

**I. ADOPTION OF AGENDA**

**II. ITEMS FOR DISCUSSION AND RELATED BUSINESS**

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

**III. ADOPTION OF PREVIOUS MINUTES**

- A. Approval of Minutes of the Regular Council Meeting held Monday, May 28, 2018

**IV. RECOGNITION ITEMS**

There are no Recognition Items for the Agenda.

**V. PUBLIC COMMENTARY**

**VI. PUBLIC HEARING**

Explanation of the Public Hearing Process

- A. Bylaw No. 981-2018 - Amendment to the Community Standards Bylaw No. 711-2008 - Non-Statutory
- B. Bylaw No. 989-2018 - Amendment 79 to the Land Use Bylaw

Call for Persons to Speak

**VII. PRESENTATIONS**

J. Gordon, Chair /  
A. Berndt,  
Coordinator

- A. Downtown Business Association  
(FIRST ITEM OF BUSINESS)

**VIII. BUSINESS**

J. Cole,  
Board Chair /  
J. Kamlah

- A. Parks, Recreation & Culture Board

R. Yeung

- B. Parks Naming - Suntree and Robinson Parks

**REGULAR COUNCIL MEETING AGENDA  
MONDAY, JUNE 11, 2018 AT 7:00 P.M.  
COUNCIL CHAMBERS, LEDUC CIVIC CENTRE  
1 ALEXANDRA PARK, LEDUC, ALBERTA  
PAGE 2**

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**IX. BYLAWS**

- |           |    |  |
|-----------|----|--|
| S. Losier | A. | Bylaw No. 970-2017 - Amendment 74 to the Land Use Bylaw (3rd Reading)        |
| S. Losier | B. | Bylaw No. 971-2017 - Amendment to the Business Licence Bylaw (3rd Reading)   |
| K. Woitt  | C. | Bylaw No. 980-2018 - Redistricting Black Stone Stage 1C (1st Reading)        |
| K. Woitt  | D. | Bylaw No. 983-2018 - Redistricting West Haven Stage 10 (1st Reading)         |
| K. Woitt  | E. | Bylaw No. 985-2018 – Text Amendments to Land Use Bylaw (2nd & 3rd Readings)  |
| K. Woitt  | F. | Bylaw No. 989-2018 – Amendment 79 to the Land Use Bylaw (2nd & 3rd Readings) |

**X. PUBLIC COMMENTARY**

**XI. IN-CAMERA ITEMS**

There are no In-Camera Items for the Agenda.

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

**XIII. UPDATES FROM BOARDS & COMMITTEES**

- A. Council Member Updates from Boards & Committees
- B. Council Member Updates from Commissions, Authorities, Other

**XIV. INFORMATION REPORTS**

- A. Mayor's Report
- B. Newly Issued Business Licences

**XV. ADJOURNMENT**

I.

# **ADOPTION OF AGENDA**

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

II.

**ITEMS FOR DISCUSSION AND  
RELATED BUSINESS**

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

Also Present: I. Sasyniuk, A/City Manager, and M. Hormazabal, Deputy City Clerk

Mayor B. Young called the meeting to order at 7:00 pm.

**I. ADOPTION OF AGENDA**

**MOVED** by Councillor B. Hamilton that the Agenda be adopted as presented.

Motion Carried Unanimously

**II. ITEMS FOR DISCUSSION AND RELATED BUSINESS**

**A. Selected Items for Debate**

The following items were selected for debate:

**VIII. BUSINESS**

- A. Leduc Drug Action Committee
- B. Regional Opioid Framework Update
- C. First Quarter Financial Variance Report
- D. Linsford Gardens Housing Project

**IX. BYLAWS**

- A. Bylaw No. 970-2017 – Amendment to Bylaw No. 809-2013 Land Use Bylaw (2<sup>nd</sup> & 3<sup>rd</sup> Readings)
- B. Bylaw No. 971-2017 – Amendment to Bylaw No. 767-2011 Business Licence Bylaw (2<sup>nd</sup> & 3<sup>rd</sup> Readings)

**B. Vote on Items not Selected for Debate**

Votes recorded under item headings.

**III. ADOPTION OF PREVIOUS MINUTES**

**A. Approval of Minutes of the Regular Council Meeting held Monday, May 14, 2018**

**MOVED** by Councillor T. Lazowski that the minutes of the Regular Council Meeting held Monday, May 14, 2018, be approved as presented.

Motion Carried Unanimously

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**IV. RECOGNITION ITEMS**

There were no recognition items.

**V. PUBLIC COMMENTARY**

S. White, a resident of 50 Street & 57 Avenue, spoke about the ongoing issues since 2014 regarding the digital sign at the Best Western Plus Hotel at 5705-50 Street that faces her home. The digital sign faces south and the home faces north, thus illuminating directly into her home. Best Western turned down the brightness of the digital sign lights, provided black out curtain and trees; however, these measures have not solved the problem. S. White has requested the hotel to turn the sign around and face north, but it was not agreed upon. S. White understands that the City of Leduc has a device that can measure the levels of brightness and put in a request for the testing to be conducted.

**Responsible Dept.**

Infrastructure and Planning

Council directed Administration to follow-up with S. White.

**VI. PUBLIC HEARING**

Mayor B. Young provided an explanation of the Public Hearing Process.

**A. Bylaw No. 985-2018 – A Bylaw to Amend Bylaw No. 809-2013, Land Use Bylaw**

Mayor B. Young declared the Public Hearing for Bylaw No. 985-2018 open at 7:09 pm.

**Written Submissions:**

One written submission was received from L. Horn, in support of the proposed amendments (Attached).

**Presentations:**

Administration

K. Woitt, Director, Planning and Development, explained that the purpose of the amendment is to be proactive with business strategies to improve development and options in the Downtown area.

Other Presentations

There were no other presentations.

Mayor B. Young declared the Public Hearing for Bylaw No. 985-2018 closed at 7:21 pm.

**VII. PRESENTATIONS**

There were no presentations.

**VIII. BUSINESS****A. Leduc Drug Action Committee**

P. Drader, Chair, Leduc Drug Action Committee, presented a PowerPoint presentation (Attached) and answered Council's questions.

**B. Regional Opioid Framework Update**

D. Brock, Director, Community and Social Development made a PowerPoint presentation (Attached) and answered Council's questions.

**MOVED** by Councillor B. Beckett that Council accept the Public Awareness Grant awarded by the Alberta Minister of Health to the City of Leduc, in the amount of \$60,000, for both inclusion, and expenses, in the 2018 operation budget.

Motion Carried Unanimously

**C. First Quarter Financial Variance Report**

J. Cannon, Director, Finance, provided an overview of the first quarter operational variance report for the period of January 1, 2018 – March 31, 2018. The City of Leduc is doing well, overall revenue is at 25% of the budget and expenses are at 24%.

J. Cannon answered Council's questions.

**D. Linsford Gardens Housing Project**

S. Losier, Manager, Current Planning, provided an overview of the proposed Linsford Gardens Housing Project and answered Council's questions.

**MOVED** by Councillor Lazowski that Council direct Administration to prepare a bylaw to amend the Land Use Bylaw in order to redistrict to Direct Control (DC) the parcel owned by the City of Leduc, identified as Plan 1410MC, Block 37, Lot D and designated under the General Recreation (GR) district as well as the two (2) parcels owned by the Alberta Housing Corporation, identified as Plan 1410MC, Block 37, Lot B and Lot C and designated under the Mixed-Use Neighbourhood (MUN) district.

Motion Carried Unanimously

**IX. BYLAWS****A. Bylaw No. 970-2017 - Amendment to Bylaw No. 809-2013 Land Use Bylaw (2nd & 3rd Readings)**

S. Losier, Manager, Current Planning & Development, made a presentation.

Administration recommends that Bylaw No. 970-2017 receive second and third readings.

**MOVED** by Councillor Hamilton that Council give Bylaw No. 970-2017 Second Reading.

Motion Carried Unanimously

Councillor T. Lazowski requested Administration bring forward, before third reading, a matrix assessing surrounding municipalities on how things are evolving from a land use perspective.

**Responsible Dept.**  
 Infrastructure and  
 Planning

**MOVED** by Council G. Finstad that Council directs Administration to bring forward to the June 11, 2018 Committee-of-the-Whole meeting a summary of the Request for Proposals pilot process proposed for the retail sales of cannabis and cannabis related products being conducted in Langford, BC.

**Responsible Dept.**  
 Infrastructure and  
 Planning

Motion Carried Unanimously

Administration will bring Bylaw No. 970-2017 back to the June 25, 2018, Council meeting to be considered for third reading.

**B. Bylaw No. 971-2017 – Amendment to Bylaw No. 767-2011 – Business Licence Bylaw (2<sup>nd</sup> & 3<sup>rd</sup> Readings)**

S. Losier, Manager, Current Planning & Development made a presentation.

Administration recommends that Bylaw No. 971-2017 receive second and third readings.

**MOVED** by Councillor G. Finstad that Council give Bylaw No. 971-2017 Second Reading.

Motion Carried Unanimously

Councillor G. Finstad requested Administration bring forward, before third reading is considered, alternative hours of operation for proposed cannabis retailers.

**Responsible Dept.**  
 Infrastructure and  
 Planning

Administration will bring Bylaw No. 971-2017 back to the June 25, 2018, Council meeting to be considered for third reading.

**C. Bylaw No. 989-2018 - A Bylaw to Amend Bylaw No. 809-2013 - Land Use Bylaw (1st Reading)**

Administration recommends that Bylaw No. 989-2018 receive first reading.

**MOVED** by Councillor T. Lazowski that Council give Bylaw No. 989-2018 First Reading.

Motion Carried Unanimously

**X. PUBLIC COMMENTARY**

L. Morrison, a resident of Leduc, spoke on the negative effects of substance abuse such as alcohol, smoking and cannabis.

**XI. IN-CAMERA ITEMS**

There were no in-camera items.

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

**XIII. INFORMATION REPORTS**

**A. Mayor's Report**

There was no discussion.

**XIV. ADJOURNMENT**

The Council meeting adjourned at 8:52 pm.

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B. Young  
MAYOR

\_\_\_\_\_  
M. Hormazabal  
DEPUTY CITY CLERK

## Macarena Hormazabal

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**From:** Sylvain Losier  
**Sent:** May 29, 2018 7:07 AM  
**To:** Macarena Hormazabal  
**Cc:** Sandra Davis  
**Subject:** FW: City of Leduc

Please see below an email for the public hearing for bylaw 985-2018.

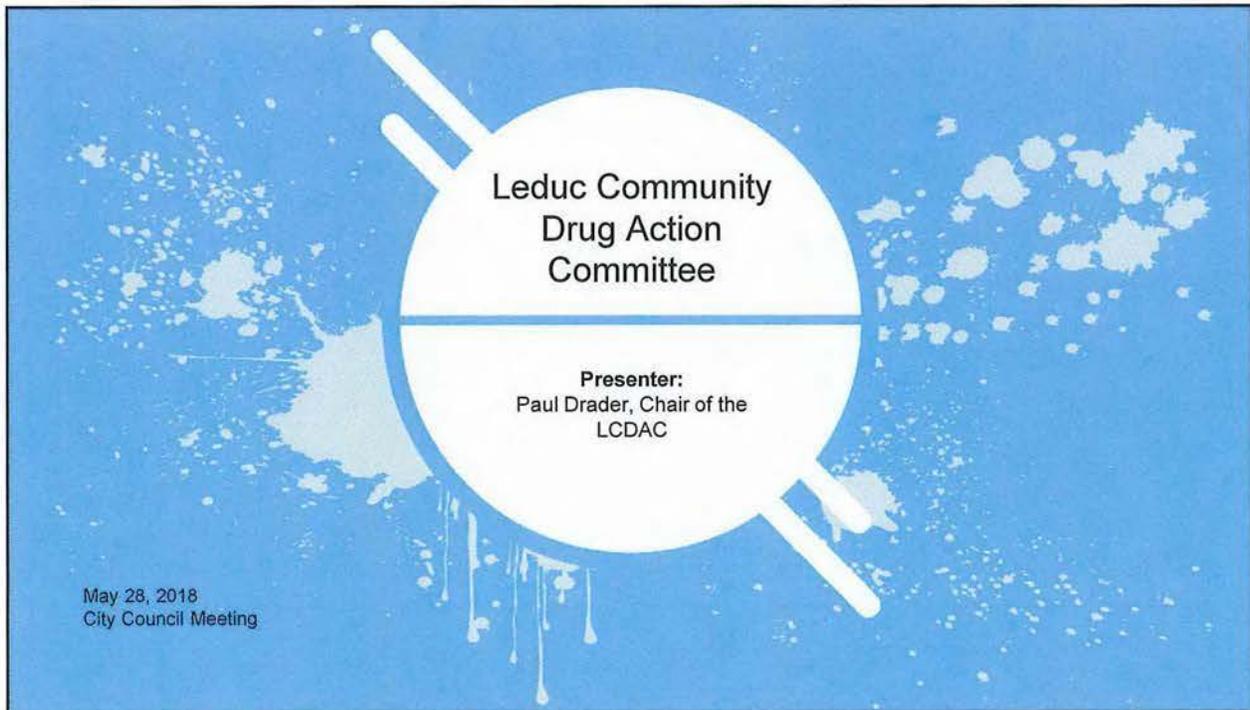
Sylvain Losier, M.ATDR, MOUQ, MCIP, RPP  
Manager, Current Planning & Development  
T 780.980.7159 F 780.980.7127 [www.leduc.ca](http://www.leduc.ca)

-----Original Message-----

**From:** Larry Horn [mailto:FOIP s. 17]  
**Sent:** May-28-18 4:07 PM  
**To:** Sylvain Losier <SLosier@leduc.ca>  
**Subject:** City of Leduc

As the owner of the lot at FOIP s. 17 am totally in favour of putting a temporary display park at that location for the next 3 to 5 Years. This will no doubt be a positive for the area and Leduc.

Thanking you in advance, Larry Horn  
Sent from my iPhone



## 2018 Membership

### 20 members

- 2 youth and one young adult member
- Members with lived experience
- Parents
- Black Gold Regional Schools
- STAR Catholic Schools
- RCMP and Community Peace Officers
- Community Corrections
- AHS- Addictions prevention and mental health promotion
- City Council representative
- Ministerial representative



## Terms of Reference

- Updated the Terms of Reference in February 2018
- New Vision: To inspire and support a drug aware and resilient community
- New Vice Chair: Alexandra Hennessy from community corrections was voted in as the first vice chair

## 2017 Highlights

- Two community presentations on Fentanyl from Cpl. McIntosh and Dr. Davies
- Positive Ticketing Campaign- 900 tickets handed out
- Received \$4500 AHS grant
  - Hosted 26 people for Naloxone Training
  - Supported AFTER grad (non-alcoholic) grad party
  - Hosted a young adult dinner and dialogue on alcohol and drugs in Leduc
  - Did an online survey for young adults
  - Hosted International Youth Day at the outdoor pool
- Attended 6 community events with information and resources



## Member Contributions

- The LCDAC acts like an puzzle and each member is a piece
  - Two members lead very well attended recovery groups in our community.
  - One member has been hired on a short term contract to assist with reaching those in active Opioid use. She is interviewing them for the Opioid Framework.
  - Two members have taken the training to be Cannabis Let's Talk facilitators.
  - Our AHS member does presentations in the schools and in the community.
  - Volunteer at community events
  - Heroes facilitation

## 2018

- Cannabis Let's Talk Grant
  - Hosting 3 Dinner and Dialogues on Cannabis
- \$5000 grant from AHS
  - Funds for AFTER grad
  - Training for LCDAC committee
  - "Meet the Parents" evenings
- Attending community events with resources and information
- Positive Ticketing Campaign



## Chair Update

- Attended a National Addictions Conference “Issues of Substance”
  - The Brain Story
  - ACEs

Questions?

# Regional Opioid Framework Update

**Council Meeting – May 28, 2018**

Presented by: Donna Brock, Director  
Community and Social Development

## Background

### August 2017 Council Meeting

Funds approved to address the following:

- Develop a multi year framework
- Public awareness/education on the effects, dangers, etc.
- Naloxone Training

## Government of Alberta Report

### Opioids and Substances of Misuse Alberta Report for Q4 2017:

- 687 people died from apparent accidental opioid poisoning (overdose) in 2017.
- 1.9 individuals die every day in Alberta as a result of an apparent accidental opioid poisoning (overdose).
- In 2017, 562 people died from an apparent accidental fentanyl poisoning (overdose), compared to 358 people in 2016.

<https://www.alberta.ca/opioid-reports.aspx>

## Stats based on postal code beginning with T9E

### *Emergency Department (ED) visits:*

- 249 ED visits related to opioid use and other substances of misuse from January 2013 to December 2017
- 2016 - 40 opioid-related ED visits
- 2017 - 94 opioid-related ED visits

## Stats based on postal code beginning with T9E

### *Hospitalizations:*

- 65 hospitalizations related to opioid use and other substances of misuse from January 2013 to December 2017
- 2016 - 9 opioid-related hospitalizations
- 2017 - 17 opioid-related hospitalizations

## Stats based on postal code beginning with T9E

### *Deaths:*

2016, the rate of apparent accidental opioid toxicity death

12 per 100,000 population vs 13 per 100,000 population for all of Alberta

2017, the rate of apparent accidental opioid toxicity death

21 per 100,000 population vs 17 per 100,000 population for all of Alberta



## Education

### Naloxone Training

Four training sessions hosted and attended by:

- Front line City staff
- Nighthawks
- Library employees
- 22 employees of a local business
- 12 people either in recovery or family/friends of those in recovery or using substances.

