

AGENDA
Council of the City of Lacombe
Monday, July 24, 2017 at 5:00 PM
in Council Chambers

Time Reference	Agenda Item
	<u>Regular Meeting of Council</u>
5:00	1. CALL TO ORDER
	2. ADOPTION OF AGENDA
	3. ADOPTION OF MINUTES
	<ul style="list-style-type: none"> • June 26, 2017
	4. INFORMATION
	<ul style="list-style-type: none"> • Council Mailbox
	5. PUBLIC HEARINGS
5:30	Bylaw 400.04 (Rezone and Election Signage)
	6. PRESENTATIONS
	7. BYLAWS
	<u>Planning and Development Services</u> Bylaw 432 (Heritage Designation-Cenotaph) (Second and Third Reading) Bylaw 400.04 (Rezone and Election Signage) (Second and Third Reading)
	8. UNFINISHED BUSINESS
	9. NEW BUSINESS
	<u>Council & Legislative</u> City of Red Deer (Vehicles for Hire) <u>Transportation Services</u> Main Street Construction Update <u>Planning and Development Services</u> Lacombe Lake Drainage

	10. REPORTS
	<p>Mayor and Council Christie; Armishaw; Bouwsema; Harder; Konnik; McQuesten; Rempel</p> <p>Future Agenda Items</p> <p>CAO</p> <p>Quarterly Outcome Reports (2nd)</p>
	11. IN CAMERA
	<p>1 – (Legal) 2 – (Legal) 3 – (Personnel) 4 – (Land)</p>
	12. NOTICES OF MOTION
	13. ADJOURNMENT
	<p><u>Next Meetings</u></p> <ul style="list-style-type: none"> • Monday, August 28, 2017 – Regular Council Meeting • Tuesday, September 5, 2017 – Council Committee Meeting • Monday, September 11, 2017 – Regular Council Meeting



CITY COUNCIL AGENDA REPORT

SUBJECT:	Lacombe Cenotaph – Municipal Historic Resource Designation, Bylaw 432
PREPARED BY:	Jennifer Kirchner, Planner II
PRESENTED BY:	Jennifer Kirchner, Planner II
DATE:	July 24, 2017

PURPOSE:

The City has applied to designate the Lacombe Cenotaph as a Municipal Historic Resource. **1st Reading and the issuance of the Notice of Intent took place on April 24, 2017. As the required 60 day waiting period has taken place, Administration recommends that Council give 2nd and 3rd reading to this designation bylaw.**

BACKGROUND:

Beginning in the summer of 2009, the City of Lacombe has worked toward documenting heritage resources in the community, through the creation of a Municipal Heritage Survey and a Municipal Heritage Inventory. The Lacombe Cenotaph, located in Lest We Forget Park, was earmarked by the Heritage Resources Committee as a site of heritage value in Lacombe. A Statement of Significance (SOS) was included in the 2012 Heritage Inventory.

With the assistance of the Municipal Heritage Partnership Program, the City developed a Heritage Management Plan, which provides the framework for preserving and promoting local heritage. A key aspect of the Heritage Management Plan is that it outlines the process for designating a site as a Municipal Historic Resource. This Plan was adopted by Council in May 2013.

Once a building or site is designated as a Municipal Historic Resource, that building or site will be preserved and protected. Specifically the key 'character defining elements', as outlined in the Statement of Significance (which describes the building and its key elements), are to be protected. Any alterations must be approved by the Heritage Resources Committee (appointed by Council) through a formal application process.

The Heritage Management Plan also identified, as a priority for implementing heritage conservation in the community, the distribution of local grants for properties designated as Municipal Historic Resources. While there is no guarantee that grant monies will be available, or that any one property or site will receive funds, designation opens the doors to such a possibility.

ISSUE ANALYSIS:

In the fall of 2016, the City of Lacombe administration submitted an application for the designation of



the Lacombe Cenotaph, which is located in Lest We Forget Park.

Cenotaph and Lest We Forget Park circa 1940

Photo: Lacombe & District Historical Society

The Lacombe Cenotaph is located in Lest We Forget Park, which is at the corner of 50 Avenue and 53 Street, in the heart of Lacombe's historic downtown. The cenotaph was erected in 1924 by the "Lest We Forget" Club, as a memorial that honours the citizens of Lacombe who gave their lives in the Great War (1914-1918). In 1922, the "Lest We Forget" club established Lest We Forget Park when they received the land donation from the Lacombe School Board. The Club raised the money to create the park and McDonald Nurseries donated the plantings that originally surrounded the Cenotaph.



donated to the City of Lacombe.

The Cenotaph was built at a cost of \$3500 and was comprised of a marble obelisk in the form of a soldier with weapon at ease. The Cenotaph was inscribed with the words "To the Glory of God. The Honour of the Armies of the Empire and in Proud Memory of our Dead who Fell in the Great War 1914-1918 and Whose Names are Here Recorded." Subsequent additions have been made to the Cenotaph to reflect the sacrifices of the Lacombe citizens during World War II, the Korean War, and the War in Afghanistan. The intent is for the Cenotaph to continue to be an evolving war memorial with names added as required. In 1955, the Park was

Cenotaph circa 2012

At the January 2017 Meeting of the Heritage Resource Committee the application was presented to the group for discussion. A motion was made that the Heritage Resources Committee approve the designation in principle.



