

**REGULAR COUNCIL MEETING AGENDA
MONDAY, MAY 14, 2018 AT 7:00 P.M.
COUNCIL CHAMBERS, LEDUC CIVIC CENTRE
1 ALEXANDRA PARK, LEDUC, ALBERTA
PAGE 1**



I. ADOPTION OF AGENDA

II. ITEMS FOR DISCUSSION AND RELATED BUSINESS

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

III. ADOPTION OF PREVIOUS MINUTES

- A. Approval of Minutes of the Regular Council Meeting held Monday, April 23, 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. 970-2017 - Amendment to Bylaw No. 809-2013 Land Use Bylaw
- B. Bylaw No. 971-2017 - Amendment to Bylaw No. 767-2011 Business Licence Bylaw - Non-Statutory

Call for Persons to Speak

VII. PRESENTATIONS

There are no Presentations for the Agenda.

VIII. BUSINESS

S. Olson

- A. Traffic Advisory Committee

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PAGE 2**

M. Hay B. City of Leduc 2019-2022 Strategic Plan

IX. BYLAWS

K. Woitt A. Bylaw No. 985-2018 – Text Amendments to Bylaw No. 809-2013 Land Use Bylaw (1st Reading)

M. Pieters B. Bylaw No. 987-2018 - A Bylaw to Amend Bylaw No. 962-2017 - the Fees Bylaw Amendment #2 (1st, 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. Building Inspector's Report

C. 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: P. Benedetto, City Manager, and S. Davis, City Clerk

Mayor B. Young called the meeting to order at 7:03 pm.

I. ADOPTION OF AGENDA

MOVED by Councillor B. Beckett that the Agenda be adopted with the following additions:

XI. IN-CAMERA ITEMS

b) City Lease Discussion
FOIP s. 16, 24 & 25

c) Tenders
FOIP s. 16, 24 & 25

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. Introduction of Sgt. D. Kendall, Acting OIC
- B. RCMP Annual Update

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, April 9, 2018

MOVED by Councillor L. Hansen that the minutes of the Regular Council Meeting held Monday, April 9, 2018, be approved as presented.

Motion Carried Unanimously

IV. RECOGNITION ITEMS

There were no recognition items.

V. PUBLIC COMMENTARY

J. Gagnon, a resident of Leduc, read a letter (Attached) to Council outlining her concerns with:

- the development of the Multi-way that is to be constructed in the front of two rental properties, and
- the removal of trees in the North Telford area.

Administration from Infrastructure and Planning and Community and Protective Services will meet with J. Gagnon to discuss her concerns.

VI. PUBLIC HEARING

There were no public hearings.

VII. PRESENTATIONS**A. Mayor's Poetry City Challenge – Poetry Reading**

Councillor B. Beckett introduced C. Klooster, a grade 7 student at Covenant Christian School who has won a number of awards and this year has been invited to compete in the Provincial Music Festival.

C. Klooster recited two pieces: *About Notebooks* by J. Little and *A Winter Ride* by A. Lowell.

VIII. BUSINESS**A. Introduction of Sgt. D. Kendall, Acting OIC**

Insp. K. Kunetzki introduced Sgt. D. Kendall who will be acting Officer In Charge with the departure of Insp. K. Kunetzki for Regina. Sgt. D. Kendall provided some information on her policing background and expressed that she is looking forward to her time in Leduc.

Mayor B. Young, on behalf of Council, welcomed Sgt. D. Kendall.

B. RCMP Annual Update

Insp. K. Kunetzki spoke to the written report provided in the agenda and advised that 2017 was the busiest year so far with the two main issues being vehicle theft and fentanyl.

Council presented Insp. K. Kunetzki with a picture as a token of appreciation from City Council, Administration and the residents of the City of Leduc for his service to the community, and wished him well on his new appointment in Regina.

C. Municipal Grant – Leduc Arts Foundry

MOVED by Councillor L. Hansen that Council awards a grant to Leduc Arts Foundry for an amount not to exceed \$5,000, which is to be funded from Council Community Grants to help offset expenses related to hosting the annual Leduc Art Walk on Main Street on July 14, 2018.

Motion Carried Unanimously

IX. BYLAWS

A. Bylaw No. 975-2018 – 2018 Property Tax Rate Bylaw (2nd & 3rd Readings)

Administration recommends Bylaw No. 975-2018 receive second and third readings.

MOVED by Councillor L. Hansen that Council give Bylaw No. 975-2018 Second Reading.

Motion Carried Unanimously

MOVED by Councillor L. Hansen that Council give Bylaw No. 975-2018 Third Reading.

Motion Carried Unanimously

B. Bylaw No. 970-2017 – Amendment to Bylaw No. 809-2013 Land Use Bylaw (1st Reading)

Administration recommends Bylaw No. 970-2017 receive first reading.

MOVED by Councillor L. Hansen that Council give Bylaw No. 970-2017 First Reading.

Motion Carried Unanimously

C. Bylaw No. 971-2017 – Amendment to Bylaw No. 767-2011 Business Licence Bylaw (1st Reading)

Administration recommends Bylaw No. 971-2017 receive first reading.

MOVED by Councillor L. Hansen that Council give Bylaw No. 971-2017 First Reading.

Motion Carried Unanimously

D. Bylaw No. 981-2018 – Amendment to the Community Standards Bylaw No. 711-2008 (1st Reading)

Administration recommends Bylaw No. 981-2018 receive first reading.

MOVED by Councillor L. Hansen that Council give Bylaw No. 981-2018 First Reading.

Motion Carried Unanimously

E. Bylaw No. 957-2017 – Council Code of Conduct Bylaw (2nd & 3rd Readings)

Administration recommends Bylaw No. 957-2017 receive second and third readings.

MOVED by Councillor L. Hansen that Council amend Bylaw No. 957-2017 – Council of Conduct Bylaw to comply with the Code of Conduct for Elected Officials Regulation as follows:

a) In Part II: Purpose and Definitions, addition of the following definitions:

- 3. *Act:* *Municipal Government Act*
- 6. City Solicitor: the Solicitor for the City
- 8. Council Remuneration Committee: a committee of Council with the mandate to review the compensation paid to members of Council and recommend reasonable changes as required
- 9. Relative: a Council member's spouse, child, parent, sibling, grandparent, grandchild, guardian, aunt, uncle, niece, nephew, or legal dependent, including in-laws, common law, and step relations.

b) Sections 3 & 4 are renumbered to Sections 4 & 5 and Section 5 is renumbered to Section 7.

c) In Part III: Application

- I. Section 6 is renumbered to Section 10.

d) In Part IV: Council Conduct:

- I. Sections 7, 8, 9, 10, 11, 12, 13, 14, and 15 are renumbered to Sections 11, 12, 13, 14, 15, 16, 17, 18 & 19
- II. The following sections are added after section 19:

Employment of Relatives

- 20. In the event that a relative of a member of Council is being considered for employment:
 - a. Administration will maintain sound hiring practices ensuring the recruitment process has been followed and has not been unduly influenced. Nor will there be an opportunity to jeopardize financial control(s).
 - b. Members of Council are responsible for disclosing any existing or potential conflicts to the City Manager as soon as they become aware of the conflict.
 - c. Administration is committed to disclosing to Council, any potential conflicts that may arise as part of the recruitment process.

Improper Use of Influence

- 21. Members of Council should be committed to performing their functions with integrity and to avoiding the improper use of the influence of their office, both apparent and

real. No member of Council shall use the influence of their office for any purpose other than for the exercise of their official duties.

- III. Sections 16 & 17 are renumbered to Sections 22 & 23.
- IV. Section 18 has been deleted.
- V. Sections 19, 20, 21 are renumbers to Sections 24 & 25.
- VI. Section 21 is amended as follows and is renumbered to Section 27:

Expenses

- 27. The Council Remuneration Committee will complete an in depth review of the compensation paid to members of Council following each municipal election, and an annual review in each of the three years between municipal elections. After each review, the Council Remuneration Committee will recommend reasonable changes to Council remuneration ensuring the highest standards of fairness and transparency are maintained.
- VII. Section 23 is renumbered to Section 28 and following sections are added after Section 28:

Complaint System

- 29. Any individual who reasonably believes, in good faith, that a member of Council has contravened the Bylaw may make complaint. It is recognized that complaints may vary in severity, complexity and whether they are admitted or denied. As a result, Complainants are given the option of an informal, or formal, complaint process.

30. Informal Complaint:

- a. An informal complaint is appropriate for quick problem solving where the parties can seek agreement and shared understanding of how to avoid problems in the future.
- b. Any individual who reasonably believes, in good faith, that a member of Council has contravened the Bylaw may wish to address the prohibited conduct by:
 - i. of advising the member of Council that the behaviour or activity contravenes the Code of Conduct;
 - ii. encourage the member of Council to stop the prohibited behaviour or activity;
 - iii. keep a written record of the incident(s), including dates, times, locations, other persons present, and any other relevant information;
 - iv. request that the Mayor assist in informal discussions with the member Council in an attempt to resolve the issue. In the event the Mayor is the subject, or is implicated in a complaint, request the assistance from the Deputy Mayor;
 - v. if applicable, confirm to the member of Council their satisfaction with the response of the member of Council, or, if applicable, their dissatisfaction with the response; and

- c. Individuals are encouraged to pursue this informal complaint procedure as the first means of remedying conduct that they believe violates this Bylaw. However, an individual is not required to complete this informal complaint procedure prior to pursuing the formal complaint procedure outlined below.

31. Formal Complaint:

- a. Any individual who reasonably believes, in good faith, a Member has contravened the Bylaw may make a formal complaint as follows:
 - i. All complaints shall be made in writing. The Complainant may complete a Statement of Complaint document (Attachment "A") which can be obtained from the Office of the City Clerk.
 - ii. The Complaint must:
 - set out reasonable grounds and probable grounds for the allegation;
 - provide a detailed account of the facts as the Complainant understands them;
 - provide information on witnesses, if any and if known.
 - iii. The completed Statement of Complaint must be addressed to the Office of the City Clerk.

32. Review of Complaint

- a. The Office of the City Clerk shall forward the Complaint, without added comment, to the City Solicitor ("Solicitor") OR a Complainant may file the completed Complaint in a sealed envelope, with the Office of the City Clerk, and the Complaint shall be forwarded, unopened, to the Solicitor.
- b. A Complaint shall not be made available to the public except as may be required and authorized under the *Freedom of Information and Protection of Privacy Act*, the provisions of this By-law or any other applicable law.
- c. Upon receiving a Complaint filed in accordance with this By-law, the Solicitor shall notify the member(s) of Council to whom the Complaint is directed of the fact and nature of the complaint.
- d. The Solicitor shall conduct a preliminary review of the Complaint as follows to determine whether to proceed to investigation or dispose of the Complaint:
 - i. The Solicitor may request further information from the Complainant as part of the preliminary review.
 - ii. If the Complaint is not, on its face, a complaint relative to the Code of Conduct or the complaint is covered by other legislation or a complaint procedure under another Council policy, the Solicitor shall advise the Complainant, in writing, that the matter is not within the jurisdiction of the Solicitor. The advice will provide reasons and referrals to the appropriate authority as the Solicitor considers appropriate.