### Harm Reduction Workshop

- Well attended
- Comment from attendee:
  - *Was a very good session. Would be beneficial for those who are the decision makers for implementing harm reduction strategies. It was well worth the time.*

## Public Awareness Grant

Province received over 115 applications; only 30 were approved with Leduc being one of the 30

The grant provided the opportunity to complete public awareness initiatives that were in addition to original plan:

- Community Survey
- Contract lived experience coordinator for engagement with those with lived experience
- University of Alberta and NAIT students
- Create an animated video
- Implement media campaigns
- Non-stigmatizing language training
- Letter campaign

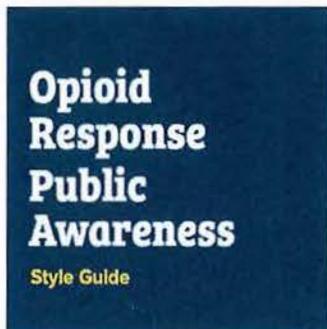
## Public Awareness Grant

Doctors Against Tragedies  
Cards

<https://doctorsagainstragedies.com>



## Style Guide



## Style Guide - Principles

### Content Principles

**Be clear.**  
Understand the topic and use simple words and sentences.

**Be appropriate.**  
Understand the context in which the content will be seen.

**Be human.**  
Our messaging should be inviting and approachable, not cold and clinical.

**Our content should be in line with the key messages of this campaign no matter the application.**

People with substance misuse or addictions are "somebody's someone"

Addiction and substance misuse is a health condition.

Substance use and addiction is not a moral failing.

Most people know someone who is struggling with substance use and/or addiction.

There are unprecedented dangers in illicit opioid causing harm or death to people we care about.

Everyone deserves to be treated with dignity, compassion, and have access to health care.

4



## Education Creation

- Partnered with the University of Alberta (Pharmacology and Pharmacy departments) to create education modules on Opioids
- 3 students during winter semester and 1 starts in spring semester
- Students have received input from their professors, someone with lived experience, Doctors Against Tragedies, AHS- addictions prevention, RCMP and FCSS

## Mid Size Cities

### April meeting

- Presentations
- Roundtable Updates
- Discussion on future collaboration

### Attendees

Government of Alberta  
City of Chestermere  
Town of Cochrane  
City of Cold Lake  
City of Fort Saskatchewan  
City of Grande Prairie  
City of Leduc  
City of Lloydminster

City of Medicine Hat  
City of Red Deer  
City of Spruce Grove  
Town of Stony Plain  
Strathcona County  
City of Wetaskiwin  
Regional Municipality of Wood Buffalo

## Mid Size Cities

### Next Steps

- Share meeting notes and PowerPoints
- Request for contacts will be forwarded
- Government of Alberta to share quarterly report
- Consider proposal from Urban Matters and research Alberta Health Service's ability to provide similar information
- Request City of Lethbridge to host a meeting in six months
- Meet again in one year

- ✓ People who use substances or experience substance use disorder are "somebody's someone".
- ✓ Substance use disorder is a health condition and not a moral failing
- ✓ Most people know someone who is struggling with substance use/substance use disorder
- ✓ Everyone deserves to be treated with dignity, compassion and have access to health services.

Doing nothing is not an option but takes a community effort.

Framework presentation scheduled for July 9<sup>th</sup>.

## QUESTIONS?

### **Health Is Hard.**

Rarely can we control our own health problems,  
**so why do we criticize others?**

Everyone's struggle is different.  
No one deserves to be made an outcast.

**Everyone is Somebody's Someone.**

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



IV.

## **RECOGNITION ITEMS**

There were no Recognition Items.

# **PUBLIC COMMENTARY**

# **PUBLIC HEARING**

Explanation of the Public Hearing Process

A. Bylaw No. 981-2018 - Amendment to the Community Standards  
Bylaw No. 711-2008 - Non-Statutory

B. Bylaw No. 989-2018 - Amendment 79 to the Land Use Bylaw

Call for Persons to Speak

# **PRESENTATIONS**

Downtown Business Association

Presented by:

J. Gordon, Chair  
A. Berndt, Coordinator

**MEETING DATE:** June 11, 2018

**COMMITTEE/BOARD NAME:** Parks, Recreation & Culture Advisory Board

**PREPARED BY:** Jackie Kamlah Director, Recreation Services

## COMMITTEE OF COUNCIL UPDATE

As outlined by the Parks, Recreation & Culture Board Bylaw No. 459-2000, the Board will provide regular updates to Council in its advisory capacity on matters related to or affecting parks, recreation and culture activities and programs.

Mr. Jay Cole, Chair of the Parks, Recreation & Culture Board, will provide an update on the following:

### Parks, Multiway & Facility Development

- Parks Naming
  - Mark Hayduk Park (Robinson)
  - J. T. (Terry) Atkinson Park (Suntree)
  - Veterans Way Trail (Fred Johns Park)

### Community Initiatives

- Recreation & Culture Facility Needs Assessment
- Communities in Bloom program overview and National Award
- Recreation Fees & Charges Strategy

### Community Capacity Building & Volunteer Leduc

- Presentations by the following community members and organizations:
  - Leduc Minor Hockey Association (Female Hockey Program) – Rob Critch
  - Windrose Multiway Update – Doug Wetter
- Community Workshops and Forums
- Grants to Organizations (GTO) program

### Other

- Significant changeover in board membership
- City of Leduc Strategic Planning focus group
- Upcoming discussion on creating welcoming and inclusive recreation environments
- PRC sub-committees:
  - Citizen Recognition Committee
  - Parks Naming Committee
  - Sports Hall of Fame
  - Artists Selection Committee

It is recommended that Council accept this report as information.

Others Who Have Reviewed this Report

J. Kamlah, Director, Recreation & Community Development

**MEETING DATE:** June 11, 2018

**SUBMITTED BY:** Rachel Yeung, Manager, Community Development

**PREPARED BY:** Same as above

**REPORT TITLE:** Parks Naming – Suntree and Robinson Parks

## REPORT SUMMARY

Administration has received, from the City of Leduc's Parks, Recreation and Culture Advisory Board, a recommendation for the naming of two municipal reserve green spaces.

## RECOMMENDATION

That Council approve the recommendations made by the Parks, Recreation and Culture Advisory Board to name:

- the municipal reserve green space in Suntree, "J.T (Terry) Atkinson Park"
- the municipal reserve green space in Robinson, "Mark Hayduk Park"

## BACKGROUND

### KEY ISSUE(S) / CONTEXT:

As per the City of Leduc's Naming Policy, the Parks, Recreation and Culture (PRC) Advisory Board shall provide recommendations for parks, water bodies, or municipal facilities when a name is required. The PRC established a naming subcommittee to review names from the reserve list and provided these proposed names for the PRC's consideration:

- The municipal reserve green space located in Suntree, surrounding the storm water pond, to be named "J.T (Terry) Atkinson Park". Terry Atkinson was a long-time City of Leduc Alderman who was highly involved with the arts and community as a volunteer badminton coach, president of the Leduc Music Festival Association, and volunteer with the Leduc Drama Society. In addition, Mr. Atkinson was the recipient of the 2009 Citizens of Distinction for Arts, Culture and Heritage.
- The municipal reserve green space located in Robinson, surrounding the storm water management facility and outdoor rink, to be named "Mark Hayduk Park". Mark Hayduk was a local resident who was highly involved in hockey throughout his life through the Leduc Minor Hockey Association. His family and friends have established the Mark Michael Hayduk Street Hockey Tournament which has raised almost \$100,000 towards the Leduc Chapter of the Canadian Tire Jumpstart program.

At their April 24, 2018 regular board meeting, the PRC recommended that Council approve the recommendations made for each of the Municipal Reserve green spaces presented.

## LEGISLATION AND/OR POLICY:

In the City of Leduc's Naming Policy under Process and Responsibilities it indicates that:

Policy: A. Special Authorities

B) Names Reserve List

- 1) The naming of roadways, neighborhoods, parks, water bodies and municipal facilities shall be done in consideration of, but not limited to, the following criteria:
  - c) Names of noteworthy persons that are deceased,
  - e) Former Aldermen no sooner than one year after leaving office, subject to the person complying with the criteria found in this section. The naming shall have regard to their achievements or areas of interest during his or her term of office.

Process: A. Responsibilities:

2. City of Leduc, Department of Community and Development Service Planning

- a) Shall Notify the Parks, Recreation and Culture Board when a park, water body or municipal facility name is required and shall provide its recommendation for consideration where appropriate.
- b) Shall receive all applications from City of Leduc Boards and Committees, Civic Departments and City Council for the naming and renaming of parks, water bodies and municipal facilities and shall forward these applications on to the Parks, Recreation and Cultural Board for review.
- c) Shall prepare any reports and provide any information necessary for the Parks, Recreation and Culture Board to follow through with its mandate.
- d) Shall notify and elicit comments from all affected parties of any applications that administration chooses to proceed with for naming or renaming parks, water bodies and municipal facilities and of the decision thereto of the naming committee, Parks Recreation and Cultural Board, and/or City Council.
- e) Shall elicit names to be added to the Names Reserve List when appropriate.

## CITY OF LEDUC PLANS:

- Parks, Open Spaces and Trails Master Plan

## IMPLICATIONS OF RECOMMENDATION

### ORGANIZATIONAL:

There are no organizational implications.

### POLICY:

There are no policy implications.

### IMPLEMENTATION / COMMUNICATIONS:

Administration would install park signage to recognize the new name of the parks.

**ALTERNATIVES:**

That Council requests additional name(s) be brought forward for consideration.

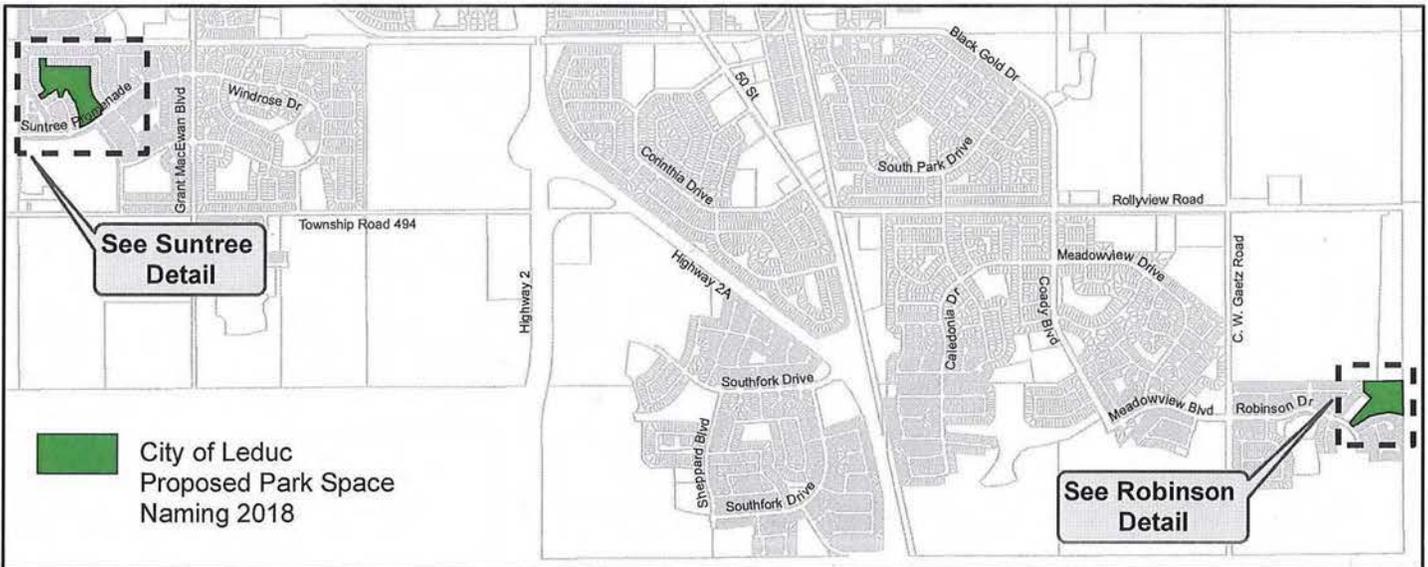
**ATTACHMENTS:**

2018 City of Leduc Parks to be Named

Others Who Have Reviewed this Report

I. Sasyniuk, Acting City Manager / D. Melvie, General Manager, Community & Protective Services / K. Woitt, Acting General Manager, Infrastructure & Planning

# 2018 City of Leduc Parks to be Named



- City of Leduc  
Proposed Park Names 2018**
-  Park Space
  - 1** Mark Hayduk Park
  - 2** J.T. (Terry) Atkinson Park



**CITY OF Leduc**

GSR4806\_Parks2018.mxd Aerial Imagery taken 2017  
Created: April 30th, 2018

**MEETING DATE:** June 11<sup>th</sup>, 2018

**SUBMITTED BY:** Ken Woitt, Director, Planning & Economic Development

**PREPARED BY:** Sylvain Losier, Manager, Current Planning and Development

**REPORT TITLE:** Bylaw 970-2017 – Amendment 74 to the Land Use Bylaw

## REPORT SUMMARY

This report contains Administration's recommendation towards the next steps with proposed Bylaw 970-2017.

## RECOMMENDATION

1. That Council gives Bylaw 970-2017 third reading.

## BACKGROUND

### KEY ISSUE(S) / CONTEXT:

At the May 14, 2018 Council meeting, a Public Hearing was held under the Municipal Government Act (MGA) for the purpose of allowing interested parties to communicate their thoughts and views on the proposed bylaw. Following the Public Hearing, Council granted 2<sup>nd</sup> reading to the proposed bylaw and directed Administration to gather additional information to be presented at the June 11, 2018 Committee of the Whole. The required information related to the proposed bylaw were:

- Provide a quick overview of the Langford, BC approach; and
- Provide a table depicting what other municipalities are doing from a land use perspective in relation to cannabis legalization.

The required information was provided to Committee of the Whole (Report 2018-CoW-044).

### LEGISLATION AND/OR POLICY:

1. Municipal Government Act, RSA 2000, Chapter M-26, as amended
  - S. 640(2)(a) requires a municipality be divided into land use districts.
  - S. 606 and S. 692 govern the requirements for advertising a bylaw.

### PAST COUNCIL CONSIDERATION:

The upcoming legalization of cannabis has been previously discussed at various Committee of the Whole and Council meetings (June 26 and December 4, 2017; March 12, March 19, 2018). Bylaw 970-2017 received 1<sup>st</sup> reading on Monday, April 23, 2018. The Public Hearing was held on May 14, 2018 in accordance with the MGA, and 2<sup>nd</sup> reading was granted on Monday, May 28, 2018.

### CITY OF LEDUC PLANS:

Bylaw 970-2017 is consistent with the City's Municipal Development Plan, as amended.

## IMPLICATIONS OF RECOMMENDATION

### ORGANIZATIONAL:

Should Council agree with the recommendation, Administration will coordinate to ensure there is efficient communication with the community and the interested parties.

### POLICY:

No policy changes are required.

### LEGAL:

If the recommendation is accepted, the planning framework will be created to manage cannabis related land uses. This would include the creation of the overlay and the addition of Cannabis Production and Distribution, Cannabis Counselling, and Retail Store (Cannabis) as discretionary uses within the overlay, as well as the regulations in terms of location and separating distance.

### IMPLEMENTATION / COMMUNICATIONS:

Pending Council's decision, Administration will communicate the outcome using various platforms.

### ALTERNATIVES:

1. That Council decides to make minor changes to the proposed bylaw and direct staff to prepare the amendment to the bylaw and come back at the June 25, meeting for 3<sup>rd</sup> reading.
2. That Council defeats Bylaw 970-2017.

### ATTACHMENTS:

1. Bylaw 970-2017

### Others Who Have Reviewed this Report

I. Sasyniuk, Acting City Manager / B. Loewen, City Solicitor / M. Pieters, General Manager, Infrastructure & Planning

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**AMENDMENT #74 - TO BYLAW NO. 809-2013, THE LAND USE BYLAW**

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The *Municipal Government Act*, R.S.A. 2000, Chapter M-26, as amended (the "Act") grants a municipality the authority to pass a Land Use Bylaw;

**AND:** in accordance with the Act, the City of Leduc passed Land Use Bylaw No. 809-2013 to regulate and control the use and development of land and buildings in the City of Leduc, and the Council has deemed it expedient and necessary to amend Bylaw No. 809-2013;

**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: APPLICATION**

That Bylaw No. 809-2013 be amended as follows:

1. Section 3.4.1. is deleted and replaced with the following:

"3.4.1. Overlays shall provide a means to add or remove land uses as well as to alter or specify regulations for Permitted and Discretionary Uses in otherwise appropriate districts in order to achieve the local planning objectives in specially designated areas throughout the City of Leduc."

2. Section 3.4.2.3. is deleted and replaced with the following:

"3.4.2.3. every use and regulation specified or changed by the Overlay."

3. Section 3.4.3. is deleted in its entirety.

4. The following new sections are added after Table 42.1.1:

"18.10. Cannabis Overlay

18.10.1. Purpose

18.10.1.1. The purpose of this overlay is to enable and coordinate the land uses associated with cannabis in order to ensure their proper integration within the Cannabis Overlay area.

