

**NOTES OF THE CITY OF LEDUC
COMMITTEE-OF-THE-WHOLE MEETING**

Monday, May 27, 2019

Present: Mayor B. Young, Councillor B. Beckett, Councillor B. Hamilton,
Councillor L. Hansen, Councillor T. Lazowski, Councillor L. Tillack
Absent: Councillor G. Finstad
Also Present: D. Melvie, Acting City Manager, M. Hormazabal, Deputy City Clerk

1. CALL TO ORDER

Mayor B. Young called the meeting to order at 5:05 pm.

2. APPROVAL OF AGENDA

MOVED by Councillor L. Tillack

That the Committee-of-the-Whole approve the agenda with the following additions:

6. IN-CAMERA ITEMS

6.1 Leduc Golf Course Update (last item of business)

FOIP s. 16, 24 & 25

8. REPORTS FROM COMMITTEE & ADMINISTRATION

8.6 Sea Can Use in Business Light Industrial District

8.7 Arts, Culture and Heritage Master Plan

8.8 Downtown Crosswalk

8.9 Leduc Emergency Exercise

Motion Carried Unanimously

3. ADOPTION OF PREVIOUS NOTES

**3.1 Approval of Notes of the Committee-of-the-Whole Meeting held Monday,
May 13, 2019**

MOVED by Councillor L. Hansen

That the notes of the Committee-of-the-Whole meeting held on Monday, May 13, 2019, be approved as presented.

Motion Carried Unanimously

4. DELEGATIONS & PRESENTATIONS

There were no delegations or presentations.

5. BUSINESS ARISING FROM PRESENTATIONS

6. IN-CAMERA ITEMS

MOVED by Councillor B. Beckett

That Committee-of-the-Whole move In-Camera at 6:22 pm.

Motion Carried Unanimously

6.1 Leduc Golf Course Update

FOIP s. 16, 24 & 25

MOVED by Councillor L. Hansen

That Committee-of-the-Whole move In-Public at 6:37 pm.

Motion Carried Unanimously

7. RISE AND REPORT FROM IN-CAMERA ITEMS

7.1 Leduc Golf Course Update

FOIP s. 16, 24 & 25

Also In attendance:

Executive Team

N. Booth, Manager, Communications & Marketing Services

J. Canon, Director, Finance

M. Hormazabal, Deputy City Clerk

D. Melvie, Acting City Manager, provided a brief update on the Leduc Golf Course.

8. REPORTS FROM COMMITTEE & ADMINISTRATION

8.1 Council Remuneration and Business Expense Policy

S. Davis, City Clerk, provided an overview on the changes to the Council Remuneration and Business Expense Policy. The two areas Administration is seeking direction on from Committee members are honorariums paid by external Boards, Commissions and Committees and reimbursement of mileage as set by the Alberta Urban Municipalities Association ("AUMA") to be consistent. Any amendments to the draft Policy No. 11.00:30 will be completed and brought forward to the July 8, 2019 Council meeting for Council's consideration.

S. Davis, answered Committee's questions.

8.2 Artificial Turf Donation

C. Isacc, Community Development Coordinator and R. Yeung, Manager, Community Development, made a PowerPoint presentation (Attached to Agenda Package) and answered Committee's questions.

Committee's general consensus would be option B of the report.

8.3 Children and Youth Summer Access Update

J. Kamlah, Director, Recreation Services, made a PowerPoint presentation (Attached) and answered Committee's questions.

The Committee is supportive of the outlined recommendation to provide free access to the Leduc Recreation Centre during select off-peak times for the month of July and August.

8.4 Parking Issues - Legion

C. Chisholm, Manager RCMP Administration and Enforcement Services, explained the parking availability options in and around the Legion.

C. Chisholm answered Committee's questions.

8.5 Amendments to City of Leduc Health Bylaw No. 581-2004 (Vaping in Public Places)

C. Chisholm, Manager RCMP Administration and Enforcement Services, made a PowerPoint presentation (Attached to Agenda Package) proposing amendments to the Health Bylaw No. 581-2004. The proposed amendment would prohibit the use of e-cigarettes (vaping) in public facilities, except where permitted.

The Committee requested Administration provide additional amendments under the Health Bylaw that could provide exemptions for culture activities during ceremonies.

