



**COUNCIL WORKSHOP
MEETING AGENDA
Tuesday, May 26, 2020**

1. ORDER – 10:00 a.m.

2. APPOINTMENTS / DEPARTMENTAL ITEMS

a) 10:00 a.m. Planning & Development

i) Greater Nisku Major Area Structure Plan

√

J. Evans &
D. Martin

b) 10:45 a.m. Community Services

i) Community Recreation and Culture Grants

√

D. Ohnysty &
A. Oneski

3. ADJOURNMENT

√ Attachment Provided

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Recommendation to Council Workshop

REPORT NAME

Workshop 2 – vision and options for the Greater Nisku Major Area Structure Plan (GNMASP)

IMPLICATIONS

Reason: For Council to provide approval of the vision and direction of the Greater Nisku Major Area Structure Plan. The direction is in the form of options for Council consideration.

Authority (MGA/Bylaw/Policy):

- Section 633(1) of the Municipal Government Act (MGA) outlines the legislative authority for Council to adopt an area structure plan to assist in the guidance of subdivision and development of an area of land.
- The Municipal Government Act also refers to the repealing of statutory plans; in this case, the North Major Area Structure Plan will be repealed once the Greater Nisku Area Structure Plan has been adopted.
- Chapter 3 of the Municipal Development Plan (MDP) defines the Nisku area and describes the overarching policies for the area. Specifically pages 11 and 12 of the MDP.
- Policy 3.2.0.5 of the MDP describes the requirements for area structure plans in the Nisku area.

Funding Required: No further financing required at this time

Funding Source: 2020 Budget

BACKGROUND

Vision:

The Nisku Area is located near the center of Leduc County, south of the City of Edmonton, north and east of the City of Leduc and west of the City of Beaumont. It is currently the base of significant economic development and a growing urban community. The Nisku Area is an area where higher density, fully-serviced development is to be concentrated. The Nisku Area offers a central location for a range of businesses, services, housing types, and amenities.

Administration recommends five additional primary goals for the project to ensure the project stays on track; which are:

1. To provide a clear document that can be understood by the County Administration and the development community.

Submitted by: Duncan Martin, Senior Planner, Long Range

Reviewed by: Jordan Evans, Manager of Regional and Long Range

Date: May 26, 2020

2. To provide a comprehensive document to outline the future direction of development and growth, as well as to guide future county plans such as local Area Structure Plans and outline plans contained within the GNMA SP boundaries.
3. To ensure connections such as utilities, stormwater ponds, roads, pathways and other transportation are well thought out and planned before development occurs, to assist in reducing costs and ensuring the Greater Nisku area is a full-service community.
4. To bring the area to current county standards by repealing the North Major Area Structure Plan and incorporating the current standards and practices of Leduc County.
5. To maintain effective buffer(s) and transitional zones to ensure compatible land uses with our regional partners and within the plan area between land uses.

The Greater Nisku Major Area Structure Plan (GNASP) will provide overall cohesion and unity of standards and practices. To ensure the project has thought of all future possibilities administration has brought two scenarios to achieve the vision of the Greater Nisku area, they are as follows:

Option 1:

Would ensure the Greater Nisku Major Area Structure Plan lays a foundation which broadly defines what will be included in future LARP, LASP and Outline Plans. This option also divides the Greater Nisku area into four districts for giving more focused development areas (see option #1 map for details). In addition, it starts the process for future refinement of current LASPs and ASP's in the Greater Nisku area. Option 1 will also assist in the marketing of these districts to provide greater diversification within specific areas of Greater Nisku. The districts would be as follows:

- I. Nisku North – Would focus significantly on warehousing and the logistics sector where these types of developments appear to be emerging. It would also allow for other commercial and business development.
- II. Nisku Central – as discussed with Council, this option would include a Local Area Redevelopment Plan (LARP), which would be completed and budgeted to begin in Q2/Q3 2020. The focus of this district would be on the development of the core Nisku area with a focus on infrastructure renewal and to build on the oil and gas service sector. This area would also facilitate and market itself for other types of business light to medium industrial opportunities.
- III. Nisku South – would include the North Saunders Lake Area Structure Plan. This area would focus on Commercial, light industrial and business development. The North Saunders Lake Area Structure Plan currently is in conformance with the MDP and up-to-date and would require minimal changes.