18.10.2. Applicability

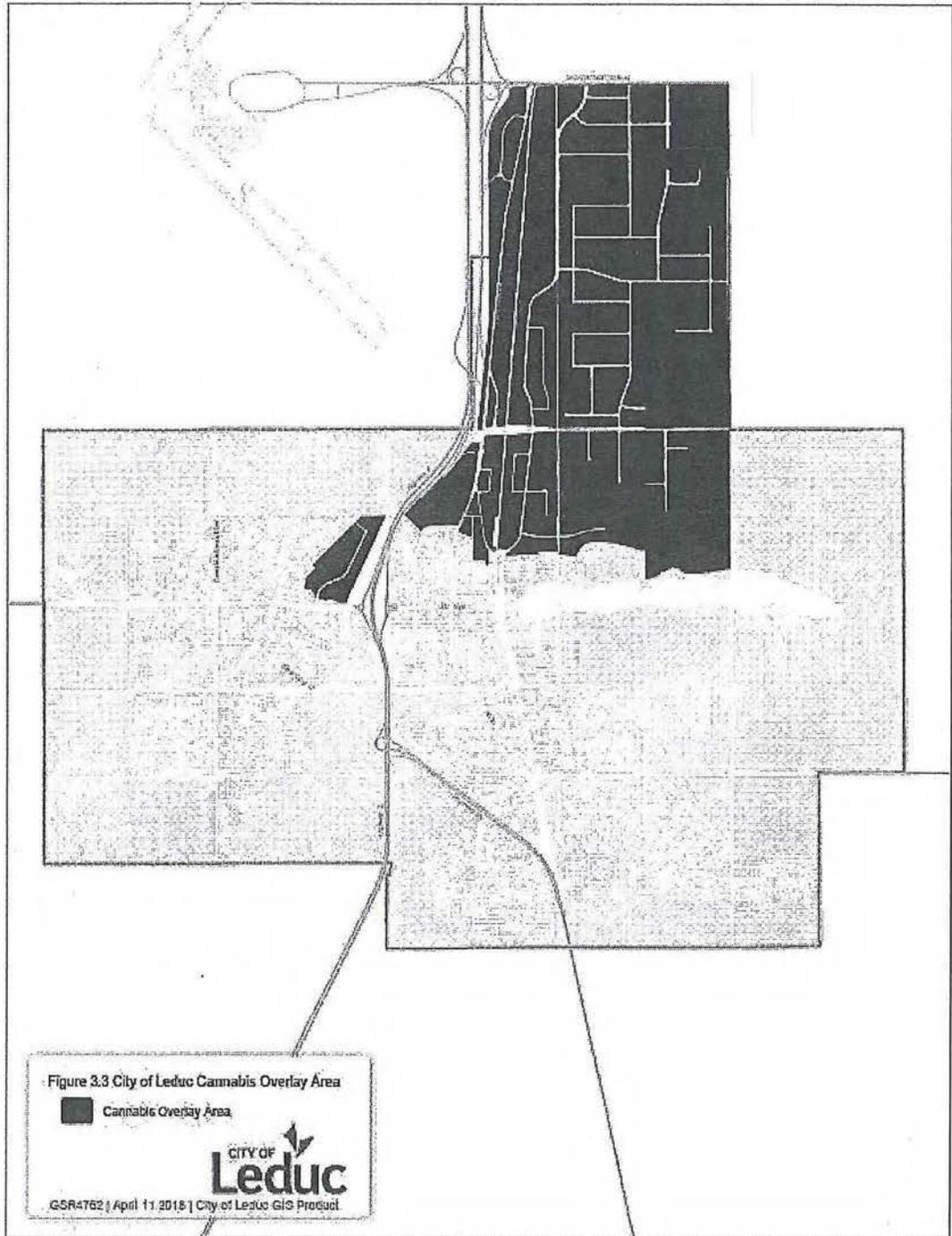
18.10.2.1. This Overlay shall apply to the area outlined in Figure 3.3: City of Leduc Cannabis Overlay Area.

**APPROVED**  
*As to Form*  
B.L.

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*City Solicitor*

Figure 3.3 City of Leduc Cannabis Overlay Area



18.10.3. Development Regulations

- 18.10.3.1. Development within this overlay shall be evaluated with respect to compliance with the underlying district and all other provisions of this Bylaw where not specifically overridden by this overlay. In the case of

conflicting regulations within this overlay and other sections of the Land Use Bylaw, the regulations contained in the overlay shall prevail.

- 18.10.3.2. Within the Cannabis Overlay, for any Parcel of land that is 1.99 ha or less at the time of the Development Permit application, a minimum separating distance of 100 meters shall be required between specific land uses located within the overlay as follow:

1) if the proposed use is Retail Store (Cannabis) - separating distance from an existing Retail Store (Cannabis) or an existing Retail Store (Liquor); or

2) if the proposed use is Retail Store (Liquor), - separating distance from an existing Retail Store (Cannabis) or an existing Retail Store (Liquor).

For the purpose of this section, the minimum 100.0 m separating distance shall be measured from the closet point of the subject Parcel of land boundary to the closest point of another Parcel of land boundary, and shall not be measured from the District boundaries or from the edges of Structures.

- 18.10.3.3. Within the Cannabis Overlay, for any Parcel of land that is 2.00 ha or greater at the time of the Development Permit application, no separating distance shall be required, but there shall be a limit of one (1) Retail Store (Liquor) or one (1) Retail Store (Cannabis) per Parcel of land.

- 18.10.3.4. Within the Cannabis Overlay, a Retail Store (Cannabis) or a Retail Store (Liquor) cannot be located on a Parcel of land abutting another Parcel of Land where a Retail Store (Cannabis), a Retail Store (Liquor), or a Day Care Facility exist at the time of the Development Permit application. Furthermore, a Day Care Facility cannot be located on a Parcel of land abutting another Parcel of Land where a Retail Store (Cannabis) or a Retail Store (Liquor) exist at the time of the Development Permit application.

- 18.10.3.5. Within the Cannabis Overlay, a Retail Store (Cannabis) or a Retail Store (Liquor) cannot be located on a Parcel of land abutting another Parcel of Land which is under the district General Recreation or Urban Services at the time of the Development Permit application.

- 18.10.3.6. Within a Cannabis Production and Distribution Use, all activities linked to the production, cultivation, and processing of cannabis shall be done indoors, within an enclosed building designed and equipped to prevent odours and noise from negatively impacting adjacent properties as per the requirement of Health Canada and Federal Legislation.

#### 18.10.4. Land Uses

- 18.10.4.1. Permitted and Discretionary Uses within the underlying Land Use Districts remain Permitted and Discretionary within this Overlay.

18.10.4.2. In addition to the Uses identified in Section 18.10.4.1., the following Uses will be Discretionary within this Overlay:

1) Cannabis Counselling within the following underlying Land Use Districts: GC – General Commercial; CSC – Commercial Shopping Centre; IL – Light Industrial; IBL – Business Light Industrial; and IM – Medium Industrial.

2) Cannabis Production and Distribution within the following underlying Land Use Districts: IL – Light Industrial and IM – Medium Industrial.

3) Retail Store (Cannabis) within the following underlying Land Use Districts: GC – General Commercial; CSC – Commercial Shopping Centre; IL – Light Industrial; IBL – Business Light Industrial; and IM – Medium Industrial."

5. Section 26.0. Table 48: Glossary of Terms and Uses is amended as follows:

a) The definition for Agriculture is deleted and replaced with:

- i) "Agriculture means an agricultural activity conducted on agricultural land for gain or reward or in the hope or expectation of gain or reward, and includes:
- (a) the cultivation of land,
  - (b) the raising of livestock, including domestic cervids within the meaning of the Livestock Industry Diversification Act and poultry,
  - (c) the raising of fur-bearing animals, game birds or fish,
  - (d) the production of agricultural field crops,
  - (e) the production of fruit, vegetables, sod, trees, shrubs and other specialty horticultural crops,
  - (f) the production of eggs and milk,
  - (g) the production of honey,
  - (h) the operation of agricultural machinery and equipment, including irrigation pumps,
  - (i) the application of fertilizers, insecticides, pesticides, fungicides and herbicides, including application by ground and aerial spraying, for agricultural purposes, and
  - (j) the collection, transportation, storage, application, use, transfer and disposal of manure, composting materials and compost, and the abandonment and reclamation of confined feeding operations and manure storage facilities.

Agriculture does not include Cannabis Production and Distribution."

b) The following new definitions are added after the definition for Campground:

- i) "Cannabis means a cannabis plant and any part of a cannabis plant, including the phytocannabinoids produced by, or found in, such a plant, regardless of whether that part has been processed or not, any substance or mixture of substances that contains or has on it any part of such a plant and any substance that is identical to any phytocannabinoid produced by, or found in, such a plant, regardless of how the substance was obtained but does not include a non-viable seed of a cannabis plant, a mature stalk,

without any leaf, flower, seed or branch, of such a plant, fibre derived from a such a stalk and the root or any part of the root of such a plant."

- ii) "Cannabis Accessory  
(a) means a thing, including rolling papers or wraps, holders, pipes, water pipes, bongs and vaporizers, that is represented to be used in the consumption of cannabis or a thing that is represented to be used in the productions of cannabis; or  
(b) for the purposes of this definition a thing is deemed to be represented to be used in the consumption or production of cannabis if the thing is sold at the same point of sale as cannabis."
- iii) "Cannabis Counselling  
means a use where counselling on cannabis is provided by a person or group of persons who are not medical professionals, and whereas no sales or consumption of cannabis is permitted at the premise where the activity is conducted."
- iv) "Cannabis Plant  
means a plant that belongs to the genus *Cannabis*."
- v) "Cannabis Production and Distribution  
means a Development operated by a person who holds a licence under the federal Act that authorizes the person to produce cannabis. Typical activities would include the production, cultivation, processing, making, testing, manufacturing, packaging, storing, and transshipping of Cannabis in conformity with all federal and provincial Acts."

c) The definition for Commercial Storage Facility is deleted and replaced with:

- i) "Commercial Storage Facility  
means a single Building storage facility in which all storage is indoors with an interior loading and unloading dock. Exterior storage is not permitted except for licenced vehicles that may be parked for extended periods of time, but does not include recreation vehicles. The Building will be of a single or multi Storey design with a higher exterior architectural standard suitable to a commercial usage area and does not include Cannabis Production and Distribution."

d) The definition for General Industrial (Light) is deleted and replaced with:

- i) "General Industrial (Light)  
means Development industrial business uses that conduct their operations such that no significant adverse effects or nuisance factors such as noise, effluent, odour or emission is created or apparent outside an enclosed building or beyond the site that would make the use incompatible with adjacent nonindustrial uses. These uses are low risk prone activities, with no Dangerous Goods above minimum acceptable thresholds. This Land Use category may include, but is not limited to the following:
  - (a) processing of raw or finished materials;
  - (b) transshipment of goods;
  - (c) manufacturing or assembly of goods, products or equipment;
  - (d) cleaning, servicing, repairing or testing of materials, goods and equipment normally associated with industrial or commercial business or those associated with personal or household use, where such operations have impacts that would typically make them incompatible in non-industrial districts;
  - (e) research and development uses and laboratory facilities;

(f) the training of personnel in general industrial operations;  
(g) these uses may include any indoor display, office, technical or administrative support areas or any sales operation accessory to the General Industrial (Light) businesses.

Pipe storage yards and Cannabis Production and Distribution are both excluded from this use class."

e) The definition for General Industrial (Medium) is deleted and replaced with:

- i) "General Industrial (Medium) means industrial logistics or industrial manufacturing, including activities involved in storage, transportation, distribution, wholesaling, manufacturing and servicing of industrial goods or equipment, which do not, in the opinion of the Development Authority, emit a significant level of noise, smoke, dust, odour, vibration or other nuisance factor beyond the Medium Industrial District boundary. Where these uses include on-site Dangerous and Hazardous Goods, a Dangerous Goods Impact Assessment (DGIA) will be required identifying the estimated risks using the Major Industrial Accidents Counsel of Canada (MIACC) Version 1 methodology (The MIACC's Acceptability Criteria). These uses may include any indoor display, office, technical or administrative support areas or any sales operation accessory to the General Industrial (Medium) businesses.

Cannabis Production and Distribution is excluded from this use class."

f) The definition for General Industrial (Special) is deleted and replaced with:

- i) "General Industrial (Special) means industrial operations similar to those classified as General Industrial (Medium) uses, but which include moderate risk activities with Dangerous and Hazardous Goods. A Dangerous Goods Impact Assessment (DGIA) must be completed identifying the estimated risks using the Major Industrial Accidents Counsel of Canada (MIACC) Version 1 methodology (The MIACC's Acceptability Criteria). The uses must demonstrate that there is no more than a 10 in 1,000,000 risk fatality within a 160 meter diameter radius from the dangerous goods/products on site. These uses may include any indoor display, office, technical or administrative support areas or any sales operation accessory to the General Industrial (Special) businesses.

Cannabis Production and Distribution is excluded from this use class."

g) The definition for Greenhouse is deleted and replaced with:

- i) "Greenhouse means a Development for the growing, acclimating, propagating, harvesting, displaying and selling of bedding, edible, Household and ornamental plants and may include accessory uses related to the storing, displaying and selling of gardening, nursery and related products. Cannabis Production and Distribution and Retail Store (Cannabis) are both excluded from this use class."

h) The definition for Home Occupation is deleted and replaced with:

- i) "Home Occupation means a secondary use to the residential use of a Dwelling for the purpose of a business which:
  - (a) is operated by a principal resident of the Dwelling;
  - (b) may have business associated visits to the residence to a maximum of fifteen (15) per week;
  - (c) may have a non-resident person employed in the Dwelling;
  - (d) is not detectable from outside the Dwelling;
  - (e) may have some business activities extend to the Garage and/or an Accessory Development;
  - (f) may have some storage related to the business located inside the dwelling, Garage and/or an Accessory Development;
  - (g) may have a business-related vehicle; and
  - (h) does not use any outside Yard for storage or any type of business activity.

Cannabis Counselling and Retail Store (Cannabis) are both excluded from this use class."

i) The definition for Home Office is deleted and replaced with:

- i) "Home Office means a secondary use located within a Dwelling for the purpose of a business which:
  - (a) is operated by a principal resident of the Dwelling;
  - (b) does not require business associated visits;
  - (c) does not require any non-resident persons employed within the Dwelling;
  - (d) is not detectable from outside the Dwelling;
  - (e) does not extend the business activity to the Garage or outside yard; and
  - (f) does not require parking of business-related vehicle.

Cannabis Counselling and Retail Store (Cannabis) are both excluded from this use class."

j) The definition for Late Night Club is deleted and replaced with:

- i) "Late Night Club means any premises or part thereof, the primary purpose of which is to host regular dances, entertainment performances or other events where:
  - (a) no alcohol, alcoholic beverages, or cannabis are available on the premises for consumption or sale;
  - (b) 20 or more patrons are assembled at any time between 2:00 A.M. and 6:00 A.M.;
  - (c) the events are held for the purpose of gain or profit;
  - (d) tickets are sold or an entrance or attendance fee is charged for persons to attend; and
  - (e) music, noise or sound of any kind or source is emitted, including, but not limited to the performing or playing of live music, amplified recorded or computer generated sounds."

- k) The definition for Personal Service is deleted and replaced with:
- i) "Personal Service means a Development used for the provision of Personal Services to an individual which are related to the care and appearance of the body, or the cleaning and repair of personal effects and includes such uses as barbershops, hairdressers, tattoo parlours, beauty salons, tanning salons, shoe repair shops, Laundromats, dry cleaning outlets, but does not include Cannabis Counselling, Health Service, Retail Stores, Service Stations or Adult Entertainment Facilities."
- l) The definition for Private Club is deleted and replaced with:
- i) "Private Club means Development used for the meeting, social or recreational activities of members of a non-profit philanthropic, social service, and athletic, business or fraternal organization, without on-site residences. Private Clubs may include lodges as well as rooms for eating, drinking and assembly. This use class does not allow for any cannabis consumption on the premise. Cannabis Production and Distribution is excluded from this use class."
- m) The following new definition is added after the definition for Residential unit:
- i) "Retail Store (Cannabis) means a retail store licenced by the Province of Alberta to sell Cannabis and Cannabis Accessory to the public, for consumption elsewhere."

**PART II: ENACTMENT**

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

READ A FIRST TIME IN COUNCIL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, AD 2018.

READ A SECOND TIME IN COUNCIL, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, AD 2018.

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

\_\_\_\_\_  
**Robert Young**  
**MAYOR**

\_\_\_\_\_  
**Sandra Davis**  
**CITY CLERK**

\_\_\_\_\_  
Date Signed \_\_\_\_\_

**MEETING DATE:** June 11<sup>th</sup>, 2018

**SUBMITTED BY:** Ken Woitt, Director, Planning & Development

**PREPARED BY:** Sylvain Losier, Manager, Current Planning and Development

**REPORT TITLE:** Bylaw 971-2017 – Amendment to the Business Licence Bylaw

## REPORT SUMMARY

This report contains Administration's recommendation towards the next steps with proposed Bylaw 971-2017.

## RECOMMENDATION

1. That council gives Bylaw 971-2017 third reading.

## BACKGROUND

### KEY ISSUE(S) / CONTEXT:

At the May 14, 2018 Council meeting, a Public Hearing was held under the Municipal Government Act for the purpose of allowing interested parties to communicate their thoughts and views on the proposed bylaw. At the Public Hearing, nobody stepped forward to make any comments. In anticipation of the Public hearing, Alberta health Services (AHS) submitted a letter with a few points in regards to the proposed Business Licence Bylaw. These included:

At the May 14, 2018 Council meeting, a Public Hearing was held under the Municipal Government Act (MGA) for the purpose of allowing interested parties to communicate their thoughts and views on the proposed bylaw. Following the Public Hearing, Council granted 2<sup>nd</sup> reading to the proposed bylaw and directed Administration to gather additional information to be presented at the June 11, 2018 Committee of the Whole. The required information related to the proposed bylaw were:

- Provide a table depicting what other municipalities are doing from a business licensing perspective in relation to cannabis legalization for:
  - Fees for licenses; and
  - Hours of operation for the Retail Store (Cannabis).

The required information was provided to Committee of the Whole (Report 2018-CoW-044).

### LEGISLATION AND/OR POLICY:

1. Municipal Government Act, RSA 2000, Chapter M-26, as amended
  - S. 7 A council may pass bylaws for municipal purposes respecting the following matters:
    - (a) the safety, health and welfare of people and the protection of people and property; and
    - (e) businesses, business activities and persons engaged in business;...
  - Business License Bylaw 767-2011, as amended

## PAST COUNCIL CONSIDERATION:

The upcoming legalization of cannabis has been previously discussed at various Committee of the Whole and Council meetings (June 26 and December 4, 2017; March 12, March 19, 2018). Bylaw 970-2017 received 1<sup>st</sup> reading on Monday, April 23, 2018. The Public Hearing was held on May 14, 2018 in accordance with the MGA, and 2<sup>nd</sup> reading was granted on Monday, May 28, 2018.

## CITY OF LEDUC PLANS:

Bylaw 971-2017 is consistent with the City's Municipal Development Plan, as amended.