- iii. If the Solicitor considered the Complaint to be frivolous or vexatious, that it is not made in good faith or that there are no grounds, or insufficient grounds, for conducting an investigation the Solicitor may choose not to conduct an investigation, terminate the investigation or may dispose of the Complaint in a summary manner. The Solicitor's decision will be provided in writing to the Complainant and Council.

33. Inquiry into a Complaint Regarding a Member of Council:

- a. If the complaint was not dismissed, the Solicitor shall take such steps as is considered appropriate to investigate and may attempt to settle the Complaint. Steps to investigate may include having a third party ("third party") certified to handle such matters, investigate the Complaint. All proceedings of the Solicitor and/or the third party regarding the investigation shall be confidential.
- b. The Solicitor and/or third party shall, upon conclusion of the investigation, provide Council and the member of Council who is the subject of the Complaint, the results of the investigation.
- c. A member of Council who is the subject of an investigation shall be afforded procedural fairness, including the opportunity to respond to the allegations before Council deliberates and make any decision or any sanction is imposed.
- d. A member of Council who is the subject of an investigation is entitled to be represented by legal counsel, at the member of Council's sole expense.

VIII. Section 24 is renumbered to Section 34

IX. The following sections are added after section 34:

- 35. Members of Council agree to uphold this Bylaw and govern themselves accordingly, in order to enhance ethical conduct and the credibility and integrity of Council in the Community.
- 36. During Council Orientation, which is conducted after every municipal election, each member of Council will be provided with a copy of the Council Code of Conduct and will be requested to sign the Statement of Commitment (Attachment "B") acknowledging that he or she has read the Council Code of Conduct and supports it.
- 37. No member of Council shall:
 - a. Undertake any act of reprisal or threaten reprisal against a Complainant or any other person for providing relevant information to Council or to any other person.
 - b. Obstruct Council, the Solicitor, the third party, or any other person, in carrying out the objectives or requirements of this Bylaw.

- X. Section 25 is renumbered to Section 38 and amended as follows:
38. Should a member of Council breach the Council Code of Conduct, the possible course of action available to Council include, but are not limited to:
- a. A letter of reprimand addressed to the member of Council
 - b. Requesting the member of Council issue a letter of apology to the impacted individual(s)
 - c. Suspension or removal from Council Committees and bodies to which Council has a right to appoint members
 - d. Suspension or removal from a position of Deputy Chief Elected Official or Chairperson of a Committee under section 152 of the *Act*
 - e. Suspension or removal of the Chief Elected Official's presiding duties under section 154 of the *Act*
 - f. Educational training on ethical and respectful conduct provided by a 3rd party
 - g. Any other sanction Council deems reasonable and appropriate in the circumstances provided that the sanction does not prevent a member of Council from fulfilling the legislated duties of a Councillor and the sanction is not contrary to the *Act*.

XI. Section 26 is deleted.

Motion Carried Unanimously

MOVED by Councillor L. Hansen that Council give Bylaw No. 957-2017 Second Reading, as amended.

Motion Carried Unanimously

MOVED by Councillor L. Hansen that Council give Bylaw No. 957-2017 Third Reading, as amended.

Motion Carried Unanimously

MOVED by Councillor L. Hansen that Council repeal Policy No. 11.00:05 – Ethical Guidelines of Conduct for Elected Local Government Officials.

Motion Carried Unanimously

X. PUBLIC COMMENTARY

N. Abdellatif, a reporter with the Leduc Representative, advised that she has accepted another position and that this would be her last Council meeting. Council members wished her well.

A member of the Black Gold Citizens on Patrol "Nighthawks" presented Insp. K. Kunetzki with a token of appreciation for all the support provided to the Nighthawks during his time in the City of Leduc.

XI. IN-CAMERA ITEMS

MOVED by Councillor B. Beckett that Council move In-Camera at 7:59 pm to discuss:

b) City Lease Discussion
FOIP s. 16, 24 & 25

c) Tenders
FOIP s. 16, 24 & 25

Motion Carried Unanimously

MOVED by Councillor T. Lazowski that Council move In-Public at 8:20 pm.

Motion Carried Unanimously

XII. RISE AND REPORT FROM IN-CAMERA ITEMS

A. Council Appointment of a Public Member to the Assessment Review Board
FOIP s. 24 & 29

MOVED by Councillor L. Hansen that Council appoints Richard Samotej as a Public Member to the Assessment Review Board to fulfill a term from May 1, 2018 to December 31, 2020.

Motion Carried Unanimously

B. City Lease Discussion
FOIP s. 16, 24 & 25

Councillor B. Hamilton made a presentation.

Councillor B. Hamilton, Mayor B. Young, S. Losier, Manager, Current Planning, B. Loewen, City Solicitor, and P. Benedetto, City Manager, answered Council's questions.

C. Tenders
FOIP s. 16, 24 & 25

S. Olson, Director, Engineering, made a presentation and answered Council's questions.

XIII. INFORMATION REPORTS

A. Mayor's Report

There was no discussion.

XIV. ADJOURNMENT

The Council meeting adjourned at 8:21 pm.

B. Young
MAYOR

S. Davis
CITY CLERK

April 23/18

FOIP S. 17

Good evening Mayor Young and council members,

My name is Jo Ann Gagnon and I have lived in the city of Leduc for over forty-five years and have paid property taxes. The properties that I own in the North Telford area are **FOIP S. 17** (2 lots), my mailing address is **FOIP S. 17** I am here tonight to address the intended multiway and the 132 trees that were cut down. *on 53 Ave in the North Telford area*

Multiway

Although we were not informed until recently the city has now disclosed it intends to replace our sidewalk with a multiway. I realize this has been discussed for some time and I have inquired more than once what the intention of the plan was regarding to where this multiway would go when it arrived at 53 Ave. On March 12 Community Development took it to City Council, at which time council approved and Community Development proceeded to send out letters to residents on March 26, advising them of the decision that was made. I do not know of any other residential property located in the city that has a 3-meter multiway running past the front of their property, this will create many issues.

Questions

1. Why does the plan call for a 3-meter standard multiway, there are numerous multiway designs in Leduc that are only 2 meters wide? The existing homes are already very close to the sidewalk that is now there.
2. Stated in the letter sent out from community development, "as it presents the safest and most effective option for North Telford residents and trail users". How does this sentence relate to 53 Ave residents?
3. Regarding the sentence in your letter, "although the multiway will cross several driveways, visibility along property lines will provide ample uninterrupted view of the trail". Does this mean that I as a property owner will be regulated about what I can plant on my property?
4. Will it be resident only parking on both sides of 53 Ave to accommodate the people who live on the street? Driveways are extremely narrow, it and the district is very old. Unless parking is restricted to residents only this will cause extreme concern for home owner or tenants. This will be even more of an extreme hazard to the elderly community. This path will undoubtedly become an issue of safety if parking considerations are not taken into account. How will I as a homeowner be able to host friends and family if there is no place for guests to park due to increased traffic that the multiway surely will bring.
5. Will there be a sign put on corner of 46 St and 53 Ave, with the direction to Tedford's Northlands parking lot.
6. Will residents be assured that the cement blocks that are preventing through traffic on 43 street are not temporary and that this is a permanent closure? Are residents to be assured that a modification of plans will not be required to be dealt with in the future?

Trees

IV.

RECOGNITION ITEMS

There were no Recognition Items.

V.

PUBLIC COMMENTARY

PUBLIC HEARING

Explanation of the Public Hearing Process

- A. Bylaw No 970-2017 - Amendment to Bylaw No. 809-2013
Land Use Bylaw
- B. Bylaw No. 971-2017 - Amendment to Bylaw No. 767-2011
Business Licence Bylaw - Non-Statutory

Call for Persons to Speak

VII.

PRESENTATIONS

There were no Presentations.

MEETING DATE: May 14, 2018

COMMITTEE/BOARD NAME: Traffic Advisory Committee

PREPARED BY: Kyle Wilkin, Engineering Project Manager

COMMITTEE OF COUNCIL UPDATE

The Traffic Advisory Committee (TAC) met bi-monthly in 2017 to address traffic safety concerns and requests from the residence of Leduc. This was an increase from quarterly in 2016, as the committee agreed to meet more frequently due to an increasing amount of requests and involvement from the community. In addition to these resident concerns and requests the committee discusses traffic safety improvements and initiates the City of Leduc can undertake to make Leduc's transportation network as safe and functional as possible. Highlights from TAC in 2017 include:

1. Reviewed and addressed 55 resident concerns and requests. These requests resulted in several transportation changes in Leduc that included:
 - a. 5 additional crosswalks within the City.
 - i. A new crosswalk was installed at King Street and Black Gold Drive due to the volume of children crossing this street to reach West Haven School.
 - ii. Flashing crosswalk lights were added to the existing crosswalk at Coady Boulevard and Middleton Close.
 - iii. A new crosswalk was installed across Discovery Way between the Canadian Brewhouse and TD Bank.
 - iv. A new crosswalk was installed in the alley between Kirpatrick Way and Kirpatrick Bend due to the volume of children accessing the playground.
 - v. A new crosswalk was added across 46 Avenue just north of the East Elementary School.
 - b. 11 parking control changes
 - i. Curbs were painted indicating no parking zones around the Hospital. Enforcement services were recommended to help educate the public.
 - ii. Curbs were painted next to the alley off of 52 Street north of 50 Avenue to improve sightlines.
 - iii. The Blackgold School Division was notified about not parking buses on the south side of 43A Street.
 - iv. Curbs were painted at the crosswalk in front of the West Haven School to prevent vehicles from encroaching.
 - v. Curbs were painted to indicate no parking zones at the intersections where Cayuga St and Chippewa Rd meet Corinthia Dr.
 - vi. Enforcement was recommended to monitor the crosswalks at East Elementary School for vehicles parking on the crosswalk.
 - vii. A no parking zone was added along 47 Street from 59 Ave to 54 Ave due to the width of the roadway.
 - viii. Enforcement recommended additional monitoring in the no parking zone in the Alley west of 47 Street south of 50 Avenue

- ix. The missing no parking signs along 52 Street south of 50 Ave were replaced and Enforcement was recommended to monitor the area.
- x. No Parking signs were added to the corner of 42 Street and Caledonia Drive due to the reduced visibility of vehicles parking near the intersection.
- xi. Curbs were painted next to the crosswalks of Corinthia School and East Elementary.

c. 10 traffic control modifications

- i. A loading zone and bus lane were added along 48 Street at Connect Crossing.
- ii. The Alton Drive playground zone was reclassified as a school zone following the change to the school playground location.
- iii. The turning bays at the intersection of Corinthia Drive and 50 Street were marked with line painting
- iv. A new stop sign was installed at Ravine Villas.
- v. The free flow lane from Highway 2A into Southfork was marked with improved signage and line painting.
- vi. The stop bars on Black Gold Drive and 50 Street were recommended to be moved back to allow for a great turning radius for trucks.
- vii. Improved signage was recommended for the one-way on 47 Street north of 50 Ave.
- viii. The stop sign on 51 Street at 50 Avenue was recommended to be moved and the hedges trimmed to improve its visibility.
- ix. 30 km/hr signs were recommended to be installed around the playground in Deer Valley.
- x. Yield signs were recommended to be removed from residential eyelet bulbs in West Haven.

