this ASP is located within Area C – Transitional Residential Mixed Use according to Figure 10 of the IDP and conforms with the policies for Area C.</p>
<p>4.2.2.3</p> <p>All residential development and subdivision within new Area Structure Plans in the IDP area shall achieve a target of 25-30 units per net residential hectare.</p>	<p>Housing density projections for this ASP total 35.8 units per net residential hectare (upnrha).</p>
<p>4.2.2.5</p> <p>The minimum residential densities required in this IDP should be achieved through a variety of housing types including single-detached, semi-detached, townhouse, and apartment dwellings.</p>	<p>This ASP includes a variety of residential densities including low and medium density. This ASP also promotes a variety of housing types within the low density residential land uses based on market conditions at time of subdivision.</p>
<p>4.2.2.6</p> <p>New residential communities/neighbourhoods within the IDP area should incorporate design that:</p> <ul style="list-style-type: none"> • reduces vehicle dependency 	<p>This ASP promotes reduced vehicle dependency by providing an integrated multiway system and a mix of land uses. The multiway provides pedestrian connections and links to open spaces and public transit.</p>

IDP POLICY	ASP COMPLIANCE
<ul style="list-style-type: none"> • includes a variety of housing choices • exceeds minimum residential densities • comprises mixed uses and activities in neighborhood nodes • supports pedestrian and public transit connections and • provides access to open space and recreational areas and facilities. <p>Through the ASP and subdivision processes, both municipalities will ensure residential neighbourhoods and communities are designed and developed in a manner to make them safe, attractive and well serviced through the following design principles:</p> <ul style="list-style-type: none"> • The design of the neighbourhood or community wherever possible should maintain and protect stands of trees, watercourses, wetlands, ravines and other natural features. In the more rural areas, a conservation (cluster) subdivision design form should be encouraged. • Provide a wide range of housing forms and tenure. • Try to exceed minimum residential densities specified in the IDP. • The design of the neighbourhoods and communities should avoid dwellings fronting onto highways or arterial roadways. • The design needs to provide for adequate parks and open space to serve the neighbourhood and community, preferably in the form of a large centralized or linear park area which is more usable and easier to maintain. • Wherever possible, provisions need to be made in the design of the neighbourhood and community to encourage alternative sustainable transportation such as walking, cycling and public transit to reduce vehicle dependence. 	<p>The limited residential area of this ASP allows for a variety of housing types and at low and medium densities. The provision of a multi-family site raises the residential density beyond the minimum set by the CRB.</p> <p>This ASP includes a mix of residential and non-residential uses in separate nodes with medium density residential located near commercial as a complimentary use.</p> <p>This ASP promotes use of different housing forms, achieving higher than minimum densities. Residential development is not located adjacent to arterial roads or highways.</p> <p>This ASP designates 10% of GDA as MR. The MR is strategically located to provide opportunities to retain the existing natural tree stand, and centrally to create a buffer and multiway between residential and non-residential uses.</p>
Industrial	
<p>4.3.2.5</p> <p>Industrial development in the IDP area should generally conform to the areas identified for industrial development as shown on Figure 10 – Intermunicipal Development Plan Policy</p>	<p>The Business Commercial land use in this ASP is located within Area G – Southeast Business Industrial according to Figure 10 and conforms with the policies of Area G.</p>

IDP POLICY	ASP COMPLIANCE
Areas and as addressed in the policies for Areas E, F, and G in Section 5.0 of this IDP.	
<p>4.3.2.6</p> <p>With the exception of Area F "Nisku – Leduc Business Industrial" shown on Figure 11 – Intermunicipal Development Plan Policy Areas and addressed in the policies for Area F in Section 5.0 of this IDP, new industrial development and subdivision within the IDP area shall be based upon the prior approval of Area Structure Plans in accordance with Section 633 of the Alberta Municipal Government Act.</p>	<p>Future industrial development of these lands shall be guided by the Eaton and Emery ASP.</p>
<p>4.3.2.7</p> <p>Heavy industrial uses, which are capable of having a detrimental effect on humans or the environment through the discharge or emission of toxic, noxious, or hazardous substances, will not be permitted in the IDP area.</p>	<p>This ASP does not propose any heavy industrial uses within the business commercial area or any other area within the ASP. The business commercial use provides employment opportunities without a detrimental effect on humans or the environment.</p>
<p>4.3.2.8</p> <p>All industrial development and subdivision within the IDP area shall achieve development standards that meet or exceed the development standards of existing adjacent industrial uses.</p>	<p>This ASP supports industrial subdivision and development at standards that meet or exceed the standards of existing adjacent industrial uses.</p>
<p>4.3.2.9</p> <p>Where new industrial development and subdivision within the IDP area is proposed adjacent to or within view of existing or future non-industrial land uses, such proposed industrial development and subdivision shall:</p> <ul style="list-style-type: none"> • achieve development standards that meet or exceed the development standards of those neighbouring non-industrial uses • be subject to mitigation measures, design elements, development standards, landscaping requirements, visual screening, odour and pollution controls, traffic calming and management systems, noise abatement, and operational procedures that will mitigate any negative impacts on existing or future non-industrial land uses adjacent to or within view of the proposed industrial development. 	<p>This ASP includes open space buffer area between residential and non-residential uses consisting of MR and SWMFs. These features will provide visual screening and noise abatement. Industrial development will meet or exceed the standards of existing adjacent industrial uses.</p> <p>Mitigation measures shall be reviewed and determined at subdivision stage of development.</p>

IDP POLICY	ASP COMPLIANCE
<p>4.3.2.11</p> <p>Where possible and appropriate, new industrial development and subdivision within the IDP area shall be comprehensively designed to maximize efficiencies, to create attractive business environments, and to provide support services for the benefit of employees and business visitors.</p>	<p>This ASP supports this IDP policy. Subdivisions shall consider efficient lotting and infrastructure design.</p>
<p>4.3.2.12</p> <p>New industrial development and subdivision within the IDP area should incorporate design that:</p> <ul style="list-style-type: none"> • reduces employees' dependence on private automobile commuting to and from work • includes a variety of building types • exceeds minimum standards for site planning, landscaping, and building materials • comprises appropriate supporting commercial, institutional, and service uses in accessible activity nodes • supports pedestrian and public transit connections and • provides access to open space and recreational areas and facilities. 	<p>This ASP reduces dependence on private automobile through the integration of a multiway network. The network connects the business commercial areas with adjacent commercial, open spaces, and residential land uses. Multiway network connections also provide access opportunities to transit facilities.</p> <p>The business commercial area shall allow for a variety of building types to be determined at development permit.</p>
Commercial	
<p>4.4.2.7</p> <p>New commercial development and subdivision within the IDP area shall be based upon the prior approval of Area Structure Plans in accordance with Section 633 of the Alberta Municipal Government Act.</p>	<p>This ASP designates a commercial land use at the intersection of two higher-order roads. This location provides the highest level of visibility and access.</p>
<p>4.4.2.9</p> <p>Where new commercial development and subdivision within the IDP area are proposed adjacent to or within view of existing or future commercial or residential land uses, such proposed commercial development and subdivision shall:</p> <ul style="list-style-type: none"> • achieve development standards that meet or exceed the development standards of those neighbouring commercial or residential uses • be subject to development standards, landscaping requirements, design elements, traffic calming and management systems, and operational procedures that will serve to 	<p>The future development of these lands will comply with City standards and landscape, design and engineering implemented through subdivision and development permit to act as a complimentary use in the area.</p> <p>A multiway network integrates and connects commercial land uses with other land uses within the neighbourhood.</p>

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integrate the proposed commercial development with the neighbouring commercial or residential uses.	
<p>4.4.2.11</p> <p>New commercial development and subdivision within the IDP area shall be comprehensively designed to maximize efficiencies, to create attractive business and retail environments, and to provide support services for the benefit of customers, employees, tourists, and area residents.</p>	<p>This ASP includes a SWMF integrated with the commercial area, which will add visual amenity and open space creating an attractive retail environment. The neighbourhood multiway network connects the commercial area with the rest of the neighbourhood allowing area residents to benefit from convenient access to retail and services.</p>
<p>4.4.2.12</p> <p>New commercial development and subdivision within the IDP area should incorporate design that:</p> <ul style="list-style-type: none"> • reduces the dependence of customers, employees, tourists, and area residents on the private automobile for access to and from the commercial area • includes a variety of building types • exceeds minimum standards for site planning, landscaping, and building materials • comprises, where appropriate, a mix of commercial and residential uses in accessible activity nodes • supports pedestrian and public transit connections • provides access to open space and recreational areas and facilities. 	<p>This ASP provides an integrated multiway network that reduces dependence on private automobile access to and from the commercial area. This network provides access to residential, open space, and future transit connections.</p> <p>This ASP supports that standards of commercial subdivision and development should meet or exceed the standards of existing adjacent commercial uses.</p> <p>The adjacent SWMF provides an open space amenity for residents, workers and patrons.</p>
<p>4.4.2.13</p> <p>Within those areas generally identified as "Transitional Residential Mixed Use" areas and "Town Centre" on Figure 11 – Intermunicipal Development Plan Policy Areas and addressed in the policies for Areas C and D in Section 5.0 of this IDP, appropriate mixed-use commercial and higher density residential development shall be comprehensively designed and developed to ensure integrated pedestrian-oriented communities that achieve:</p> <ul style="list-style-type: none"> • overall reductions in dependence on the private automobile 	<p>This ASP provides an integrated multiway network. This network reduces dependence on private automobile access to and from the commercial area. The network provides convenient access for residents to commercial uses, open space, and future transit connections.</p> <p>The ASP supports development that exceeds minimum standards for landscaping, site planning and building materials. The location of commercial uses is prominent providing high visibility and excellent access for neighbouring communities.</p>

