

**COMMITTEE-OF-THE-WHOLE MEETING NOTES**  
**MONDAY, JUNE 11, 2018**  
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Present: Mayor B. Young, Councillors G. Finstad, B. Hamilton, L. Hansen, T. Lazowski and L. Tillack

Absent: Councillor B. Beckett

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

Mayor B. Young called the meeting to order at 5:02 pm.

**I. APPROVAL OF AGENDA**

**MOVED** by Councillor L. Hansen that the Committee approve the agenda as presented.

Motion Carried Unanimously

**II. ADOPTION OF PREVIOUS NOTES**

**a) Approval of Notes of the Committee-of-the-Whole Meeting held Monday, May 28, 2018**

**MOVED** by Councillor G. Finstad that the notes of the Committee-of-the-Whole meeting held Monday, May 28, 2018, be approved as presented.

Motion Carried Unanimously

**III. DELEGATIONS & PRESENTATIONS**

There were no delegations or presentations.

**IV. BUSINESS ARISING FROM PRESENTATIONS**

**V. IN-CAMERA ITEMS**

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

**a) Long Term Facilities Master Plan**  
*FOIP s. 24 & 25*

Motion Carried Unanimously

**MOVED** by Councillor L. Hansen that the Committee-of-the-Whole move In-Public at 5:59 pm.

Motion Carried Unanimously

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

**a) Long Term Facilities Master Plan**  
*FOIP s. 24 & 25*

C. Kjinserdahl, Project Lead, Urban Designer, and R. Baxter, Principal-In-Charge, HOK, Inc., made a presentation. D. Melvie, General Manager, Community and Protective Service, made a PowerPoint presentation (Attached).

C. Kjinserdahl, R. Baxter, D. Melvie, B. Knisley, Director, Facility and Property Services, and P. Benedetto, City Manager, answered the Committee's questions.

**VII. REPORTS FROM COMMITTEE & ADMINISTRATION**

**a) Cannabis Update Report**

S. Losier, Manager, Current Planning, and J. Paquette, Planning Intern, made a PowerPoint presentation (Attached), which provided their analysis of the Town of Langford Model relative to cannabis retailing. They also provided information on other Alberta municipalities' approaches relative to land use, business licensing fees and hours of operation.

**RESPONSIBLE  
DEPT.**

Administration recommended that, if a different fee structure or different hours of operation for cannabis retailers is desired, a separate amending bylaw would be in order.

**IP**

S. Losier, B. Loewen, City Solicitor, P. Benedetto, City Manager, and M. Pieters, General Manager, Infrastructure and Planning, answered the Committee's questions.

Councillor G. Finstad requested Administration bring forward a report on the number of liquor vendors in the City of Leduc in November/December of 2018.

**b) Condominium Research Overview**

I. Sasyniuk, General Manager, Corporate Services, advised that the research is being done and will be presented in a report coming forward to the June 25, 2018, Committee-of-the-Whole meeting. After the June 25, 2018, meeting, Administration will set up a meeting with the individual representing the condominium in question.

I. Sasyniuk answered the Committee's questions.

The Committee recessed at 6:54 pm.

The Committee reconvened at 9:10 pm.

**c) Long Range Planning Unit – Projects Overview**

K. Jones, Long Range Planner II, and C. Labrecque, Manager, Long Range Planning, made a PowerPoint presentation (Attached).

C. Labrecque, K. Woitt, Director, Planning & Development, and P. Benedetto, City Manager answered the Committee's questions.

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**VIII. INFORMATION ITEMS**

There were no information items.

**IX. ADJOURNMENT**

The meeting adjourned at 9:35 pm.