- 2. Reviewed, endorsed and addressed concerns with the Downtown Patio Policy and the creation of seated patios on public sidewalks in close proximity to the roadway. Moving forward, TAC recommended that Engineering should review patio designs to ensure they do not effect walkability, parking, drainage, or public safety.
- 3. Reviewed concerns brought to TAC regarding congested traffic around Alexandra Arena. Concerns included inadequate room for two-way traffic, lack of room for emergency services to navigate a fire truck, and children forced to walk through the driving lanes to reach the park. TAC recommended that the traffic around the arena be changed to one-way and a multiway be installed on the road for children to reach the splash park. These changes include installing the required signage and repainting the parking stalls to facilitate converting perpendicular parking stalls to angled parking on the south side of the arena.
- 4. In 2017 St. Benedict School installed a new portable on the north side of their existing building requiring them to move their playground further away from Alton Drive which eliminated the need for a playground zone. There were also concerns that the playground zone hours did not enforce 30km/hr when school drop off occurs. TAC recommended that the playground zone be changed to a school zone reducing the speed to 30 km/hr during school zone times. Concerns related to the volume of traffic and the ability for residents to get out of their driveways remains and as such TAC will be approaching council separately with a request to add speed humps in the area in the near future.

5. With the increase of residential development within the west annexed lands it was determined that the Speed Bylaw would need to be updated in order to reduce the speed limits to follow the City of Leduc's guidelines. TAC supported the change of the Speed Bylaw to change the speeds on Grant MacEwan Blvd. and 50 Avenue to 50 km/hr and 60 km/hr respectively within the City limits.
6. TAC received a request to review the pedestrian crossing times at the intersection of Deer Valley Drive and 50 Avenue, as seniors in the area are reportable unable to cross 50 Ave prior to the light changing due to the large width of the roadway. The pedestrian walk times were determined to meet all recommended safety standards and any permanent increase to the times would negatively affect the traffic flow along 50 Ave. Engineering has been researching a pedestrian detection traffic control camera, and TAC endorsed Engineering's recommendation that this intersection be used as a trial project for this new software which is anticipated to occur in 2018. This camera will detect when a pedestrian has not completed crossing the roadway and will delay the signals changing until the pedestrian has cleared the intersection. The benefit to this is that the pedestrian walk times are only increased when required, without largely impacting traffic capacity on 50th Ave.
7. From data collected from 2015 into 2017, it was determined that the installation of Speed Awareness signs has had a positive impact on the reduction of the number of speeding vehicles within identified 'problem' areas. Due to this TAC has recommended installation of Speed Awareness signs throughout the City, many of which have become permanent installations where they have led to a reduction in violations. The use of these signs helps to show the decrease in speeding, and quantify if there is a perceived or actual speeding issue where enforcement may be required. In 2017 TAC selected the following additional locations based on public concerns.

Speed Awareness Locations:

- a. North end of Bridgeport Blvd.
 - b. Alley between Corinthia and Highway 2A
 - c. Alton Drive Playground Zone
 - d. Coady Boulevard near Corinthia Park School
 - e. Alley behind Linsford Park and Black Gold Drive
 - f. Alley north of Birchglen Crescent
 - g. Southfork Drive near Simmonds Way
 - h. Rollyview Road near Christ the King
 - i. Southfork Drive, at Southfork Court
 - j. 46 Avenue near East Elementary
8. Reviewed and endorsed a request to evaluate the formalization of an integrated collaborated approach to traffic safety led by the Traffic Advisory Committee. The change would see TAC become responsible for all of the traffic safety issues within the City of Leduc, a similar initiative to the Vision Zero campaign in Edmonton.

9. A concern was brought forward by the residents of South Telford that the South Telford neighbourhood is being used as a primary access to Lede Park. The Traffic Advisory Committee recommended installing a speed awareness sign along 48th Ave to collect traffic volume data through this area in 2017. TAC will then evaluate this data and recommend additional controls if required in 2018 after the construction activities in Lede Park are concluded.

Others Who Have Reviewed this Report

S. Olson, Director, Engineering

COUNCIL REQUEST FOR DECISION

MEETING DATE: May 14, 2018

SUBMITTED BY: Michelle Hay, Director of Intergovernmental Affairs and Corporate Planning

PREPARED BY: Michelle Hay, Director of Intergovernmental Affairs and Corporate Planning

REPORT TITLE: City of Leduc 2019-22 Strategic Plan

REPORT SUMMARY

In concert with administration, the City of Leduc Council has engaged with the public, stakeholders and staff to create strategic plan that will guide the community towards its vision through its mission into the future—and more specifically over the next four years. At this point, Council is asked to further its already commendable ownership for this document and the direction contained therein by putting its commitment and endorsement behind this final version so the organization can move into and align the next phases of corporate planning accordingly.

RECOMMENDATION

That Council adopts the City of Leduc 2019-22 Strategic Plan.

BACKGROUND

KEY ISSUE(S) / CONTEXT:

The City of Leduc continues to focus on continuous improvement, collaboration and outcomes-based thinking as part of its planning processes. To support Council's efforts in providing a foundation of direction for the organization, administration offered a new approach to engagement with outreach to three distinct groups—citizens, stakeholders and staff. As a result, the Strategic Planning Committee met three times to sift through the input received, engage in robust conversation and develop its vision, mission and focus areas.



As a result, the attached strategic plan outlines council's commitment to the community and this work over the next four years. It establishes the values that need to be balanced as we build our community and creates an accountability for both Council and administration in those efforts.

And finally, it identifies four areas of focus—including intended outcomes, strategies and performance indicators—to move the community toward the preferred and exciting future it surely has. Council can and should feel confident in its ownership of this plan.

LEGISLATION AND/OR POLICY:

Bylaw No. 882-2015 established the Strategic Planning Committee as a committee of Council whose mandate is to recommend to council a four-year strategic plan following each election.

PAST COUNCIL CONSIDERATION:

On April 23, 2018, Administration presented Committee of the Whole with an update on the 2019-2022 City of Leduc Strategic Plan. The Strategic Planning Committee met on January 2, February 21 and February 22, 2018.

IMPLICATIONS OF RECOMMENDATION

ORGANIZATIONAL:

City of Leduc Council will provide a clear commitment to the community to enact this plan while enabling administration to act. The 2019-2022 City of Leduc Strategic Plan serves as the foundation for the corporate planning process. From this, the corporate business plan, business operational plans and budget are developed to ensure implementation of the strategic plan and align resources accordingly. Council and the community can expect administration to action this direction and report on it in support of transparency and accountability.

FINANCIAL:

There are no financial implications from adopting the 2019-2022 City of Leduc Strategic Plan. Fiscal impacts and resource requirements stemming from administration's implementation of the plan will come through the budget process in 2019 and subsequent years.

POLICY:

There are no policy implications.

IMPLEMENTATION / COMMUNICATIONS:

Administration will make the Strategic Plan widely available to the public, stakeholders and staff through online and printed materials—closing the loop for and honouring those that took the time to add their voice the conversation. The City's leadership team will use the corporate business planning process to identify an implementation plan and communicate this throughout the organization and work collaboratively with stakeholders where joint effort can produce even better results. This include reporting regularly on progress.

ALTERNATIVES:

1. Defer adoption of the Strategic Plan.
2. Direct further amendments to the strategic plan.

ATTACHMENTS:

- 2019-2022 City of Leduc Strategic Plan

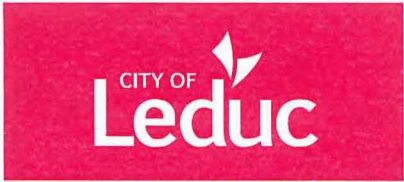
Others Who Have Reviewed this Report

P. Benedetto, City Manager / C. Hounsell, Acting Director, Finance



CITY OF LEDUC
2019-2022
**STRATEGIC
PLAN**







CITY OF LEDUC 2019-2022 STRATEGIC PLAN



Council Commitments	01
Community Profile	04
Strategic Plan Development	07
Vision	08
Mission	09
Values	10
Our Planning Framework	12
Council Focus Areas	14
Community Accountability	19

COUNCIL COMMITMENTS

The City of Leduc is dedicated to building and maintaining safe, affordable and vibrant neighbourhoods. We work closely with residents, local business owners and operators, community stakeholders, and regional partners to preserve our outstanding quality of life and to ensure that Leduc continues to be an enviable place to raise a family, earn a good living or visit for a few days.



WE REPRESENT THE PEOPLE OF LEDUC.

We understand that municipalities are established to serve people and that municipal councils are obligated to carefully consider the needs and expectations of all their citizens when making decisions and setting policy.



WE ARE COMMITTED TO PLANNING OUR FUTURE AS A CITY.

The 2019-2022 Strategic Plan describes a long-term vision for Leduc and identifies four distinct areas where city council will focus its efforts. Our municipal and intermunicipal development plans (both of which will be renewed in the coming years) will guide how the city grows and develops. Other corporate plans will define how we deliver municipal programs, services and infrastructure.



WE ARE COMMITTED TO PUBLIC ENGAGEMENT.

We will actively engage residents, the business community and stakeholders in community-building and will seek their input on what Leduc should look like in the future. We will continue to involve people in the budget process and will survey them to gauge their level of satisfaction with the programs and services we deliver. We will encourage residents to sit on civic committees and boards and provide input at council meetings. We will encourage and celebrate community volunteers. We will look for new ways to engage our youth. We will work closely with our business community.



WE ARE COMMITTED TO SUPPORTING LEDUC'S GROWTH.

While we acknowledge that we are no longer a small town where everyone knows each other, we appreciate that we are now a place where residents don't need to travel to work, shop, play or enjoy culture. We know from first-hand experience that growth doesn't occur without challenges but are committed to accommodating the growth of our city.



WE ARE COMMITTED TO FINANCIAL SUSTAINABILITY.