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<ul style="list-style-type: none"> • reduced demand for new highway infrastructure • increased demand and efficiencies in the use of public transit and non-motorized transportation • variety in the built form of commercial and residential development • development that exceeds minimum standards for site planning, landscaping, and building materials • generous pedestrian connections within communities and to public transit • access to open space and recreational areas and facilities. 	
<p>4.4.2.15</p> <p>Municipal infrastructure and services shall be provided to all commercial development within new Area Structure Plans in the IDP area.</p>	<p>This ASP ensures that full urban services will be provided for commercial lands at subdivision.</p>
Environment and Open Space	
<p>4.6.2.5</p> <p>Subject to joint intermunicipal planning, the conceptual networks, locations, and alignments of trails within the IDP area shall be included in future Area Structure Plans, and will be determined in more detail at the land use redesignation and subdivision stages of development.</p>	<p>This ASP includes a comprehensive multiway network.</p>
<p>4.6.2.7</p> <p>The development of trails, parks, and school sites shall be coordinated among the municipalities, the appropriate school boards, and any residents' associations.</p>	<p>This ASP supports co-ordinated development of trails and parks through discussion with City Administration.</p>
<p>4.6.2.8</p> <p>For all residential or commercial subdivisions, a minimum of 10% of the gross developable area of land to be subdivided shall be dedicated for the purposes of providing Municipal Reserve, School Reserve, or Municipal and School Reserve.</p>	<p>This ASP dedicates 10% of the gross developable area of land as MR.</p>
<p>4.6.2.9</p> <p>Landscaped elements of parks and open space systems may include buffers, berms, tree planting, or boulevards along major roadways.</p>	<p>The landscape elements of these open spaces uses will be determined at later stages of subdivision development.</p>

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<p>4.6.2.10</p> <p>At the Area Structure Plan, land use redesignation, or subdivision stage, Environmental Impact Assessments addressing the natural areas onsite or Environmental Site Assessments addressing contamination on site, shall be prepared by qualified environmental consultants, to the satisfaction of the relevant municipal approving authority.</p>	<p>An Environmental Site Assessment prepared by Nichols Environmental was submitted to the City under separate cover and found no sources of contamination onsite.</p>
<p>4.6.2.12</p> <p>Owners of lands with existing tree stands will be encouraged to retain them to the extent possible at the time of development.</p>	<p>The ASP designates a portion of the existing tree stand as MR.</p>
Transportation	
<p>4.7.2.10</p> <p>At the Area Structure Plan stage, the City and County shall require the identification of pedestrian and bicycle trail networks in the IDP area.</p>	<p>The ASP identifies pedestrian and bicycle trail networks in Figure 6 – Transportation Network.</p>
<p>4.7.2.14</p> <p>The City and County shall require that development and subdivision along major roadways within the IDP area:</p> <ul style="list-style-type: none"> • obtain approvals, as required, from Alberta Transportation • coordinate the number of entry and exit points to major roadways • provide sufficiently wide rights-of-way or setbacks to accommodate berms, landscaping, trees, dividers, or similar noise attenuation and aesthetic features • be suitably set back in order not to interfere with the improvement or widening of roadways. 	<p>Two neighbourhood roadway accesses are from C.W. Gaetz Road and one access from Rollyview Road. Existing road right-of-ways are maintained in Figure 4 – Land Use Concept. Detailed access locations will be determined at subdivision.</p>
Municipal Servicing	
<p>4.8.2.3</p> <p>The provision of municipal services into new development areas shall be based upon logical extensions of existing infrastructure and upon the cost implications of such extensions.</p>	<p>This ASP provides the logical extension of existing infrastructure as neighbourhoods to the west and south are under development.</p>
<p>4.8.2.4</p> <p>Area Structure Plans shall include detailed servicing concept studies for the provision of</p>	<p>This ASP makes provision for water, sanitary sewer, and stormwater management based</p>

IDP POLICY	ASP COMPLIANCE
water, sanitary sewer, stormwater management, and franchise utilities.	on accepted servicing studies. These services are illustrated in Figures 7, 8, and 9 .
<p>4.8.2.5</p> <p>All new multi-lot development within the IDP area shall be provided with full municipal services, including piped water, piped sewage, stormwater management, natural gas, and franchise utilities (electric power, cable, and telephone).</p>	This ASP proposes that all municipal services will be provided. Further details for the provision of services will be defined in subsequent stages of development.
<p>4.8.2.6</p> <p>All landowners, developers, or development proponents shall be responsible for the costs of providing adequate water and sewage services, stormwater management facilities, roadways, curbs and sidewalks, and franchise utilities (e.g. gas, power, cable, telephone) to a new development area or site.</p>	This ASP makes provision for water, sanitary sewer, and stormwater management. These services are illustrated in Figures 7, 8, and 9 . Development costs are managed through the Development Agreement at time of subdivision.
<p>4.8.2.12</p> <p>The relevant municipal approving authority shall require, as a condition of subdivision approval, the preparation and submission of stormwater management plans prepared by a qualified professional engineer registered in the province of Alberta, which shall demonstrate how the use of stormwater best management practices will reduce post development run-off rates to pre-development levels.</p>	This ASP makes provision for stormwater management as illustrated in Figure 9 – Storm Water Management . Detailed design shall be approved through the subdivision process.
<p>4.8.2.14</p> <p>All required stormwater management plans shall include measures to control the rate and quality of stormwater discharge into significant water bodies, such as the major creeks within the IDP area and Saunders Lake, through the use of stormwater management facilities, avoiding areas of steep and unstable slopes for discharge points, and if feasible, through water quality monitoring.</p>	This ASP makes provision for stormwater management as illustrated in Figure 9 – Storm Water Management . Further details for the provision of stormwater management will be defined at the detailed design stage.
Airport Vicinity Protection Area	
<p>4.9.2.1</p> <p>When making decisions on Area Structure Plans, Area Redevelopment Plans, land use redesignations, subdivisions, and development permits, the relevant municipal approving authorities shall comply with the</p>	This ASP respects the NEF 30 Contour Line and does not place any sensitive land uses, such as residential, within the NEF 30 area.

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requirements of the Edmonton International Airport Vicinity Protection Area Regulation and the Edmonton International Airport Zoning Regulations.	
Area C – Transitional Residential Mixed Use	
<p>5.3.1 Land use within the Transitional Residential Mixed Use Policy Area C shall include a mix of higher density residential and commercial development, with integrated supporting uses of the appropriate scale and location necessary to create complete and vibrant urban communities. Such supporting uses shall include adequate open space and may also include:</p> <ul style="list-style-type: none"> • local, neighbourhood, or regional commercial and retail development • community and institutional development of a local or regional scale, including recreation facilities • schools and institutions of higher learning • medical and personal service business development. 	<p>This ASP includes a commercial area within the Transitional Residential Mixed Use Policy Area C. This commercial area is adjacent to a medium density residential development and residential area and connected by a multiway.</p> <p>SWMFs provide multiway connections, visual and open space amenity and buffers between uses.</p> <p>No schools have been identified as part of this ASP. Specific commercial uses shall be determined through redistricting and development permit.</p>
Area G – Southeast Business Industrial	
<p>5.8.1 The general purpose and intent of the Southeast Business Industrial Policy Area G is to provide for commercial, office, business, and light industrial development in the southeast sector of the IDP while respecting the context of the surrounding Transitional Residential Mixed Use Policy Area C and the future residential development within Policy Areas A and B.</p>	<p>Land in Area G is designated as Business Commercial as shown in Figure 4 – Land Use Concept, and supports the provision of commercial, office, business and light industrial uses.</p> <p>Open space buffers have been incorporated into the plan to transition to residential uses.</p>
<p>5.8.2 Land use within the Southeast Business Industrial Policy Area G shall include a mix of commercial, office, business, and light industrial development that will generate minimal off-site impacts. Supporting uses may include:</p> <ul style="list-style-type: none"> • commercial and retail development to serve immediate employees and business visitors • regional commercial and retail development 	<p>This ASP proposes a mix of business commercial and commercial within the Southeast Business Industrial Policy Area G. specific uses shall be determined at districting and development permit.</p>

