

**REGULAR COUNCIL MEETING AGENDA  
MONDAY, FEBRUARY 11, 2019 AT 7:00 P.M.  
COUNCIL CHAMBERS, LEDUC CIVIC CENTRE  
1 ALEXANDRA PARK, LEDUC, ALBERTA  
PAGE 1**

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**1. ADOPTION OF AGENDA**

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

2.1 Select Items for Debate

2.2 Vote on Items not Selected for Debate

**3. ADOPTION OF PREVIOUS MINUTES**

3.1 Approval of Minutes of the Regular Council Meeting held Monday, January 28, 2019

**4. RECOGNITION ITEMS**

Mayor B. Young

4.1 H. Holloway – 50 Years in Business

**5. PUBLIC COMMENTARY**

**6. PUBLIC HEARING**

Explanation of the Public Hearing Process

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

Call for Persons to Speak

**7. PRESENTATIONS**

Mayor B. Young

7.1 Leduc Achievement Award – Leduc Bantam AA Giants

**8. BUSINESS**

Mayor B. Young

8.1 Alberta Intermunicipal Opioid Response

**REGULAR COUNCIL MEETING AGENDA  
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**9. BYLAWS**

- |          |  |
|----------|--|
| K. Woitt | 9.1 Bylaw No. 1008-2018 – East Telford Lake Area Structure Plan (1 <sup>st</sup> Reading)  |
| K. Woitt | 9.2 Bylaw No. 1010-2018 – Redistricting Part of Block A, Plan 7921548 (Telford Lake ER/MR) (2 <sup>nd</sup> & 3 <sup>rd</sup> Reading) |

**10. PUBLIC COMMENTARY**

**11. IN-CAMERA ITEMS**

There are no In-Camera Items for the Agenda.

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

**13. UPDATES FROM BOARDS & COMMITTEES**

**14. INFORMATION REPORTS**

- 14.1 Mayor's Report
- 14.2 Year End Building Permit Summary 2018
- 14.3 Building Inspector's Report
- 14.4 Newly Issued Business Licenses

**15. ADJOURNMENT**

# **ADOPTION OF AGENDA**

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

# **ITEMS FOR DISCUSSION AND RELATED BUSINESS**

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

**Monday, January 28, 2019**

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

**1. CALL TO ORDER**

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

**2. ADOPTION OF AGENDA**

**MOVED** by Councillor L. Hansen

That the agenda be adopted with the following additions:

**14. INFORMATION REPORTS**

14.2 Mental Health Awareness

Motion Carried Unanimously

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

**3.1 Select Items for Debates**

The following items were selected for debate:

**4. ADOPTION OF PREVIOUS MINUTES**

4.1. Approval of Minutes of the Regular Council Meeting held Monday, January 14, 2019

**9. BUSINESS**

9.1 Introduction of New Assessors

9.2 2019 Citizen Satisfaction Survey

**10. BYLAWS**

10.3 Bylaw No. 1000-2018 (Eaton & Emery Area Structure Plan (2nd & 3rd Readings)

## UNCONFIRMED

10.5 Bylaw No. 1012-2018 Text Amendments to Land Use Bylaw 809-2013 (2nd & 3rd Readings)

### **14. INFORMATION REPORT**

14.2 Mental Health Awareness

**MOVED by** Councillor B. Beckett

Motion Carried Unanimously

### **3.2 Vote on Items not Selected for Debate**

Votes recorded under item headings.

## **4. ADOPTION OF PREVIOUS MINUTES**

### **4.1 Approval of Minutes of the Council Meeting held Monday, January 14, 2019**

Councillor B. Beckett requested an amendment on the January 14, 2019 Regular Council Meeting Minutes to read:

XIII. A. Council Member Update from Boards & Committees:

Leduc Community Drug Action Committee hosted a card game entitled Doctors Against Tragedies at Barney's. Two doctors from the University of Alberta Hospital, who helped develop the game, attended as well. The event was very successful.

**MOVED by** Councillor B. Beckett

That the minutes of the Regular Council Meeting held January 14, 2019, be approved as amended.

Motion Carried Unanimously

## **5. RECOGNITION ITEMS**

There were no recognition items for the agenda.

## **6. PUBLIC COMMENTARY**

K. Buffalo, Leduc resident, would like to work with Council and Administration to enhance the community's knowledge on the Treaty Six lands and the First Nations. Administration will follow up with Mr. Buffalo.

B. Thompson, Leduc resident and former Councillor, congratulated Council on the 65th Avenue overpass partial funding accomplishment.

## 7. PUBLIC HEARING

### 7.1 Bylaw No. 1000-2018 – Eaton and Emery Area Structure Plan

Mayor B. Young declared the Public Hearing for Bylaw No. 1000-2018 open at 7:16 pm.

**Written Submissions:**

No written submissions were received.

**Presentations:**

Administration

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

Other Presentations

S. Gerien, Project Manager, Qualico, elaborated on the proposed development that will bolster economic and residential development in the Leduc area.

T. Flynn, Leduc resident, suggested more walking trails from Robinson, because it takes 45 minutes to walk from Robinson to the nearest convenient store.

Mayor B. Young declared the Public Hearing for Bylaw No. 1000-2018 closed at 7:28 pm.

### 7.2 Bylaw No. 1012-2018 – Text Amendment to Land Use Bylaw No. 809-2013 – Downtown Mixed-Use Overlay

Mayor B. Young declared the Public Hearing for Bylaw No. 1012-2018 open at 7:28 pm.

**Written Submissions:**

No written submissions were received.

**Presentations:**

Administration

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

Other Presentations

M. Lenos, land owner, would like to see this bylaw approved.

Mayor B. Young declared the Public Hearing for Bylaw No. 1012-2018 closed at 7:31 pm.

## 8. PRESENTATIONS

## UNCONFIRMED

There were no presentations for the agenda.

### 9. BUSINESS

#### 9.1 Introduction of New Assessors

J. Cannon, Director, Finance, introduced the new assessors for the City of Leduc, T. Birtles, Assessor and B. Lutz, Assessor, Accurate Assessment Group Ltd.

T. Birtles and B. Lutz made a PowerPoint presentation (Attached) and answered Council's questions.

#### 9.2 2019 Citizen Satisfaction Survey

N. Booth, Manager, Communications and Marketing Services, informed Council that the 2019 Citizen Satisfaction Survey will start on February 11, 2019. This survey is conducted every two years. N. Booth answered Council's questions.

#### 9.3 Repealing Policies No. 61.00:17, 61.00:18 and 61.00:24

**MOVED** by Councillor T. Lazowski

That Council repeals:

- Policy No. 61.00:17 - Organization and Operation of the Subdivision Authority,
- Policy No. 61.00:18 - Advertising and Notification of Planning Bylaws and Development Permits, and
- Policy No. 61.00:24 - Bench signs located on public lands and A-Board signage on public lands within the BRZ Area.

Motion Carried Unanimously

### 10. BYLAWS

#### 10.1 Bylaw No. 1016-2018 – Southeast Boundary Road (Hwy 2A to Coady Blvd) (1st Reading)

Administration recommends that Bylaw No. 1016-2018 receive first reading.

**MOVED** by Councillor T. Lazowski

That Bylaw No. 1016-2018 for the debenture of funds for the construction of Southeast Boundary Road (Hwy 2A to Coady Blvd) receive first reading.

Motion Carried Unanimously

#### 10.2 Bylaw No. 1007-2018 – False Alarms Bylaw (1st Reading)

Administration recommends that Bylaw No. 1007-2018 receive first reading.

**MOVED** by Councillor T. Lazowski

**UNCONFIRMED**

That Council give Bylaw No. 1007-2018 first reading.

Motion Carried Unanimously

**10.3 Bylaw No. 1000-2018 – Eaton and Emery Area Structure Plan (2nd and 3rd Readings)**

Administration recommends that Bylaw No. 1000-2018 receive second and third readings.

**MOVED by** Councillor L. Hansen

That Council give Bylaw No. 1000-2018 second reading.

Motion Carried Unanimously

**MOVED by** Councillor B. Beckett

That Council give Bylaw No. 1000-2018 third reading.

Motion Carried Unanimously

**10.4 Bylaw No. 1010-2018 – Redistricting Part of Block A, Plan 7921548 (Telford Lake ER/MR) (1st Reading)**

Administration recommends that Bylaw No. 1010-2018 receive first reading.

**MOVED by** Councillor T. Lazowski

That Council give Bylaw No. 1010-2018 first reading.

Motion Carried Unanimously

**10.5 Bylaw No. 1012-2018 – Text Amendment to Land Use Bylaw No. 809-2013 – Downtown Mixed-Use Overlay (2nd and 3rd Readings)**

Administration recommends that Bylaw No. 1012-2018 receive first reading.

**MOVED by** Councillor L. Tillack

That Council give Bylaw No. 1012-2018 second reading.

Motion Carried Unanimously

**MOVED by** Councillor L. Hansen

That Council give Bylaw No. 1012-2018 third reading.

Motion Carried Unanimously

**11. PUBLIC COMMENTARY**

**12. IN-CAMERA ITEMS**

There are no In-Camera Items for the Agenda.

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

**14. INFORMATION REPORTS**

**14.1 Mayor's Report**

There was no discussion.

**14.2 Mental Health Awareness**

Councillor L. Hansen, reminded Council that on January 30, 2019 "Bell Lets Talk" begins their campaign to start the conversation in the hope to end the stigma around Mental Health and increase awareness. Bell donates \$100 million to various organizations to help with mental health. Councillor encourages, Councillor Colleges, Administration and Public to join the conversation.

**15. ADJOURNMENT**

The Council meeting adjourned at 8:05 pm.

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B. YOUNG, Mayor

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M. HORMAZABAL, Deputy City Clerk



## Agenda



Introduction to Accurate Assessment Group



Current Assessment approach

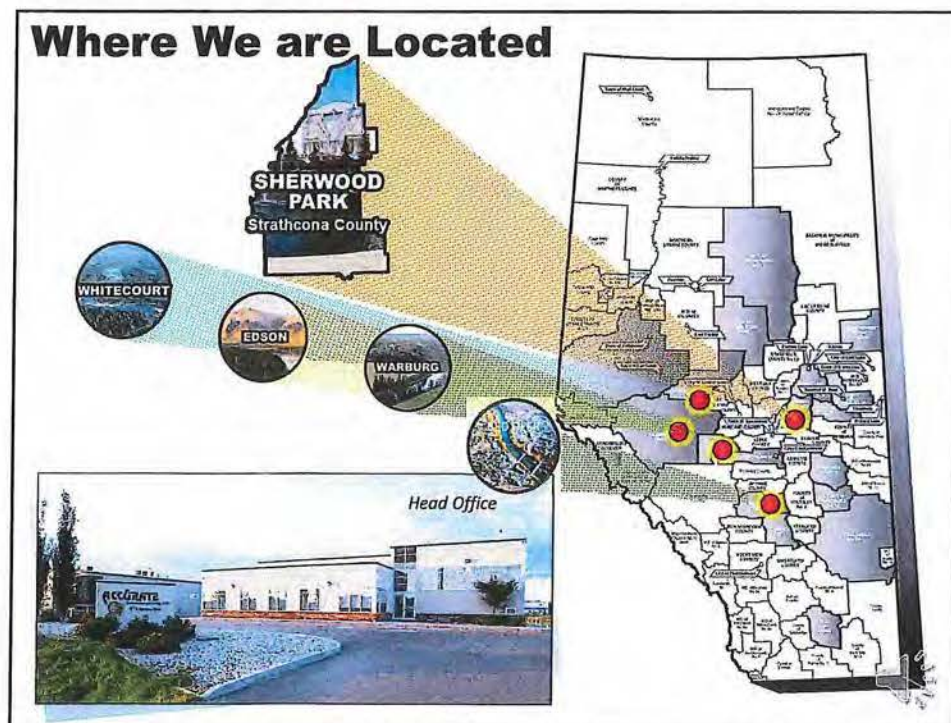
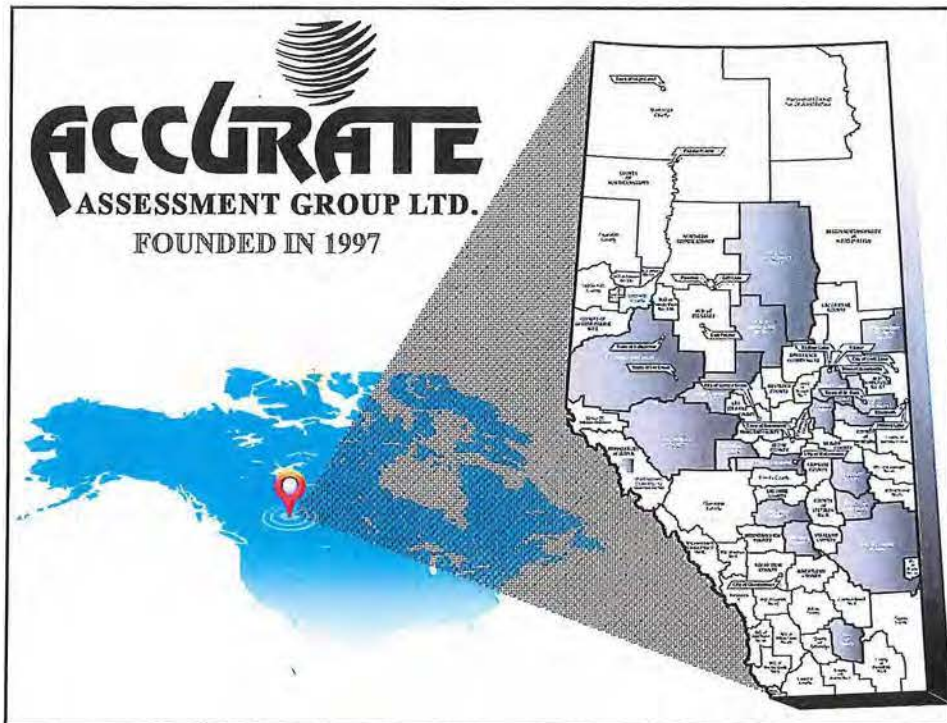


Transition Strategy



Next Steps







## AAG's Client Partners

19 Rural Municipalities

6 Cities

6 Towns

8 Metis Settlements



### Key AAG Staff



- Troy Birtles is the official Appointed Assessor for the City.



- Troy is also the appointed assessor for the City of Spruce Grove, the City of Cold Lake, and the neighboring City of Beaumont.



- Troy is an active member of the Alberta Assessors Association and the City Assessors Group.
- AAG employs 20 staff with a combined total of more than 350 years of assessment experience.





## Key AAG Staff



- Brian Lutz will be the main point of contact for the City.



- His previous 30 plus years of experience will serve him well in dealing with all mid-size City issues that may arise.



- Brian has also held many positions over the past three decades with the Alberta Assessors Association.

- Brian plans to bring this experience and knowledge to good use in building relationships with the taxpayers of Leduc.



## Assessment approach



- City ratepayers will contact City Hall via phone or email, with questions. Reception will forward to Brian or Troy for quick contact and discussion.



- Walk-in customers will have immediate communication via telephone with Brian or Troy.



- Call wait time will be limited to 24 hours or less.

- AAG will hold open houses June 20<sup>th</sup> and June 25<sup>th</sup>.



## Transition Strategy



- AAG is proactive rather than reactive.



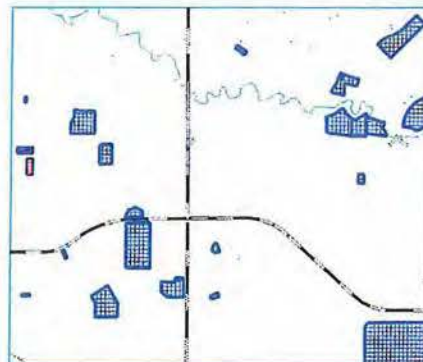
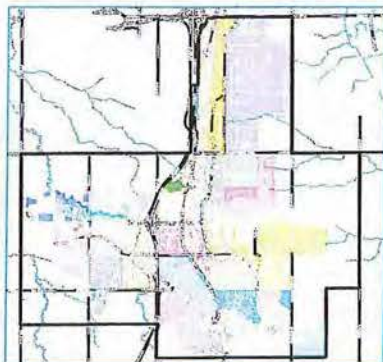
- We've already contacted many property owners for discussion on the new assessments.



- Tax Agent consultation is an essential piece of the process for AAG.

## Transition Strategy

- AAG utilizes technology to greatly improve the quality of your assessment base.
- One of the major tools used by AAG that hasn't been utilized in Leduc for assessment purposes is GIS.



## Transition Strategy

- Major technology tool used by AAG is Pictometry and EREB.
- These technologies are new to the City of Leduc Assessment

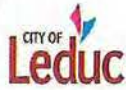


## Moving Forward and Next Steps



- Changes in assessment practice have already been implemented including:
  - New market location boundaries
  - Residential building classification
  - New photo's
  - Update variables used in the Income Approach to Value
  - Residential condo's
  - Contacting property owners
  - In-depth discussion with local appraisers and realtors
  - In-depth review of Industrial and Commercial properties





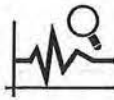
## Moving Forward and Next Steps



- Finalize the 2018 Assessment Year for the 2019 Tax Year assessments



- Assessment Open House- June 20<sup>th</sup> 1-7pm and June 25<sup>th</sup> 1-7 pm



- Residential and Commercial re-inspection cycles.
- Review all new permits and incomplete permits
- Monitor real estate values on a moving forward basis
- Monitor income producing properties for changes, send and review RFI's , etc.



## Moving Forward and Next Steps



- Feb 25<sup>th</sup> Committee of the Whole meeting.



- March 11<sup>th</sup> Committee of the Whole.





**THANK YOU**



# **Recognition Items**

H. Holloway – 50 Years in Business

Presented by:

Mayor B. Young

# **PUBLIC COMMENTARY**

# NOTICE OF PUBLIC HEARING

## PROPOSED AMENDMENT TO LAND USE BYLAW

The Following Information is Common to the Bylaw Presented

The City of Leduc is divided into land use districts to manage the location of development and ensure good planning for the municipality. Each district under the Land Use Bylaw has permitted and discretionary uses as well as development regulations for those uses. To change a land use district from what is existing under the Land Use Bylaw, the proposed amendment must be published to allow citizens an opportunity to clarify what is proposed, ask questions, or present objections at a required public hearing held prior to Council approving the amendment.

### BYLAW NO. 1010-2018

The purpose of proposed Bylaw No. 1010-2018 is to amend Bylaw No. 809-2013, the Land Use Bylaw of the City of Leduc, by redistricting part of Block A, Plan 7921548 from UR – Urban Reserve to GR – General Recreation and ERD – Environmental Restricted Development. The redistricting will allow for the protection of environmentally sensitive lands around Telford Lake as Environmental Reserve (ER) and will also facilitate the construction of multiway within Municipal Reserve (MR).

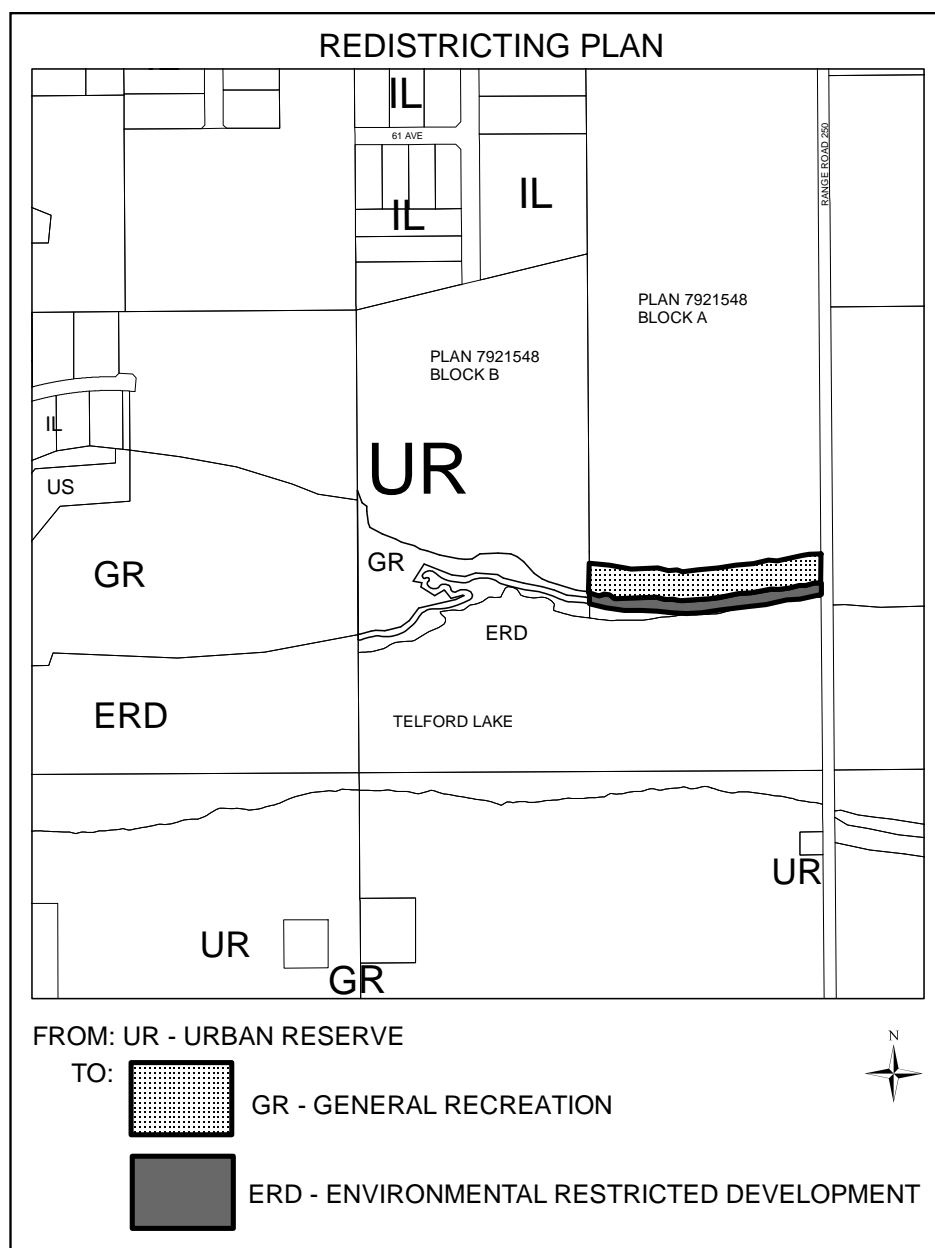
A copy of the proposed bylaw that will be presented to City Council may be inspected by the public between the hours of 8:30 a.m. and 12:00 noon and 1:00 p.m. and 4:30 p.m. at the Office of the City Clerk, City Hall, Leduc Civic Centre, 1 Alexandra Park, 46th Avenue and 48A Street, Leduc, Alberta. Inquiries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

### PUBLIC HEARING – FEBRUARY 11, 2019

At its meeting on **Monday, February 11, 2019 at 7:00 p.m.** or as soon thereafter as may be convenient, in the Council Chambers, City Hall, Leduc Civic Centre, 1 Alexandra Park, 46th Avenue and 48A Street, Leduc, City Council will hold a public hearing on the proposed bylaw. All interested persons may be heard by Council prior to the proposed bylaw being considered for second reading.