C. Chisholm answered Committee's questions.

8.6 Sea Can Use in Business Light Industrial District

K. Woitt, Director, Infrastructure and Development, explained he will bring forward proposed amendments to the Land Use Bylaw regarding shipping containers/sea cans as a discretionary use in an IBL Land Use District. K. Woitt handed out information (Attached) regarding IBL - Storage Land Use Bylaw Amendment Options.

K. Woitt, answered Committee's questions.

8.7 Arts, Culture and Heritage Master Plan

Councillor B. Beckett, is proposing a motion to develop an Arts, Culture and Heritage Master Plan or Strategic Plan in order to help make recommendations on:

- Enhanced ability to target support for community arts, heritage and culture groups
- How heritage organizations could jointly share staff resourcing
- Development of community arts spaces
- If, and how, the City could provide direct arts, culture and heritage programming
- Future direction of community heritage archive including how to manage archival and heritage collections and space with proper preservation conditions to accommodate collections storage and archival and heritage related work
- Visual art strategies
- Enhancement of community culture events directly with, or in partnership with, community organizations.

MOVED by Councillor B. Beckett

That the Committee-of-the-Whole request further information be presented for Council consideration on options for an Arts, Culture and Heritage Master Plan or Strategy which will include related resourcing requirements.

Motion Carried Unanimously

8.8 Downtown Crosswalk

S. Olson, Director, Engineering, provided an update on the downtown crosswalks. The Committee's general consensus is to leave the crosswalks as is this year, that Administration provide an update to the Downtown Business Association and bring forward with budget options.

S. Olson, answered Committee's questions.

8.9 Leduc Emergency Exercise

Councillor L. Tillack, informed the Committee, of Council's responsibility to answer the text/phone call being sent to them on June 4 at 8:30 a.m.

9. INFORMATION ITEMS

There were no information items.

10. ADJOURNMENT

The meeting adjourned at 6:38 pm.

“Original Signed”

B. YOUNG, Mayor

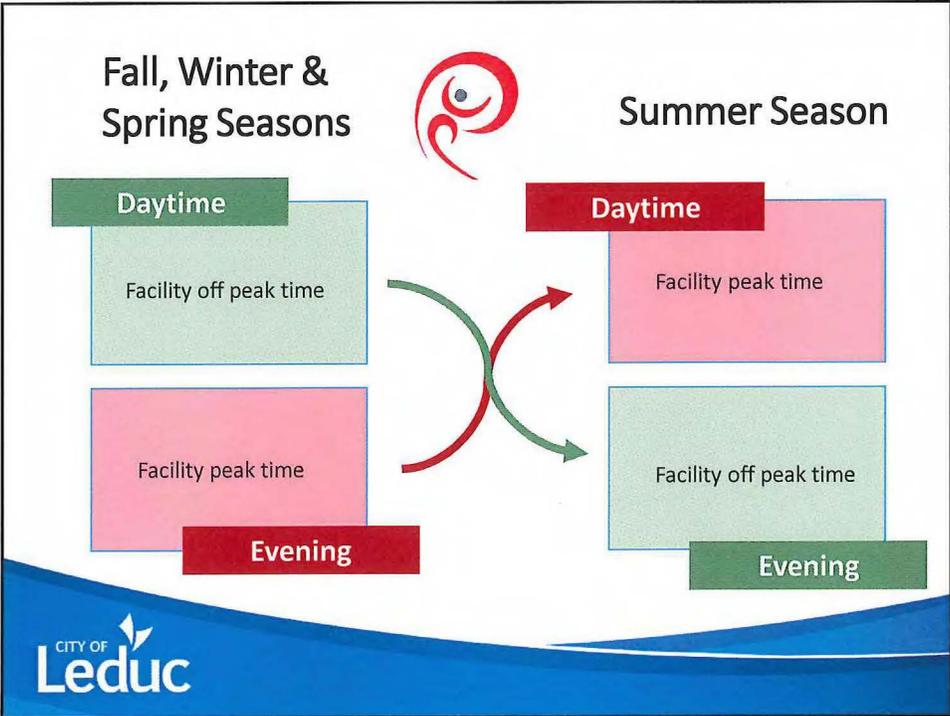
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M. HORMAZABAL, Deputy City Clerk