"Original Signed"

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B. Young  
MAYOR

"Original Signed"

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S. Davis  
CITY CLERK

# **ADOPTION OF PREVIOUS NOTES**

Notes of the Committee-of-the-Whole Meeting  
– June 11, 2018

\* VI.a. Long Term Facilities Master Plan

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

# Cannabis Update Report

2018-CoW-044



## Outline

- The Langford model
- Other Alberta municipalities' approaches
  - Land use
  - Business licensing fees
  - Hours of operation
- Next steps



## The Langford Model

- “Retail Sales of Cannabis and Cannabis Related Products” Request for Proposal
- Open for 1 month, closed June 1<sup>st</sup>
- Up to 5 cannabis retailers to be permitted, on temporary-use permits, and the City will take an undetermined percentage of profits
- None allowed within:
  - 500m of other cannabis retailers
  - 300m of schools or group daycares (>8 children)
  - 150m of parks

## The Langford Model

### Administration’s Analysis

- Merit-based, but unclear on weighting of criteria
- Requirements mirror those of AGLC’s cannabis retailer licensing process, guidelines similar to directives in City of Leduc’s proposed regulations
- In Alberta, temporary use permits are only for permitted uses, or uses similar to permitted uses
- Requires complete do-over of City of Leduc’s approach

## The Langford Model

### Issues of clarity, practicality, timing

#### Administration's Recommendation

Considering the regional context and where we are at in our own process, an RFP approach similar to Langford is not desirable for the City of Leduc.

## Other Municipalities Approaches

#### Land use

- Little consistency
- Aligned on keeping retail stores away from schools and residential districts

## Other Municipalities Approaches

### Business Licensing

- Fees
  - Depends on stratification of licensing scheme; hard to justify charging higher fees for cannabis businesses when all other businesses pay a uniform licensing fee

## Other Municipalities Approaches

### Business Licensing

- Hours of Operation
  - Trend leaning towards same hours as liquor stores thus far (10 AM – 2 AM)
  - Some restricting closing to 10 or 11 PM
  - Many have not disclosed this aspect of their regulations yet



### Next steps

- Administration recommends the Committee consider whether it wishes to explore a different fee structure or different hours of operation
- Should Council decide to do so, Administration would recommend a separate amending bylaw
- Bylaw 971-2017 doesn't need to be held back

### Next steps

- Provide direction to Administration on any desired changes to proposed Bylaw 970-2017
- If no changes are required, direct Bylaw 970-2017 come forward at the June 11 Council meeting for 3<sup>rd</sup> reading;
- If minor changes are required, direct Bylaw 970-2017 come forward at the June 25 Council meeting for 3<sup>rd</sup> reading;

## Next steps

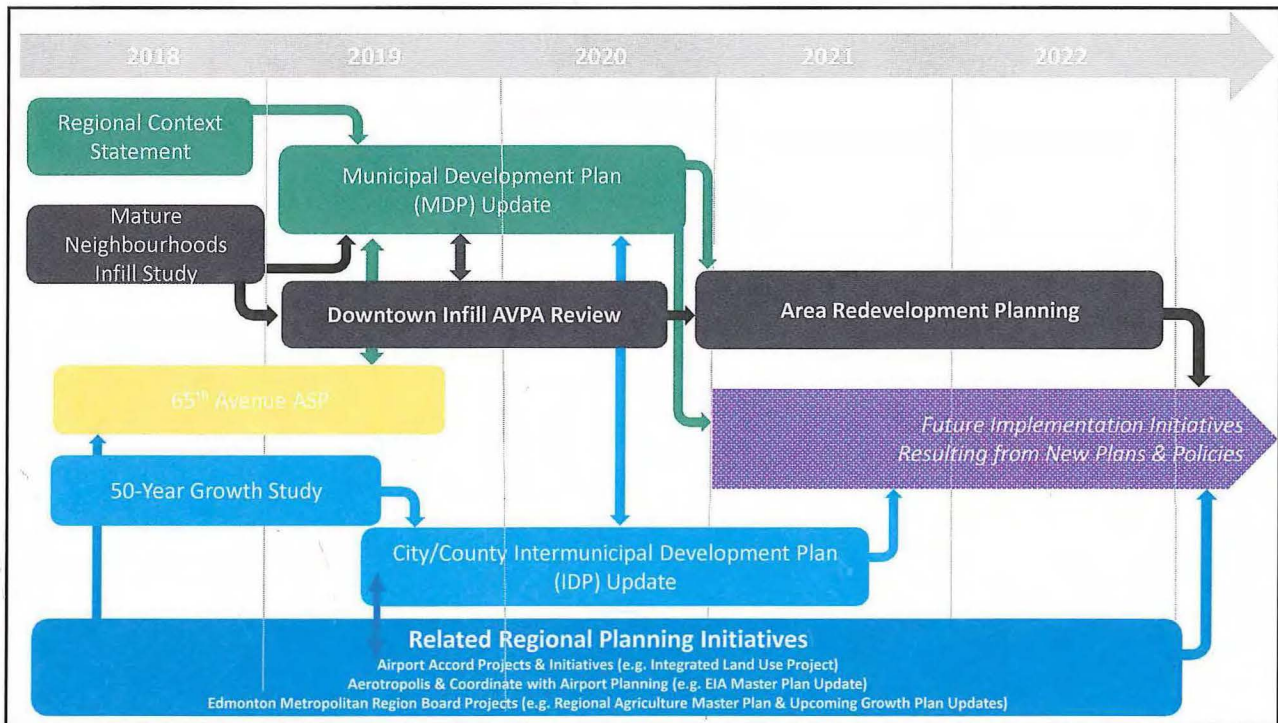
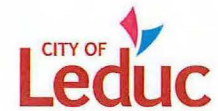
- If major changes are required, direct Bylaw 970-2017 come forward at the June 11 Council meeting to be defeated.
- This would require starting a new process and require 3-6 months before returning to Council.