## IMPLICATIONS OF RECOMMENDATION

### ORGANIZATIONAL:

Should Council agree with the recommendation, Administration will coordinate to ensure there is efficient communication with the community and the interested parties.

### POLICY:

There are no policy implications.

### LEGAL:

If the recommendation is accepted the prohibition on selling prohibited items together in one location will be removed. This will impact future cannabis retailers after cannabis legalization but will also remove operational restrictions from existing businesses.

### IMPLEMENTATION / COMMUNICATIONS:

Pending Council's decision, Administration will communicate the outcome using various platforms.

### ALTERNATIVES:

1. That Council decides to make minor changes to the proposed bylaw and direct staff to prepare the amendment to the bylaw and come back at the June 25, meeting for 3<sup>rd</sup> reading.
2. That Council defeats Bylaw 971-2017.

### ATTACHMENTS:

1. Bylaw 971-2017

### Others Who Have Reviewed this Report

I. Sasyniuk, Acting City Manager / B. Loewen, City Solicitor / M. Pieters, General Manager, Infrastructure & Planning

**Bylaw No. 971-2017**

PAGE 1

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**A BYLAW OF THE CITY OF LEDUC IN THE PROVINCE OF ALBERTA, TO AMEND BYLAW 767-2011 TO LICENSE AND REGULATE BUSINESSES**

---

**WHEREAS** pursuant to section 7(e) of *The Municipal Government Act*, a council may pass bylaws for municipal purposes respecting businesses, business activities and persons engaged in business;

**AND**, in accordance with the Act, Council finds it desirable to amend Bylaw 767-2011;

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

That Bylaw 767-2011 shall be amended as follows:

1. Section 2 (1)(k) shall be deleted in its entirety and replaced with the following:

(k) "Fees Bylaw" means the current City of Leduc Fees Bylaw;

2. Section 2 (1)(m) shall be deleted in its entirety and replaced with the following:

(m) "Land Use Bylaw" means The City of Leduc Land Use Bylaw No. 809-2013;

3. The phrase "and Charges" shall be struck from sections 2(1)(o), 5(4), 5(6), 5(7) and 12(1).

4. Section 3(5)(a) shall be deleted in its entirety.

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

READ A FIRST TIME IN COUNCIL THIS \_\_\_\_ DAY OF \_\_\_\_\_, AD 2018.

READ A SECOND TIME IN COUNCIL THIS \_\_\_\_ DAY OF \_\_\_\_\_ AD 2018.

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

**APPROVED**  
*As to Form*  
B. L.  

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*City Solicitor*

\_\_\_\_\_  
Date Signed

\_\_\_\_\_  
**Bob Young**  
**MAYOR**

\_\_\_\_\_  
**Sandra Davis**  
**CITY CLERK**

**MEETING DATE:** June 11, 2018  
**SUBMITTED BY:** Ken Woitt, Director, Planning & Development  
**PREPARED BY:** April Renneberg, Current Planner II  
**REPORT TITLE:** Bylaw 980-2018 (Redistricting Black Stone Stage 1C)

## REPORT SUMMARY

Bylaw 980-2018 will amend Bylaw 809-2013, Section 27.0 – Land Use Map, by redistricting part of the W ½ of the NW ¼ Section 22-49-25-W4 from UR – Urban Reserve to RNL – Residential Narrow Lot. The redistricting will allow for continued residential development in the Black Stone neighbourhood.

## RECOMMENDATION

That Council give Bylaw 980-2018 first reading.

## BACKGROUND

### KEY ISSUE(S) / CONTEXT:

The RNL land use district is intended to accommodate residential dwellings on narrower lots, providing an opportunity for more efficient use of land and a more compact urban form.

Zero lot line parcels are those where the single detached dwelling is located directly on the side property boundary on one side of the lot. These types of buildings have specific development requirements. The City of Leduc requires a 1.5 m easement registered on the adjacent property to allow for encroachment of eaves, drainage and general access for maintenance purposes. This easement is registered along with the subdivision of the lands. In order to encourage fire safety, the Alberta Building Code requires that side of the building to have fire-rated drywall as well as restriction on wall penetrations such as windows; doors; dryer, furnace, water heater and fireplace vents; and fresh air intakes. Under Land Use Bylaw 809-2013 the minimum lot width for a single detached dwelling with a zero metre side yard and without access to a lane is 9.2 m wide.

Black Stone Stage 1C proposes to redistrict an area of undeveloped land within the NW ¼ Section 22-49-25-W4 to facilitate the subdivision of 21 lots for standard single detached dwellings, with and without lane access, as well as 6 lots for single detached zero lot line homes with front attached garages. One public utility lot is also created. The City's Subdivision Authority has given conditional approval to the subdivision application. The redistricting of these lots by City Council to the RNL land use district under Land Use Bylaw 809-2013 is a condition of subdivision, as is the successful negotiation by administration of a development agreement between the City and the developer of the lands. Until these and all other conditions of the subdivision are met, the subdivision will not be endorsed by administration nor registered at Land Titles.

## LEGISLATION AND/OR POLICY:

1. Municipal Government Act, RSA 2000, Chapter M-26, as amended
  - S. 640(2)(a) requires a municipality be divided into land use districts.
  - S. 606 and S. 692 govern the requirements for advertising a bylaw. More specifically, S. 692(4) outlines those additional advertising requirements for a bylaw changing the land use district designation of a parcel of land.
2. Land Use Bylaw 809-2013, as amended

## PAST COUNCIL CONSIDERATION:

Bylaw 980-2018 is before Council for the first time.

## CITY OF LEDUC PLANS:

Bylaw 980-2018 is consistent with the City's Municipal Development Plan, as amended, and the Blackstone Area Structure Plan. The redistricting is also in keeping with 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 July 9, 2018. The hearing will be advertised in June 22 and 29, 2018 issues of 'The Representative' and notices will be mailed to property owners within 61.0 m of the subject area.

### ALTERNATIVES:

1. That Council defeat Bylaw 980-2018.

### ATTACHMENTS:

1. Bylaw 980-2018
2. Key Plan
3. Redistricting Plan
4. Subdivision Plan

Others Who Have Reviewed this Report

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

**AMENDMENT #76 - TO BYLAW NO. 809-2013, THE LAND USE BYLAW**

The *Municipal Government Act*, R.S.A. 2000, Chapter M-26, as amended (the "Act") grants a municipality the authority to pass a Land Use Bylaw;

**AND:** in accordance with the Act, the City of Leduc passed Land Use Bylaw No. 809-2013 to regulate and control the use and development of land and buildings in the City of Leduc, and the Council has deemed it expedient and necessary to amend Bylaw No. 809-2013;

**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: APPLICATION**

- 1. **THAT:** Bylaw No. 809-2013, the Land Use Bylaw, is amended by this Bylaw.
- 2. **THAT:** the Land Use Map, attached to and being part of the Land Use Bylaw of the City of Leduc, be amended by reclassifying:

Part of the W 1/2 of NW 1/4 Section 22-49-25-W4  
(consisting of 1.64 ha more or less)

From: UR – Urban Reserve  
To: RNL – Residential Narrow Lot

as shown in Schedule A, attached hereto and forming part of this bylaw.

**PART II: ENACTMENT**

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

READ A FIRST TIME IN COUNCIL THIS \_\_\_\_ DAY OF \_\_\_\_\_, AD 2018.

READ A SECOND TIME IN COUNCIL THIS \_\_\_\_ DAY OF \_\_\_\_\_, AD 2018.

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

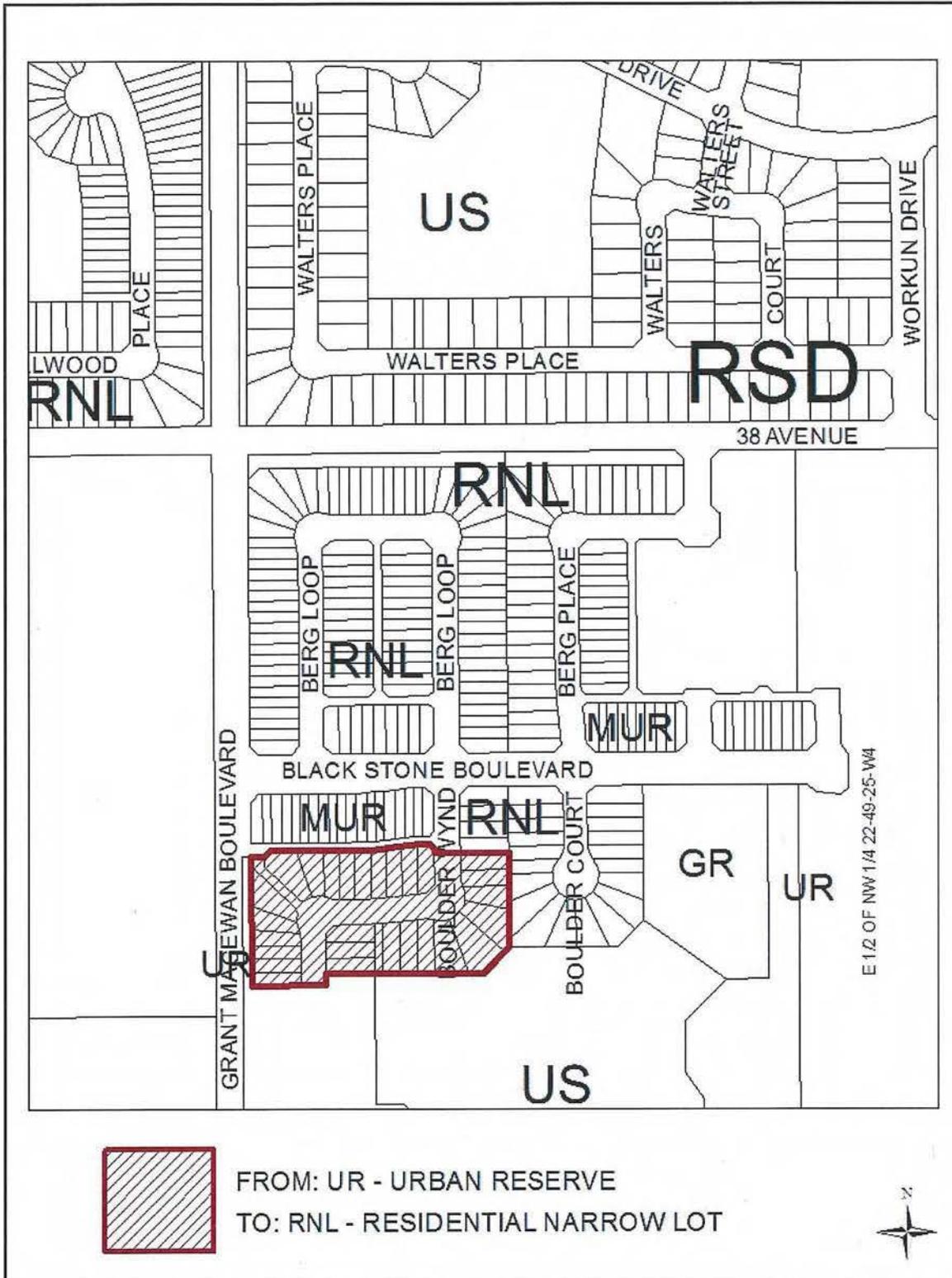
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Date Signed

<p><b>APPROVED</b> <i>As to Form</i> B. L.</p> <hr/> <p><i>City Solicitor</i></p>
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\_\_\_\_\_  
**Robert Young**  
MAYOR

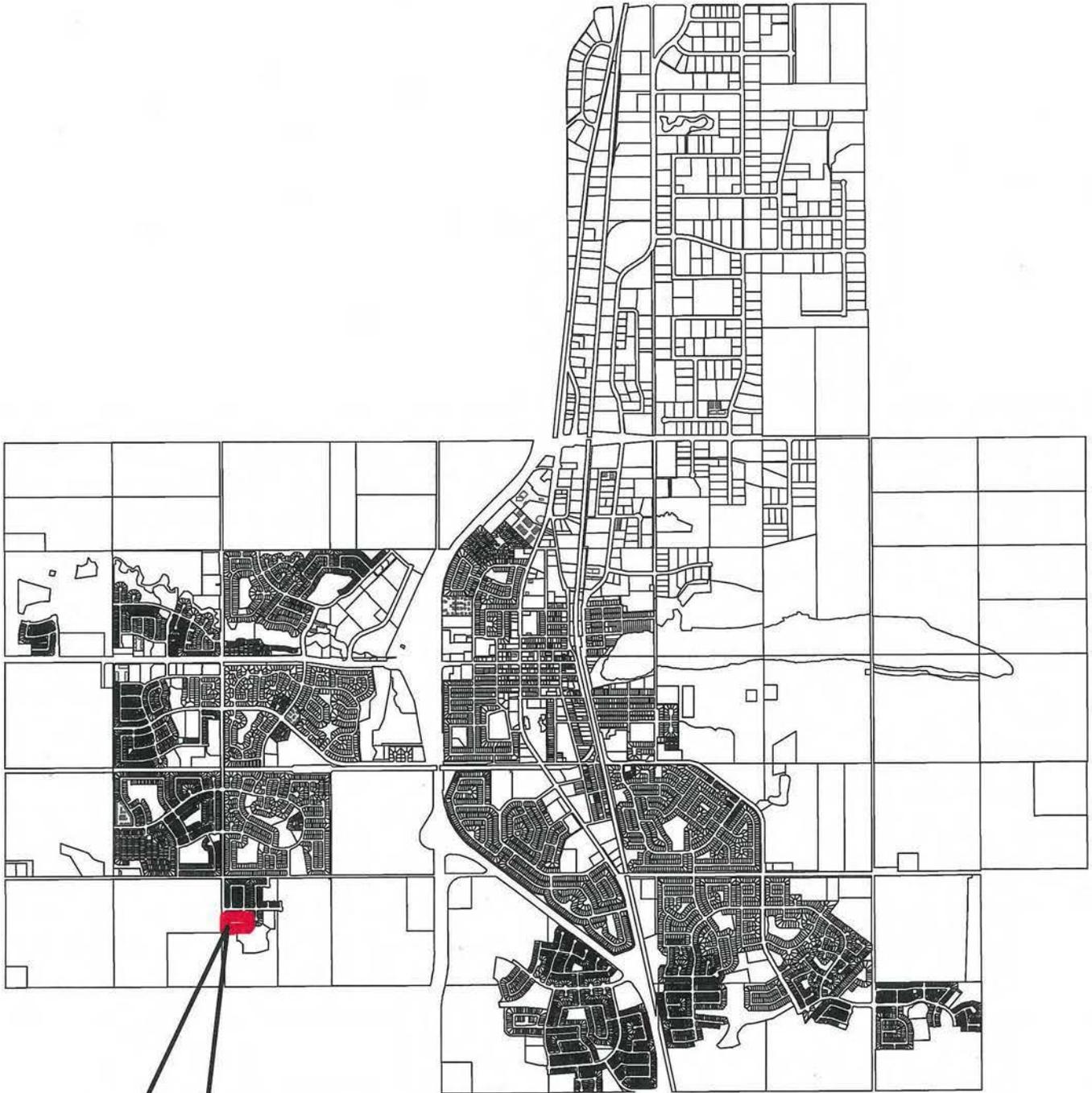
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**Sandra Davis**  
CITY CLERK

SCHEDULE A

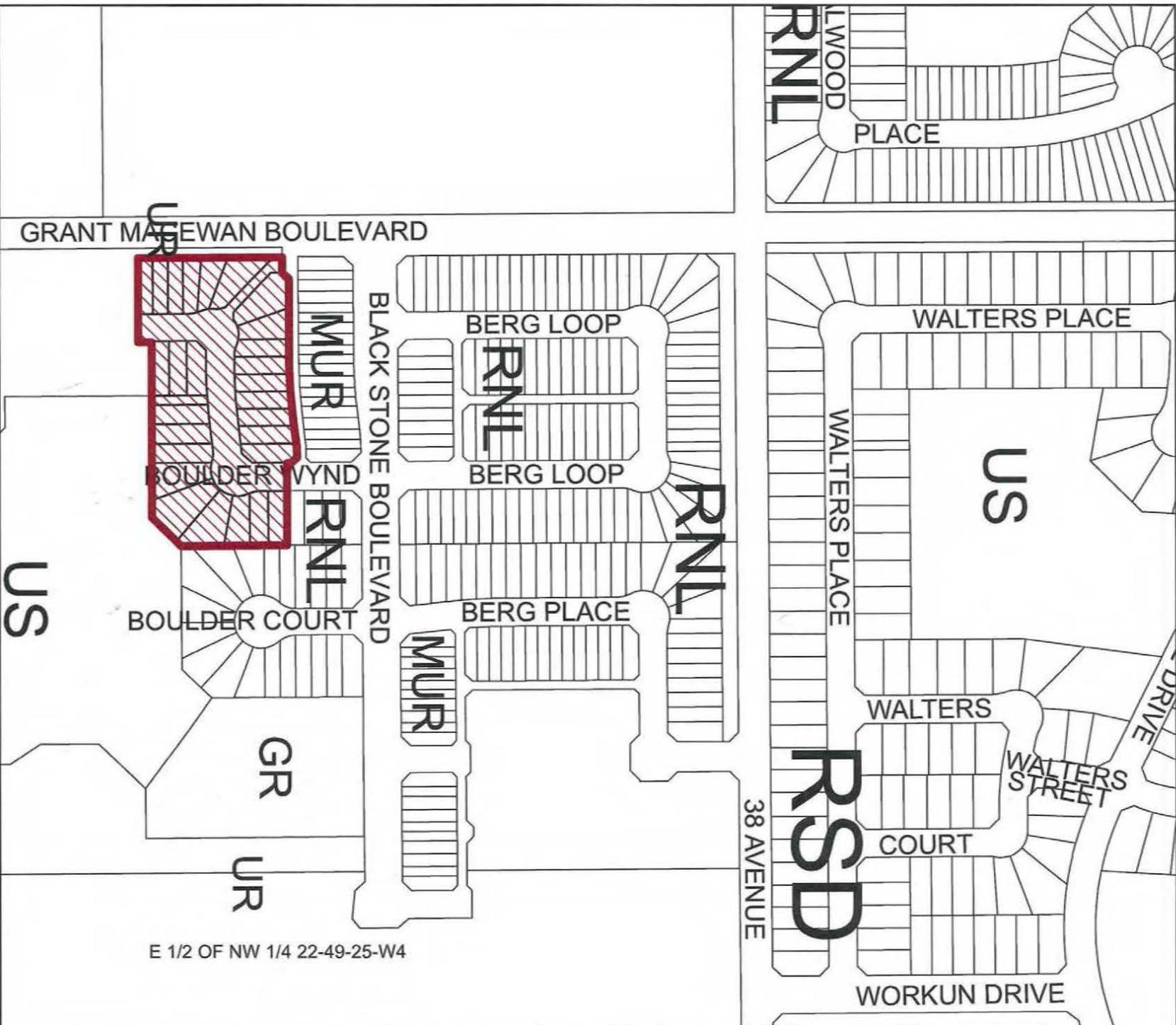


# KEY PLAN

ATTACHMENT 2



SUBJECT AREA



E 1/2 OF NW 1/4 22-49-25-W4



FROM: UR - URBAN RESERVE  
 TO: RNL - RESIDENTIAL NARROW LOT





10160-112 Street  
Edmonton, AB T5K 2L6  
Tel. 780.917.7000  
www.stantec.com

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Notes

All distances are expressed in metres and decimals thereof.