Any person who wishes to speak to City Council at the time of the public hearing is requested to advise the City Clerk's Office, at 780-980-7177 before **12:00 noon, Monday, February 11, 2019**. They may also be heard by responding to the Mayor's call for delegations at the time of the public hearing. Written submissions must be submitted to the City Clerk's Office, City Hall, before **12:00 noon, Friday, February 8, 2019**.

*This notice is being advertised in the January 25 and February 1, 2019 issues of this newspaper.*



# **PRESENTATIONS**

Leduc Achievement Award – Leduc  
Bantam AA Giants

Presented by:

Mayor B. Young

## OFFICE OF THE MAYOR

February 5, 2019

Mayor Don Iveson  
City of Edmonton  
1 Sir Winston Churchill Square  
Edmonton, AB T5J 2R7

Mayor Iveson,

RE: Intermunicipal Opioid Response ACP Grant Application

I'm writing today to request your support in applying for an Alberta Community Partnership (ACP) grant to enable a coordinated municipal response to the opioid crisis.

Although this public health issue is well outside the typical sphere of municipal jurisdiction, it is, none the less, straining civic resources from emergency first responders to public works, transit, housing, parks, planning, FCSS, and many others. As each of our communities tackle the issue, we are generating new knowledge and developing promising practices that could benefit other cities.

Unfortunately, there is a lack of a coordinated, formalized approach to transferring this knowledge between municipalities.

The City of Grande Prairie is submitting an ACP grant application for funds to enable the development of a coordinated Intermunicipal Opioid Response to address the gap. Conceptually, the project would be time-limited to a period of 15 to 18 months and include a dedicated position focused on building connections and sharing information across Alberta communities.



The grant application requires endorsement by a minimum of two municipal councils. We request your support by bringing the following resolution (or similar, as appropriate) to your Council for consideration:

***“Council endorse the City of Grande Prairie’s application for an Alberta Community Partnership grant for the development of an Alberta Intermunicipal Opioid Response.”***

To be clear, at this time I am not requesting a financial contribution from your municipality. We expect the program to be funded by the ACP grant with in-kind operational support provided by the City of Grande Prairie.

Time is of the essence in submitting this application to the province, so if you intend to bring this to your council, I would ask that you do so in the timeliest manner possible.

For additional details, or to confirm your council’s endorsement of the resolution, please contact:

Shane Bourke  
Chief of Staff  
[sbourke@cityofgp.com](mailto:sbourke@cityofgp.com)  
780-538-0300

Your consideration of this request is much appreciated, thank you.

Sincerely,  
"Original Signed"

Mayor Bill Given 

Cc: Mayor Don Scott, Regional Municipality of Wood Buffalo  
Mayor Bob Young, City of Leduc  
Mayor Tara Veer, City of Red Deer  
Mayor Peter Brown, City of Airdrie  
Mayor Naheed Nenshi, City of Calgary  
Mayor Chris Spearman, City of Lethbridge  
Mayor Ted Clugston, City of Medicine Hat

**MEETING DATE:** February 11, 2019

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

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

**REPORT TITLE:** Bylaw No. 1008-2018 (East Telford Lake Area Structure Plan) (1<sup>st</sup> Reading)

## REPORT SUMMARY

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

## RECOMMENDATION

That Council give Bylaw 1008-2018 first reading.

## BACKGROUND

### KEY ISSUE(S) / CONTEXT:

An area structure plan (ASP) provides the framework for subsequent subdivision and development of an area of land within a municipality. This planning document describes the sequence of development anticipated for the lands, the land uses proposed for the area, and the general locations of major transportation routes and public utilities. The East Telford Lake ASP will be used as a tool to guide and evaluate future zoning, subdivision and development of the 30-49-24-W4 and the NW, NE, and SE ¼ Section 31-49-24-W4.

The East Telford Lake ASP lands are bounded by the Harvest Industrial and Lakeside Industrial lands on the northwest, Lede Park and the Lions Campground on the southwest, the future Eaton and Emery neighbourhood to the south, and Leduc County lands to the south, east and north. The ASP has been prepared to maximize development potential while working to achieve local and regional planning objectives by providing land uses that support the objectives of the City of Leduc Municipal Development Plan (MDP), Intermunicipal Development Plan (IDP), as well as the Edmonton Metropolitan Region Growth Plan (EMRGP).

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

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

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

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

## LEGISLATION AND/OR POLICY:

1. Municipal Government Act, RSA 2000, Chapter M-26, as amended
  - S. 633 outlines the parameters for adopting Council adopting an area structure plan, as well as the required contents and consistency of such a plan.
2. Regional Evaluation Framework, Edmonton Metropolitan Region Growth Plan
  - S. 4.1 requires that all proposed new area structure plans be sent to the Edmonton Metropolitan Region Board (EMRB) for approval prior to receiving third reading by Council.
  - As per submission requirements, administration intends to submit the plan to the EMRB following Bylaw 1008-2018 receiving first reading.

## PAST COUNCIL CONSIDERATION:

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

## CITY OF LEDUC PLANS:

The East Telford Lake ASP is consistent with the City's Municipal Development Plan (MDP) and Intermunicipal Development Plan (IDP), as amended, which refer to the lands as Saunders/Telford Lake Business and Southeast Business Industrial. A map of policy areas from the IDP has been included as Attachment 4 to this report.

## IMPLICATIONS OF RECOMMENDATION

### ORGANIZATIONAL:

There are no organizational implications.

### POLICY:

There are no policy implications.

### IMPLEMENTATION / COMMUNICATIONS:

As per the requirements of Section 606 of the Municipal Government Act, a public hearing in front of Council is required prior to Council giving second reading to a bylaw adopting an area structure plan. The public hearing for Bylaw 1008-2018 is scheduled for February 25, 2019, and will be advertised in accordance with the Municipal Government Act.

### ALTERNATIVES:

1. That Council defeat Bylaw 1008-2018.

## ATTACHMENTS:

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

Others Who Have Reviewed the Report

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

## Bylaw No. 1008-2018

Page 1

### A BYLAW OF THE CITY OF LEDUC IN THE PROVINCE OF ALBERTA, TO ADOPT THE AREA STRUCTURE PLAN FOR SECTION 30-49-24-W4M AND THE SE, NE AND NW ¼ SECTIONS 31-49-25-W4M

The *Municipal Government Act*, R.S.A. 2000, Chapter M-26, as amended (the "Act") grants a municipality the authority to adopt by Bylaw an Area Structure Plan for the purpose of providing a framework for subsequent subdivision and development of an area of land in a municipality;

**AND:** Section 30, Township 49, Range 24, West of the 4<sup>th</sup> Meridian and the SE, NE and NW ¼ Sections 31, Township 49, Range 24, West of the 4<sup>th</sup> Meridian Area Structure Plan addresses the requirements of an Area Structure Plan as outlined in the Act;

**AND:** notice of intention to pass this bylaw has been given and a public hearing has been held in accordance with the Act;

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

#### PART I: BYLAW TITLE

1. **THAT:** this Bylaw is to be cited as the East Telford Lake Area Structure Plan Bylaw.

#### PART I: APPLICATION

2. **THAT:** the East Telford Lake Area Structure Plan, attached hereto as Schedule "A", is hereby adopted.

#### PART II: ENACTMENT

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

READ A FIRST TIME IN COUNCIL THIS \_\_\_\_ DAY OF \_\_\_\_\_, AD 2019.

READ A SECOND TIME IN COUNCIL THIS \_\_\_\_ DAY OF \_\_\_\_\_, AD 2019.

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



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

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

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

# East Telford Lake Area Structure Plan

January 2019



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## 1.0 INTRODUCTION

### 1.1 PURPOSE

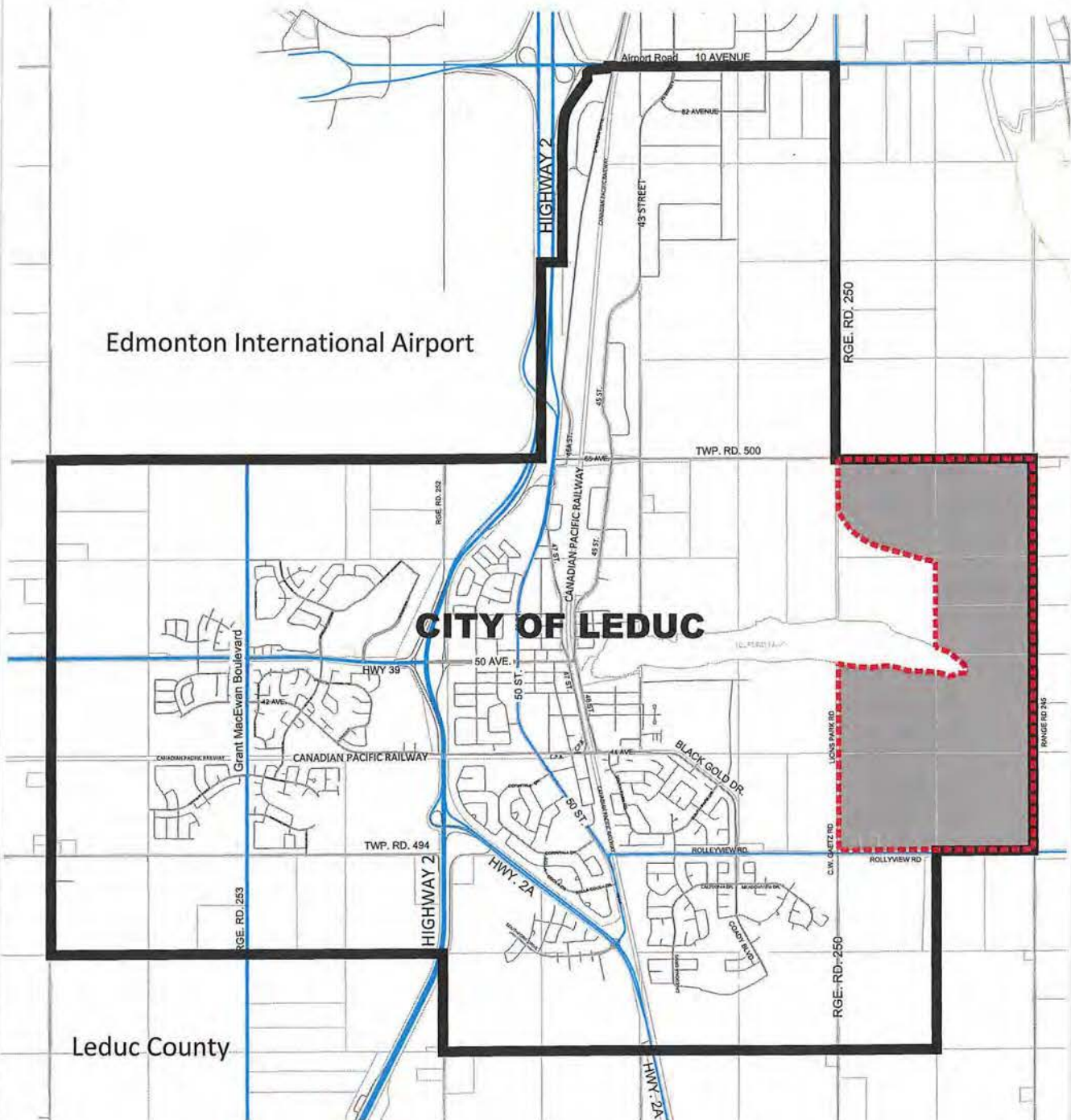
This Area Structure Plan (ASP) is meant to provide direction for the development of industrial, business, and other employment-generating uses in the area, in a manner that is consistent with the City of Leduc and County of Leduc Intermunicipal Development Plan (IDP), the City of Leduc Municipal Development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

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

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

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

## LOCATION MAP

 PLAN AREA

September 7, 2018  
1161 106060 KC

## 1.2 STAKEHOLDER & PUBLIC ENGAGEMENT PROCESS

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

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

## 1.3 INTERPRETATION

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

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

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

## 2.0 PLANNING CONTEXT

### 2.1 MUNICIPAL GOVERNMENT ACT

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

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

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

### 2.2 EDMONTON METROPOLITAN REGION GROWTH PLAN

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

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

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

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

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

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

## **2.3 EDMONTON INTERNATIONAL AIRPORT VICINITY PROTECTION AREA REGULATION**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

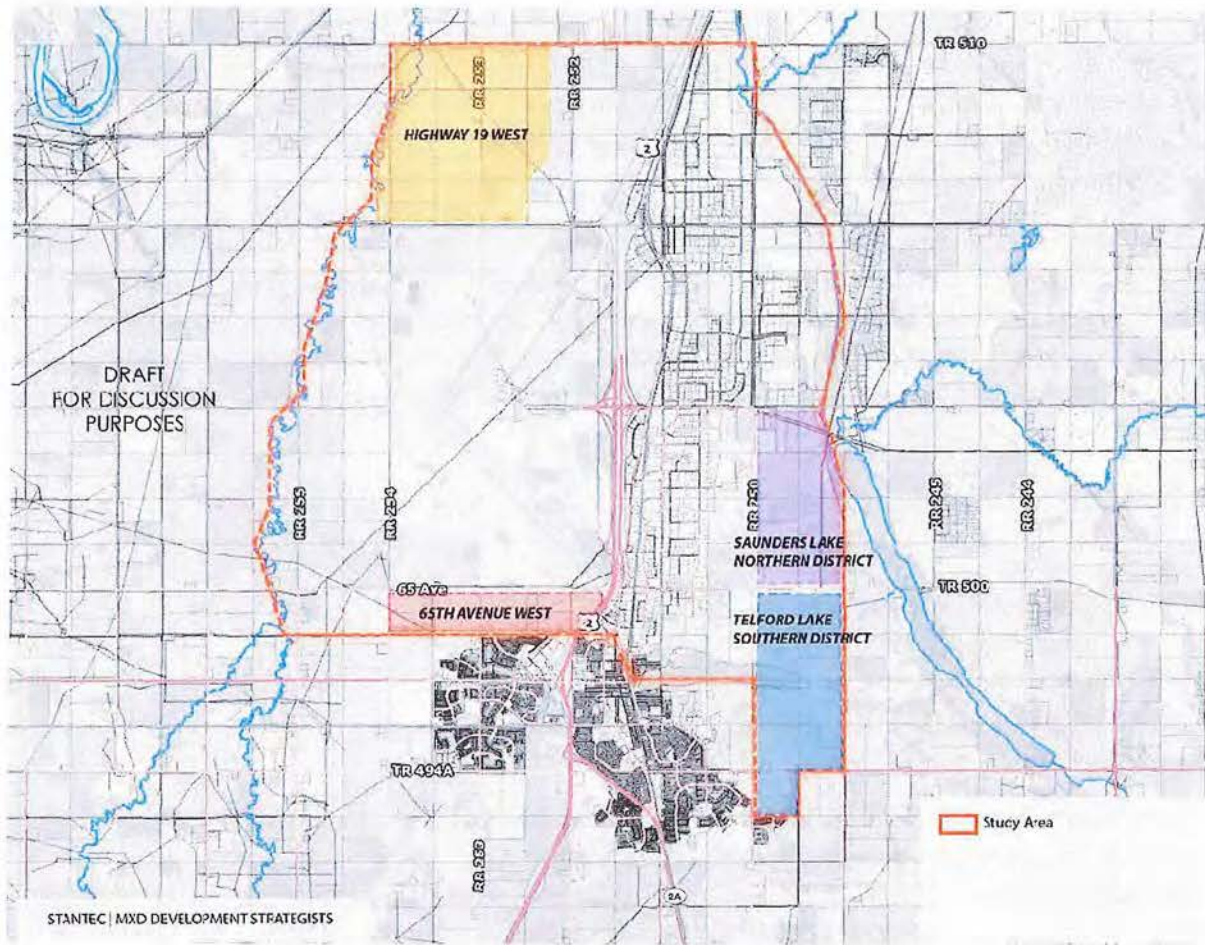
## **2.6 AEROTROPOLIS VIABILITY STUDY**

### **2.6.1 AVS History**

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

- Highway 19 West
- Saunders Lake Northern District
- Telford Lake Southern District
- 65<sup>th</sup> Avenue West

### Figure 2: AVS Priority Areas



Source: Aerotropolis Viability Study, 2015

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

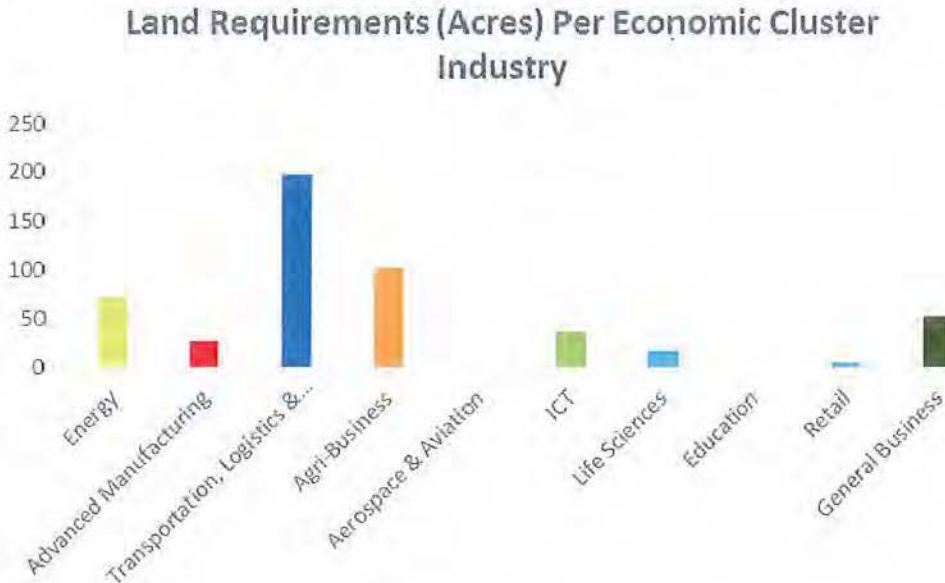
A key focus of the study was to determine and recommend a variety of economic clusters that would have the potential feasibility to grow and be successful within the study area. An economic cluster occurs when companies from the same industry gather in a close spatial setting, which generates a variety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

