

REGULAR COUNCIL MEETING AGENDA
MONDAY, FEBRUARY 25, 2019 AT 7:00 P.M.
COUNCIL CHAMBERS, LEDUC CIVIC CENTRE
1 ALEXANDRA PARK, LEDUC, ALBERTA
PAGE 1



1. CALL TO ORDER

2. ADOPTION OF AGENDA

3. ITEMS FOR DISCUSSION AND RELATED BUSINESS

3.1 Select Items for Debate

3.2 Vote on Items not Selected for Debate

4. ADOPTION OF PREVIOUS MINUTES

4.1 Approval of Minutes of the Regular Council Meeting held Monday, February 11, 2019

5. RECOGNITION ITEMS

There are no Recognition Items for the Agenda.

6. PUBLIC COMMENTARY

7. PUBLIC HEARING

Explanation of the Public Hearing Process

7.1 Bylaw No. 1008-2018 – East Telford Lake Area Structure Plan

Call for Persons to Speak

8. PRESENTATIONS

There are no Presentations for the Agenda.

9. BUSINESS

9.1 Leduc Public Library Update

C. Frybort,
Library Director

REGULAR COUNCIL MEETING AGENDA
MONDAY, FEBRUARY 25, 2019 AT 7:00 P.M.
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1 ALEXANDRA PARK, LEDUC, ALBERTA
PAGE 2



J. Cannon 9.2 10 Year Capital Plan Sequencing

10. BYLAWS

C. Chisholm 10.1 Bylaw No. 1019-2019 – Amendment to Bylaw No. 580-2004 – Animal Licencing and Control Bylaw (1st Reading)

K. Woitt 10.2 Bylaw No. 1021-2019 – Amendment to Robinson Area Structure Plan (1st Reading)

11. PUBLIC COMMENTARY

12. IN-CAMERA ITEMS

Councillor L. Hansen 12.1 Council Appointment of a Public Member to the Leduc Environmental Advisory Board (FOIP s. 24 & 29)

13. RISE AND REPORT FROM IN-CAMERA ITEMS

14. INFORMATION REPORTS

14.1 Mayor's Report

15. ADJOURNMENT

CALL TO ORDER

ADOPTION OF AGENDA

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

**ITEMS FOR DISCUSSION AND
RELATED BUSINESS**

**MINUTES OF THE CITY OF LEDUC
COUNCIL MEETING**

Monday, February 11, 2019

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

1. CALL TO ORDER

Mayor B. Young called the meeting to order at 7:08 pm.

2. ADOPTION OF AGENDA

MOVED by Councillor L. Hansen

That the agenda be adopted with the following addition:

9. Business

9.2 Property Assessed Clean Energy ("PACE") Alberta Resolution

Motion Carried Unanimously

3. ITEMS FOR DISCUSSION AND RELATED BUSINESS

3.1 Select Items for Debates

The following items were selected for debate:

9. Business

9.1 Alberta Intermunicipal Opioid Response

9.2 Property Assessed Clean Energy ("PACE") Alberta Resolution

10. Bylaws

10.2 Bylaw No. 1010-2018 – Redistricting Part of Block A, Plan 7921548
(Telford Lake ER/MR) (2nd & 3rd Readings)

3.2 Vote on Items not Selected for Debate

Votes recorded under item headings.

4. ADOPTION OF PREVIOUS MINUTES

4.1 Approval of Minutes of the Council Meeting held January 28, 2019

MOVED by Councillor B. Hamilton

That the minutes of the Regular Council Meeting held January 28, 2019 be approved as presented.

Motion Carried Unanimously

5. RECOGNITION ITEMS

5.1 H. Holloway – 50 Years in Business

Mayor B. Young presented H. Holloway with flowers, a limited edition print and a certificate in recognition of 50 years in business in the City of Leduc.

H. Holloway stated that she is very proud, and honoured, to call Leduc home and to receive the recognition.

6. PUBLIC COMMENTARY

There was no public commentary.

7. PUBLIC HEARING

7.1 Bylaw No. 1010-2018 – Redistricting Part of Block A, Plan 7921548 (Telford Lake ER/MR)

Mayor B. Young declared the Public Hearing for Bylaw No. 1010-2018 open at 7:27 pm.

Written Submissions:

No written submissions were received.

Presentations:

Administration

K. Woitt, Director, Planning and Development, made a presentation (Attached) and answered Council's questions.

Other Presentations

There were no other presentations.

Mayor B. Young declared the Public Hearing for Bylaw No. 1010-2018 closed at 7:30 pm.

8. PRESENTATIONS

8.1 Leduc Achievement Award - Leduc Bantam AA Giants

Mayor B. Young presented the Leduc Bantam AA Giants with a Leduc Achievement Award in recognition of their outstanding accomplishments in the 2019 Bantam AA Tier 1 Alberta Provincial Championship.

9. BUSINESS

9.1 Alberta Intermunicipal Opioid Response

The City of Grande Prairie has requested endorsement of their grant application for an Alberta Community Partnership grant. Councillor B. Beckett highlighted some of the initiatives that have been undertaken by the City of Leduc that supports the development of an Alberta Intermunicipal Opioid response.

MOVED by Councillor B. Hamilton

That Council endorse the City of Grande Prairie's application for an Alberta Community Partnership grant for the development of an Alberta Intermunicipal Opioid Response.

Motion Carried Unanimously

9.2 Property Assessed Clean Energy ("PACE") Alberta Resolution

MOVED by Councillor G. Finstad

That Council direct Administration to submit an Expression of Interest to PACE Alberta confirming the City of Leduc's interest in having a PACE program delivered to its constituents when it becomes available in Alberta.

Motion Carried Unanimously

10. BYLAWS

10.1 Bylaw No. 1008-2018 – East Telford Lake Area Structure Plan (1st Reading)

Administration recommends that Bylaw No. 1008-2018 receive first reading.

MOVED by Councillor B. Hamilton

That Council give Bylaw No. 1008-2018 first reading.

Motion Carried Unanimously

10.2 Bylaw No. 1010-2018 – Redistricting Part of Block A, Plan 7921548 (Telford Lake ER/MR) (2nd & 3rd Reading)

K. Woitt, Director, Planning and Development, made a presentation.

D. Melvie, General Manager, Community and Protective Services, answered Council's questions.

Administration recommends that Bylaw No. 1010-2018 receive second and third readings.

MOVED by Councillor L. Hansen

That Council give Bylaw 1010-2018 second reading.

Motion Carried Unanimously

MOVED by Councillor T. Lazowski

That Council give Bylaw 1010-2018 third reading.

Motion Carried Unanimously

11. PUBLIC COMMENTARY

There was no public commentary.

12. IN-CAMERA ITEMS

There are no In-Camera Items for the Agenda.

13. RISE AND REPORT FROM IN-CAMERA ITEMS

14. UPDATES FROM BOARDS & COMMITTEES

There were no updates.

15. INFORMATION REPORTS

15.1 Mayor's Report

There was no discussion.

15.2 Year End Building Permit Summary 2018

There was no discussion.

15.3 Building Inspector's Report

There was no discussion.

15.4 Newly Issued Business Licenses

There was no discussion.

16. ADJOURNMENT

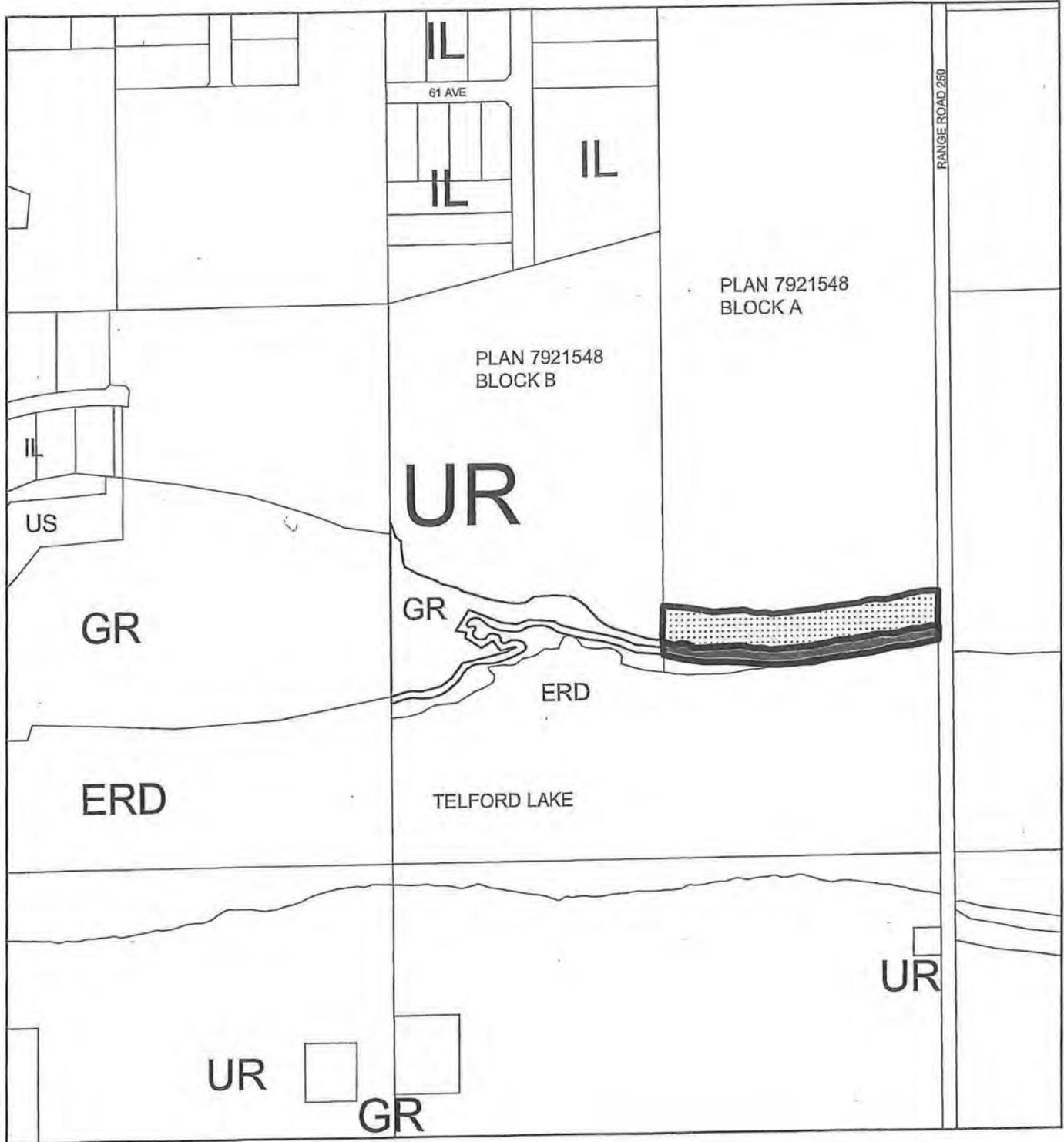
The Council meeting adjourned at 7:46 pm.

B. YOUNG, Mayor

S. DAVIS, City Clerk

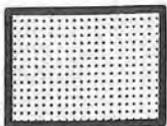
REDISTRICTING PLAN

ATTACHMENT 3



FROM: UR - URBAN RESERVE

TO:



GR - GENERAL RECREATION



ERD - ENVIRONMENTAL RESTRICTED DEVELOPMENT



RECOGNITION ITEMS

There were no Recognition Items.

PUBLIC COMMENTARY

MEETING DATE: February 25, 2019

SUBMITTED BY: Ken Woitt – Director, Planning & Development

PREPARED BY: April Renneberg – Current Planner II

REPORT TITLE: Bylaw No. 1008-2018 (East Telford Lake Area Structure Plan) (PUBLIC HEARING)

REPORT SUMMARY

This report accompanies Bylaw 1008-2018, adopting the East Telford Lake Area Structure Plan, as it is presented for public hearing after being given first reading at the meeting of Council held February 11, 2019.

ATTACHMENTS:

1. Report for 1st Reading of Council (February 11, 2019)
2. Newspaper Advertisement (February 8 & 15, 2019)

MEETING DATE: February 11, 2019
SUBMITTED BY: Ken Woitt – Director, Planning & Development
PREPARED BY: April Renneberg – Current Planner II
REPORT TITLE: Bylaw No. 1008-2018 (East Telford Lake Area Structure Plan) (1st Reading)

REPORT SUMMARY

Bylaw 1008-2018 will adopt the East Telford Lake Area Structure Plan for lands east of Telford Lake including 30-49-24-W4 and the NE, NW and SE 31-49-24-W4.

RECOMMENDATION

That Council give Bylaw 1008-2018 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 East Telford Lake ASP will be used as a tool to guide and evaluate future zoning, subdivision and development of the 30-49-24-W4 and the NW, NE, and SE ¼ Section 31-49-24-W4.

The East Telford Lake ASP lands are bounded by the Harvest Industrial and Lakeside Industrial lands on the northwest, Lede Park and the Lions Campground on the southwest, the future Eaton and Emery neighbourhood to the south, and Leduc County lands to the south, east and north. 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 (EMRGP).

The ASP is comprised primarily of business commercial/industrial land uses in keeping with the vision outlined in the City of Leduc MDP and IDP. Dependent upon the zoning, these areas could include uses such as light industrial, manufacturing, warehousing, office, product testing, storage and distribution. Smaller-scale development is oriented closer to adjacent areas that are frequented by the public, such as Telford Lake, areas of park and multiway, the Lions Campground and nearby residential south of the plan area. Other complementary land uses are also incorporated into the proposed plan.

The City's existing cemetery system is almost at capacity. As a result, a new municipal cemetery is anticipated on the NW ¼ Section 30-49-24-W4. A large area of park and environmental reserve is also proposed at the eastern tip of the lake, becoming a key feature in the plan by both preserving and enhancing the natural features in this area and providing a natural link for wildlife passing between the City of Leduc and Leduc County.

A final open house for the ASP was hosted by the City and their consultant on October 24, 2018, which provided an opportunity for public questions and feedback on the proposal prior to final approval of the plan. Following the open house, the following changes occurred:

- the location of a collector road was adjusted slightly to provide equal access to both adjacent owners;
- a policy for innovative servicing was added for storm water and sanitary management;
- the legend of Figure 6 was updated;
- Figure 8 was updated to include additional information on the location of potential historical structures;
- the heading in Table 1 was adjusted;
- Section 4.6 was amended to indicate that the Environmental Reserve width is approximately 10 metres as there are a few places with minor variations. This is also reflected in policy 4.6.1(A);
- the terminology for the Spine Road has been made consistent throughout the document and its ultimate built out defined as being a six and four lane divided arterial; and
- clerical errors were addressed.

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 1008-2018 receiving first reading.

PAST COUNCIL CONSIDERATION:

Bylaw 1008-2018 is before Council for the first time.

CITY OF LEDUC PLANS:

The East Telford Lake ASP is consistent with the City's Municipal Development Plan (MDP) and Intermunicipal Development Plan (IDP), as amended, which refer to the lands as Saunders/Telford Lake Business and Southeast Business Industrial. 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 1008-2018 is scheduled for February 25, 2019, and will be advertised in accordance with the Municipal Government Act.

ALTERNATIVES:

1. That Council defeat Bylaw 1008-2018.

ATTACHMENTS:

1. Bylaw 1008-2018
2. Key Plan
3. Proposed Land Use Concept Plan (East Telford Lake ASP)
4. Intermunicipal Development Plan Policy Areas

Others Who Have Reviewed the Report

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

Bylaw No. 1008-2018

A BYLAW OF THE CITY OF LEDUC IN THE PROVINCE OF ALBERTA, TO ADOPT THE AREA STRUCTURE PLAN FOR SECTION 30-49-24-W4M AND THE SE, NE AND NW ¼ SECTIONS 31-49-25-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: Section 30, Township 49, Range 24, West of the 4th Meridian and the SE, NE and NW ¼ Sections 31, 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 East Telford Lake Area Structure Plan Bylaw.

PART I: APPLICATION

2. **THAT:** the East Telford Lake 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 2019.

READ A SECOND TIME IN COUNCIL THIS ____ DAY OF _____, AD 2019.

READ A THIRD TIME IN COUNCIL AND FINALLY PASSED THIS ____ DAY OF _____, AD 2019.



Robert Young
MAYOR

Sandra Davis
CITY CLERK

Date Signed

East Telford Lake Area Structure Plan

January 2019



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1.0 INTRODUCTION

1.1 PURPOSE

This Area Structure Plan (ASP) is meant to provide direction for the development of industrial, business, and other employment-generating uses in the area, in a manner that is consistent with the City of Leduc and County of Leduc Intermunicipal Development Plan (IDP), the City of Leduc Municipal Development Plan (MDP), and the Edmonton Metropolitan Region Growth Plan (EMRGP). This ASP also builds upon the opportunities and vision set out in the Aerotropolis Viability Study (AVS).

The plan encompasses approximately 430 hectares (ha) (1062 acres) and is located on the east side of the city, north and south of Telford Lake. The plan area is bounded on the north side by Township Road 500 (65 Avenue), on the east side by Range Road 245 (Spine Road), on the south side by Rollyview Road, and on the west side by Lions Park Road (Range Road 250) and, north of Telford Lake, the Lakeside Industrial ASP.

An ASP serves as a means of clarifying, communicating, and protecting the vision of future development for the plan area. The vision for the long-term future development of the lands in the plan area combines light industrial, office, and other business and employment uses, and serves to implement airport-connected development within the plan area. The ASP provides significant areas of public parkland around the lakeshore for recreation and environmental protection. The ASP also provides for the development of a municipal cemetery south of the lake. The following points provide more detail:

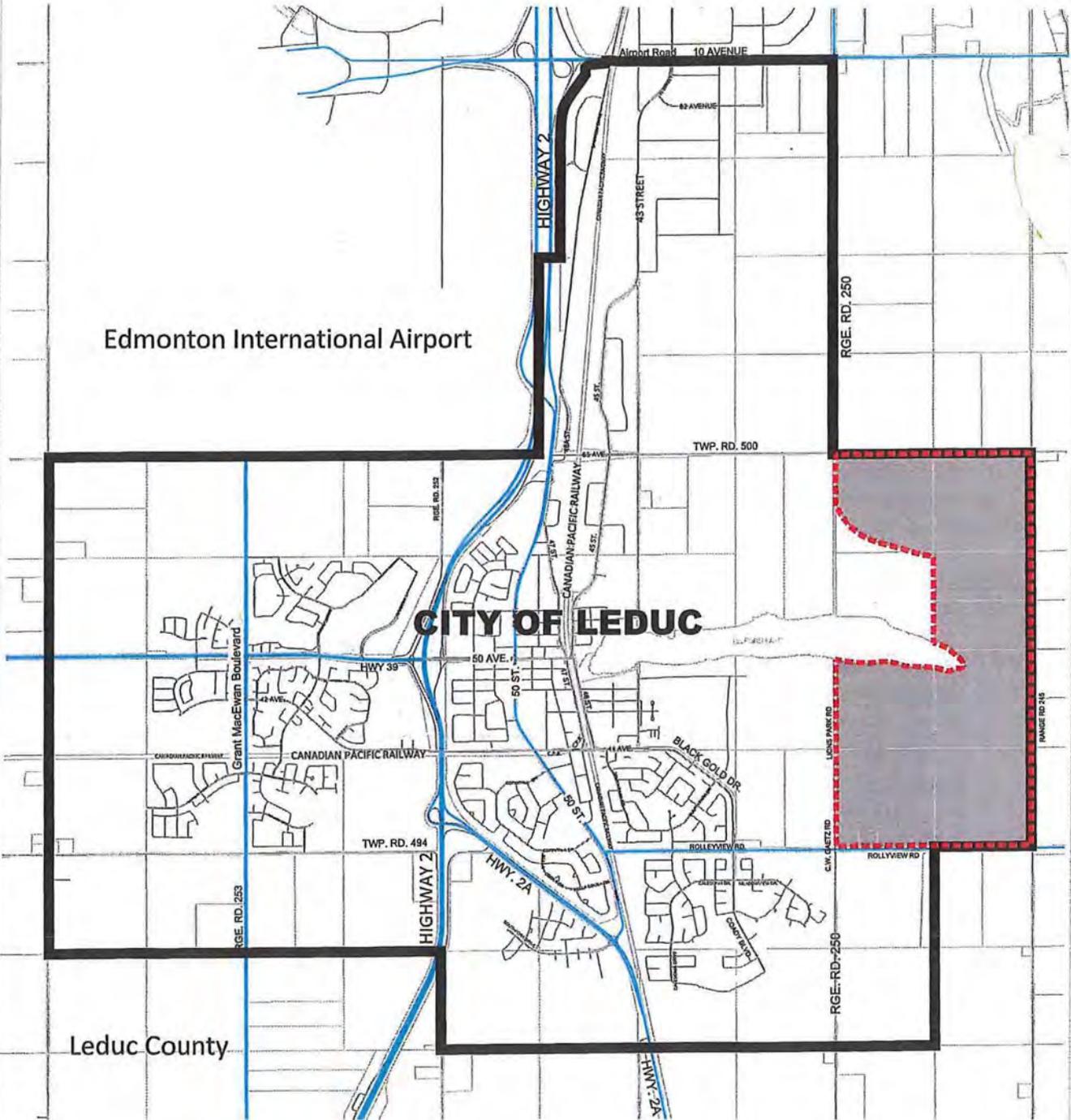
- The East Telford Lake ASP acts as an important employment generator and is designed to attract and accommodate the types of industry identified through the Aerotropolis Viability Study.
- Telford Lake is an important feature within the community and the region. The lake and surrounding riparian area are protected from encroachment, provide public access and recreation opportunities, and provide a picturesque location for adjacent development. Careful consideration will be taken when planning near Telford Lake to avoid or minimize negative impacts due to development.
- The Spine Road is envisioned as the major north-south arterial roadway running east of, and parallel to, Highway 2. The Spine Road links major economic centres in the area, such as the Edmonton International Airport, Nisku Industrial Business Park, the City of Edmonton, and the City of Leduc, including East Telford Lake ASP.

FIGURE 1.0

LOCATION MAP

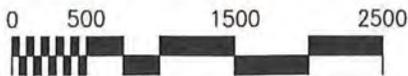


LEGEND
PLAN AREA



V:\1161\active\1161106060\drawing\model\lba\planning\ASP\loc Map_1.txd, 29mar2018.dwg

SCALE - 1: 50,000
ORIGINAL SHEET - ANSI A



September 7, 2018
1161 106060 KC

1.2 STAKEHOLDER & PUBLIC ENGAGEMENT PROCESS

The public and stakeholders, including area landowners, were involved in the preparation and review of the ASP at three main points during the planning process – initiation, plan development, and finalization. Engagement events included:

- Open House #1 (June 2017) – stakeholders and the general public were invited to review and discuss the background materials that were prepared, the connectivity between the plan area, the transportation network, and the EIA, and the opportunities and constraints that resulted.
- Open House #2 (November 2017) – the second open house centred around the presentation of the draft land use concept.
- Open House #3 (October 2018) – the third and final open house presented the preferred land use concept.
- In accordance with the *Municipal Government Act*, a public hearing was held to hear representations made by parties affected by the proposed bylaw.

1.3 INTERPRETATION

All map symbols, locations, and boundaries contained within the ASP shall be interpreted as approximate unless otherwise specified within the Plan or coinciding with clearly recognizable physical features or fixed (i.e. legal) boundaries.

Policies are written using "shall," "will," "should," or "may" statements, and can be interpreted as follows:

- A policy statement(s) containing "shall" or "will" denotes mandatory compliance or adherence to direction. Where a policy proves impractical, premature, unnecessary, or impossible, an amendment to the plan may be required.
- A policy statement(s) containing "should" is an advisory statement and indicates the preferred principle, policy, and/or implementation strategy. If the "should" statement is not followed because it is impractical, premature, unnecessary, or impossible, the intent of the policy may be met through other agreed-upon means.
- A policy statement(s) containing "may" denotes discretionary adherence or choice.

2.0 PLANNING CONTEXT

2.1 MUNICIPAL GOVERNMENT ACT

This ASP has been prepared in accordance with Part 17 of the *Municipal Government Act* (MGA). Per the MGA, an ASP must describe:

- the sequence of development proposed for the area;
- the land uses proposed for the area, either generally or with respect to specific parts of the area;
- the density of population proposed for the area either generally or with respect to specific parts of the area;
- the general location of major transportation routes and public utilities; and,
- may contain any other matters, including matters relating to reserves, as the council considers necessary.

The ASP must be consistent with the IDP in respect of land that is identified in both the ASP and the IDP. The ASP must also be consistent with the MDP.

2.2 EDMONTON METROPOLITAN REGION GROWTH PLAN

In October 2017, the Alberta government approved the Edmonton Metropolitan Region Growth Plan (EMRGP). The Growth Plan guides the daily work of the Edmonton Metropolitan Region Board (EMRB), ensuring decisions and programs are integrated to support the long term economic prosperity and quality of life for all citizens of the Edmonton Metropolitan Region.

The Vision and Growth Plan are shaped by seven overarching Guiding Principles:

1. Collaborate and coordinate as a Region to manage growth responsibly.
2. Promote global economic competitiveness and regional prosperity.
3. Achieve compact growth that optimizes infrastructure investment.
4. Ensure effective regional mobility.
5. Recognize and celebrate diversity of communities, and promote an excellent quality of life across the Region.
6. Wisely manage prime agricultural resources.
7. Protect natural heritage systems and environmental assets.

The East Telford Lake ASP supports the EMRGP and facilitates the following objectives:

- 1.1 – Promote global economic competitiveness and diversification of the regional economy.
- 1.2 – Promote job growth and the competitiveness of the Region's employment base.
- 1.3 – Enhance competitiveness through the efficient movement of people, goods and services to, from and within the Region.
- 2.1 – Conserve and restore natural living systems through an ecological network approach.

- 2.2 – Protect regional watershed health, water quality and quantity.
- 2.3 – Plan development to promote clean air, land and water and address climate change impacts.
- 2.4 – Minimize and mitigate the impacts of regional growth on natural living systems.
- 4.1 – Establish a compact and contiguous development pattern to accommodate employment and population growth.
- 4.6 – Prioritize investment and funding of regional infrastructure to support planned growth.
- 5.1 – Develop a regional transportation system to support and enhance growth and regional and global connectivity.
- 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 .
- 5.4 – Support the Edmonton International Airport as northern Alberta’s primary air gateway to the world.
- 6.2 – Minimize the fragmentation and conversion of prime agricultural lands for non-agricultural uses.
- 6.3 – Promote diversification and value-added agriculture production and plan infrastructure to support the agricultural sector and regional food system.

2.3 EDMONTON INTERNATIONAL AIRPORT VICINITY PROTECTION AREA REGULATION

The Province of Alberta's Edmonton International Airport Vicinity Protection Area Regulation (EIAVPA; AR 55/2006) identifies a range of limits on development to address the functional requirements and noise impacts of airport operations. Specific to the plan area, the EIAVPA identifies Noise Exposure Forecast (NEF) contour areas, within which various types of development should be restricted.