Area to be subdivided outlined thus  and contains approximately 1.64 hectares, including 27 residential lots.

Revision	By	YY.MM.DD

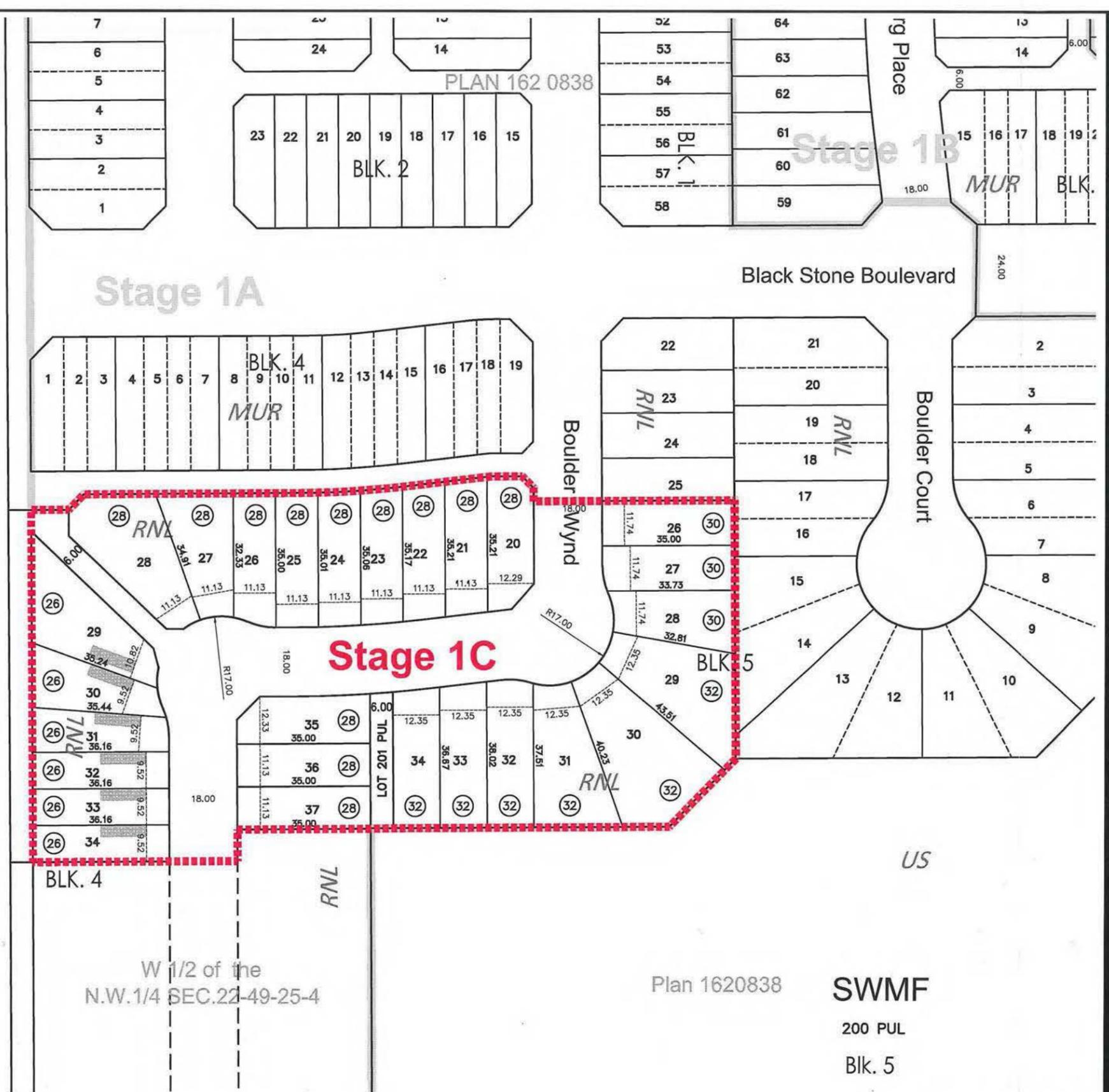
Client/Project  
Blackmud Enterprises  
Portion of  
W 1/2 of the N.W.1/4 SEC.22-49-25-W4M

Leduc, AB

Title  
TENTATIVE PLAN OF SUBDIVISION  
Black Stone - Stage 1C

Project No. 1161 106045 MR  
February 5, 2018

Scale  
1:1250



N.E. 1/4 SEC. 21-49-25-4

LOT 1 BLC

Grant Macewan Boulevard  
(Range Road 253 - Government Road Allowance)

V:\1161\Active\1161106045\drawing\planning\subdivision\lp\_black\_stone\_stage-1C\_05feb2018.dwg

**MEETING DATE:** June 11, 2018

**SUBMITTED BY:** Ken Woitt, Director, Planning & Development

**PREPARED BY:** April Renneberg, Current Planner II

**REPORT TITLE:** Bylaw 983-2018 (Redistricting West Haven Stage 10)

## REPORT SUMMARY

Bylaw 983-2018 will amend Bylaw 809-2013, Section 27.0 – Land Use Map, by redistricting part of the NE ¼ Section 28-49-25-W4 from UR – Urban Reserve to RNL – Residential Narrow Lot. The redistricting will allow for continued residential development in the West Haven neighbourhood.

## RECOMMENDATION

That Council give Bylaw 983-2018 first reading.

## BACKGROUND

### KEY ISSUE(S) / CONTEXT:

The RNL land use district is intended to accommodate residential dwellings on narrower lots, providing an opportunity for more efficient use of land and a more compact urban form.

West Haven Stage 10 proposes to redistrict an area of undeveloped land within the NE ¼ Section 28-49-25-W4 to facilitate the subdivision of 22 lots for duplex dwellings with front attached garages, and 20 lots for single detached dwellings with lane access. The City's Subdivision Authority has given conditional approval to the subdivision application. The redistricting of these lots by City Council to the RNL land use district under Land Use Bylaw 809-2013 is a condition of subdivision, as is the successful negotiation by administration of a development agreement between the City and the developer of the lands. Until these and all other conditions of the subdivision are met, the subdivision will not be endorsed by administration nor registered at Land Titles.

### LEGISLATION AND/OR POLICY:

1. Municipal Government Act, RSA 2000, Chapter M-26, as amended
  - S. 640(2)(a) requires a municipality be divided into land use districts.
  - S. 606 and S. 692 govern the requirements for advertising a bylaw. More specifically, S. 692(4) outlines those additional advertising requirements for a bylaw changing the land use district designation of a parcel of land.
2. Land Use Bylaw 809-2013, as amended

### PAST COUNCIL CONSIDERATION:

Bylaw 983-2018 is before Council for the first time.

### CITY OF LEDUC PLANS:

Bylaw 983-2018 is consistent with the City's Municipal Development Plan, as amended, and the West Haven Estates Area Structure Plan, as amended. The redistricting is also in keeping with 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 July 9, 2018. The hearing will be advertised in June 22 and 29, 2018 issues of 'The Representative' and notices will be mailed to property owners within 61.0 m of the subject area.

### ALTERNATIVES:

1. That Council defeat Bylaw 983-2018.

### ATTACHMENTS:

1. Bylaw 983-2018
2. Key Plan
3. Redistricting Plan
4. Subdivision Plan

Others Who Have Reviewed this Report

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

**AMENDMENT #77 - TO BYLAW NO. 809-2013, THE LAND USE BYLAW**

The *Municipal Government Act*, R.S.A. 2000, Chapter M-26, as amended (the "Act") grants a municipality the authority to pass a Land Use Bylaw;

**AND:** in accordance with the Act, the City of Leduc passed Land Use Bylaw No. 809-2013 to regulate and control the use and development of land and buildings in the City of Leduc, and the Council has deemed it expedient and necessary to amend Bylaw No. 809-2013;

**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: APPLICATION**

- 1. **THAT:** Bylaw No. 809-2013, the Land Use Bylaw, is amended by this Bylaw.
- 2. **THAT:** the Land Use Map, attached to and being part of the Land Use Bylaw of the City of Leduc, be amended by reclassifying:

Part of the NE ¼ Section 28-49-25-W4  
(consisting of 1.80 ha more or less)

From: UR – Urban Reserve  
To: RNL – Residential Narrow Lot

as shown in Schedule A, attached hereto and forming part of this bylaw.

**PART II: ENACTMENT**

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

READ A FIRST TIME IN COUNCIL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, AD 2018.

READ A SECOND TIME IN COUNCIL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, AD 2018.