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<ul style="list-style-type: none"> • institutional development of a regional scale, including indoor and outdoor recreation facilities • institutions of higher learning • medical offices, health centres, and hospitals • services or amenities of neighbourhood or regional scale that may appeal to or meet the needs of nearby residents. 	
<p>5.8.4</p> <p>All Area Structure Plans, land use redesignations, subdivisions, and development permits within the Southeast Business Industrial Policy Area G shall comply with the requirements of the Edmonton International Airport Vicinity Protection Area Regulation and the Edmonton International Airport Zoning Regulations. Accordingly, only non-residential and open space uses may be developed in Policy Area G.</p>	<p>In this ASP Area G does not include any residential uses north of the NEF boundary as shown in Figure 4 – Land Use Concept.</p> <p>Any lands designated for residential use within the NEF 30 contour shall be limited to amenity space, parking, or private roadways to support residential buildings.</p>

City of Leduc Municipal Development Plan

The Eaton and Emery ASP conforms to the following policies:

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2B Clean Air and Greenhouse Gas Emissions	
2. Encouraging the use of alternatives to motorized transport in collaboration with the school boards and other community partners, including active modes of travel such as walking and cycling, through integrated planning and the promotion of compact urban form and mixed land use;	This ASP includes a comprehensive multiway, which connects to the surrounding major roadways. This promotes active modes of travel, such as walking and cycling. Transit service is currently available on C.W. Gaetz Road. This ASP supports transit use as an alternative to single occupant vehicles.
3. Providing realistic alternatives to single occupant automobile use.	
2D Water Resources	
7. Requiring the development of storm water retention ponds within residential communities as cost effective alternatives to pipe-only systems, with an emphasis on aesthetics and public accessibility.	<p>This ASP contains storm water retention ponds as shown in Figure 4 – Land Use Concept.</p> <p>These ponds serve a dual purpose of providing recreational open space and a</p>

MDP POLICY	ASP COMPLIANCE
	storm water management function, as well as providing a buffer between residential and business uses.
2F Natural Areas and Urban Forest	
2. Protecting natural areas within new subdivisions, including substantial and healthy tree stands where practical.	This ASP proposes MR where an existing tree stand is located. This provides the opportunity for retention of trees as a natural area.
5. Providing low impact public access to natural areas that can sustain human uses with minimal impacts to the overall health of ecosystems.	This ASP proposes a multiway path along the perimeter of a natural area. This allows access to the natural area without a major impact. Details of the park shall be determined by City administration.
6. Developing public open spaces with environmentally sensitive best practices such as bio-swales, which will enhance and integrate natural systems;	This ASP supports environmentally sensitive best practices for open space, which will be determined at subdivision.
2G City Beautification	
1. Maintaining minimum design standards for parks and open spaces that reflect the community's vision for landscaping on public lands.	Open space design details will be determined at subdivision.
5. Supporting enhanced way finding and community identity through the development of attractive entrance features and public signs at the entrances to Leduc and throughout the community.	This ASP includes separate entrance points for the residential and non-residential areas. The detailed design of distinctive entrance features for these accesses shall be determined at a later stage of development.
2B Local Economic Development	
2. Ensuring that policy plans, land use redesignations, and municipal services are in place to provide for a readily available supply of serviced industrial and commercial land in a variety of parcel sizes and locations within Leduc.	This ASP includes commercial and business commercial land uses to help achieve this policy.
4A Growth Management	
1. Promoting compact urban form through sensitive redevelopment of existing developed areas and efficient development of undeveloped areas.	This ASP proposes a density of approximately 35.8 units per net residential hectare (upnrha), which conforms to the 35 upnrha density target set out by the Edmonton Metropolitan Region Board. This will result in a more compact urban form than previous development in Leduc.
7. Ensuring that new development will be approved adjacent to existing developed	This ASP is located adjacent to two approved ASPs to the south and west. Therefore, this

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areas, so that public services and infrastructure will be extended logically and efficiently to create contiguous development.	ASP allows for the logical extension of public services and contiguous development.
8. Meeting transportation demand through provision of choice among mobility options including non-vehicular travel, the private automobile, and public transit.	This ASP provides a variety of transportation opportunities. The street network feeds into the major roadways located on the northern and western edges of the plan area. A multiway network is integrated into the neighbourhood. The plan area is currently serviced by transit on C.W. Gaetz Road.
9. Achieving residential densities in conformance with the density targets of the Edmonton Metropolitan Region Board.	This ASP proposes a density of approximately 35.8 units per net residential hectare (upnrha), which conforms to the 35 upnrha density target set out by the Edmonton Metropolitan Region Board.
10. Approving new subdivisions only where a full range of municipal infrastructure (sewer, water, and roads) can be provided in an environmentally sound, economical, and timely manner.	This ASP contains required services, including sewer, water, and roads as illustrated in Figures 6, 7, 8, and 9 .
4B General Land Use Planning	
4. Prohibiting the premature subdivision and development of land prior to the availability of municipal infrastructure (sewer, water, and roads).	The Eaton and Emery ASP provides a logical extension of services as illustrated in Figures 6, 7, 8, and 9 .
6. Planning for land uses at safe distances from development constraints such as landfills, major rail and road rights-of-way, oil and gas facilities, and noise sources.	This plan respects the setback requirements from the pipeline right-of-way which transverses the site. Residential buildings are located outside the NEF 30 contour line to avoid high levels of noise from air traffic.
7. Prohibiting land uses and developments that may create negative impacts on safe airport operations.	This ASP respects the NEF 30 contour line by ensuring that residential buildings are located outside the line. Only non-residential uses are proposed within the NEF 30 contour line.
12. Providing for new residential neighbourhoods with a variety of housing types, which have full access to a complete range of municipal infrastructure, community services, retail establishments, commercial developments, open space, recreational facilities, and educational institutions.	This ASP provides opportunity for a variety of housing types, a mix of commercial and business commercial uses, and open space as illustrated in Figure 4 – Land Use Concept .
13. Facilitating the development and redevelopment of local and regional commercial and retail areas that will serve all of the consumer needs of the region.	This ASP designates a commercial area at the intersection of C.W. Gaetz Road and Rollyview Road. As illustrated in Figure 4 – Land Use Concept .

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16. Dedicating local and regional parks and natural open space areas with generous access to trails, pathways, and the Multiway system.	This ASP includes a system of open spaces and SWMFs connected by a multiway network as illustrated in Figure 5 – Parks, Open Space, and Connectivity .
20 Requiring that all Area Structure Plan, Area Redevelopment Plan, land use redesignation, subdivision, and development approvals generally conform to the land uses designated in Figure 4 — Municipal Development Plan Policy Areas, while allowing for minor adjustments to the boundaries of those Policy Areas without an MDP amendment if such adjustments are supported by detailed planning studies.	This ASP generally conforms to the land uses as designated in the Municipal Development Plan.
4E New Residential Development	
2. Requiring that all new residential Area Structure Plans achieve the target densities mandated by the Edmonton Metropolitan Region Board.	This ASP proposes a density of approximately 35.8 units per net residential hectare (upnrha), which conforms to the 35 upnrha density target set out by the Edmonton Metropolitan Region Board.
3. Measuring net residential density in new residential Area Structure Plans in order to maintain consistency with the density measures used by the Edmonton Metropolitan Region Board.	
4. Acknowledging new trends in household formation (e.g., smaller households) in the design of new residential neighbourhoods and the provision of a variety of housing types.	This ASP provides a variety of housing types and includes one multi-family residential site. Subdivision plans will reflect market needs at time of development.
5. Requiring that all new residential Area Structure Plans provide a variety of housing types including, where appropriate, types such as single-detached, semi-detached, duplex, triplex, fourplex, townhouse, or apartment dwellings, with no more than 50% of the total number of dwelling units in any residential Area Structure Plan to be designated within the same residential land use district of the Land Use Bylaw.	This ASP provides opportunity for a variety of housing types and includes one multi-family residential site. Land use districts and the types of housing will be determined at future stages of development.
8. Balancing higher residential densities with the provision of open space.	This ASP provides a one multi-family development and the 10% MR dedication required by the MGA.
9. Ensuring that all new residential neighbourhoods have full access to a complete range of municipal infrastructure (sewer, water, and roads), community	This ASP contains required services, including sewer, water, and roads as illustrated in Figures 6, 7, 8, and 9 . This ASP also contains commercial and open