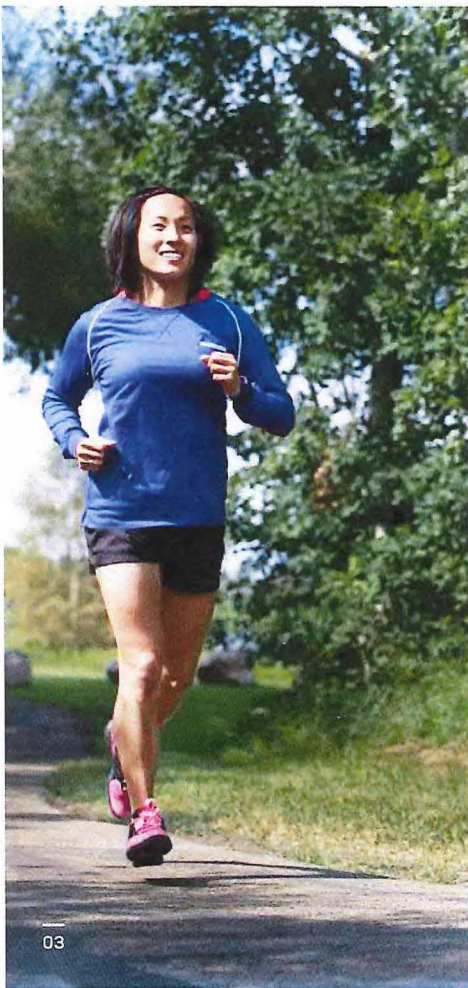
We will review the efficiency and effectiveness of our services and maintain our competitive tax advantages. We will continue to ensure that citizens receive excellent value for taxes paid and will strive to create a financial environment which helps businesses invest, innovate, grow and prosper.



WE ARE COMMITTED TO WORKING TOGETHER.

Council will work as a team and will maintain strong working relationships with the city manager, executive teams and municipal employees. Administration will develop annual business plans to support the achievement of council's strategic priorities and to implement the goals and objectives outlined in the city's master plans. We will strive to ensure that the City of Leduc continues to be an employer of choice.





WE ARE COMMITTED TO WORKING WITH OTHERS.

We will work with our partners in Leduc County and the Edmonton Metropolitan Region to support the long-term economic prosperity and livability of the region and to effectively and efficiently deliver municipal programs, services and infrastructure. We will continue to take a leadership role in promoting intermunicipal and regional initiatives.



WE ARE COMMITTED TO PROTECTING OUR NATURAL AND BUILT ENVIRONMENT.

We will champion environmental action. We will continue to look for ways to increase solid waste diversion rates and to be a more effective steward of our water resources. We will protect and enhance our unique natural features and built environment.



WE ARE COMMITTED TO PROVIDING EFFICIENT AND EFFECTIVE MUNICIPAL INFRASTRUCTURE.

We know that our quality of life is supported by the availability of services, programs and spaces where we can gather and pursue our interests. Our physical and social infrastructure is the foundation upon which we build our city.

WE ARE COMMITTED TO LEDUC



Councillor
Beverly Beckett



Councillor
Bill Hamilton



Councillor
Glen Finstad



Mayor
Bob Young



Councillor
Lars Hansen



Councillor
Laura Tillack



Councillor
Terry Lazowski



COMMUNITY PROFILE

Leduc is one of the fastest growing communities in one of the fastest growing metropolitan regions in the country. It straddles one of the most important transportation corridors in the country and sits on the edge of the Edmonton International Airport, Canada's fastest growing and largest (by area) airport. It hosts the Nisku and Leduc business parks, Canada's largest developed energy services industrial park. It is also home to growing manufacturing, agri-business, transportation, distribution and logistics, aerospace and aviation, and bio industrial sectors.

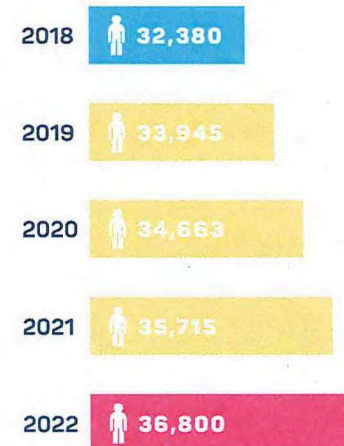


THERE IS A REASON WHY LEDUC IS GROWING.

As Maclean's Magazine observed in its analysis of the 2016 census, "people don't flock to a place without a reason. Growth signals that a city is in demand, that it is creating jobs and new opportunities for residents." Leduc is currently home to more than 31,000 people, which has doubled since 2006. It has been one of the fastest growing cities in the country over the past decade and has been on the forefront of a Canadian trend that has seen small cities in major metropolitan regions lead the country in growth. A growing population will provide an expanding customer base for businesses and offer access to a reliable, well-educated workforce. This will, in turn, attract new residents and businesses to Leduc.

Leduc's stable economy and high quality of life will continue to attract people from elsewhere in the region, Alberta, Canada and other parts of the world. We anticipate that another 5,000 people will make Leduc their home over the next four years. The Edmonton Metropolitan Region Growth Plan forecasts that the city's population could be 65,000 by 2043. We anticipate that Leduc's 50,000th resident will arrive as a newborn or a newcomer sometime around 2033 — fifteen short years from now.

5-YEAR POPULATION FORECAST





As we know from first-hand experience, accommodating growth presents both challenges and opportunities. Our future is bright, and we are confident that council and administration are well-prepared to address challenges and take full advantage of opportunities.

The 2019-2022 Strategic Plan was developed with growth in mind. Both council and administration want to be as proactive as possible in planning for a Leduc with 35,000 residents in 2021 and 65,000 in 25 years from now. It is imperative to be **planning today to accommodate tomorrow's growth**. This plan identifies council's strategic priorities for the next four years, things that we know are important to everyone in Leduc: economic prosperity; exceptional municipal programs, services and infrastructure; a high quality of life, environmental sustainability and sound governance.

With unique opportunities on the horizon, Leduc's City council is committed to carefully managing its future while continuing to deliver first-rate programs, services and infrastructure to the community. This plan helps to ensure Leduc continues to be a caring community in a thriving region and a desirable place to live, learn, work and play.

STRATEGIC PLAN DEVELOPMENT

The development of the 2019-2022 Strategic Plan was guided by three fundamental elements: our vision for the community, our mission as an organization and the values city council and administration adhere to in governing and managing municipal programs, services and infrastructure.

Our strategic planning efforts were initiated with a comprehensive community engagement process that asked residents, stakeholders and staff to help develop a long-term vision for the community. While hundreds of ideas were put forward for discussion, three common themes were very evident.



People want Leduc to be a great place to live and raise a family. They want their neighbourhoods to be safe and healthy.



People want Leduc to continue to be what they describe as a “caring community.” They want to have a sense of belonging and connectedness with the community. They want to be welcoming and supportive of every person in the community.



People want to be part of a thriving region with ready access to a wide range of employment and educational opportunities. They want their council and administration to collaborate with their local and regional partners.

OUR PLANNING FRAMEWORK

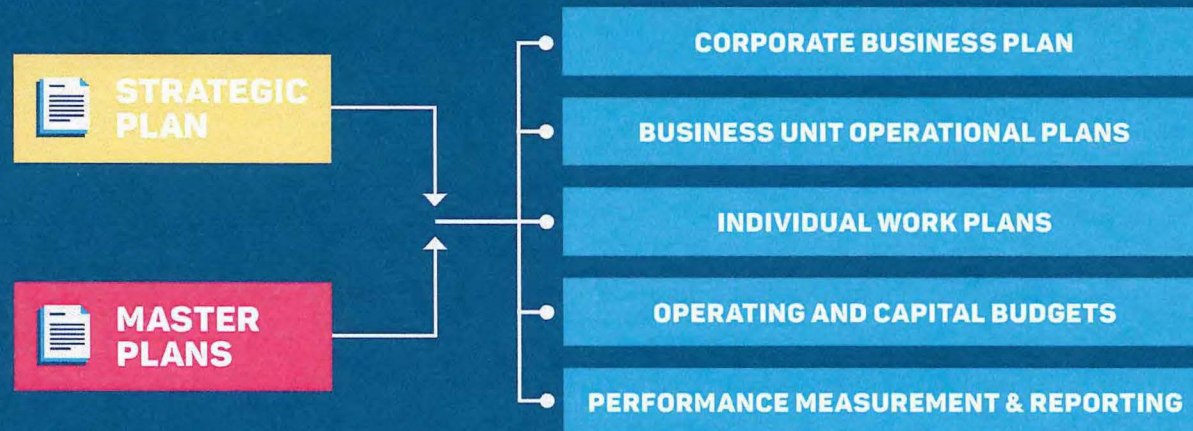
The City of Leduc's planning framework integrates its corporate and operational business planning processes with its budget and performance measurement and reporting processes.

THE STRATEGIC DIRECTION OF THE CITY IS DRIVEN BY COUNCIL'S STRATEGIC PLAN AND A VARIETY OF MASTER PLANS.

- New strategic plans are developed and adopted by every new council. They identify specific outcomes which council wants to achieve over its four-year term of office and identify things that council want to add, change or highlight.
- Master plans are adopted by council to guide the provision of municipal programs, services and infrastructure. These longer-term (10 years+) plans include Leduc's Municipal Development Plan, Transportation Master Plan, Environmental Plan, etc.

The direction provided by the strategic plan and master plans is translated into annual corporate and business unit plans. These business plans drive the city's operating and capital budget processes and the development of individual work plans. The city's performance measurement and reporting processes include the analysis of results at a community, corporate, business unit, and individual level. Progress on the implementation of council's strategic plan is monitored by city council on a regular basis and reported to the public through annual reports.

WHAT DO THE STRATEGIC PLAN
AND MASTER PLANS INFLUENCE?





OUR VISION

Our vision statement describes the kind of community we intend to build. Its purpose is to guide our current and future direction and decision making.

OUR VISION FOR LEDUC IS

A great life.
A caring community.
A thriving region.

OUR MISSION

Our mission statement describes our purpose to help provide focus and direction in achieving our vision.

OUR MISSION IS

People.
Building.
Community.



OUR VALUES

Our values are declarations of our core beliefs. They represent our shared accountability to each other and underpin our approach to community building. We strive to balance our commitment to these values throughout our work.

THE CITY OF LEDUC'S COUNCIL AND ADMINISTRATION SHARE THE FOLLOWING BELIEFS WITH THE COMMUNITY





A CITIZEN FOCUS

People have wisdom and ought to be engaged in the decisions that affect their lives.



TRANSPARENCY & ACCOUNTABILITY

Strong municipal leadership is open, honest and evidence-based.



EXCELLENCE & PROSPERITY

City-building involves commitment to ongoing excellence, development and innovation.



A COMMITTED CITY TEAM

The quality of our programs and services rests upon the talents, dedication and engagement of our human resources.



FINANCIAL RESPONSIBILITY

We are responsible for properly managing taxpayers' dollars and keeping services affordable.



RESPECT FOR THE PLANET

We strive to balance our growth and development with care and respect for our natural environment.



DIVERSITY & INCLUSIVENESS

We respect and support diversity and inclusiveness within our community.



PARTNERING FOR SUCCESS

Our capacity to achieve our goals and optimize our resources is enhanced through working in partnership with others.



A REGIONAL FOCUS

We are stronger as a region and will take a leadership role in supporting regional collaboration.

COUNCIL FOCUS AREAS

City council has identified four focus areas to guide decision making and implementation activities over the next four years. Each focus areas has an intended outcome and series of strategies and performance indicators to guide administration in achieving the vision for the City of Leduc.