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

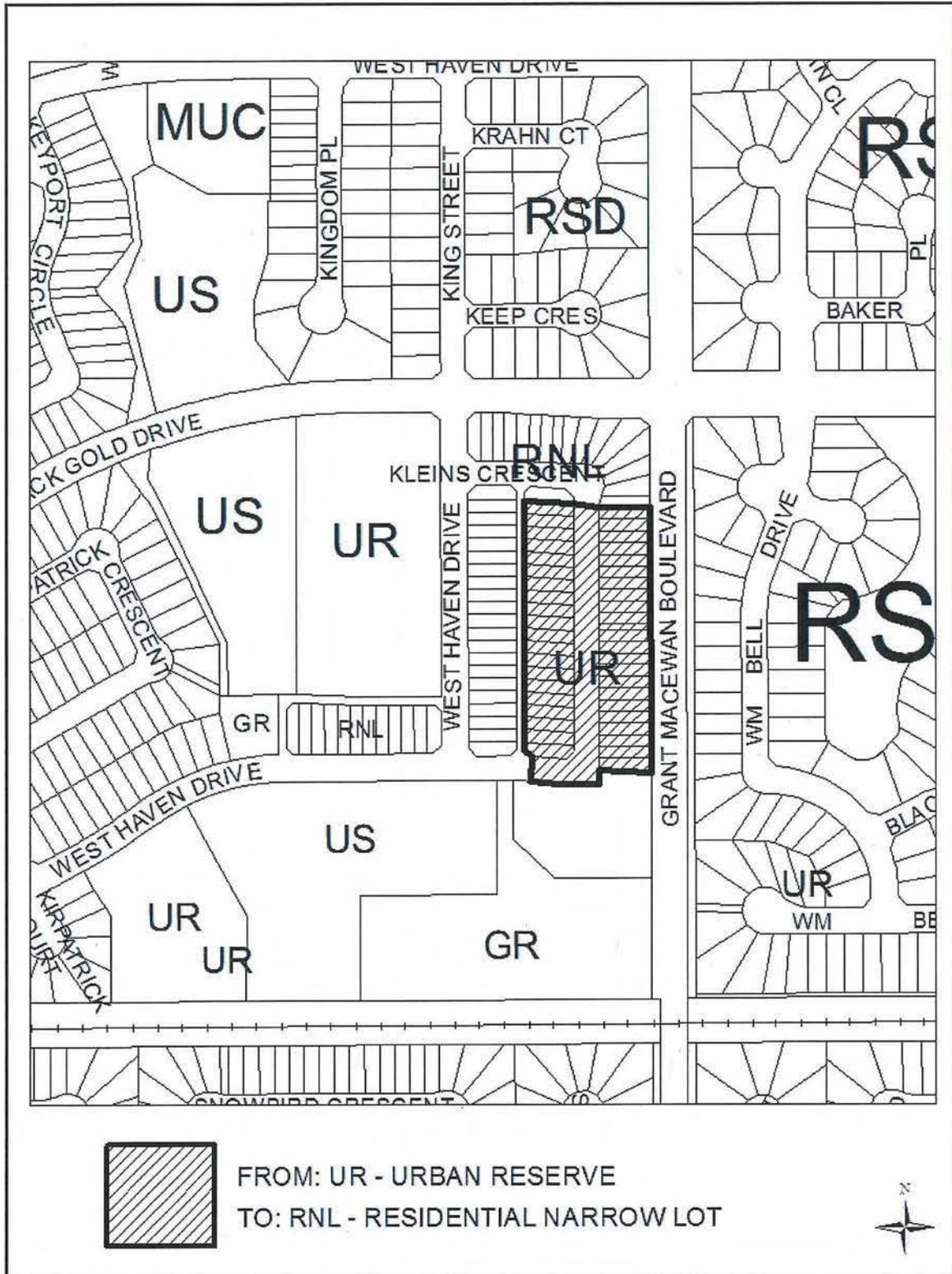
\_\_\_\_\_  
Date Signed



\_\_\_\_\_  
**Robert Young**  
MAYOR

\_\_\_\_\_  
**Sandra Davis**  
CITY CLERK

SCHEDULE A

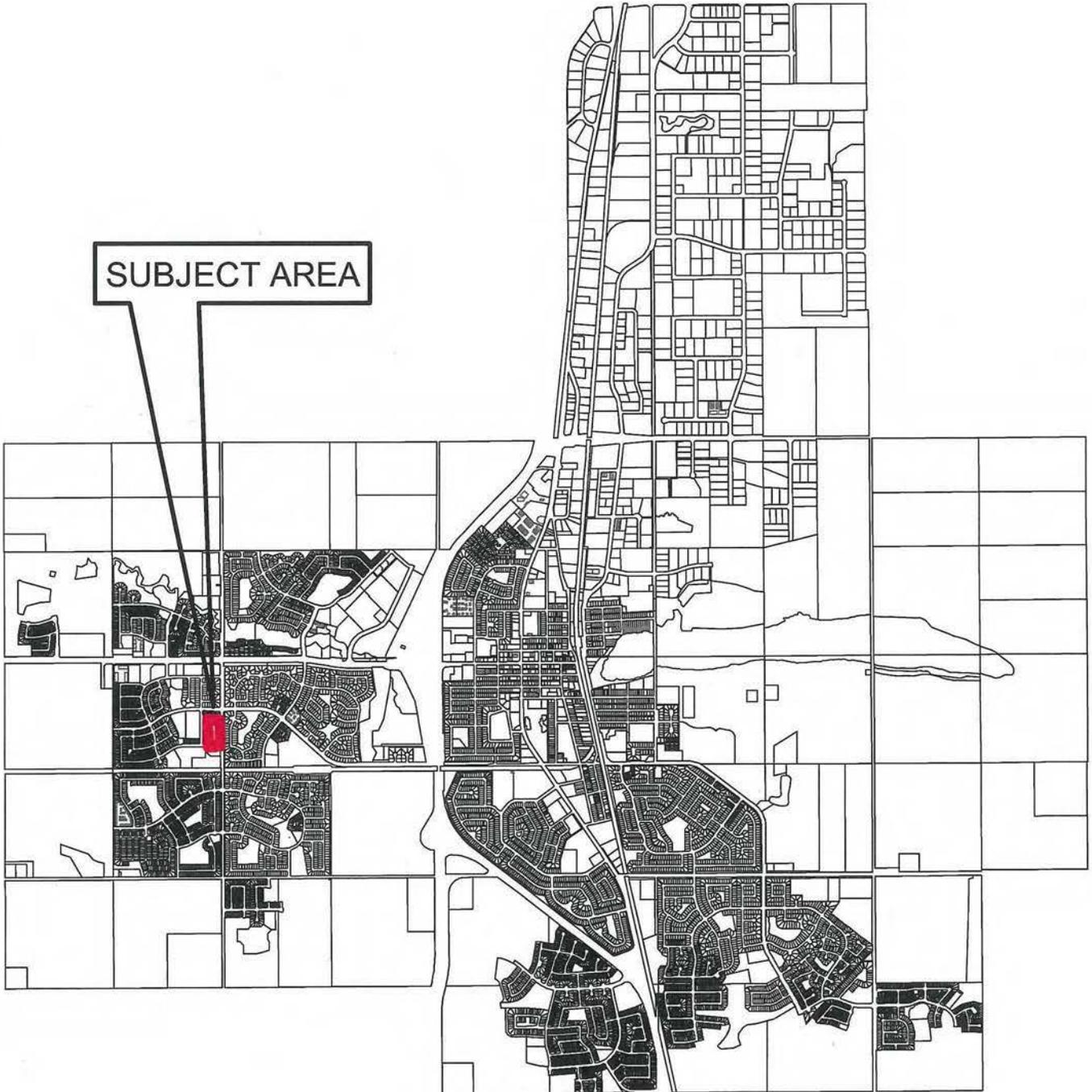


# KEY PLAN

ATTACHMENT 2



SUBJECT AREA





DRAFT

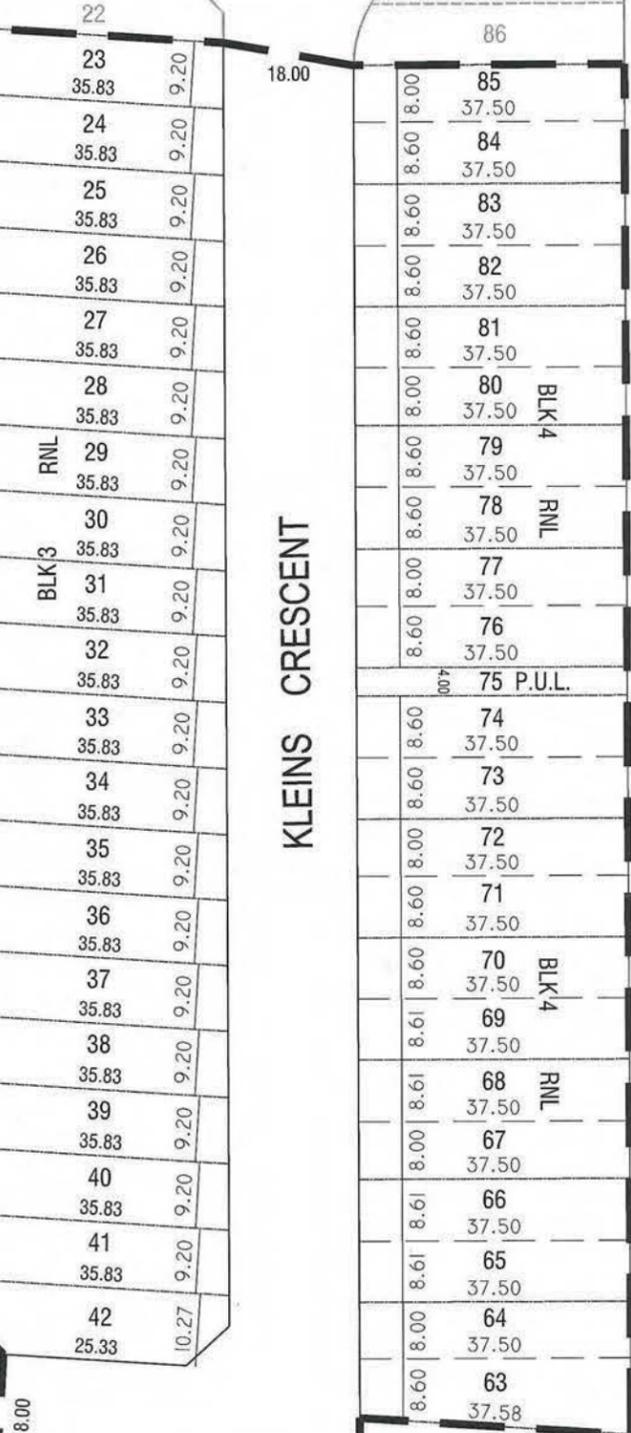
BLACK GOLD DRIVE

WEST HAVEN DRIVE

6m LANE

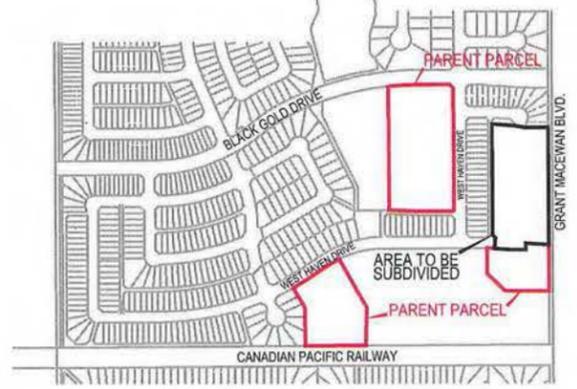
6m LANE

KLEINS CRESCENT



SCHOOL SITE  
4.24 ha

ATTACHMENT 4



CONTEXT PLAN

LAND USE SUMMARY

GROSS HECTARES*	64.70 ha
4;25;49;28;NE	64.70 ha

EXCEPTING THEREOUT TOTAL	58.98 ha
EXCEPTING THEREOUT (ON TITLE)	58.98 ha

PLAN 3692J	0.81 ha
PLAN 281JY	0.81 ha
PLAN 0221755	13.60 ha
PLAN 0624852	5.36 ha
PLAN 0722771	5.66 ha
PLAN 0728091	8.76 ha
PLAN 1125300	5.26 ha
PLAN 1224557	4.02 ha
PLAN 1323695	1.56 ha
PLAN 1324947	2.77 ha
PLAN 1423392	5.25 ha
PLAN 1424529	2.15 ha
PLAN 1525155	0.87 ha
PLAN 1721877	0.40 ha
PLAN 1722909	1.70 ha

GROSS DEVELOPABLE AREA	5.72 ha
PROPOSED APPLICATION	1.80 ha

<b>RESIDENTIAL</b>	<b>1.36 ha</b>
42 (RNL) RESIDENTIAL NARROW LOTS	1.36 ha

<b>CIRCULATION</b>	<b>0.44 ha</b>
LOCAL ROADS	0.42 ha
WALKWAY	0.02 ha

REMNANT	3.92 ha
---------	---------

\* FROM TITLE SEARCHES DATED MARCH 14, 2018  
ALL AREAS AND DIMENSIONS HAVE BEEN ROUNDED;  
LOT INFORMATION IS PRELIMINARY AND SUBJECT TO  
CHANGE, AND SHOULD BE CONFIRMED WITH A REGISTERED PLAN.

6	-	-	-	-
5	-	-	-	-
4	-	-	-	-
3	-	-	-	-
2	-	-	-	-
1	15 MAR 2018	SUBDIVISION SUBMITTED TO THE CITY OF LEDUC	JJ	MM
NO.	DATE	DESCRIPTION	BY	APPROV



**IBI GROUP PROFESSIONAL SERVICES (CANADA) INC**  
300 - 10830 Jasper Avenue  
Edmonton AB T5J 2B3 Canada  
tel 780 428 4000 fax 780 426 3256  
ibigroup.com

**CITY OF LEDUC**

Proposed Subdivision Application 4;25;49;28;NE

West Haven - Stage 10

DATE: March 15, 2018  
DESIGNED BY: JJ  
DRAWN BY: JJ  
CHECKED BY: MM  
SCALE: 1:1000  
JOB NUMBER: 105526



**MEETING DATE:** June 11, 2018

**SUBMITTED BY:** Ken Woitt, Director Planning & Development

**PREPARED BY:** Kelly Stadnyk, Development Officer

**REPORT TITLE:** Bylaw 985-2018  
Text Amendments to Land Use Bylaw 809-2013

## REPORT SUMMARY

Administration is recommending enhancements to the Land Use Bylaw designed to promote business growth. While focused in the downtown, the changes work for the remainder of Leduc as well and have the support of the Chamber of Commerce and the Downtown Business Association.

## RECOMMENDATION

1. That Council give Bylaw 985-2018 second reading.
2. That Council give Bylaw 985-2018 third reading.

## BACKGROUND

### KEY ISSUE(S) / CONTEXT:

The City of Leduc Land Use Bylaw 809-2013 regulates and controls the use and development of land and buildings within the City of Leduc. One of the primary goals of this Bylaw is to create a set of regulations that will enhance the unique character of the City. A Land Use Bylaw is a living document that is continually being reviewed by administration to ensure the regulations are clear, concise and consistent and that improvements and growth that occurs within the City meets the high standards expected within Leduc.

The amendments proposed are outlined in detail in Attachment 2 to this report. The attachment outlines administration's rationale for each amendment as well as its corresponding amendment number within Bylaw 985-2018.

Within the rationale you will find amendments proposed based on a few different influences. Firstly, the Municipal Government Act was amended in 2017, to provide further clarity and consistency in relation to the processing of Development Permit Applications. The second influence for the amendments, previously known as the Permitting Action Plan, is the Proactive Land Use Bylaw Strategy for Businesses, announced early 2018. This strategy included a regulatory review targeted towards aligning regulations with our economic strategies. In turn this prompted the review of the Bylaw to ensure the Planning Department is focusing on supporting businesses and development within the downtown as well as the remainder of Leduc. In addition, minor text changes are also being proposed in this amendment in order to provide more clarity and consistency in the text and regulations in the Bylaw and increase administration's ability to enforce the Bylaw.

Prior to drafting the Bylaw, in January 2018, the Planning Department met and consulted with both the Downtown Business Association and the Leduc Chamber of Commerce. Planning presented the proposed changes designed for promoting business growth and also allowed for the opportunity to provide for feedback and suggestion on other areas of concern within the Bylaw. The feedback from both organizations was very supportive and did not include any additional suggestions for change other than what was presented.

## LEGISLATION AND/OR POLICY:

The Municipal Government Act, R.S.A.2000, Chapter M-26, as amended

The City of Leduc Land Use Bylaw 809-2013, as amended.

## PAST COUNCIL CONSIDERATION:

Bylaw 985-2018 received first reading at the regular meeting on May 14, 2018.

## CITY OF LEDUC PLANS:

The Land Use Bylaw is consistent with the Municipal Development Plan, Intermunicipal Development Plan, Downtown Master Plan and all other statutory documents.

## IMPLICATIONS OF RECOMMENDATION

### ORGANIZATIONAL:

There are no organizational implications.

### POLICY:

There are no policy implications.

### LEGAL:

A municipality's Land Use Bylaw should be consistent with the Municipal Government Act and as such the City of Leduc has the responsibility to ensure consistency between the two documents.

### IMPLEMENTATION / COMMUNICATIONS:

The public hearing for Bylaw 985-2018 was held on May 28, 2018. It was advertised on May 11, 2018 and May 18, 2018 issues of the *The Leduc Representative* in accordance with the Municipal Government Act.

### ALTERNATIVES:

1. That Council amend Bylaw 985-2018.
2. That Council defeat Bylaw 985-2018.

### ATTACHMENTS:

1. Bylaw 985-2018
2. Bylaw 985-2018 Breakdown of Amendments and Rationale

### Others Who Have Reviewed this Report

I. Sasyniuk, Acting City Manager / B. Loewen, City Solicitor / K. Woitt, Acting General Manager, Infrastructure & Planning

AMENDMENT #78 - TO BYLAW NO. 809-2013, THE LAND USE BYLAW

The *Municipal Government Act*, R.S.A. 2000, Chapter M-26, as amended (the "Act") grants a municipality the authority to pass a Land Use Bylaw;

**AND:** in accordance with the Act, the City of Leduc passed Land Use Bylaw No. 809-2013 to regulate and control the use and Development of land and buildings in the City of Leduc, and the Council has deemed it expedient and necessary to amend Bylaw No. 809-2013;

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

**PART I: APPLICATION**

That Bylaw No. 809-2013 be amended as follows:

1. Section 5.1.1. is deleted and replaced with the following:  
     "5.1.1.        The Development Authority is established in Bylaw 872-2014, as amended."
  
2. Section 6.2.2. is deleted and replaced with the following:  
     "6.2.2.        An appeal must be filed with the Appeal Authority within twenty-one (21) consecutive days of the date of decision or issuance of the Development Permit."
  
3. Section 9.1.1.6. is deleted and replaced with the following:  
     "9.1.1.6.     the applicable Development Permit fee, as determined year-to-year and described in the City's Fees Bylaw and any successor legislation."
  
4. The following new section is to be added after Section 9.3.4.:  
     "9.4.    Notification of Application Status
  - 9.4.1.    Within twenty (20) days after the receipt of a development permit application, the Development Authority shall determine whether the application meets the requirements of Section 9.1., 9.2. and 9.3. of this Bylaw.
  
  - 9.4.2.    Pursuant to 9.4.1., the Development Authority shall notify Applicant to indicate:
    - a) the application meets the requirements and is determined to be a complete application , or
    - b) the application does not meet the requirements and is determined to be an incomplete application.
  
  - 9.4.2.1. If the application is deemed incomplete and the applicant fails to submit all the outstanding information and documents by the date set out in the notice referred to in Section 9.4.2., the application is deemed to be refused.

APPROVED  
 As to form  
 B.L.  
 \_\_\_\_\_  
 City Solicitor

- 9.4.3. *If the Development Authority fails to notify the Applicant in accordance with Section 9.4.1.1., the application will be considered deemed complete."*
5. Section 10.1. "Incomplete Applications" is deleted and replaced with "Application Status"
  6. Section 10.1.1. is deleted and replaced with the following:  
"10.1.1. *An application for a Development Permit shall not be considered complete until such time as the requirements of Section 9.1, 9.2, and 9.3. have been met to the satisfaction of the Development Authority."*
  7. Section 10.1.1.1. is deleted in its entirety.
  8. Section 10.1.1.2. is deleted in its entirety.
  9. Section 10.1.5. is deleted in its entirety.
  10. The following new section is to be added after Section 10.4.12.8.:  
"10.4.13. *The Development Authority may impose the condition that a proposed development is permitted on a temporarily on a time-limited basis."*
  11. Section 10.5.3.1. 3) is deleted and replaced with the following:  
"3) *That an appeal may be made by a person affected by the decision by serving written notice of the appeal on the Subdivision and Development Appeal Board within twenty-one (21) days after the date the Development Permit was issued."*
  12. Section 10.6.1. is deleted and replaced with the following:  
"10.6.1. *The Development Authority shall issue a Development Permit to the Applicant on the day the decision is made to approve or conditionally approve the application."*
  13. Section 13.4, remove "Parking Facility" as a Permitted Use in Table 23: Permitted and Discretionary Land Use Classes CBD – Central Business District.
  14. Section 13.4, add "Parking Facility" as a Discretionary Use in Table 23: Permitted and Discretionary Land Use Classes CBD – Central Business District.
  15. Section 13.4, add "Recreation Facility, Indoor" as a Permitted Use in Table 23: Permitted and Discretionary Land Use Classes CBD – Central Business District.
  16. Section 18.0, remove "Commercial School" from the Land Use Bylaw column, in Table 42: AVPA Land Use Translation.
  17. The following new section is to be added after Section 18.3.2.:  
"18.3.3. *Notwithstanding 18.3.2. Residential uses shall provide parking at a rate of one (1) parking space for every one (1) dwelling units."*
  18. The following new subsections are to be added after Section 18.4.4.2. 1) e)

- "f) Eating & Drinking Establishment  
 g) Fascia Sign  
 h) Projecting Sign  
 i) Temporary Portable Sign"

19. Section 18.4.6.1. shall be deleted in its entirety and replaced with the following:

"18.4.6.1. Signage shall be in accordance with Section 24.0 Signs of this Bylaw and shall be:

- 1) In the form of a Fascia Sign, Projecting Sign and/or Temporary Portable Sign only;
- 2) have a maximum copy area of 3.0 m<sup>2</sup> or 0.30 m<sup>2</sup> for each 1.0 m of frontage, whichever is lesser;
- 3) in the case of an illuminated sign, shall be illuminated by a remote light source or if illuminated directly, shall be constructed of neon tubing;
- 4) deleted in its entirety;
- 5) in the case of Fascia Signs, located entirely within the area between the first Storey window headers and the upper Storey window sills of the premises that they identify or located on an awning or Copy Area;
- 6) in the case of Projecting Signs, located between the first Storey window headers or a line 3.04m above the sidewalk level, whichever is higher, and the upper Storey window sills;
- 7) if located on the windows of the premises, the Sign shall not exceed a coverage of more than 25% of any window area.

20. Section 18.4.8.1. is deleted and replaced with the following:

"18.4.8.1. Parking requirements are waived for developments in this Overlay, excepting:

1) for residential uses, which shall provide parking at a rate of one (1) parking space for every one (1) dwelling units; and

2) for Eating and Drinking Establishments, which shall provide parking at a rate calculated by multiplying the number of stalls normally required under Section 23.0 Parking and Loading for the proposed use or Building by 0.66. Where there are a fractional number of Parking Spaces required, the next highest number of stalls shall be provided."

21. Section 18.5.3.2. 3) shall be amended by striking out "450.0" and replacing with "1000.0".

22. Section 18.5.4.1. 1) e) is deleted in its entirety.

23. Section 18.5.4.1. 1) f) is deleted and replaced with the following:

"f) horizontal stretches of uninterrupted façade shall not exceed 2.5 m in length or width. Façades shall be broken up by articulation of wall design, the placement of windows or doors, or through any other similar method;"

24. Section 18.7.3.2. 5) shall be amended by striking out "450.0" and replacing with "1000.0".

25. The following new sections are to be added after Section 20.17.2.3.:

**"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."

26. The following new section is to be added after Section 21.1.2.14.:

*"21.1.2.15. Where the detached garage is proposed on a Lot with a flanking front yard and the vehicle doors face the flanking front yard, the detached garage:*

*1) shall follow the Flanking Front Yard Setback applicable for the Dwelling."*

27. Section 22.3.2. is deleted and replaced with the following:

*"22.3.2. Landscaping for Single Detached Dwellings, Duplex Side-by-Side Dwellings, Duplex Stacked Dwellings, and fee simple Townhouse developments, in the opinion of the Development Authority, shall be in keeping with character of the area and all landscaping and planting required, including land between the property line and the edge of the Street must be completed within twenty-four (24) months from the date the Development Permit was issued. "*

28. The following new section is to be added after Section 22.3.7.3.

*"22.3.7.4. For commercial, industrial or institutional lands, fencing shall be located behind the required landscaping areas identified within Section 22.3.6.1. or in any*

other area at the discretion of the Development Authority."