The majority of the plan area is affected by the overlay in one of the following contour areas: NEF 25-30, NEF 30-35, and NEF 35-40. These contour areas have increasing restrictions on the types of land uses that are permitted to be located within them. Examples of restricted uses include residences and campgrounds, churches, day cares, schools, and spectator sports facilities.

This ASP recognizes that a restriction on sensitive land uses is required to protect the continued successful operation of the Edmonton International Airport. To conform with the AVPA, this plan carefully considers the NEF contour lines when allocating land uses. As a result, a majority of the plan is designated for industrial type uses, and residential uses are completely omitted.

2.4 CITY OF LEDUC/LEDUC COUNTY INTERMUNICIPAL DEVELOPMENT PLAN BYLAW NO. 772-2011, AS AMENDED

In the Fall of 2007, the Councils of the City of Leduc and Leduc County agreed to the collaborative preparation of the Joint Sustainable Growth Study and an Intermunicipal Development Plan (IDP). The Guiding Principles are regional in scope and are based upon five Sustainability Pillars:

- Smart Growth
- Creating Vibrant Communities
- Environmental Stewardship
- Economic Development
- Responsible Governance

In 2017, the IDP was amended to facilitate the business-based land use policies along the east side of the City and around the County's Saunders Lake. The East Telford Lake ASP is located within policy areas B (Saunders/Telford Lake Business) and G (Southeast Business Industrial).

The general purpose and intent of the Saunders/Telford Lake Business Policy Area B is to provide for high quality business, light industrial, and office development with complimentary commercial uses north of Saunders Lake.

Southeast Business Industrial Policy Area G, located south of Telford Lake, is meant to provide for commercial, office, business, and light industrial development. Given servicing constraints, this area is not expected to be developed within the 35-year time horizon of the IDP.

2.5 MUNICIPAL DEVELOPMENT PLAN, BYLAW 773-2011, AS AMENDED

In April 2012, the City of Leduc approved the MDP (Bylaw 773-2011). The MDP was subsequently amended in January 2015 (Bylaw 870-2014) and August 2017 (Bylaw 934-2016). The City of Leduc MDP provides a long-term vision and policy direction for growth and development in the city. The MDP determines where growth is most feasible based on such factors as infrastructure, sustainable growth principles, and economic development opportunities. The MDP also addresses the environment; the economy and tourism; social wellness and safety; recreation and culture; governance; and the administration, monitoring, and implementation of the MDP policies.

Several land use policy area designations are identified within the ASP area – Telford Lake Commercial, Office, Light Industrial, and Business Park; Transitional Industrial Use; Open Space and Greenways; and Riparian Areas (see Figure 5: MDP Context).

Telford Lake Commercial, Office, Light Industrial, and Business Park uses are to be developed along the north and south sides of Telford Lake, to ensure the compatibility of development with adjacent parks and natural areas, and to mitigate environmental and visual impacts on Telford Lake and the surrounding riparian areas. The MDP also directs these areas to incorporate low-impact stormwater

management practices, and to exceed the architectural, urban design, and landscape architecture standards typically required for light industrial development. Industrial and business park developments shall be in accordance with the City of Leduc approved statutory plans and the Land Use Bylaw.

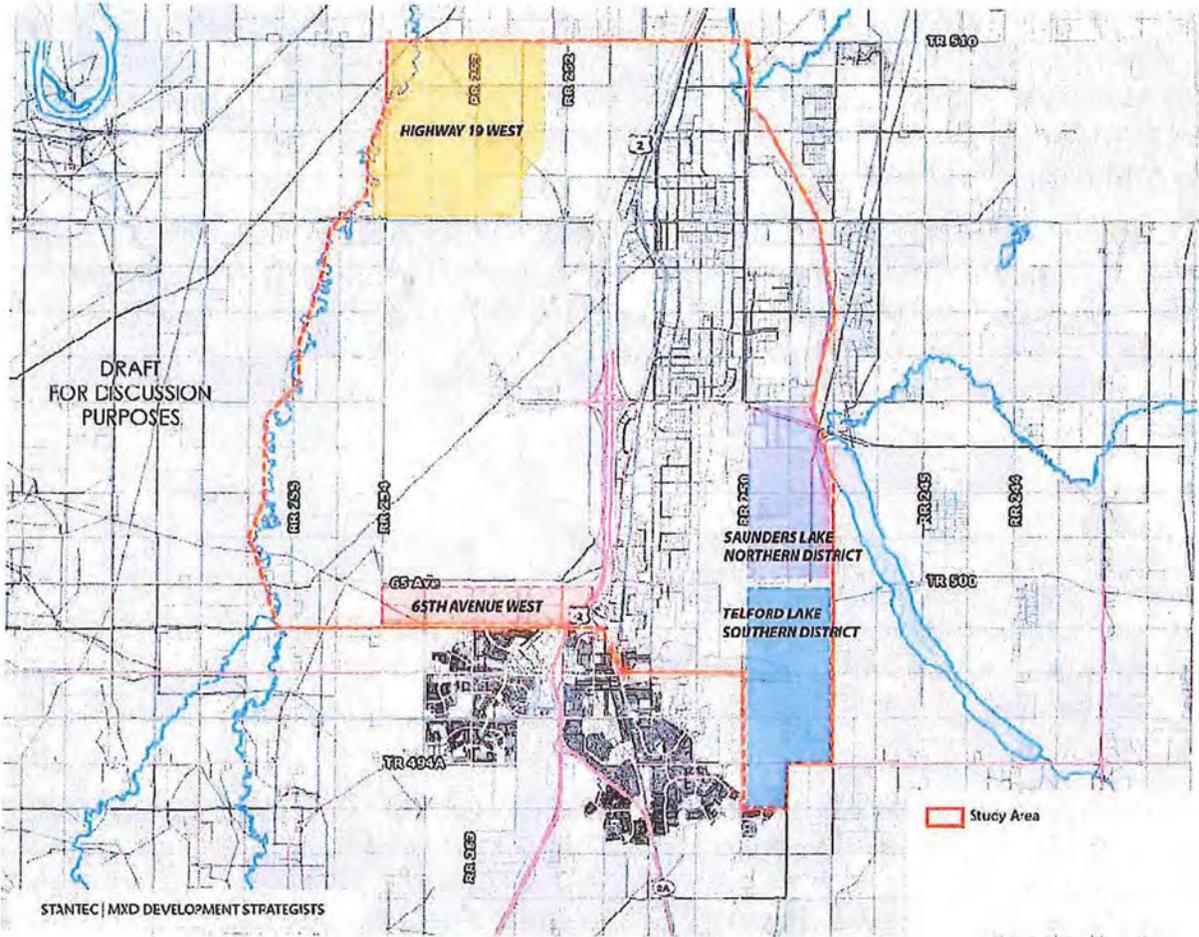
2.6 AEROTROPOLIS VIABILITY STUDY

2.6.1 AVS History

An Aerotropolis Viability Study (AVS) was completed in 2015 that focused on employment growth areas in the City of Leduc and Leduc County, surrounding the Edmonton International Airport (EIA). There were four priority areas targeted for future commercial and industrial growth, totaling 950 ha (2,345 acres) of primarily developable greenfield land (see Figure 2: AVS Priority Areas). They were as follows:

- Highway 19 West
- Saunders Lake Northern District
- Telford Lake Southern District
- 65th Avenue West

Figure 2: AVS Priority Areas



Source: Aerotropolis Viability Study, 2015

Since the completion of the study, the Telford Lake Southern District priority area was spatially amended. The quarter section south of Rollyview Road was removed from the priority area and is being planned by a third party. This quarter section is not included in the planning process for the East Telford Lake ASP. The Telford Lake Southern District also contains the Lakeside Industrial Area Structure Plan which was approved in 2014. The Lakeside Industrial ASP is located immediately east of the Harvest Industrial Park ASP area and includes 55 ha (136 ac) of land within the Telford Lake Southern District boundaries.

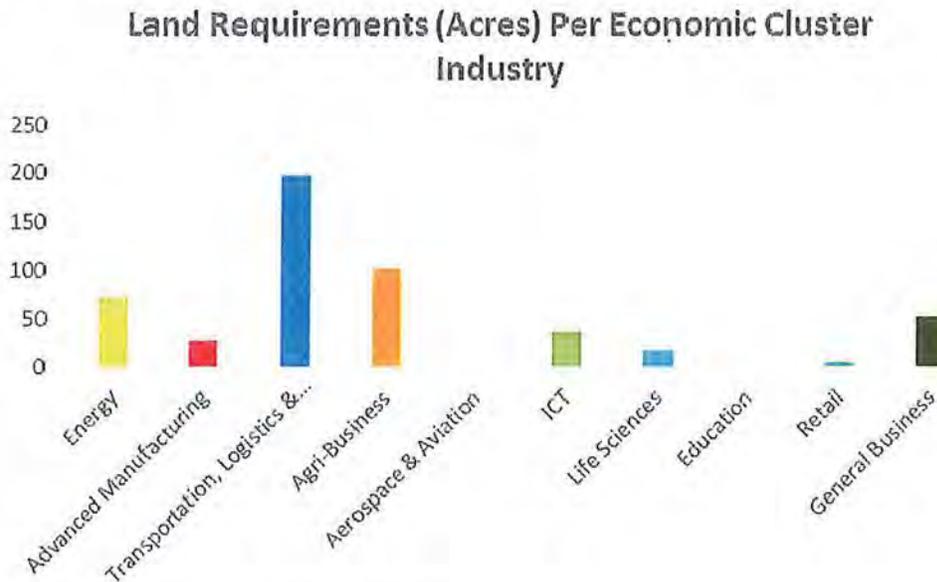
A key focus of the study was to determine and recommend a variety of economic clusters that would have the potential feasibility to grow and be successful within the study area. An economic cluster occurs when companies from the same industry gather in a close spatial setting, which generates a variety of benefits. These benefits include sharing information, generating regional and international competitiveness, and being near a workforce that has a similar skillset. Eight economic clusters were investigated:

- Aerospace & Aviation
- Energy
- Agri-business
- Transportation, Logistics, & Distribution
- Information Communication Technology (ICT)
- Advanced Manufacturing
- Life Sciences
- Education

Each economic cluster was analyzed to determine its potential success for growth in the Leduc area based on how well it was already established, future job growth in the province and Edmonton Metropolitan Region, potential future labour available through the post-secondary education system, provincial and national competition, transportation networks, and the ability to leverage EIA as a key connectivity point. Upon analysis of the economic clusters, they were allocated spatially across the four priority areas. Two economic clusters - transportation & logistics, and agri-business – were viewed as the most viable for the Telford Lake Southern District, to produce long-term employment growth in this specific area of the City of Leduc. The Telford Lake Southern District was described in the study as a “hub for transportation & logistics, and agri-business, along with several other related clusters such as ICT and Life Sciences”.

7,428 direct new jobs were planned over a thirty-year year horizon (2014 to 2044), spread across energy, advanced manufacturing, transportation & logistics, and agri-business, along with a small amount in ICT and life sciences. Jobs were also placed in a cluster identified as “general business”, which could be any jobs indirectly related or non-related to the clusters under study. Development typologies were identified for the specific clusters, and high-level land-use recommendations were made based on the clusters and their associated typologies.

Figure 3: Telford Lake Southern District Land Requirement Projections (2044)



Source: *Aerotropolis Viability Study, 2015*

Three catalytic projects were identified for the Telford Lake Southern District, to enable and induce future development within their respective clusters. They were as follows:

- Cold Chain Logistics Hubs
- Agri Food Processing Complex & Business Park
- Lakefront Corporate Park

Lastly, a general phasing strategy was determined based on collaboration with the Joint Infrastructure Master Plan and Service Evaluation (JIMPSE) team; where a parallel study was being conducted. The phasing strategy utilized expertise in servicing and transportation to understand the most viable way to begin development in the Telford Lake Southern District. It was decided that it would be most optimal to begin development at the intersection of 65th Avenue and Range Road 250. Over time, development would be built in a southerly and southeast fashion. Phase one was noted to focus on energy, transportation & logistics, agri-business, and advanced manufacturing. As the area built-out and established an address, further economic clusters could be enabled such as ICT, life sciences, and general business (focused in a campus office setting). Furthermore, should other servicing alternatives become viable, the phasing of development may have to be reviewed.

2.6.2 AVS Review

The 2015 study was reviewed during this ASP process to analyze directions and recommendations that are still applicable, along with those that require updates and further exploration. Throughout the ASP planning process, the foundational planning, economic, and development principles that were

recommended in the AVS were considered, and their current validity confirmed based on the changing economic landscape that has occurred in Leduc and Alberta since 2015.

Based on the research conducted through a Regional Economic Development Analysis, and an Economic Diversification Analysis, several key items were determined:

- A large spike in the office vacancy rate over the past several years in the Edmonton Metropolitan Region may prohibit the construction of a Lakefront Corporate Park. A Lakefront Corporate Park should still be considered over a medium to long term phasing schedule, but possibly at a smaller-scale than previously planned.
- Industrial space has continued to be a strong performer from a leasability standpoint in the Edmonton Metropolitan Region, even through an economic downturn.
- Flex industrial / flex commercial space has become a preferred choice of development for many developers and end-user tenants. There may be a greater opportunity for flex space moving forward. Flex industrial and flex commercial space allows for a multitude of uses and tenants to work in synergy with each other.
- The four core economic clusters identified in the 2015 study for the Telford Lake Southern District are viable and have great potential for the East Telford ASP.
- The ICT cluster has better validity to be included within the primary economic clusters of agri-business, advanced manufacturing, and energy, rather than a standalone cluster.
- The sub-sector of agricultural-biotech within the life sciences cluster has better validity to be included within the agri-business cluster (described as "ag-tech"). Other life science sub-sectors such as medical devices, research and development, and pharmaceuticals, would be more optimally located closer to EIA, at the 65th Avenue West priority area.
- The phasing diagram depicted in the AVS for the East Telford ASP Area may require alteration due to varying availability of utilities, including sanitary servicing. The first phase of development will occur where access to sanitary servicing is provided.

These themes were considered and applied in the planning process for the East Telford ASP.

2.7 TELFORD LAKE MASTER PLAN

The Telford Lake Master Plan provides a comprehensive plan and strategy for development and management of Telford Lake and the lands that surround it (ISL Engineering, 2010). The five key objectives of the Telford Lake Master Plan are:

- Environmental Protection – protect water quality, habitat and vegetation for visitors and wildlife.
- Multiway and Trails – provide for the extension of the multiway network around the lake.
- Recreation Open Space and Facilities – define and create a series of recreation facilities around the lake.
- Paddling Venue – provide a plan for the establishment of Telford Lake as a regional paddling centre.
- Land Acquisition – define land acquisition requirements and the mechanisms for these acquisitions.

The Master Plan recognizes that lands required to accommodate park facilities are typically acquired through environmental and municipal reserve dedication. To acquire land for both environmental protection of the shoreline, and to accommodate the multiway corridor, the Plan recommends that the City take a minimum 10 m strip of environmental reserve, plus a 20 m strip of municipal reserve around the lake. Some of the key recommended program features for the ASP include:

- Protecting and maintaining lake fringe vegetation and habitat.
- The provision of a 3 m wide asphalt multi-use trail (multiway) around the lake, including rest nodes and viewpoints.
- Provide access to the north shore and parking.
- Provide opportunities to develop a future trail to link Telford Lake to Saunders Lake.

The Master Plan also provides a series of design guidelines for industrial development adjacent to Telford Lake. These include, but are not limited to, building orientation, on-site stormwater management, landscaping and screening, and site design.

2.8 AGRICULTURAL IMPACT ASSESSMENT

An Agricultural Impact Assessment (AIA) was prepared in support of the East Telford Lake ASP and submitted under a separate cover. The AIA estimates the impacts of the proposed ASP on current and future agricultural activities both within the ASP area and within 1 km surrounding it and makes recommendations for the mitigation of these impacts (Stantec, 2018). This assessment builds upon a previously completed Agricultural Baseline Assessment (Stantec, 2017).

Ultimately, the ASP does not provide for the continuation current agricultural uses within its boundaries. There will be a loss of approximately 397 ha (981 acres) of cultivation and 67 ha (166 acres) of pasture as this area is developed for non-agricultural purposes over time. It is expected that agriculture will continue as an interim use as the area develops, and that industrial/commercial value-added agriculture uses are encouraged to develop in the future.

The following recommendations are intended to mitigate the agricultural impacts and minimize potential land use conflicts of the proposed East Telford Lake ASP:

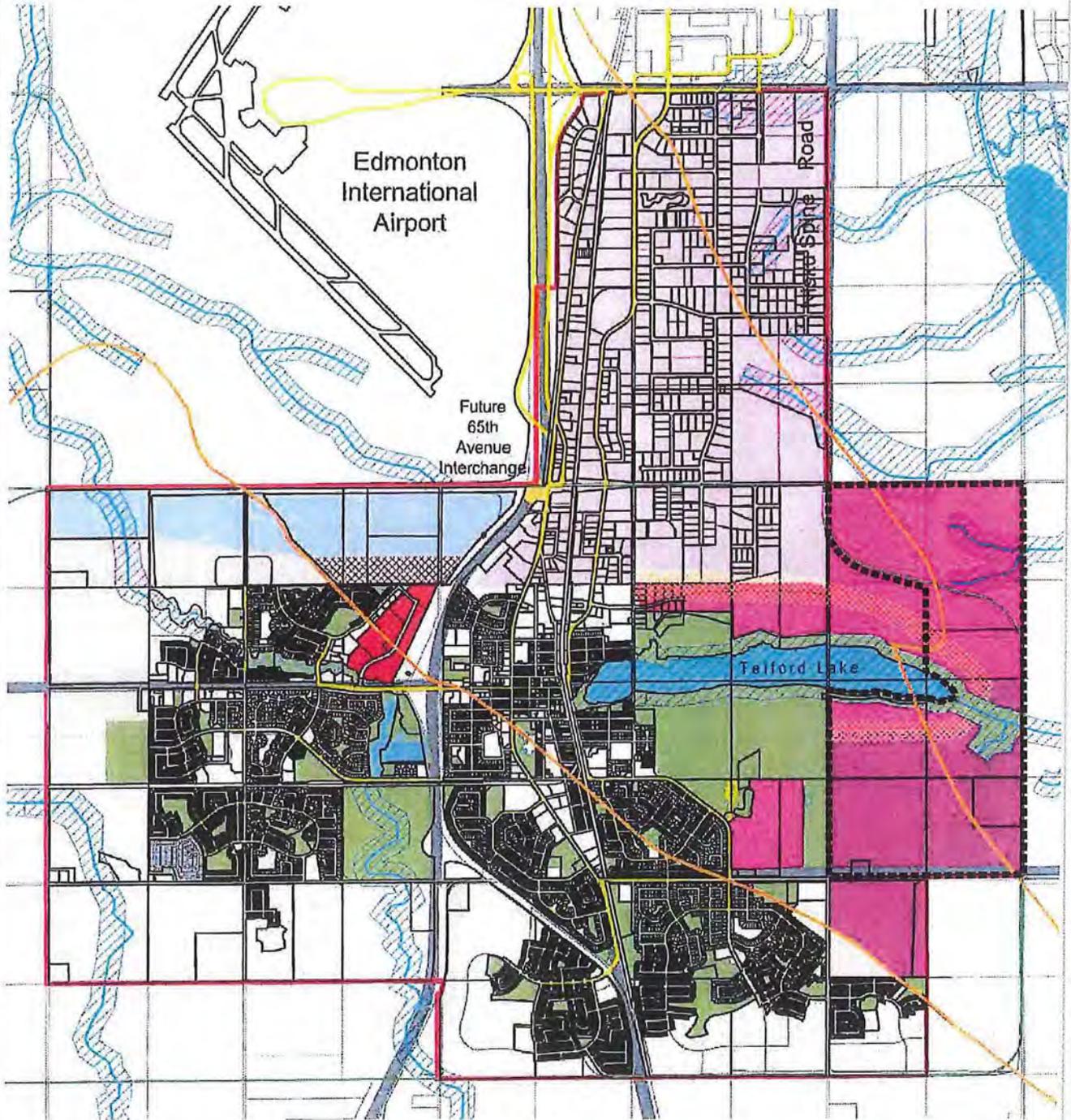
- Agricultural lands and operations that are compatible with surrounding land uses within the proposed ASP should continue until land development is initiated, as designated in the approved East Telford Lake Area Structure plan.
- The City of Leduc and Leduc County continue to support changes in the Saunders Lake area that retain lands east of the lake for long-term agricultural use.
- The City of Leduc and Leduc County support the development of a hub for transportation and agri-business in the East Telford Lake ASP area, as identified in the Aerotropolis Viability Study for the area identified as the Telford Lake Southern District. This would include an Agri-Food Processing Complex and a Cold Chain Logistics hub for warehousing and distribution of perishables.

FIGURE 5.0

MDP CONTEXT MAP



- Legend**
- City of Leduc Boundary (Effective Jan 1st, 2014)
 - Transitional Residential Mixed Use
 - Aerotropolis Business Industrial
 - Nisku/Leduc Business Industrial
 - Southeast Business Industrial
 - Telford Lake Commercial, Office, Light Industrial, and Business Park
 - Leduc Common
 - Open Space and Greenways
 - Approved / Future Residential ASPs
 - Water Bodies, Creeks and Rivers
 - Transitional Business Mixed Use
 - Transitional Industrial Use
 - Riparian Areas
 - Future Major Roadway (conceptual - refer to Figure 7)
 - Future Interchanges (conceptual)
 - C-Line Transit
 - N.E.F. 30 Contour
 - East Telford ASP Boundary



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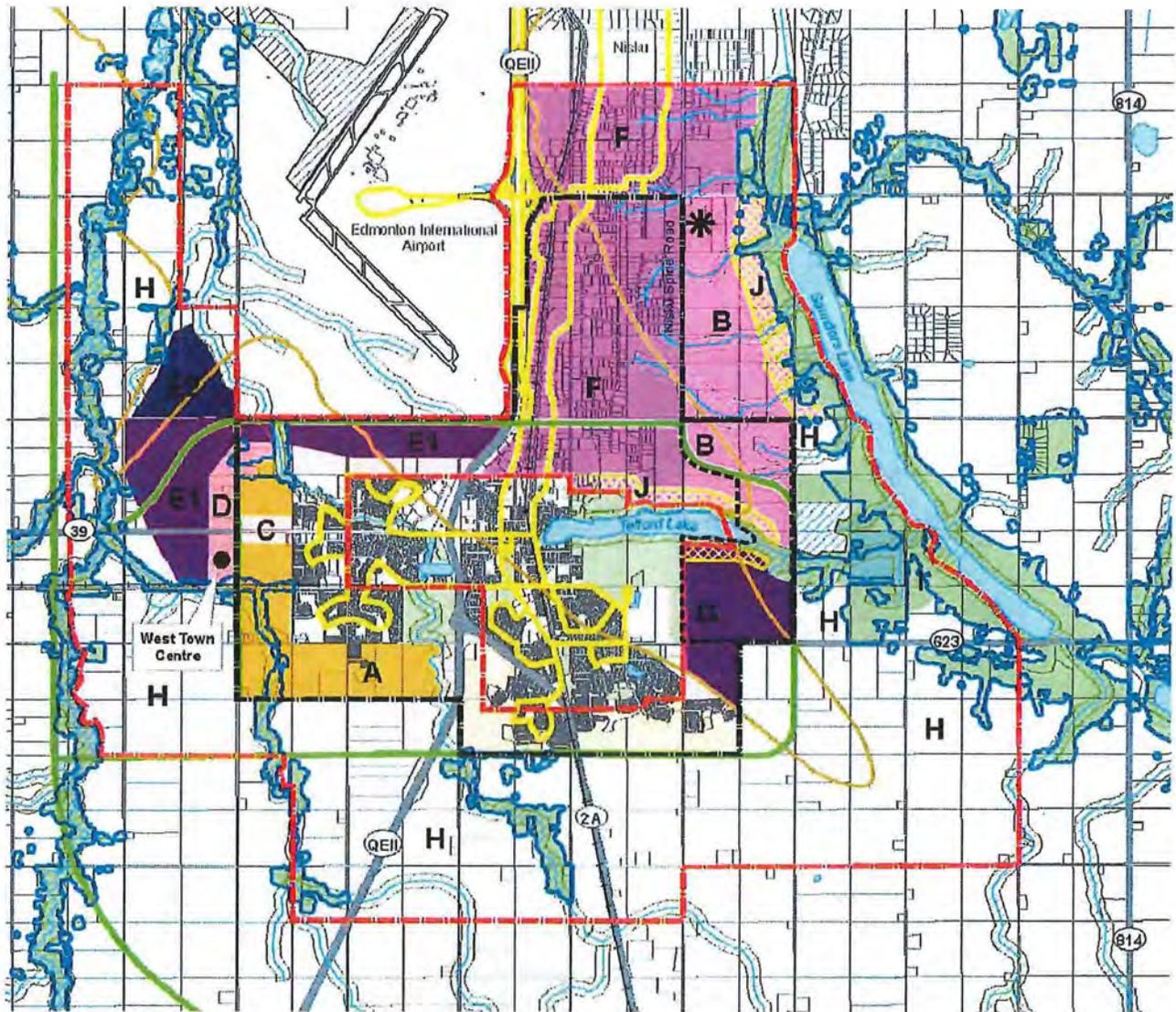
FIGURE 6.0

IDP CONTEXT MAP



Legend

- | | | |
|--------------------------------------|---|-------------------------------|
| IDP Area Boundary | H IIP Reserve and Referral Area | Railway |
| City of Leduc Boundary | I Open Space and Greenways | Proposed Future Major Parkway |
| A Primary Urban Residential Growth | J Business to Greenways Transition | Railway |
| B Saunders / Telford Lake Business | Future Runway & Clearance Zone | Leduc Transit |
| C Transitional Residential Mixed Use | Approved Residential ASPs | IIEF 50 Corridor |
| D Town Centres | Open Space | Creeks & Rivers |
| West Business Industrial | Regional Landfill Site (to be retained as open space in the future) | Temporary Industrial Use |
| West Business Industrial Reserve | Regional Landfill Site (West Expansion Area) | East Telford ASP Boundary |
| Mid/Leduc Business Industrial | Riparian Areas | |
| Southeast Business Industrial | Leduc County Environmental Study Area Boundary | |