## Next steps

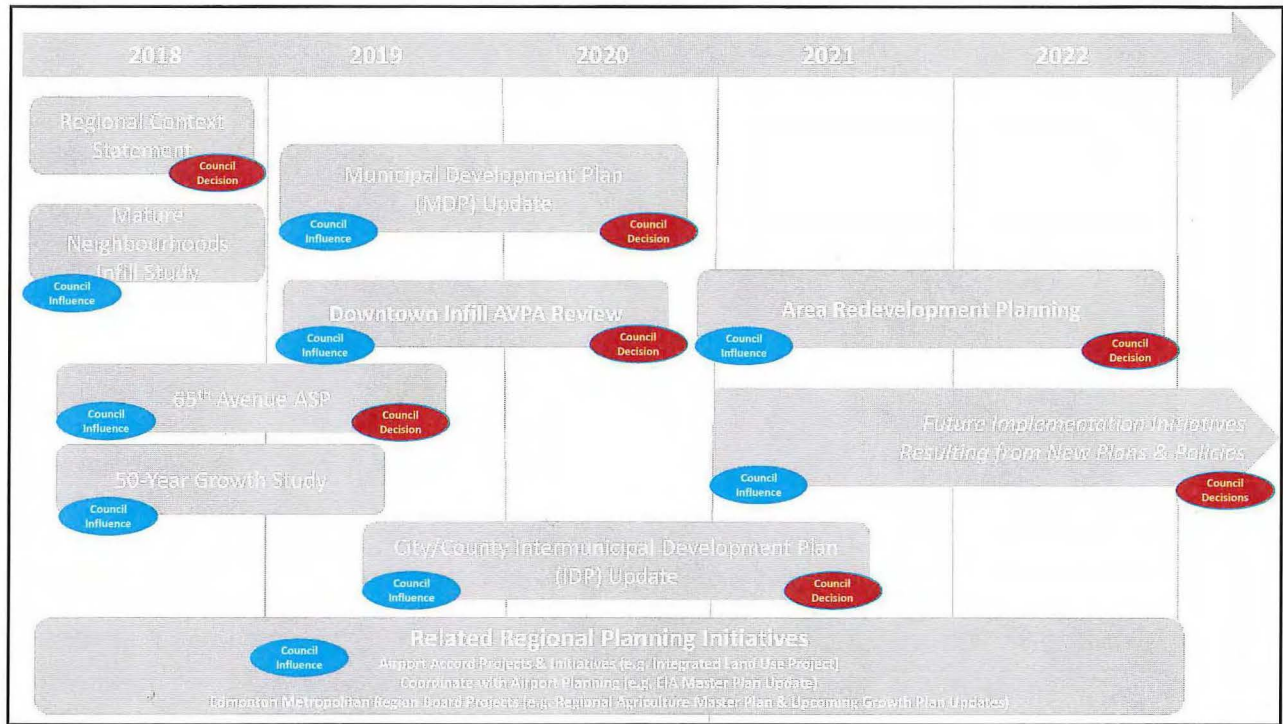
Questions ?