29. Section 23.1.9. Table 44: Minimum Required Parking is amended by deleting:

Eating and Drinking Establishment	46 Parking Spaces per 100.0 m2 of seating area
Bars and Neighbourhood Pubs	

And replacing with:

<i>Eating and Drinking Establishment</i>	<i>1 Parking Stall per 3 seating spaces</i>
<i>Bars and Neighbourhood Pubs</i>	<i>1 Parking Stall per 4 seating spaces</i>

30. Section 26.0 Glossary of Terms and Uses, Table 48: Glossary of Terms and Uses is amended as follows:

- a) Definition for "Bars and Neighbourhood Pubs" is deleted and replaced with the following:

*"Bars and Neighbourhood Pubs means Development where the primary purpose of the facility is the sale of alcoholic beverages to the public, for consumption within the premises or off the site. This Land Use typically has a limited menu and minors are prohibited from patronizing the establishment during at least some portion of the hours of operation. Typical uses include neighbourhood pubs, bars, dance clubs, beverage rooms, and cocktail lounges. This use may include a secondary use for small scale production of beer, wine, spirits, or other alcoholic beverages, with on-site tasting and may include ancillary retail sales of the beverages."*

- b) Definition for "Eating and Drinking Establishment" is deleted and replaced with the following:

*"Eating and Drinking Establishment means Development where the primary purpose of the facility is the sale of prepared foods and beverages to the public, for consumption within the premises or off the site. Minors are never prohibited from any portion of the establishment at any time during the hours of operation. This Land Use typically has a varied menu, with a fully equipped kitchen and preparation area, and includes fast food and family restaurants. This use may include a secondary use for small scale production of beer, wine, spirits, or other alcoholic beverages, with on-site tasting and may include ancillary retail sales of the beverages. This Land Use does not include Bars and Neighbourhood Pubs."*

**PART II: ENACTMENT**

**Bylaw No. 985-2018**

---

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

READ A FIRST TIME IN COUNCIL THIS 14th DAY OF MAY, AD 2018.

READ A SECOND TIME IN COUNCIL, AS AMENDED, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, AD 2018.

READ A THIRD TIME IN COUNCIL, AS AMENDED, AND FINALLY PASSED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, AD 2018.

\_\_\_\_\_  
**Robert Young**  
**MAYOR**

\_\_\_\_\_  
**Sandra Davis**  
**CITY CLERK**

\_\_\_\_\_  
Date Signed

## Breakdown of Rationale for Land Use Bylaw Amendments

Section of Bylaw 809-2013	Page	Description of Amendment	Rationale	Bylaw 985-2018 Amendment No.78
<b>PART 2: ADMINISTRATION, PROCEDURES AND ENFORCEMENT</b>				
5.1 Establishment of the Development Authority	17	Section 5.1.1. is deleted and replaced with the following:  "5.1.1. The Development Authority is established in Bylaw 872-2014, as amended."	Change made to our delegation structure through Bylaw 872-2014, City Administration Bylaw	1.
6.2 Procedure for Development Appeals	19	Section 6.2.2. is deleted and replaced with the following:  "6.2.2. An appeal must be filed with the Appeal Authority within twenty-one (21) consecutive days of the date of decision or issuance of the Development Permit	Amendment to be consistent with recent MGA changes. (from 14, to 21 days appeal)	2.
<b>PART 3: DEVELOPMENT APPLICATIONS AND PROCESS</b>				
9.1 Initial Requirements for a Development Permit Application	33	Section 9.1.1.6. is deleted and replaced with the following:  "9.1.1.6. the applicable Development Permit fee, as determined year-to-year and described in the City's Fees Bylaw and any successor legislation."	Amendment to reflect current Bylaw name.	3.

### Breakdown of Rationale for Land Use Bylaw Amendments

Section of Bylaw 809-2013	Page	Description of Amendment	Rationale	Bylaw 985-2018 Amendment No.78
		<p>The following new section is to be added after Section 9.3.4.:</p> <p><i>"9.4. Notification of Application Status</i></p> <p><i>9.4.1. Within twenty (20) days after the receipt of a development permit application, the Development Authority shall determine whether the application meets the requirements of Section 9.1., 9.2. and 9.3. of this Bylaw.</i></p> <p><i>9.4.2. Pursuant to 9.4.1., the Development Authority shall notify Applicant to indicate:</i></p> <p><i>a) the application meets the requirements and is determined to be a complete application , or</i></p> <p><i>b) the application does not meet the requirements and is determined to be an incomplete application.</i></p> <p><i>9.4.2.1. If the application is deemed incomplete and the applicant fails to submit all the outstanding information and documents by the date set out in the notice referred to in Section 9.4.2., the application is deemed to be refused.</i></p> <p><i>9.4.3. If the Development Authority fails to notify the Applicant in accordance with Section 9.4.1.1., the application will be considered deemed complete."</i></p>	<p>Amendment to be consistent with recent MGA changes.</p> <p>Development Authority now has parameters within the MGA to notify the applicant when their application is deemed complete or incomplete.</p>	4
10.1 Incomplete Applications	36	Section 10.1. "Incomplete Applications" is deleted and replaced with "Application Status"	Amendment to be consistent with recent MGA changes. The title more accurately reflects section and includes regulations that apply to both complete or incomplete applications.	5

## Breakdown of Rationale for Land Use Bylaw Amendments

Section of Bylaw 809-2013	Page	Description of Amendment	Rationale	Bylaw 985-2018 Amendment No.78
10.1 Incomplete Applications	36	Section 10.1.1. is deleted and replaced with the following: <i>"10.1.1. An application for a Development Permit shall not be considered complete until such time as the requirements of Section 9.1, 9.2. and 9.3. have been met to the satisfaction of the Development Authority."</i>	Text amended to be consistent with recent MGA changes.	6
10.1 Incomplete Applications	36	Section 10.1.1.1. is deleted in its entirety	Removed – inconsistent with MGA	7
10.1 Incomplete Applications	36	Section 10.1.1.2. is deleted in its entirety	Removed – inconsistent with MGA	8
10.1 Incomplete Applications	36	Section 10.1.5. is deleted in its entirety	Removed – inconsistent with MGA	9
10.4 Conditions of a Development Permit	39	The following new section is to be added after Section 10.4.12.8.:  <i>"10.4.13. The Development Authority may impose the condition that a proposed development is permitted on a temporarily on a time-limited basis."</i>	Providing flexibility for the Development Authority to approve developments for a limited time basis, upon request, when the circumstances support.  Examples: Temporary use within a land use that is in a period of transition (residential to commercial within downtown)  Temporary building or structure (RCMP office modular for additional space, while building expansion construction takes place).	10
10.5 Notice of Decision	42	Section 10.5.3.1. 3) is deleted and replaced with the following:  <i>"3) That an appeal may be made by a person affected by the decision by serving written notice of the appeal on the Subdivision and Development Appeal Board within twenty-one (21) days after the date the Development Permit was issued."</i>	Amendment to be consistent with recent MGA changes. (from 14, to 21 days appeal)	11
10.6 Issuance and Validity of a Development Permit	42	Section 10.6.1. is deleted and replaced with the following:  <i>"10.6.1. The Development Authority shall issue a Development Permit to the Applicant on the day the decision is made to approve or conditionally approve the application."</i>	Amendment to be consistent with recent MGA changes.	12

### Breakdown of Rationale for Land Use Bylaw Amendments

Section of Bylaw 809-2013	Page	Description of Amendment	Rationale	Bylaw 985-2018 Amendment No.78
<b>PART 4: DISTRICT REGULATIONS AND DEVELOPMENT STANDARDS</b>				
13.4 CBD - Central Business District	98	remove "Parking Facility" as a Permitted Use in Table 23: Permitted and Discretionary Land Use Classes CBD – Central Business District	Use is permitted and therefore Development Authority has no discretion for allowing the use within the downtown.	13
13.4 CBD - Central Business District	98	add "Parking Facility" as a Discretionary Use in Table 23: Permitted and Discretionary Land Use Classes CBD – Central Business District	Allowing discretion for the Development Authority to consider the application more closely, also allows the adjacent properties that ability to appeal the decision, should there be land use concerns.	14
13.4 CBD - Central Business District	98	add "Recreation Facility, Indoor" as a Permitted Use in Table 23: Permitted and Discretionary Land Use Classes CBD – Central Business District	As part of the Proactive Strategy for Businesses, to promote growth and viability for the businesses and spaces in the downtown expanding the optional uses within the downtown to include items such as yoga or spin studio, cross fit business etc.	15
18.0 Overlays	141	remove "Commercial School" from the Land Use Bylaw column, in Table 42: AVPA Land Use Translation	AVPA further defined the term school, which now excludes commercial schools (driving schools, tutoring, dance schools etc.)	16
18.3 Downtown Parking Overlay	145	The following new section is to be added after Section 18.3.2.: "18.3.3. Notwithstanding 18.3.2., residential uses shall provide parking at a rate of one (1) parking space for every one (1) dwelling units."	Similar to the other overlay areas, a parking reduction should not apply to residential uses; residential uses rely on on-site parking being available on a constant basis for greater periods of time.	17
18.4 50 <sup>th</sup> Avenue/50th Street Overlay - Uses	147	The following new subsections are to be added after Section 18.4.4.2. 1) e) "f) Eating & Drinking Establishment g) Fascia Sign h) Projecting Sign i) Temporary Portable Sign"	As part of the Proactive Strategy for Businesses to promote growth and viability for the businesses and spaces in the downtown, Eating & Drinking Establishments and Temporary Portable Signs would be added as permitted uses.  Fascia and projecting signs already have regulations within the overlay.	18

### Breakdown of Rationale for Land Use Bylaw Amendments

Section of Bylaw 809-2013	Page	Description of Amendment	Rationale	Bylaw 985-2018 Amendment No.78
18.4 50 <sup>th</sup> Avenue/50th Street Overlay - Signage	150	<p>19. Section 18.4.6.1. shall be deleted in its entirety and replaced with the following:</p> <p>"18.4.6.1. Signage shall be in accordance with Section 24.0 Signs of this Bylaw and shall be:</p> <ol style="list-style-type: none"> <li>1) In the form of a Fascia Sign, Projecting Sign and/or Temporary Portable Sign only;</li> <li>2) have a maximum copy area of 3.0 m<sup>2</sup> or 0.30 m<sup>2</sup> for each 1.0 m of frontage, whichever is lesser;</li> <li>3) in the case of an illuminated sign, shall be illuminated by a remote light source or if illuminated directly, shall be constructed of neon tubing.</li> <li>4) deleted in its entirety;</li> <li>5) in the case of Fascia Signs, located entirely within the area between the first Storey window headers and the upper Storey window sills of the premises that they identify or located on an awning or Copy Area;</li> <li>6) in the case of Projecting Signs, located between the first Storey window headers or a line 3.04m above the sidewalk level, whichever is higher, and the upper Storey window sills;</li> <li>7) if located on the windows of the premises, the Sign shall not exceed a coverage of more than 25% of any window area.</li> </ol>	<p>Text amendments to ensure clarity and consistency in sections 3), 4), and 7).</p> <p>Section 4 is deleted and the text combined into Section 3 for clarity and ease of the reader.</p> <p>Section 7 is reworded to provide clarity for signs, that <u>may</u> be covering a window, whereas the old regulation implied that the sign must be on a window.</p>	19

### Breakdown of Rationale for Land Use Bylaw Amendments

Section of Bylaw 809-2013	Page	Description of Amendment	Rationale	Bylaw 985-2018 Amendment No.78
18.4 50 <sup>th</sup> Avenue/50th Street Overlay - Parking and Loading	151	<p>Section 18.4.8.1. is deleted and replaced with the following:</p> <p>“18.4.8.1. Parking requirements are waived for developments in this Overlay, excepting:</p> <p>1) for residential uses at a rate of one (1) parking space for every one (1) dwelling units; and</p> <p>2) for Eating and Drinking Establishments, at a rate calculated by multiplying the number of stalls normally required under Section 23.0 Parking and Loading for the proposed use or Building by 0.66. Where there are a fractional number of Parking Spaces required, the next highest number of stalls shall be provided.</p>	<p>Parking requirements within this overlay are exempt. As Eating &amp; Drinking Establishments utilize more parking than most other uses; with that in mind, the position of administration would be to allow the use, however calculate the parking at 66% of the parking that is typically required. This provides relaxation, while at the same time, protecting some of the parking in the area used for existing businesses and residence.</p>	20
18.5 Main Street District Overlay – Land Uses	152	<p>Section 18.5.3.2. 3) shall be amended by striking out “450.0” and replacing with “1000.0”.</p>	<p>As part of the Proactive Strategy for Businesses to promote growth and viability for the businesses and spaces in the downtown, while maintaining the intent of the Downtown Master Plan, this expands the individual commercial unit maximum size for street level, which provides greater opportunity for business types to locate in the Main Street area.</p>	21
18.5 Main Street District Overlay – Building Form and Massing	153	<p>Section 18.5.4.1. 1) e) is deleted in its entirety.</p>	<p>Relocate regulation within section f), for clarity and ease for reader.</p>	22
18.5 Main Street District Overlay – Building Form and Massing	154	<p>Section 18.5.4.1. 1) f) is deleted and replaced with the following:</p> <p>“f) horizontal stretches of uninterrupted façade shall not exceed 2.5 m in length or width. Façades shall be broken up by articulation of wall design, the placement of windows or doors, or through any other similar method;”</p>	<p>Incorporate both length and width within one regulation. Reduce blank wall space from 12.0m to 2.5m. Maintains the integrity of the Downtown Master Plan by preserving and enhancing the historic character of downtown. Limits blank wall space making the main street inviting and interactive.</p>	23

### Breakdown of Rationale for Land Use Bylaw Amendments

Section of Bylaw 809-2013	Page	Description of Amendment	Rationale	Bylaw 985-2018 Amendment No.78
18.7 Downtown Mixed-Use Overlay	161	Section 18.7.3.2. 5) shall be amended by striking out "450.0" and replacing with "1000.0".	As part of the Proactive Strategy for Businesses to promote growth and viability for the businesses and spaces in the downtown, while maintaining the intent of the Downtown Master Plan, this expands the individual commercial unit maximum size for street level, which provides greater opportunity for business types to locate in the downtown area.	24
<b>PART 6: SUPPLEMENTAL REGULATIONS TO ALL DISTRICTS</b>				
	161	<p>The following new sections are to be added after Section 20.17.2.3.:</p> <p><b>"20.18. Temporary Uses</b></p> <p>20.18.1. Applications for temporary uses, can 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.</p> <p>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.</p> <p>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.</p> <p>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."</p>	<p>Provides the Development Authority more detail for temporary uses. Currently within the Bylaw, temporary use permits are issued, however with less regulatory structure. This allows for relaxation of regulations when the development is short term and the requirements could seem onerous. In addition, it allows the City to protect adjacent lands by having the ability to collect securities for site remediation once the development has ceased.</p> <p>This could be used on lands that are the transition piece between land use districts, temporary structures used prior to a final building completion, or pop up seasonal businesses that are very short term.</p> <p>Most importantly the use must be permitted or discretionary within the land use district, which means this would not allow any use where it's not normally permissible.</p>	25

### Breakdown of Rationale for Land Use Bylaw Amendments

Section of Bylaw 809-2013	Page	Description of Amendment	Rationale	Bylaw 985-2018 Amendment No.78
<b>PART 7: SPECIFIC DISTRICT REGULATIONS</b>				
		<p>The following new section is to be added after Section 21.1.2.14.:</p> <p>"21.1.2.15. Where the detached garage is proposed on a Lot with a flanking front yard and the vehicle doors face the flanking front yard, the detached garage:</p> <p>1) shall follow the Flanking Front Yard Setback applicable for the Dwelling."</p>	<p>Correction based on transition from Land Use Bylaw 516-2002, to 809-2013. Matching setback for proper sight lines and site design aesthetics.</p>	26
22.3 General Landscaping Requirements	216	<p>Section 22.3.2. is deleted and replaced with the following:</p> <p>"22.3.2. Landscaping for Single Detached Dwellings, Duplex Side-by-Side Dwellings, Duplex Stacked Dwellings, and fee simple Townhouse developments, in the opinion of the Development Authority, shall be in keeping with character of the area and all landscaping and planting required, including land between the property line and the edge of the Street must be completed within twenty-four (24) months from the date the Development Permit was issued."</p>	<p>Addition of statement regarding occupancy to assist in enforcement measures; specifically used on a complaint basis for enforcement of properties finished construction and overdue for landscaping.</p>	27
		<p>The following new section is to be added after Section 22.3.7.3.</p> <p>"22.3.7.4. For commercial, industrial or institutional lands, fencing shall be located behind the required landscaping areas identified within Section 22.3.6.1. or in any other area at the discretion of the Development Authority</p>	<p>Installing fencing behind the landscaping, ensures the landscape features will be seen from the street and enhance the aesthetics of the area.</p>	28

### Breakdown of Rationale for Land Use Bylaw Amendments

Section of Bylaw 809-2013	Page	Description of Amendment	Rationale	Bylaw 985-2018 Amendment No.78								
23.1 Number of Off-street Parking Spaces Required	225	<p>Section 23.1.9. Table 44: Minimum Required Parking is amended by deleting:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%;">Eating and Drinking Establishment</td> <td>46 Parking Spaces per</td> </tr> <tr> <td>Bars and Neighbourhood Pubs</td> <td>100.0 m2 of seating area</td> </tr> </table> <p>And adding the following:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%;">Eating and Drinking Establishment</td> <td>1 Parking Stall per 3 seating spaces</td> </tr> <tr> <td>Bars and Neighbourhood Pubs</td> <td>1 Parking Stall per 4 seating spaces</td> </tr> </table>	Eating and Drinking Establishment	46 Parking Spaces per	Bars and Neighbourhood Pubs	100.0 m2 of seating area	Eating and Drinking Establishment	1 Parking Stall per 3 seating spaces	Bars and Neighbourhood Pubs	1 Parking Stall per 4 seating spaces	<p>Amendment to calculation for parking requirements to ensure consistency. Calculation is based on an easily identified number, instead of a vague term, that is not easily measured or identified.</p> <p>Eating and Drinking Establishments have a higher parking calculation, as typically patrons for a bar or pub will be using alternative methods or transit (walking, transit, or car-pooling), requiring slightly less stalls.</p>	29
Eating and Drinking Establishment	46 Parking Spaces per											
Bars and Neighbourhood Pubs	100.0 m2 of seating area											
Eating and Drinking Establishment	1 Parking Stall per 3 seating spaces											
Bars and Neighbourhood Pubs	1 Parking Stall per 4 seating spaces											

### Breakdown of Rationale for Land Use Bylaw Amendments

Section of Bylaw 809-2013	Page	Description of Amendment	Rationale	Bylaw 985-2018 Amendment No.78
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<b>PART 8: TERMINOLOGY AND TRANSLATIONS</b>				
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26.0 Glossary	258	<p>Section 26.0 Glossary of Terms and Uses, Table 48: Glossary of Terms and Uses is amended as follows:</p> <p>a) Definition for “Bars and Neighbourhood Pubs” is deleted and replaced with the following:</p> <p>“Bars and Neighbourhood Pubs means Development where the primary purpose of the facility is the sale of alcoholic beverages to the public, for consumption within the premises or off the site. This Land Use typically has a limited menu and minors are prohibited from patronizing the establishment during at least some portion of the hours of operation. Typical uses include neighbourhood pubs, bars, dance clubs, beverage rooms, and cocktail lounges. This use may include a secondary use for small scale production of beer, wine, spirits, or other alcoholic beverages, with on-site tasting and may include ancillary retail sales of the beverages.”</p> <p>b) Definition for “Eating and Drinking Establishment” is deleted and replaced with the following:</p>	<p>As part of the Proactive Strategy for Businesses to promote growth and viability for the businesses and spaces in Leduc, we’re introducing onsite brewing component based on business trends and market demands. This would allow current or future businesses to have this additional component as a secondary use to their bar or neighbourhood pub.</p>	30
	266	<p>“Eating and Drinking Establishment means Development where the primary purpose of the facility is the sale of prepared foods and beverages to the public, for consumption within the premises or off the site. Minors are never prohibited from any portion of the establishment at any time during the hours of operation. This Land Use typically has a varied menu, with a fully equipped kitchen and preparation area, and includes fast food and family restaurants. This use may include a secondary use for small scale production of beer, wine, spirits, or other alcoholic beverages, with on-site tasting and may include ancillary retail sales of the beverages. This Land Use does not include Bars and Neighbourhood Pubs.”</p>	<p>As part of the Proactive Strategy for Businesses to promote growth and viability for the businesses and spaces in Leduc, we’re introducing onsite brewing component based on business trends and market demands. This would allow current or future businesses to have this additional component as a secondary use to their restaurant.</p>	

**MEETING DATE:** June 11<sup>th</sup>, 2018

**SUBMITTED BY:** Ken Woitt, Director, Planning & Development

**PREPARED BY:** Sylvain Losier, Manager, Current Planning and Development

**REPORT TITLE:** Bylaw 989-2018 – Amendment 79 to the Land Use Bylaw

## REPORT SUMMARY

Bylaw 989-2018 is proposing to amend Section 14.4 (IL-Light Industrial) in order to add Government Services as a discretionary use.