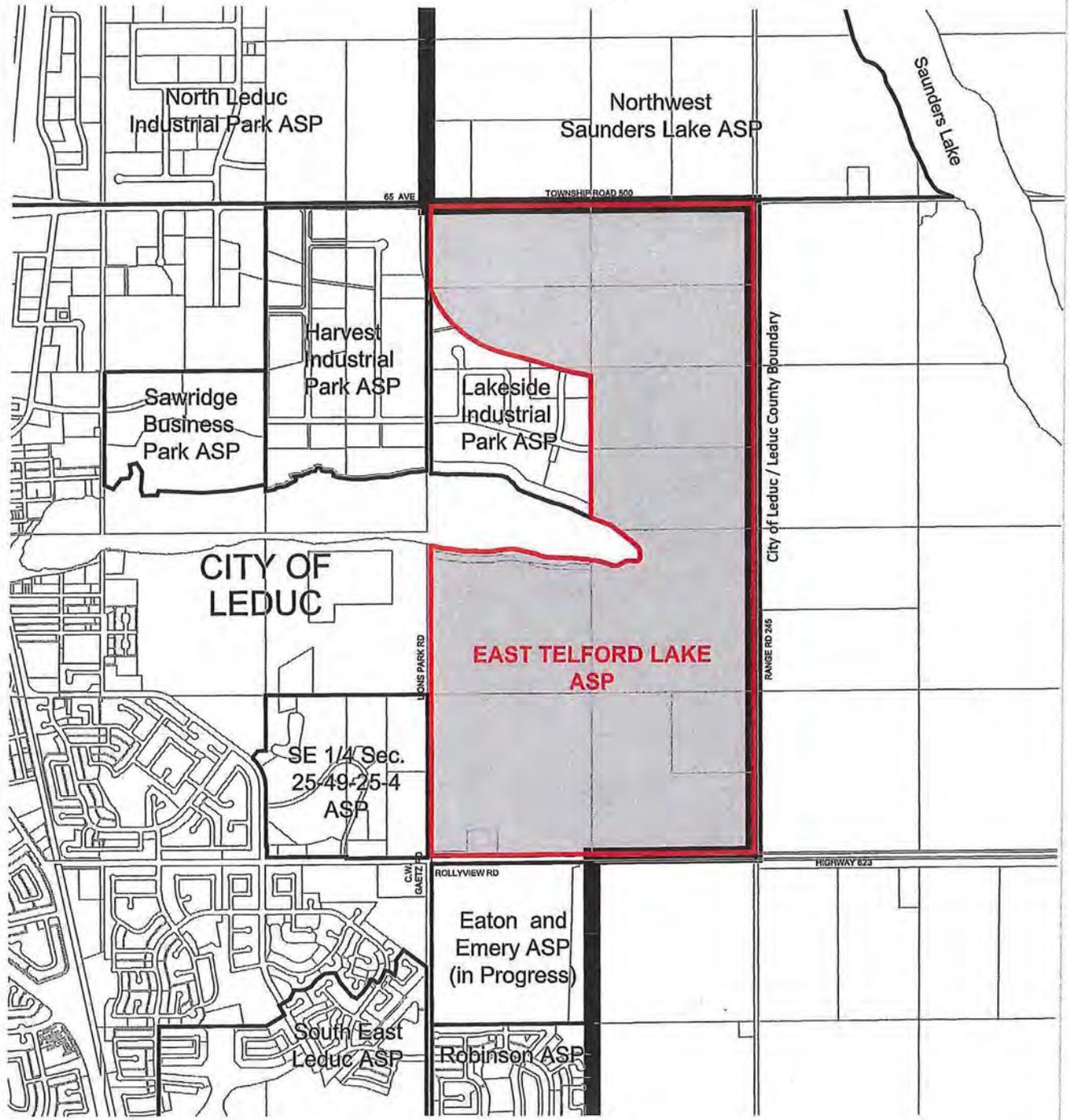
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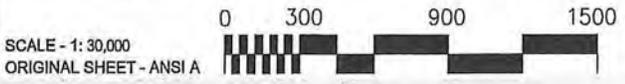
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FIGURE 7.0

ASP CONTEXT MAP



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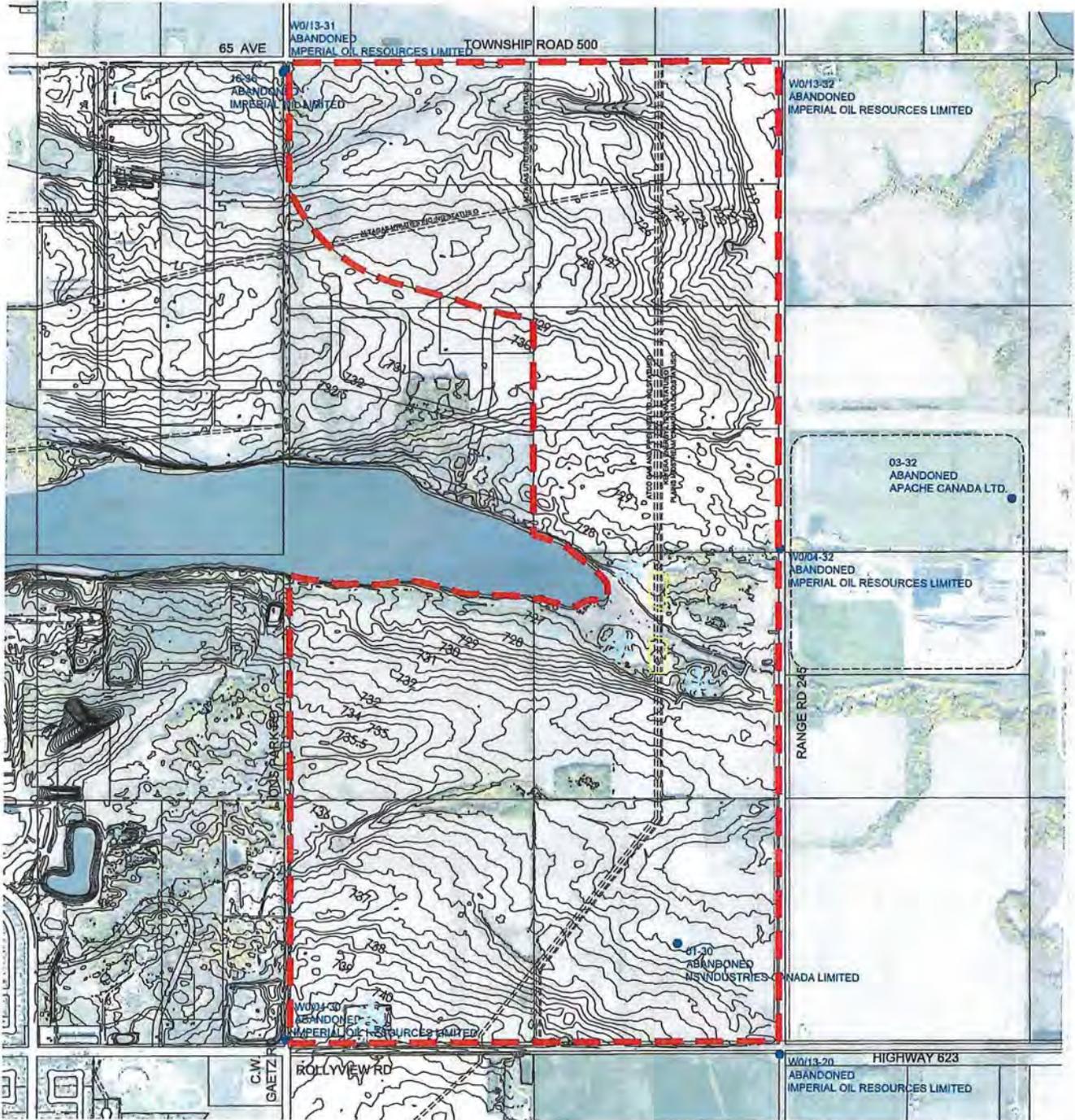
FIGURE 8.0

EXISTING CONDITIONS



LEGEND

- CONTOURS
- EXISTING PIPELINES
- EXISTING OIL AND GAS WELLS
- REGIONAL LANDFILL SITE
- APPROX. LOCATION OF HISTORICAL STRUCTURES
- ARCHAEOLOGICAL SITE BOUNDARY



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3.0 EXISTING CONDITIONS

3.1 EXISTING LAND USES

Most lands within the East Telford ASP are used for agriculture and are actively under cultivation (see Figure 8: Existing Conditions). Two residences are present – one in the southwest, and one in the south quarters of section 30.

As of 2018, the area was designated as UR (Urban Reserve), with the exception of small areas designated as ERD (Environmental Restricted Development), and GR (General Recreation). The Telford Industrial Overlay applies to an area south of Telford Lake.

3.2 ADJACENT LAND USES

3.2.1 Current Land Uses

Lands to the northwest are a mix of agricultural and industrial land uses. Lands to the north are in agricultural use. To the east, lands are also predominantly agricultural and include a landfill. Under the Subdivision and Development Regulation, lands adjacent to landfill sites are subject to additional development restrictions. Lands to the south are agricultural. To the southwest, lands are a mix of recreational and agricultural land uses with residential areas beyond. Current land ownership is shown in Figure 4: Land Ownership.

3.2.2 Planned Land Uses

Plans are in place for approximately half of the lands adjoining the plan area. These include Harvest Industrial Park ASP and North Leduc Industrial Park ASP to the northwest, and the Northwest Saunders Lake ASP - focused on industrial development - to the north in Leduc County (see Figure 7: ASP Context).

Lands to the east and southeast do not have ASPs in place, but are identified in the Leduc-Leduc County IDP as (H) IDP Reserve and Referral Area, and (I) Open Space and Greenways.

Lands to the southwest are predominantly developed for recreational and residential land uses, with portions of the adjacent lands being considered for a mixture of commercial and industrial lands uses as part of a proposed plan amendment for the SE ¼ Sec 25-49-25-4 ASP, as well as future employment lands immediately south of Rollyview Road.

3.3 NATURAL FEATURES

3.3.1 Topography and Soils

The topography of the site is generally described as a mixture of flat, undulating, and depressional. The surficial geology in the area is predominantly described as glacial till deposit overlying bedrock. The glacial till generally contain unsorted clay, silt, pockets of sand and gravel, cobbles and boulders. Locally, it may contain blocks of bedrock, stratified sediments, or lenses of glaciolacustrine and/or glaciofluvial sediments. Throughout much of the study area the till is between 5 to 10 m thick; however, areas of relatively thin till might also occur.

The near-surface bedrock geology is the Horseshoe Canyon Formation of Late Cretaceous age. The Horseshoe Formation consists primarily of fine- to very fine grained, feldspathic sandstone interbedded with siltstone, bentonitic mudstone, carbonaceous mudstone and laterally continuous coal seams. Based on a review of the Alberta Energy Regulator online Coal Mine Map Viewer, no coal mines were identified within the footprint of the site.

Based on a review of previously completed geotechnical studies in the areas, the watertable is within 3 m below ground surface but with groundwater level readings as deep as 5.2 m below ground surface. The watertable elevations were also highly variable but seem to correlate with the lake water level and other major drainage features. However, it should be noted that groundwater levels are expected to fluctuate seasonally and affected by site use, adjacent site use, and during or following significant precipitation events.

A desktop geotechnical report (Stantec, 2017) providing various land use and construction considerations for developments within the East Telford ASP was submitted under a separate cover.

3.3.2 Biophysical Assessment

A desktop Biophysical Assessment was prepared to support the preparation of the East Telford Lake ASP (Stantec, 2017). The ASP contains various wetlands, ephemeral field drainages, and tree stands. A portion of Telford Lake is located in the central portion of the plan area, and three main drainage channels are present that have been modified by ditching. The Biophysical Assessment identifies natural features and prioritizes the features in the context of the ASP. The report also outlines the further studies that should be conducted.

This desktop study was supplemented by a survey of the bed and shore of Telford Lake. The site walk was completed with an Alberta Land Surveyor (ALS) and a Professional Biologist (P. Biol.), to assist with vegetation identification and defining the location where the influence of water from Telford Lake has caused a distinct change in vegetation community.

The following recommendations regarding retention and general development considerations are provided:

3.3.2.1 Telford Lake

Telford Lake and the adjacent riparian, wetland, and woodland vegetation should be maintained. The temporary/seasonal wooded deciduous swamp east of Telford and adjacent agricultural land should be considered for retention and enhancement.

Based on the desktop review of the Telford Lake Biophysical Assessment (Spencer, 2010), and the bed and shore survey, it is recommended that a 10 m ER buffer be applied to the bed and shore line, or where slopes were greater than 25%. In addition, a 50 m MR buffer was applied to the outside of the 10 m ER are to allow for the construction of a multiway and also provide additional setback between development and Telford Lake to meet the recreational and ecological objectives. This allows for a total ER/MR setback of approximately 60 m around Telford Lake.

3.3.2.2 Drainage Channels

Two existing drainage channels – one in the north, associated with the Harvest Industrial Park, and the other to the south – were reviewed and considered for retention. The Harvest Industrial Park drainage channel is not recommended for long-term retention, as its hydrological function can be incorporated into the East Telford stormwater management system over time. The south channel features an area of wetland and woodland habitat, and is recommended for retention for the purposes of both hydrological function and wildlife habitat/movement.

3.3.2.3 South Wetland

A wetland located in the south portion of the ASP area is considered for retention. This temporary/seasonal wetland is one of the larger wetlands in the ASP area and contains a variety of vegetation types.

3.3.3 Environmentally Significant Areas

An Environmentally Significant Areas Study was prepared for the City of Leduc by Fiera Biological Consulting Ltd. in 2017. The study inventoried and assessed the significance of natural areas in the City, as well as to identify natural areas that qualify as Environmentally Significant Areas (ESAs). Three ESAs were identified within the ASP area:

3.3.3.1 ESA#1 – Telford Lake

ESA #1 includes Telford Lake and the riparian and upland habitats surrounding the lake. This ESA provides important habitat for waterfowl, shorebirds, and aquatic mammals and songbirds. Telford Lake is ecologically and hydrologically connected to Saunders Lake to the east, which has been identified an Environmentally Significant Area by Leduc County (Fiera Biological, 2015). Control of invasive weeds is noted as a key management consideration.

3.3.3.2 ESA #5

Located south of Telford Lake within Section 30, this area includes an upland forest patch and two wetland habitats, including a large swamp wetland, which is a unique habitat type in the City.

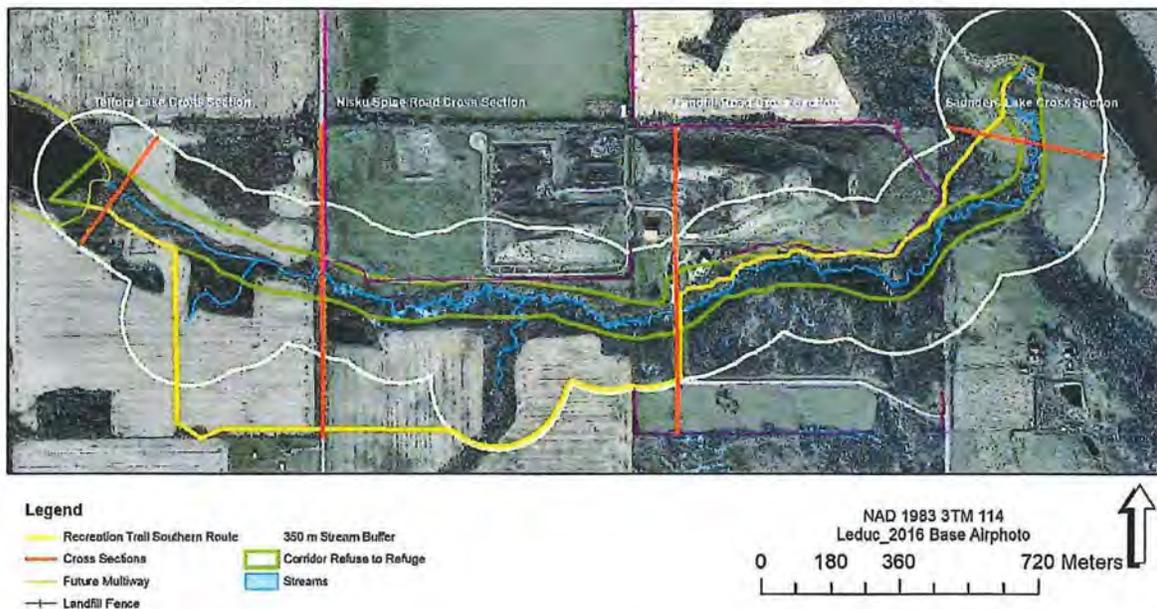
This ESA is important for local connectivity due to its proximity to other ESA habitats, particularly for songbirds, waterfowls and mammals. Activities such as removing ditches that drain the wetland complex, weeding, and establishing development setbacks are recommended.

3.3.3.3 ESA #8

ESA #8 consists of a large forest stand and wetland complex is located at the east end of Telford Lake, within 60m of the north shore of the Lake. The Fiera study recommends weeding, and restoration activities such as removal of old buildings and fences, to improve the overall condition of this ESA. In addition, the lands that connect ESA #8 to Telford Lake should be retained as a (restored) natural area or semi-natural Park space, to improve the existing ecological connection.

3.4 TELFORD LAKE—SAUNDERS LAKE CORRIDOR

From both an ecological and recreational perspective, the corridor between Telford Lake and Saunders Lake is recognized as an important feature. The City of Leduc and Leduc County engaged students from the University of Alberta Urban and Regional Planning program to evaluate the feasibility of creating a wildlife corridor and trail system between the east shore of Telford Lake and the west shore of Saunders Lake (Dragon et al. 2018). This study will inform future work to select and implement the Telford Lake—Saunders Lake strategy.



Above: Telford Lake—Saunders Lake Wildlife Corridor and Preferred Recreation Trail Option

3.5 HISTORIC RESOURCES

A Statement of Justification for *Historic Resources Act* Requirements was submitted to Alberta Culture and Tourism in support of the ASP. As a result, a Historical Resources Impact Assessment for archaeological resources is required prior to the initiation of any land disturbance activities. The assessment is to target undisturbed areas of moderate/high archaeological potential, areas with potential for deeper sedimentation, and areas where historic structures may be present.

3.6 ENVIRONMENTAL ASSESSMENT

A desktop Phase I Environmental Site Assessment (ESA) was prepared to identify areas of potential concern within the ASP area that may require further assessment (Stantec, 2017).

The presence of two pipeline corridors impacted planning and design of the ASP. The north-south corridor carrying high vapour pressure products, crude oil and natural gas, while the the east-west corridor carries natural gas and will be protected and incorporated into the overall design of the ASP. There may be an opportunity to relocate the natural gas lines within future roadways and further investigation may be warranted.

Well sites, test holes, residential/commercial structures and equipment, and septic fields may pose environmental concern and should be further investigated. Any water wells should be decommissioned according to protocols, and development adjacent to oil wells and pipeline corridors should follow setbacks and development protocols.

3.6.1 Pipelines

Three natural gas pipelines are present in the north portion of the plan area, running east-west. Three other pipelines carrying high vapour pressure products, crude oil and natural gas transect the plan area north-south.

3.6.2 Well Sites

The presence of a historical well located in the southeast portion of the plan area presents a high potential environmental concern. Several historical test holes located in 04-30-049-W4 and 13-31-049-W4 also present a high potential environmental concern. The well and test holes should be assessed for subsurface impacts.

3.6.3 Other

The ESA identified a residential/commercial property with equipment storage located in the southwest corner of the plan area that is of moderate concern, and should be investigated for potential environmental concerns. Septic systems associated with residences should be investigated and confirmed, and ultimately decommissioned according to protocols.

4.0 LAND USE CONCEPT

The East Telford Lake ASP area will accommodate the development of primarily industrial and commercial uses, consistent with the EMRGP, IDP, MDP, and the AVS. Figure 9: Land Use Concept shows the conceptual land use allocations, major roadway alignments, and other features such as stormwater management facilities and retained natural areas. The approximate area of each land use is shown in the table below.

Table 1: Land Use Statistics

Land Use	Area (ha)	% GA
	Area (ha)	% GA
Gross Area	430.4	100%
Environmental Reserve*	12.4	3%
	Area (ha)	% GDA
Gross Developable Area	418.0	100%
Aero Employment	199.2	48%
Flex Business	76.7	18%
General Commercial	14.4	3%
Urban Services	16.2	4%
Park	32.5	8%
SWMF	28.3	7%
Public Utility	10.0	2%
Arterial Roadway	24.2	6%
Collector Roadway	16.4	4%

*Includes areas designated as "Potential Environmental Reserve", which will be further assessed and dedicated at the time of subdivision.

FIGURE 9.0

LAND USE CONCEPT



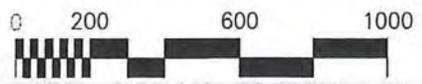
LEGEND

- FLEX BUSINESS
- AERO EMPLOYMENT
- GENERAL COMMERCIAL
- URBAN SERVICES
- ENVIRONMENTAL RESERVE
- POTENTIAL ENVIRONMENTAL RESERVE
- PARK
- STORM WATER MANAGEMENT FACILITY
- UTILITY ROW
- ASP BOUNDARY



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4.1 AERO EMPLOYMENT & FLEX BUSINESS POLICY AREAS OVERVIEW

The Aero Employment and Flex Business Land Use Areas in the East Telford Lake ASP have similar goals regarding the promotion of advancing the targeted development and employment. The Aero Employment and Flex Business Land Use Areas differ regarding their built-form. The Aero Employment Area promotes single-use buildings such as light industrial, manufacturing, warehousing, logistics, and other large-scale typologies. The Flex Business Area policies are in place to create a form of development that encourages a wide range of uses that can include but is not limited to office, light assembly and manufacturing, product testing, storage, and distribution. The Flex Business Area will provide the City with a softer form and smaller scale of development in areas that abut uses that are frequented by residents and visitors such as Telford Lake, the future multi-use trail, Leduc Lions Campground, and future residential development to the south of the ASP area.

4.2 AERO EMPLOYMENT

A range of light industrial, manufacturing, logistics and warehousing uses can be developed in the Aero Employment area. These uses are less intensive and produce fewer nuisance factors than medium industrial. To accommodate the phasing of development within the Aero Employment area, existing rural land that is designated as Aero Employment can be used for interim agricultural uses. This includes growing agricultural crops for food production and pharmaceutical uses in outdoor or indoor greenhouse settings. Live animal production such as ranching or livestock should not be permitted due to the Aero Employment lands being an urban use. Interim agricultural uses should focus on specialty crops that can be processed in nearby facilities.

Development is encouraged to be at a high standard to create an attractive environment for the end-user tenants of the area. Development that creates an attractive built environment for end-user tenants that correspond with recognized airport connected development and its component sectors such as advanced manufacturing, agri-business, and high-end energy should be encouraged within the Aero Employment area.

These developments can include, but are not limited to, light industrial and manufacturing operations, logistics operators, e-commerce distribution centres, storage warehouses, cold-chain facilities, cargo handling, freight forwarders, shippers, and other transportation infrastructure. Marketing that promotes airport connected development themes should be considered by developers.

An agri-food processing complex or agri-business hub is a viable strategy to implement and develop, and should be encouraged. Developers can work alongside the City to promote the co-location of agri-business companies within the Aero Employment area.

In addition to the manufacturing, refinement, and processing of goods, this area provides for distribution connectivity between the City of Leduc and Edmonton International Airport, enabling the movement of goods between the City of Leduc, the rest of the Edmonton Metropolitan Region, and global markets. Through marketing, developers can promote a logistics hub or an Airport Connected

Logistics District that enables the co-location of a variety of activities centres around the distribution of goods and freight.

Land uses are subject to specific zoning regulations within the City's Land Use Bylaw.

4.2.1 Policy

- A. Any use that creates a nuisance factor outside an enclosed building shall not be permitted within the Aero Employment area, aside from the movement of goods in and out of enclosed buildings. Any manufacturing, fabrication, assembly, testing of goods, and similar activities is required to be completed in an enclosed building.
- B. All permitted uses shall be housed within an enclosed building, except for parking, loading facilities, and the temporary short-term storage of goods for the manufacturing process.
- C. Long-term outdoor storage shall not be permitted in the Aero Employment area.
- D. Complementary uses that correspond with development typologies outlined in the Aerotropolis Viability Study and those that will support the light industrial and manufacturing sector to flourish in the City of Leduc will be permitted in the Aero Employment area, as permitted under the Land Use Bylaw.
- E. Land uses that allow for agri-food processing and packaging shall be allowed in this area, as permitted under the Land Use Bylaw.
- F. Land uses that facilitate the implementation of an agribusiness hub within the Aero Employment area shall be allowed, as permitted under the Land Use Bylaw.
- G. Interim agricultural uses such as cropping shall be permitted in this area until the land is required for development.
- H. Uses that provide added value to the agricultural crops that are grown locally, regionally, and nationally shall be permitted. Value added agriculture is recognized as enhancing the potential of a raw product through a particular production process.
- I. Land uses that allow for the efficient and reliable movement of goods shall be permitted in this area.
- J. Due to the advancement of added-value in the logistics industry, uses that allow for light manufacturing tasks such as light assembly, customization, testing, inspection, and quality control of goods shall be permitted in this area.
- K. Appropriate landscaping and screening shall be used to enhance important locations such as at roadway entrances to the plan area, and corner lots within the development. Additional landscaping to that normally required in business and industrial areas by the City of Leduc

Land Use Bylaw shall be provided on corner sites, with additional requirements identified in zoning, to be defined at the Outline Plan stage.

- L. Where a proposed industrial or commercial use is located on a site adjacent to a non-industrial or non-commercial use or district, the City of Leduc may require mitigation of potential development impacts on the adjacent lands. This may include, but is not limited to, noise attenuation, landscaping, setbacks and buffers, and site design.

4.3 FLEX BUSINESS

A range of office and flex business park uses can be developed in the Flex Business area of the ASP. Development is becoming more flexible in nature, with end-user tenants requiring a variety of uses for their operations. The Flex Business area allows for developments that do not fit a typical single-use model. Each building can be distinct in design, due to flexibility built into the design to ensure that functions within the building can change over time to meet changing market conditions and the needs of end-user tenants. Buildings may be developed in a way that end user tenants are able to have office operations, light industrial uses, and storage/warehouse space in one seamlessly connected building envelope. Similarly to the Aero Employment area, an agribusiness cluster or hub is a viable use that can be implemented and is encouraged. Higher density employment uses are encouraged in this area. Land uses are subject to specific zoning regulations within the City's Land Use Bylaw.

4.3.1 Policy

- A. Medium industrial uses are prohibited in the Flex Business area.
- B. Developments are encouraged to be constructed in a fashion that enables the building(s) to be capable of housing a wide range of uses. Single purpose buildings must have the ability to be altered to allow for multiple uses based on the needs of the end user tenant.
- C. Single-use, large-scale warehouses and logistics buildings are not permitted in the Flex Business area.
- D. Developments that include multiple uses within a singular building or multiple connected buildings such as office, laboratories, product testing, light assembly, storage, warehousing, and distribution shall be allowed, as permitted under the Land Use Bylaw.
- E. Office uses shall be located in the front of buildings that face a public roadway, while light assembly, storage and warehousing, and distribution may operate on the side or back of lots.
- F. All permitted uses shall be housed within an enclosed building, except for parking, loading facilities, and the temporary short-term storage of goods for the manufacturing process.
- G. Long-term outdoor storage shall not be permitted in the Flex Business area.