A CITY WHERE PEOPLE WANT TO LIVE, WORK & PLAY

OUTCOME

The City of Leduc is recognized as a great place to live as it is a safe, healthy, active, creative and caring community. It has a solid reputation for active citizen engagement and inclusivity, as well as respect for diversity. Its infrastructure efficiently and effectively meets the needs of a growing community and community organizations. Residents have access to recreation, arts and culture, housing and employment. The business community is strong and is the backbone of our economy.

STRATEGIES

1. Enhance citizen engagement, with a focus on youth, in shaping and building our community.
2. Deliver high quality municipal programs and services that improve quality of life.
3. Improve accessibility and inclusivity for civic facilities and programs.
4. Strengthen neighbourhood connections.
5. Increase focus on arts and culture within Leduc.
6. Reduce harms associated with substance abuse.
7. Support a vibrant and connected volunteer sector.

PERFORMANCE INDICATORS

Community Indicators

- Citizen satisfaction on quality of life

Council Indicator

- Citizen satisfaction on city engagement

Corporate Indicator

- Citizen satisfaction on city programs and services



A CITY WITH A PLAN FOR THE FUTURE

OUTCOME

The City of Leduc is recognized for its capacity to meet the current needs of its residents and businesses today and into the future through creative and innovative approaches. It ensures that sustainability is integrated into its economic development, community development and environmental protection initiatives. It consistently delivers excellent municipal programs, services and infrastructure without compromising its long-term financial sustainability. Residents and business owners and operators are satisfied with the value they receive for their tax dollars and the quality of its municipal infrastructure.

STRATEGIES

1. Ensure that the City of Leduc has clear plans and strategies, supported by enabling technologies, to guide future growth with a high quality of life.
2. Balance municipal development with the preservation of our natural environment.
3. Optimize the use of existing municipal infrastructure.
4. Promote densification as a means of accommodating growth, promoting community vibrancy and reducing municipal costs structures.

PERFORMANCE INDICATORS

Community Indicators

- Citizen satisfaction on value for municipal tax dollars

Council Indicator

- Infill measure

Corporate Indicator

- Debt ratio or % of capital plan implementation



AN ECONOMICALLY PROSPEROUS CITY

OUTCOME

The City of Leduc is open for business. It successfully leverages its proximity to an international airport and its access to road and rail infrastructure to attract and retain top commercial and industrial businesses, known as Alberta Aerotropolis. The local and regional economies are diversified and provide a wide range of employment opportunities. The City of Leduc is a regional employment centre with a thriving small business sector.

STRATEGIES

1. Maximize Leduc's geographic location to increase economic prosperity.
2. Encourage economic growth and diversification in Aerotropolis primary clusters.
3. Review and strengthen Leduc's role, approach and delivery of local and regional economic development.

PERFORMANCE INDICATORS

• Community Indicators

- Leduc region employment trend

• Council Indicator

- Business licenses (retention & growth)

• Corporate Indicator

- Residential / non-residential assessment split



A COLLABORATIVE COMMUNITY-BUILDER AND REGIONAL PARTNER

OUTCOME

The City of Leduc is widely recognized as a trusted and effective partner in and around Leduc and is a leader at the Edmonton Metropolitan Region Board and Edmonton Global. It is cited as a leader in regional and inter-municipal collaboration. The city and Leduc County collaborate to identify and implement initiatives to improve services, share costs and drive economic outcomes.

STRATEGIES

1. Increase community building capacity to meet the needs and expectations of citizens by working collaboratively with stakeholders and partners within Leduc and across the region.
2. Increase efficiency and effectiveness of delivering municipal programs, services and infrastructure by working collaboratively with other municipalities.

PERFORMANCE INDICATORS

• Community Indicators

- Community volunteerism

• Council Indicator

- Community stakeholder satisfaction with the city

• Corporate Indicator

- To Be Determined - underway

COMMUNITY ACCOUNTABILITY

The 2019-2022 Strategic Plan is a “living document.”

City council and administration will review and report on the progress that is being made relative to its implementation on an ongoing basis and will report to the community through annual reports.

Keeping residents and stakeholders informed on the progress being made is fundamentally important. Public reporting on the performance measures identified in this plan is intended to promote community accountability. Performance measures will enable council, administration and the public to monitor the progress that is being made within each of council's four focus areas.



CITY OF
Leduc
2019-2022
STRATEGIC PLAN

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COUNCIL REQUEST FOR DECISION

MEETING DATE: May 14, 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 amendments to the Land Use Bylaw 809-2013.

RECOMMENDATION

That Council give Bylaw 985-2018 first 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 is before Council for the first time.

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 is scheduled on May 28, 2018. It will be advertised on May 11, 2018 and May 18, 2018 issues of the *The Leduc Representative* in accordance with the Municipal Government Act.

ALTERNATIVES:

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

P. Benedetto, City Manager / B. Loewen, City Solicitor / M. Pieters, 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;

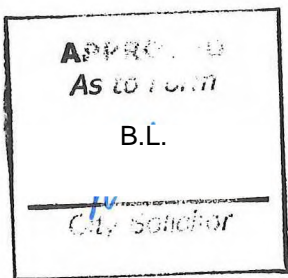
AND: in accordance with the Act, the City of Leduc passed Land Use Bylaw No. 809-2013 to regulate and control the use and Development of land and buildings in the City of Leduc, and the Council has deemed it expedient and necessary to amend Bylaw No. 809-2013;

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.



-
- 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 m² or 0.30 m² 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 Bars and Neighbourhood Pubs	46 Parking Spaces per 100.0 m2 of seating area
--	--

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

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
PART 2: ADMINISTRATION, PROCEDURES AND ENFORCEMENT				
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.
PART 3: DEVELOPMENT APPLICATIONS AND PROCESS				
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.: "10.4.13. The Development Authority may impose the condition that a proposed development is permitted on a temporarily on a time-limited basis."	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: "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."	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: "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."	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
PART 4: DISTRICT REGULATIONS AND DEVELOPMENT STANDARDS				
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 th 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 th 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"> 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 m² or 0.30 m² 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. 	<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 th 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 & 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
PART 6: SUPPLEMENTAL REGULATIONS TO ALL DISTRICTS				
	161	<p>The following new sections are to be added after Section 20.17.2.3.:</p> <p>"20.18. Temporary Uses</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
PART 7: SPECIFIC DISTRICT REGULATIONS				
		<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	<div>Section 23.1.9. Table 44: Minimum Required Parking is amended by deleting:</div> <table><tr><td>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> <div>And adding the following:</div> <table><tr><td>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	<div>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.</div> <div>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.</div>	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
PART 8: TERMINOLOGY AND TRANSLATIONS				
26.0 Glossary		Section 26.0 Glossary of Terms and Uses, Table 48: Glossary of Terms and Uses is amended as follows:		30
	258	<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>	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.	
	266	<p>b) Definition for “Eating and Drinking Establishment” is deleted and replaced with the following:</p> <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>	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.	

COUNCIL REQUEST FOR DECISION

MEETING DATE: May 14, 2018

SUBMITTED BY: Mike Pieters, General Manager, Infrastructure & Planning

PREPARED BY: Kevin Wenzel, Manager, Public Transportation

REPORT TITLE: Bylaw No. 987-2018 - A Bylaw to Amend Bylaw No. 962-2017 – The Fees Bylaw Amendment #2

REPORT SUMMARY

Purpose of the report is to amend the Fees Bylaw No. 962-2017. The Airport Accord partners have developed a fare structure that will permit Leduc Transit passengers to have transferability with Edmonton Transit's Route 747.

RECOMMENDATION

1. That Council give Bylaw No. 987-2018 First Reading.
2. That Council give Bylaw No. 987-2018 Second Reading.
3. That Council unanimously agrees to consider Bylaw No. 987-2018 for Third Reading.
4. That Council give Bylaw No. 987-2018 Third Reading.

BACKGROUND

KEY ISSUE(S) / CONTEXT:

Currently, there is no fare integration between Leduc Transit and Edmonton Transit (ETS), including Edmonton Transit's Route 747; therefore, passengers that would travel on the three services would pay three separate fares. At the Airport Accord Oversight meeting on February 23, 2018, the City of Leduc and Leduc County agreed to additional funding of \$100,000 to ETS that would allow Leduc Transit riders to transfer to Route 747 at no additional cost.

Three aspects of the fare structure need to be developed in order for fare integration between Leduc Transit and Route 747 to occur – cash fare, monthly passes and Upass. Leduc Transit, in discussions with Edmonton Transit, have developed a method of cash fare payment by passengers that would be amenable to both entities. Passengers boarding a Leduc Transit bus would pay \$5 and receive a transfer that would allow them onto Route 747 and vice versa on the return trip. With this method Leduc Transit and ETS would split the cash fares. The cash/transfer payment process, along with Upass acceptance, will be implemented between May 14 and June 1 in order to give ETS time to communicate this change to their staff. This change is to be effective on third reading

Leduc Transit monthly passes are \$80 while Route 747 passes are \$100. The Airport Accord partners agreed that Leduc Transit would increase the pass price to \$90 and ETS Route 747 passes would decrease to \$90. Due to the timing of the discussion on change of pass prices the May monthly passes were already on sale for both Leduc and Edmonton; therefore, the monthly pass price change will be effective June 1, 2018.

LEGISLATION AND/OR POLICY:

The Municipal Government Act provides broad authority for municipalities to set fees for service. Some of these fees must be passed by bylaw, for example business license fees.

Section 7(f) of the MGA provides broad authority to pass bylaws for "services provided by or on behalf of the municipality". There is specific authority to set fees respecting services provided pursuant to the Freedom of Information and Protection of Privacy Act (F-25).

PAST COUNCIL CONSIDERATION:

As part of the budget process fees and charges are reviewed annually. At the Council meeting of December 4, 2017 the following motion was approved:

That Council give Bylaw 962-2017 Second Reading and Third Reading.

At the Council meeting of April 9, 2018, the following motion was approved relative to EIA Accord Transit Services and Funding:

That Council authorize the expenditure of approximately \$700,000, funded by the General Contingency Reserve that is not currently in the 2018 budget. This will fund the enhancement of regional transit services to the EIA in 2018 pending the development of the integrated transit service model starting in 2019.

CITY OF LEDUC PLANS:

This initiative aligns with the City of Leduc Corporate Strategic Plan Goal 3, Outcome 3.4 Support regional transportation initiatives.

It also supports the City of Edmonton, Leduc County, City of Leduc and Edmonton International Airports Authority Inter-Jurisdiction Cooperation Accord.

Leduc Transit Joint Venture Agreement

IMPLICATIONS OF RECOMMENDATION

GENERAL:

Updated fees are required to allow movement of transit riders between Leduc Transit and Route 747 at no additional costs.

ORGANIZATIONAL:

Leduc Transit and Edmonton Transit Services will need to create a transfer system to identify users transferring from one system to another

FINANCIAL:

This bylaw is expected to have a positive minimal impact on revenues due to increase of monthly passes to \$90 to synchronize with Edmonton Transit Services.