A tour of the Cenotaph occurred on March 3, 2017, which allowed the Committee to assess the accuracy of the Statement of Significance (SOS). The Committee and City Administration have both reviewed and given their support of the SOS as included in the Bylaw.

Planning and Development Services is bringing the application to Council and requesting approval to continue the designation process. Should Council choose to support the designation process, the following steps will be required.

Bylaw and Registration on Title: If Council chooses to give 3rd Reading to the Designation Bylaw, this will designate the Lacombe Cenotaph as a Municipal Heritage Resource. This designation will be registered on Title and will require the owners to seek approval from the Heritage Resources Committee for all alterations to the structure.

The Planning and Development Department and the Heritage Resources Committee support the application to designate the Lacombe Cenotaph as a Municipal Historic Resource.

FINANCIAL IMPLICATIONS:

The 2017 budget provided funds for the Heritage Program and for the Grant Program. The Heritage Resources Committee has earmarked funds for the continuation of the plaque program for designated buildings and for a small plaque unveiling celebration.

Should the Lacombe Cenotaph receive municipal designation, it would be in a position to apply for some of the grant funding available. There is no guarantee that funding will be distributed despite being designated. The Lacombe Cenotaph, if designated, will become the sixth municipally designated building in the City.

SERVICES LEVEL IMPACT:

The Heritage Management Program is administered by the Planning and Development Services Department. Operation of the program, including the work required to undertake a Municipal Designation, is considered a part of the regular operations of the department.

ALTERNATIVES:

- That Council give 2nd Reading to Bylaw 432 and delay 3rd Reading to a later date.

ATTACHMENTS:

- Bylaw 432

ACTION/RECOMMENDATION:

That Council give 2nd and 3rd Reading to Bylaw 432.



STRATEGIC/BUSINESS PLAN REFERENCE:

Municipal Sustainability Plan

Priority Goal – Preserve and Enhance Heritage and Culture

Strategy Area – Who we are: Culture, Education and Leisure

Desired Outcome Statement – Arts, culture and heritage offerings contribute to Lacombe’s identity and tourism economy, and are prominently showcased through public art, vibrant outdoor spaces and thriving performing arts and festivals

Strategy Area – Our Buildings and Sites

Key Direction – Preserve and enhance historic buildings, heritage and artworks

Desired Outcome Statement – Buildings and displays of art are preserved and enhanced to celebrate the community’s heritage; and Lacombe retains its small town feel through the character of its buildings and neighbourhoods, yet offers attractive development opportunities for growth

Strategy Area: Where We Live and Work: Our Homes and Neighbourhoods

Key Directions: Protect historic and heritage homes and neighbourhoods

Desired Outcome Statement: Historic and heritage homes and neighbourhoods are protected and contribute to the character of the community

1.7 Municipal Sustainability Plan (MSP) Implementation Plan

The MSP identifies the preservation and enhancement of heritage and culture as a priority goal, and identifies a number of desired outcomes for the community to work towards achieving.

Heritage Management Plan

Short Term Goal

Designate one to two buildings

Downtown Area Redevelopment & Urban Design Plan

Guiding Principle:

Preserve, celebrate and adaptively reuse heritage structures.

Strategic Priority #8”

Develop an incentive program for the preservation and adaptive reuse of heritage structures.

Municipal Development Plan

Section 10 – Heritage: Our Buildings and Sites

- Goal: To support the preservation, maintenance and adaptive reuse of historic and culturally significant architecture and landmarks (including sites), recognizing their contribution to Lacombe’s community identity, pride and “small town feel”.
 - Objective A: To preserve and enhance Historic Buildings, sites, resources and other significant features for future generations.
 - Objective B: To protect, preserve and enhance Municipal and Provincial Historic Resources and local heritage sites.





CITY COUNCIL
AGENDA REPORT

SUBJECT: Bylaw 400.04 – **Public Hearing & 2nd & 3rd** Reading of a Land Use Bylaw amendment for

PART 1: TO rezone 4887 46 Street, Lot 1, Plan 822 1257 from Light Industrial to Heavy Industrial, designation of Closed Road Plans 8251ET and 2401R to Light Industrial, and

PART 2: FOR proposed amendment to regulate election signage

PREPARED BY: Jennifer Kirchner, Planner II
PRESENTED BY: Jennifer Kirchner, Planner II
DATE: July 24, 2017