- H. Land uses that facilitate the implementation of an agribusiness hub within the Flex Business area shall be permitted.
- I. Interim agricultural uses such as cropping shall be permitted in this area until the land is required for development.
- J. Uses that provide added value to the agricultural crops that are grown locally, regionally, and nationally shall be permitted. Value added agriculture is recognized as enhancing the potential of a raw product through a particular production process.
- K. Developments that are adjacent to, or located in close proximity to, natural features such as Telford Lake, or any greenways and bike paths, should be designed in an attractive manner.
- L. Setbacks from the lot line to the building along the primary roadway and primary entrance to the building shall be attractively landscaped to create a pleasing visual environment.
- M. Development in the Flex Business area shall be in accordance with the regulation of the Land Use Bylaw, to ensure architecture, urban design, and landscaping of a high standard.
- N. Convenience commercial uses, which are primarily intended to serve employees within the Flex Business area may be considered at the discretion of the City of Leduc.
- O. Appropriate landscaping and screening shall be used to enhance important locations such as at roadway entrances to the plan area, and corner lots within the development. Additional landscaping to that normally required in business and industrial areas by the City of Leduc Land Use Bylaw shall be provided on corner sites, with additional requirements identified in zoning, to be defined at the Outline Plan stage.
- P. Where a proposed industrial or commercial use is located on a site adjacent to a non-industrial or non-commercial use or district, the City of Leduc may require mitigation of potential development impacts on the adjacent lands. This may include, but is not limited to, noise attenuation, landscaping, setbacks and buffers, and site design.

4.4 GENERAL COMMERCIAL

The ASP designates two areas – one in the north portion and one in south portion – as General Commercial. These areas are intended to allow for the development of commercial uses that serve the employees in the Aero Employment and Flex Business areas, as well as the travelling public. Appropriate uses will be set out by regulations within the Land Use Bylaw and may include retail stores, eating and drinking establishments, business support services, service stations, personal, professional, financial, and office services.

4.4.1 Policy

- A. General commercial uses shall be permitted in general conformance with locations shown with Figure 9: Land Use Concept
- B. Appropriate landscaping and screening shall be used to enhance important locations such as roadway entrances to the plan area, and corner lots within the development. Additional landscaping to that normally required in business and industrial areas by the City of Leduc Land Use Bylaw shall be provided on corner sites, with additional requirements identified in zoning, to be defined at the Outline Plan stage.

4.5 URBAN SERVICES

The land use concept designates an area within NE ¼ Sec. 30-49-24-W4, south of Telford Lake, as Urban Services, which is intended to accommodate a municipal cemetery (see Figure 9: Land Use Concept). The City of Leduc's cemetery system is running out of capacity. A new cemetery needs to be constructed and be operational within the next two to three years in order to continue serving Leduc and Leduc-area families for the next 25 years and beyond. The cemetery concept master plan and detailed designs for the first phase of cemetery development were underway at the time this ASP was being written.

The vision for the proposed cemetery is a memorial parkland landscape. The design uses bold landscape features including sculptural landform and woodland buffer planting to create sacred burial areas that are innovative and unique, to meet the standard of place-making expected by the City of Leduc. The new cemetery lands will function as a parkland for the living and will form a new part of the overall green infrastructure and amenity assets of the City.

4.5.1 Policy

- A. The development of a cemetery, and related uses, shall be permitted under the Urban Service designation.
- B. An appropriate buffer shall be provided between the cemetery uses and any industrial or commercial land uses. The buffer should consist of a landscaped separation space, with such

features such as trees, shrubs or other vegetation, berms, hedges, or decorative walls or fencing.

- C. Pedestrian and other active modes of travel through the Urban Services area should be considered.

4.6 ENVIRONMENTAL RESERVE

Environmental Reserve (ER) will be dedicated to protect the area around Telford Lake, and other natural features designated for retention. An approximately 10 m wide ER buffer will be established around Telford Lake, based on a legal survey conducted by an Alberta Land Surveyor (ALS), with the assistance of a qualified environmental scientist.

The City of Leduc is actively engaging landowners to dedicate ER prior to subdivision of the parent parcel due to development, to expedite environmental protection of Telford Lake and facilitate the expansion of the recreational multiway project. Should this early dedication be unsuccessful, the City of Leduc will take ER at the first subdivision and any parcel.

Other candidates for ER dedication, as identified in the Biophysical Assessment, will be further assessed and dedicated at the time of subdivision. The natural area located in the south portion of the plan area, is one area that is expected to be partially dedicated as ER.

4.6.1 Policy

- A. Delineation and dedication of an approximately 10 m wide ER setback from the surveyed bed and shore of Telford Lake will occur at the time of subdivision, or prior, subject to separate agreements between the City of Leduc and landowners.
- B. Delineation and dedication of other ER features identified in Figure 9: Land Use Concept will occur at the time of subdivision.
- C. Wherever possible, development impacts to wetland features not taken as ER should be minimized. Where impacts cannot be avoided, compensation will be provided for damage or loss pursuant to the provisions of the Alberta *Water Act* and Wetland Policy.
- D. The provision of recreation facilities within environmental reserve should be avoided where adjacent municipal reserve is available.
- E. A wildlife corridor study shall be completed prior to the approval of any outline plan for NE ¼ Sec. 30-49-24-W4 and Lot 2, Plan 9023255, or prior any further design work for the Spine Road, or at the discretion of the City of Leduc. The corridor study will be developed in partnership with the Leduc County.

4.7 PARK

Park space, dedicated as Municipal Reserve (MR), in the East Telford Lake ASP is allocated to accommodate several purposes: protecting Telford Lake and its eastern drainage course, including a weir and associated riparian area; preserving and protecting the tree stand and wetland in the south of the plan area; providing recreation and education opportunities; and providing habitat and space to move for wildlife.

A strip of land of approximately 50 m wide will be provided adjacent to the Environmental Reserve dedication surrounding Telford Lake and its easterly drainage channel. This area will be used to extend the ecological buffer surrounding the lake, and to allow for the development of limited public recreation infrastructure. Where possible, this area will remain in its natural state, and be remediated where required.

A key feature of this portion of Telford Lake is the extension of the Telford Lake Trail (Telford Lake Master Plan [TLMP], 2010). This 3.0 m asphalt trail (or multiway) would connect to the western portions of the Trail on both the north and south sides of the lake. Trail links to this multiway trail will be established. This will provide pedestrians with access throughout the plan area and the citywide system. In the future, a trail could also be developed linking into a regional trail system to the east, and to Saunders Lake. The TLMP also recommends the development of rest nodes, interpretive viewpoints, boardwalks, and a bird blind. The specific strategy for pedestrian connections and routes shall be determined at the Outline Plan Stage.

The City of Leduc may also consider the development of a staging and/or day use area within this park space, depending on requirements, and availability of land.

4.7.1 Policy

- A. Dedication of an approximately 50 m wide Municipal Reserve open space adjacent to the 10 m Environmental Reserve setback from the surveyed bed and shore of Telford Lake shall occur at the time of subdivision, or prior, subject to separate agreements between the City of Leduc and landowners.
- B. The City of Leduc will require the full 10% MR dedication, whether that is provided as land, cash-in-lieu of land, or a combination thereof, as deemed appropriate by the City of Leduc and in accordance with the MGA. The specific strategy for dedication of Municipal Reserve shall be determined at the Outline Plan stage.
- C. Developments adjacent to the Telford Lake Park space shall provide pedestrian/active transportation access at intervals of approximately 400 m.
- D. Tree stands within MR lands will be preserved and may be enhanced where funding is available. The City may consider the use of Municipal Reserve to acquire tree stands, to be determined at Outline Plan stage.

- E. Public open spaces, trails, and natural areas within the Park designation shall be planned and managed to protect and enhance features such as natural vegetation, habitat, soil, groundwater, and surface water.
- F. Park areas shall remain generally in a natural state, with exceptions for development related to or supporting recreation (e.g. multiway, trails, staging areas, access for boating, nature interpretation sites, and picnic sites).
- G. A wildlife corridor study shall be completed prior to the approval of any outline plan for NE ¼ Sec. 30-49-24-W4 and Lot 2, Plan 9023255, or prior any further design work for the Spine Road, at the discretion of the City of Leduc. The corridor study will be developed in partnership with the Leduc County.

4.8 AGRICULTURE

As indicated in Section 2.8 Agricultural Impact Assessment, while no long-term agricultural uses are contemplated in the East Telford Lake ASP, existing agricultural uses are expected to continue until lands are otherwise required to accommodate planned development. Ranching or livestock raising should be discouraged due to potential incompatibility with adjacent land uses. Interim agricultural uses producing specialty crops that have the ability to be processed in nearby facilities should be encouraged.

4.8.1 Policy

- A. Existing agricultural activity shall be permitted to continue as an interim use as set out by the regulations in the Land Use Bylaw (Urban Reserve district).
- B. The raising of livestock should be discouraged where adjacent to lands that do not permit agriculture as a use.

5.0 TRANSPORTATION

An overall transportation network has been established to accommodate the proposed land uses in this ASP and is shown in Figure 10: Transportation Plan. The ASP establishes approximate alignments for arterial and collector roadways, while local roadways are to be identified by Outline Plans.

A Transportation Impact Assessment was prepared in support of the ASP, and was submitted under separate cover (Stantec, 2018). The TIA establishes background traffic conditions in the vicinity of the proposed ASP, estimates the magnitude and characteristics of traffic generated by at full ASP build out, evaluates the impacts of vehicular traffic generated by the proposed development on the adjacent roadway network, and provides recommendations for appropriate roadway improvements.

5.1 SPINE ROAD

The Spine Road, which will link Range Road 245 and 250, and whose alignment passes through the plan area, is a major transportation corridor linking the East Telford area to the Edmonton International Airport and to other major economic centres in the region. The Spine Road is ultimately envisioned as an 80 km/h, 6-lane, semi-urban, expressway (McElhanney, 2010). Site access separation from an existing or future signalized intersection is to be maximized adjacent to the Spine Road.

5.1.1 Policy

- A. A minimum 800 m intersection spacing requirement should be maintained along the Spine Road. Intersections will only be permitted with other arterial roads or with collector roads. No new intersections with local roads or direct access to adjoining lands will be permitted.
- B. Prior to detailed roadway design or construction, an assessment of wildlife movement, and determination of the impact of the Spine Road, will be required. The City of Leduc may require mitigation methods, such as a wildlife passage, structure, or other such features, be incorporated into the design.

5.2 ARTERIAL & COLLECTOR ROADWAY NETWORK

The Telford Lake ASP identifies a series of internal collector roadways intended to accommodate vehicular traffic generated by the proposed land uses and allow for the future provision of public transit. Beyond the Spine Road and Rollyview Road, no additional arterial roadways are anticipated. These roads are ultimately to be built out as six- and four-lane divided arterials, respectively.

A Transportation Impact Assessment (TIA), submitted under separate cover, provides recommendations for roadway geometries and signalization for both the 10-year and 20-year horizons (Stantec, 2018).

5.2.1 Policy

- A. Arterial and collector roadways within the East Telford Lake ASP shall be developed in general accordance with Figure 10: Transportation Plan.
- B. Arterial and collector roadways north of Telford Lake will be designed to a rural standard, unless otherwise specified in roadway planning studies, or where they tie into existing urban standard roadways.
- C. Arterial and collector roadways south of Telford Lake will be designed to an urban standard, unless otherwise specified in roadway planning studies.
- D. As development occurs, the City of Leduc will review opportunities and requirements for public transit. Arterial and collector roadways may, at discretion of the City, be designed to accommodate transit routes and stops. Locations of transit stops and routes will be determined at the Outline Plan stage.
- E. Outline plans shall identify sufficient road right of way to accommodate the roadway requirements identified in the East Telford Lake TIA, or through functional plans. If modifications to roadway standards are required, cross sections shall be approved by the City of Leduc.

5.3 LOCAL ROADWAYS

Requirements for local roadways will be determined at the Outline Plan stage.

5.3.1 Policy

- A. Local roadway alignments will be identified at the Outline Plan stage and will be designed and developed to a rural standard, in accordance with the City of Leduc Minimum Engineering and Design Standards.
- B. Local roadway alignments will be identified at the Outline Plan stage and will be designed and developed to an urban standard, in accordance with the City of Leduc Minimum Engineering and Design Standards.
- C. Local roadways north of Telford Lake will be designed to a rural standard, unless otherwise specified in roadway planning studies, or where they tie into existing urban standard roadways.
- D. Local roadways south of Telford Lake will be designed to an urban standard, unless otherwise specified in roadway planning studies.

5.4 PROCESSIONAL ROUTES

In order to reflect the character of the routes into the Urban Services Area (municipal cemetery) as areas of solemn reflection and respect, to provide space for 'decompression', and to differentiate them from other exclusively industrial/commercial areas, alternative design standards may be applied to applicable Processional Routes.

5.4.1 Policy

- A. Notwithstanding Policies 6.2.1 (B) and 6.3.1 (A), roadways indicated in Figure 10: Transportation Plan as Processional Routes, shall be designed constructed, to the satisfaction of the City of Leduc, to ensure their intended function and character. Other roadways, including local roadways, may be identified at the Outline Plan stage.

6.0 SERVICING

A Servicing Study outlining the stormwater, sanitary, and water systems for the ASP area, was prepared and submitted under separate cover (Stantec, 2018). This section provides a description of the conceptual servicing schemes, and provides policy direction. All water, sanitary and storm servicing plans will need to be confirmed at subsequent design stages.

6.1 STORMWATER MANAGEMENT

Figure 11: Stormwater Servicing shows the proposed stormwater servicing plan. Several stormwater management facilities (SWMFs) are identified based on the existing topography and drainage patterns and the land use and transportation designs. The location and configuration of the proposed stormwater management facilities will be further refined based on the detailed drainage area grading and internal roadway network requirements.

The north area of the East Telford Lake ASP is proposed to be developed to rural standards while the south area is proposed to be developed to urban standards. The conveyance system within each drainage basin will need to be designed based on the local roadway configuration and site grading requirements.

As shown on Figure 11: Stormwater Servicing, three outfalls are proposed to service the ASP area. It is proposed that the south ETL area will be drained to Telford Lake through the two proposed outfalls. For the north ASP area, one outfall is proposed through a tributary located on a privately-owned parcel in the County discharging to Saunders Lake. This cross-boundary drainage will require intermunicipal and/or owner approval. Alternatively, a piped outlet discharging directly to Saunders Lake could be constructed along Township Road 500. Draining the north ETL area to Telford Lake would require pumping and is not recommended.

Stormwater management in the Urban Service (Cemetery) area requires more detailed design, however as the runoff volume and corresponding storage volumes are relatively small, it may drain directly to Telford Lake or combined with the proposed SWMF to the east. The Harvest Industrial Park area currently drains through two existing drainage channels through the East Telford Lake ASP area. With the proposed development, the existing drainage channels will be eliminated, and therefore drainage is proposed to be rerouted through the 65 Avenue / Twp. Rd. 500 ditch.

6.1.1 Policy

- A. Prior to any development and in conjunction with the development of Outline Plans for any portion of the plan area, detailed engineering reports must be prepared by the proponent and accepted by the City of Leduc.
- B. Stormwater management facilities shall be in general accordance with the servicing scheme shown in Figure 11: Stormwater Servicing.
- C. Low Impact Development stormwater management techniques should be incorporated into roadway and site design.
- D. The City may consider innovative servicing and utility technologies if they are proven to be equally or more efficient, cost-effective, aesthetically acceptable, and environmentally beneficial than existing technologies, and if they will result in long-term economic, social, and environmental benefits to the community. Innovative servicing must be sustainable in the long term and cannot increase liability or maintenance for the City of Leduc, on an objective quantitative basis, to be considered.

6.2 SANITARY SEWER

The proposed sanitary system for the East Telford Lake ASP is to be serviced by an existing Alberta Capital Region Wastewater Commission (ACRWC) sanitary trunk sewer at Airport Road.

Most of the East Telford Lake ASP area, including the entire area to the north of the lake, and a portion of the area south of the lake, is proposed to be serviced by a Stage 1 lift station located in the northeast part of the ASP as shown on Figure 12: Sanitary Servicing. The Stage 1 lift station and forcemain would discharge to existing/proposed sanitary sewers through the Leduc Energy/Business Park development.

With limited available capacity in the existing sewer system, some southern portions of the ASP area as well as a large service area (~29 quarter sections) south of the East Telford Lake ASP area will be serviced by a Stage 2 lift station and forcemain to route the balance of projected flow through the County of Leduc directly into the ACRWC system.

6.2.1 Policy

- A. Prior to any development and in conjunction with the development of Outline Plans for any portion of the plan area, detailed engineering reports must be prepared by the proponent and accepted by the City of Leduc.
- B. The City may consider innovative servicing and utility technologies if they are proven to be equally or more efficient, cost-effective, aesthetically acceptable, and environmentally beneficial than existing technologies, and if they will result in long-term economic, social, and environmental benefits to the community. Innovative servicing must be sustainable in the long term and cannot increase liability or maintenance for the City of Leduc, on an objective quantitative basis, to be considered.

6.3 WATER NETWORK

The proposed water servicing plan generally conforms to the proposed servicing plan in the City of Leduc Water Master Plan. The proposed water distribution system is shown in Figure 13: Water Servicing. The proposed distribution system alignments follow arterial and collector roadways. During subsequent development design stages, some watermain alignments may be shifted to local roads to allow servicing of parcels fronting local roads.

6.3.1 Policy

- A. Prior to any development and in conjunction with the development of Outline Plans for any portion of the plan area, detailed engineering reports must be prepared by the proponent and accepted by the City of Leduc.
- B. Services shall be constructed with appropriate oversizing to accommodate future development within the plan area, as identified in detailed engineering reports, as well as future offsite development, if feasible and as required by the City of Leduc.

7.0 IMPLEMENTATION

The implementation of this plan may require amendments to the Land Use Bylaw to create or modify land use districts or overlays to support implementation of the policy directions of this plan.

Outline Plans will be required prior to redistricting and subdivision to ensure that sub-areas are planned to an appropriate level of detail.

Within this plan area, the City of Leduc will require development proponents to assume financial responsibility for the extension of all required municipal utility services, including any initial capital cost. In accordance with the provisions of the *Municipal Government Act*, the City will endeavour to ensure that development proponents receive appropriate compensation from future benefiting developments as they occur, either through the establishment of a levy, cost sharing arrangements, or some combination thereof.

7.1 OUTLINE PLANS

7.1.1 Policy

- A. Prior to the approval of redistricting or subdivision that would allow development to proceed, detailed Outline Plans shall be prepared by the applicant and accepted by the City of Leduc. The City, at its sole discretion, may waive the requirement for an Outline Plan.
- B. Outline Plans shall be consistent with the East Telford Lake ASP, and with all adjacent Outline Plans.

7.2 LAND USE BYLAW

7.2.1 Policy

- A. Amendments to the Land Use Bylaw may be required to ensure that development occurs as envisioned in the East Telford Lake ASP. The City of Leduc shall be responsible for initiating the amendment process.

7.3 STAGING

Development is anticipated to begin in the north of the ASP area, and proceed south and west, as services are extended as indicated in Figure 14: Staging Plan. In general, development will proceed in a manner that is contiguous, logical, and economical with respect to municipal servicing.

Development of individual phases may vary from the actual outline plan, redistricting and subdivision applications, depending on market demand and the aspirations of respective landowners. Should sufficient demand warrant, or engineering design be made more efficient, portions of separate phases may be developed concurrently.

Per Section 5.8 of the IDP, future development within Policy Area G (located south of Telford Lake) is not expected to occur within the 35-year time horizon of the IDP. However, development of the cemetery (Urban Services) may proceed in advance of the full availability of municipal services.

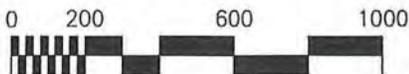
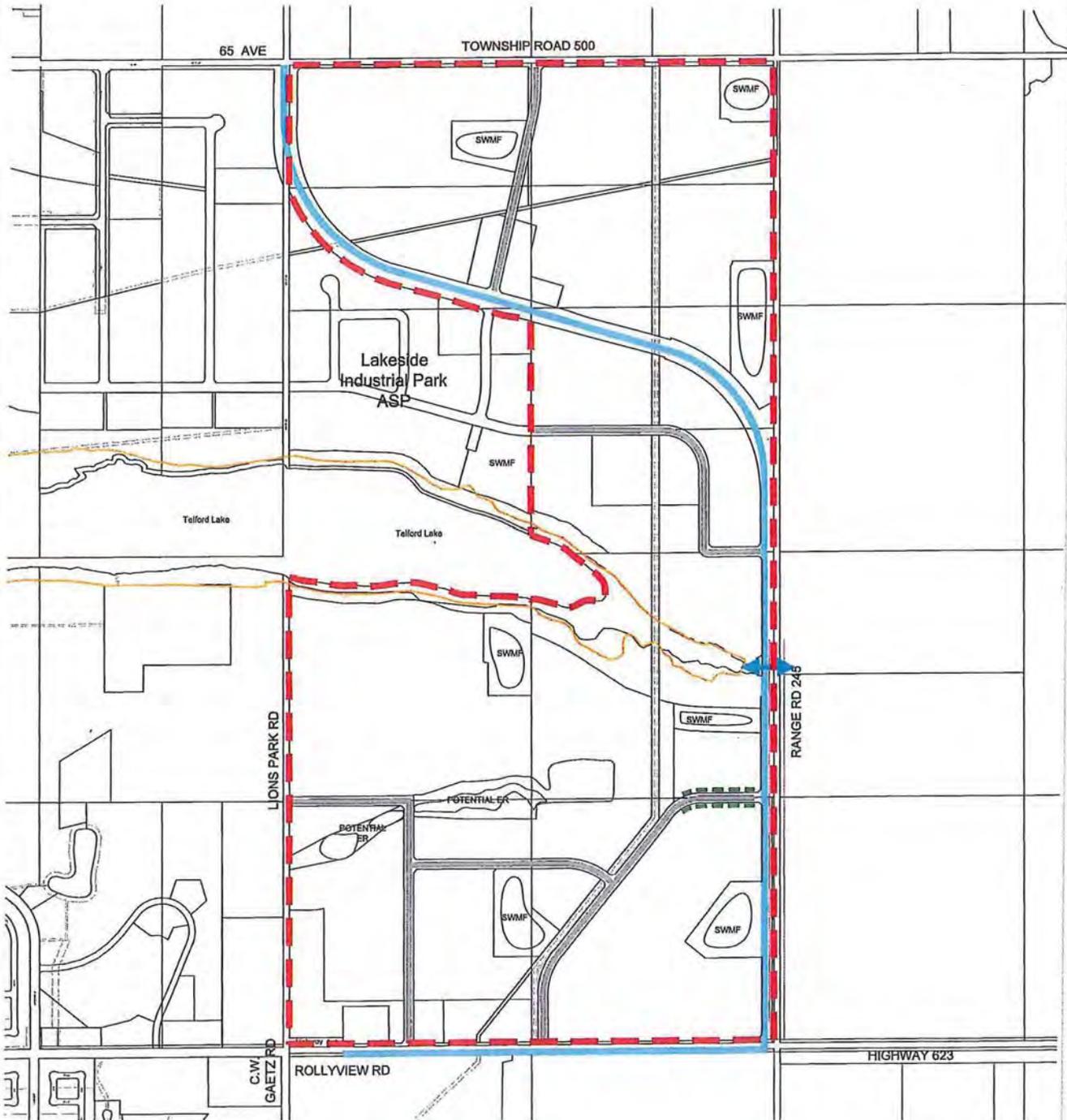
FIGURE 10.0

TRANSPORTATION



LEGEND

-  COLLECTOR ROADWAY
-  ARTERIAL ROADWAY
-  PROCESSIONAL ROUTE
-  FUTURE WILDLIFE PASSAGE (CONCEPTUAL LOCATION)
-  MULTIWAY
-  ASP BOUNDARY



SCALE - 1:20,000
ORIGINAL SHEET - ANSI A

December 12, 2018
1161 106060 KC

CITY OF LEDUC
EAST TELFORD LAKE
AREA STRUCTURE PLAN

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FIGURE 11.0

STORMWATER CONCEPT



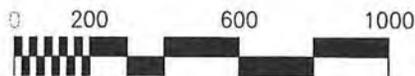
LEGEND

- STORM WATER MANAGEMENT FACILITY
- PROPOSED STORM OUTFALL PIPE
- PROPOSED STORM OUTFALL
- ALTERNATIVE STORM OUTFALL PIPE TO SAUNDERS LAKE
- PROPOSED STORM CATCHMENT BOUNDARY
- ASP BOUNDARY



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ORIGINAL SHEET - ANSI A



December 12, 2018
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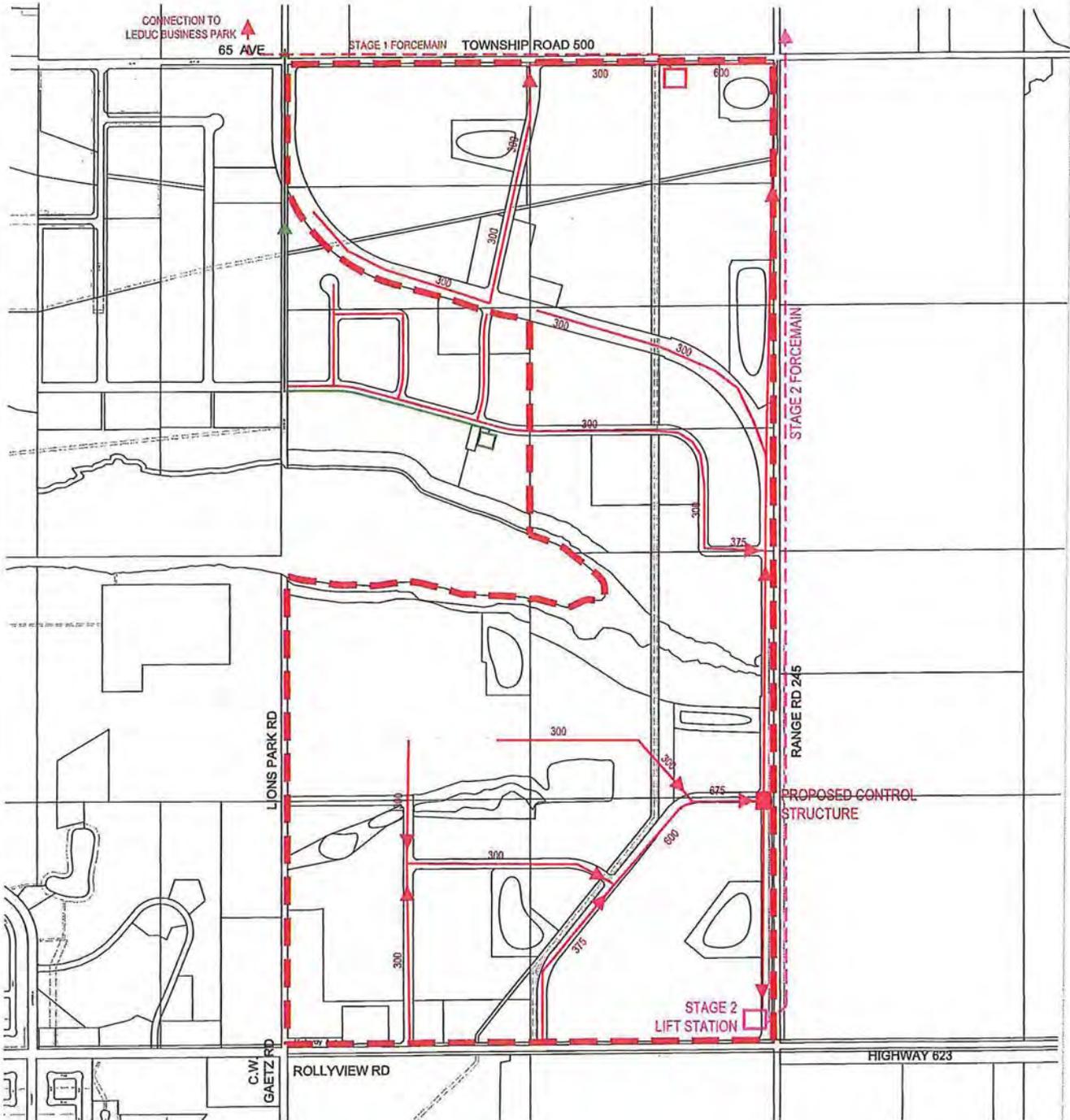
FIGURE 12.0