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

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

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

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



Source: Aerotropolis Viability Study, 2015

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

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

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

## 2.6.2 AVS Review

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

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

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

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

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

## **2.7 TELFORD LAKE MASTER PLAN**

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

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

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

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

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

## **2.8 AGRICULTURAL IMPACT ASSESSMENT**

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

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

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

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

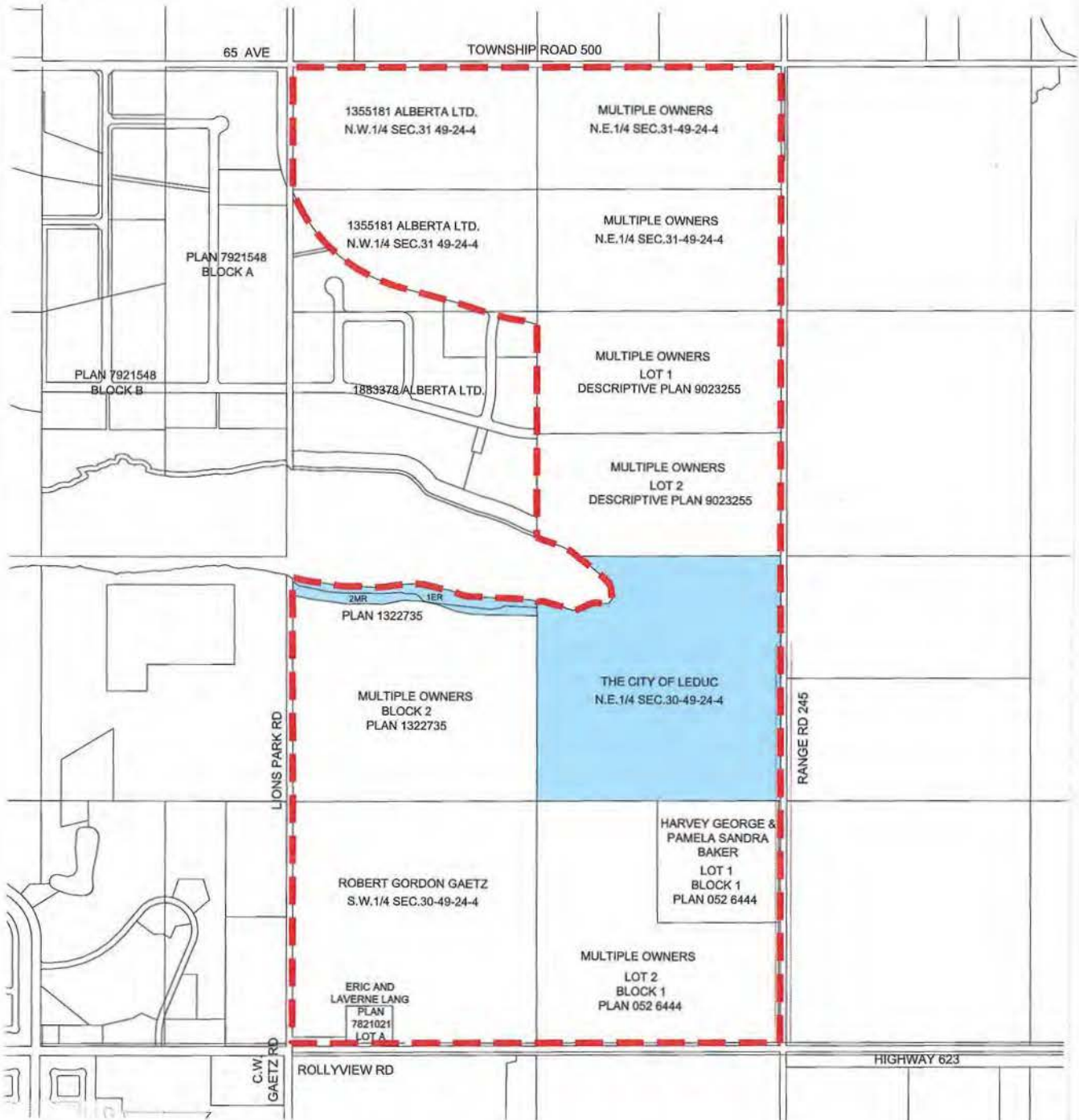
# FIGURE 4.0

## OWNERSHIP MAP



### LEGEND

- PRIVATE LANDS
- PUBLIC LANDS



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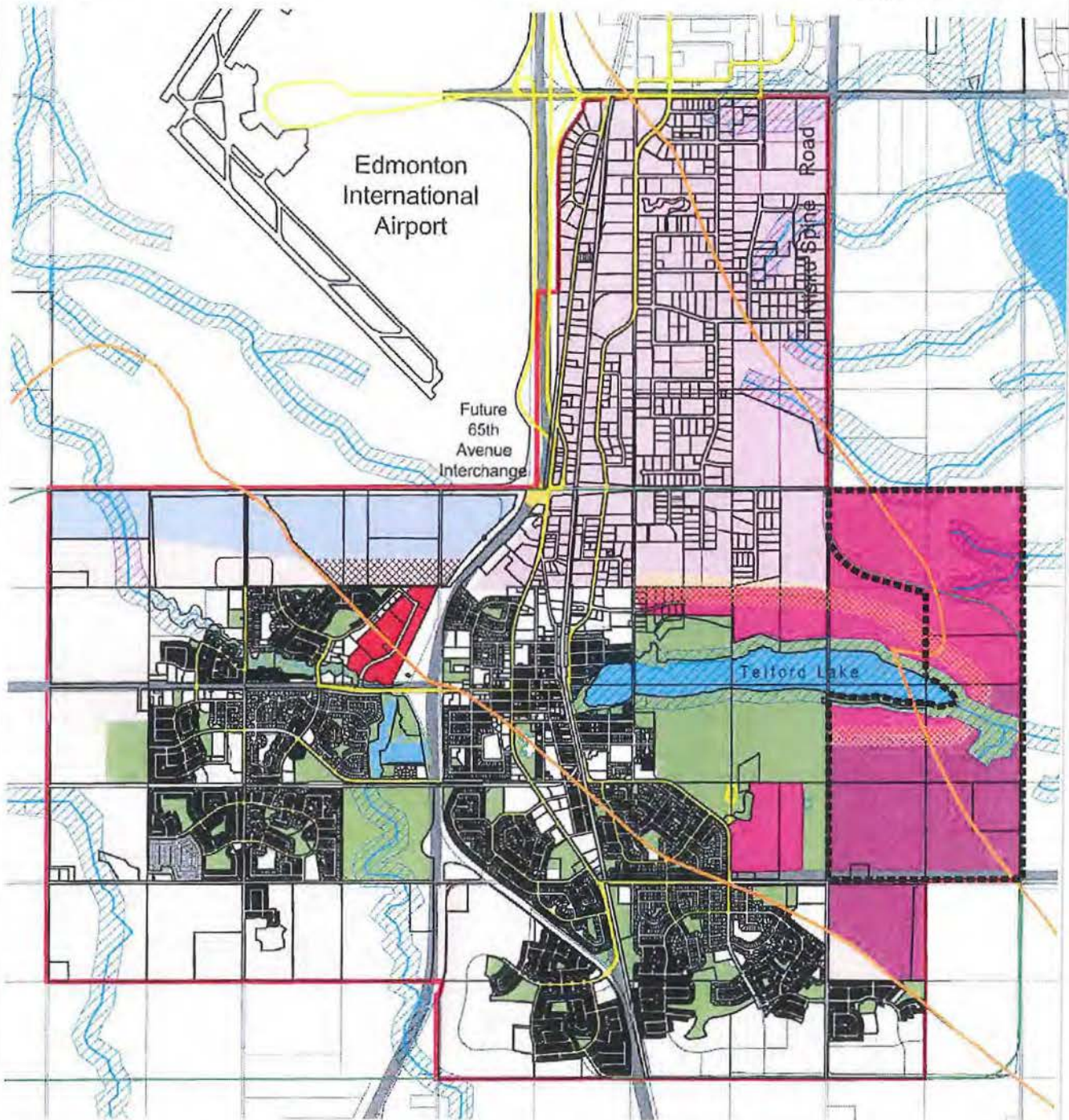
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# FIGURE 5.0

## MDP CONTEXT MAP



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



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FIGURE 6.0

# IDP CONTEXT MAP

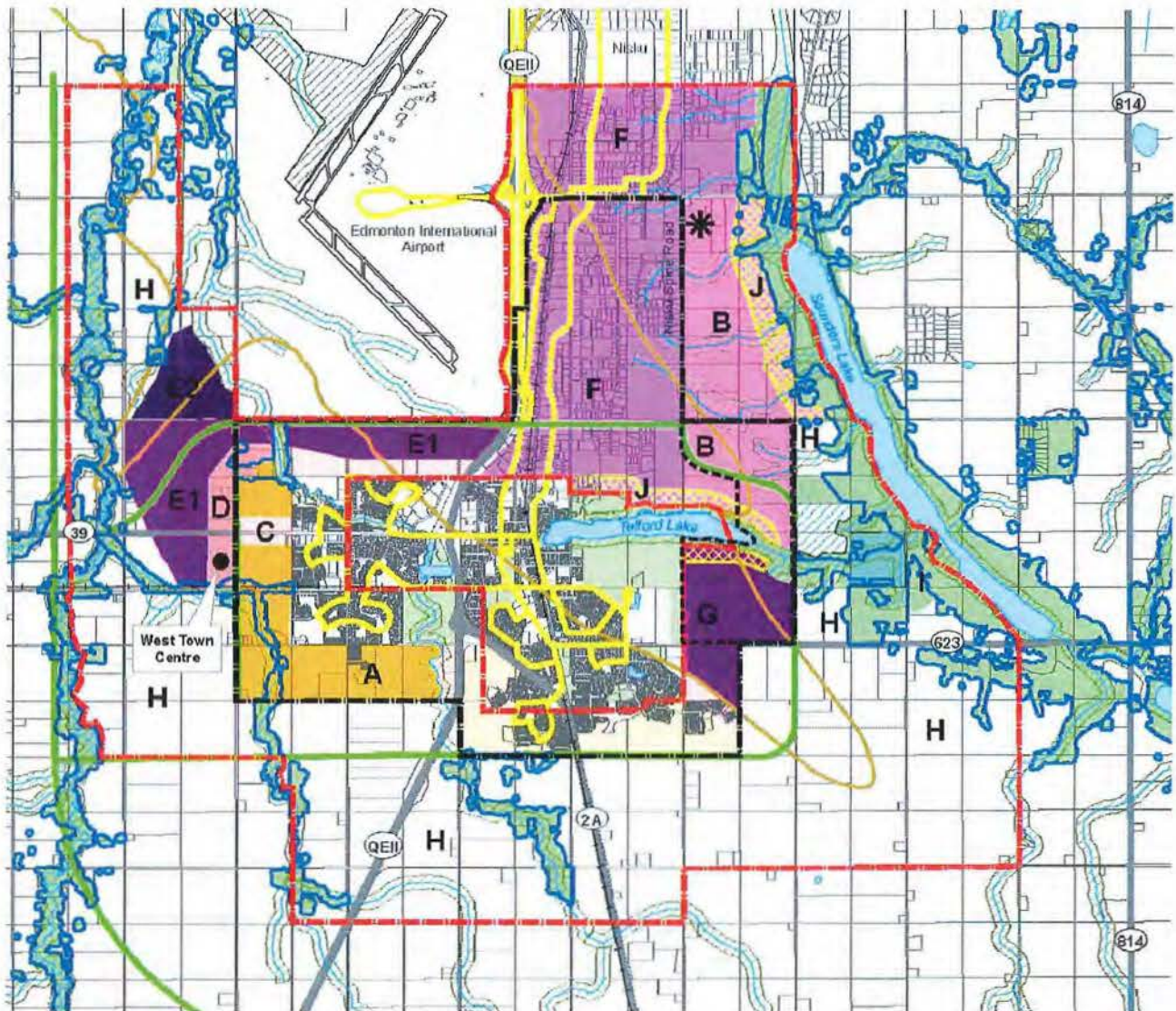


## Legend

- IDP Area Boundary
- City of Leduc Boundary
- A Primary Urban Residential Growth
- B Saunders / Telford Lake Business
- C Transitional Residential Mixed Use
- D Town Centres
- E1 West Business Industrial
- West Business Industrial Reserve
- F Nisku/Leduc Business Industrial
- G Southeast Business Industrial

- H EIP Reserve and Referral Area
- I Open Space and Greenways
- J Business to Greenways Transition
- Future Parkway & Clearance Zone
- Approved Residential ASPs
- Open Space
- Regional Landfill Site (to be reclaimed as open space in the future)
- Regional Landfill Site (West Expansion Area)
- Riparian Areas
- Leduc County Environmental Study Area Boundary

- Railway
- Proposed Future Major Roadway
- Railway
- Leduc Transit
- IEEF, 50 Corridor
- Creeks & Rivers
- \* Temporary Industrial Use
- East Telford ASP Boundary



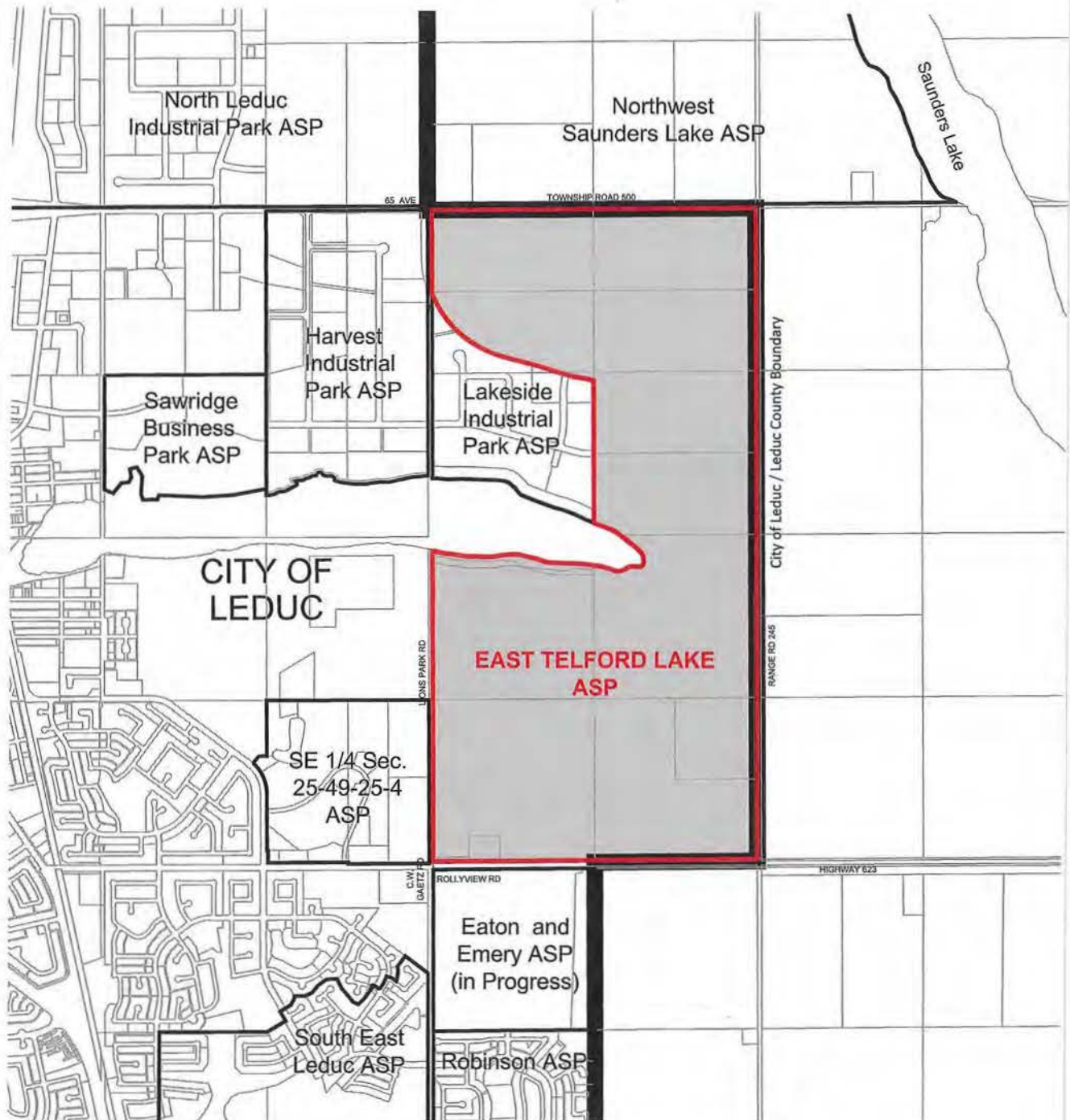
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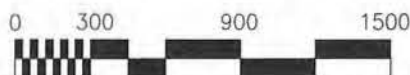
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FIGURE 7.0

# ASP CONTEXT MAP



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September 7, 2018  
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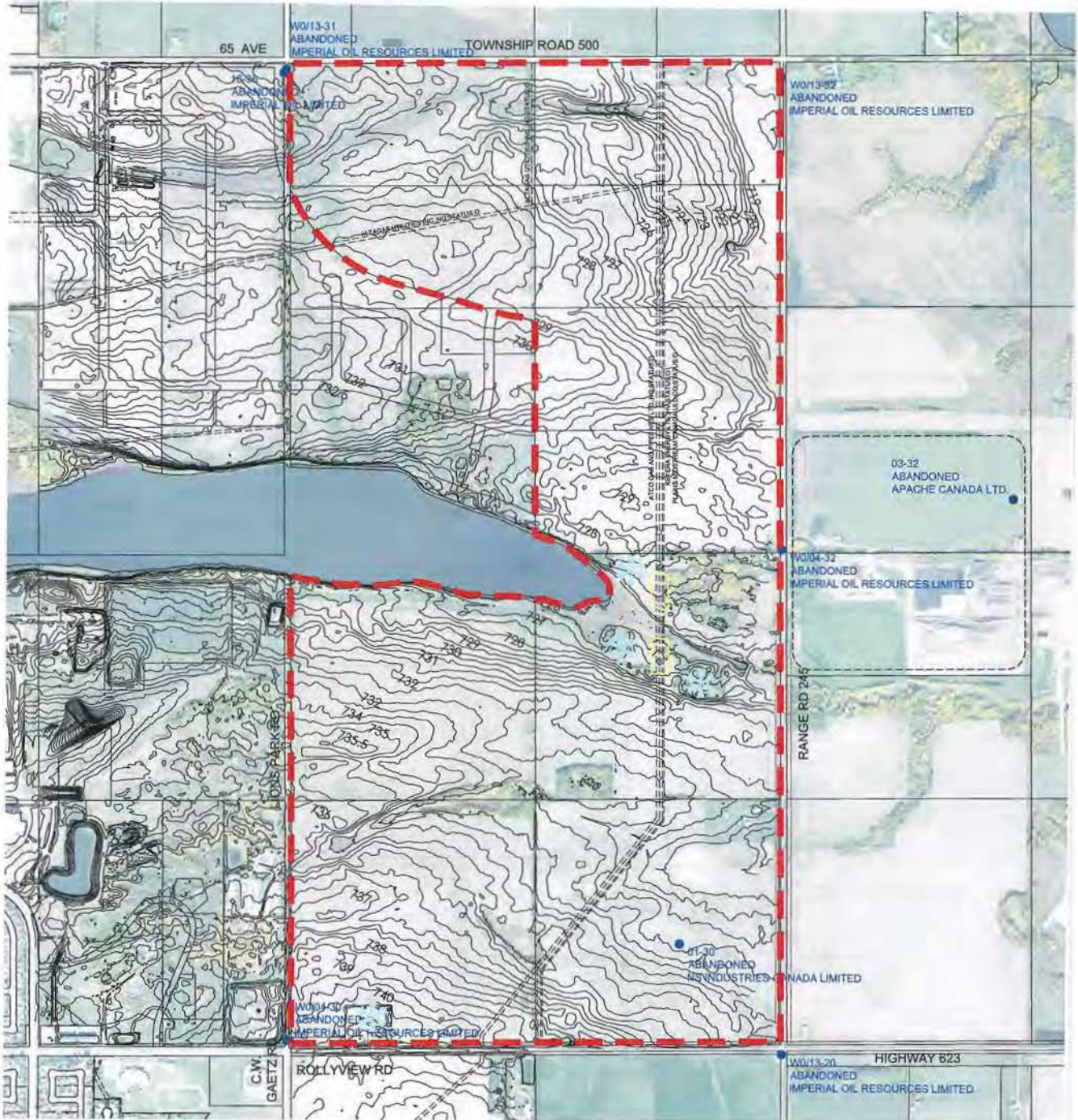
FIGURE 8.0

# EXISTING CONDITIONS



## LEGEND

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



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December 12, 2018  
1161 106060 KC

**CITY OF LEDUC**  
EAST TELFORD LAKE  
AREA STRUCTURE PLAN

## **3.0 EXISTING CONDITIONS**

### **3.1 EXISTING LAND USES**

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

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

### **3.2 ADJACENT LAND USES**

#### **3.2.1 Current Land Uses**

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

#### **3.2.2 Planned Land Uses**

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

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

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

### **3.3 NATURAL FEATURES**

#### **3.3.1 Topography and Soils**

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

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

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

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

#### **3.3.2 Biophysical Assessment**

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

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

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

### **3.3.2.1 Telford Lake**

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

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

### **3.3.2.2 Drainage Channels**

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

### **3.3.2.3 South Wetland**

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

## **3.3.3 Environmentally Significant Areas**

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

### **3.3.3.1 ESA#1 – Telford Lake**

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

### 3.3.3.2 ESA #5

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

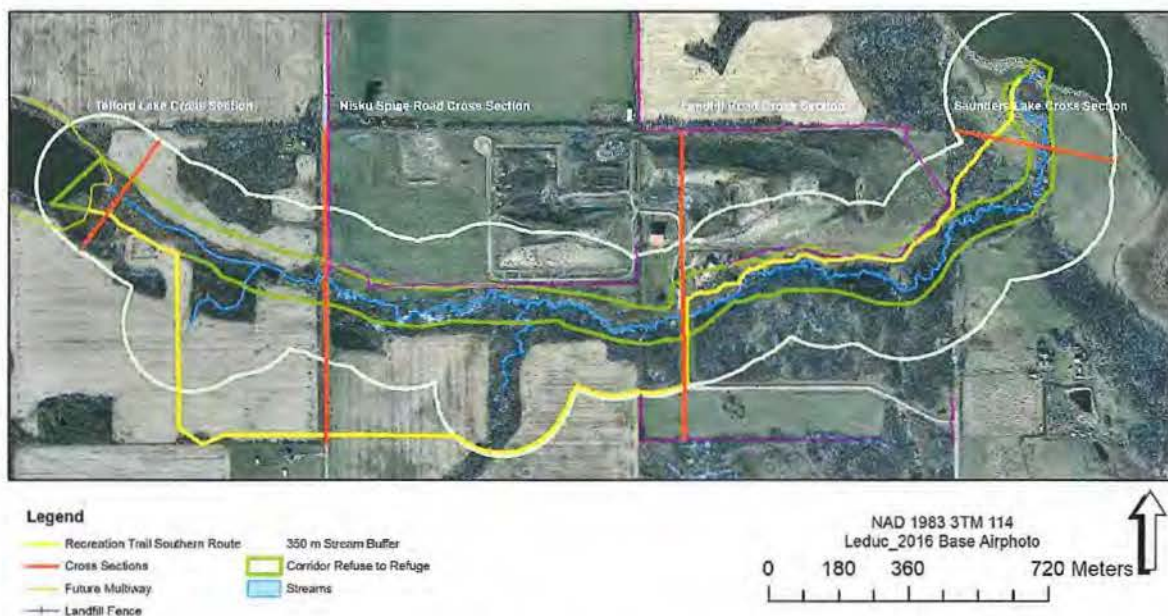
This ESA is important for local connectivity due to its proximity to other ESA habitats, particularly for songbirds, waterfowls and mammals. Activities such as removing ditches that drain the wetland complex, weeding, and establishing development setbacks are recommended.