Children & Youth Summer Access Update

Committee-of-the-Whole
May 27, 2019
2019-CoW-041

www.Leduc.ca



| | Children & Youth Summer Access Pass | | Active 8s & 9s | Youth Summer Memb. Special | Special Events & Pricing |
|---------------------------------|---|--|--|--|-------------------------------|
| | LRC | Outdoor Pool | | | |
| Ages | 3 – 17 yrs | 3 – 17 yrs | 12 – 15 yrs | 8 – 17 yrs | all age categories |
| Cost | free | free | free | \$25/month | free reduced fee |
| Days, Times, Months | Monday – Friday 5 – 9pm July & August | Saturday & Sunday 7 – 9pm July | Regular hours of operation | Regular hours of operation | As specified |
| Amenities & activities included | LRC, subject to drop-in schedules | Outdoor Pool, subject to drop-in schedules | LRC & Outdoor Pool, subject to drop-in schedules | LRC & Outdoor Pool, subject to drop-in schedules | Amenity and activity specific |
| | Membership | Admission | Membership | Membership | Admission |

Feedback and Questions

IBL – Storage Land Use Bylaw Amendment Options

We have received a request from the land owner at 6109 46A Street to allow a Sea Can/Shipping Container for the purpose of storing excess equipment relating to the business currently conducted at this site. This land owner has indicated that this is intended to be a temporary storage solution for 3 to 5 years.

These lands are located within the recently redistricted in the IBL – Business Light Industrial Land Use District wherein Sea Can/Shipping Containers are neither a permitted or discretionary use. Therefore, in order to accommodate this request, a bylaw amendment would be required.

Brief History:

Currently the City of Leduc Land Use Bylaw identifies Sea Can/Shipping Containers as permitted uses only within the Medium, Light and Special Industrial land use districts with no limitation on the number of units allowed.

The IBL Land Use District was implemented in the City of Leduc Land Use Bylaw as part of the Industrial Land Use Review amendments in 2017. This district was intended to be a buffer/transitional district between the Light, Medium and Special Industrial Districts and General Commercial Land Use District, and does not allow for Sea Cans/Shipping Containers as a prescribed use. It is notable that this area is highly visible from Highway 2, where a higher standard of building design is desirable.

Most recently the area subject of this request was redistricted to IBL. In this instance the IBL is intended to provided a buffer/transitional district between the existing General Commercial land uses and the existing Light Industrial uses in this area south of 65th Avenue, and also does not allow for the placement of Sea Cans/Shipping Containers as either permitted or discretionary uses.

Administration would not support the addition of Sea Cans/Shipping containers within this district as a permitted use to allow for permanent placement of these structures in what is intended to be a “buffer/transition district” between commercial and industrial uses.

However, as this particular IBL district is not located in a highly visible area from Highway 2, in the interest of providing support to land owners finding themselves in need of a temporary storage solution, allowing these structures in a limited capacity for temporary periods of time and for specific temporary needs could be supported in this particular IBL land use district.

Having said that, in order to accommodate this need, a bylaw amendment would be required, and administration would propose that the amendments to the bylaw include the following:

- Add this use as discretionary in the IBL Land Use District south of 65th Avenue only.
- Limit the number of units to 2
- Ensure compliance with Sections 20.18 and 21.3.2 of the City’s Land Use Bylaw which provides for both temporary uses and specific regulations for Sea Cans/Shipping Containers.

Currently Section 20.18 of the bylaw provides regulations specifically for temporary uses, and Section 21.3.2 provides regulations specific to the placement of these structures as follows:

20.18. Temporary Uses

20.18.1. Applications for temporary uses, shall be considered at the discretion of the Development Authority, provided that the use, building or structure is listed as a permitted or discretionary use, in the relevant land use district.

20.18.2. Except as otherwise noted in this Bylaw, or within the UR – Urban Reserve land use district, temporary uses, buildings or structures may be approved for a period of up to three (3) years. Re-application of the same use, building or structure can be applied for a period of up to two (2) years; however, the total length of time, together between the initial application and re-application of a temporary use, building or structure, shall not exceed five (5) years.

20.18.3. For any Temporary Use, the Development Authority may require the submission of a site remediation plan and securities to ensure that the use is properly removed and the site remediated.

20.18.4. The Development Authority may vary landscaping and hard-surfacing requirements for a temporary use(s), building(s), or structure(s), where meeting the requirements would cause undue hardship for the final build-out of the site.