SANITARY SEWER CONCEPT



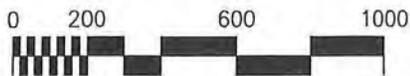
LEGEND

- PROPOSED SANITARY SEWER
- - - STAGE 1 SANITARY FORCEMAIN
- LIFT STATION
- 300 SEWER SIZE (mm)
- - - STAGE 2 SANITARY FORCEMAIN
- INTERIM SANITARY SEWER
- ▬ ASP BOUNDARY



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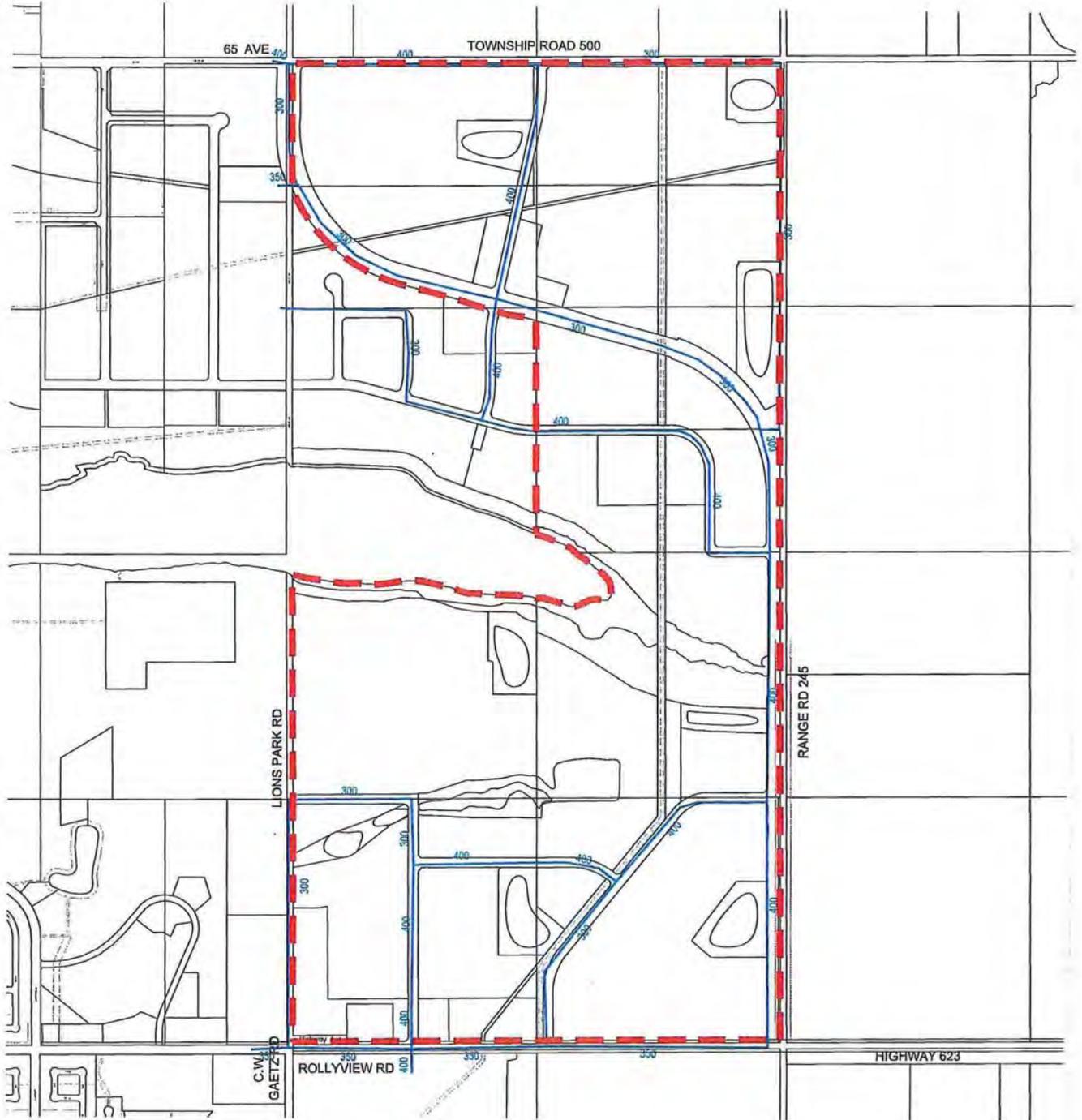
FIGURE 13.0

WATER NETWORK CONCEPT



LEGEND

-  PROPOSED WATERMAIN
-  300 WATERMAIN SIZE (mm)
-  ASP BOUNDARY



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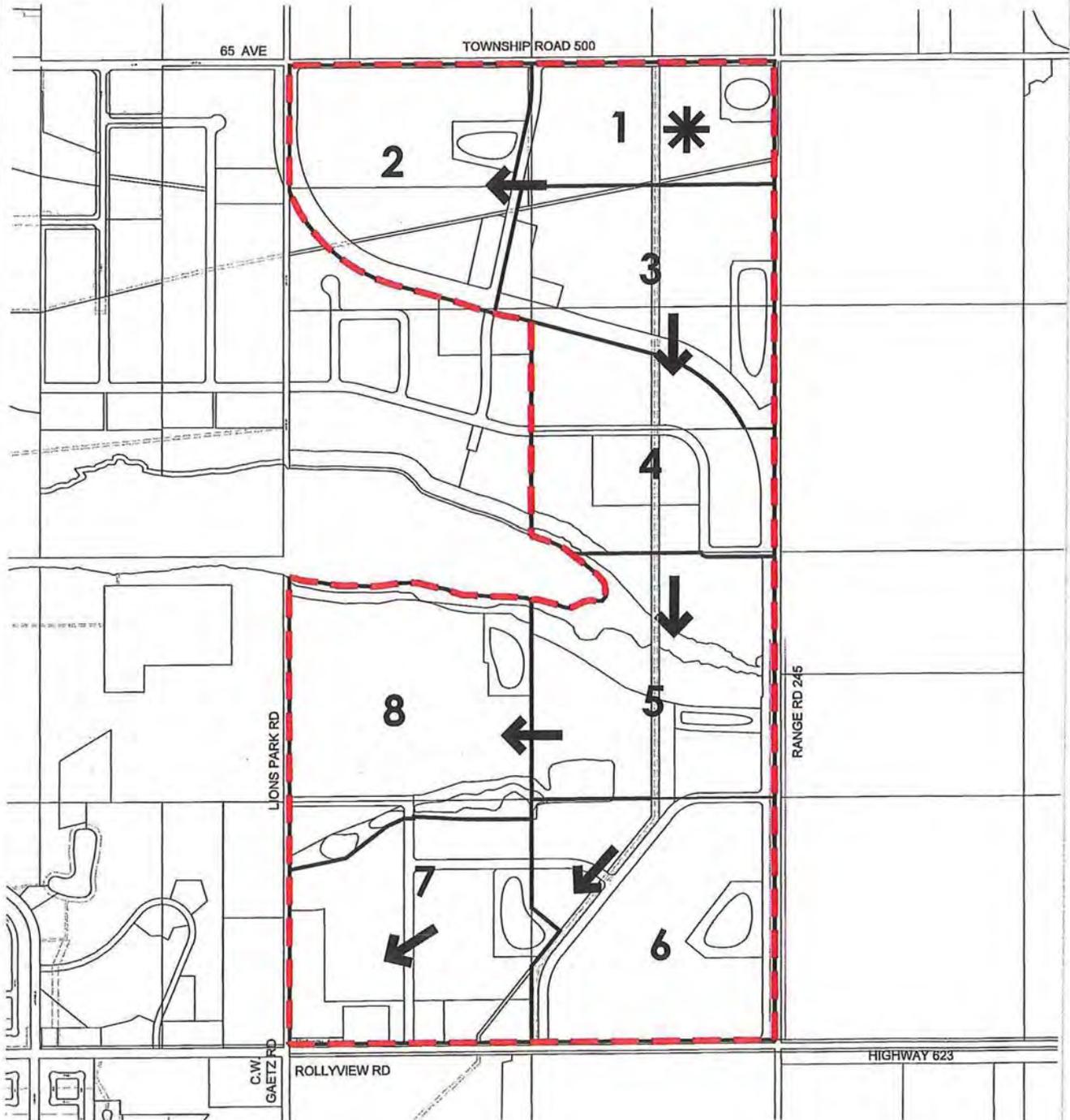
FIGURE 11.0

STAGING PLAN



LEGEND

- INITIAL AREA OF DEVELOPMENT
- INDICATES THE GENERAL DIRECTION OF DEVELOPMENT
- ASP BOUNDARY



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ORIGINAL SHEET - ANSI A



December 12, 2018
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8.0 REFERENCES

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NOTICE OF PUBLIC HEARING

ADOPTION OF AN AREA STRUCTURE PLAN

SECTION 30-49-24-W4 & NE, NW & SE 31-49-24-W4 (EAST TELFORD LAKE AREA STRUCTURE PLAN)

Under the Municipal Government Act, the City of Leduc may, by bylaw, adopt an area structure plan for the purpose of providing a framework for subsequent subdivision and development of an area. The proposed bylaw adopting an area structure plan must be published to allow citizens an opportunity to clarify what is proposed, ask questions, or present objections at a required public hearing held prior to Council approving the area structure plan.

Bylaw No. 1008-2018

The purpose of proposed Bylaw No. 1008-2018 is to adopt an area structure plan (ASP) for Section 30-49-24-W4 and the NE, NW and SE 31-49-24-W4. These lands are bounded by the Harvest Industrial and Lakeside Industrial lands on the northwest, Lede Park and the Lions Campground on the southwest, the future Eaton and Emery neighbourhood to the south, and Leduc County lands to the south, east and north.

The ASP is comprised primarily of business commercial/industrial land uses in keeping with the vision outlined in the City of Leduc Municipal Development Plan and Intermunicipal Development Plan. The City's existing cemetery system is almost at capacity. As a result, a new municipal cemetery is anticipated on the NW ¼ Section 30-49-24-W4. A large area of park and environmental reserve is also proposed at the eastern tip of the lake, becoming a key feature in the plan by both preserving and enhancing the natural features in this area and providing a natural link for wildlife passing between the City of Leduc and Leduc County.

A copy of the proposed bylaw to be presented to City Council may be inspected by the public between the hours of 8:30 a.m. and 12:00 noon and 1:00 p.m. and 4:30 p.m. Monday through Friday at the Office of the City Clerk or at the Planning and Development Department, City Hall, Leduc Civic Centre, 1 Alexandra Park, 46th Avenue and 48A Street, Leduc, Alberta. Inquiries respecting the proposed bylaw or area structure plan may be made by contacting April Renneberg at the Planning and Development Department at (780) 980-8439.

Public Hearing – February 25, 2019

At its meeting on **Monday, February 25, 2019 at 7:00 p.m.** or as soon thereafter as may be convenient, in the Council Chambers, City Hall, Leduc Civic Centre, 1 Alexandra Park, 46th Avenue and 48A Street, Leduc, City Council will hold a public hearing on the proposed Bylaw. All interested persons may be heard by Council prior to the proposed bylaw being considered for second reading.

Any person who wishes to speak to City Council at the time of the public hearing is requested to advise the City Clerk's Office, at 780-980-7177 before **12:00 noon, Monday, February 25, 2019**. They may also be heard by responding to the Mayor's call for delegations at the time of the public hearing. Written submissions must be submitted to the City Clerk's Office, City Hall, before **12:00 noon, Friday, February 22, 2019**.

This notice is being advertised in the February 8 and 15, 2019 issues of this newspaper.



**Written Submission for Public Hearing on February 25, 2019, on
Bylaw No. 1008-2018 – East Telford Lade Area Structure Plan**

From: Bruce A. McCollum
Sent: February-20-19 6:18 PM
To: Sylvain Losier <SLosier@leduc.ca>
Subject: RE: East Telford Lake ASP - Final Draft

Hi Sylvain,

Further to our conversation on February 19/19 regarding my concerns with the proposed ASP which I have outlined herein.

- a) I would like to propose that the south half of our land be classified as Aero Employment under land use. This would provide much more flexibility over time to develop our land. This portion will be accessible from the collector and easy connection to the highway. We do not believe the market will be deep enough to populate the entire property under Flex Business. We are happy with the Flex Business land use on the north half of our land as it relates to the lake and the multiway.
- b) I think that stating in the ASP that our land south of Telford Lake won't be developed for 35 years is a very negative statement. Potential tenants, investors, developers and financial institutions look at that, because the City has said it, and bypass our area to focus on lands north of the lake and north of the airport. This kind of statement is not good for any of the stakeholders.
- c) Designating the land south of the lake as urban cross section will significantly add to the servicing costs and render the serviced sites uncompetitive compared to lands north of the airport and north of the lake.

We hope that the City will appreciate these concerns and consider modifying the ASP in favor of the comments above. Thank you.

Bruce A. McCollum
President
Baramy Investments Ltd.

PRESENTATIONS

There were no Presentations.

Business

Leduc Public Library Update

Presented by
C. Frybort, Library Director

MEETING DATE: February 25th, 2019

SUBMITTED BY: Jennifer Cannon, Director of Finance

PREPARED BY: Carmen Dragan-Sima, Manager Budgets and Financial Planning

REPORT TITLE: 10 Year Capital Plan Sequencing

REPORT SUMMARY

Following the December 10th 2018 and January 14th, 2019 Committee-of-the-Whole meetings, as part of the 2020 Budget Process, Council has asked Administration to provide the Capital Plan in order to provide Council with early involvement with the planning of the 2020 Capital plan. This supports enhanced communication between Council and Administration and will provide more touch-points to exchange ideas in the new budget process.

BACKGROUND

KEY ISSUE(S) / CONTEXT:

As a starting point for the 2020 Budget process, Council has requested that the Capital plan be brought forward for discussion earlier in the year, in order to allow them to provide input and feedback. The attached Capital Plan is a snap shot of the 2019 Capital plan focusing only on years 2020 – 2028, which was presented at the Public Budget Meetings in November 2018.

ATTACHMENTS:

2020 – 2028 Capital Budget Plan

Others Who Have Reviewed the Report

D. Melvie, Acting City Manager / B. Loewen, City Solicitor / I. Sasyniuk, General Manager, Corporate Services / D. Melvie, General Manager, Community & Protective Services / M. Pieters, General Manager, Infrastructure & Planning / C. Dragan-Sima, Acting Director, Finance



City of Leduc 2020 - 2028 Capital by Program

	Ranking	2020	2021	2022	2023	2024	2025	2026	2027	2028
65th Ave Capital Program										
075.064 65th Avenue East (35th Street to Spine Road) – 2L #27	Mandatory	900,000	-	-	-	-	-	-	-	-
075.066 Grant MacEwan Construction (65th Ave to Bridgeport) #52	Mandatory	400,000	-	3,200,000	-	-	-	-	-	-
075.075 65th Avenue West (Discovery to Grant MacEwan) #23	Mandatory	280,000	-	2,720,000	-	-	-	-	-	-
075.050 65th Avenue West (Discovery Way to QE II) - 2L #74	Mandatory	-	3,000,000	-	-	-	-	-	-	-
075.074 65th Avenue/Discovery Traffic Signal #63	Mandatory	-	262,000	-	-	-	-	-	-	-
Total: 65th Ave Capital Program *		1,580,000	3,262,000	5,920,000	-	-	-	-	-	-
<i>* Dependent on Grant Funding</i>										
Capital Engineering										
077.290 Back-Lane Capital Program	Mandatory	1,025,000	1,050,000	1,075,000	1,100,000	1,125,000	1,150,000	1,175,000	1,200,000	1,225,000
076.316 Crystal Creek Site Servicing*	Mandatory	-	-	-	-	-	6,200,000	3,150,000	-	-
076.303 Telford Lake Multiway	Mandatory	600,000	-	-	-	-	-	-	-	-
077.485 Capital Engineering	Mandatory	306,000	312,000	318,000	324,000	330,000	336,000	342,000	348,000	354,000
076.191 Utility Liners and Spot Repairs	Mandatory	306,000	-	312,000	-	324,000	-	330,000	-	336,000
076.300 Water Master Plan Update	Mandatory	-	-	-	-	-	250,000	-	-	-
077.562 New Traffic Signal Installation	Necessary	-	290,000	-	-	-	-	-	-	-
076.180 Infrastructure Condition Assessments	Mandatory	-	178,500	-	185,500	-	193,000	-	201,000	-
104.003 Wayfinding	Desirable	150,000	-	-	-	-	-	-	-	-
080.243 Side Walk Replacement Program	Mandatory	108,800	111,200	113,600	116,100	118,700	121,400	124,142	127,000	129,540
076.568 CDC Capital Engineering	Necessary	102,000	104,000	106,000	108,000	110,000	112,000	114,000	116,000	118,000
076.295 Stormwater Master Plan	Necessary	450,000	-	-	-	-	-	-	-	-
077.527 MPMA- Data Collection	Mandatory	-	-	91,500	-	-	93,000	-	-	95,000
076.306 Windrose Multiway	Desirable	540,000	-	-	-	-	-	-	-	-
077.585 2020 Capital Road Program	Mandatory	6,060,000	-	-	-	-	-	-	-	-
076.296 48A Street (Civic Center) Utility Upgrades	Mandatory	1,700,000	-	-	-	-	-	-	-	-
080.278 Civic Centre Concrete Replacement	Mandatory	800,000	-	-	-	-	-	-	-	-
080.266 Storm Pond Refurbishment	Mandatory	560,000	-	-	-	-	-	-	-	-
076.564 Future Utility Program	Mandatory	500,000	510,000	520,000	530,000	540,000	550,000	560,000	570,000	580,000
077.560 Traffic Signal Upgrades	Mandatory	200,000	-	200,000	-	200,000	-	200,000	-	200,000
076.563 Regional Transportation Planning	Necessary	200,000	-	-	-	-	-	-	-	-
077.587 Future Roadway **	Mandatory	-	10,000,000	-	-	-	-	-	-	-
076.562 2021 Capital Road Program	Mandatory	-	6,120,000	-	-	-	-	-	-	-
076.160 Snow Storage Site (excludes land)	Necessary	-	400,000	3,700,000	-	-	-	-	-	-
076.561 Lions Park Secondary Trails	Necessary	-	400,000	-	-	-	-	-	-	-
076.305 Multiway Development	Desirable	-	350,000	465,000	-	490,000	-	405,000	-	-
076.567 Lede Park Multiway	Necessary	-	300,000	-	-	-	-	-	-	-
077.586 Future Road Program	Mandatory	-	-	6,180,000	6,240,000	6,300,000	6,360,000	6,420,000	6,480,000	6,540,000
076.570 Rugby Club Parking Lot	Desirable	-	-	-	525,000	-	-	-	-	-
077.541 Transportation Master Plan	Necessary	-	-	520,000	-	-	-	-	520,000	-
076.158 Water Distribution System Upgrades	Mandatory	-	-	-	750,000	-	-	-	-	-
076.302 Community Parks Parking Lot	Necessary	-	-	-	250,000	300,000	300,000	300,000	300,000	400,000
076.317 Sanitary Over sizing for lands outside the City (East)	Necessary	-	-	-	-	1,000,000	-	-	-	-
076.299 Sanitary Master Plan Update	Mandatory	-	-	-	-	225,000	-	-	-	-
076.566 Lions Park Lookout	Necessary	-	-	-	-	-	800,000	-	-	-
076.198 Sanitary over sizing for land outside of City limits (West)	Necessary	-	-	-	-	-	-	1,100,000	-	-
Total: Capital Engineering		13,607,800	20,125,700	13,601,100	10,128,600	11,062,700	16,465,400	14,220,142	9,862,000	9,977,540

* There is potential that this project may be accelerated

** Dependent on Grant Funding



City of Leduc 2020 - 2028 Capital by Program

	Ranking	2020	2021	2022	2023	2024	2025	2026	2027	2028
Computer Services Capital Program										
015.180 Desktop Computer Renewal (Evergreen) - Hardware	Mandatory	197,000	151,850	117,500	188,500	178,850	148,500	134,500	197,350	190,000
015.291 Email Upgrade	Mandatory	-	-	-	35,000	-	-	-	40,000	-
015.286 Server Renewal (Evergreen) - Software	Mandatory	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000
015.186 Server Renewal (Evergreen) - Hardware	Mandatory	26,000	26,000	26,000	26,000	26,000	26,000	26,000	26,000	26,000
015.289 Firewall Upgrade (Evergreen)	Mandatory	-	-	-	30,000	-	-	-	35,000	-
015.160 Network Renewal (Evergreen)	Mandatory	20,000	25,000	25,000	25,000	25,000	25,000	30,000	30,000	30,000
015.280 Desktop Computer Renewal (Evergreen) - Software	Mandatory	13,800	8,800	8,800	14,000	12,200	10,200	8,800	13,600	13,800
015.290 Paperless Council	Mandatory	-	21,000	-	-	-	21,000	-	-	-
Total: Computer Services Capital Program		265,800	241,650	186,300	327,500	251,050	239,700	208,300	350,950	268,800
eGovernment Strategies										
092.240 Integrated Enterprise Finance & HR System	Mandatory	605,000	25,000	55,000	25,000	25,000	55,000	25,000	25,000	55,000
092.360 IT Governance	Mandatory	175,000	175,000	175,000	50,000	50,000	50,000	50,000	50,000	50,000
092.355 Content Management Software	Desirable	100,000	50,000	-	-	-	-	-	75,000	100,000
092.377 OH&S Software	Necessary	40,000	40,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
092.368 Asset Management	Necessary	75,000	170,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000
092.373 Planning Software	Necessary	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
092.375 Community Reporting	Necessary	75,000	-	10,000	-	10,000	-	10,000	-	10,000
092.376 EDRMS (Electronic Document Records Management System)	Necessary	-	300,000	-	-	-	-	-	-	-
092.374 LRC Cell Phone Coverage Upgrade	Mandatory	-	200,000	-	-	-	-	-	-	-
Total: eGovernment Strategies		1,080,000	970,000	310,000	145,000	155,000	175,000	155,000	220,000	285,000
Environmental Services Capital Program										
078.054 Annual Cart Purchases	Necessary	36,000	73,000	37,000	76,000	39,000	79,000	40,000	82,000	41,000
078.042 First Level Environmental Audit	Necessary	-	-	16,000	-	-	34,000	-	-	-
078.050 Environmental Plan Initiatives	Necessary	-	12,000	-	12,000	-	12,000	-	12,000	-
078.048 Environmental Sustainability Plan	Desirable	-	70,000	-	-	-	-	-	-	-
Total: Environmental Services Capital Program		36,000	155,000	53,000	88,000	39,000	125,000	40,000	94,000	41,000
Equipment Services Capital Program										
083.167 Fire Engines	Mandatory	-	-	900,000	-	-	-	1,500,000	-	-
083.215 Joint Venture Transit Buses	Mandatory	-	-	-	100,000	1,100,000	100,000	100,000	-	-
083.135 Grader	Mandatory	-	-	554,000	-	-	-	-	-	-
083.178 Tandem	Mandatory	-	-	255,000	255,000	-	-	255,000	-	-
083.174 Pickup Trucks for Public Services *	Mandatory	-	103,000	135,000	45,000	-	-	-	90,000	-
083.165 1993 Kubota Tractor	Mandatory	-	-	-	-	-	-	-	-	120,000
083.159 Turf Mower	Mandatory	-	-	-	-	-	111,000	-	-	-
083.129 2013 Protective Services Vehicle	Mandatory	160,000	-	-	80,000	-	-	-	-	-
083.173 Skid Steer	Necessary	-	-	-	-	-	-	95,000	-	-
083.125 4 X 4 Fire Unit	Necessary	-	62,000	-	62,000	187,000	-	-	-	-
083.138 Half-ton for Facilities Technician	Mandatory	-	-	-	-	145,000	-	-	-	-
083.142 Mule	Mandatory	-	60,000	36,000	-	48,000	-	-	36,000	18,000
083.220 Specialized Parks Vehicle (Mini Truck)	Necessary	-	-	-	-	-	-	-	-	15,000
083.140 Loader 938G	Mandatory	357,600	-	-	-	357,600	-	-	-	-
083.168 Fire Ambulance unit 252	Mandatory	271,000	542,000	-	-	-	-	-	-	-
083.170 Special Transportation	Mandatory	200,000	200,000	-	400,000	-	-	200,000	-	-
083.231 Draft Commander (New addition)	Mandatory	-	130,000	-	-	-	-	-	-	-
083.143 Olympia	Mandatory	120,000	-	-	-	125,000	-	130,000	-	-



City of Leduc 2020 - 2028 Capital by Program

	Ranking	2020	2021	2022	2023	2024	2025	2026	2027	2028
083.141 Mower	Mandatory	95,000	-	120,000	-	-	-	-	-	-
083.169 Fire ATP - Unit 353	Mandatory	90,000	-	-	-	-	-	-	-	-
083.175 One Tons for Public Services	Mandatory	70,000	-	-	-	86,000	188,000	-	-	-
083.145 Planning Truck	Mandatory	42,500	-	40,000	35,000	-	84,400	77,000	42,500	-
083.158 Top Dresser	Mandatory	30,000	-	-	-	-	-	-	-	-
083.134 Graco Line Painter Unit 409	Mandatory	25,000	-	-	-	-	-	-	-	-
083.122 Speed Plow	Mandatory	10,000	-	-	-	-	-	-	-	-
083.176 Bucket Truck	Mandatory	-	300,000	-	-	-	-	-	-	-
083.192 Toro 4000D Mower	Mandatory	-	285,000	-	-	-	-	-	-	-
083.123 2012 Gravel Truck - Unit 409	Mandatory	-	210,000	-	-	-	-	-	-	-
083.209 Water Commission Vehicles	Mandatory	-	125,000	-	-	-	-	-	-	-
083.191 Tore 580 Mower	Mandatory	-	120,000	-	-	-	-	-	-	-
083.184 Multipurpose Utility Vehicle	Mandatory	-	90,000	-	-	-	-	-	-	-
083.193 Small Detail Mower	Mandatory	-	40,000	-	-	-	-	-	-	-
083.221 Lake Weed Harvester Replacement	Mandatory	-	-	500,000	-	-	-	-	-	-
083.202 Parade Float Chassis	Mandatory	-	-	20,000	-	-	-	-	-	-
083.154 Snow Blower	Mandatory	-	-	-	150,000	-	-	-	150,000	-
083.200 One-Ton Truck With Plow & Slip-In Sander	Mandatory	-	-	-	85,000	-	-	-	-	-
083.187 Truck for Facilities Dept	Mandatory	-	-	-	50,200	-	-	-	-	-
083.126 Aerator	Mandatory	-	-	-	31,000	-	-	-	-	-
083.206 Fleet Services Service Truck	Mandatory	-	-	-	-	150,000	-	-	-	-
083.199 Asphalt Hot Box Trailer	Mandatory	-	-	-	-	74,000	-	-	-	-
083.128 Backhoe/Loader	Mandatory	-	-	-	-	-	165,000	-	-	-
083.208 Ice Breaker Attachment	Necessary	-	-	-	-	-	-	60,000	-	-
083.212 Utility Roller	Necessary	-	-	-	-	-	-	50,000	-	-
083.211 Turf Vac Sweep	Necessary	-	-	-	-	-	-	41,000	-	-
083.213 Heavy Duty Truck & Box	Mandatory	-	-	-	-	-	-	-	86,000	-
083.177 Vehicle for Refrig Controls Tech	Mandatory	-	-	-	-	-	-	-	52,000	-
083.225 3/4 Ton Truck	Mandatory	-	-	-	-	-	-	-	-	52,500
083.227 Truck - Operator Infrastructure Maintenance	Mandatory	-	-	-	-	-	-	-	-	52,500
Total: Equipment Services Capital Program		1,471,100	2,267,000	2,560,000	1,293,200	2,272,600	648,400	2,508,000	456,500	258,000

* Project expenditures include the purchase of one 2-ton service body truck and two general pick-up trucks

Facilities - Major Facilities

087.173 Partnership Opportunities	Desirable	-	7,900,000	-	-	-	-	-	-	-
087.161 North Fire Hall*	Mandatory	-	-	TBD - \$8.0M			-	-	-	-
087.151 City of Leduc Facilities Master Plan	Necessary	-	-	-	150,000	-	-	-	-	150,000
087.162 West Public Works Satellite Shop (no land cost included)	Necessary	-	-	-	-	-	-	152,000	1,117,000	-
087.164 West Campus Twin Arenas	Necessary	-	-	-	-	-	-	2,167,000	15,893,000	-
087.166 Twin field houses West Campus**	Necessary	-	-	-	-	-	-	2,880,000	21,120,000	-
087.172 Community Hub (Alexandra Arena re-purpose)	Necessary	-	-	-	-	-	-	-	-	12,537,000
087.165 Park and Ride location west campus	Necessary	-	-	-	-	-	-	225,000	1,500,000	-
Total: Facilities - Major Facilities		-	7,900,000	-	150,000	-	-	5,424,000	39,630,000	12,687,000

* Actively pursuing partnership opportunities

** This project could be accelerated as there is a potential to partner with BGRSD

It is important to recognize there are projects in years 2029 - 2033 that total \$23.0M as a part of the Facilities Master Plan.