### 3.3.3.3 ESA #8

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

## 3.4 TELFORD LAKE—SAUNDERS LAKE CORRIDOR

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



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

### **3.5 HISTORIC RESOURCES**

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

### **3.6 ENVIRONMENTAL ASSESSMENT**

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

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

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

#### **3.6.1 Pipelines**

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

#### **3.6.2 Well Sites**

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

#### **3.6.3 Other**

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

## 4.0 LAND USE CONCEPT

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

**Table 1: Land Use Statistics**

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

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

FIGURE 9.0

# LAND USE CONCEPT



## **4.1 AERO EMPLOYMENT & FLEX BUSINESS POLICY AREAS OVERVIEW**

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

## **4.2 AERO EMPLOYMENT**

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

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

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

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

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

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

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

#### **4.2.1 Policy**

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

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

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

### **4.3 FLEX BUSINESS**

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

#### **4.3.1 Policy**

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

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

## **4.4 GENERAL COMMERCIAL**

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

### **4.4.1 Policy**

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

## **4.5 URBAN SERVICES**

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

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

### **4.5.1 Policy**

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

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

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

## 4.6 ENVIRONMENTAL RESERVE

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

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

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

### 4.6.1 Policy

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

## 4.7 PARK

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

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

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

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

### 4.7.1 Policy

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

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

## **4.8 AGRICULTURE**

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

### **4.8.1 Policy**

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

## 5.0 TRANSPORTATION

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

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

### 5.1 SPINE ROAD

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

#### 5.1.1 Policy

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

### 5.2 ARTERIAL & COLLECTOR ROADWAY NETWORK

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

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

### **5.2.1 Policy**

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

## **5.3 LOCAL ROADWAYS**

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

### **5.3.1 Policy**

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

## 5.4 PROCESSIONAL ROUTES

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

### 5.4.1 Policy

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

## 6.0 SERVICING

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

### 6.1 STORMWATER MANAGEMENT

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

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

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

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

### **6.1.1 Policy**

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

## **6.2 SANITARY SEWER**

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

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

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

### **6.2.1 Policy**

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

## **6.3 WATER NETWORK**

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

### **6.3.1 Policy**

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

## 7.0 IMPLEMENTATION

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

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

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

### 7.1 OUTLINE PLANS

#### 7.1.1 Policy

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

### 7.2 LAND USE BYLAW

#### 7.2.1 Policy

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

### 7.3 STAGING

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

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

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

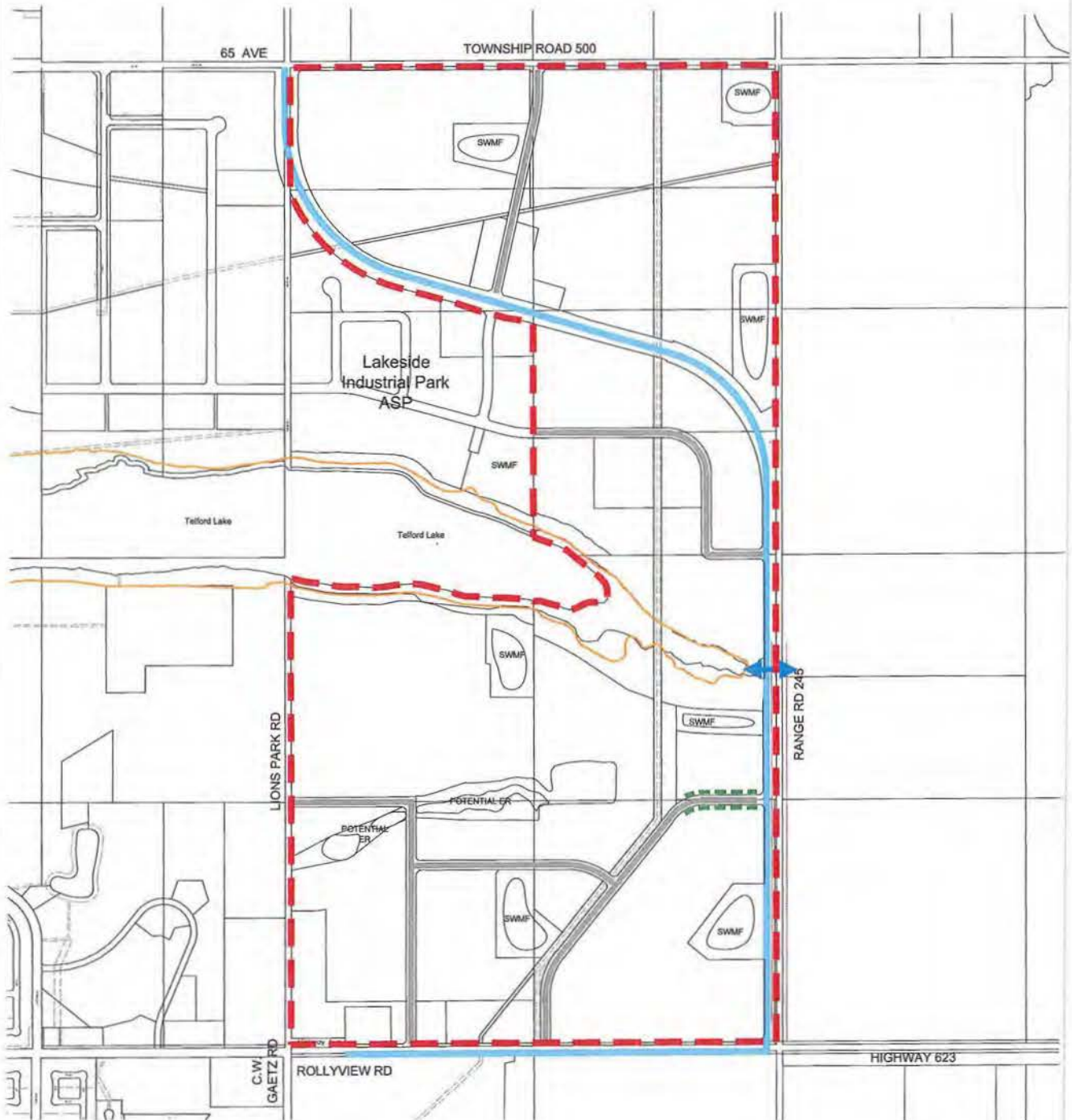
# FIGURE 10.0

## TRANSPORTATION



### LEGEND

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



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



December 12, 2018  
1161 106060 KC

# FIGURE 11.0

## STORMWATER CONCEPT



### LEGEND

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



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



December 12, 2018  
1161 106060 KC

# FIGURE 12.0

## SANITARY SEWER CONCEPT



### LEGEND

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



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



December 12, 2018  
1161 106060 KC

# FIGURE 13.0

## WATER NETWORK CONCEPT



### LEGEND

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



V:\1161\active\1161106060.dwg 12/12/2018 12:56:00 PM 1161106060.dwg 12/12/2018 12:56:00 PM

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



December 12, 2018  
1161 106060 KC

**CITY OF LEDUC**  
EAST TELFORD LAKE  
AREA STRUCTURE PLAN

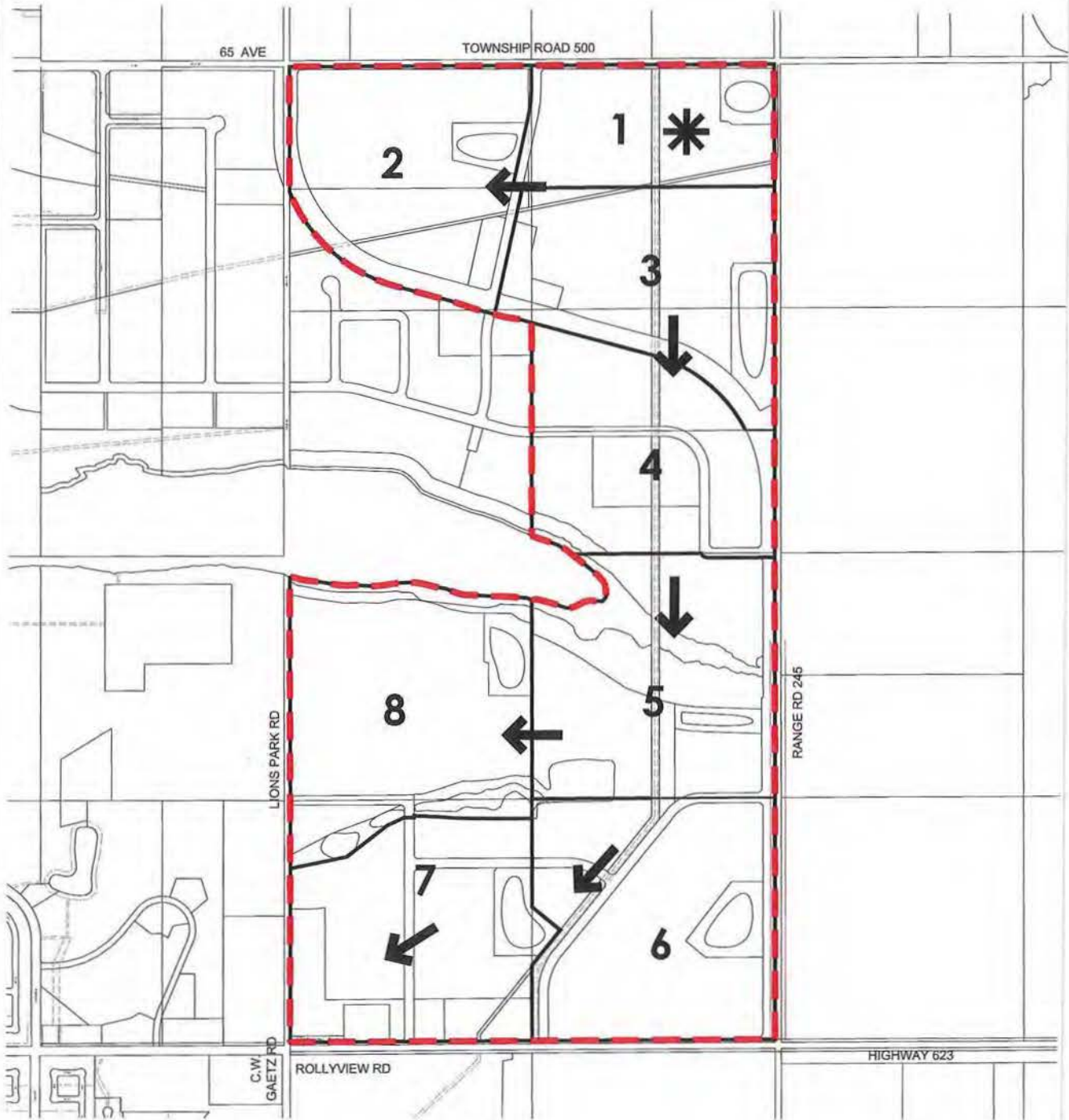
FIGURE 11.0

# STAGING PLAN

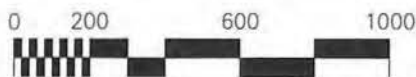


## LEGEND

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



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



December 12, 2018  
1161 106060 KC

## 8.0 REFERENCES

Dragon, B. Farooqui, H., Patel, S. Stelfox, N. 2018. Leduc Wildlife Corridor Study. Prepared for City of Leduc, Leduc County, and Stantec Consulting Ltd. University of Alberta.

Fiera Biological Consulting Ltd. 2017. City of Leduc Environmentally Significant Areas Study. Prepared for City of Leduc.

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ISL Engineering. 2010. Telford Lake Master Plan. Prepared for City of Leduc.

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MXD Development Strategists, Stantec Consulting Ltd. 2015. Aerotropolis Viability Strategy. Prepared for City of Leduc.

Spencer Environmental Management Services Ltd. 2010. Telford Lake Master Plan: Biophysical Review of Sensitivities and Opportunities. Prepared for ISL Engineering, City of Leduc.

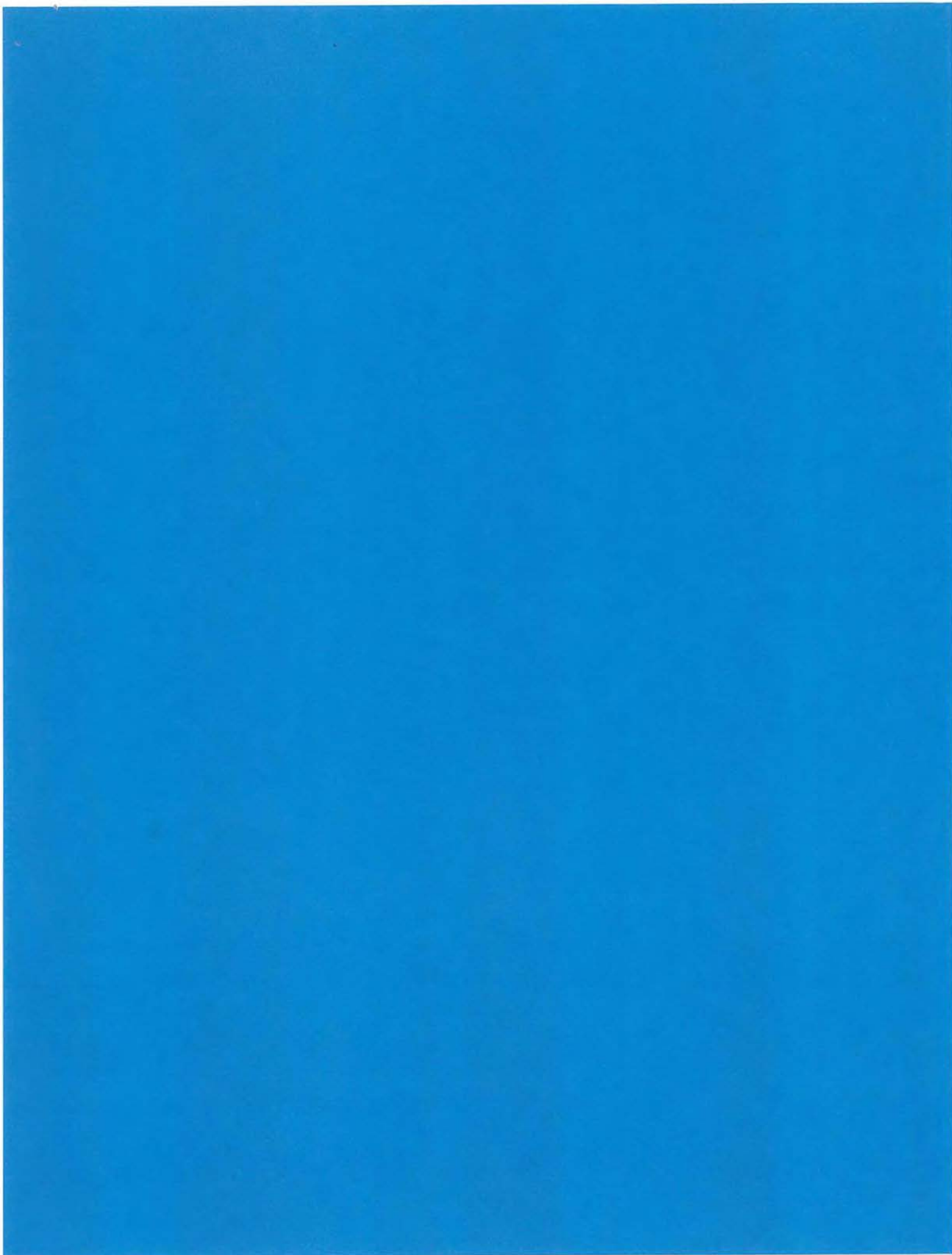
Stantec Consulting Ltd. 2017. Agricultural Baseline Assessment – East Telford Lake Area Structure Plan. Prepared for City of Leduc.

Stantec Consulting Ltd. 2017. East Telford Lake Area Structure Plan Biophysical Assessment 30-49-24 W4M and 31-49-24 W4M. Prepared for City of Leduc.

Stantec Consulting Ltd. 2017. East Telford Lake ASP - Desktop Phase I Environmental Site Assessment

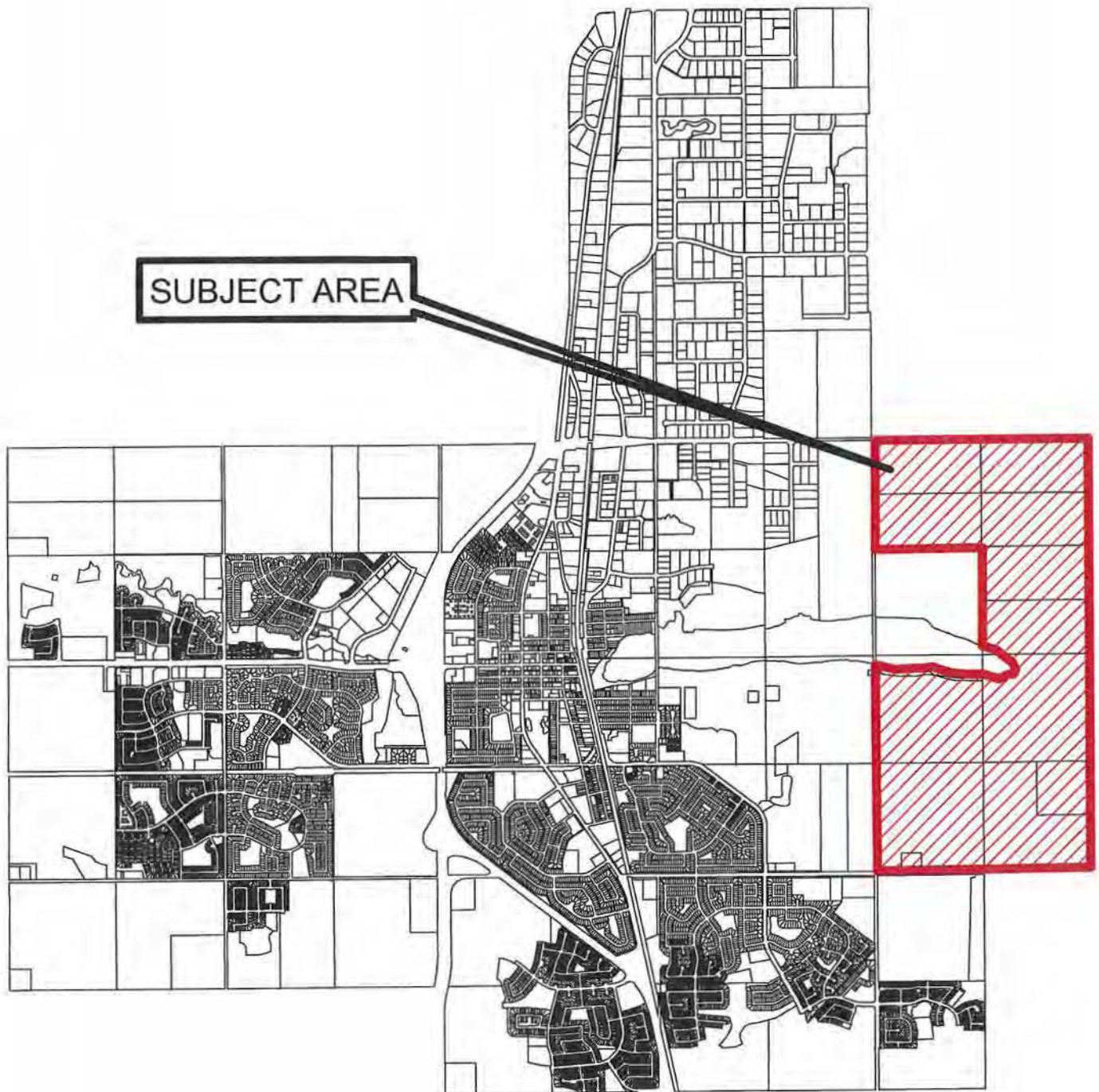
Stantec Consulting Ltd. 2017. Geotechnical Desktop Study City of Leduc East Telford Lake Area Structure Plan. Prepared for City of Leduc.

Stantec Consulting Ltd. 2018. Agricultural Impact Assessment – East Telford Lake Area Structure Plan. Prepared for City of Leduc.



# KEY PLAN

ATTACHMENT 2



SUBJECT AREA

FIGURE 9.0

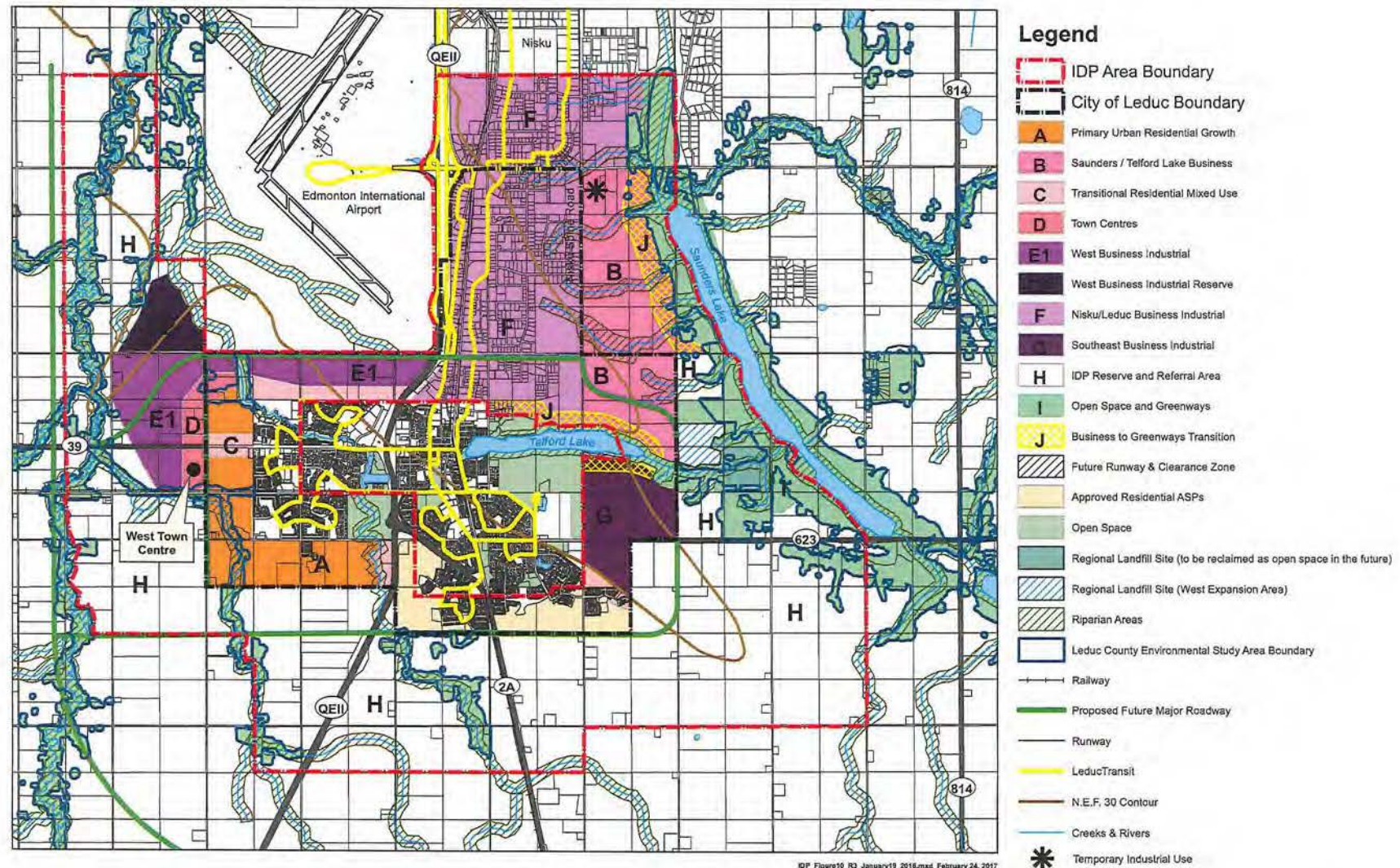
## LAND USE CONCEPT



V:\1161\active\116106060\drawing\mxd\lens\lensing\ASPA\SP\_1\lens\lake\_07sep2018.dwg

As amended by City of Leduc Bylaw No. 933-2016 Approved August 21, 2017 (Office Consolidation)  
and  
Leduc County Bylaw No. 24-16 Approved July 11, 2017 (Office Consolidation)

FIGURE 10: INTERMUNICIPAL DEVELOPMENT PLAN POLICY AREAS



**MEETING DATE:** February 11, 2019

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

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

**REPORT TITLE:** Bylaw No. 1010-2018 – Redistricting Part of Block A, Plan 7921548 (Telford ER/MR) (2<sup>nd</sup> & 3<sup>rd</sup> Readings)

## REPORT SUMMARY

Bylaw 1010-2018 will amend Bylaw 809-2013, Section 27.0 – Land Use Map, by redistricting part of Block A, Plan 7921548 from UR – Urban Reserve to GR – General Recreation and ERD – Environmental Restricted Development. The redistricting will allow for the protection of environmentally sensitive lands around Telford Lake as Environmental Reserve (ER) and will also facilitate the construction of multiway within Municipal Reserve (MR).