POLICY:

No policy implications

LEGAL:

Transit fees are set by Council in the Fees Bylaw. In order to implement fare changes to allow for fare integration with ETS Route 747.

IMPLEMENTATION / COMMUNICATIONS:

The City of Leduc will communicate information to Leduc Transit riders.

ALTERNATIVES:

1. That Council defeat Bylaw No 987-2018

ATTACHMENTS:

Bylaw No. 987-2018

Others Who Have Reviewed this Report

P. Benedetto, City Manager / B. Loewen, City Solicitor / C. Tobin, Acting General Manager, Corporate Services / M. Pieters, General Manager, Infrastructure & Planning / J. Cannon, Director, Finance

Bylaw No. 987-2018

PAGE 1

AMENDMENT # 2 – TO BYLAW NO. 962-2017, THE FEES BYLAW

WHEREAS the Council of the City of Leduc has enacted Bylaw No. 962-2017, being a Bylaw to establish fees that must be charged for the licenses, permits and approvals provided by the municipality;

AND WHEREAS the Council of the City of Leduc has deemed it expedient and necessary to amend Bylaw No. 962-2017;

THEREFORE, the Council of the City of Leduc, in the Province of Alberta, in open meeting assembled enacts as follows:

PART I: APPLICATION

That Bylaw No. 962-2017 be amended as follows:

1. Section 17 is deleted and replaced with the following:

17. The following fees and charges are established for the operation of public transportation:

(1) Inter-municipal transit fares (travel to or from Edmonton - Century Park) (Route 1):

(a)	Cash Fares (one-way)	\$5.00
(b)	Commuter Plus Monthly Passes	\$90.00
(c)	Ticket Books (10 tickets)*	\$45.00
(d)	Day Pass*	\$9.00

*Not valid for transfer to Edmonton Transit Route 747.

(1.1) Intra-municipal transit fares (local fares within the City of Leduc and within Leduc County) (Routes 2, 3, 4, 5 and 10):

(a)	Cash Fare (one-way)	\$2.00
(b)	Monthly Pass	\$55.00

(1.3) The following persons are not required to pay a fare:

**APPROVED
As to Form**

B.L.

City Solicitor

Bylaw No. 987-2018

PAGE 2

- (a) Children aged 5 and under, when accompanied by a fare-paying customer;
 - (b) Persons holding a valid card from the Canadian National Institute for the Blind; and
 - (c) Post-secondary students with a valid U-Pass.
- (2) Leduc Assisted Transportation Services (LATS)
- (a) Cost per one way trip \$4.00
 - (b) LATS Ticket Book (11 One Way Tickets) \$40.00
 - (c) LATS Monthly Pass \$140.00
- (3) Charter Rates (Two hour minimum)
- (a) LATS Buses \$75.00/hour
 - (b) Community Buses (Arbocs) \$95.00/hour
 - (c) Commuter Buses (New Flyers) \$105.00/hour

PART II: ENACTMENT

2. Pricing for Commuter Plus Monthly Passes in Section 17(1) and Monthly Passes in Section 17(1.1) shall come into effect on June 1, 2018.
3. The remainder of Section 17 shall come into force and effect upon third reading.

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

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

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

Bob Young
MAYOR

Date Signed

Sandra Davis
CITY CLERK

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
April 16 – May 6, 2018**

April 16, 2018:

- Coldwell Banker Haida Realty team meeting with H Wilson, Economic Development Manager, City of Leduc
- John Jackie
- Committee-of-the-Whole agenda review
- Committee-of-the-Whole

April 17, 2018:

- Leduc Golf and Country Club Executive

April 18, 2018:

- Mock Council with Ecole Corinthia Park
- Insp. Kevin Kunetzki Farewell
- Briefing with City Manager

April 19, 2018:

- 4th Annual Leduc Regional Real Estate Forum
- Mayor's Panel – 4th Annual Leduc Regional Real Estate Forum
- City of Leduc Volunteer Appreciation and Citizens of Distinction Banquet

April 20, 2018:

- Leduc Regional Chamber - State of the City/County Address
- Transit /Airport Accord with City of Edmonton and Leduc Mayors and CAOs
- University of Alberta Planning students and City Planning staff social mixer

April 21, 2018

- 2018 Edmonton Consular Ball

April 23, 2018

- Airport Accord briefing
- Carrington sponsorship opportunity
- Open House: Leduc Fellowship Church
- Committee-of-the-Whole and Council agenda review
- EMRB Executive Committee teleconference
- Committee-of-the-Whole
- Regular Council

April 24, 2018

- Zdenka Turner, Leduc Food
- Mock Council with Westhaven School
- LNEDA/Edmonton Global Boards meeting briefing

April 25, 2018

- Mock Council - Caledonia Park School
- Airport Accord meeting preparation
- Climate Management Express Workshop

April 26, 2018

- EIA Transit Launch
- Airport Accord Oversight Committee
- Travel to Mid-Sized Cities Mayors' & CAOs' Caucus (Okotoks)

April 27, 2018

- Mid-Sized Cities Mayors' & CAOs' Caucus (Okotoks)
- Karma Concerts

April 28, 2018

- Black Gold Pro Rodeo 50th Anniversary Banquet Dinner

April 30, 2018

- Supervised Consumption Services Discussion with Alberta Health Services
- Breakfast with the Mayor organizing committee
- Tour of University of Alberta Agri-Food Discovery Place

May 1, 2018

- Mock Council with Caledonia Park School
- Mike Zuge, Miprodeema Consulting Inc.
- Admin Professionals luncheon
- Interview prep with Ariel Fournier, Associate Producer, Edmonton AM re: Premium Outlet Collection
- Air Canada's daily, non-stop service between EIA and San Francisco announcement
- EIA Annual Appointers Meeting
- Edmonton Airports Annual Public Meeting

May 2, 2018

- LIVE on-air interview with Ariel Fournier, Associate Producer, Edmonton AM re: Premium Outlet Collection
- GRAND OPENING: Premium Outlet Collection - Edmonton International Airport
- Leduc regional leadership organizing committee
- Mock Council with Father Leduc School
- Tammy Anderson, Operations Manager, Leduc Public Health Centre
- Call with resident re: property taxes

May 3, 2018

- Mayor's Youth Leadership event organizing committee
- DARE (Drug Abuse Resistance Education) graduation ceremonies
- Communications meeting
- Admeyer
- Briefing with City Manager
- 2018 Art Show, Caledonia Park School

May 4, 2018

- NAIT's 55th Convocation Ceremonies
- County of Wetaskiwin Open House
- LRC Fireplace couch dedication



Building Permit Detail Summary

April 1, 2018-April 30, 2018 (inclusive)

Commercial					
Permit	Type of Work	Builder	Units	Area	Valuation
PRBD201800738 (Issued-11/04/2018)	Alteration and improvements	PHIL HIEBERT CONTRACTING LTD		Central Business District	\$60,000.00
PRBD201801155 (Issued-17/04/2018)	Alteration and improvements	Alberta Interior Renovations Inc.		Central Business District	\$6,000.00
PRBD201801221 (Issued-20/04/2018)	Alteration and improvements	GEO A MCLEOD SHEETMETAL & PLUM		Central Business District	\$1,000.00
PRBD201801266 (Issued-25/04/2018)	Accessory Structure - Temporary	Modern Event Rentals Ltd (Majestic Tent & Event)		Central Business District	\$6,000.00
Subtotal	4				\$73,000.00
Duplex Dwelling					
Permit	Type of Work	Builder	Units	Area	Valuation
PRBD201800667 (Issued-09/04/2018)	New Construction - Duplex	BEDROCK HOMES LIMITED	1	Woodbend	\$258,000.00
PRBD201800668 (Issued-09/04/2018)	New Construction - Duplex	BEDROCK HOMES LIMITED	1	Woodbend	\$287,000.00
PRBD201800811 (Issued-13/04/2018)	New Construction - Duplex	Coventry Homes Inc.	1	Woodbend	\$240,000.00
PRBD201800812 (Issued-13/04/2018)	New Construction - Duplex	Coventry Homes Inc.	1	Woodbend	\$273,000.00
PRBD201800904 (Issued-20/04/2018)	New Construction - Duplex	Coventry Homes Inc.	1	Woodbend	\$275,000.00
PRBD201800905 (Issued-20/04/2018)	New Construction - Duplex	Coventry Homes Inc.	1	Woodbend	\$273,000.00
PRBD201800977 (Issued-18/04/2018)	New Construction - Duplex	CALIBER MASTER BUILDER LTD	1	Black Stone	\$295,000.00
PRBD201800978 (Issued-18/04/2018)	New Construction - Duplex	CALIBER MASTER BUILDER LTD	1	Black Stone	\$295,000.00
PRBD201801049 (Issued-17/04/2018)	New Construction - Duplex	Pacesetter Homes Partnership	1	Meadowview Park	\$265,000.00
PRBD201801053 (Issued-17/04/2018)	New Construction - Duplex	Pacesetter Homes Partnership	1	Meadowview Park	\$277,000.00
PRBD201801173 (Issued-25/04/2018)	New Construction - Duplex	Dolce Vita Homes LP	1	Robinson	\$350,000.00



Building Permit Detail Summary

April 1, 2018-April 30, 2018 (inclusive)

PRBD201801175 (Issued-25/04/2018)	New Construction - Duplex	Dolce Vita Homes LP	1	Robinson	\$350,000.00
PRBD201801177 (Issued-10/04/2018)	New Construction - Duplex	LIVE BETTER HOMES LTD	1	Robinson	\$350,000.00
PRBD201801182 (Issued-10/04/2018)	New Construction - Duplex	LIVE BETTER HOMES LTD	1	Robinson	\$350,000.00
PRBD201801188 (Issued-11/04/2018)	New Construction - Duplex	LIVE BETTER HOMES LTD	1	Robinson	\$350,000.00
PRBD201801190 (Issued-11/04/2018)	New Construction - Duplex	LIVE BETTER HOMES LTD	1	Robinson	\$350,000.00
Subtotal	16		16		\$4,838,000.00
Government/Institutional					
Permit	Type of Work	Builder	Units	Area	Valuation
PRBD201703004 (Issued-17/04/2018)	Accessory Structure Other	Enterprises Urben Blu Inc.		Sawridge Business Park	\$156,600.00
Subtotal	1				\$156,600.00
Industrial					
Permit	Type of Work	Builder	Units	Area	Valuation
PRBD201703739 (Issued-06/04/2018)	Addition	WESTERN ENGINEERED CONTAINMENT LTD		Northeast Industrial Park	\$300,000.00
PRBD201800908 (Issued-18/04/2018)	Accessory Structure - Sea Container	CANADA COLORS AND CHEMICALS LTD / BOOK RANDALL		Northeast Industrial Park	\$9,000.00
Subtotal	2				\$309,000.00
Other Residential					
Permit	Type of Work	Builder	Units	Area	Valuation
PRBD201703793 (Issued-26/04/2018)	Addition	GIRARD SARAH		Corinthia Park	\$5,000.00
PRBD201704097 (Issued-04/04/2018)	Accessory Structure - Shed	PEPPER BRIAN A		Suntree	\$5,000.00
PRBD201800557 (Issued-03/04/2018)	Secondary suite	CALIBER MASTER BUILDER LTD		Black Stone	\$17,000.00
PRBD201800816 (Issued-03/04/2018)	Basement Development	BRUNDAGE LINDSEY		Southfork	\$29,000.00