Submitted by: Duncan Martin, Senior Planner, Long Range

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East Vistas - This area would include the East Vistas residential area and would include home-based business, local commercial and institutional development, open spaces and a variety of transportation options. This area would ensure buffering and transitional zones to safeguard residents from incompatible uses. The East Vistas Area Structure Plan would require minor to no significant changes.

Option 2

Is to continue as planned as outlined in the Project Charter brought to Council in October 2019. The Greater Nisku area is functioning with its current plans (see option #2 map for details). However, it would require:

- a) The completion of two LASPs within the Nisku area to ensure future development aligns with county standards and statutory documents;
- b) The completion of the Nisku Local Area Redevelopment Plan as per the October 2019 Council meeting; and
- c) The completion of the Greater Nisku Major Area Structure Plan to provide direction and overall cohesion to all LASPs and ARPs within the Greater Nisku area.

Other items of consideration:

1. Public engagement for the project is continuing to evolve and has completed the following:
 - ✓ We have met with the Communications Department to review and evaluate the project, timelines and engagement requirements.
 - ✓ We are in the process of revising the engagement plan for upcoming open houses.

Once the engagement plan is revised, an update will be brought forward to Council on the public engagement timelines and process.

2. There is also a need for other policies and procedures within the Greater Nisku Major Area Structure Plan (GNMSAP), regardless of which option is chosen. These policies and procedures will be completed as separate documents as part of Phase II of the IRIS project.
3. Another change that will occur regardless of which option is chosen is to repeal the North Major Area Structure Plan, as discussed in the October 2019 Council Meeting. This is due to many factors such as the annexations by the City of Edmonton and Beaumont, the adoption of the Municipal Development Plan, Bylaw 08-19 and the IPFA.

Submitted by: Duncan Martin, Senior Planner, Long Range

Reviewed by: Jordan Evans, Manager of Regional and Long Range

Date: May 26, 2020



Recommendation to Council Workshop

Whichever option is chosen will ensure the completion of the Greater Nisku Major ASP will meet the needs of the community for the foreseeable future. The anticipated timeline for completion of the project in Q2 or Q3 of 2021.

ATTACHMENTS

PowerPoint
Option 1 Map
Option 2 Map



Greater Nisku Major Area Structure Plan (GNMASP) – Workshop 2



Background

- The project is:
 - A high level, comprehensive plan for the greater Nisku area.
- The project will:
 - establish a vision, objectives, and policies;
 - ensure that future Area Redevelopment Plans (ARPs) and Local Area Structure Plans (LASPs) align within the Greater Nisku area, county and region;
 - the Greater Nisku Major ASP will provide clear direction for current and future growth and development within the Greater Nisku Area; and
 - Assist in providing connections and transitional areas within the Greater Nisku area and with adjacent municipalities.

The timeline for completion of the Greater Nisku Major ASP is Q2 of 2021.



Rough Draft Complete

1. **Introduction**
2. **Administration and Regional Context**
3. **General**
4. **General Land Use**
 - Land Use – Industrial, Commercial, Residential, Agriculture and special consideration areas
 - Natural environment - open space, wildlife corridors and Environmentally Significant Areas
 - Flood Plain and Flood Way
5. **Land Use Concept** (goals and policies)
 - Light Industrial Policy Area
 - Commercial Policy Area
 - Residential Policy Area
 - Municipal Services Policy Area
 - Institutional Policy Area
 - Oil and Gas Policy
 - Transition Policy Area
 - Environmental and natural Policy Area
 - Recreation, Open Space Policy Area
6. **Implementation**
7. **Definitions**
8. **Maps**
9. **Appendix A: Site Specific Features**
10. **Appendix B: Public Engagement**





Vision and Goals

Vision:

The Nisku Area is located near the center of Leduc County, south of the City of Edmonton, north and east of the City of Leduc and west of the City of Beaumont. It is currently the base of significant economic development and a growing urban community. The Nisku Area is an area where higher density, fully-serviced development is to be concentrated. The Nisku Area offers a central location for a range of businesses, services, housing types, and amenities (MDP, Bylaw 08-19).