# Long Range Planning Unit

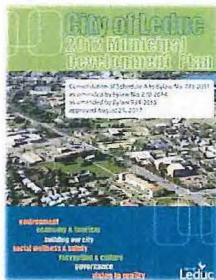
## Overview of Major Projects







## Regional Context Statement



**Purpose:** Review Leduc’s Municipal Development Plan (MDP) to test conformance with Edmonton Metropolitan Region Growth Plan.

**Priority Level:** Very High. Update required for EMRGB compliance by October 2019.

**Council’s Role:** Decision. Requires Council review & approval.

**Timeline:** January, 2018 – September, 2018





## Mature Neighborhoods Infill Study



**Purpose:** Informative study to review infill opportunities & constraints in Leduc’s oldest core neighbourhoods.

**Priority Level:** High. Key input for MDP review, future Area Redevelopment Planning and Downtown AVPA review.

**Council’s Role:** Influence – utilize Study for MDP policy discussions on infill and downtown AVPA review.

**Timeline:** November, 2017 – September, 2018



## New Area Structure Plan: 65th Avenue ASP

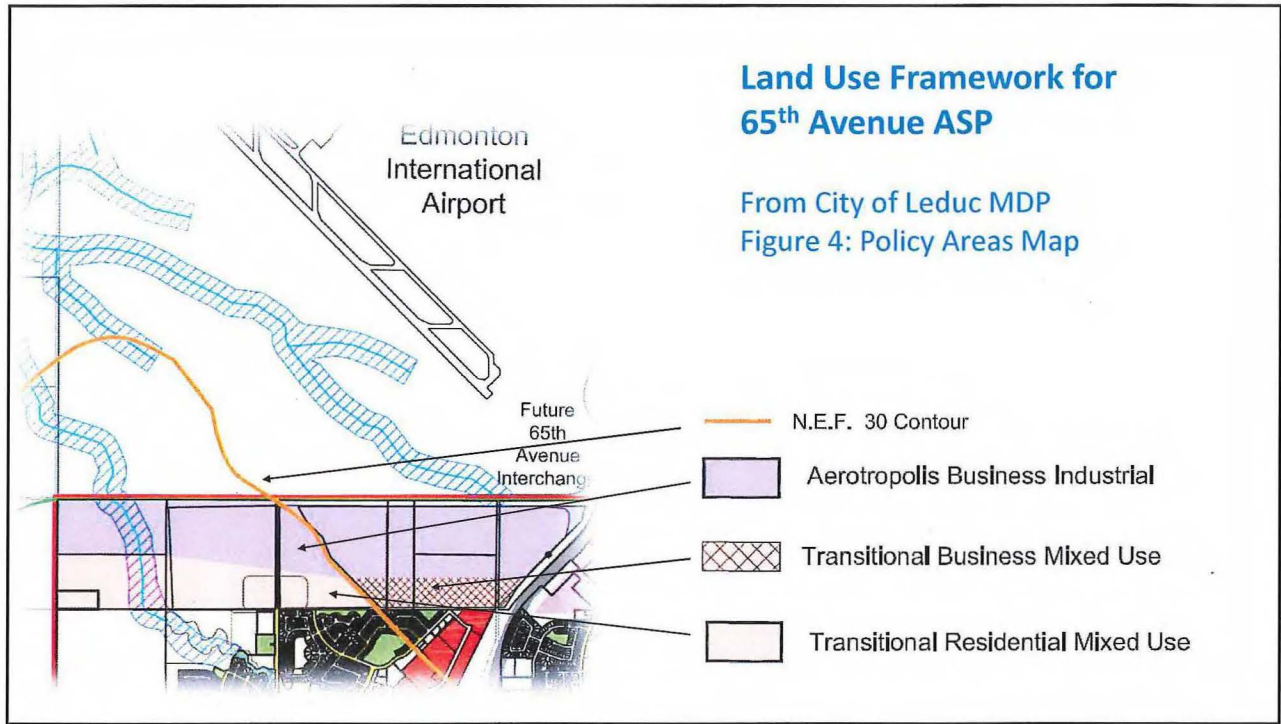
**Purpose:** Create new land use plan for area south of the EIA/north of Bridgeport.