City of Leduc 2020 - 2028 Capital by Program

	Ranking	2020	2021	2022	2023	2024	2025	2026	2027	2028
Facility Restorations and Improvements										
086.267 Protective Services Building Capital Renewal	Mandatory	-	-	-	-	20,173	-	-	257,243	-
086.266 LRC Capital Renewal Project	Mandatory	426,441	-	-	249,448	44,381	-	440,619	140,000	-
092.371 Digital Sign Replacement	Mandatory	125,000	-	-	-	-	-	-	-	-
086.274 LRC Pool Old Mechanical Room Renovations PHII	Mandatory	30,548	-	-	38,989	1,063,774	310,805	-	-	32,718
087.145 Capital Equipment Renewal LRC	Mandatory	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000
086.304 Building Security Enhancements	Mandatory	50,000	-	50,000	-	50,000	-	50,000	-	50,000
086.263 Alexandra Arena Capital Renewal*	Mandatory	731,800	-	-	-	-	-	14,528	48,250	-
086.261 Telford House Facility Rehabilitation	Mandatory	15,000	-	-	-	43,000	-	-	26,496	-
086.262 Civic Centre Capital Renewal	Mandatory	-	-	12,801	-	33,622	-	-	-	-
102.061 Lede Park (Concession, Washroom, Shelter)**	Desirable	50,000	400,000	-	-	-	-	-	-	-
086.275 LRC Second Level Program Expansion	Desirable	-	485,000	3,553,000	-	-	-	-	-	-
086.311 Reconfigure lease space to Office*	Necessary	-	250,000	-	-	-	-	-	-	-
086.309 OPS staff Parking	Necessary	-	-	600,000	-	-	-	-	-	-
086.310 OPS office space reconfiguration	Necessary	-	-	112,000	818,000	-	-	-	-	-
086.255 Civic Centre Building Renovations	Necessary	-	-	-	-	-	-	788,000	5,775,000	-
086.295 Stageworks Capital renewals	Mandatory	-	-	-	-	-	-	-	25,839	-
Total: Facility Restorations and Improvements		1,478,789	1,185,000	4,377,801	1,156,437	1,304,950	360,805	1,343,147	6,322,828	132,718
<i>* Subject to future decisions of long term facilities master plan</i>										
<i>** Design and construction is tentative and will be refined with further scoping</i>										
FCSS Capital Program										
085.005 Social Needs Assessment		60,000	-	-	-	-	65,000	-	-	-
Total: FCSS Capital Program		60,000	-	-	-	-	65,000	-	-	-
Protective Services Capital Program										
095.024 Enforcement Services Equipment	Mandatory	-	-	60,000	-	-	20,000	40,000	-	25,000
089.185 Thermal Imaging Camera Upgrade	Mandatory	-	-	-	15,000	-	-	-	-	-
089.187 Self Contained Breathing Apparatus (SCBA) Replacement	Mandatory	390,000	-	-	-	-	-	-	-	-
089.100 Rescue Equipment	Mandatory	-	45,000	-	-	-	-	-	-	-
089.205 Ladder Truck (75 Foot)	Mandatory	-	-	900,000	-	-	-	-	-	-
089.204 Outfitting of Ladder Truck (75 foot)	Mandatory	-	-	70,000	-	-	-	-	-	-
089.188 Wildland Skid Unit	Mandatory	-	-	25,000	-	-	-	-	-	-
Total: Protective Services Capital Program		390,000	45,000	1,055,000	15,000	-	20,000	40,000	-	25,000
GIS										
104.002 LiDAR Data Collection Project	Necessary	-	-	-	-	45,000	-	-	-	-
104.001 Aerial Data	Mandatory	37,000	24,000	44,000	20,000	40,000	24,000	44,000	24,000	40,000
Total: GIS		37,000	24,000	44,000	20,000	85,000	24,000	44,000	24,000	40,000
Intergovernmental Affairs										
092.361 Business Management Software	Necessary	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
Total: Intergovernmental Affairs		10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
MacLab Centre										
086.307 MacLab Centre for the Performing Arts	Mandatory	25,000	-	-	-	-	-	-	-	-
106.580 MacLab Centre Equipment Replacement Plan	Necessary	-	25,500	78,290	30,125	-	50,100	50,100	-	-
Total: MacLab Centre		25,000	25,500	78,290	30,125	-	50,100	50,100	-	-



City of Leduc 2020 - 2028 Capital by Program

	Ranking	2020	2021	2022	2023	2024	2025	2026	2027	2028
Office Equipment Replacement Program										
091.040 Furniture/Workstation Replacement	Mandatory	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000
091.150 Equipment Replacement - other	Mandatory	30,000	-	30,000	-	30,000	-	30,000	-	-
Total: Office Equipment Replacement Program		50,000	20,000	50,000	20,000	50,000	20,000	50,000	20,000	20,000
Offsite Levies										
075.058 Southeast Boundary Road (Hwy 2A to Coady Blvd.) - #43	Mandatory	-	-	-	-	-	-	2,400,000	-	-
075.056 Spine Road (Allard Avenue to 65th Avenue East) - 2L #64	Mandatory	2,400,000	-	-	-	-	-	-	-	-
075.067 Grant MacEwan South (50th Ave to Black Gold Drive) 2L-4L - #75	Mandatory	-	-	1,400,000	-	-	-	-	-	-
075.072 74th Street (50th Ave to Woodbend) - #10	Mandatory	-	1,430,000	-	-	-	-	-	-	-
075.086 50 Street turn bay - #87	Necessary	-	-	150,000	-	-	-	-	-	-
075.083 Water Distribution Main across HWY2 for 65th Ave development - W1	Mandatory	-	-	-	2,600,000	-	-	-	-	-
075.045 Coady Boulevard (Meadowview Blvd to SE Boundary Road) #55	Mandatory	-	-	-	1,500,000	-	-	1,500,000	-	-
075.071 74th Street (50th Avenue to Crystal Creek) - #12	Mandatory	-	-	-	1,430,000	-	-	-	-	-
075.073 Traffic Signal - Spine Road and Airport Road - #65	Mandatory	-	-	-	165,000	-	-	-	-	-
075.081 East Industrial Lift Station and Force Main - S10	Mandatory	-	-	-	-	9,000,000	-	-	-	-
075.077 Spine Road - 65th Avenue East to Lakeside Industrial - #70	Mandatory	-	-	-	-	2,800,000	-	-	-	-
075.054 50th Avenue (Deer Valley Drive to west of Fire Hall access) - #19	Mandatory	-	-	-	-	-	525,000	-	-	-
075.053 NW Reservoir and Pump Station -W8	Mandatory	-	-	-	-	-	-	-	16,000,000	-
075.085 45th/43rd Street (175m North of 70th Ave to 82nd Ave) - #47	Necessary	-	-	-	-	-	-	-	6,400,000	-
075.087 HWY2 Water fill line crossing for 65th Ave reservoir - W9	Mandatory	-	-	-	-	-	-	-	1,350,000	-
075.080 Corinthia Sanitary Storage - S3	Mandatory	-	-	-	-	-	-	-	683,000	-
075.088 Traffic Signals - 74th Street and 50th Ave - #25	Necessary	-	-	-	-	-	-	-	-	262,000
075.089 Traffic Signal - 65 Ave/ Spine Road - #69	Necessary	-	-	-	-	-	-	-	-	262,000
075.090 Traffic Signal - Grant MacEwan and 65 Ave - #73	Mandatory	-	-	-	-	-	-	-	-	262,000
Total: Offsite Levies *		2,400,000	1,430,000	1,550,000	5,695,000	11,800,000	525,000	3,900,000	24,433,000	786,000
<i>* The development agreement must be substantially completed prior to initiation of any offsite levy project</i>										
Parks Development Capital - Growth Related Projects										
102.044 Public Art Project	Necessary	33,000	33,500	3,500	33,500	3,500	4,000	34,000	4,000	-
102.008 Community Sign Replacement	Mandatory	30,000	30,000	10,000	30,000	10,000	30,000	10,000	30,000	30,000
102.012 Streetscape Development	Desirable	30,000	15,000	30,000	15,000	30,000	15,000	30,000	15,000	30,000
102.027 Lede Park Improvements	Desirable	455,000	260,000	255,000	260,000	55,000	460,000	255,000	55,000	55,000
102.045 Outdoor Rinks	Desirable	-	35,000	535,000	10,000	-	10,000	-	10,000	-
102.002 Alexandra Park Redevelopment	Desirable	-	10,000	-	10,000	-	10,000	-	10,000	-
102.038 Fred Johns Park	Desirable	-	10,000	-	10,000	-	85,000	-	10,000	-
102.050 Leduc Lions Park	Necessary	340,000	25,000	50,000	564,000	310,000	175,000	96,000	-	10,000
102.041 Lions Club Outdoor Rink	Mandatory	40,000	-	-	-	20,000	-	-	-	-
102.049 Telford Lake Rowing Facilities	Necessary	40,000	-	-	-	-	-	-	-	-
102.019 Cultural Village	Desirable	25,000	-	20,000	-	25,000	-	20,000	-	-
102.024 John Bole Field Facility	Mandatory	10,000	-	10,000	-	50,000	-	10,000	-	40,000
102.048 West Campus High School Sports Fields	Necessary	-	-	25,000	350,000	350,000	250,000	250,000	-	-
Total: Parks Development Capital - Growth Related Projects		1,003,000	418,500	938,500	1,282,500	853,500	1,039,000	705,000	134,000	165,000
Parks Development Capital - Sustainability Projects										
103.013 Simpson Park	Necessary	12,000	-	-	-	-	-	-	-	-
103.003 Playground Equipment	Mandatory	250,000	250,000	250,000	250,000	250,000	250,000	50,000	50,000	50,000
103.005 Park Enhancement Program	Mandatory	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000
Total: Parks Development Capital - Sustainability Projects		287,000	275,000	275,000	275,000	275,000	275,000	75,000	75,000	75,000



City of Leduc 2020 - 2028 Capital by Program

	Ranking	2020	2021	2022	2023	2024	2025	2026	2027	2028
Wastewater Capital Program										
082.030 Infiltration Reduction Program	Mandatory	50,000	51,000	52,020	53,060	54,122	55,204	56,308	57,434	58,583
082.040 Service Connection Repair	Mandatory	160,000	-	160,000	-	160,000	-	160,000	-	160,000
082.044 New Sanitary Lateral Augers	Mandatory	30,000	-	-	-	-	30,000	-	-	-
082.010 Wastewater Mainline Upgrading/Repair	Mandatory	-	-	-	-	-	-	-	34,461	-
082.042 Lift Station Upgrades	Mandatory	-	-	-	-	-	-	-	-	220,000
Total: Wastewater Capital Program		240,000	51,000	212,020	53,060	214,122	85,204	216,308	91,895	438,583
Water Department Capital Program										
081.083 Water Meter Annual Purchases	Necessary	264,400	272,400	280,500	289,000	297,600	306,500	315,700	325,200	331,700
081.093 Mainline Valve Replacement	Mandatory	122,000	180,000	110,282	112,485	114,737	117,033	119,373	121,761	124,196
081.070 Distribution System Upgrades-Contract Services/Equipment	Mandatory	60,000	65,000	70,000	75,000	80,000	85,000	90,000	95,000	100,000
081.097 SCADA Communication System Replacement	Mandatory	420,000	-	-	-	-	-	-	-	-
081.094 Leak Detection Software Module	Desirable	-	-	-	-	75,000	-	-	-	-
081.080 Reservoir Improvements	Mandatory	-	-	-	-	-	-	-	-	135,000
Total: Water Department Capital Program		866,400	517,400	460,782	476,485	567,337	508,533	525,073	541,961	690,896
Total Expense		26,842,549	40,072,136	34,995,408	25,125,377	33,189,854	22,836,263	31,655,729	82,857,007	26,623,587
Debenture Funded		-	17,900,000	-						
Unfunded		230,000	575,000	4,225,000	650,000	3,000,000	2,300,000	7,487,000	43,905,000	12,537,000

Note: All projects costs after 2020 could have a range of +/- 20% as a result of detailed design not being completed. These are high level estimates only.

MEETING DATE: February 25, 2019

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

PREPARED BY: Cameron Chisholm, Manager, RCMP Administration and Enforcement Services

REPORT TITLE: Bylaw No. 1019-2019 Amendment to Bylaw No. 580-2004
Animal Licencing and Control Bylaw (1st Reading)

REPORT SUMMARY

This report covers the amendments to Bylaw No. 580-2004 Animal Licencing and Control Bylaw following public consultation by survey and consultation with the Leduc Environmental Advisory Board.

RECOMMENDATION

That Council give Bylaw No. 1019-2019 first reading.

BACKGROUND

KEY ISSUE(S) / CONTEXT:

Administration completed a review of the Leduc Animal Licencing and Control Bylaw No. 580-2004 and presented to Committee of the Whole on February 12, 2018, (Attachment 1) with recommended changes to the bylaw.

At that time, recommendations were made which included:

- Improving clarification regarding the number of permitted dogs/cats at a residence and those having a business licence to operate a breeding or boarding facility.
- Adding a lesser offence to address minor incidents currently classified as a dog attack. This would utilize an aggression assessment tool to define the degree of severity for an animal attack.
- Adding a provision for cat attacks and cat defecation.

In July 2018, a public survey was conducted and the results were presented to Council on December 3, 2018, (Attachment 2). As an outcome of the presentation, Administration was directed to collaborate with the Leduc Environmental Advisory Board (LEAB) to develop a framework that would allow for a pilot project for urban hens and bees.

The recommended changes (listed in brief above) that were initially presented at Committee-of-the-Whole on February 12, 2018 were supported by the findings of the July 2018 public consultation(and), and will remain in place.

To facilitate the pilot project, an amendment to Section 28 of the bylaw is being presented to Council to allow a person to keep a prohibited animal within the boundaries of Leduc provided a licence is approved by the City Manager (or delegate). The amendments required to allow an urban hens and bees pilot project closely follow the bylaw provisions currently in place for the City of Edmonton. Further to the amendment, additional provisions have been added that speak to the terms and conditions of the licence. The terms and conditions will be established by the City Manager in an administrative policy.

The terms and conditions amendment references:

- the locations where animals are to be kept
- the maximum number of animals that may be kept
- the manner in which the animals must be kept
- restrictions on the sale or use of animal products
- the term of the licence
- mandatory husbandry training or
- any other matter the City Manager determines is in the public interest

A presentation to LEAB was held on January 8, 2019. LEAB was provided with the results of the survey and a proposed amendment which would allow for a pilot project permitting hens and bees. LEAB was supportive of the pilot project amendment and will be working further with Administration on the terms and conditions policy component. It is expected that the pilot project will have similarities to procedures and policies which are in place in Edmonton under their urban hen and bee program. Committee will be updated on the terms and conditions which will help define the urban hens and bees pilot project in Leduc.

A communications strategy will be utilized to assist in educating the public on changes to the bylaw and the pending pilot project.

LEGISLATION AND/OR POLICY:

The City of Leduc has Bylaw No. 580-2004 which covers matters relating to animal licencing and control. Leduc Enforcement Services has standard operating procedures relating to animal control issues.

PAST COUNCIL CONSIDERATION:

Committee of the Whole:

February 12, 2018, Report No. 2018-CoW-141, Administration presented recommendations for amendments to the Animal Licencing and Control Bylaw along with a proposed public survey.

December 3, 2018, Report No. 2018-CoW-069, Administration presented the July 2018 Animal Licencing and Control survey results. MOVED by Councillor L. Hansen that Administration work with the Leduc Environmental Advisory Board ("LEAB") to develop a framework for a pilot project on bees and hens to bring forward with recommendations to Committee. Motion Carried Unanimously

IMPLICATIONS OF RECOMMENDATION

GENERAL:

The amendments to the Animal Licencing and Control Bylaw will allow the City Manager to permit additional species beyond what is currently permitted under the existing bylaw. While the City Manager could permit "any" animal, only hens and bees will be considered by Administration. This amendment will allow for a pilot project to be conducted on urban hens and bees.

Additional amendments will provide clarity to the use of existing business licences for kennels in residential areas, provide a lower fine provision for less serious dog attacks and add a provision to cover cat attacks and cat defecation. The recommendation regarding a lesser offence to address minor dog attacks can be accomplished through a restructuring of

the current single fine into a series of graduated fines based on the seriousness of the offence under Section 16 of the bylaw (\$100 for 16(a), \$250 for 16(b) and \$500 for 16(c)).

The draft bylaw for amendments is attached as Attachment 3.

ORGANIZATIONAL:

Amendments to the bylaw will impact several departments across the organization. Planning, along with Engineering (Environmental Services) will be required to review and approve applications for urban hens and bees following creation of related policy. The City Manager (or delegate) will be required to approve any licence application. Enforcement Services, in collaboration with Planning and Environmental Services may be required to provide assistance with 'terms and conditions' related issues. In the pilot stage, monitoring will be required by the various departments on the impact of urban bees and hens within the community. An evaluation of the pilot will be required by Administration before expansion past the pilot stage.

There will be a requirement for Communications to be involved for the purposes of public education.

FINANCIAL:

There will be minor financial implications for communication related expenses (estimated at less than \$5000) when the urban hens and bees pilot is commenced in 2020. In addition to these expenses, administrative resources will be required to create policy, processes and review or investigate any application relating to urban hens and bees. These expenses will be accommodated through the 2020 operating budget.

POLICY:

Administrative policy relating to the 'terms and conditions' previously listed will be required as part of the pilot project for urban hens and bees. This policy will be created by Administration in consultation with LEAB. Policy relating to other amendments is not required.

LEGAL:

Legal implications relating to these amendments involve possible additional prosecution by the City for any new bylaw provisions.

IMPLEMENTATION / COMMUNICATIONS:

Should the bylaw amendments be approved by Council, it is anticipated that the pilot project for urban hens and bees would commence in 2020. This timeframe would allow for development of policy to support urban bees and hens along with a communications strategy to prepare the public and support the implementation of the pilot. With respect to the initial recommendations proposed in February 2018, a brief educational period will be implemented prior to any consideration for enforcement.

ALTERNATIVES:

1. Partial selection of recommendations as provided to Council.
2. Status quo – Utilize existing bylaw, increase public awareness on any related issues which interfere with the quality of life in Leduc.

3. Permit urban hens and bees without pilot period.

ATTACHMENTS:

1. Committee Report 2018-CoW-141 dated February 12, 2018
2. Committee Report 2018-CoW-069 dated December 3, 2018
3. **Bylaw No. 1019-2019 – Amendment to Bylaw No. 580-2004 Animal Licencing and Control Bylaw**

Other Who Have Viewed This Report

P. Benedetto, City Manager / B. Loewen, City Solicitor / I. Sasyniuk, General Manager, Corporate Services / D. Melvie, General Manager, Community & Protective Services / Bruce Knisley, Acting General Manager, Infrastructure & Planning / Carmen Dragan-Sima, Acting Director, Finance

COMMITTEE-OF-THE-WHOLE INFORMATION ITEM



MEETING DATE: February 12, 2018
SUBMITTED BY: Darrell Melvie, General Manager, Community and Protective Services
PREPARED BY: Cameron Chisholm, Manager, RCMP Administration and Enforcement Services
REPORT TITLE: Amendment to City of Leduc Animal Licencing and Control Bylaw 584-2004

REPORT SUMMARY

A review of the Animal Licensing and Control Bylaw was conducted by Leduc Enforcement Services (LES) to ensure that the bylaw is meeting the needs of the City of Leduc. The bylaw was last updated in 2008.

BACKGROUND

KEY ISSUES:

Administration has completed a review of the Leduc Animal Licensing and Control Bylaw 584-2004; with the following areas identified as requiring further clarification and/or revisions to the existing bylaw.

- Currently, the number of dogs and cats that are permitted at a property in Leduc is set at three dogs (or restricted dogs) or any combination thereof and three cats on the property. These levels are consistent with the vast majority of other communities in the region.

An exemption to the number of dogs and cats is permitted should an individual have a valid license to operate a boarding or breeding facility at a location. A valid business license is governed by the provisions of the City of Leduc Business License bylaw which provides that a license is required for each premises where business is carried on. When the Animal Licencing and Control Bylaw is read together with Business Licence Bylaw, it is clear that an individual would require a valid business licence for every location where the number of permissible dogs or cats exceeds three.

Administration is recommending that additional wording in the current Animal Licencing and Control Bylaw under Section 30(b) be added to mitigate the risk someone might read the Animal Control Bylaw and neglect to read the Business License bylaw with respect to the use of business licence and the total number of animals permitted at a property in Leduc. Suggested wording to be added would be "at the property" following the current wording in Section 30(b).

Council could consider other amendments to the bylaw that include:

- Under Section 16 of the current bylaw, there is no consideration to the degree of the incident of a dog attack (chase, attack or bite). An offence, regardless of the severity, is subject to the same fine of \$500 for the first offence. While a dog attack would have private law remedies, some municipalities offer this higher level of service. Notwithstanding the lack of different specified penalties for different degrees of incident they are considered in whether or not the dog becomes restricted.

Numerous Municipalities use an aggression assessment tool which is based on an object evaluation of wound pathology. Use of such assessment tool would allow both an appropriate fine to be levied based on the incident and also further aid in categorizing a dog as a restricted dog in a more objective manner. Attached as Appendix "A" is a Dog Bite Scale that is used by the City of Calgary

and the City of Airdrie. Any dog involved in an attack that meets level three or higher would be classified as a restricted dog. Council could consider incorporating the use of a recognized assessment tool for severity of dog biting be incorporated into the Animal Licencing and Control Bylaw.

- The existing bylaw has no provisions for cat attacks. In 2017, LES had two complaints of cat attacks and were unable to take action. Cat attacks would be subject to private law remedies.
- There is no provision for cat defecation under the current bylaw. LES received numerous complaints in 2017 on this issue. Other communities have prohibitions for such an offence. The City of Edmonton prohibits owners from permitting cats to be on the property of others without consent.

The current list of prohibited animals was reviewed and found to be consistent with other communities in the region.

Public consultation will be occurring on these suggested changes.

Attachments:

1. City of Leduc Animal Licencing and Control Bylaw 584-2004
2. Dog Bite Scale used by City of Calgary and Airdrie

Others Who Have Reviewed this Report

M. Pieters, Acting City Manager / B. Loewen, City Solicitor / D. Melvie, General Manager, Community & Protective Services / M. Pieters, General Manager, Infrastructure & Planning

COMMITTEE-OF-THE-WHOLE INFORMATION ITEM



MEETING DATE: December 3, 2018
SUBMITTED BY: Darrell Melvie, General Manager, Community and Protective Services
PREPARED BY: Cameron Chisholm, Manager, RCMP Administration and Enforcement Services
REPORT TITLE: City of Leduc Animal Licencing and Control Bylaw Survey Results

REPORT SUMMARY

This report covers the results of the public consultation that was held in July 2018 regarding the Animal Licensing and Control Bylaw along with recommendations for changes to that bylaw.

BACKGROUND

KEY ISSUES:

Administration completed a review of the Leduc Animal Licensing and Control Bylaw 584-2004 and presented to Committee of the Whole on February 12, 2018 with recommended changes to the bylaw.

These recommended changes included:

- Improving clarification of the number of permitted dogs/cats at a residence with respect to those having a business license to operate a breeding or boarding facility.
- Adding a lesser offence to address minor incidents currently classified as a dog attack. This would utilize an aggression assessment tool to define the degree of severity for an animal attack.
- Adding a provision for cat attacks and cat defecation.

Administration advised Committee that public consultation on the Animal Licensing and Control Bylaw would be held later in 2018.