Primary Goals of the Plan are:

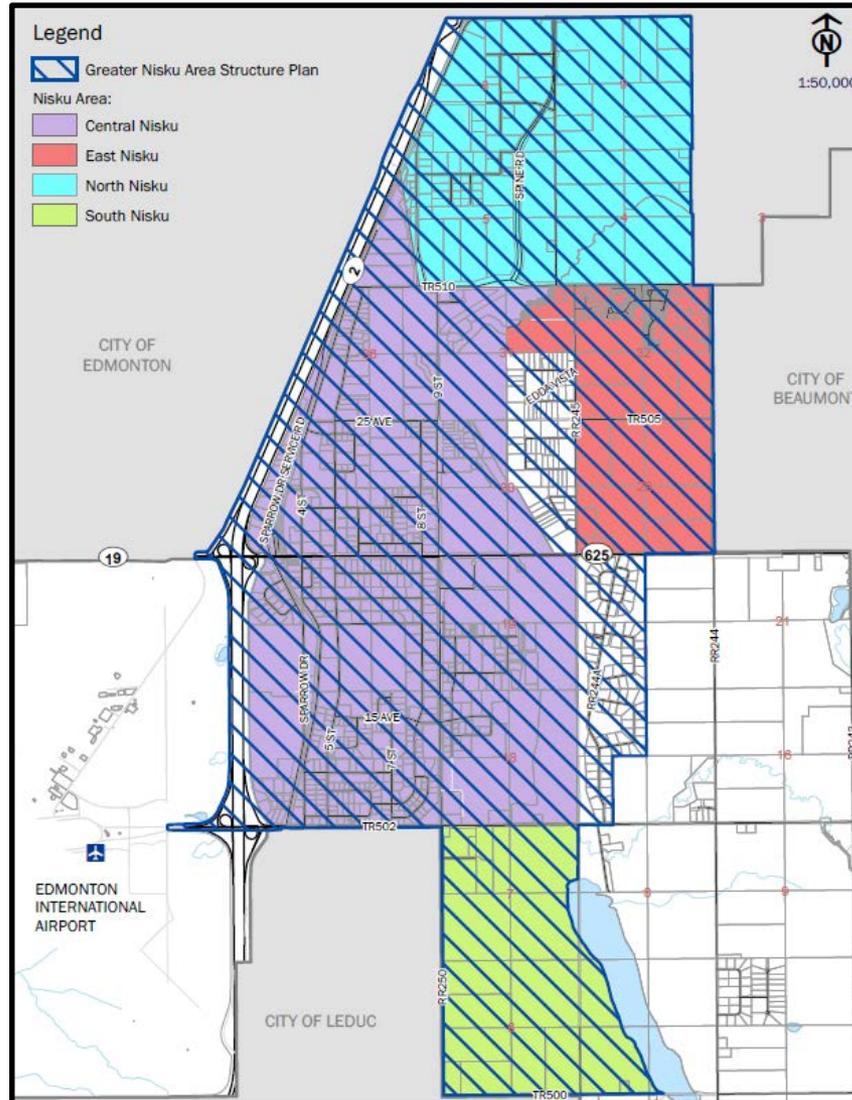
- To ensure, it is *clear*
- To ensure, it is *comprehensive*
- To ensure, it has proper *connections*
- To ensure, it has *current county standards*
- To ensure, it has *proper buffers and transitional zones*



Questions & Discussion

This option divides the Greater Nisku area into four districts:

- **Nisku North**
 - warehousing and the logistics sector.
 - other commercial and business development.
- **Nisku Central**
 - focus on infrastructure renewal and to build on the oil and gas service sector.
 - would also facilitate other types of business light to medium industrial opportunities.
- **Nisku South**
 - includes the North Saunders Lake Area Structure Plan. Focus would be on commercial, retail and light industrial development.
- **East Vistas**
 - includes the East Vistas residential area and
 - would include home based business, local commercial and institutional development, open spaces and a variety of transportation options.





Questions & Discussion

Option two is the same as presented to Council in October 2019:

The Greater Nisku area would function with its current lower level plans as they currently are, and will:

- Provide direction for the completion of the Nisku Area Redevelopment Plan; and
- Provide direction and overall cohesion for all future and updated LASPs and ASPs and within the Greater Nisku area.