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services, retail establishments, commercial developments, open space, recreational facilities, and educational institutions.	space areas as illustrated in Figure 4 – Land Use Concept .
10. Providing for neighbourhood commercial (office, personal service business, and retail) development at key locations within new residential Area Structure Plans, which will complement and integrate with the surrounding residential neighbourhoods through mitigation of traffic and parking impacts, appropriate site planning and architecture, landscaping, and pedestrian connections.	This ASP designates a commercial area at the intersection of C.W. Gaetz Road and Rollyview Road, as illustrated in Figure 4 – Land Use Concept . This location will provide access to each of the major roads and will be connected to the adjacent residential neighbourhood via the multiway network.
11. Protecting and creating access to adjacent neighbourhoods, natural amenities, open space, and the multiway system.	This plan will create road and pedestrian access to the adjacent neighbourhood to the south.
12. Protecting and creating views to natural amenities.	A natural tree stand is located within the proposed MR. This will provide views of natural area to nearby residents, work and those using the trail system.
13. Incorporating public transit into new neighbourhoods.	This ASP area is currently serviced by public transit on C.W. Gaetz Road.
14. Protecting rights-of-way for future public transit service.	
17. Requiring that all residential developers be responsible for on-site and appropriate off-site costs of municipal infrastructure (sewer, water, and roads) and community services, through mechanisms such as off-site levies, bylaws, and development agreements.	This ASP contains the required services, including sewer, water, and roads as illustrated in Figures 6, 7, 8, and 9 . The costs of municipal infrastructure will be addressed through development agreement at subdivision.
18. Requiring that all new residential Area Structure Plans are supported by comprehensive engineering, servicing, environmental, geotechnical, and transportation studies approved by the City.	Technical studies have been submitted under separate cover and provide background information required to develop the Land Use Concept.
19. Prohibiting new residential development on undeveloped lands where the noise contours established by the Airport Vicinity Protection Area (AVPA) Regulation exceed NEF 30, except where special area exemption designations have been granted under the AVPA Regulation.	This ASP respects the NEF 30 contour line by ensuring that residential buildings are located outside the line. Only non-residential uses are proposed within the NEF 30 contour line.
22. Allowing for commercial, light industrial, and business park development in the Transitional Residential Mixed Use policy	This ASP includes a mix of residential, commercial, and business commercial land uses. These uses are buffered from each

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areas shown in Figure 4, which would serve to buffer residential neighbourhoods from significant sources of highway and airport noise, and which would incorporate land use and design transitions to create compatible and sensitive development within the residential context.	other by open space and SWMFs. The buffer mitigates the impact of views and noise on the residential area.
<p>23. Allowing for a full range of housing types within the Transitional Residential Mixed Use policy areas shown in Figure 4, provided that:</p> <ul style="list-style-type: none"> gradual land use transitions will be developed within the Transitional Residential Mixed Use areas, with <ul style="list-style-type: none"> lower density residential development closest to the adjacent residential policy areas, higher density residential development further away from the residential policy areas, compatible commercial, office, retail, public facilities, open space, or recreational development between the higher density residential development and other non-residential uses, and light industrial or business park development closest to the adjacent non-residential policy areas, impacts on residential development from non-residential uses within the Transitional Residential Mixed Use policy areas will be mitigated by elements and measures such as open spaces, natural areas, constructed or natural water bodies, recreational areas, berms, sound attenuation walls, landscaping, innovative site planning, building orientation, advanced construction techniques, or more rigorous building standards. 	<p>This ASP includes a mix of residential, commercial, and business commercial land uses. The residential component encourages a variety of housing types and includes one multi-family development. These uses are buffered from each other by open space and SWMFs. The buffer mitigates the impact of views and noise on the residential area. This may be further mitigated through the use of landscaping, fencing, and berms.</p>
24. Requiring that any new residential development that may be affected by significant noise generators incorporate noise mitigation measures such as berms, sound attenuation walls, site planning, building orientation, landscaping, or building construction techniques.	<p>This ASP includes a mix of residential, commercial, and business commercial land uses. These uses are buffered from each other by open space and SWMFs. The buffer mitigates the impact of views and noise on the residential area. Additional mitigation measures should be considered at subdivision.</p>
25. Requiring that all new residential subdivision and site plans include landscaping and open space plans that take	<p>This ASP includes a MR dedication for an area containing an existing tree stand integrating it into the open space network in</p>

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into account, integrate, and where appropriate, protect existing natural vegetation, topography, wildlife, soils, water bodies, drainage courses, and climatic conditions.	the plan area. This is illustrated in Figure 5 – Parks, Open Space, and Connectivity .
26. Ensuring that all new residential subdivision and site plans conform to the City of Leduc Neighbourhood Design Guidelines.	This ASP will conform to the City of Leduc Neighbourhood Design Guidelines as detailed in the following section.
27. Encouraging city beautification, public art, and high quality urban design in new residential neighbourhoods that will exceed the minimum requirements of the Neighbourhood Design Guidelines.	This ASP includes a network of open space and SWMFs that will contribute towards creating a high quality environment. The design details of these features will be addressed in future stages of development.
4F Commercial Development	
7. Providing for commercial and retail areas that support and have access to nearby residential neighbourhoods.	The commercial area in this plan is located near the residential neighbourhoods of Emery, Robinson and Meadowview and is visible to residential traffic on C.W. Gaetz Road and Rollyview Road.
10. Requiring that all commercial and retail development and redevelopment provide adequate pedestrian connections on site and to the City's trail, pathway, and Multiway systems.	This ASP includes an integrated multiway network, which connects commercial land uses to residential uses and neighbouring developments. The multiway is illustrated in Figure 6 – Transportation Networks .
11. Requiring that commercial development incorporate pedestrian-oriented frontages.	This ASP provides pedestrian connections to the surrounding land uses through the integrated multiway network.
12. Requiring that parking areas for commercial development provide for pedestrian circulation, landscaping, and architectural elements to enhance the safety and comfort of pedestrians.	This ASP provides pedestrian connections to the surrounding land uses through the integrated multiway network. Detailed design of parking areas will be addressed in future stages of development.
13. Requiring that commercial and retail development and redevelopment provide adequate access for persons of all ages and abilities in accordance with the principles of universal access.	This ASP provides access from the surrounding roadways to the north and west as well as to the surrounding land uses via the multiway network. Detailed design will incorporate principles of universal access in future stages of development.
14. Integrating public transit with commercial development.	Public transit is currently available along C.W. Gaetz Road.
15. Protecting rights-of-way for future public transit service.	
17. Requiring that new residential Area Structure Plans provide for adequate local commercial and retail development that will	This ASP includes a commercial component which will be able to serve the needs of the surrounding residential neighbourhoods.

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serve the needs of residential neighbourhoods.	
4G Industrial and Business Park Development	
1. Ensuring that a generous supply of fully serviced land will be available in a variety of locations for a complete range of light manufacturing, service industrial, logistics, warehouse, distribution, eco-industrial, agri-business, aerotropolis, business park, and high-quality office park uses.	The Business Commercial area in this plan will provide land for business park development which will accommodate a range of employment uses.
11. Prohibiting heavy industrial development anywhere within the City of Leduc.	This ASP proposes commercial and business commercial as non-residential land uses. Neither of these uses permit heavy industrial development.
13. Providing public transit service to industrial and high employment areas including, where feasible, access to C-Line transit service.	This ASP provides an opportunity for future public transit along C.W. Gaetz Road.
14. Protecting rights-of-way for future public transit service.	
16. Requiring the preparation of Area Structure Plans for new industrial and business park areas, by landowners where feasible or by the City where the strategic economic development interests of the City are best served.	This ASP includes a business commercial land use as illustrated in Figure 4 – Land Use Concept .
17. Requiring that all new industrial and business park Area Structure Plans are supported by comprehensive engineering, servicing, environmental, geotechnical, and transportation studies approved by the City.	This ASP includes, under separate cover, environmental, geotechnical, and transportation studies. A review of servicing is included in this ASP under Section 6.3 – Servicing .
18. Approving new industrial and business park subdivisions only where a full range of municipal infrastructure or appropriate innovative servicing solutions can be provided in an environmentally sound, economical, and timely manner.	This ASP contains the required services, including sewer, water, and roads as illustrated in Figures 6, 7, 8, and 9 .
19. Requiring that all industrial and business park developers be responsible for on-site and appropriate off-site costs of municipal infrastructure and community services.	This ASP contains the required services, including sewer, water, and roads. The costs of municipal infrastructure will be addressed at subdivision.
20. Ensuring that industrial and business park areas are developed with high quality buildings, appropriate landscaping, mitigation	This ASP includes a high amount of amenity for employees of the business industrial area. Amenities include a natural tree stand,