## RECOMMENDATION

1. That Council give Bylaw 1010-2018 second reading.
2. That Council give Bylaw 1010-2018 third reading.

## BACKGROUND

### KEY ISSUE(S) / CONTEXT:

The GR land use district is intended to accommodate areas used for public parks to meet active or passive recreational and leisure pursuits at neighbourhood, district and regional levels. The ERD land use district is for the protection of environmentally sensitive areas by restricting development to that which is clearly compatible with the natural feature, and by providing access to the public in a manner that preserves the feature, in accordance with the Municipal Government Act.

The City recently received a subdivision application proposing to create two parcels adjacent to Telford Lake, within the Harvest Industrial Park on Block A, Plan 7921548. The City of Leduc is working with the landowner to subdivide and redistrict the proposed ER and MR lands surrounding Telford Lake in order to allow for multiway construction prior to that which would come with subdivision and development of the lands by the developer. The proposed redistricting will help to further advance the Telford Lake multiway project, with construction anticipated in 2019.

### LEGISLATION AND/OR POLICY:

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

### PAST COUNCIL CONSIDERATION:

Bylaw 1010-2018 was given first reading by Council at the regular meeting held January 28, 2019.

## CITY OF LEDUC PLANS:

Bylaw 1010-2018 is consistent with the City's Municipal Development Plan, as amended, the Telford Lake Master Plan, and the Harvest Industrial Park Area Structure Plan.

## IMPLICATIONS OF RECOMMENDATION

### ORGANIZATIONAL:

There are no organizational implications.

### POLICY:

There are no policy implications.

### IMPLEMENTATION / COMMUNICATIONS:

The public hearing was held earlier at this meeting of Council. The hearing was advertised in the January 25 and February 1, 2019 issues of 'The Representative' and notices were mailed to property owners within 61.0 m of the subject area.

### ALTERNATIVES:

1. That Council amend Bylaw 1010-2018;
2. That Council defeat Bylaw 1010-2018.

### ATTACHMENTS:

1. Bylaw 1010-2018
2. Key Plan
3. Redistricting Plan
4. Subdivision Plan
5. Harvest Industrial Park Area Structure Plan Land Use Concept

Others Who Have Reviewed the Report

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

**AMENDMENT # 90 - TO BYLAW NO. 809-2013, THE LAND USE BYLAW**

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

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

**AND:** notice of intention to pass this bylaw has been given and a public hearing has been held in accordance with the Act;

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

**PART I: APPLICATION**

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

Part of Block A, Plan 7921548  
(consisting of 2.96 ha more or less)

From: UR – Urban Reserve

To: GR – General Recreation  
ERD – Environmental Restricted Development

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

**PART II: ENACTMENT**

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

READ A FIRST TIME IN COUNCIL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, AD 2019.

READ A SECOND TIME IN COUNCIL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, AD 2019.

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

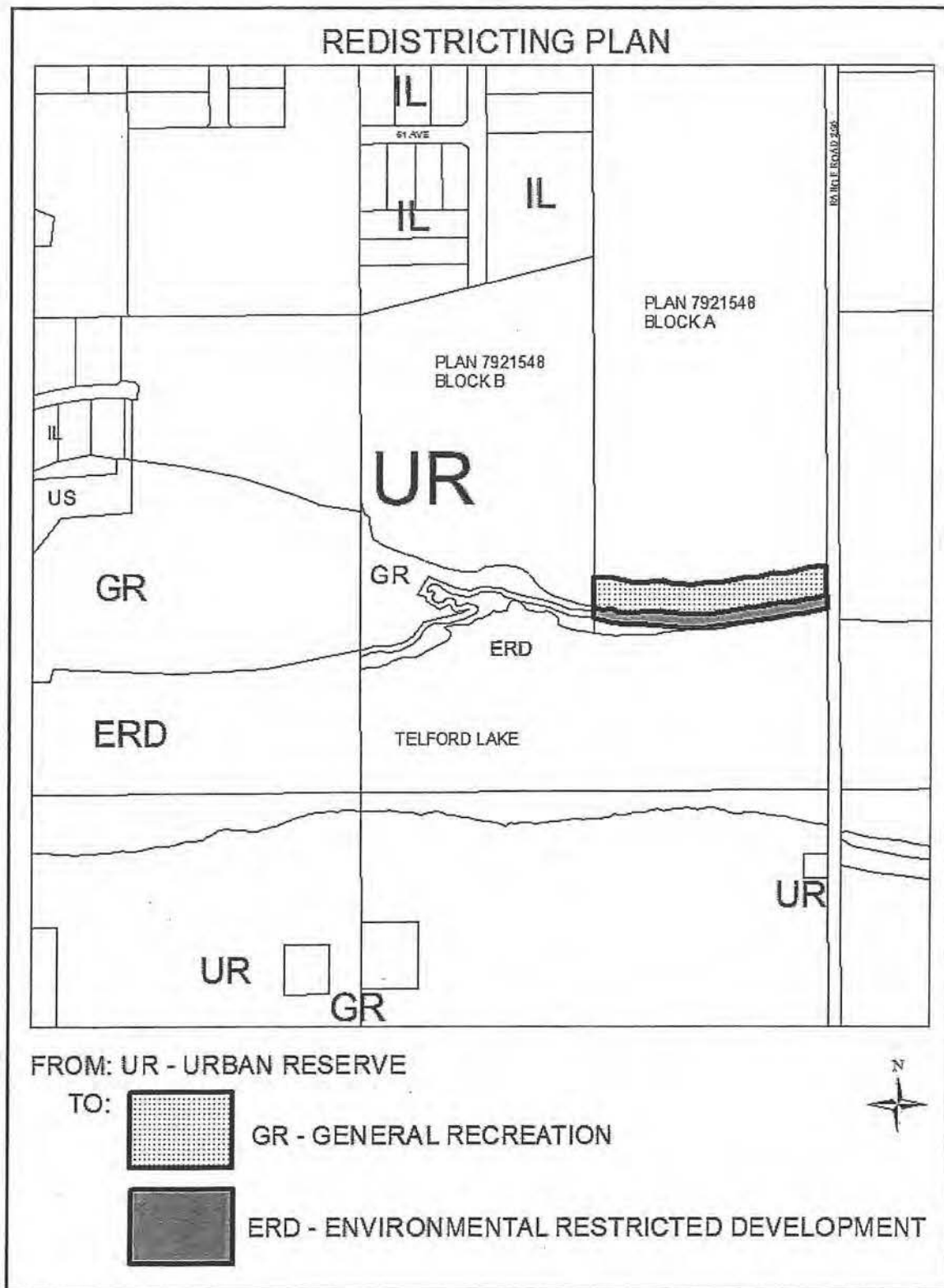
\_\_\_\_\_  
Date Signed



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

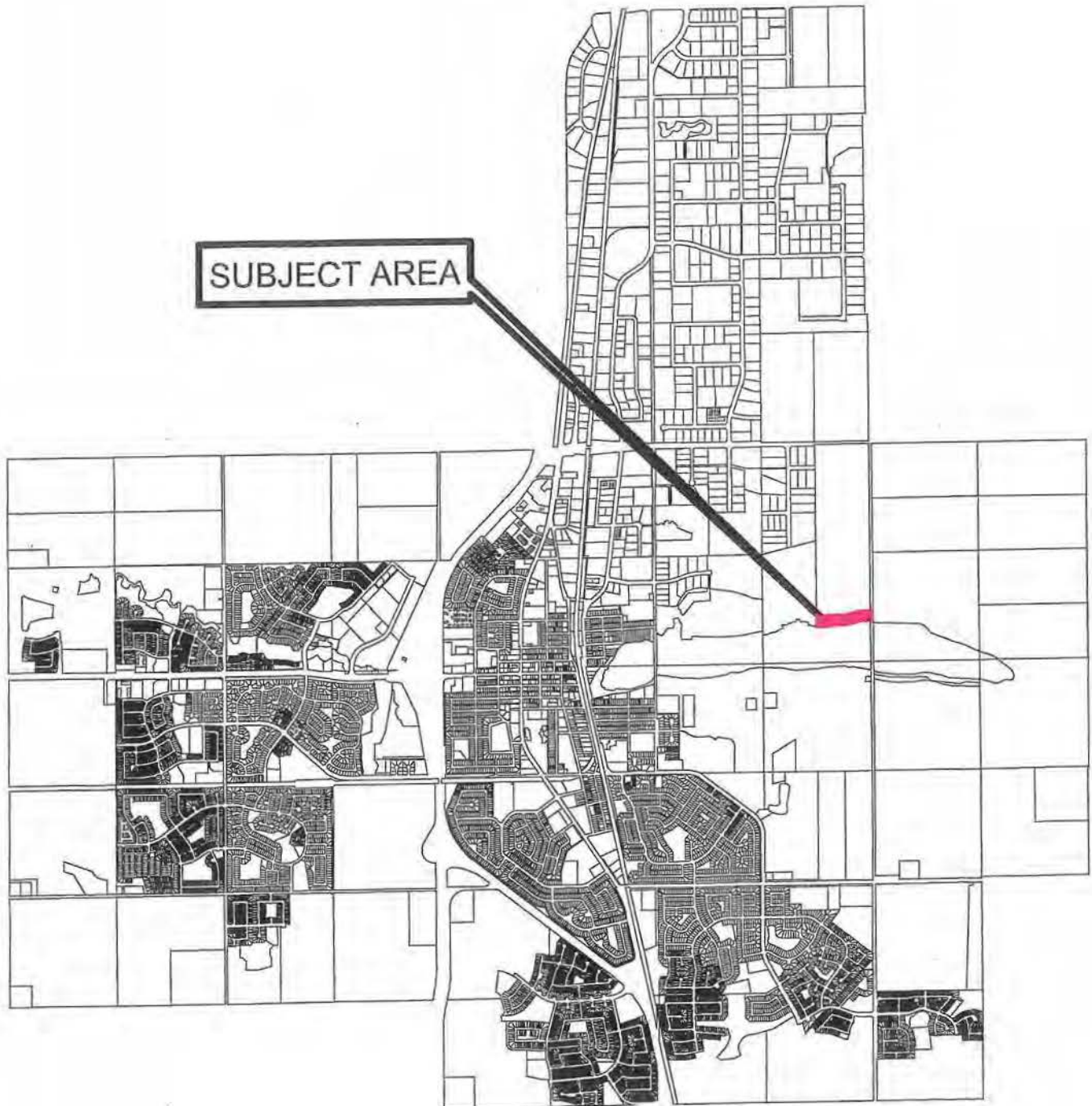
\_\_\_\_\_  
Sandra Davis  
CITY CLERK

## REDISTRICTING PLAN



# KEY PLAN

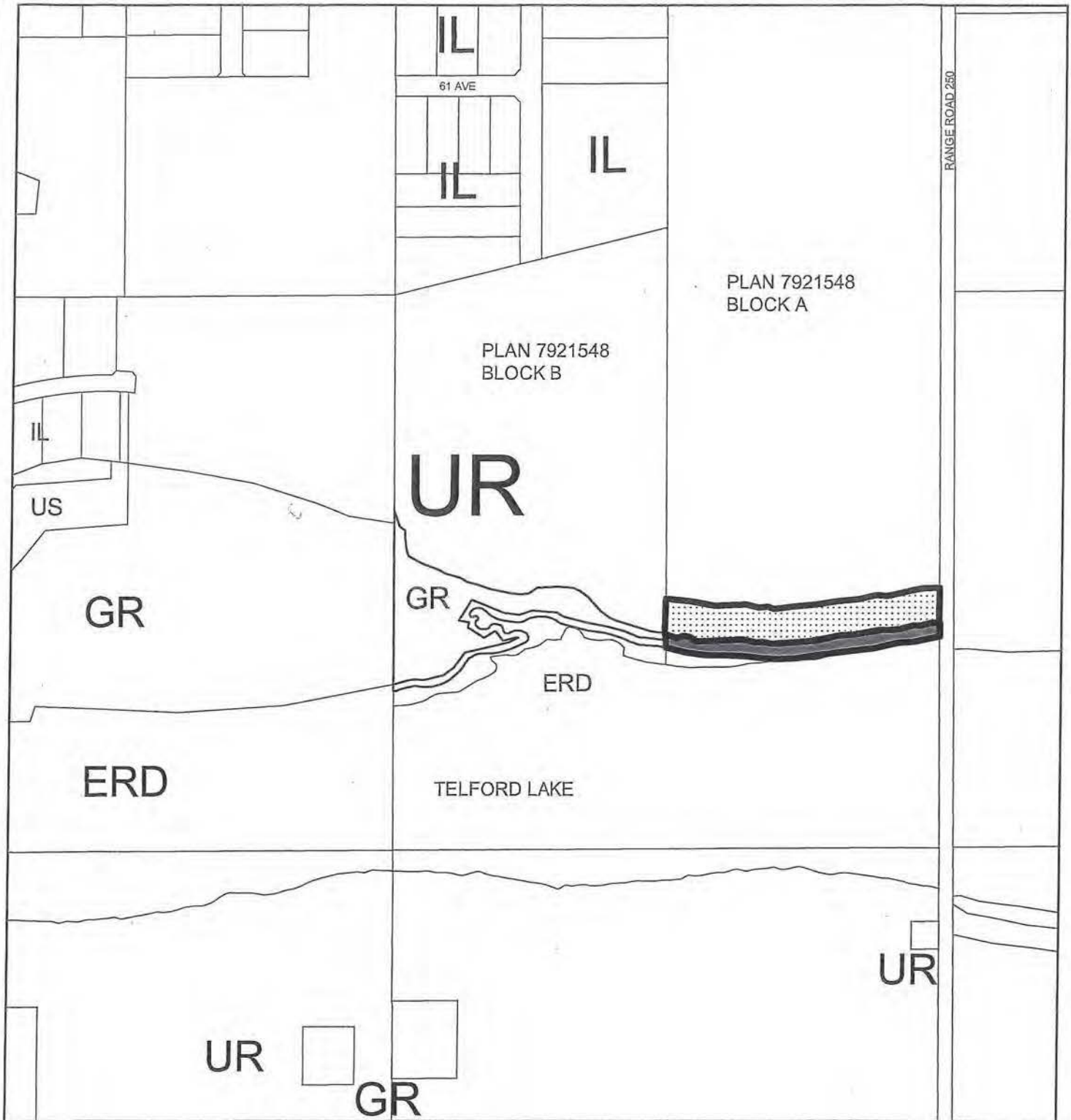
ATTACHMENT 2



SUBJECT AREA

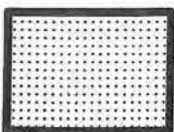
# REDISTRICTING PLAN

ATTACHMENT 3



FROM: UR - URBAN RESERVE

TO:

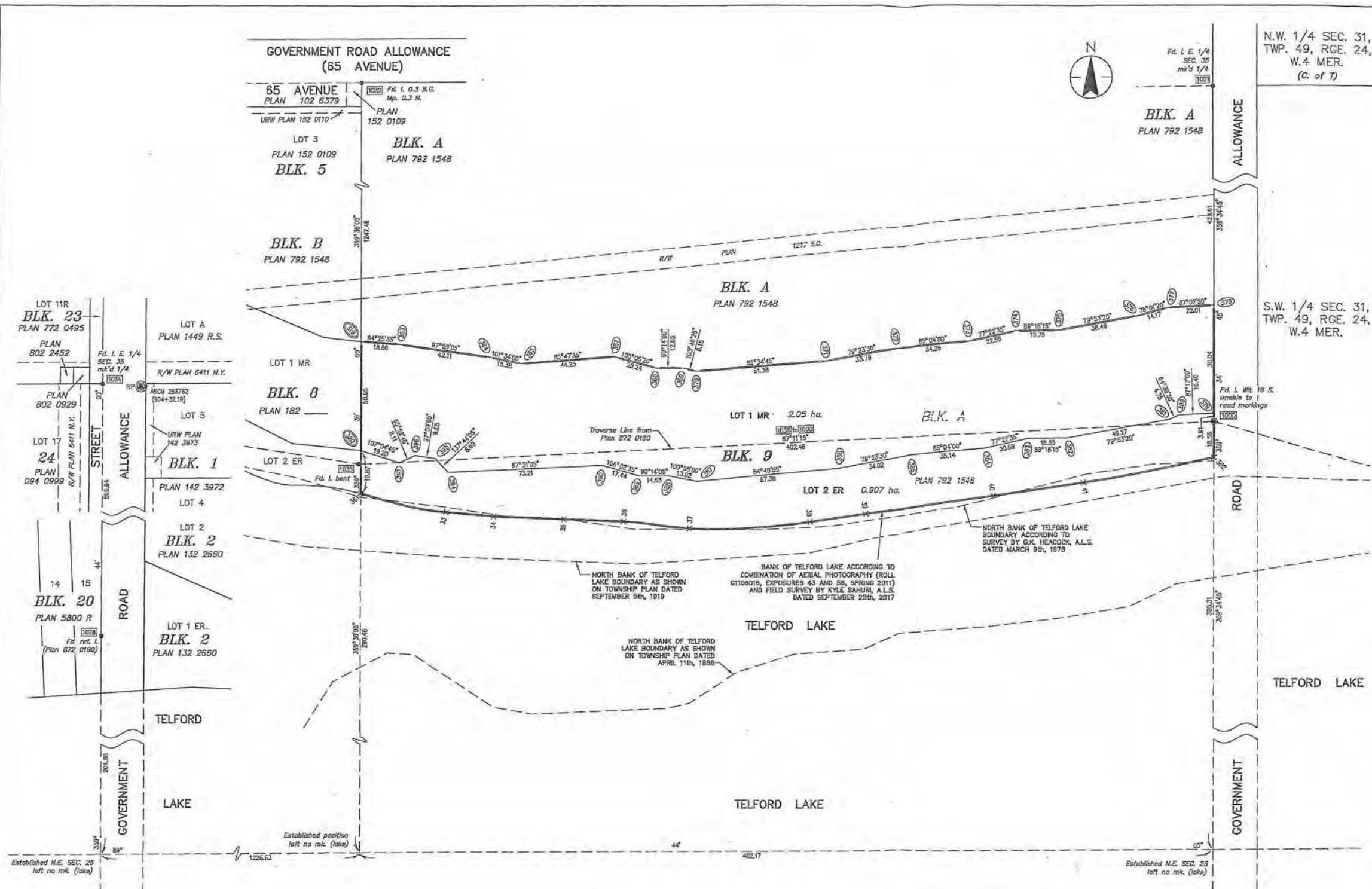


GR - GENERAL RECREATION



ERD - ENVIRONMENTAL RESTRICTED DEVELOPMENT





**CERTIFICATE: SECTION 47 SURVEYS ACT**

Registered on  
as number  
All Statutory Monuments were placed in the ground between the  
dates of  
and are positioned in accordance with the coordinates shown  
attached to the subdivision instrument except for the following:

PLAN No. ....  
ENTERED AND REGISTERED  
ON .....  
INSTRUMENT No. ....  
A.D. REGISTRAR  
N.A.L.R.D.

LEDUC, ALBERTA

**TELFORD LAKE**

PLAN SHOWING SURVEY OF  
SUBDIVISION  
OF PART OF  
BLOCK A, PLAN 792 1548  
WITHIN THE  
S.E. 1/4 SEC. 36, TWP. 49, RGE. 25, W.4 MER.

KYLE SAHURI, A.L.S.



**LEGEND**

- Statutory Iron Survey Posts found shown thus: 1000
- Witness Monuments found shown thus: 1000
- Bank of Lake Position shown thus: 362
- The Geo-referenced Point is an Alberta Survey Control Marker found shown thus: RP
- The position where Statutory Iron Survey Posts are to be placed pursuant to Section 47 of the Surveys Act are shown thus: 375
- The position where Statutory Iron Survey Posts are to be placed pursuant to Section 47 of the Surveys Act shown on Plan 182 are shown thus: 319
- Reference Monuments, 0.025 x 1.000 long iron bars, planted shown thus: 1
- Area to be registered shown bounded thus: containing 2.94 ha.

**NOTES**

- Coordinate positions for Survey Monuments found or placed by this survey, Survey Control Markers used, Reference Monuments installed, and the location of all Survey Monuments to be placed in accordance with Section 47 of the Surveys Act are shown on a table of grid coordinates attached to the Plan instrument.
- The Coordinate values are 3TM, the reference Meridian is 114° West Longitude and based on NAD 83 (Original) datum. The coordinate values of the geo-referenced point: 5904436.89 N, 30873.54 E.
- The Combined factor used is 0.999800.
- All bearings are grid and derived from Alberta Survey Control Markers shown on this plan.
- All distances are expressed in metres and decimal thereto.
- List of abbreviations used on this plan:
 

|          |                                       |      |                             |
|----------|---------------------------------------|------|-----------------------------|
| BLK.     | denotes Block                         | Fd.  | denotes found               |
| SEC.     | denotes Section                       | I.   | denotes statutory iron post |
| TWP.     | denotes Township                      | mk.  | denotes mark                |
| RGE.     | denotes Range                         | mk'd | denotes marked              |
| MER.     | denotes Meridian                      | ref. | denotes reference           |
| R/W      | denotes Right-Of-Way                  | R.G. | denotes below grade         |
| URW      | denotes Utility Right-Of-Way          | Mr.  | denotes marker post         |
| MR       | denotes Municipal Reserve             | ha.  | denotes hectare             |
| ER       | denotes Environmental Reserve         | N.   | denotes north               |
| A.L.S.   | denotes Alberta Land Surveyor         | S.   | denotes south               |
| ASCM     | denotes Alberta Survey Control Marker | E.   | denotes east                |
| RP       | denotes Geo-referenced Point          | W.   | denotes west                |
| C. of T. | denotes Certificate of Title          | Wt.  | denotes witness             |

**SURVEYOR**

KYLE SAHURI, A.L.S.  
Surveyed between the dates of  
September 28th, 2017 to \*\*\*\*, 2018  
In accordance with the provisions of the Surveys Act.  
F.L.E. 10460582

**REGISTERED OWNER**

MELCOR DEVELOPMENTS LTD.