Questions & Discussion



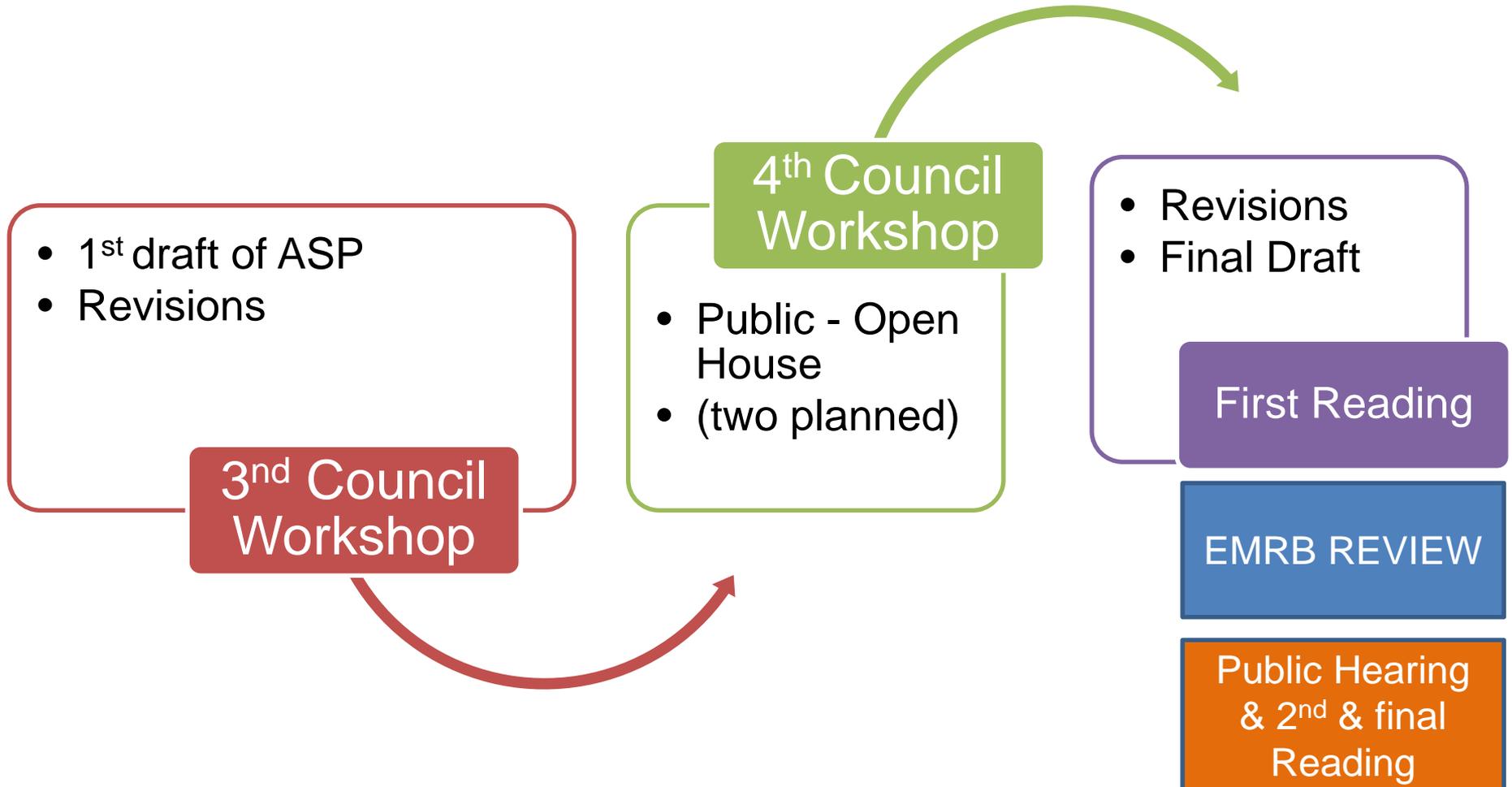
Public Engagement Timeline

| TOOL/TACTIC | TIMING |
|---------------------------------------------------------------|---------------------|
| Website page (leduc-county.com/XX) | Feb - launch 2020 |
| Website notice 1– project kick-off | Jan 2020 |
| Open house #1 | Feb 2020 |
| What We Heard report | March 2020 |
| Open house #2 | Sept/Oct 2020 |
| What We Heard report | Oct 2020 |
| Website notice – public hearing info | Jan 2021 |
| Website notice – ASP adopted | Feb 2021 |
| Media release – ASP adopted | Feb 2021 |
| Print advertising: Leduc Rep – open houses (1/4 pg., CLR) x 2 | Feb /Sept 2019/2020 |
| Print advertising: Leduc Rep – public hearing (1/2 pg., BW) | Jan/Sept 2019/2020 |
| Facebook/Instagram advertising – open houses x2 | Jan/Feb – 2020/2021 |
| Organic social media posts | Throughout Project |