## RECOMMENDATION

That Council give Bylaw 989-2018 second reading.  
That Council give Bylaw 989-2018 third reading.

## BACKGROUND

### KEY ISSUE(S) / CONTEXT:

During a discussion with a client, it was brought to Administration's attention that the current Land Use Bylaw (LUB) doesn't allow for Government Services within the IL – Light Industrial district. As the City of Leduc is pursuing the Aerotropolis implementation and the diversification of its economy, it is important to allow for any level of government wishing to have a presence in Leduc, to have location options including commercial districts as well as the Light Industrial district. Adding this use as discretionary within the IL district would be strategic for Leduc.

### LEGISLATION AND/OR POLICY:

1. Municipal Government Act, RSA 2000, Chapter M-26, as amended
  - S. 640(2)(a) requires a municipality be divided into land use districts.
  - S. 606 and S. 692 govern the requirements for advertising a bylaw.
2. Land Use Bylaw 809-2013, as amended.

### PAST COUNCIL CONSIDERATION:

Bylaw 989-2018 was presented to Council at the May 28 Council meeting and was granted 1<sup>st</sup> reading. The Public Hearing will be held at the June 11, 2018 Council meeting under the Public Hearing Section of the agenda.

### CITY OF LEDUC PLANS:

Bylaw 989-2018 is consistent with the City's Municipal Development Plan, as amended.

City of Leduc Strategic Plan. The proposed amendment would support the following Goal 4 Economic Development desired outcome:

- 4.3 Implement a strategy to capitalize on Leduc's competitive advantages, including diversification

## IMPLICATIONS OF RECOMMENDATION

### ORGANIZATIONAL:

There are no organizational changes required.

### POLICY:

There are no policy implications.

### LEGAL:

Should Council agree with the recommendation, Government services would become a discretionary use within the IL – Light Industrial district.

Until the Land Use Bylaw is amended, the Use Class Government Services is not allowed within the IL district.

### IMPLEMENTATION / COMMUNICATIONS:

The public hearing was advertised in the May 25<sup>th</sup> and June 1<sup>st</sup>, 2018 issues of *'The Representative'* and notification was also made available on the City of Leduc website.

### ALTERNATIVES:

1. That after consideration of the information received at the Public hearing, that Council directs Administration to investigate potential amendment to the proposed bylaw prior to granting any further readings.
2. That Council does not allow Government Services to be added as a discretionary use within the Light Industrial district.

### ATTACHMENTS:

1. Bylaw 989-2018

Others Who Have Reviewed this Report

I. Sasyniuk, Acting City Manager / B. Loewen, City Solicitor / K. Woitt, Acting General Manager, Infrastructure & Planning

**AMENDMENT #79 - TO BYLAW NO. 809-2013, THE LAND USE BYLAW**

The *Municipal Government Act*, R.S.A. 2000, Chapter M-26, as amended (the "Act") grants a municipality the authority to pass a Land Use Bylaw;

**AND:** in accordance with the Act, the City of Leduc passed Land Use Bylaw No. 809-2013 to regulate and control the use and development of land and buildings in the City of Leduc, and the Council has deemed it expedient and necessary to amend Bylaw No. 809-2013;

**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: APPLICATION**

That Bylaw No. 809-2013 be amended as follows:

1. Table 31: Permitted and Discretionary Land Use Classes IL – Light Industrial is amended by inserting Government Services in alphabetical order under Discretionary uses.

**PART II: 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, AD 2018.

READ A SECOND TIME IN COUNCIL, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, AD 2018.

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

**APPROVED**  
*As to Form*  
 B.L.  
 \_\_\_\_\_  
*City Solicitor*

\_\_\_\_\_  
**Robert Young**  
 MAYOR

\_\_\_\_\_  
**Sandra Davis**  
 CITY CLERK

\_\_\_\_\_  
Date Signed

# **PUBLIC COMMENTARY**

XI.

# **IN-CAMERA ITEMS**

There are no In-Camera Items

XII.

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

XIII.

# **UPDATES FROM BOARDS & COMMITTEES**



**Mayor's Report  
May 21 – June 3, 2018**

May 22:

- Shane Gerein and Kraig Radtke, Qualico and Greg Krischke
- Committee-of-the-Whole agenda review
- Committee-of-the-Whole

May 23:

- Briefing with the City Manager
- Mock Council with St. Benedict School
- EMRB CEO search
- Joint Committee-of-the-Whole with Town of Beaumont

May 24:

- Eli Schrader
- 2018 Edmonton Mayor's State of the City Address
- Falcon Water Solutions
- Communications
- Leduc Regional Housing Foundation Board

May 25

- Mock Council with Linsford Park School
- Airport Accord Oversight Committee

May 26

- St. Albert Kinsmen Rainmaker Rodeo Parade and Post-Parade Reception

May 28

- Dennis Trenchard, Kantrax
- Breakfast with the Mayor organizing committee
- Edmonton Global joint press conference re: Trans Mountain Pipeline
- Committee-of-the-Whole and Council agenda review
- Committee-of-the-Whole
- Council

May 29 – June 3

- Federation of Canadian Municipalities 2018 Annual Conference and Trade Show

**Approved by Mayor Bob Young**

**MAY 2018 - Newly Issued Business Licences**

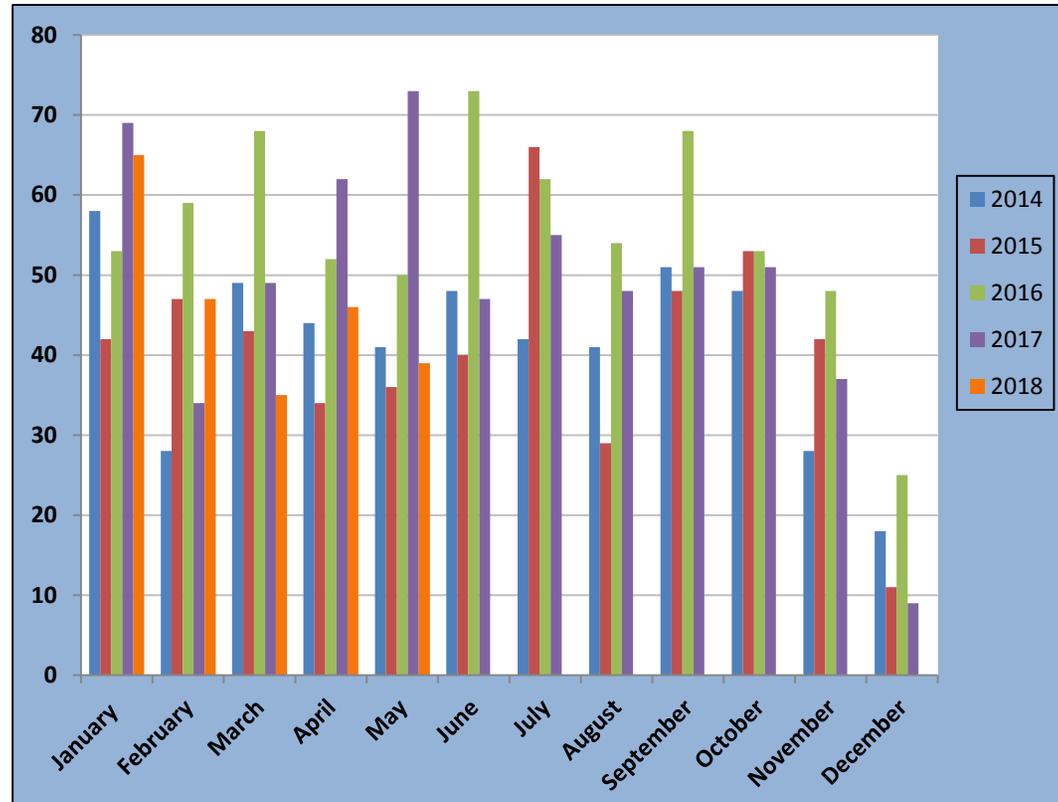
License #	Business Name	Address	Activity	Contact	Category	TaxRoll
LCB201701106	HAPPY CHAPPY ICE CREAM SHOP	4 ALEXANDRA PK, Leduc, AB	SCOOP ICE CREAM	7806861574	Mobile	007435
LCB201800180	Zone Reflexology	128 SOUTHFORK DR, Leduc, AB	Reflexologist	7809930321	Home Based	013178
LCC201800460	WOLVERINE CONSTRUCTION INC		WATER, SEWER, CIVIL	7804766916	Non-Resident	
LCC201800595	1750157 Alberta ltd	3912 82 AVE, Unit:104, Leduc, AB	Electrical contracting	7806780729	General	019467
LCB201800608	Popeyes Supplements	5411 DISCOVERY WAY, Unit:105	Sports Nutrition Retailer	4038305088	General	
LCB201800636	HAIR BY ADELE	786 SOUTHFORK BLVD	HAIR SALON	7806453255	Home Based	014437
LCB201800655	Sherlock Septic Services Inc	3908 82 AVE, Unit:205, Leduc, AB	Oilfield rig septic vac-truck company	4038099431	General	017091
LCB201800660	REVIVE HAIR LOUNGE	5222 50 ST, Leduc, AB	HAIR SALON	7806917555	General	
LCC201800687	Delnor Construction Ltd.		Construction Managers; General Contractors	7804691304	Non-Resident	
LCB201800691	Personal Touch Enterprises		Personal services; ice cream sales	7805545662	Non-Resident	
LCC201800694	QUICK FIX MECHANICALS LTD		PLUMBER	7809660287	Non-Resident	
LCB201800697	The Brunette Hairstylist Ltd.	4717 50 AVE, Leduc, AB	Hairstyling (chair rental)	7806902409	General	010237
LCC201800706	Pro Signs & Phones		SERVICE & MAKING SIGNS	7802002782	Non-Resident	
LCB201800707	GRANDPA'S ICE CREAM		ICE CREAM TRUCK	5879307150	Non-Resident	
LCC201800709	Structured Communications Inc		Network cabling infrastructure	7809835949	Non-Resident	
LCC201800716	KEROY CONSTRUCTION		GENERAL CONTRACTOR	7809944505	Non-Resident	
LCB201800717	Old Tyme Fair	4 ALEXANDRA PK, Leduc, AB	FARMERS MARKET - May 12, 2018	7809953179	Mobile	007435
LCB201800720	BITS LTD	7611 SPARROW DR, Unit:304	OILFIELD SERVICE COMPANY	7808037078	General	015654
LCC201800724	Invicta Contracting Inc.		Deck/fence/garage building contractor	7809144244	Non-Resident	
LCB201800727	SSB PVT LTD		Residential and commercial cleaning	7807227931	Non-Resident	
LCC201800731	Advantage Foundation Repair Ltd		FOUNDATION REPAIR	5875897293	Non-Resident	
LCC201800743	CR5 Enterprises Inc.		Garage builds, home renovations, decks	7809932324	Non-Resident	
LCB201800750	YEN'S KITCHEN		VIETNAMESE FOOD TRUCK	7809944257	Non-Resident	
LCB201800755	THE GOOD REAL ESTATE CO.	6422 50 ST, Leduc, AB	REAL ESTATE OFFICE	7804996678	General	010390
LCC201800756	HIBCO Construction		Provide Construction Services	7804637787	Non-Resident	
LCC201800757	Faizal Ali		Electrical work	5875902183	Non-Resident	
LCC201800758	GULJIT GILL		HOME BUILDER	7803940881	Non-Resident	
LCC201800760	Right Fit Renovations Ltd.		Window and door installation, sheds.	7809070243	Non-Resident	
LCC201800765	J.W. Allseasons Bobcat		Dig basements and underground services	7809181210	Non-Resident	
LCB201800766	Cesca Handcrafted Styles	6201 GRANT MACEWAN BLVD, Unit:305	Import and export (online)	7806909283	Home Based	019203
LCC201800768	CERC Construction Ltd.		Residential and Commercial Construction	7806914219	Non-Resident	
LCB201800772	Boab Windows & Gutters		Window and gutter cleaning service	5879308691	Non-Resident	
LCC201800773	BALDEV SANDHA	3 SHOREWOOD CRES, Leduc, AB	HOME BUILDER	7806285556	Home Based	014875
LCC201800790	SINGLE SOURCE SERVICES LTD		CONSTRUCTION	7809883787	Non-Resident	
LCB201800795	Sharon Richter	103 MCDOWELL WYND	PHOTOGRAPHY	7809809374	Home Based	013810

**MAY 2018 - Newly Issued Business Licences**

LCC201800796	Meridian Fire Protection Inc.		FIRE PROTECTION	7804620580	Non-Resident	
LCC201800798	CCS CONTRACTING LTD		ROOFING/ CLADDING	7804811776	Non-Resident	
LCC201800823	JNS Home Solutions	80 DOUGLAS LANE, Leduc, AB	Electrical Installation	7808508032	Home Based	012852
LCC201800824	Moonlight Electric Inc		Electrical contractor	7809150562	Non-Resident	
<b>TOTAL</b>		<b>39</b>				

## Newly Issued Business Licences Comparison by Year

	2014	2015	2016	2017	2018
January	58	42	53	69	65
February	28	47	59	34	47
March	49	43	68	49	35
April	44	34	52	62	46
May	41	36	50	73	39
June	48	40	73	47	
July	42	66	62	55	
August	41	29	54	48	
September	51	48	68	51	
October	48	53	53	51	
November	28	42	48	37	
December	18	11	25	9	
<b>Total</b>	<b>496</b>	<b>491</b>	<b>665</b>	<b>585</b>	<b>232</b>



## Current Licence Types

	General	Resident (	Non-Res.	Mobile	Non-Profit	Total
January	755	221	427	6	15	<b>1424</b>
February	862	279	491	11	26	<b>1669</b>
March	894	303	549	12	27	<b>1785</b>
April	927	352	596	16	27	<b>1918</b>
May	938	367	651	20	27	<b>2003</b>
June						<b>0</b>
July						<b>0</b>
August						<b>0</b>
September						<b>0</b>
October						<b>0</b>
November						<b>0</b>
December						<b>0</b>

### 2014 Year End for Comparison

<b>Total</b>	897	351	803	14	11	2076
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### 2015 Year End for Comparison

<b>Total</b>	936	371	840	41	15	2203
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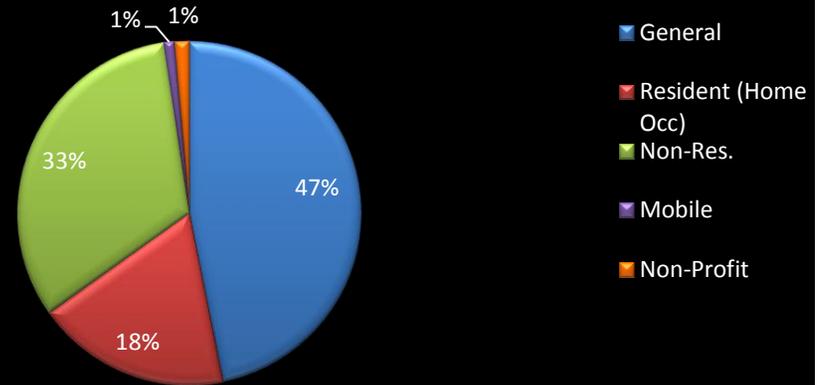
### 2016 Year End for Comparison

<b>Total</b>	971	403	809	44	23	2250
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### 2017 Year End for Comparison

<b>Total</b>	972	405	895	23	30	2325
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## Licence Types as of May 31, 2018



XV.

# **ADJOURNMENT**