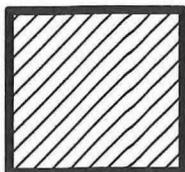
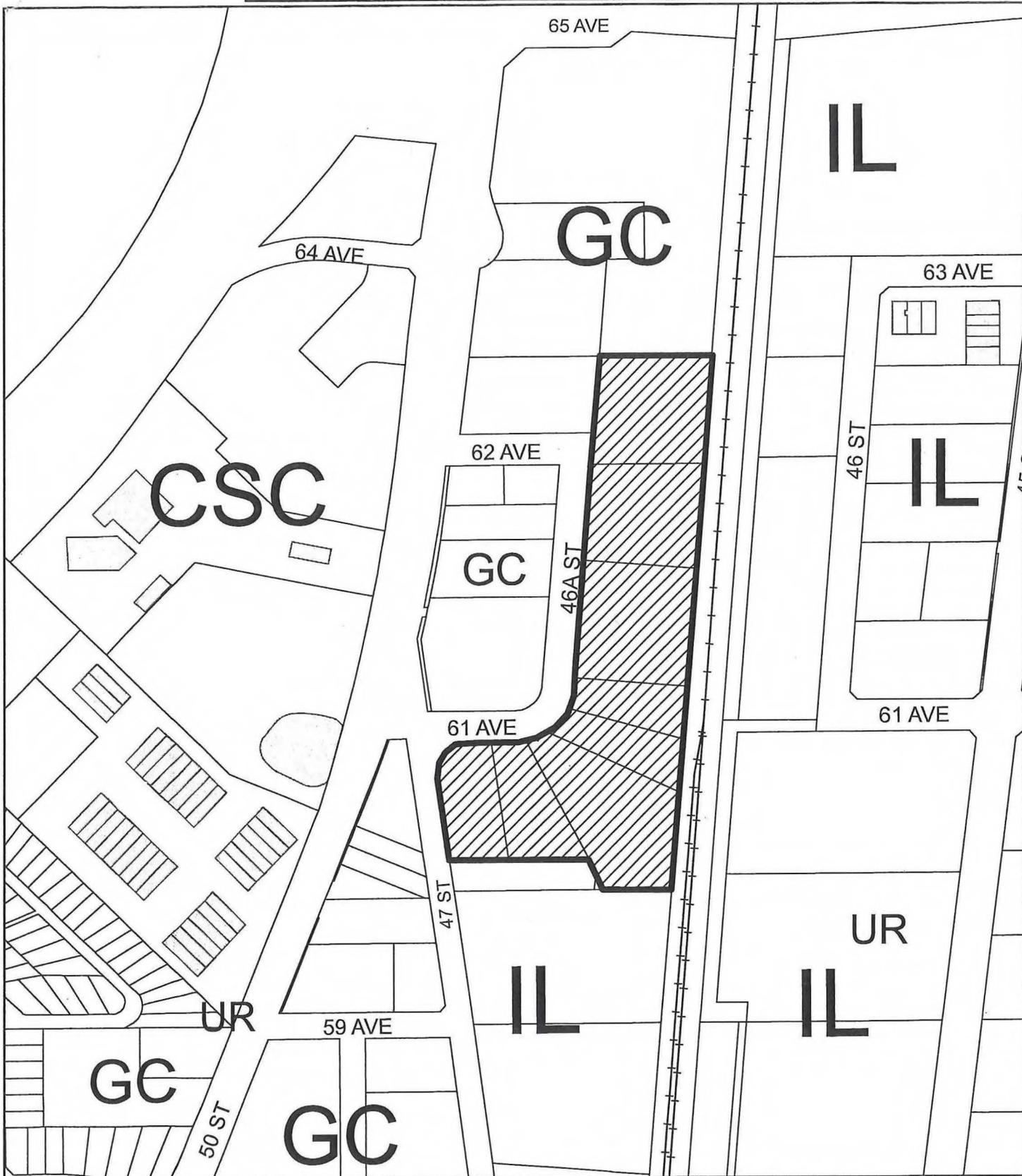
Section 21.3.2 provides for the following regulations for these structures:

21.3.2. Shipping Containers

21.3.2.1. Shipping Containers shall:

- 1) be considered an Accessory Development to the principal Building;
- 2) be developed in industrial Land Use districts;
- 3) not be allowed to be stacked;
- 4) be used for storage purposes only, excluding any dangerous or hazardous materials or containers;
- 5) have an exterior finish that matches or compliments the exterior finish of the principal Building;
and
- 6) be screened from view, to the satisfaction of the Development Authority.

REDISTRICTING PLAN ATTACHMENT



FROM: GC - GENERAL COMMERCIAL
TO: IBL - BUSINESS LIGHT INDUSTRIAL