**SUBDIVISION AUTHORITY**

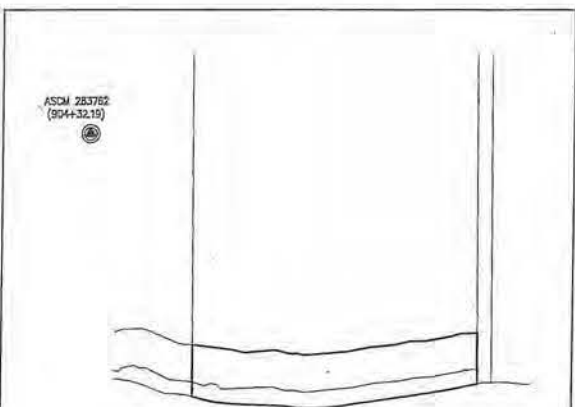
THE CITY OF LEDUC



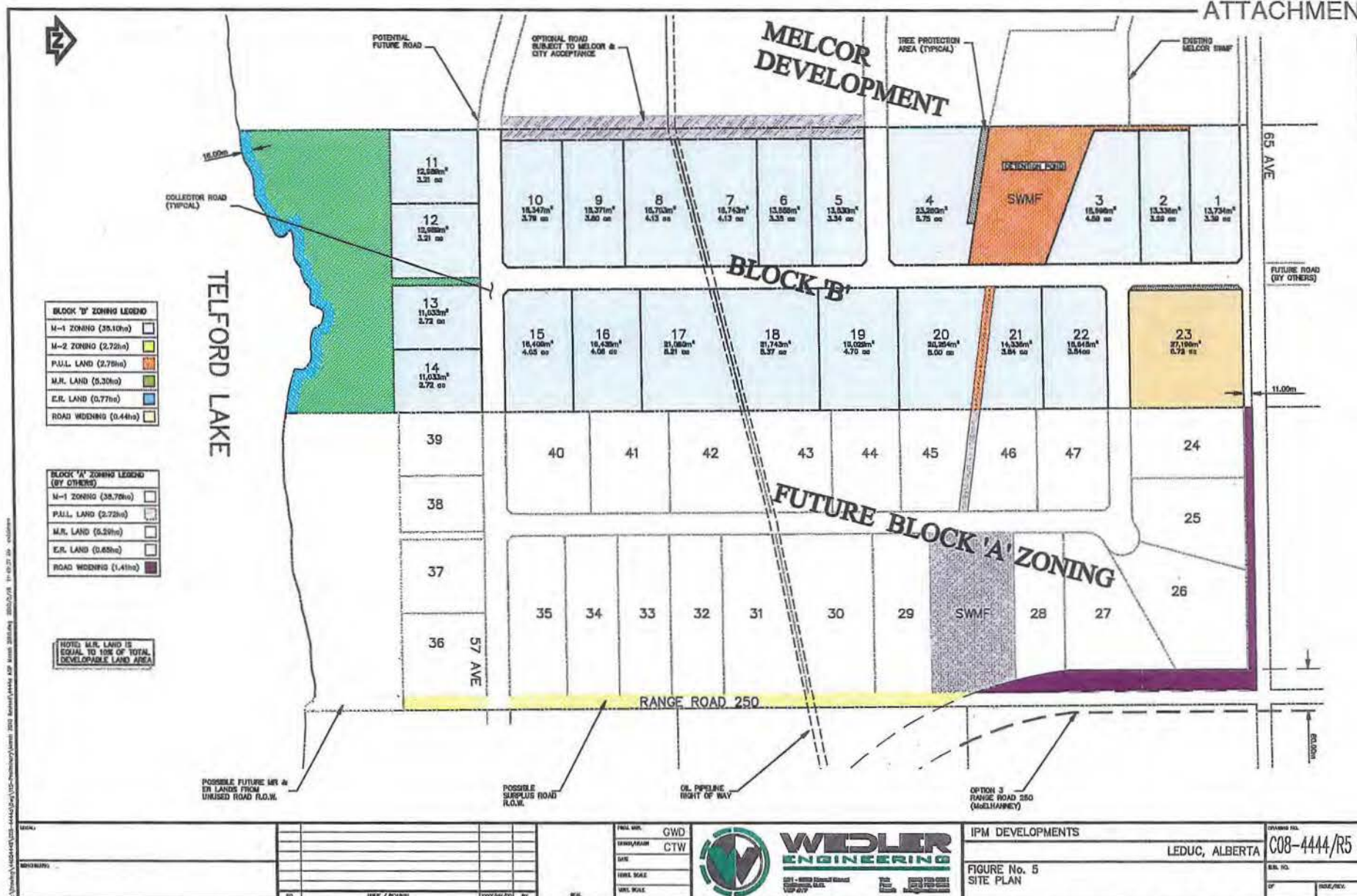
Stantec Geomatics Ltd.  
10140 - 112th Street  
Edmonton Alberta, Canada  
T5K 2L4  
Tel. 780-917-7000  
Fax. 780-917-7288  
www.stantec.com

**TABLE OF COORDINATES  
FOR THE CURRENT NORTH  
BANK OF TELFORD LAKE  
DERIVED FROM G.P.S. OBSERVATIONS  
3TM NAD 83 GRID COORDINATES**

| Point # | Northing  | Easting |
|---------|-----------|---------|
| 33      | 5903924.2 | 32126.0 |
| 34      | 5903922.3 | 32148.4 |
| 35      | 5903920.9 | 32181.6 |
| 36      | 5903919.9 | 32209.6 |
| 37      | 5903916.7 | 32240.5 |
| 38      | 5903919.7 | 32297.3 |
| 39      | 5903923.4 | 32329.2 |
| 40      | 5903931.9 | 32383.7 |
| 41      | 5903938.0 | 32426.2 |
| 391     | 5903932.9 | 32085.6 |
| 362     | 5903949.6 | 32487.5 |



**REFERENCE CONTROL**  
NOT TO SCALE



FOR PLANNING PURPOSES ONLY. NOT TO BE USED FOR CONSTRUCTION

# **PUBLIC COMMENTARY**

# IN-CAMERA ITEMS

There are no In-Camera Items

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

# **UPDATES FROM BOARDS & COMMITTEES**



Mayor's Report  
January 21 - 27, 2019

January 21

- Naming Committee
- EMRB Golf Tournament organizing committee
- Committee-of-the-Whole agenda review
- Briefing with City Manager
- Resident Concern – K. Forbes
- Council/Executive Assistant update
- Committee-of-the-Whole

January 22

- Leduc Rep interview
- S Davis, City Clerk and T Turner, Manager - Arts, Culture & Heritage
- M Bruce, Edmonton Global

January 23

- Rogers Hometown Hockey Interview

January 24

- EPCOR EL Smith Water Treatment Plant Tour
- I Sasyniuk, General Manager, Corporate Services weekly update
- Melcor Developments | D. Eggert

January 25

- 65th Avenue Interchange - Gov't announcement
- MNP Canada Games Torch Relay
- M Hay, Director, Intergovernmental Affairs & Corporate Planning and B Kelly, Government Relations Advisor

January 26

- City of Spruce Grove Mayor and Council Social Evening

***Approved by Mayor Bob Young***

"Original Signed by Mayor B. Young"



**Mayor's Report**  
**January 28 – February 3, 2019**

**January 28**

- Communications Update w/M. Hall, I. Sasyniuk, N. Booth, K. Bain and M. Hay
- Station 6 Facility Tour
- Committee-of-the-Whole and Council agenda review
- Briefing with City Manager
- Committee-of-the-Whole
- Council

**January 29**

- Meeting with City of Beaumont Mayor J. Stewart
- B. Kelly, Government Relations Advisor
- Carrington Land Developments, S. Wolanski and N. Semeniuk
- Meeting with J. Parker re: Tyson Parker Memorial
- IT Update w J Graham, CIO and I Sasyniuk, General Manager, Corporate Services
- Public Open House: Proposed Robinson Area Structure Plan

**January 30**

- Mid-Sized Communities Mayors' and CAOs' Caucus

**January 31**

- Mid-Sized Communities Mayors' and CAOs' Caucus

**February 1**

- Confetti Launcher Training
- Leduc Chamber Lunch - "The intersections of business + the arts with Todd Babiak"
- I Sasyniuk, General Manager, Corporate Services weekly update
- Puck drop - Leduc Riggers VS Ft. Sask Hawks

**February 2**

- Roger's Hometown Hockey Events
- Leduc Fire Services charity hockey game

**February 3**

- Roger's Hometown Hockey Events

***Approved by Mayor Bob Young***

"Original Signed by Mayor B. Young"

**MEETING DATE:** February 11, 2019

**SUBMITTED BY:** Ken Woitt, Director of Planning and Economic Development

**PREPARED BY:** Fiona Paquet, Development Officer

**REPORT TITLE:** Year End Building Permit Summary 2018

## REPORT SUMMARY

This report summarizes building permit applications approved in 2018, and is being submitted by the Planning and Economic Development Department as information.

## BACKGROUND

### KEY ISSUE(S) / CONTEXT:

In 2018 the City experienced a decrease in the building permit activity from 2017. The number of permits issued in 2018 decreased from 866 in 2017 to 777 permits issued and the total permit value for 2018 decreased by approximately 20% (\$160.8 M to \$128.9 M).

New residential dwelling units increased slightly this year from 325 in 2017 to 349 in 2018. In 2018, 192 single detached dwellings were constructed compared to 181 constructed in 2017, and the construction of multi-family residential units increased from 144 in 2017 to 157 in 2018. The multi-residential dwellings in 2018 included street-fronting duplexes totaling 63 units and tri-plex, 4-plex and row housing totaling 94 units. In 2018, permit value for new residential development increased from \$103.2 M in 2017 to \$107.7 M. Total permit value for residential accessory structures, including sheds, garages, residential additions and alterations also increased in 2018 from \$7.5 M in 2017 to \$8.2 M.

In 2018, the number of new industrial building permits decreased from 4 permits issued in 2017 to 1 permit issued in 2018. Permits for Industrial additions, alterations and accessory structure permits were slightly decreased from last year from 30 to 21 permits issued in 2018. The permit value for new industrial buildings decreased significantly from \$31.3 M in 2017 to \$1.0 M in 2018. Permit values for industrial additions, alterations and accessory structures increased from \$2.9 M to \$3.8 M in 2018. The total permit value for all industrial development decreased from \$34.2 M in 2017 to \$4.6 M in 2018.

Major industrial development in 2018 included:

1 – Industrial Building with warehouse/shop/office – Leduc Business Park

2018 did not attract any new commercial builds versus the 5 that were issued in 2017. Commercial additions, alterations and accessory structure permits also decreased from 51 issued in 2017 to 34 issued in 2018. The permit values decreased from \$7.0 M in 2017 to \$3.5 M in 2018. The total permit value for all commercial development decreased from \$10.7 M in 2017 to \$3.5 M in 2018.

Overall the City of Leduc experienced a significant decrease in value of commercial and industrial development by 82% from \$45.0 M in 2017 to \$8.2 M in 2018.

In 2018, there was 2 new government/institutional building permits. Government/institutional additions, alterations and accessory structures permits decreased from 23 permits issued in 2017 to 15 permits in 2018. In 2018, total value of government/institutional permits decreased slightly from \$5.0 M in 2017 to \$4.6 M in 2018.

- 1 – Outdoor Recreational Facility – Ice Rink - Black Stone
- 1 – Sanitary Lift Station - Woodbend

## FINANCIAL IMPLICATION:

The revenue generated by all building permit fees in 2018 decreased approximately by 20% from \$160.8 M for 2017 to \$128.9 M.

## CONCLUSION:

In 2018, the City experienced an increase in residential development for new single family residential, duplex and multi-family development. The total number of new industrial and commercial permits decreased to almost zero and the value of these permits then decreased in 2018 from \$34.9 M in 2017 to \$8.2 M. The amount of Government/institutional new, additions and alterations permits and values decreased in 2018.

According to our records, there are currently 280 vacant serviced residential lots available within Black Stone, Bridgeport, Deer Valley, Meadowview, Tribute, West Haven Estates, Suntree, Windrose, Southfork, Robinson and Woodbend subdivisions.

The following table contains subdivision information in regards to their intent and their status:

|   |   |            |
|---|---|------------|
| Black Stone Stage 3                                   | 42 zero lot line<br>2 PUL                       | Registered |
| Southfork Stage 7B                                    | 36 zero lot line                                | Approved   |
| Deer Valley Stage 3C                                  | 36 duplex<br>1 PUL                              | Endorsed   |
| Black Stone Stage 1C                                  | 21 single detached<br>6 zero lot line<br>1 PUL  | Registered |
| Robinson Stage 7                                      | 17 single detached                              | Registered |
| West Haven Stage 10                                   | 20 single detached<br>22 duplex                 | Registered |
| Robinson Stage 9                                      | 12 single detached<br>10 duplex<br>8 townhouses | Approved   |
| Camwood Estates/Seasons Assisted Living               | 1 institutional/commercial                      | Endorsed   |
| Tribute Stage 9                                       | 28 single detached<br>40 zero lot line          | In process |
| Telford Lake Multiway Prededication (Harvest Block B) | 1 MR<br>1 ER                                    | Endorsed   |
| Telford Lake Multiway Prededication (Harvest Block A) | 1 MR<br>1 ER                                    | Approved   |
| Bareland Condominium                                  | 34 residential units                            | Registered |
| Bareland Condominium                                  | 1 industrial unit                               | Registered |
| Bareland Condominium                                  | 3 industrial units                              | Approved   |
| Robinson Stage 8                                      | 16 townhouse                                    | Withdrawn  |
| Woodbend Stage 2                                      | 44 duplex<br>1 MR                               | Withdrawn  |
|   |   |            |

|                                |   |            |
|--------------------------------|---|------------|
| Black Stone Stage 2            | 26 single detached<br>6 duplex*<br>9 zero side yard**<br>12 townhouse<br><br>*6 zero side yard registered with Stg 3<br>**10 townhouse registered with Stage 1B | Approved   |
| Meadowview Stage 16            | 78 residential (estimated 36 duplex, 15 townhouse, 13 single detached, 15 zero side yard)   | Approved   |
| Redivision Southfork Stage 10A | 24 duplex and 1 zero side yard (original 10A) replaced with 22 zero side yard (relotted 10A)  | Registered |
| Black Stone Stage 4            | 14 zero lot line<br>15 townhouse  | Endorsed   |
| Crystal Creek Land Split       | 3 undeveloped lots<br>1 MR<br>1 ER<br>1 PUL   | In process |

## ATTACHMENTS:

Year-end building permit summary for 2018 and yearly comparison charts.

## Others Who Have Reviewed the Report

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

## Building Permit Summary

Issued between: **January 1, 2018-December 31, 2018** (Inclusive)

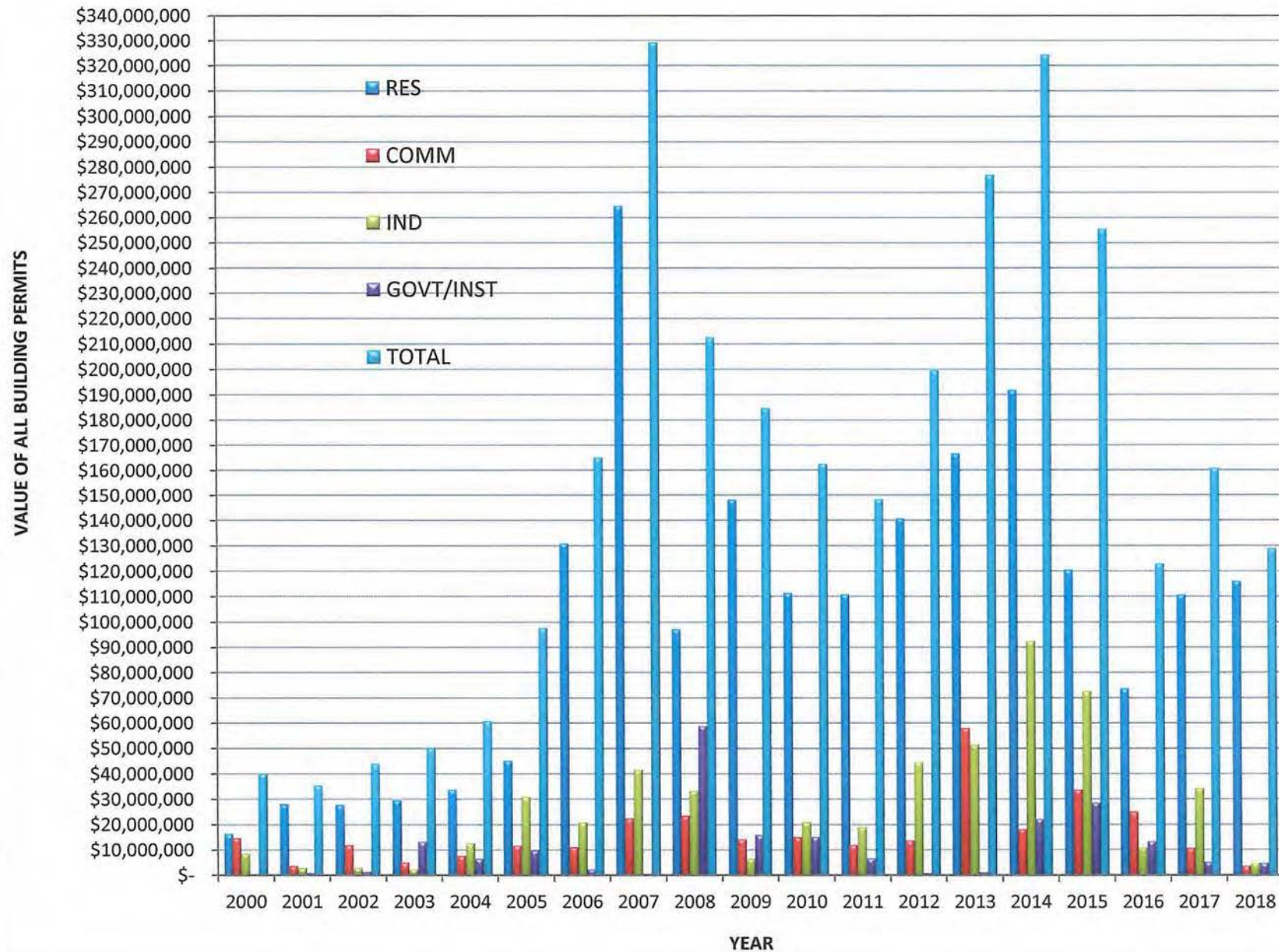
| <b>Commercial</b>   | Permits    | Value                    | Units      |
|---|------------|--------------------------|------------|
| Accessory Structure - Temporary                             | 4          | \$15400.00               |            |
| Addition to existing building non-residential & residential | 1          | \$12000.00               |            |
| Alteration and improvements                                 | 27         | \$3480301.00             |            |
| Demolition  | 1          | \$50000.00               |            |
| Fabric Covered Structure                                    | 1          | \$20000.00               |            |
| <b>Commercial Total</b>                                     | <b>34</b>  | <b>\$ 3,577,701.00</b>   |            |
| <b>Duplex Dwelling</b>                                      | Permits    | Value                    | Units      |
| New Construction - Duplex                                   | 63         | \$18873900.20            | 63         |
| <b>Duplex Dwelling Total</b>                                | <b>63</b>  | <b>\$ 18,873,900.20</b>  | <b>63</b>  |
| <b>Government/Institutional</b>                             | Permits    | Value                    | Units      |
| Accessory Structure - Modular School Classroom              | 2          | \$570000.00              |            |
| Accessory Structure - Temporary                             | 5          | \$21000.00               |            |
| Accessory Structure Other                                   | 1          | \$156600.00              |            |
| Alteration and improvements                                 | 6          | \$1541674.00             |            |
| Demolition  | 1          | \$5000.00                |            |
| New Construction - Government/Institutional Building        | 2          | \$2336000.00             |            |
| <b>Government/Institutional Total</b>                       | <b>17</b>  | <b>\$ 4,630,274.00</b>   |            |
| <b>Industrial</b>   | Permits    | Value                    | Units      |
| Accessory Structure - Sea Container                         | 3          | \$34000.00               |            |
| Accessory Structure - Temporary                             | 2          | \$34960.00               |            |
| Addition to existing building                               | 2          | \$604000.00              |            |
| Alteration and improvements                                 | 14         | \$2975507.00             |            |
| New Construction - Industrial Building                      | 1          | \$1000000.00             |            |
| <b>Industrial Total</b>                                     | <b>22</b>  | <b>\$ 4,648,467.00</b>   |            |
| <b>Manufactured Home</b>                                    | Permits    | Value                    | Units      |
| Manufactured Home   | 1          | \$104800.00              |            |
| <b>Manufactured Home Total</b>                              | <b>1</b>   | <b>\$ 104,800.00</b>     |            |
| <b>Multi-Residential</b>                                    | Permits    | Value                    | Units      |
| New Construction - Apartment                                | 3          | \$10620000.00            | 66         |
| New Construction - Four-Plex                                | 2          | \$2548000.00             | 8          |
| New Construction - Townhouse                                | 2          | \$1911000.00             | 6          |
| <b>Multi-Residential Total</b>                              | <b>7</b>   | <b>\$ 15,079,000.00</b>  | <b>80</b>  |
| <b>Other Residential</b>                                    | Permits    | Value                    | Units      |
| Accessory Structure - Deck Uncovered                        | 82         | \$416450.00              |            |
| Accessory Structure - Detached Garage                       | 97         | \$1494750.00             |            |
| Accessory Structure - Gazebo                                | 1          | \$5000.00                |            |
| Accessory Structure - Hot Tub                               | 19         | \$117500.00              |            |
| Accessory Structure - Shed                                  | 7          | \$32000.00               |            |
| Accessory Structure Other                                   | 18         | \$93900.00               |            |
| Addition - Deck Cover/Roof                                  | 4          | \$29800.00               |            |
| Addition to existing building non-residential & residential | 3          | \$28500.00               |            |
| Alteration and improvements                                 | 20         | \$1522040.00             |            |
| Basement Development  | 128        | \$2705893.90             |            |
| Demolition  | 10         | \$70000.00               |            |
| Foundation  | 1          | \$300000.00              |            |
| Secondary suite   | 35         | \$1410000.00             |            |
| Wood Stove/fireplace  | 1          | \$3500.00                |            |
| <b>Other Residential Total</b>                              | <b>426</b> | <b>\$8229333.90</b>      |            |
| <b>Single Detached Dwelling</b>                             | Permits    | Value                    | Units      |
| New Construction - Single Detached Dwelling                 | 192        | \$70402502.16            | 192        |
| <b>Single Detached Dwelling Total</b>                       | <b>192</b> | <b>\$70402502.16</b>     | <b>192</b> |
| <b>Townhouse (3-6 units) Fee Simple Lots</b>                | Permits    | Value                    | Units      |
| New Construction - Four-Plex                                | 8          | \$1984795.00             | 8          |
| New Construction - Townhouse                                | 6          | \$1396000.00             | 6          |
| <b>Townhouse (3-6 units) Fee Simple Lots Total</b>          | <b>14</b>  | <b>\$ 3,380,795.00</b>   | <b>14</b>  |
|   | <b>776</b> | <b>\$ 128,926,773.26</b> | <b>351</b> |