May Council Workshop prior to Open House

Pushed back to June 2020

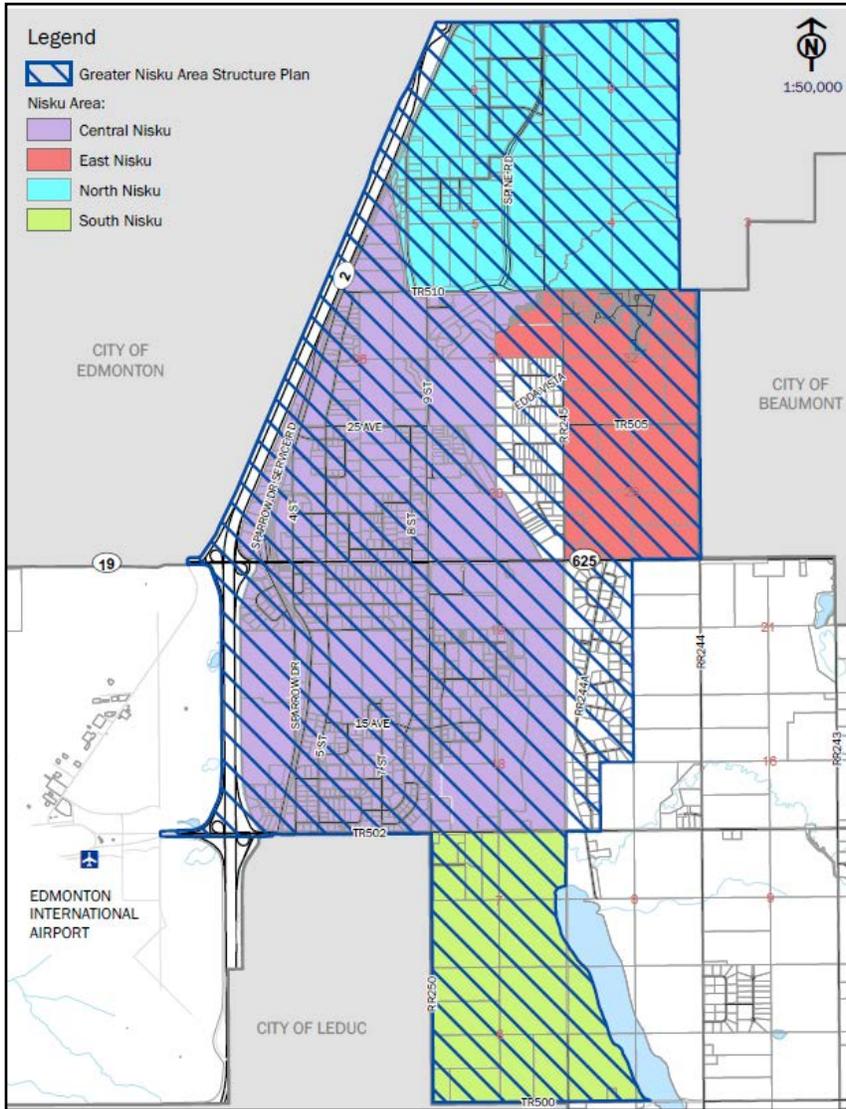
Project schedule will be delayed





Thank You

Option 1





Report to Council Workshop

REPORT NAME

Community recreation and culture grants

IMPLICATIONS

Reason: Covid-19 impacts on community events and programs

Authority (MGA/Bylaw/Policy): Policy CD-02

Funding Required: As per budget

Funding Source: As per budget

BACKGROUND

Leduc County annually distributes recreation, arts and cultural funding to local community not for profit associations and committees. This process includes application in February, review by local advisory members and recommendation to council in March. Due to the Covid-19 pandemic, this process was postponed prior to some local committee reviews and council approval.

The following funds are budgeted for distribution in 2020

- Recreation community grants - \$30,000 (Warburg, Thorsby, Calmar, New Sarepta)
- Arts and Culture - \$15,000 (regional)

Parks and Recreation has worked over the past couple of months to regularly communicate and work with not for profits during this changing time. Due to restrictions, as a result of Covid-19, unfortunately many of the planned programs and services are not able to happen and many more are pending as we wait for restrictions to be removed this fall.