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of impacts on adjacent land uses and the environment, pedestrian connections, and amenities for employees.	SWMFs, and a connection to the multiway network.
4H Transportation and Utility Servicing Infrastructure	
8. Providing a balanced transportation system that offers choice among mobility options including non-vehicular travel, the private automobile, and public transit.	This ASP includes mobility options for private automobile and public transit through the road network. Non-vehicular travel is offered through the multiway network.
9. Planning for public transit routes and stops where transit service can most efficiently be provided to major concentrations of employment, residential population, and community services, including schools.	This ASP provides an opportunity for public transit along C.W. Gaetz Road. Additional connections shall be determined through discussion with City transit.
15. Integrating pedestrian infrastructure such as sidewalks, trails, pathways, and the Multiway system into the overall transportation network.	This ASP includes a multiway network which ingrates various land uses and connects to the sidewalks and adjacent neighbourhoods as illustrated in Figure 6 – Transportation Network .
17. Requiring developers: <ul style="list-style-type: none"> • to conduct engineering, servicing, environmental, geotechnical, and transportation studies for approval by the City, • to identify significant development constraints and mitigate any impacts that such constraints may have on proposed development, • to pay for the costs of providing adequate water and sewage services, stormwater management facilities, roadways, curbs and sidewalks, and franchise utilities (e.g. gas, power, cable, telephone) to new developments, • to pay for appropriate off-site costs of municipal infrastructure (sewer, water, and roads) and community services, through mechanisms such as off-site levies, bylaws, and development agreements, and • to provide irrevocable security to ensure that road and infrastructure construction meets City standards. 	<p>This ASP includes, under separate cover, environmental, geotechnical, and transportation studies. A review of servicing is included in this ASP under Section 6.3 – Servicing.</p> <p>This ASP contains the required services, including sewer, water, and roads. The costs and securities for municipal infrastructure will be addressed at subdivision.</p>
5C Healthy, Inclusive, and Safe Communities	
15. Ensuring that growth and development support the positive social atmosphere of Leduc and its reputation as a community that	This ASP provides opportunities for the creation of a safe and pleasant community. A variety of housing types are encouraged to allow for different life styles to mix in the

MDP POLICY	ASP COMPLIANCE
provides a safe and pleasant environment for raising families.	community. An integrated multiway network supports alternative forms of transportation.
16. Adhering to urban design principles that address universal access, lighting, clear sightlines, building security, site planning, landscaping, and parking facilities in order to enhance safety, crime prevention, walkability, diversity, and sense of place.	Detailed design features such as universal access, site planning, lighting, landscaping, and parking will be addressed in future stages of development.
6A Active and Healthy Community	
1. Creating a range of park spaces with a variety of site amenities to meet the diverse needs of City residents.	This ASP includes a variety of park spaces as illustrated in Figure 5 – Parks, Open Space, and Connectivity .
2. Developing outdoor public spaces for year round use, with appropriate plantings and park design.	This ASP includes open space, which can be used for passive recreation at different times of the year. Plantings and park design will be addressed at subdivision.
3. Developing the Multiway system as a complete network that promotes walkability and links residential subdivisions, recreation and cultural destinations, hubs of commerce, and high activity areas.	This ASP includes a multiway networks which links the various land uses within the plan area and provides connections to adjacent neighbourhoods as illustrated in Figure 5 – Parks, Open Space, and Connectivity .
5. Working with developers to have parks and the Multiway established in the early stages of development to ensure residents in new areas have access to outdoor recreational spaces.	This ASP includes a variety of park spaces. The development of this neighbourhood will be staged according to the sequence illustrated in Figure 10 – Staging Plan .
6C High Quality, Safe, and Accessible Public Open Spaces	
1. Developing efficient and sustainable public open spaces that incorporate natural systems where appropriate.	This ASP includes open space designations which incorporate an existing tree stand as illustrated in Figure 5 – Parks, Open Space, and Connectivity .
2. Locating parks, playgrounds, public open space, and Multiway trail heads so they are highly visible as well as easily and safely accessible for pedestrians and cyclists.	This ASP includes open space and a multiway network adjacent to residential land uses to increase visibility and accessibility for pedestrians and cyclists.
3. Promoting safety in parks and the Multiway system with accessible design, snow clearing and ice control, street lighting, and pedestrian-oriented design.	This ASP sets out the general location of open spaces and the multiway network. Detailed design features, such as accessible design, lighting, and pedestrian-oriented design will be addressed in future stages of development.

MDP POLICY	ASP COMPLIANCE
4. Establishing locations for parks, open space, and school sites, in consultation with the school boards, through Area Structure Plans.	This ASP, prepared with feedback from the school boards, includes locations for open spaces as illustrated in Figure 5 – Parks, Open Space, and Connectivity .
7. Balancing the development of large automobile-oriented parks and recreation facilities with small pedestrian-oriented local parks and recreation facilities.	This ASP features a series of open spaces in varying sizes. A portion of the open spaces includes an existing tree stand, while the remainder provides a greenway buffer to non-residential uses and a multiway connection.
8. Obtaining lands for parks, open space, and school sites, in consultation with the school boards, through dedication at the time of subdivision approval of municipal reserve, municipal and school reserve, and school reserve, as defined in the Municipal Government Act.	This ASP includes a MR dedication of 10% of the gross developable area as shown in Table 2 – Land Use and Population Statistics .
10. Developing stormwater management facilities, where appropriate, as attractive and usable park areas with public access.	This ASP includes SWMF that are integrated with MR to enhance the open space network and provide usable space for public access as illustrated in Figure 5 – Parks, Open Space, and Connectivity .
11. Locating residential dwellings within walking distance of open space.	This ASP includes a residential area adjacent to the open space and accessible via the multiway network. This allows pedestrian to access the open spaces within the neighbourhood.

City of Leduc Neighbourhood Design Guidelines

The Eaton and Emery ASP conforms to the following policies:

DESIGN GUIDELINE POLICY	ASP COMPLIANCE
Neighbourhood Structure	
2.1.1 Defined edge: residential neighbourhoods should have well-defined edges that are obvious to area residents. Common neighbourhood edges are urban infrastructure (i.e.: arterials roads or rail lines) and natural areas (i.e.: ravines or major tree stands).	The residential area of this plan is bordered by a collector road with an individual entrance on the west. To the north and east it is bounded by a SWMF and MR as a delineation from business uses. The residential area continues the existing residential development in the south.

DESIGN GUIDELINE POLICY	ASP COMPLIANCE
2.1.2 Walkable: neighbourhoods should be compact and typically have a radius of 400 metres, which represents a reasonable walking distance from the centre of the neighbourhood to services and amenities.	The residential portion of the ASP is limited in size because of the NEF contour line. This results in a compact residential area with access to commercial open space, and business commercial areas.
2.1.3 Complete neighbourhoods: residential neighbourhoods should include (1) housing; (2) places for gathering, playing and enjoying nature; and (3) daily goods and services that are within easy walking distance of residences.	The residential area within this plan includes housing, MRs located in an existing wood lot and a commercial area located at the intersection of Rollyview Road and C.W. Gaetz Road.
2.1.4 Housing options: residential neighbourhoods should provide (1) a range of housing types and sizes (i.e.: single-detached, multiplexes, townhomes and apartments); (2) a variety in housing styles and architecture; (3) the full spectrum of housing affordability, from affordable entry-level to executive housing; and (4) both homeownership and rental opportunities.	This ASP encourages a variety of housing types and various densities, including low and medium density.
2.1.5 Neighbourhood themes: creation of a consistent neighbourhood character or theme is encouraged. For example, similar landscape material, public art, decorative signage and/or street lighting, and other streetscape elements may be used.	This ASP proposes separate themes for the residential and non-residential components of the plan. Details of the theme for each of these areas will be addressed at a future stage of development.
2.1.6 Entrance features: decorative entrance features should be located at main neighbourhood access points, which are typically located at major collector and arterial street intersections. Small scale entrance features are encouraged at secondary neighbourhood access points, which are typically located along major roadways.	This ASP includes access points for the residential and non-residential portions of the plan area, which could be locations for decorative entrance features. Design details of these features will be addressed at a future stage of development.
2.1.7 Focal points: neighbourhood focal points are encouraged, such as park spaces, urban plazas, mixed-use developments, multiway access features or decorative islands.	This ASP includes focal points scattered throughout the plan area. The open space, natural area, SWMF, and multiway network are focal points. Another focal point is the commercial land use area.
2.1.8 Energy-efficient design: street orientation in relation to the sun, the strategic placement of buildings, incorporation of energy efficient technology—such as LED lighting, and lighting (street lights and private signage) designed to reduce light pollution—and the strategic use of landscaping material should be implemented to contribute to the energy efficiency of the community.	This ASP encourages the use of energy-efficient design. Design details such as lighting and landscape materials shall be addressed at a future stage of development.