Survey Results – What We Heard

A ten question survey was provided to the public in early July and ran online for 17 days. A variety of communication methods were used to promote the survey which included social media, road signs, traditional media advertising and public kiosks. A total of 1,268 survey responses were received.

- Question 1 - asked the public if they visited either of the City of Leduc's off-leash dog parks. Results were:

Yes	39%	500
No	61%	768
Total Responses		1268

- Question 2 - asked those that visited the off-leash dog parks which off-leash park users enjoyed the most. There were 553 responses to this question with 715 not providing a response. The significant majority visited the off-leash park near the LRC with only a few visiting the Barclay Dog Park. The presence of Barclay was not known by some respondents. The complete results for this question (14 pages) are attached as Appendix "A".

- Question 3 - asked survey respondents if they didn't visit the off-leash park, why not. There were 837 responses with 431 people skipping the question. The responses included concerns about the behavior of other dogs around their own dog, people not cleaning up after their dog(s) and no area for small dogs. There were numerous responses from individuals who didn't have a dog but chose to answer the question. The complete results for this question (23 pages) are attached as Appendix "B".
- Question 4 - was open ended and sought suggestions on how the City could improve the off leash parks. There were 829 responses to the survey question and 439 survey responders who skipped the question. Suggestions for improvements included having a small dog park or area, more enforcement regarding owners cleaning up after their dog(s) and dealing with aggressive dogs, better maintenance of the grounds (grass cutting), having a water source available and facility improvement such as benches and fencing. The complete results for this question (26 pages) are attached as Appendix "C".
- Question 5 - asked the public about the raising the fine for excessive barking by dogs over the current fine of \$100. The results were:

Yes	29%	363
No	55%	695
Suggestions (please specify)	17%	210
Total Responses		1268

The suggestions are attached as Appendix "D".

- Question 6 - asked the public about the acceptable level of dogs and cats that each household should be permitted. The results were:

Increase the total number of dogs and cats per household	4%	51
Decrease the total number of dogs and cats per household	22%	280
Allow the number to vary between dogs and cats per household but not exceed six pets	29%	368
Remain as is	38%	479
Other (please specify)	7%	90
Total Responses		1268

Other responses are attached as Appendix "E".

- Question 7 - asked respondents on which currently prohibited animals they would recommend to the City to consider allowing under the new bylaw. The results were:

Chickens/Hens	29%	363
Bees	17%	213
Goats	4%	51
Sheep	< 1%	10
None of the Above	38%	485
Other (please specify)	12%	146
Total Responses		1268

Responses for other suggestions on prohibited species are attached as Appendix "F".

- Question 8 - asked respondents how many prohibited animals should be permitted if they had chosen one of the prohibited animals listed in question seven. The results were:

1-2	45%	418
2-3	29%	271
4+	25%	232
Total Responses		921

- Question 9 - asked the respondents if they would support a bylaw provision to cover cat attacks. The results were:

Yes	64%	817
No	16%	200
Undecided	20%	251
Total Responses		1268

- Question 10 - asked the respondents what suggestions they had for improving the City of Leduc's Animal Licensing and Control bylaw. There were 852 written comments made by the respondents. Many comments related to the roaming of cats and unleashed dogs. Increased enforcement of existing bylaws was also desired. The full survey results (35 pages) for this question is attached as Appendix "G".

Administration's recommendations as noted in the February 12, 2018 Committee report (and listed in brief above) remain in place following the public consultation.

Administration is not recommending changes be made to the list of prohibited animals as defined in the bylaw. The current definition prohibits livestock, bees, poisonous snakes, poisonous reptiles, poisonous insects or animals weighing more than 5 kg (other than dogs or cats). Public support for changes to this list was not abundant in the results of the public consultation.

Apart from the low public support found in the survey results for bees, the cons for urban beekeeping are overcrowding and stings. Bees that are overcrowded are more prone to swarming due to increased competition and with a greater bee population, there is an increased likelihood of being stung. The survey results also had comments from the community pertaining to their children being allergic to bee stings.

Further to the low public support in the survey for chickens and hens, permitting such animals in Leduc has the potential to cause complaints relating to noise, the smell of chicken waste and an increase in predators within the City of Leduc.

As there was not sufficient support to vary the number of permitted dogs and cats at a residence, the current limits will remain as set in the bylaw (a maximum of three dogs along with a maximum of three cats).

Committee may further consider an amendment prohibiting the transportation of dogs outside of the cab of a truck. This was not part of the survey and has not been discussed at Committee previously. Transporting a dog on a flatbed or in an open truck box offers no protection to the dog from the environment (dust, debris or exposure) or safety during a collision. In addition, a dog could jump from the truck and not be readily in control by the owner. Existing Provincial legislation does not provide adequate protection to dogs being transported outside of the cab and some Alberta municipalities have bylaw provisions which prohibit such transportation. Calgary's Responsible Pet Ownership Bylaw has a section which prohibits animals from being outside of the cab of a motor vehicle. It is noted that there have been recent media stories involving complaints by the public on this activity and public commentary on such activity on social media. This is worthwhile to investigate further but will require consideration on operational impacts, financial, legal and practical enforceability of such a provision.

RECOMMENDATIONS

Accept report as information.

Attachments:

1. Committee Report dated February 12, 2018
2. Public Consultation Survey

Others Who Have Reviewed the Report

P. Benedetto, City Manager / B. Loewen, City Solicitor / D. Melvie, General Manager, Community & Protective Services

Bylaw No. 1019-2019

PAGE 1

A BYLAW OF THE CITY OF LEDUC IN THE PROVINCE OF ALBERTA, TO AMEND BYLAW 580-2004 TO REGULATE THE LICENCING AND CONTROL OF ANIMALS WITHIN THE CITY OF LEDUC

WHEREAS The *Municipal Government Act*, R.S.A. 2000, Chapter M-26, provides that the Council of a Municipality may pass Bylaws for Municipal purposes respecting wild and domestic animals and activities in relation to them;

AND, in accordance with the Act, Council finds it desirable to amend Bylaw 580-2004;

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

That Bylaw 580-2004 shall be amended as follows:

1. Section 1 is amended by repealing subsection c) of the Prohibited Animal definition and replacing it with:

“c) poisonous or venomous, snakes, reptiles or insects; or”

2. The following is added after Section 27:

“27.1. The Owner or any other person having care or control of a Cat shall ensure it does not:

- a) damage property;
- b) chase, attack or bite any person or Animal; or
- c) chase, attack or bite any person or Animal, causing injury.”

3. Section 28 is repealed and the following is substituted:

“28(1) No person shall keep or have a Prohibited Animal on any premises with a municipal address in the City unless that person has a licence issued by the City Manager to do so.

- (2) The City Manager may impose such terms and conditions on a Licence issued pursuant to this section, including but not limited to terms and conditions regulating:

- a) the location where the animals are to be kept;
- b) the number of animals permitted to be kept;
- c) the manner in which the animals must be kept;
- d) restrictions on the sale or use of animal products;
- e) the term of the Licence;
- f) mandatory husbandry training; or
- g) any other matter the City Manager determines is in the public interest.

APPROVED
As to Form
B. L

City Solicitor

Bylaw No. 1019-2019

PAGE 2

- (3) The City Manager may refuse to issue or may revoke a Licence issued pursuant to this section by providing written notice to the Licencee or applicant.
- (4) The City Manager may not issue a Licence pursuant to this section unless satisfied that:
- a) the applicant is at least 18 years of age;
 - b) all applicable fees have been paid;
 - c) all required information has been provided to the City Manager.
- (5) A Licencee shall not contravene any term or condition of a Licence issued pursuant to this section.
- (6) This section does not apply to:
- a) Livestock located on premises with a municipal address zoned U-R unless the keeping of such Livestock is inconsistent with the Land Use Bylaw;
 - b) Animals that are participants in a parade, circus, rodeo, agricultural show or similar function approved by the City Manager.
4. Section 30 is amended by repealing (b) and substituting:
- "b) if there is a valid business licence to operate a small animal breeding or boarding establishment, a pet store, a veterinary clinic or a hospital at the property;"
5. Schedule "B" is amended by repealing section 16. and substitute it with:
- | | | |
|---------|---|-------------------------------|
| "16. a) | damage property | \$150.00 for a first offence |
| 16. b) | chase, attack or bite
any person or animal | \$250.00 for a first offence |
| 16. c) | chase, attack or bite
any person or animal,
causing physical injury | \$500.00 for a first offence" |
6. Schedule "B" is amended by adding the following after section 27:
- | | | |
|----------|---|------------------------------|
| "27.1 a) | damage property | \$150.00 for a first offence |
| 27.1 b) | chase, attack or bite
any person or animal | \$250.00 for a first offence |

Bylaw No. 1019-2019

PAGE 3

27.1 c) chase, attack or bite
any person or animal,
causing physical injury \$500.00 for a first offence"

7. This Bylaw shall come into force and effect on September 1, 2019.

READ A FIRST TIME IN COUNCIL THIS ____ DAY OF _____, AD 2019.

READ A SECOND TIME IN COUNCIL THIS ____ DAY OF _____ AD 2019.

READ A THIRD TIME IN COUNCIL AND FINALLY PASSED THIS ____ DAY OF _____, AD 2019.

Date Signed

Bob Young
MAYOR

Sandra Davis
CITY CLERK

MEETING DATE: February 25, 2019
SUBMITTED BY: Ken Woitt – Director, Planning & Development
PREPARED BY: April Renneberg – Current Planner II
REPORT TITLE: Bylaw No. 1021-2019 (Amendment to Robinson Area Structure Plan) (1st Reading)

REPORT SUMMARY

Bylaw 1021-2019 will amend Bylaw 572-2004, being the Robinson Area Structure Plan, for the SW ¼ Section 19-49-24-W4.

RECOMMENDATION

That Council give Bylaw 1021-2019 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. The Robinson ASP describes the sequence of development anticipated for the lands located within the SW ¼ Section 19-49-24-W4, as well as the land uses proposed for the area and the general locations of major transportation routes and public utilities. Bylaw 1021-2019 seeks to amend the existing Robinson ASP first approved by Leduc City Council in 2004 (Bylaw 572-2004) and subsequently amended in 2013 (Bylaw 822-2013). The ASP includes a mix of low and medium density residential land uses, along with parks and open space, servicing infrastructure, and roads and multiway connections to service the community.

This proposed amendment to the Robinson ASP seeks redistribute land uses and reconfigure the road network to continue to allow orderly and efficient development and transportation patterns while reflecting updates to the City's overall transportation plan. Bylaw 1021-2019 proposes the following amendments:

- Extend the east/west collector road west of Robinson Drive and remove the south portion of Robinson Drive that connects to Township Road 493;
- Redistribute the medium density residential sites; and
- Reconfigure the park site in the southwest portion of the plan area.

These changes are focused in the southern portion of the plan area which, at this point in time, remains undeveloped. In conjunction with this proposed change in land use, the developer is also updating the statistics for the plan. The changes are meant to more closely reflect the density of development seen in the community to-date.

A public open house was advertised and hosted by the developer of the SW 19-49-24-W4 on January 29, 2019. At the time of submission of this report, no further information was available.

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. 4.2 outlines under what conditions an amendment to a statutory plan is to be referred to the Edmonton Metropolitan Region Board (EMRB) for approval prior to receiving third reading by Council.
 - As Conditions (a) through (k) of Section 4.2 are not applicable to this proposed amendment, the ASP amendment does not need to be submitted to the EMRB for review.

PAST COUNCIL CONSIDERATION:

Bylaw 1021-2019 is before Council for the first time.

CITY OF LEDUC PLANS:

Bylaw 1021-2019 is consistent with the City's Municipal Development Plan, as amended and the City of Leduc-Leduc County Intermunicipal Development Plan, as amended. The proposed bylaw also follows the principles of the City's 2009 Neighbourhood Design Guidelines which encourage a mix of housing types, sizes and affordability, along with proximity to open park space and neighbourhood walkability.

IMPLICATIONS OF RECOMMENDATION

ORGANIZATIONAL:

There are no organizational implications.

POLICY:

There are no policy implications.

IMPLEMENTATION / COMMUNICATIONS:

The public hearing has been scheduled for March 11, 2019. The hearing will be advertised in the February 22 and March 1, 2019 issues of 'The Representative'. Notices will also be sent to landowners within 61 m of the lands most affected by the application.

ALTERNATIVES:

1. That Council defeat Bylaw 1021-2019.

ATTACHED REPORTS / DOCUMENTS:

1. Bylaw 1021-2019
2. Land Use Concept (Approved ASP)
3. Land Use Concept (Proposed ASP Amendment)

Others Who Have Reviewed the Report

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

AMENDMENT TO ROBINSON AREA STRUCTURE PLAN, BYLAW NO. 572-2004

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: Bylaw No. 572-2004 adopts the Robinson Area Structure Plan, passed by Council on July 26, 2004 and amended by Bylaw No. 822-2013;

AND: Council has deemed it expedient and necessary to further amend Bylaw No. 572-2004;

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 III: APPLICATION

1. **THAT:** Schedule "A" of Bylaw No. 572-2004, the Robinson Area Structure Plan, be amended in accordance with the attached Schedule "A".

PART III: ENACTMENT

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

READ A FIRST TIME IN COUNCIL THIS ____ OF _____, AD 2019.

READ A SECOND TIME IN COUNCIL THIS ____ DAY OF _____, AD 2019.

READ A THIRD TIME IN COUNCIL AND FINALLY PASSED THIS ____ DAY OF _____, AD 2019.

Robert Young
MAYOR

Sandra Davis
CITY CLERK

APPROVED
As to Form
B. L

City Solicitor

Date Signed

City of Leduc

Robinson Area Structure Plan Amendment



Prepared for Beaverbrook Leduc Ltd.
by IBI Group
November 2018

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1 Introduction

The plan area of the Robinson Area Structure Plan (ASP) is located in the southeast corner of the City of Leduc. These lands are part of the City's expansion area annexed in 1999 to accommodate Leduc's growth in an orderly and controlled manner.

1.1 Proposed Amendment Summary

The Robinson Area Structure Plan was originally approved as Bylaw 572-2004 in 2004. In 2013, an amendment to the plan was approved to update the neighbourhood name to Robinson as Bylaw 822-2013. Development of the area is well underway with almost half of the plan area undergoing development or under completion.

This amendment is submitted on behalf of Beaverbrook Leduc Ltd. and proposes to:

- extend the east/west Robinson Boulevard collector road west of Robinson Drive and delete the south portion of Robinson Drive that connects to Township Road 493;
- re-distribute the medium residential density sites with one site relocated north of the intersection of Robinson Drive/ Robinson Boulevard and one site reconfigured at the southwest corner of the plan area along C.W. Gaetz Road; and
- reconfigure the southwest park site.

The focus of the proposed amendment is in the south sector of the plan area.

1.2 Plan Purpose

The purpose of this proposed amendment is to redistribute land uses and reconfigure the road network to allow orderly and efficient development and transportation patterns.

An ASP is a statutory document that provides guidelines for development of a specific area in order to allow for redistricting and subdivision application approval, and as such is required to be amended when significant changes are proposed.

This ASP amendment has been prepared on behalf of the registered owner of the property, Beaverbrook Leduc Ltd.

1.3 Plan Location

The plan area totals 64.61 hectares and is comprised of the southwest quarter section 19-49-24-W4. As shown on **Exhibit 1 - Local Setting**, the plan area is located in the southeast corner of the City, bounded by the city boundary on the east and south. C.W. Gaetz Road exists on the western edge of the property and Rollyview Road (Highway 623) is located approximately 800 metres to the north. The developing residential neighbourhood of Meadowview Park lies to the west of C.W. Gaetz Road.

Development in the north portion of the neighbourhood is well underway and has been subdivided according to the originally approved Robinson ASP.

Exhibit 1 shows an aerial view of the plan area and context.

2 Plan Context

Statutory Context

2.1 City of Leduc Municipal Development Plan

The future direction and pattern of growth has been established by the adoption of the City's Municipal Development Plan (MDP), Bylaw No. 934-2016 as approved by City Council in August 2016. The following is an overview of applicable MDP policies.

2.1.1 Residential Development

- *“ensuring that all new residential subdivision and site plans conform to the City of Leduc Neighbourhood Design Guidelines”.*

This proposed amendment does not significantly change the approved community design that includes a central focal point consisting of a central stormwater pond and corresponding municipal reserve that provides visual interest, green space and passive recreation opportunities. This proposed amendment to the Robinson ASP has been prepared in accordance with the City of Leduc Neighbourhood Design Guidelines.

- *“protecting and creating access to adjacent neighbourhoods, natural amenities, open space, and the Multiway system”.*

The land use concept plan includes several park sites distributed throughout the plan area including a significant park site located in the northeast area, a park site in the southeast corner which corresponds to a tree stand and a central stormwater pond amenity with adjacent park sites.

2.1.2 Housing

- *“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”;*
- *“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, townhouses, or apartment dwellings...”*

The residential land use concept contained in this amendment proposes a mix of both single family and multiple family housing forms.

- *“supporting the provision of affordable market and financially supported housing in all new neighbourhoods;”*

In the developed area of Robinson, there is a range of lot widths and types including duplex, townhouses and single-family dwellings that appeal to a diversity of lifestyles and income levels. It is anticipated that this range of choices will continue with future stages, as well as the development of various product types that meet market demand. This may include zero line lots, narrow lots and other low density lot types that particularly respond to market demand for affordable housing products.

2.1.3 Recreation & Open Space

- *“ensuring that all new residential neighbourhoods have full access to... open space, recreational facilities, and educational institutions”.*

The Robinson ASP includes a number of park sites of varying sizes as well as an extensive open space system surrounding the stormwater management facility (SWMF) and a municipal reserve lot in the southeast to provide opportunity to retain an existing tree stand. The existing built elements include a central playground, toboggan hill and outdoor community ice rink. The plan proposes to link all developed and proposed open space elements for the plan area.

This plan includes an extensive pedestrian network, connecting the central SWMF with the neighbourhood park sites through use of sidewalks and walkway connections. This local pedestrian network provides the opportunity to link to the multi-way system located across C.W. Gaetz Road as well as the parks and open spaces of Robinson. Connectivity to the southeast park site is maintained through walkway connections from residential areas, as well as from Robinson Boulevard.

Site Context

2.2 Site Features

The site conditions for the ASP area are generally unchanged. The north half of Robinson is almost fully constructed with grading and construction activities taking place for future stages. **Exhibit 1** provides an aerial view of the plan area and the surrounding lands in the summer of 2017 that shows the ongoing progress of development.

3 Land Use Concept

3.1 Neighbourhood Design Rationale

This proposed amendment proposes a change in the neighbourhood design to achieve a connected and walkable neighbourhood while enabling a more efficient road network. Walkable design has been given careful consideration in this plan through maintaining the multi-way trail along Robinson Drive with connections to the walkway system throughout the plan area, around the centrally located SWMF and the southeast park site.

The residential land uses comprise a range of housing types and forms including low density single detached homes to medium density housing. One medium density housing site is proposed to be located at the west perimeter of the plan area with direct access to the C.W. Gaetz Road thereby reducing traffic internal to the neighbourhood. The second medium density housing site located at the intersection of Robinson Drive and Robinson Boulevard is to be conveniently accessed by the collector road system.

Direct public access and views to the centrally located SWMF are maintained and provided through visual and physical connectivity from Robinson Boulevard.

The proposed Land Use Concept is illustrated in **Exhibit 2** and the associated Land Use Summary is presented in **Table 1**.

3.2 Residential

3.2.1 Low Density Residential

Residential land uses predominate the plan area and make up about eighty (80) percent of the plan's developable area.

The Robinson ASP provides the flexibility to provide a range of housing choices based on market demand. Residential Narrow Lot (RNL), Residential Shallow Lot (RSL) and Residential Standard (RSD) will be used for low density housing products. Other districts that allow this type of products may be used to enable a greater diversity of product types. This will help to create affordability for different levels of income and lifestyle choices. The LDR allows for single detached, duplex, triplex, fourplex and fee-simple townhouse development.

Direct Control (DC) Districts may be explored and advanced to enable the development of specialized low density housing products.

Table 1 shows that the proposed low density residential area totals 45.11 hectares, corresponding to a potential of 1,290 residential dwelling units, of which 17.73 hectares and 468 units have been approved and subdivided. At an estimated 2.7 persons per dwelling unit, the resulting population for the plan area is 3,481 people. This estimated number of low density housing units corresponds to 87% of the total number of proposed dwellings within the ASP.

3.2.2 Medium Density Residential

This amendment proposes relocating the two medium density residential sites as to allow better access from collector roads as well respond to market demand with respect to site size and configuration.

In total, 2.25 hectares of land are proposed for medium density housing forms which could yield approximately 191 dwelling units. The Plan proposes two medium density residential sites and a corresponding density estimate of 85 units per hectare as shown in the density calculations reported in **Table 1 - Land Use Summary**. Using an average household size of 2.2 persons, the medium density residential component of this community could generate a total of 421 people.

The medium density sites will provide opportunities to develop townhouses or apartment dwellings under the Mixed Use Neighbourhood (MUN) and Mixed Use Comprehensive (MUC) districts.

3.2.3 Residential Density

As proposed under this amendment, the total number of all types of residential units is estimated to be 1,481, which corresponds with a population projection of 3,902 persons. A plan area population density of 82.4 persons per net residential hectare could be achieved at the full build-out of this residential community.

As reflected in **Table 1 - Land Use Summary** the overall density of the plan area has been updated to state the density in the context of net residential area (Dwelling Units Per Net Residential Hectare). This results in an increase in Dwelling Units Per Net Residential Hectare (DUPNRH) to 31.3.

3.3 Parks & Open Space

In order to enhance access to, and provide more equitable availability of park space, this amendment proposes several changes to the park distribution in the ASP as shown in **Exhibit 3 - Open Space & Walkways**.

The Plan includes a number of proposed and developed park sites throughout the neighbourhood. These sites include the fully developed central SWMF feature with view point parks, totaling 1.19 hectares; a 2.96 hectare site in the northeast; a proposed 2.16 hectare parcel to retain a tree stand in the southeast corner of the neighbourhood; and two small developed sites in the north portion of the plan area totalling 0.15 hectares. Existing developed parks and built amenities include a skating rink, toboggan hill and playground to promote a sense of community.

These described park areas comprise a total of 6.46 hectares, which represents the complete 10% Municipal Reserve dedication requirement for the plan area.

A walkway system around the stormwater facility and a substantial network of multi-ways and walkway linkages throughout this neighbourhood will be provided in addition to the park land dedications. The proposed parks, open space system and network of multi-ways and walkway linkages are shown in **Exhibit 3**.

3.4 Schools & Student Generation

There are no plans to locate a school within the Robinson neighbourhood, as determined by the local School Boards. The developing Meadowview Park neighbourhood to the west includes a future school site to accommodate an elementary school and associated playing fields. The future school site is located in the south portion of Meadowview Park and therefore situated relatively close to this neighbourhood.

The following table is an update of the student generation statistics for the plan area.

Table 2 - Estimated Student Generation

	Kindergarten/ Elementary	Junior High	Senior High	Total Estimated Students
Public	472	101	53	625
Separate	254	54	29	337
Total Students (Distribution)	726 (75.4%)	155 (16.1%)	82 (8.5%)	962 (100.0%)

Student Generation Assumptions:

Black Gold School District estimates that each residential dwelling will generate 0.65 students.

The Public School System estimates the capture of 65% of students generated.

4 Transportation & Utilities

4.1 Transportation Network

The plan proposes two key changes to the roadway network:

- extension of the collector road, Robinson Boulevard from C.W. Gaetz Road to the east edge of the plan area; and
- deletion of the south portion of Robinson Drive connecting to Township Road 493.

This ASP recognizes the requirement to accommodate future roadways and/or widening of existing roads. **Exhibit 4** has been updated to reflect changes to the road network for the plan area.

The proposed changes to the roadway network will enable an efficient and economical roadway configuration that responds to future, logical land development patterns and the provision of vehicular, pedestrian and cyclist access.

Road right-of-way widths and cross sections will be designed and developed to City of Leduc's standards, recognizing the opportunity to modify the design as these standards may change in the future. C.W. Gaetz Road will be completed as a development requirement and shall be built to a major collector standard which includes both multiway and sidewalk.

4.2 Servicing Infrastructure

The Servicing **Exhibits 5, 6 and 7** have been updated to include the utility pipe sizes and preliminary local road alignments.

4.2.1 Stormwater Management

The SWMF has been fully developed in the initial stages of development in the plan area. **Exhibit 5 - Stormwater Management** shows the stormwater system proposed for the plan area in the context of the proposed plan amendment.

4.2.2 Water Service

A 250 mm watermain southeast of McKay Close in the Meadowview Park neighbourhood located to the west, has been extended to the ASP lands. A combination of this watermain and a 350 mm watermain extension from Meadowview Park are required to provide adequate fire flows for single family residential and multi-family residential developments.

Exhibit 6 - Water Service, shows the general layout of the existing and future water distribution system proposed by this ASP.

4.2.3 Sanitary Sewer

A 375 mm sanitary sewer main has been extended from southeast of McKay Close in the adjacent Meadowview Park neighbourhood south to the Plan area and services the entire neighbourhood. **Exhibit 7 – Sanitary Sewer Services** shows the proposed sanitary sewer configuration for the existing and future system.

4.3 Development Staging

As shown in **Exhibit 8**, Stages 1 through 7 have been constructed and completed. **Exhibit 8** has been updated to show the anticipated general direction and progress of development in the Robinson plan area.

The timing of the proposed development stages will respond to and be dictated by market demand.