Building Permit Detail Summary

April 1, 2018-April 30, 2018 (inclusive)

PRBD201800842 (Issued-03/04/2018)	Basement Development	LACASSE PATRICK		South Park	\$18,000.00
PRBD201800888 (Issued-03/04/2018)	Basement Development	CRANSTON HOMES LTD		Black Stone	\$50,000.00
PRBD201800901 (Issued-03/04/2018)	Basement Development	HOMES BY AVI (EDMONTON) LP		Southfork	\$28,000.00
PRBD201800959 (Issued-03/04/2018)	Basement Development	TRIUMPH HOMES LTD		Black Stone	\$30,000.00
PRBD201800975 (Finaled-06/04/2018)	Basement Development	WELSH STEVEN G		Meadowview Park	\$20,000.00
PRBD201801004 (Issued-19/04/2018)	Alteration and improvements	BREKER MICHAEL		South Telford	\$5,000.00
PRBD201801005 (Issued-09/04/2018)	Accessory Structure - Shed	ART CUSTOM HOMES INC		Meadowview Park	\$5,000.00
PRBD201801006 (Issued-06/04/2018)	Basement Development	MSL PROJECTS & DESIGN INC		Robinson	\$22,000.00
PRBD201801043 (Issued-11/04/2018)	Accessory Structure - Detached Garage	MAXIMIN CARPENTRY		Suntree	\$15,000.00
PRBD201801077 (Finaled-11/04/2018)	Accessory Structure - Deck Uncovered	KOROBANIK ANTHONY		Southfork	\$5,000.00
PRBD201801088 (Issued-11/04/2018)	Accessory Structure - Deck Uncovered	KIRKHAM EDWARD WAYNE		Southfork	\$5,000.00
PRBD201801154 (Issued-20/04/2018)	Basement Development	GILES NORMAN		Meadowview Park	\$28,560.00
PRBD201801183 (Issued-06/04/2018)	Basement Development	VAN MILTENBURG JEAN PAUL		Robinson	\$20,000.00
PRBD201801191 (Issued-17/04/2018)	Accessory Structure - Deck Uncovered	CUTHILL MARTHA R		Willow Park	\$5,000.00
PRBD201801200 (Issued-17/04/2018)	Accessory Structure - Hot Tub	LEGACY ERIC		Southfork	\$5,000.00
PRBD201801208 (Issued-06/04/2018)	Basement Development	ENCORE MASTER BUILDER INC.		West Haven	\$22,000.00
PRBD201801213 (Issued-20/04/2018)	Addition - Deck Cover/Roof	SJOGREN ROGER		Bridgeport	\$9,800.00



Building Permit Detail Summary

April 1, 2018-April 30, 2018 (inclusive)

PRBD201801223 (Issued-24/04/2018)	Basement Development	FRIESEN MATTHEW		Robinson	\$11,000.00
PRBD201801238 (Finaled-16/04/2018)	Accessory Structure - Deck Uncovered	PEDERSEN CAITLIN J		Southfork	\$5,000.00
PRBD201801269 (Issued-20/04/2018)	Accessory Structure - Detached Garage	BIZON CINDY		Southfork	\$10,000.00
PRBD201801282 (Issued-24/04/2018)	Basement Development	LARTER JUSTIN H		West Haven	\$6,000.00
PRBD201801290 (Issued-23/04/2018)	Accessory Structure - Detached Garage	BEDROCK HOMES LIMITED		Woodbend	\$13,000.00
PRBD201801296 (Issued-25/04/2018)	Basement Development	WHELAN JOHN J		Black Stone	\$27,000.00
PRBD201801347 (Issued-20/04/2018)	Accessory Structure - Detached Garage	Fox Pro Construction Ltd.		West Haven	\$9,000.00
PRBD201801380 (Issued-24/04/2018)	Accessory Structure - Deck Uncovered	OBEROI PARVESH		Deer Valley	\$5,000.00
PRBD201801388 (Issued-25/04/2018)	Basement Development	ART CUSTOM HOMES INC		Meadowview Park	\$30,000.00
PRBD201801389 (Issued-30/04/2018)	Accessory Structure - Shed	NEUFELD MICHAEL HENRY		Meadowview Park	\$5,000.00
PRBD201801390 (Issued-25/04/2018)	Basement Development	THIESSEN GREGORY		Robinson	\$10,000.00
PRBD201801395 (Issued-25/04/2018)	Basement Development	FURTAL ANTONY		Southfork	\$15,000.00
PRBD201801401 (Finaled-30/04/2018)	Accessory Structure - Hot Tub	CARON DOUGLAS EDWARD		Corinthia Park	\$2,000.00
Subtotal		34			\$497,360.00
Single Detached Dwelling					
Permit	Type of Work	Builder	Units	Area	Valuation
PRBD201800379 (Issued-04/04/2018)	New Construction - Single Detached Dwelling	Creation Communities Inc/ CCI Homes	1	Deer Valley	\$249,000.00
PRBD201800558 (Issued-03/04/2018)	New Construction - Single Detached Dwelling	Coventry Homes Inc.	1	Woodbend	\$389,000.00
PRBD201800658 (Issued-24/04/2018)	New Construction - Single Detached Dwelling	JD CUSTOM HOMES LTD	1	Deer Valley	\$353,000.00



Building Permit Detail Summary

April 1, 2018-April 30, 2018 (inclusive)

PRBD201800992 (Issued-24/04/2018)	New Construction - Single Detached Dwelling	BEDROCK HOMES LIMITED	1 Woodbend	\$439,005.00
PRBD201801013 (Issued-24/04/2018)	New Construction - Single Detached Dwelling	BEDROCK HOMES LIMITED	1 Woodbend	\$367,000.00
PRBD201801020 (Issued-04/04/2018)	New Construction - Single Detached Dwelling	TRIUMPH HOMES LTD	1 Black Stone	\$440,000.00
PRBD201801021 (Issued-25/04/2018)	New Construction - Single Detached Dwelling	JACOB'S CONSTRUCTION	1 Windrose	\$450,000.00
PRBD201801082 (Issued-18/04/2018)	New Construction - Single Detached Dwelling	VICTORY HOMES LTD	1 Meadowview Park	\$304,000.00
PRBD201801116 (Issued-23/04/2018)	New Construction - Single Detached Dwelling	Creation Communities Inc/ CCI Homes	1 Deer Valley	\$225,000.00
PRBD201801120 (Issued-23/04/2018)	New Construction - Single Detached Dwelling	CRANSTON HOMES LTD	1 Meadowview Park	\$304,000.00
PRBD201801140 (Issued-05/04/2018)	New Construction - Single Detached Dwelling	CRANSTON HOMES LTD	1 Meadowview Park	\$310,000.00
PRBD201801158 (Issued-06/04/2018)	New Construction - Single Detached Dwelling	JAYMAN BUILT LTD	1 Southfork	\$386,723.00
PRBD201801240 (Issued-11/04/2018)	New Construction - Single Detached Dwelling	VICTORY HOMES LTD	1 Meadowview Park	\$293,000.00
PRBD201801245 (Issued-17/04/2018)	New Construction - Single Detached Dwelling	BEDROCK HOMES LIMITED	1 Woodbend	\$297,000.00
PRBD201801246 (Issued-12/04/2018)	New Construction - Single Detached Dwelling	VICTORY HOMES LTD	1 Meadowview Park	\$461,000.00
PRBD201801406 (Issued-20/04/2018)	New Construction - Single Detached Dwelling	Prominent Homes Edmonton Ltd	1 Deer Valley	\$250,000.00
PRBD201801563 (Issued-30/04/2018)	New Construction - Single Detached Dwelling	VICTORY HOMES LTD	1 Meadowview Park	\$365,000.00
Subtotal	17		17	\$5,882,728.00
Total	74		33	\$11,756,688.00

TOTAL RESIDENTIAL UNITS COMPARISON OF 2018 TO 2017

YEAR 2018	Single Family	Duplex (side by side and up & down)	Multi Family (3-plex, 4-plex, townhouse, rowhousing and apartments)
	No. of Units	No. of Units	No. of Units
January	25	4	4
February	23	3	0
March	19	2	8
April	17	16	0
May			
June			
July			
August			
September			
October			
November			
December			
Year-to-date Totals	84	25	12

YEAR 2017	Single Family	Duplex (side by side and up & down)	Multi Family (3-plex, 4-plex, townhouse, rowhousing and apartments)
	No. of Units	No. of Units	No. of Units
January	6	4	29
February	15	2	4
March	15	6	-
April	13	4	-
May			
June			
July			
August			
September			
October			
November			
December			
Year-to-date Totals	49	16	33

TOTAL PERMIT VALUE COMPARISON OF 2018 TO 2017

Year 2018	Residential Permits	Commercial Permits	Institutional Permits	Industrial Permits	Total of all Building Permits
January	\$ 11,972,203.59	\$ 803,000.00	\$ -	\$ 240,207.00	\$ 13,015,410.59
Feburary	\$ 10,816,251.42	\$ 235,000.00	\$ 400,000.00	\$ 10,000.00	\$ 11,461,251.42
March	\$ 10,585,472.33	\$ 8,000.00	\$ -	\$ -	\$ 10,593,472.33
April	\$ 11,218,088.00	\$ 73,000.00	\$ 156,600.00	\$ 309,000.00	\$ 11,756,688.00
May					
June					
July					
August					
September					
October					
November					
December					
Year-to-date Totals	\$ 44,592,015.34	\$ 1,119,000.00	\$ 556,600.00	\$ 559,207.00	\$ 46,826,822.34

Year 2017	Residential Permits	Commercial Permits	Institutional Permits	Industrial Permits	Total of all Building Permits
January	\$ 3,527,200.00	\$ 260,000.00	\$ -	\$ 49,000.00	\$ 3,836,200.00
Feburary	\$ 6,394,500.00	\$ 150,000.00	\$ 5,000.00	\$ 82,000.00	\$ 6,631,500.00
March	\$ 7,355,867.43	\$ 241,500.00	\$ 35,000.00	\$ 70,000.00	\$ 7,702,367.43
April	\$ 5,679,040.00	\$ 452,879.00	\$ 144,000.00	\$ -	\$ 6,275,919.00
May					
June					
July					
August					
September					
October					
November					
December					
Year-to-date Totals	\$ 22,956,607.43	\$ 1,104,379.00	\$ 184,000.00	\$ 201,000.00	\$ 24,445,986.43