Due to these impacts, we are recommending a change in 2020 grant distributions and possibly a change in how we distribute funding annually going forward.

For 2020, we are proposing to offer conditional funding of approximately \$10,000 to various groups that may be able to host programs and services in the fall of 2020. Parks and Recreation will review all applications and present a funding recommendation this July. Review and recommendation will be completed by administration. In September, we will host another application and review process for distribution of remaining funds for 2021 events and programs. Prior to September, Parks and Recreation will review timelines, processes and amended criteria for funding to best support community associations.

Submitted by: Andrea Oneski
Reviewed by: Dean Ohnysty
Date: May 26, 2020



Report to Council Workshop

Special consideration may be given to address and support not for profit associations that have been negatively impacted due to closures and lost revenue.

In 2021, community grants will be advertised, reviewed and distributed each fall for events and programs the following year. This change will allow community groups to effectively plan, promote and implement their program or service in a timely manner. The key change is that they will receive confirmation of support in the fall vs approvals in March. We believe that these new proposed timelines will benefit community associations and provide them with enough time to plan and execute quality events and programs to Leduc County residents.

The role of not for profit associations in Leduc County continue to be an effective and efficient means to providing services to residents. Through facility funding and grants such as this that support events and programs, we have a very strong structure of partnership and service delivery. Without Leduc County support, many of these programs and services would not be possible.

ATTACHMENTS

Summary of 2020 applicants

Submitted by: Andrea Oneski
Reviewed by: Dean Ohnysty
Date: May 26, 2020

Leduc County Parks and Recreation Community Initiative Grants
2020 Applicant Summary

Arts and Culture:

Cloverlawn Community Centre
East Vistas Community Association
Friends of the New Sarepta Library
Leduc 4H Beef Club
Looma Good Deed Association
Looma Lights Lighthorse 4-H Club
New Humble Centre Parents Group
Thorsby 4H Beef Club
Warburg Cultural Society
Whoop It Up 4-H Club
Wilton Park Community Centre
Wizard Lake Watershed and Lake Stewardship

Alberta Zirka Ukrainian Performers
Centreodge Community Centre
Leduc Arts Foundry
Leduc Music Festival Assoc.
Rollyview 4-H Diary Club
Rollyview Community Association
Rundles Mission Society
Taylor Park Fundraising Committee
Thorsby Municipal Library
Telford Community Club

Alberta Institute of Mentors and Builders of Tomorrow (AIMBOT)
Calmar and District Seniors Citizens Club
Camp Whohelo
Leduc Art Club
Looma Lights Light Horse 4H Club
Mary Ann Lippiatt
Piatta Forma Singers Society
Thorsby and District Cultural and Historical Society
Zyp Art Gallery

Total Expenditure \$15,000

New Sarepta & District Regional Recreation Committee

2020 Applicants:

Looma Good Deed Association
New Sarepta Minor Hockey Association
Seniors Floor Curling (Rolly View Hall)

Rolly View Community Association

Cloverlawn Community Centre (ineligible project)

Total Expenditure \$ 7500

Calmar Regional Recreation Board

2020 Applicants:

Calmar Figure Skating
Calmar Minor Hockey
Willow Creek Community Association
No Where to Run Run
Wizard Lake Watershed and Lake Stewardship Association

Alberta Zirka Ukrainian Performers Association
Glen Park Hall
Telford Community Club
Wilton Park Community Association

Total Expenditure: \$7500

Thorsby District Recreation Committee

2020 Applicants:

Rundles Mission
Sandholm Crossroads Square Dance Club
Thorsby Minor Baseball
Thorsby Minor Hockey Association
Thorsby Seniors Citizens Centre

Centreodge Community Centre
Sandholm Pigeon Lake Drifters Society
Strawberry District Society

Total Expenditure: \$7500

Warburg and District Regional Recreation and Parks Board

2020 Applicants:

Light Up Warburg Committee
Rock'n Rollers Floor Curling
Warburg Cultural Society
Warburg Hall of Fame
Warburg Minor Baseball
Warburg Soccer Association

Cloverleaf Manor residents club
Warburg Pioneer Ag Society

Total Expenditure: \$7500

Arts and Culture

Total Expenditures \$ 15,000

Regional Recreation Community Initiatives

Total Expenditures \$30,000.00