**Priority Level:** High. Advances Aerotropolis & 65<sup>th</sup> Ave initiatives & provides developer certainty.

**Council’s Role:** Influence and decision.

**Timeline:** May, 2019 to October, 2019





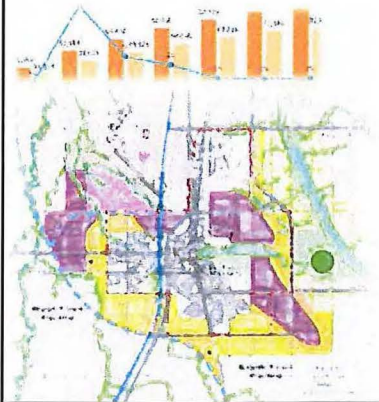
## 50-Year Growth Study

**Purpose:** Produce long-term population & employment projections. Analyze potential long-term growth direction options for City of Leduc.

**Priority Level:** Very High. Key input for IDP & MDP reviews; influence on future EMRB Growth Plan updates.

**Council's Role:** Influence by providing input & feedback.

**Timeline:** June, 2018 – July, 2019



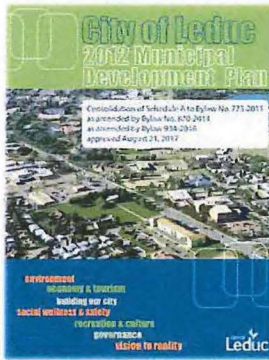
## Municipal Development Plan (MDP) Update

**Purpose:** Review and update Leduc's MDP, our City's main comprehensive statutory land use plan.

**Priority Level:** Very High. EMRGB requires all member MDP's to be in compliance by October, 2020.

**Council's Role:** Influence & decision.

**Timeline:** January, 2019 – October, 2020



## Targeted Downtown AVPA Review

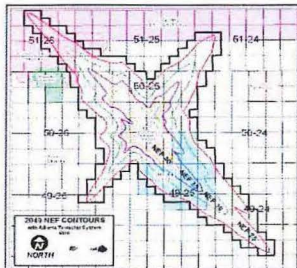


Province of Alberta

MUNICIPAL GOVERNMENT ACT

EDMONTON INTERNATIONAL  
AIRPORT VICINITY PROTECTION  
AREA REGULATION

Alberta Regulation 55/2006



**Purpose:** Review provincially legislated Airport Vicinity Protection Area Regulation (AVPA) for downtown residential unit exemption.

**Council's Role:** Influence and lobby Province, EIA, others.

**Phase 1:** Mature Infill Study analysis. (2018)

**Phase 2:** Review infill policies during MDP update. (2019/2020)

**Phase 3:** Develop strategy and negotiate with Province (2020).





# Intermunicipal Development Plan (IDP) Review

**Purpose:** Review & update the Intermunicipal Development Plan with Leduc County.

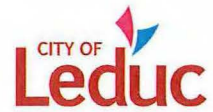
**Priority Level:** High. Highest-level land use plan to confirm/direct future growth for areas bordering City of Leduc/Leduc County.

**Council's Role:** Influence and decision.

**Timeline:** mid-2019 to mid-2021.



City of Leduc/Leduc County  
Intermunicipal Development Plan  
2015-2034



# Area Redevelopment Planning

**Purpose:** Key land use planning initiative to create statutory plans for Mature Neighbourhoods.

**Priority Level:** High. Uses direction from EMRGB, MDP update and inputs from Mature Infill Study and AVPA review to proactively plan Leduc's oldest core neighbourhoods.

**Council's Role:** Influence and decision.

**Timeline:** 2021, following Mature Infill Study and MDP update.