DESIGN GUIDELINE POLICY	ASP COMPLIANCE
Natural Features & Environmental Sensitive Design	
2.2.1 Natural areas & wildlife corridors: natural areas, such as ravines and tree stands, and known wildlife corridors shall be protected using appropriate municipal reserve and environmental reserve allocations.	A portion of the existing tree stand will have an opportunity to be retained using MR allocations.
2.2.2 Protect natural features: a buffer area is encouraged around existing natural features, such as tree stands or ravines, to minimize the impacts of development and to help conserve the feature. Provide public access where appropriate.	This ASP includes a MR land use dedication on an existing tree stand. The multiway network follows the edge of the tree stand to provide public access.
2.2.3 Reduce water dependence: efficient use of water through the use of natural drainage, use of permeable surfaces and drought tolerant landscaping, where appropriate, is encouraged.	This ASP includes SWMFs located to take advantage of natural drainage wherever possible. Design details such as landscaping and detailed engineering shall be addressed at subdivision
Land Use Distribution	
2.3.1 Compact building form: increased land efficiency and a reduced urban footprint are encouraged. Housing diversity (multifamily, 2-stories, bungalows, etc.) and a range of housing types (i.e.: entry-level, move-up and executive housing) must be provided within each neighbourhood.	This ASP encourages a range of housing types and various densities.
2.3.3 Density: higher-density developments should be located in close proximity to future transit routes, neighbourhood entranceways, major roadways, planned commercial and mixed-use areas, and park space.	This ASP proposes to locate the medium density site adjacent to C.W. Gaetz Road which is on a transit route and is in close proximity to a proposed commercial land use.
2.3.4 Walkability: housing should be located within 400 meters or a reasonable walking distance of daily goods and services, such as parks, convenience stores, schools and identified future transit stops. Consideration should be given to providing direct pedestrian routes to destination points. Secure bike parking and storage space should be provided at all retail and service locations.	This ASP provides commercial land uses, transit and open space within 400 metres of residential areas. These destinations are linked via the multiway.
2.3.5 Noise mitigation: noise mitigation measures, such as berms and noise attenuation fences, are to be implemented when locating residential land uses near	This ASP proposes a mixture of residential and non-residential uses. In order to mitigate potential noise residential uses are separated by a buffer area consisting of open space

DESIGN GUIDELINE POLICY	ASP COMPLIANCE
major sources of noise. The type and style of such noise mitigation measures chosen should fit with and enhance the neighbourhood theme.	and SWMF. Berms and landscaping may be used to further mitigate noise. Residential uses are located outside the 30 NEF contour to avoid excessive noise from air traffic.
Street Network	
2.4.1 Connectivity: the residential street pattern should promote pedestrian and vehicle connectivity, allow for long-term flexibility in land use, and aim to reduce road infrastructure. Consideration should be given to traditional, modified or fused grid street designs. Cul-de-sacs and dead-end streets must provide for and enhance pedestrian connectivity throughout the neighbourhood and access to services. Smaller block faces are encouraged, as they allow for better continuity for both pedestrians and vehicles, break up on-street parking, and provide for an interesting streetscape.	This ASP encourages pedestrian and vehicle connectivity by limiting the length of block faces and providing logical pedestrian connections.
2.4.2 Public transit: potential transit routes and key transit stops must be considered in all neighbourhood plans. Most households should have a potential transit stop located within 400 meters. Consider locating appropriate and supportive land uses along potential transit routes, such as mixed-use and higher density developments. To minimize the impact on residents, potential bus stops should be located adjacent to parks, open spaces or commercial sites. If necessary, potential bus stops may be located along the flanking side of a corner lot.	Eaton and Emery ASP is located along a transit route that is on C.W. Gaetz Road. This ASP encourages the use of public transit by providing multiway connection to the transit route. Design details such as the location of transit stops shall be addressed at subdivision.
2.4.3 Design focused: street alignments should reinforce focal points and distinctive neighbourhood features. Decorative islands can be both a neighbourhood focal point, as well as provide for the efficient and safe movement of traffic.	Street features, such as, islands and entry features will be planned at subdivision design.
2.4.4 Integrated: road infrastructure should be integrated with the multiway to create a fully-connected transportation system that allows for diversity in transportation options and provides interesting and multiple route options for pedestrians and cyclists. Consider dedicated bicycle lanes along primary collector roads.	This ASP contains a comprehensive multiway network, which connects to various land uses including residential, commercial, business commercial, and open space. This provides an opportunity for diversity of transportation options.

DESIGN GUIDELINE POLICY	ASP COMPLIANCE
2.4.5 Traffic control: consideration must be given to the safe integration of pedestrians, cyclists and vehicles in the design of a residential street network. Consider the appropriate location of crosswalks, four-way stops and other traffic control mechanisms.	This ASP encourages pedestrian safety. Design details, such as the location of crosswalks, four-way stops, and other traffic control mechanisms, will be addressed at a future stage of development.
2.4.6 Safety: traffic calming should be provided at major pedestrian intersections and crossings. Consider curb extensions, decorative islands or special pavement treatments. Traffic-calming technique should be consistent through the neighbourhood to promote driver familiarity.	This ASP encourages pedestrian safety. Design details, such as curb extensions, decorative islands, or pavement treatments, will be addressed at a future stage of development.
Streetscape	
2.5.1 Attractive streets: create an attractive streetscape through urban design. Consider landscaped boulevards and decorative fencing. Enhanced landscape boulevard treatments and the use of hardy, large canopy trees are encouraged along primary collector roads.	This ASP sets out the road network of the neighbourhood. Design details, such as landscaping and boulevards, will be addressed at a future stage of development.
2.5.2 On-street parking: the appearance of on-street parking should be addressed. Consider integrating parking spaces in landscaped cul-de-sac islands, using landscaped curb extensions and/or shorter blocks to break up on-street parking. Snow storage must be considered in any streetscape design.	This ASP sets out the road network of the neighbourhood. Design details, such as cul-de-sac islands, curb extensions, and snow storage, will be addressed at a future stage of development.
2.5.3 Walkability: sidewalks should be provided along all street frontages and be free of obstructions such as light standards, fire hydrants and trees.	This ASP sets out the road network of the neighbourhood. Design details, such as sidewalks, light standards, fire hydrants, and trees, will be addressed at a future stage of development.
2.5.4 Pedestrian-friendly streets: create pedestrian-friendly streets through attractive building façades, interesting and varied landscaping, appealing human-scale architecture, and interesting streetscape elements.	This ASP sets out the road network of the neighbourhood. Design details, such as building façades, landscaping, architecture, and streetscape elements, will be addressed at a future stage of development.
2.5.5 Residential streetscapes: reinforce residential streetscapes by locating buildings close to the street, particularly at main neighbourhood entrances. Comprehensively	This ASP includes residential and commercial land uses and sets out the road network of the neighbourhood. Design details, such as building location and parking,

DESIGN GUIDELINE POLICY	ASP COMPLIANCE
planned townhouse developments should include front-facing units along the public street and institutional and commercial uses should be located close to the street, with parking provided in the rear.	will comply with neighbourhood design guidelines and addressed at development permit.
Parks, Public Spaces & Multiway	
2.6.1 Integrated: an interconnected open-space system should be implemented, which integrates the multiway, parks and natural areas within neighbourhoods and to adjacent neighbourhoods.	This ASP provides a comprehensive multiway network, which integrates various land uses including parks and SWMFs, and connects to adjacent neighbourhoods.
2.6.2 Year-round use: design main pedestrian routes for year-round use. Consider appropriate plantings and pathway locations that provide windbreaks and allow for winter sun exposure.	This ASP provides the general layout of a multiway network. Design details, such as plantings will be addressed at a future stage of development.
2.6.3 Native and/or low maintenance plantings: the use of native and/or low maintenance vegetation, and landscape design is encouraged. Consider clustering plantings or placing plantings in beds to allow for the efficient maintenance of vegetation and the surrounding grassed areas.	This ASP sets out the location of parks and open space land uses and the multiway network. Design details, such as landscaping and vegetation, will be addressed through detailed design.
2.6.4 Public art: the incorporation of public art in parks and public spaces is encouraged.	This ASP supports the use of public art in public spaces.
2.6.5 Timely development: multiway and parks are to be installed early in the development process and alongside residential development to ensure residents of a developing neighbourhood have access to park space and the multiway.	This ASP includes a variety of park spaces in various stages. The development of this neighbourhood will be staged according to the sequence illustrated in Figure 10 – Staging Plan .
2.6.6 Accessible parks: parks and other public places are to be highly visible and easily and safely accessible by pedestrians and cyclists. Vehicle access and parking should be considered for community parks and larger neighbourhood parks and public areas. Most homes should be located within 400 meters of a park or open space.	This ASP includes a network of open space and SWMFs accessible by pedestrian and cyclists via a multiway network. The limited area of the residential portion of the plan allows all residents the opportunity to live within 400 meters of an open space or SWMF.
2.6.7 Accessible multiway: multiway access points are to be highly visible and easily and safely accessible by pedestrians and cyclists. Consideration should be given to increased pathway widths, higher quality landscape features, and/or decorative paving patterns at trail heads and access points.	This ASP provides the general layout of the multiway network. Access points are scattered throughout the plan area. Design details, such as landscape features, paving patterns, and trail head design, will be addressed at a future stage of development.