YEAR-END BUILDING PERMIT VALUE COMPARISON 2000 - 2018

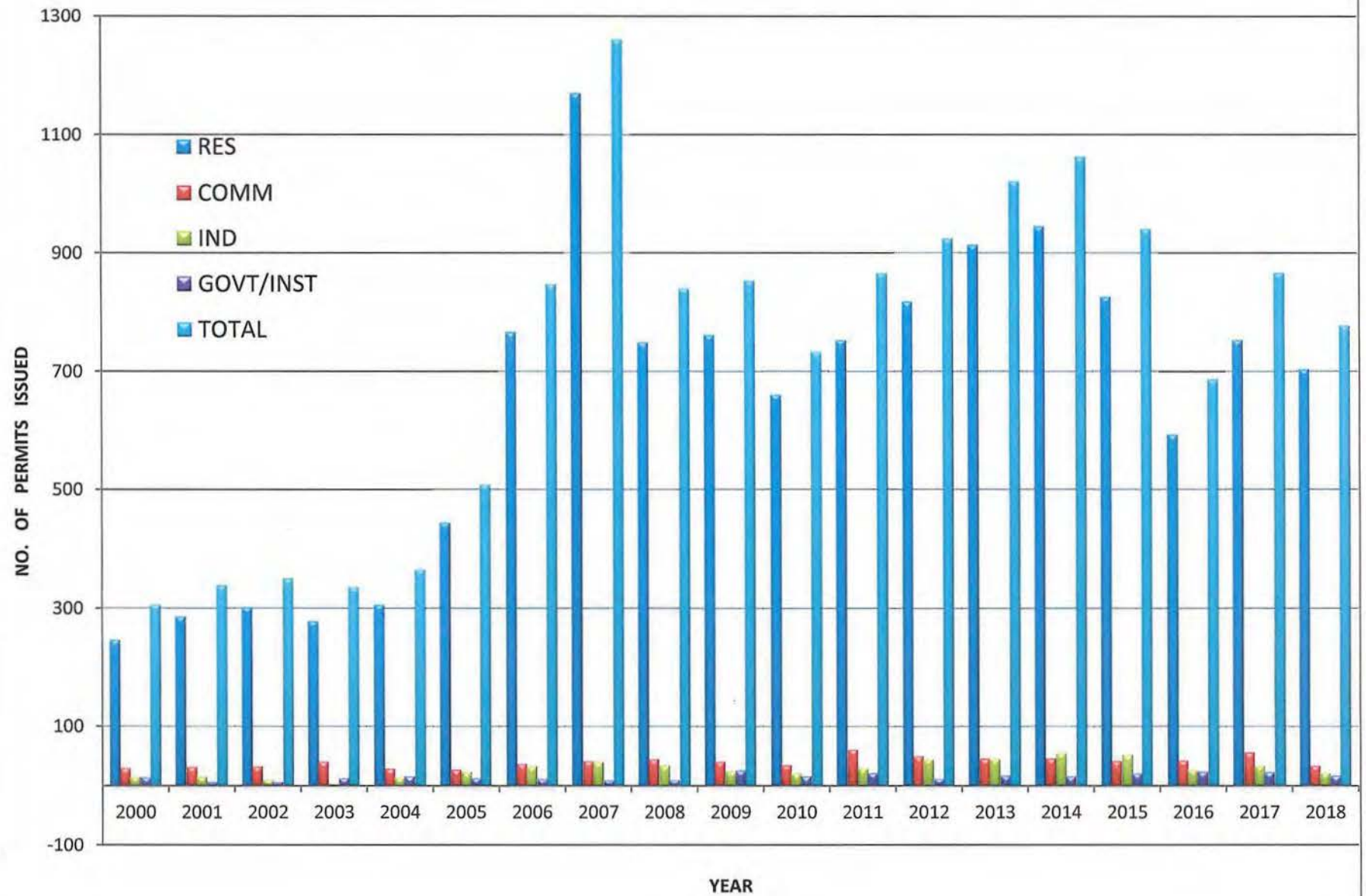
COMPARISON:

| <u>YEAR</u> | <u>PERMIT VALUE</u> |
|-------------|---------------------|
| 2000        | \$ 39,948,122.00    |
| 2001        | \$ 32,308,731.00    |
| 2002        | \$ 43,860,161.00    |
| 2003        | \$ 50,026,214.00    |
| 2004        | \$ 60,795,450.00    |
| 2005        | \$ 97,572,234.00    |
| 2006        | \$ 165,092,170.00   |
| 2007        | \$ 329,360,067.40   |
| 2008        | \$ 212,706,398.78   |
| 2009        | \$ 184,730,346.00   |
| 2010        | \$ 162,578,405.00   |
| 2011        | \$ 148,261,062.69   |
| 2012        | \$ 199,683,980.66   |
| 2013        | \$ 277,006,935.64   |
| 2014        | \$ 324,553,162.25   |
| 2015        | \$ 255,531,261.56   |
| 2016        | \$ 122,826,869.93   |
| 2017        | \$ 160,847,899.18   |
| 2018        | \$ 128,926,773.26   |

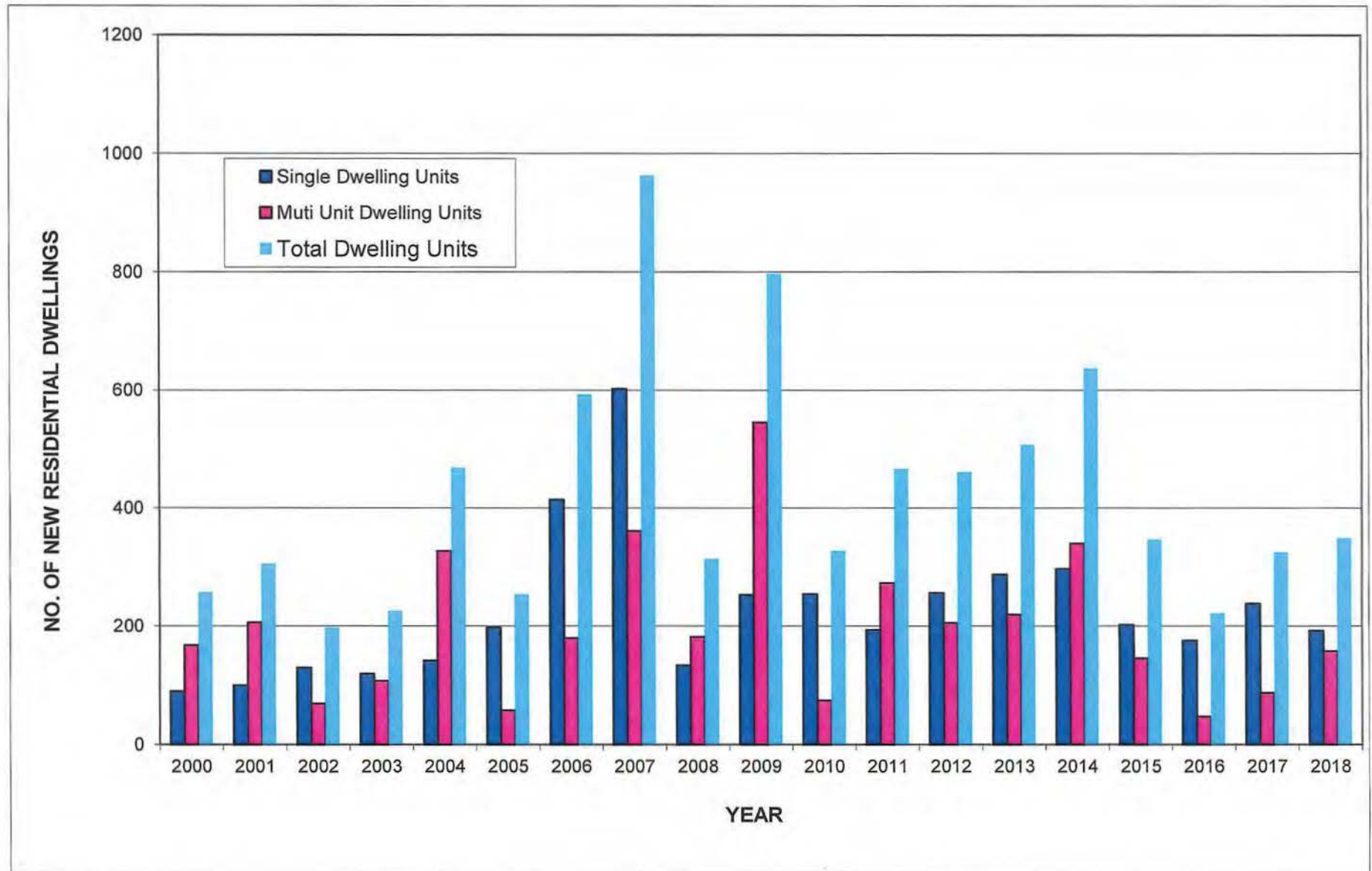
## VALUE OF BUILDING PERMITS 2000 - 2018



## BUILDING PERMIT ACTIVITY 2000 - 2018



# RESIDENTIAL DWELLING UNITS DEVELOPED 2000 - 2018





## Building Permit Detail Summary

January 1, 2019-January 31, 2019 (inclusive)

| Commercial                           |                             |   |       |                           |              |
|--------------------------------------|-----------------------------|---|-------|---------------------------|--------------|
| Permit                               | Type of Work                | Builder   | Units | Area                      | Valuation    |
| PRBD201801454                        | Fabric Covered Structure    | LX Construction Inc/ G&B Buildings              |       |                           | \$34,936.00  |
| PRBD201804917<br>(Issued-29/01/2019) | Alteration and improvements | Mardel Construction Ltd/ Paul Davis of Edmonton |       | West Commercial           | \$518,000.00 |
| PRBD201900021<br>(Issued-18/01/2019) | Alteration and improvements | MSL PROJECTS & DESIGN INC                       |       | West Commercial           | \$10,000.00  |
| PRBD201900074<br>(Issued-24/01/2019) | Demolition                  | Revlyn Demolition & Recycling Ltd.              |       |                           | \$5,000.00   |
| PRBD201900075<br>(Issued-24/01/2019) | Demolition                  | Revlyn Demolition & Recycling Ltd.              |       |                           | \$25,000.00  |
| PRBD201900108<br>(Issued-31/01/2019) | Alteration and improvements | 2105958 AB LTD/ Blackgold Handyman              |       | Central Business District | \$6,000.00   |
| Subtotal                             |                             |   | 6     |                           | \$598,936.00 |

| Government/Institutional             |                                 |   |       |            |            |
|--------------------------------------|---------------------------------|---|-------|------------|------------|
| Permit                               | Type of Work                    | Builder   | Units | Area       | Valuation  |
| PRBD201900163<br>(Issued-24/01/2019) | Accessory Structure - Temporary | ROGERS HOMETOWN HOCKEY EVENT<br>c/o Katie Howlett |       | South Park | \$5,000.00 |
| PRBD201900164<br>(Issued-28/01/2019) | Accessory Structure - Temporary | ROGERS HOMETOWN HOCKEY EVENT<br>c/o Katie Howlett |       | South Park | \$5,000.00 |
| PRBD201900165<br>(Issued-25/01/2019) | Accessory Structure - Temporary | ROGERS HOMETOWN HOCKEY EVENT<br>c/o Katie Howlett |       | South Park | \$5,000.00 |
| PRBD201900167<br>(Issued-28/01/2019) | Accessory Structure - Temporary | ROGERS HOMETOWN HOCKEY EVENT<br>c/o Katie Howlett |       | South Park | \$5,000.00 |
| PRBD201900168<br>(Issued-28/01/2019) | Accessory Structure - Temporary | ROGERS HOMETOWN HOCKEY EVENT<br>c/o Katie Howlett |       | South Park | \$5,000.00 |
| PRBD201900171<br>(Issued-28/01/2019) | Accessory Structure - Temporary | ROGERS HOMETOWN HOCKEY EVENT<br>c/o Katie Howlett |       | South Park | \$5,000.00 |
| PRBD201900172<br>(Issued-28/01/2019) | Accessory Structure - Temporary | ROGERS HOMETOWN HOCKEY EVENT<br>c/o Katie Howlett |       | South Park | \$5,000.00 |
| PRBD201900173<br>(Issued-28/01/2019) | Accessory Structure - Temporary | ROGERS HOMETOWN HOCKEY EVENT<br>c/o Katie Howlett |       | South Park | \$5,000.00 |



## Building Permit Detail Summary

January 1, 2019-January 31, 2019 (inclusive)

|                                      |                                 |   |            |            |
|--------------------------------------|---------------------------------|---|------------|------------|
| PRBD201900174<br>(Issued-28/01/2019) | Accessory Structure - Temporary | ROGERS HOMETOWN HOCKEY EVENT<br>c/o Katie Howlett | South Park | \$5,000.00 |
|--------------------------------------|---------------------------------|---|------------|------------|

|                 |          |  |  |                    |
|-----------------|----------|--|--|--------------------|
| <b>Subtotal</b> | <b>9</b> |  |  | <b>\$45,000.00</b> |
|-----------------|----------|--|--|--------------------|

### Industrial

| Permit                                | Type of Work   | Builder                       | Units | Area                      | Valuation      |
|---------------------------------------|--|-------------------------------|-------|---------------------------|----------------|
| PRBD201803258<br>(Finaled-30/01/2019) | New Construction - Commerical OR Industrial Building | Sound Construction and Design | 0     | Northeast Industrial Park | \$380,000.00   |
| PRBD201804353<br>(Finaled-17/01/2019) | New Construction - Commerical OR Industrial Building | KEMWAY BUILDERS INC.          |       | Leduc Business Park       | \$4,597,000.00 |
| PRBD201804392<br>(Issued-10/01/2019)  | Alteration and improvements                          | BTI FIRE PROTECTION INC       |       | Northwest Commerical      | \$6,000.00     |
| PRBD201804546<br>(Issued-04/01/2019)  | Alteration and improvements                          | ABACO DRILLING TECHNOLOGIES   |       | Telford Industrial Park   | \$5,000.00     |

|                 |          |          |  |                       |
|-----------------|----------|----------|--|-----------------------|
| <b>Subtotal</b> | <b>4</b> | <b>0</b> |  | <b>\$4,988,000.00</b> |
|-----------------|----------|----------|--|-----------------------|

### Other Residential

| Permit                                | Type of Work                          | Builder                                    | Units | Area           | Valuation   |
|---------------------------------------|---------------------------------------|--|-------|----------------|-------------|
| PRBD201803504                         | Addition - Deck Cover/Roof            | IDEAL SUNDECKS (1979) LTD                  |       | Windrose       | \$31,000.00 |
| PRBD201803845                         | Secondary suite                       | PETERSON CALVIN LEE                        | 1     | West Haven     | \$50,000.00 |
| PRBD201803898<br>(Issued-11/01/2019)  | Accessory Structure - Detached Garage | ENCORE MASTER BUILDER INC.                 |       | West Haven     | \$12,000.00 |
| PRBD201803901<br>(Issued-11/01/2019)  | Accessory Structure - Detached Garage | ENCORE MASTER BUILDER INC.                 |       | West Haven     | \$12,000.00 |
| PRBD201804248                         | Secondary suite                       | Dolce Vita Homes LP                        | 1     | Robinson       | \$50,000.00 |
| PRBD201804419<br>(Finaled-07/01/2019) | Alteration and improvements           | KEOUGH JEFFREY J                           |       | Black Stone    | \$21,000.00 |
| PRBD201804511                         | Secondary suite                       | Dolce Vita Homes LP                        | 1     | Robinson       | \$30,000.00 |
| PRBD201804512                         | Secondary suite                       | Dolce Vita Homes LP                        | 1     | Robinson       | \$30,000.00 |
| PRBD201804513                         | Secondary suite                       | Dolce Vita Homes LP                        | 1     | Robinson       | \$30,000.00 |
| PRBD201804550<br>(Issued-02/01/2019)  | Accessory Structure - Detached Garage | ENCORE MASTER BUILDER INC.                 |       | West Haven     | \$12,000.00 |
| PRBD201804551                         | Basement Development                  | Prominent Homes Edmonton Ltd               |       | Deer Valley    | \$25,000.00 |
| PRBD201804552                         | Basement Development                  | Prominent Homes Edmonton Ltd               |       | Deer Valley    | \$25,000.00 |
| PRBD201804708<br>(Issued-02/01/2019)  | Accessory Structure - Deck Uncovered  | MERCIER CORI LYNNE (CASTLE AND ASSOCIATES) |       | Caledonia Park | \$5,000.00  |



## Building Permit Detail Summary

January 1, 2019-January 31, 2019 (inclusive)

|                                       |                                       |                                   |                 |             |
|---------------------------------------|---------------------------------------|-----------------------------------|-----------------|-------------|
| PRBD201804716                         | Secondary suite                       | Prominent Homes Edmonton Ltd      | 1 Black Stone   | \$50,000.00 |
| PRBD201804728<br>(Issued-09/01/2019)  | Demolition                            | Visco Demolition Contractors Ltd. |                 | \$5,000.00  |
| PRBD201804857<br>(Issued-07/01/2019)  | Basement Development                  | SHAIKH SHUMAILA                   | Meadowview Park | \$22,000.00 |
| PRBD201804883<br>(Issued-30/01/2019)  | Alteration and improvements           | CZAPP SAMANTHA                    | Corinthia Park  | \$12,500.00 |
| PRBD201804932<br>(Issued-08/01/2019)  | Basement Development                  | CRANSTON HOMES LTD                | Meadowview Park | \$38,000.00 |
| PRBD201804933                         | Basement Development                  | CARL BLAIR RJ                     | Deer Valley     | \$17,000.00 |
| PRBD201900002                         | Basement Development                  | ALMOITE GLENN L                   | Southfork       | \$24,000.00 |
| PRBD201900019                         | Basement Development                  | MCFARLANE BRIAN                   | Southfork       | \$24,000.00 |
| PRBD201900025<br>(Issued-17/01/2019)  | Alteration and improvements           | TOP NOTCH HANDYMAN INC            | Corinthia Park  | \$80,000.00 |
| PRBD201900070                         | Basement Development                  | ALONZO MARIBEL L                  | Suntree         | \$28,000.00 |
| PRBD201900072<br>(Issued-15/01/2019)  | Alteration and improvements           | DAVIDSON & SONS CARPENTRY LTD     | Southfork       | \$15,400.00 |
| PRBD201900077<br>(Finaled-16/01/2019) | Accessory Structure - Hot Tub         | NEUFELD MICHAEL HENRY             | Meadowview Park | \$5,000.00  |
| PRBD201900094                         | Basement Development                  | SORENSEN STEPHANIE A              | Caledonia Park  | \$6,000.00  |
| PRBD201900096<br>(Issued-18/01/2019)  | Accessory Structure - Detached Garage | Prominent Homes Edmonton Ltd      | Black Stone     | \$13,000.00 |
| PRBD201900103<br>(Issued-22/01/2019)  | Accessory Structure - Detached Garage | Prominent Homes Edmonton Ltd      | Black Stone     | \$14,000.00 |
| PRBD201900104                         | Basement Development                  | MCLEAN KENDRA                     | West Haven      | \$22,000.00 |
| PRBD201900111                         | Basement Development                  | DAVIES ALEX                       | Southfork       | \$14,000.00 |
| PRBD201900113                         | Basement Development                  | YOUNG KIMBERLY                    | Suntree         | \$14,000.00 |
| PRBD201900125                         | Secondary suite                       | CRANSTON HOMES LTD                | 1 Black Stone   | \$50,000.00 |
| PRBD201900126                         | Secondary suite                       | CRANSTON HOMES LTD                | 1 Black Stone   | \$50,000.00 |
| PRBD201900139<br>(Issued-29/01/2019)  | Alteration and improvements           | BRUCE VANCE M                     | South Park      | \$75,000.00 |
| PRBD201900155<br>(Issued-22/01/2019)  | Basement Development                  | FORD DEVON                        | Meadowview Park | \$14,000.00 |
| PRBD201900181                         | Basement Development                  | DEACON BENJAMIN D                 | Southfork       | \$18,000.00 |



## Building Permit Detail Summary

January 1, 2019-January 31, 2019 (inclusive)

|                                      |   |                              |                   |                       |
|--------------------------------------|---|------------------------------|-------------------|-----------------------|
| PRBD201900183<br>(Issued-29/01/2019) | Basement Development                        | RED-WHEEL CONSTRUCTION LTD   | Meadowview Park   | \$5,000.00            |
| <b>Subtotal</b>                      |   | <b>37</b>                    | <b>8</b>          | <b>\$948,900.00</b>   |
| <b>Single Detached Dwelling</b>      |   |                              |                   |                       |
| <b>Permit</b>                        | <b>Type of Work</b>                         | <b>Builder</b>               | <b>Units Area</b> | <b>Valuation</b>      |
| PRBD201804824<br>(Issued-04/01/2019) | New Construction - Single Detached Dwelling | HOMES BY SANTOS CONSTRUCTION | 1 Meadowview Park | \$383,000.00          |
| PRBD201804861<br>(Issued-03/01/2019) | New Construction - Single Detached Dwelling | HOMES BY SANTOS CONSTRUCTION | 1 Meadowview Park | \$378,000.00          |
| PRBD201900095<br>(Issued-18/01/2019) | New Construction - Single Detached Dwelling | Prominent Homes Edmonton Ltd | 1 Black Stone     | \$316,000.00          |
| PRBD201900102<br>(Issued-22/01/2019) | New Construction - Single Detached Dwelling | Prominent Homes Edmonton Ltd | 1 Black Stone     | \$316,000.00          |
| PRBD201900182<br>(Issued-30/01/2019) | New Construction - Single Detached Dwelling | JAYMAN BUILT LTD             | 1 Southfork       | \$375,600.00          |
| PRBD201900200<br>(Issued-28/01/2019) | New Construction - Single Detached Dwelling | JAYMAN BUILT LTD             | 1 Southfork       | \$387,000.00          |
| <b>Subtotal</b>                      |   | <b>6</b>                     | <b>6</b>          | <b>\$2,155,600.00</b> |
| <b>Total</b>                         |   | <b>62</b>                    | <b>14</b>         | <b>\$8,736,436.00</b> |