APRIL 2018 - Newly Issued Business Licences

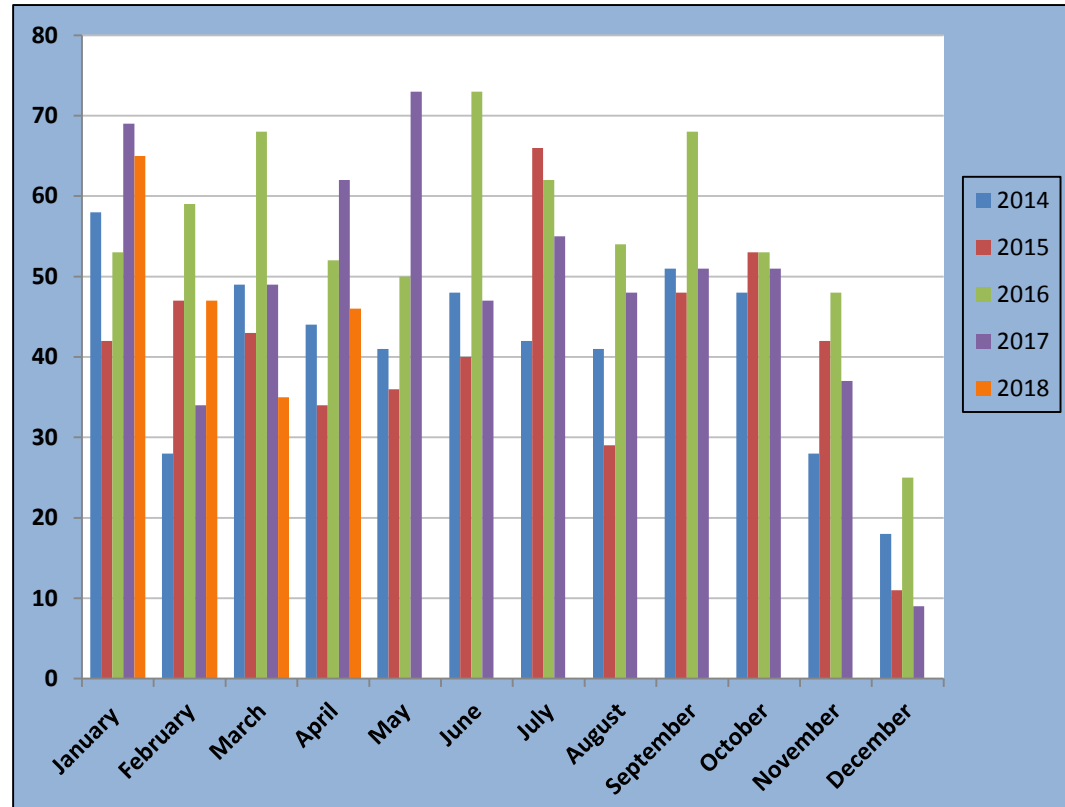
License #	Business Name	Address	Activity	Contact	Category	TaxRoll
LCB201700454	Beaumont Winter Indoor Playground	4330 BLACK GOLD DR, Leduc, AB	Fundraiser to sell Krispy Kreme Donuts	7809955517	Mobile	005981
LCC201700535	ALBERTA SCREW PILES LTD	3901 82 AVE, Leduc, AB	Building Foundations	7802225655	General	011649
LCB201800204	MATRIX PROTECTIVE SOLUTIONS INC.	8224 SPARROW CRES, Leduc, AB	PROTECTIVE COATING APPLICATIONS	7804134545	General	008123
LCC201800211	TREGAS LTD	5107 57 AVE, Leduc, AB	Industrial Electrical	7805543871	Home Based	010922
LCB201800267	MATRIX SERVICE CANADA ULC	7105 39 ST, Unit:102, Leduc, AB	TANK CONSTRUCTION & REPAIR	7809864058	General	015087
LCB201800323	AARON CLEANING SERVICE	200 KIRPATRICK WAY, Leduc, AB	CLEANING SERVICES	7809185845	Home Based	018117
LCB201800432	YOGA WITH DONNA	10 MCKENZIE CLOSE, Leduc, AB	YOGA CLASSES	7808512510	Home Based	018392
LCB201800488	The Best Products	5102 56 AVE, Leduc, AB	vape and smoking accessories retailer	7788723604	Home Based	010895
LCC201800492	MEGA SIGNS		Manufacturing and installation of signs	6475026197	Non-Resident	
LCB201800507	Cobs Bread Leduc Common	5401 DISCOVERY WAY, Unit:103	BAKERY	7809169819	General	014716
LCB201800509	THE CRISP BAKERY	4301 65 AVE, Leduc, AB	BAKERY PRODUCT MANUFACTURER	7802652996	General	
LCB201800529	Tech Seal Int'l Canada Inc.	5906 44A ST, Leduc, AB	Oil and gas well heads, valves, fittings and connections	4038373911	General	009409
LCB201800526	Tanis Techer Insurance Solutions	560 REYNALDS WYND, Leduc, AB	Advisor - Specializing in life, health and disability products	7809183359	Home Based	017995
LCC201800537	Laser Plumbing & Gas Fitting		Mechanical Contractor	7807295192	Non-Resident	
LCB201800543	Howse Mechanical Repair Services Ltd	3912 82 AVE, Unit:104, Leduc, AB	Industrial Diesel Engine Repair	7809199393	General	019467
LCC201800546	Kason Excavation Inc		Excavation Contractor	5874350884	Non-Resident	
LCB201800550	Colin Gaffney - Go With Hippo Travel	3221 41 ST, Leduc, AB	Home Based Travel Agency	7802176022	Home Based	008737
LCC201800551	Darryn Sulz		Electrical construction	7806909536	Non-Resident	
LCC201800555	MERTZ PLUMBING & HEATING INC.		PLUMBING & GAS FITTING	7806286812	Non-Resident	
LCB201800558	Squareplum Inc. O/A Moo's	4330 BLACK GOLD DR, Unit:210	Food services, concessions, catering		General	016175
LCB201800560	North Sky Thermal Inc.	139 SELKIRK PL, Leduc, AB	Thermal imaging for residential & commercial	5877859497	Home Based	014714
LCB201800561	Eezy Peezy Cleaning Services Ltd	447 SIMPKINS LINK, Leduc, AB	CLEANING SERVICES	7809352258	Home Based	018360
LCB201800563	Thyssen Krupp Industrial Soluions (Canada) Inc	3301 ALLARD AVE, Unit:101, Leduc, AB	Mining, oil & gas field machinery manufacturing	4032452866	General	019075
LCB201800564	CAN-MEX LANDSCAPING INC.	1 CAMWOOD ESTATE, Leduc, AB	LANDSCAPING	7802391959	Home Based	006252
LCB201800565	Essence Music	27 MCLEOD CRES, Leduc, AB	Teach Piano	7902812266	Home Based	007633
LCB201800575	Twin Castle Consulting Ltd.	129 KIRPATRICK BEND, Leduc, AB	Business Consulting	7806860258	Home Based	017068
LCB201800571	Doodabug Dreamer	5906 50 ST, Unit:2, Leduc, AB	Custom manufacturing of handbags and wallets	7806085572	General	010340
LCC201800576	Air Aid Mechanical		HVAC installations and alterations	7802924892	Non-Resident	
LCC201800578	Fox Pro Construction Ltd.		Basement Renovations, Garages, Fences, Decks	7802245156	Non-Resident	
LCB201800585	Jeffrey Boardman Hauling	425 SIMPKINS WYND, Leduc, AB	Hauling, Carrier	5872745008	Home Based	017756
LCC201800589	Viking Fire Protection Inc.		Fire Protection Sprinkler Systems		Non-Resident	
LCC201800598	J & C HOMEWORKS LTD	62 BIRCHMONT CRES, Leduc, AB	CABINETS/ FINISHING/ SMALL RENO'S	7808170108	Home Based	012741
LCB201800601	NORTHERN TRUCK RANCH	6609 SPARROW DR, Leduc, AB	AUTO SALES	7809324806	General	011118
LCB201800603	EMINENCE WELLNESS	4807 48 ST, Leduc, AB	MASSAGE THERAPY	7803409737	General	010115
LCC201800616	Quantum Power Services		Electrical	7802454424	Non-Resident	
LCB201800618	Sundogs 2 Photography	3911 39 AVE, Leduc, AB	PHOTOGRAPHY/ DIGITAL ART	7809741162	Home Based	008476

APRIL 2018 - Newly Issued Business Licences

LCC201800620	Powerlink Electrical Ltd		Commercial electrical install and service	7806901471	Non-Resident	
LCC201800625	Pristine Plumbing		Plumbing and gas fitting	7802665956	Non-Resident	
LCC201800632	T-Jo Electric Ltd.		Electrical contracting	7802384722	Non-Resident	
LCB201800635	2111154 Alberta LTD		Customer service and sales consulting	7809075384	Non-Resident	
LCB201800637	FREDRICO CLEANING SERVICES	413 SIMPKINS LINK, Leduc, AB	CLEANING SERVICES	7807828104	Home Based	018343
LCC201800644	G&B Portable Fabric Buildings		Sell & install tensioned fabric buildings	4317773293	Non-Resident	
LCC201800652	R & R Stewart General Contracting	16 ROLSTON CLOSE, Leduc, AB	General Contractor	7809036242	Home Based	018998
LCC201800661	PUT IT UP CONSTRUCTION LTD		NEW HOME CONSTRUCTION	7809069146	Non-Resident	
LCC201800672	Movement Mechanical		Plumbing and gas fitting	7802643666	Non-Resident	
LCC201800676	Possum Electric		Commercial and Residential Electrical	7808874980	Non-Resident	

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	
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	
Total	496	491	665	585	193



Current Licence Types

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

2014 Year End for Comparison

Total	897	351	803	14	11	2076
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2015 Year End for Comparison

Total	936	371	840	41	15	2203
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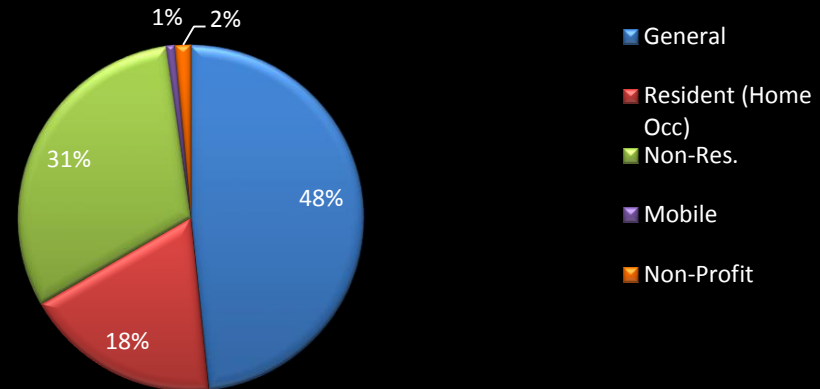
2016 Year End for Comparison

Total	971	403	809	44	23	2250
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2017 Year End for Comparison

Total	972	405	895	23	30	2325
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Licence Types as of April 30, 2018



XV.

ADJOURNMENT