DESIGN GUIDELINE POLICY	ASP COMPLIANCE
2.6.8 Diversity: a diversity of public places is encouraged in each neighbourhood, which may include squares, plazas, multiway, passive parks, active parks and natural areas.	This ASP includes a diversity of public places. The plan includes natural areas, SWMFs, passive parks, and a multiway.
2.6.9 Gathering places: main gathering spaces should be specifically designed and provided in each neighbourhood. Such areas should be highly visibility, provide good accessibility, be aesthetically pleasing and be the main focal points of the neighbourhood. Consideration should be given to seating, shade, windbreaks and play structures. School sites are encouraged to be the main gathering places of neighbourhoods and be integrated with other public spaces, such as parks, to increase their size and prominence.	This ASP encourages the use of public places as a gathering space. Design details, such as seating, shade, windbreaks, and play structures, will be addressed at a future stage of development.
2.6.10 SWMF: Storm Water Management Facilities (SWMF) should be designed as usable, attractive and prominent public spaces within neighbourhoods. It is encouraged that such places be integrated with parks to increase their size and functionality. Consideration should be given to creating the SWMF as a neighbourhood focal point, providing appropriate park infrastructure, integrating with the multiway system and providing opportunities for parking.	The proposed SWMFs within this plan are located as part of the neighbourhood walkway and open space system. The north pond has as a prominent location within the commercial area to provide amenity for workers, residents and consumers. The SWMFs also create a transition of land uses to buffer residential from business uses.
2.6.11 Public access: public access to open space features of a neighbourhood - such as natural areas, parks and SWMFs - must be provided. When homes back onto such areas, consider providing multiway or clearly designated public park space around the feature. Such public accesses must be clearly indicated on all marketing material for the subdivision to ensure lot purchasers are aware of public accessible areas.	This ASP provides a network of open space, SWMFs, and a multiway as publicly accessible space.
2.6.13 Plazas and squares: plazas or squares are encouraged adjacent to or within neighbourhood mixed use centres and higher density developments. Consideration should be given to including decorative street furniture, a combination of interesting landscaping features, signage and decorative lighting.	This ASP encourages the use of public spaces as gathering places for residents of the neighbourhood. Design details will be addressed through subdivision.
Siting, Sizing, & Building Design	

DESIGN GUIDELINE POLICY	ASP COMPLIANCE
2.7.1 Lot diversity: a mixture of different lot sizes and dimensions that will accommodate a variety of dwelling types is encouraged. Continuous rows of small frontage lots are strongly discouraged.	This ASP encourages a variety of housing types based on market demands, which will result in a mixture of different lot sizes.
2.7.2 Housing Style: a variety in housing style and design is encouraged. Consider providing a variation in rooflines, window placement, materials, colour and porches. Significant and abrupt changes in building height are, however, discouraged. Repetition of a similar housing designed is also discouraged. A minimum of three dwellings between the same housing style is suggested.	This ASP encourages a variety of housing types. Design details, such as rooflines, window placement, and materials, will be addressed through architectural guidelines.
2.7.3 Transitioning: appropriate transitioning between high, medium and low density housing is required to provide for a logical neighbourhood form and structure.	This ASP includes low and medium density residential uses. The development concept locates medium density at the edge of the neighbourhood with access to C.W. Gaetz Road.
2.7.4 Multifamily individuality: emphasizing individual units of townhouses and multi-plex buildings in a way that contributes to the overall character of the neighbourhood is encouraged. Consider off-setting alternating units, using varying exterior fixtures or defining different roof forms.	This ASP includes an area for medium density development. Design details, such as building design, will be addressed at redistricting and development permit.
2.7.5 Views and vistas: views and vistas from private dwellings to prominent site features - such as natural areas, parks or focal points - are encouraged.	This ASP provides viewpoint opportunities from roadways to SWMFs. The tree stand will provide opportunity for private businesses and residents to enjoy nature.
2.7.6 Porches: front porches, low-profile courtyards (patios) and verandas are encouraged.	This ASP sets out the location of residential land uses within the plan area. Design details, such as front porches, courtyards, and verandas, will be addressed at development permit.
2.7.7 Garages: front-attached garages should not dominate the front façade of dwellings. Consider off-setting individual doors on homes with double or triple car garages or aligning or recessing the garage with the front façade of the home.	Design details, such as garages will be addressed at development permit.
2.7.8 Energy efficiencies: incorporation of energy-efficient technologies and building design is encouraged. Consider high-efficiency building materials (insulation and	Design details, such as energy-efficient technology, building materials, and landscaping will be addressed at development permit. The Eaton and Emery

DESIGN GUIDELINE POLICY	ASP COMPLIANCE
windows) and appliances, as well as positioning the building and using appropriate landscaping to take advantage of passive solar opportunities. Technologies that are visible and may impact the buildings appearance, such as solar panels, must be appropriately incorporated into the overall house design.	ASP supports use of energy efficient technology.
2.7.9 Integrating non-residential uses: the façade of non-residential and mixed-use buildings should be designed to blend with the surrounding residential neighbourhood. Consider the building architecture, colour, materials and landscaping. Building signage should be compatible with the surrounding neighbourhood and respect the building form and architectural features. Down-casted lighting is encouraged to limit potential impacts to surrounding properties.	Design details, such as building architecture, signage, and lighting, will be addressed at development permit. This ASP promotes the use of landscaping, building orientation and materials to minimize the visual effect on nearby residential land uses.

City of Leduc Park, Open Space, & Trails Master Plan

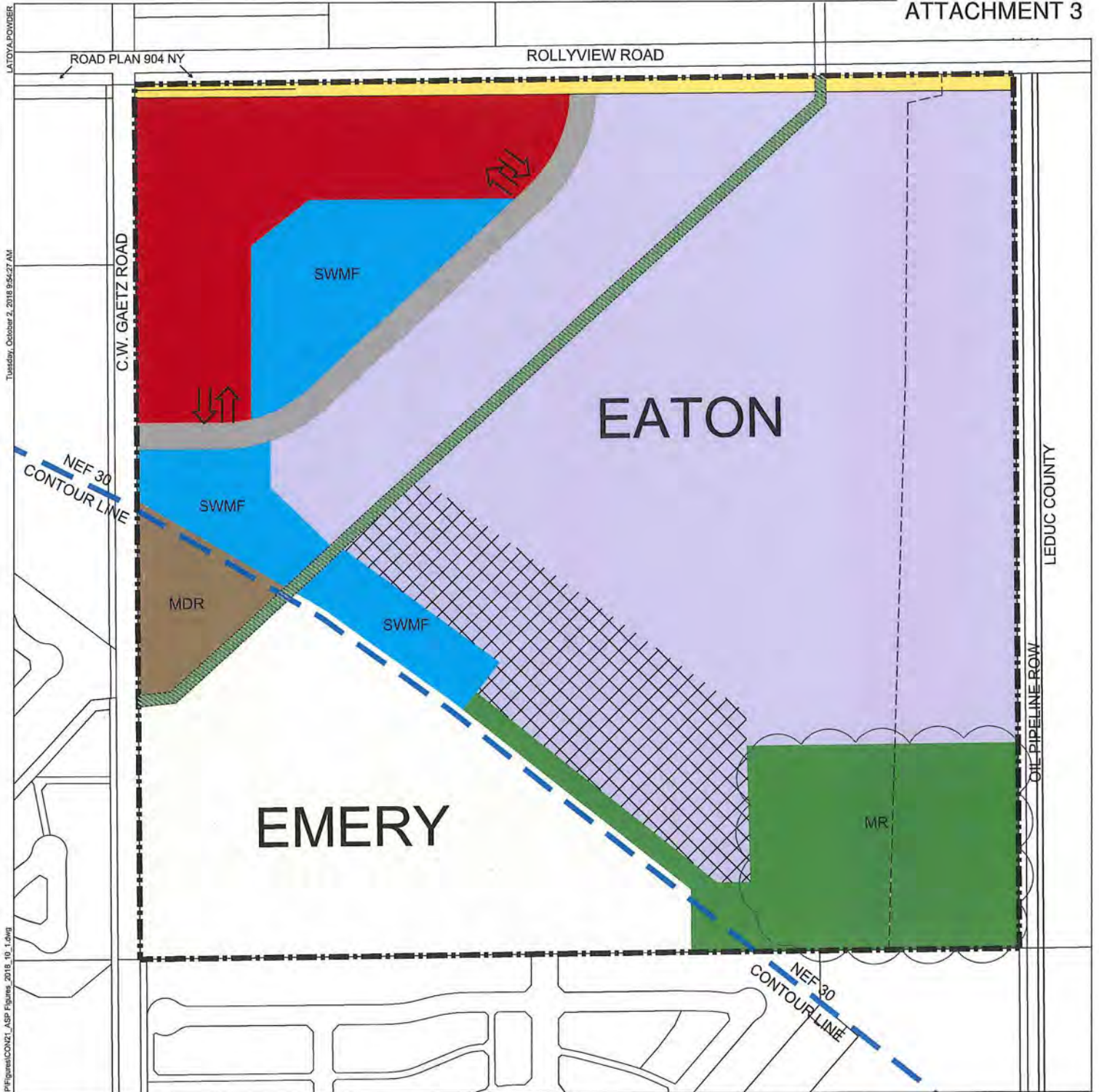
The Eaton and Emery ASP conforms to the following policies:

POST POLICY	ASP COMPLIANCE
4.3.2 Future Community Parks and Facilities	
5. Natural Features This category would focus on the provision of 'natural' features and facilities to allow children and families a place where they can connect with, experience, and learn about nature.	This ASP includes a MR area in the location of an existing wood lot. This wood lot can be incorporated into the park as a natural feature.

KEY PLAN



SUBJECT AREA

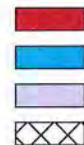


LEGEND

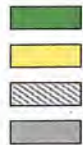
PLAN BOUNDARY
 LOW DENSITY RESIDENTIAL
 MEDIUM DENSITY RESIDENTIAL
 WOODLOT AREA
 POTENTIAL ACCESS TO LOCAL COMMERCIAL ROAD



SHOPPING CENTER COMMERCIAL
 STORM WATER MANAGEMENT
 BUSINESS COMMERCIAL
 TRANSITION BUSINESS COMMERCIAL



MUNICIPAL RESERVE
 PUBLIC UTILITY LOT
 PIPELINE ROW
 COLLECTOR ROAD



* ROADWAYS AND LAND USES ARE SUBJECT TO MINOR CHANGES AT SUBDIVISION AND DETAILED DESIGN



EATON AND EMERY

Area Structure Plan

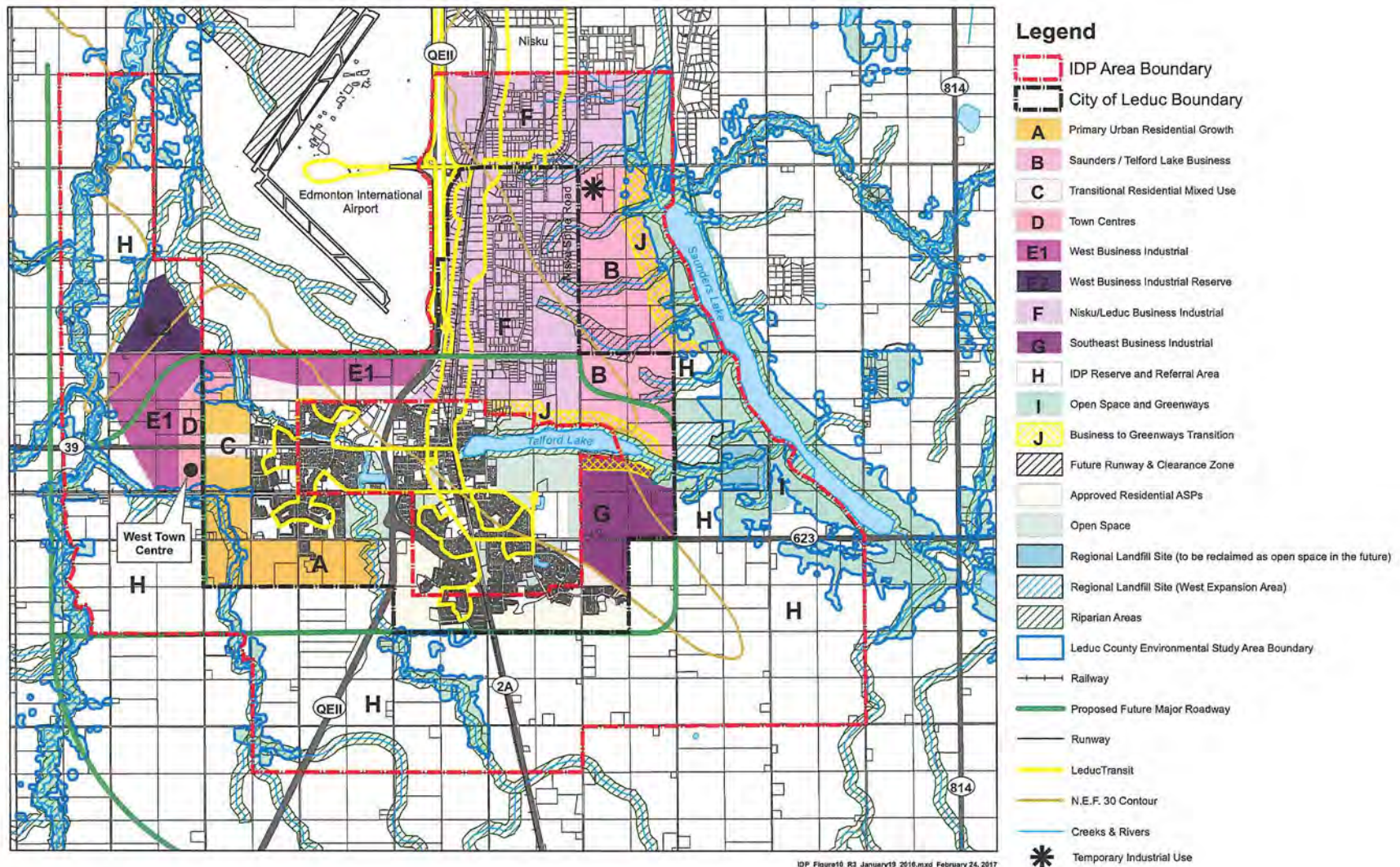
FIGURE 4 | LAND USE CONCEPT

DATE: October 2018
 DESIGNED BY: MM
 DRAWN BY: MM
 CHECKED BY: CCB
 SCALE: NTS
 JOB NUMBER: 38423



As amended by City of Leduc Bylaw No. 933-2016 Approved August 21, 2017 (Office Consolidation)
and
Leduc County Bylaw No. 24-16 Approved July 11, 2017 (Office Consolidation)

FIGURE 10: INTERMUNICIPAL DEVELOPMENT PLAN POLICY AREAS



PUBLIC COMMENTARY

IN-CAMERA ITEMS

Council Appointment of a Public Member to the
Edmonton Regional Airports Authority Board of
Directors

(Removed Pursuant to Sections 24 & 29 of the FOIP Act)

Presented by:

Mayor B. Young

RISE & REPORT FROM IN-CAMERA ITEMS



Office of Mayor Young



Mayor's Report October 1 - 14, 2018

October 1

- Breakfast with the Mayor organizing committee
- Dr. J Abbott, Chair
Edmonton Metropolitan Region Board
- City Manager briefing
- Joint Committee-of-the-Whole Meeting with Leduc County

October 2

- The One interview
- #Influencers: Emerging Leaders of Leduc committee
- D Melvie, General Manager, Community and Protective Services
- M Butler, Optimus Group
- Leduc Arts Foundry
- Banks of Crystal Creek Area Structure Plan – Public Open House

October 3

- M Hay, Director Intergovernmental Affairs & Corporate Planning
- Blackgold Regional Schools Board
- Healthy Schools Alberta Board meeting

October 4

- George Clancy, Chief
Leduc Fire Services
- Shawna Bissell, Executive Director
Boys & Girls Club of Leduc
- Aspenleaf Energy
- Leduc Regional Housing Foundation Board meeting

October 5

- D Eggert and A Banks
Melcor Developments
- J Becker, Leduc #1 Energy Discovery Centre
- E Schrader

Approved by Mayor Bob Young

"Original Signed by Mayor B. Young"

ADJOURNMENT