### TOTAL PERMIT VALUE COMPARISON OF 2019 TO 2018

| Year 2019           | Residential Permits | Commercial Permits | Institutional Permits | Industrial Permits | Total of all Building Permits |
|---------------------|---------------------|--------------------|-----------------------|--------------------|-------------------------------|
| January             | \$ 3,104,500.00     | \$ 598,936.00      | \$ 45,000.00          | \$ 4,988,000.00    | \$ 8,736,436.00               |
| February            |                     |                    |                       |                    |                               |
| March               |                     |                    |                       |                    |                               |
| April               |                     |                    |                       |                    |                               |
| May                 |                     |                    |                       |                    |                               |
| June                |                     |                    |                       |                    |                               |
| July                |                     |                    |                       |                    |                               |
| August              |                     |                    |                       |                    |                               |
| September           |                     |                    |                       |                    |                               |
| October             |                     |                    |                       |                    |                               |
| November            |                     |                    |                       |                    |                               |
| December            |                     |                    |                       |                    |                               |
| Year-to-date Totals | \$ 3,104,500.00     | \$ 598,936.00      | \$ 45,000.00          | \$ 4,988,000.00    | \$ 8,736,436.00               |

| 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               |
| February            |                     |                    |                       |                    |                               |
| March               |                     |                    |                       |                    |                               |
| April               |                     |                    |                       |                    |                               |
| May                 |                     |                    |                       |                    |                               |
| June                |                     |                    |                       |                    |                               |
| July                |                     |                    |                       |                    |                               |
| August              |                     |                    |                       |                    |                               |
| September           |                     |                    |                       |                    |                               |
| October             |                     |                    |                       |                    |                               |
| November            |                     |                    |                       |                    |                               |
| December            |                     |                    |                       |                    |                               |
| Year-to-date Totals | \$ 3,527,200.00     | \$ 260,000.00      | \$ -                  | \$ 49,000.00       | \$ 3,836,200.00               |

### TOTAL RESIDENTIAL UNITS COMPARISON OF 2019 TO 2018

| 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             | 6             | 0                                   | 0   |
| February            |               |                                     |   |
| March               |               |                                     |   |
| April               |               |                                     |   |
| May                 |               |                                     |   |
| June                |               |                                     |   |
| July                |               |                                     |   |
| August              |               |                                     |   |
| September           |               |                                     |   |
| October             |               |                                     |   |
| November            |               |                                     |   |
| December            |               |                                     |   |
| Year-to-date Totals | 6             | 0                                   | 0   |

| 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            |               |                                     |   |
| March               |               |                                     |   |
| April               |               |                                     |   |
| May                 |               |                                     |   |
| June                |               |                                     |   |
| July                |               |                                     |   |
| August              |               |                                     |   |
| September           |               |                                     |   |
| October             |               |                                     |   |
| November            |               |                                     |   |
| December            |               |                                     |   |
| Year-to-date Totals | 6             | 4                                   | 29  |

January 2019 - Newly Issued Business Licences

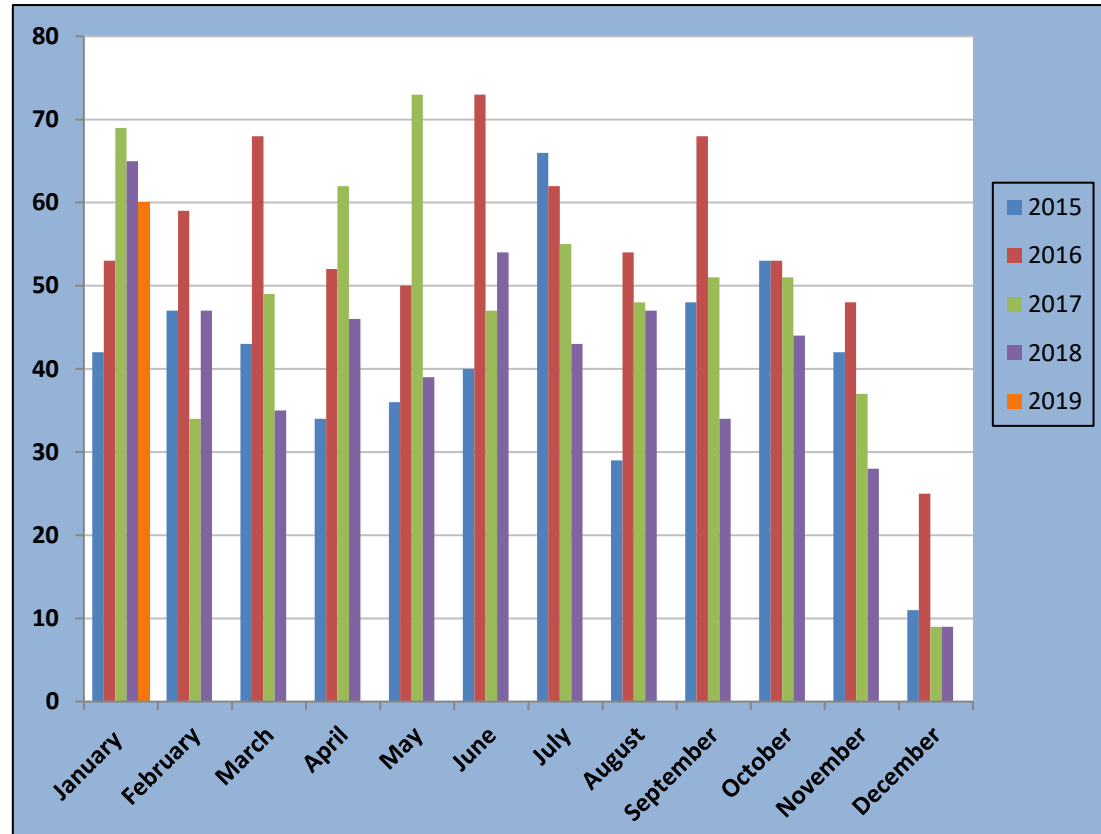
| License #    | Business Name                         | Address                              | Activity                                      | Contact    | Category     | TaxRoll |
|--------------|---------------------------------------|--------------------------------------|---|------------|--------------|---------|
| LCC201500023 | Axe Fire Protection & Contracting Inc |                                      | fire protection & life safety                 | 7807574862 | Non-Resident |         |
| LCB201801441 | Hello Local Market                    | 4801 44 ST, Leduc, AB                | Public Artisan Market                         | 7802324786 | Mobile       | 007002  |
| LCB201801549 | MASSAGE TRACE                         |                                      | MASSAGE THERAPY                               | 5879823766 | Non-Resident |         |
| LCB201801551 | Sharon's Driving School Ltd           | 56 MOHAWK CRES, Leduc, AB            | DRIVING SCHOOL                                | 7809020039 | Home Based   | 006622  |
| LCB201801563 | Horvat Heavy Duty Services            | 59 BRIDGEPORT WYND, Leduc, AB        | Mobile Heavy Truck Repairs & Service          | 7806672727 | Home Based   | 008187  |
| LCB201801578 | ALANNA JUDITH HUBER                   | 62 NOOTKA RD, Leduc, AB              | INTERIOR DESIGN                               | 7809808565 | Home Based   | 006688  |
| LCB201801619 | Tim Hortons                           | 5201 DISCOVERY WAY, Leduc, AB        | Tim Hortons Restaurant                        | 4038709156 | General      | 010295  |
| LCC201801654 | Morgan Demolition & Abatement Ltd     |                                      | Construction                                  | 7807339355 | Non-Resident |         |
| LCB201801672 | ZACK VERNON                           | 4922 51 AVE, Leduc, AB               | BodyTalk (health therapy)                     | 5879851829 | General      | 010425  |
| LCB201801695 | Free Spirit Training Services Ltd.    | 6051B 47 ST, Unit:205, Leduc, AB     | Dog training services                         | 7809163699 | General      | 016118  |
| LCB201801720 | Western Engineered Containment Ltd.   | 6625 45 ST, Leduc, AB                | Primary and Secondary Containment Systems     | 7809869599 | General      | 009501  |
| LCB201801760 | Entegra Solutions BC ULC              | 8101 39 ST, Leduc, AB                | Pipeline inspection company                   | 7809823935 | General      | 012041  |
| LCB201801770 | LEDUC FC                              | 3511 ROLLYVIEW RD, Leduc, AB         | SPORTS CLUB                                   | 7809535655 | General      | 007587  |
| LCB201801773 | CONTRA FLARE SERVICES LTD             | 7611 SPARROW DR, Unit:206, Leduc     | OIL & GAS (flare stack repair)                | 7807390305 | General      | 014899  |
| LCB201801819 | THIRD ALARM FITNESS                   | 43 ACACIA LINK, Leduc, AB            | FITNESS & NUTRITION                           | 7806867653 | Home Based   | 013043  |
| LCB201801830 | Realty One Group Insider              | 4805 50 AVE, Leduc, AB               | Real Estate                                   | 7803613027 | General      | NO ROLL |
| LCB201801838 | Maximum Mobility                      | 5311 DISCOVERY WAY, Unit:102, Leduc, | TELUS dealer selling wireless telecom         | 7804463609 | General      | NO ROLL |
| LCC201801864 | PRESCOTT CONSTRUCTION LTD             | 15 KING ST, Leduc, AB                | COMMERCIAL GENERAL CONTRACTING                | 7809868665 | Home Based   | 013325  |
| LCB201801885 | ROYAL LEPAGE GATEWAY REALTY INC       | 5110 50 ST, Leduc, AB                | REAL ESTATE BROKERAGE                         | 7809868407 | General      | 010320  |
| LCB201801896 | Microblade Canada Ltd.                | 5512 45 ST, Unit:107, Leduc, AB      | Online retailing of cosmetic supplies         | 7809648590 | General      | 017894  |
| LCB201801897 | GLOBAL CHILDCARE CENTRE               | 5007 49 AVE, Leduc, AB               | DAYCARE                                       | 7809809700 | General      | 010186  |
| LCC201801916 | AFFORDABLE SOLAR ENERGY               |                                      | SOLAR INSTALLATION                            | 5879660668 | Non-Resident |         |
| LCB201801918 | KRISTY O'HARA (COOKIES BY KRISTY)     | 11 MCKAY CLOSE, Leduc, AB            | COOKIE SALES                                  | 7808609913 | Home Based   | 011586  |
| LCC201801917 | DAN SORENSEN                          |                                      | ELECTRICAL CONTRACTOR                         | 7802310926 | Non-Resident |         |
| LCB201801926 | Aceso Medical                         | 6207 50 ST, Unit: 101, Leduc, AB     | Family & Occupational Medical Services        | 7809868770 | General      | NO ROLL |
| LCB201801946 | VALARD EQUIPMENT GP LTD               | 3917 82 AVE, Leduc, AB               | VEHICLE REPAIR FACILITY                       | 7804369876 | General      | 011657  |
| LCC201801953 | VALARD EQUIPMENT GP LTD               | 3911 82 AVE, Leduc, AB               | UTILITY CONSTRUCTION/ VEHICLE REPAIR FACILITY | 7804369876 | General      | 011654  |
| LCC201801955 | TOP NOTCH HANDYMAN                    |                                      | HOME IMPROVEMENT                              | 7802313130 | Non-Resident |         |
| LCB201900006 | A CHEF NEXT DOOR                      | 4503 51 ST, Leduc, AB                | CATERING - CUSTOM MANUFACTURING               | 5875908117 | Home Based   | NO ROLL |
| LCB201900007 | HARMONIOUS STATE                      | 4726 50 AVE, Leduc, AB               | PET SERVICES/ RETAIL                          | 7802970969 | General      | 010245  |
| LCB201900014 | JESSICA BEAULIERO HAIR DESIGN         | 4923 52 AVE, Leduc, AB               | HAIRSTYLIST (chair rental)                    | 7802365377 | General      | NO ROLL |
| LCB201900032 | SUNDRA HEALING                        | 4922 51 AVE, Leduc, AB               | MASSAGE & REIKI; METAPHYSICAL PRODUCTS        | 5872741800 | General      | 010425  |
| LCB201900036 | WRECKING BALL HAIR DESIGN             | 4923 52 AVE, Leduc, AB               | HAIR & MAKEUP SALON (chair rental)            | 5872744247 | General      | NO ROLL |
| LCB201900037 | THE EDGE                              | 4816 50 AVE, Unit:2, Leduc, AB       | DANCE, FIGURE SKATING, GYMNASTICS APPAREL     | 7809865252 | General      | NO ROLL |
| LCB201900042 | KVL Haus of Hair                      | 4923 52 AVE, Leduc, AB               | Hair Stylist (chair rental)                   | 7804908637 | General      | NO ROLL |

January 2019 - Newly Issued Business Licences

|              |                                 |                                     |  |            |              |         |
|--------------|---------------------------------|-------------------------------------|--|------------|--------------|---------|
| LCB201900052 | Evolution Sporting Goods        | 4330 BLACK GOLD DR, Unit:103, Leduc | Skate Sharpening/ Sports Retail                        | 7802171972 | General      | 016171  |
| LCC201900055 | Quantum Mechanical Ltd.         |                                     | Plumbing and Gas                                       | 7809644317 | Non-Resident |         |
| LCC201900059 | CB MAX EXCAVATING LTD           |                                     | basement excavation & backfill                         | 7806915543 | Non-Resident |         |
| LCC201900067 | ROCKY MOUNTAIN ELECTRIC LTD     |                                     | ELECTRICAL   | 7809040643 | Non-Resident |         |
| LCC201900084 | BN Improvements                 | 5209 51 ST, Leduc, AB               | PAINTING/ SMALL RENOS                                  | 5879861919 | Home Based   | 010458  |
| LCC201900087 | JDK Heating and Cooling Ltd     |                                     | Installation of heating and cooling systems            | 7803994089 | Non-Resident |         |
| LCB201900103 | DJ REDS MOBILE SERVICES         | 405 KEYSTONE WAY, Leduc, AB         | DJ SERVICES  | 7802243597 | Home Based   | 014998  |
| LCC201900115 | Lexicon Security Solutions Inc. |                                     | Installation of alarm, access control & camera systems | 7809957445 | Non-Resident |         |
| LCB201900122 | Miche Hair Design               | 4923 52 AVE, Leduc, AB              | Hair salon (chair rental)                              | 7802244405 | General      | NO ROLL |
| LCC201900127 | Black Gold Handyman             | 138 CORINTHIA DR, Leduc, AB         | HANDYMAN SERVICES                                      | 7802393030 | Home Based   | 006437  |
| LCB201900129 | EM PRECISION RIFLES LTD         | 186 STURTZ BEND, Leduc, AB          | CUSTOM RIFLE BUILDER                                   | 7806907513 | Home Based   | 018715  |
| LCB201900134 | BRONZEADO TAN STUDIO            | 5102 50 AVE, Leduc, AB              | TANNING SALON/ MASSAGE THERAPY                         | 7809863020 | General      | 010279  |
| LCB201900138 | Adela Wedler                    | 4510 47 ST, Leduc, AB               | APARTMENT MANAGEMENT/ RENTAL                           | 7804419173 | General      | 009905  |
| LCC201900146 | Curtis Berreth                  | 212 SCHUBERT ST, Leduc, AB          | Residential and Commercial Wiring                      | 7808867393 | Home Based   | 017279  |
| LCB201900155 | High Standard Clothing LTD      | 439 REED CRES, Leduc, AB            | Clothing Brand/ Silk screen printing                   | 5879823533 | Home Based   | 016716  |
| LCB201900167 | Bowmen Bookkeeping Inc.         | 104 WEST HAVEN DR, Leduc, AB        | Provides bookkeeping services                          | 7802977017 | Home Based   | NO ROLL |
| LCB201900205 | KAOTIC COLLAGE                  | 4213 SOUTH PARK DR, Leduc, AB       | SOCIAL MEDIA (retail)                                  | 7802327091 | Home Based   | 006846  |
| LCB201900208 | IMMANUEL'S PARTY RENTALS        |                                     | PARTY SUPPLIES/ DECORATIONS                            | 7802316140 | Non-Resident |         |
| LCB201900210 | JGS MECHANICAL SERVICES         | 49 SUTHERLAND ST, Leduc, AB         | MOBILE REPAIRS/ MECHANICAL TRUCK                       | 7808501902 | Home Based   | 012301  |
| LCB201900212 | SKULL KREW TATTOO               | 4724 50 AVE, Leduc, AB              | TATTOO/ PIERCING SHOP                                  | 7803148108 | General      | 010244  |
| LCB201900231 | CESCA HANDCRAFTED STYLES        | 1 BAMBER PL, Leduc, AB              | IMPORT/EXPORT BUSINESS (online)                        | 7806909283 | Home Based   | 007272  |
| LCB201900233 | CHELSEY B. HAIR                 | 5302 50 ST, Leduc, AB               | HAIRSTYLIST (chair rental)                             | 7809804004 | General      | 010326  |
| LCB201900234 | OMG CREATIONS CANADA            | 5101 57 AVE, Leduc, AB              | Crafting/ Sewing                                       | 7803184334 | Home Based   | 010916  |
| LCB201900235 | MUSICAL MOMENTS                 | 82 ACACIA CIR, Leduc, AB            | MUSIC LESSONS & RETAIL                                 | 7807187087 | Home Based   | 013037  |
| LCB201900239 | LA AUTO DETAILING SERVICES      | 6109 45 ST, Unit:6, Leduc, AB       | AUTO DETAILING   | 7803287225 | General      | 015493  |

## Newly Issued Business Licences Comparison by Year

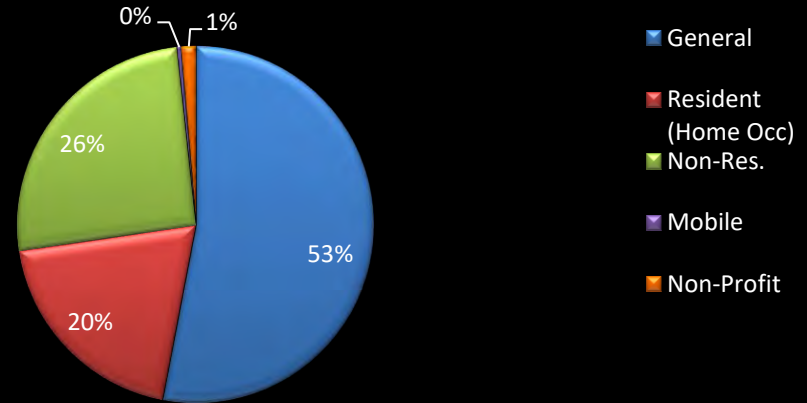
|              | 2015       | 2016       | 2017       | 2018       | 2019      |
|--------------|------------|------------|------------|------------|-----------|
| January      | 42         | 53         | 69         | 65         | 60        |
| February     | 47         | 59         | 34         | 47         |           |
| March        | 43         | 68         | 49         | 35         |           |
| April        | 34         | 52         | 62         | 46         |           |
| May          | 36         | 50         | 73         | 39         |           |
| June         | 40         | 73         | 47         | 54         |           |
| July         | 66         | 62         | 55         | 43         |           |
| August       | 29         | 54         | 48         | 47         |           |
| September    | 48         | 68         | 51         | 34         |           |
| October      | 53         | 53         | 51         | 44         |           |
| November     | 42         | 48         | 37         | 28         |           |
| December     | 11         | 25         | 9          | 9          |           |
| <b>Total</b> | <b>491</b> | <b>665</b> | <b>585</b> | <b>491</b> | <b>60</b> |



## Current Licence Types

|           | General | Resident | Non-Res. | Mobile | Non-Profit | Total       |
|-----------|---------|----------|----------|--------|------------|-------------|
| January   | 778     | 289      | 376      | 6      | 19         | <b>1468</b> |
| February  |         |          |          |        |            | <b>0</b>    |
| March     |         |          |          |        |            | <b>0</b>    |
| April     |         |          |          |        |            | <b>0</b>    |
| May       |         |          |          |        |            | <b>0</b>    |
| June      |         |          |          |        |            | <b>0</b>    |
| July      |         |          |          |        |            | <b>0</b>    |
| August    |         |          |          |        |            | <b>0</b>    |
| September |         |          |          |        |            | <b>0</b>    |
| October   |         |          |          |        |            | <b>0</b>    |
| November  |         |          |          |        |            | <b>0</b>    |
| December  |         |          |          |        |            | <b>0</b>    |

## Licence Types as of Jan. 1, 2019



### 2015 Year End for Comparison

|              |     |     |     |    |    |      |
|--------------|-----|-----|-----|----|----|------|
| <b>Total</b> | 936 | 371 | 840 | 41 | 15 | 2203 |
|--------------|-----|-----|-----|----|----|------|

### 2016 Year End for Comparison

|              |     |     |     |    |    |      |
|--------------|-----|-----|-----|----|----|------|
| <b>Total</b> | 971 | 403 | 809 | 44 | 23 | 2250 |
|--------------|-----|-----|-----|----|----|------|

### 2017 Year End for Comparison

|              |     |     |     |    |    |      |
|--------------|-----|-----|-----|----|----|------|
| <b>Total</b> | 972 | 405 | 895 | 23 | 30 | 2325 |
|--------------|-----|-----|-----|----|----|------|

### 2018 Year End for Comparison

|              |     |     |     |    |    |      |
|--------------|-----|-----|-----|----|----|------|
| <b>Total</b> | 999 | 413 | 860 | 48 | 29 | 2349 |
|--------------|-----|-----|-----|----|----|------|

# **ADJOURNMENT**