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ROBINSON AREA STRUCTURE PLAN AMENDMENT

Table 1 - Land Use Summary

	Hectares	Acres	Percent		
Gross Developable Area	64.61	159.65	100.0%		
Arterial Road Dedication	2.09	5.16	3.2%		
Range Road 250 Widening	0.19	0.47	0.3%		
Storm Water Management, PUL	3.55	8.77	5.5%		
Municipal Water Reservoir, PUL	0.72	1.78	1.1%		
Municipal Reserve					
NE Park Site	2.96	7.31			
SE Wood Lot	2.16	5.34			
North Pond-side Park	0.54	1.33			
South Pond-side Park	0.65	1.61			
North Park	0.10	0.25			
Stage 3 Park	0.05	0.12			
Total Municipal Reserve	6.46	15.96	10.00%		
Gross Residential Area	51.60	127.51	79.9%		
Gross Residential Area	51.6				
Collector Roadways	4.24				
Net Residential Area	47.36				
Residential Summary	Hectares	Acres	Units/ ha	Units	People
<i>Existing Development (Registered Stages)</i>					
Stage 1a	3.88	9.59	31	120	324
Stage 1b	3.58	8.85	22	79	213
Stage 2	2.62	6.47	23	59	159
Stage 3	2.54	6.28	26	67	181
Stage 4	2.10	5.19	28	58	157
Stage 5	0.94	2.32	22	21	57
Stage 6	1.00	2.47	32	32	86
Stage 7	1.07	2.64	30	32	86
<i>Future Development</i>					
Single & Semi Detached (Low Density)	27.38	67.66	30	821	2218
Medium Density Residential	2.25	5.56	85	191	421
Totals	47.36	117.03		1481	3902
Proposed Densities					
Dwelling Units Per Net Residential Hectare (du/nrha)			31.3 (du/nrha)		
Population Per Net Residential Hectare (p/nha)			82.4 persons/hectare		
Proposed Housing Mix	Units	Ratio			
Low Density	1289	87.1%			
Medium Density	191	12.9%			



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ROBINSON

Area Structure Plan Amendment

EXHIBIT 1 | CONTEXT

DATE: January 24, 2019
DESIGNED BY: GS
DRAWN BY: GS
CHECKED BY: CCB
SCALE: NTS
JOB NUMBER: 117577

CW GAETZ ROAD

ROBINSON DRIVE

SWMF

Water Reservoir

30 NEF contour line

ROBINSON DRIVE

ROBINSON BOULEVARD

TOWNSHIP ROAD 493

Legend

-  Low Density Residential
-  Medium Density Residential
-  Park
-  Public Utility Lot
-  Road Dedication



ROBINSON

Area Structure Plan Amendment

EXHIBIT 2 | LAND USE

DATE: January 24, 2019
 DESIGNED BY: GS
 DRAWN BY: GS
 CHECKED BY: CCB
 SCALE: NTS
 JOB NUMBER: 117577



CW GAETZ ROAD

ROBINSON DRIVE

SWMF

Water Reservoir

30 NEF contour line

ROBINSON DRIVE

ROBINSON BOULEVARD

TOWNSHIP ROAD 493

Legend

-  Park/Open Space
-  Storm Water Pond
-  Water Reservoir
-  Trail/Walkway Linkage
-  Multiway



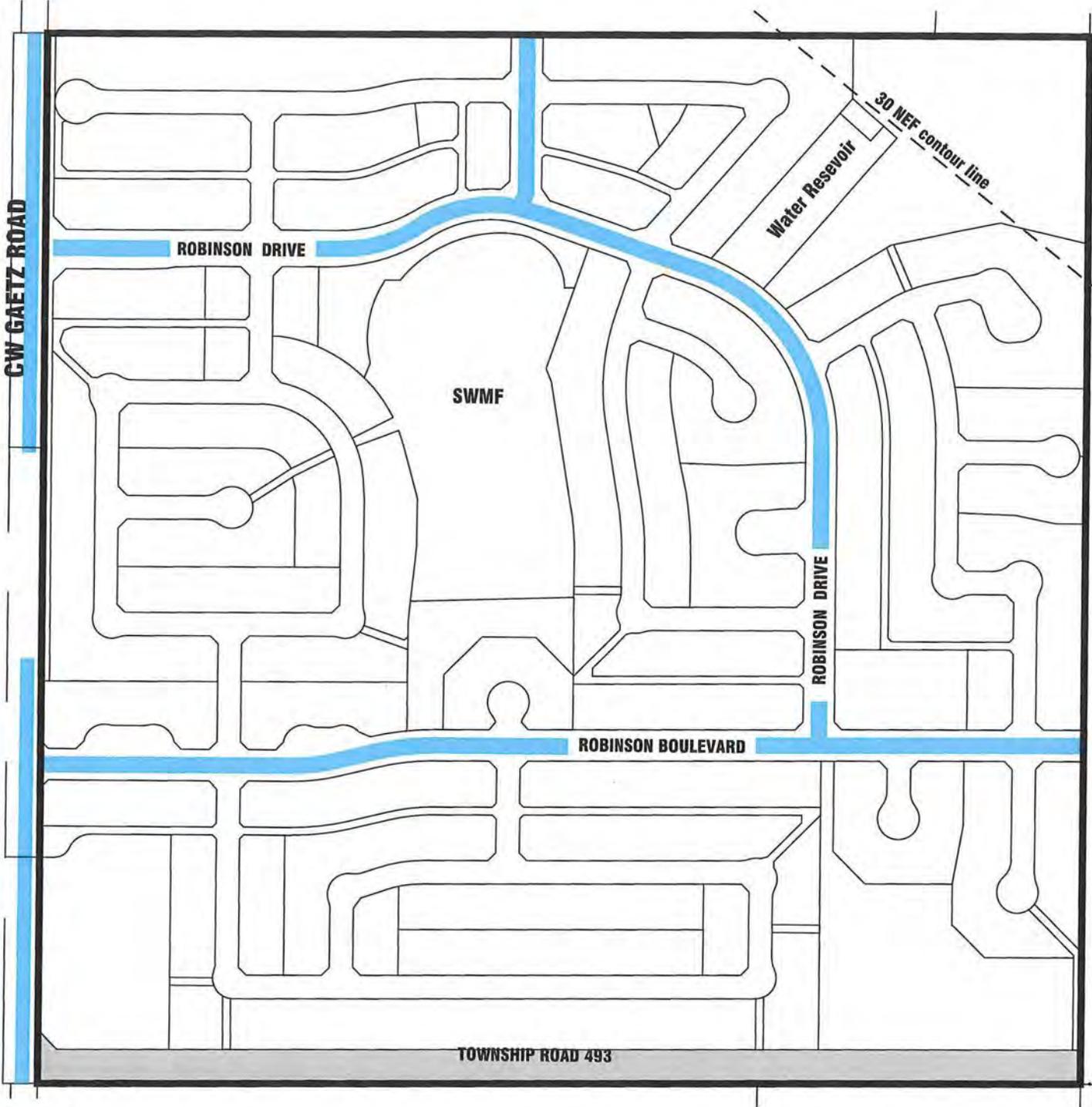
ROBINSON

Area Structure Plan Amendment

EXHIBIT 3 | OPEN SPACE AND WALKWAYS

DATE: January 24, 2019
 DESIGNED BY: GS
 DRAWN BY: GS
 CHECKED BY: CCB
 SCALE: NTS
 JOB NUMBER: 117577





Legend

- Major Collector
- Arterial



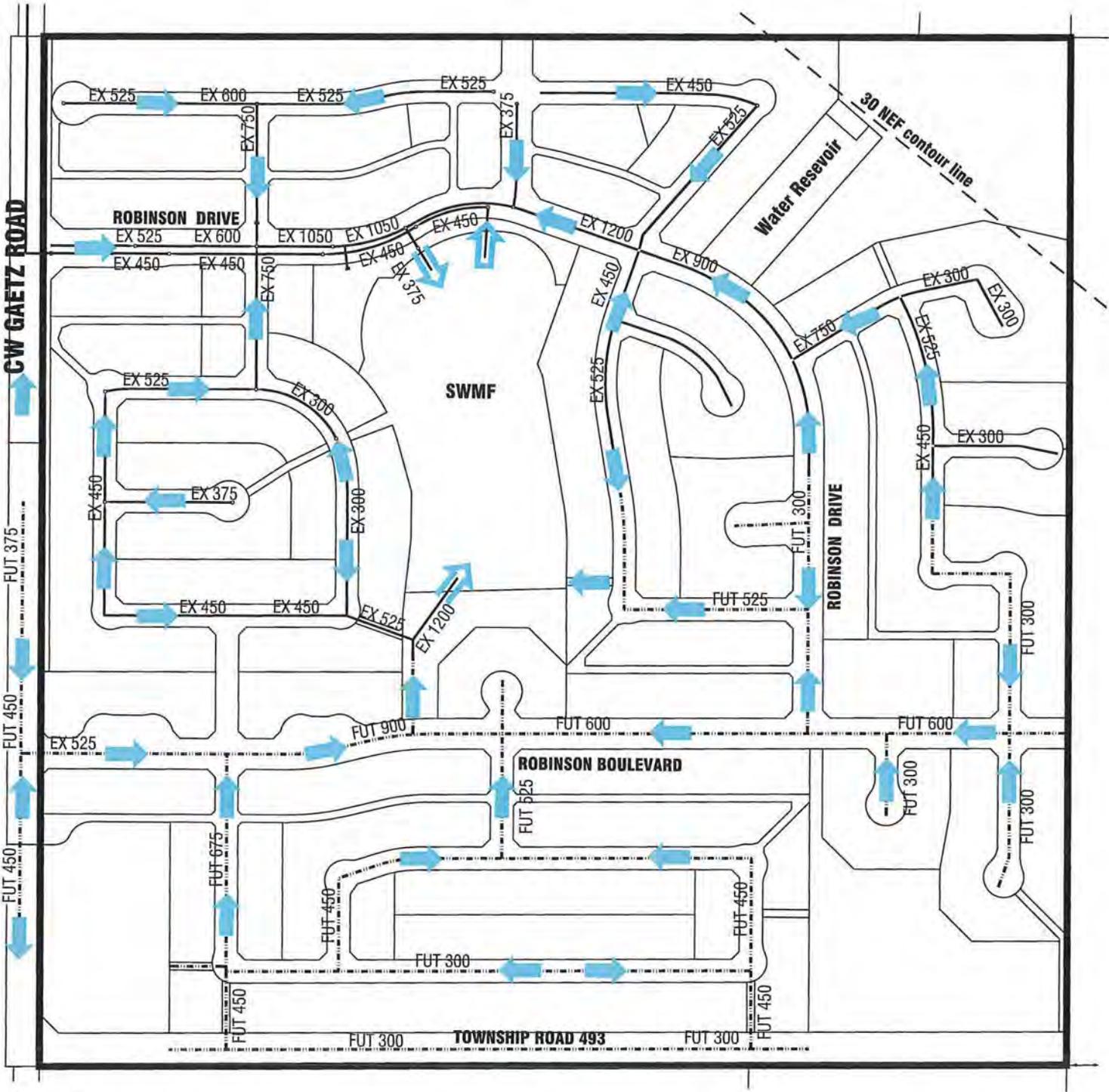
ROBINSON

Area Structure Plan Amendment

EXHIBIT 4 | TRANSPORTATION

DATE: January 24, 2019
 DESIGNED BY: GS
 DRAWN BY: GS
 CHECKED BY: CCB
 SCALE: NTS
 JOB NUMBER: 117577





Legend

-  Direction of Flow
-  Inlet
-  Outlet
-  Existing Storm Line
-  Proposed Storm Line

* Storm along Township Road 493 and connection points into Robinson to be confirmed with detailed design in the future.

* Pipe Sizes Subject to Change As Detailed Engineering on Future Stages Advances



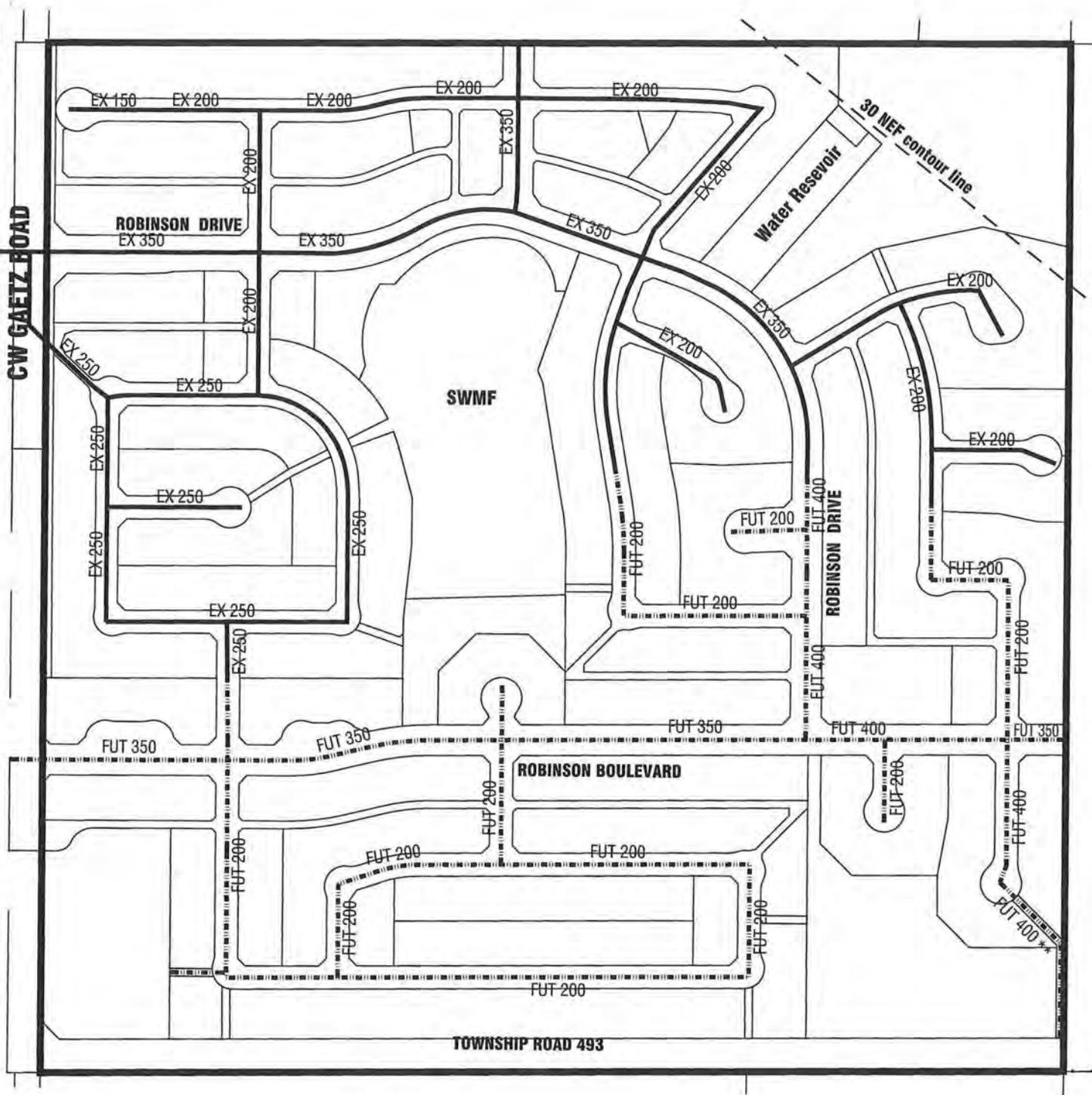
ROBINSON

Area Structure Plan Amendment

EXHIBIT 5 | STORM WATER MANAGEMENT

DATE: January 24, 2019
 DESIGNED BY: GS
 DRAWN BY: GS
 CHECKED BY: CCB
 SCALE: NTS
 JOB NUMBER: 117577



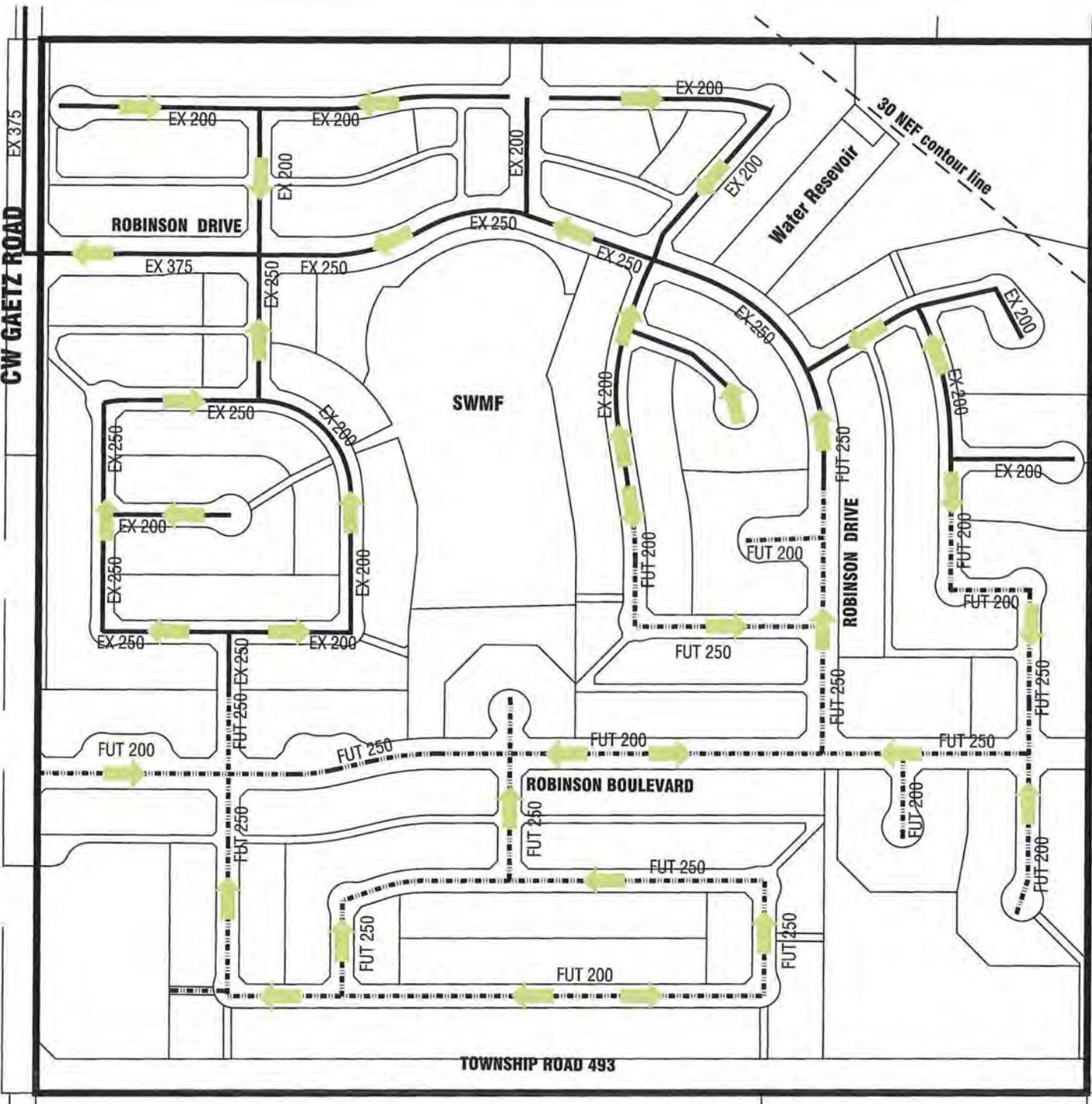


Legend

-  Existing Water Main
-  Proposed Water Main

* Pipe Sizes Subject to Change As Detailed Engineering on Future Stages Advances
 ** Location of 400 WM Connection to TWP 493 subject to change with detail design.





Legend

-  Direction of Flow
-  Existing Sanitary Sewer
-  Proposed Sanitary Sewer

* Pipe Sizes Subject to Change As Detailed Engineering on Future Stages Advances



ROBINSON
Area Structure Plan Amendment

EXHIBIT 7 | SANITARY SEWER SERVICE

DATE: January 24, 2019
 DESIGNED BY: GS
 DRAWN BY: GS
 CHECKED BY: CCB
 SCALE: NTS
 JOB NUMBER: 117577



GW GAETZ ROAD

ROBINSON DRIVE

1

3

Water Reservoir
30 NEF contour line

SWMF

5

7

4

6

2

ROBINSON DRIVE

ROBINSON BOULEVARD

TOWNSHIP ROAD 493

Legend

-  Low Density Residential
-  Medium Density Residential
-  Park
-  Public Utility Lot
-  Road Dedication
-  Direction of Development
-  Existing Stages

* Size and Order of Staging is subject to change as Development Progresses



ROBINSON

Area Structure Plan Amendment

EXHIBIT 8 | DEVELOPMENT STAGING

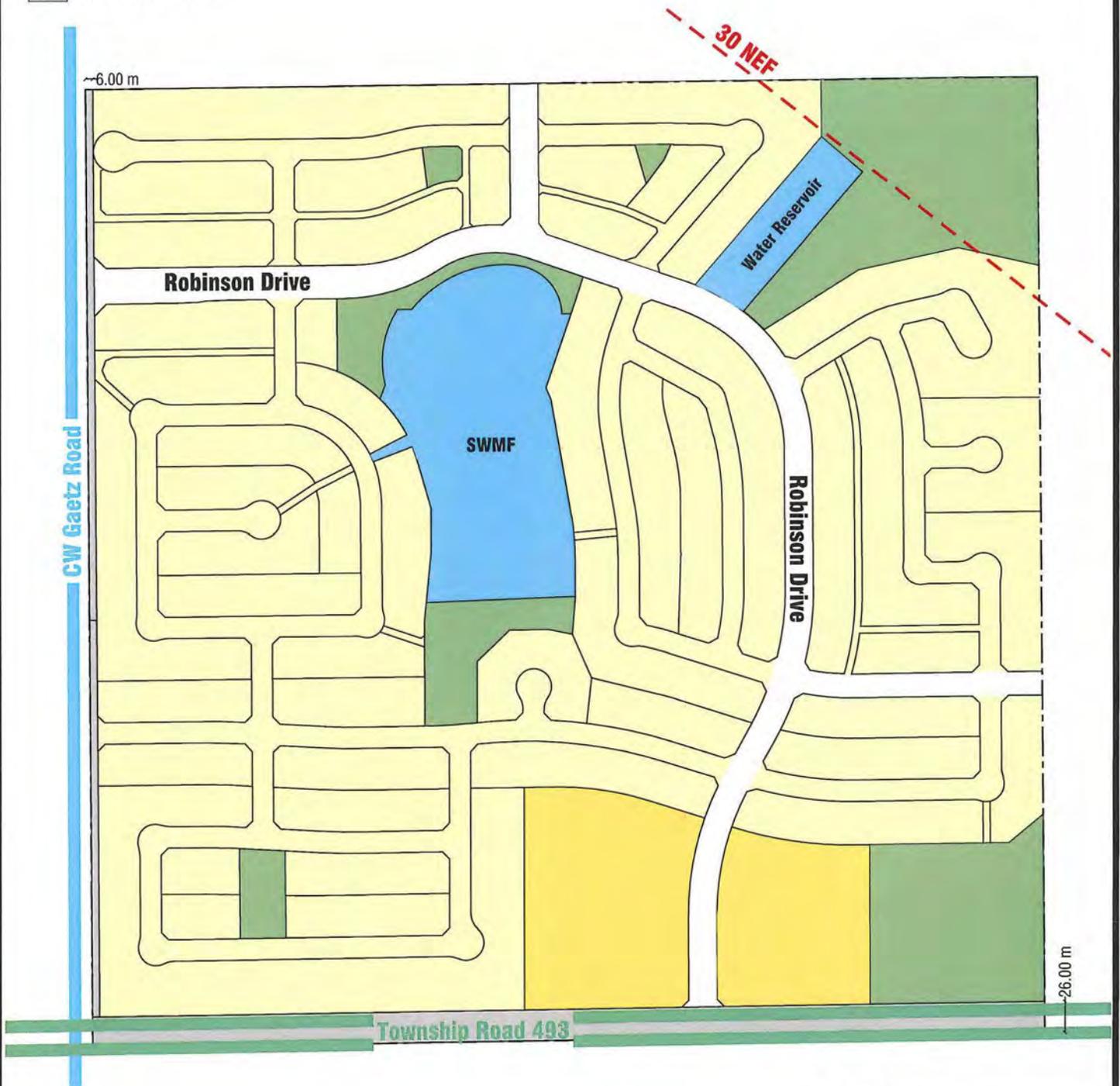
DATE: January 24, 2019
 DESIGNED BY: GS
 DRAWN BY: GS
 CHECKED BY: CCB
 SCALE: NTS
 JOB NUMBER: 117577



Legend

-  Low Density Residential
-  Medium Density Residential
-  Park
-  Public Utility Lot
-  Road Dedication

PRELIMINARY DESIGN SUBJECT TO CHANGE



April 2013

Robinson
Area Structure Plan
Exhibit 4
Land Use



CW GAETZ ROAD

ROBINSON DRIVE

SWMF

Water Reservoir

30 NEF contour line

ROBINSON DRIVE

ROBINSON BOULEVARD

TOWNSHIP ROAD 493

Legend

-  Low Density Residential
-  Medium Density Residential
-  Park
-  Public Utility Lot
-  Road Dedication



ROBINSON

Area Structure Plan Amendment

EXHIBIT 2 | LAND USE

DATE: January 24, 2019
 DESIGNED BY: GS
 DRAWN BY: GS
 CHECKED BY: CCB
 SCALE: NTS
 JOB NUMBER: 117577



PUBLIC COMMENTARY

IN-CAMERA ITEMS

Council Appointment of a Public Member to the
Subdivision and Development Appeal Board

Removed Pursuant to Sections 24 & 29 of the FOIP Act

**RISE & REPORT FROM
IN-CAMERA ITEMS**



Mayor's Report February 4 – 24, 2019

February 4

- Interview | Business View Magazine
- G Rahmoun (Business Owner)
- J Mcdonald (Resident)
- Briefing with City Manager

February 6

- Ford Parts Distribution Center
- Airport Accord Oversight Committee briefing

February 7

- N Booth, Manager, Communications and Marketing
- J Kamlah, Director Recreation Services and Councillor G Finstad
- Traffic Advisory Committee

February 8

- I Sasyniuk, General Manager, Corporate Services weekly update
- Airport Accord Oversight Committee

February 9

- LINX Hearts and Heroes banquet

February 11

- Briefing with City Manager
- Strategic Plan launch event #1
- Committee-of-the-Whole and Council agenda review
- Committee-of-the-Whole
- Council

February 12

- Edmonton Global
- Strategic Plan launch event #2

February 13

- Mayors' Prayer Breakfast committee
- M Hay, Director, Intergovernmental Affairs & Corporate Planning and B Kelly, Government Relations Advisor
- E Schrader (Unified Community Resource Collaboration)
- Strategic Plan launch event #3
- Interview | 93.1 FM The One
- Webinar | RCMP Contract Management Committee Updates
- Recreation Cost Sharing Agreement with Leduc County

February 14

- Edmonton Metropolitan Region Board
- I Sasyniuk, General Manager, Corporate Services weekly update
- Interview | The Leduc Rep

February 15

- N Booth, Manager, Communications and Marketing; T Doblanko, Mayor – Leduc County; R Zacharias, Manager, Communications – Leduc County
- K Mah, Christenson Equities Ltd
- T Doblanko, Mayor – Leduc County
- Mock Council | West Haven Public School
- Pre-Audit meeting w Auditors

February 19

- Briefing with City Manager
- Communications
- Leduc Golf & Country Club CN crossing

February 20

- Javier's Friendly luncheon
- Airport Accord Oversight Committee briefing
- 1st Leduc Scouting - Lord Baden Powell banquet

February 21

- Strategic Planning
- Red Deer Mayor Veer's VIP Hockey Night | Canada Winter Games

February 22

- Mock Council - West Haven Public School
- Airport Accord Oversight Committee
- The Leduc Regional Chamber of Commerce presents: 2019 Who's the Boss Steak Challenge & Taste of the Region

February 23

- Riseup Society Alberta fundraiser
- Coldest Night of the Year 2019 in support of Leduc and District Food Bank

Approved by Mayor Bob Young

"Original Signed by Mayor B. Young"

ADJOURNMENT