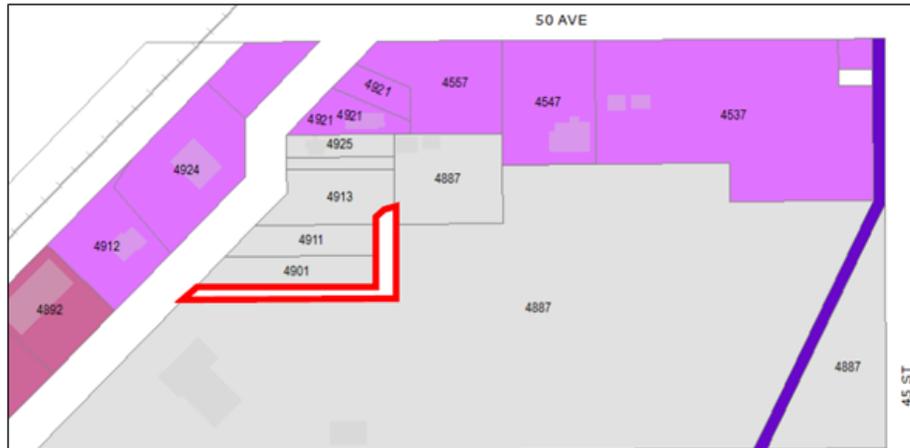
PURPOSE: PART 1

The City has received an application to rezone 4887 46 Street, Lot 1, Plan 822 1257 from Light Industrial (I1) to Heavy Industrial (I2) and to zone the Closed Road Plans 8251ET and 2401R as Light Industrial (I1).

The proposed amendments to the Land Use Bylaw are via Bylaw 400.04. **First reading was given at the June 26, 2017 meeting of Council. Administration is seeking 2nd & 3rd reading after the closure of the Public Hearing.**

BACKGROUND:

Lot 1 and the closed road plans are located within an existing industrial area located on 46 Street. These lands fall within the Southeast Area Structure Plan. The industrial area has a mixture of light and heavy industrial lots and is located across the street from a transitional commercial area. The following map identifies the affected lands.



ISSUE ANALYSIS:

This land use bylaw amendment is the next step in the overall process for the redevelopment of these industrial lands. A subdivision application is being processed concurrently which will establish the new property boundaries which will align with the proposed zoning for the area.

The proposed rezoning map outlines the proposed lots and accompanying zoning. The existing Lot 1 will be subdivided into 2 parcels and would become Heavy Industrial as shown on the following map. The road plans will be consolidated into adjacent Light Industrial lots.



Administration supports this rezoning application for a number of reasons including:

- It aligns with the Southeast Area Structure Plan.
- It assigns zoning to the closed road plans.

- It will support the enhancement and redevelopment of an existing industrial site, which is a key objective in the City’s Municipal Development Plan.

ADJACENT PROPERTY NOTIFICATION:

The adjacent landowners have been notified of the Public Hearing date. Notice of the Public Hearing was posted on the Planning and Development “What’s New” portion of the City website and appeared in the July 13, 2017 and July 20 2017 editions of the Lacombe Express.

FINANCIAL IMPLICATIONS:

The applicant has paid the required \$1000 application fee for the Land Use Bylaw Amendment.

LEGISLATIVE AUTHORITY AND PLAN ALIGNMENT:

CITY OF LACOMBE - LAND USE BYLAW 400

- Part 5, Sections 5.1 and 5.2 – Land Use Bylaw 400 – Initiating an Amendment & Processing an Amendment
- Part 11, Section 11.17 – Land Use Bylaw 400 – I1, Light Industrial District
- Part 11, Section 11.18 – Land Use Bylaw 400 – I2, Heavy Industrial District
- Part 15, Section 15.1 – Land Use Bylaw 400 – Land Use District Maps

MUNICIPAL GOVERNMENT ACT, RSA 2000, C.M-26

- Section 606 – Requirements for Advertising
- Section 640 – Land Use Bylaw
- Section 692 – Planning Bylaws

MUNICIPAL DEVELOPMENT PLAN – GROWING LACOMBE:

Where We Work: Industrial Land Development

- Objective C – To upgrade and enhance existing industrial developments to ensure that they are complimentary to their surroundings in accordance with the LUB.

MUNICIPAL SUSTAINABILITY PLAN – IMAGINE LACOMBE

- Priority Goal – Build a Strong, Local and Diverse Economy.

SERVICE LEVEL IMPACT:

- Processing amendments to City of Lacombe planning documents is considered to be a standard operation for the Planning and Development Department and will not impact the Department’s service levels.

STRATEGIC/BUSINESS PLAN REFERENCE:

2. Land Resources and Acquisitions
4. Economic Prosperity



PURPOSE: PART 2

The amendment includes text and provisions to regulate election signage including, the locations, size, timelines, etc. for municipal, provincial and federal elections.

The proposed amendments to the Land Use Bylaw are via Bylaw 400.04. **The bylaw is being presented for 2nd & 3 reading with additional amendments following the Public Hearing. First reading was approved on the June 26, 2017 meeting of Council.**

BACKGROUND:

With regard to the amendments for election signage, the City has not had any provisions for regulating election signage and there are generally numerous questions, concerns and comments received from the general public regarding this signage. Past candidates have also expressed concern that there should be guidelines and regulations to ensure impartial rules. This will also assist staff fielding enquiries.

ISSUE ANALYSIS:

The proposed provisions in the land use bylaw amendment are being brought forward at this time as it is a municipal election year. The proposed regulations will help to circumvent any confusion on behalf of the candidates and the general public as to what type, sizes, locations, timelines etc. need to be followed in order to place the signage.

As the City currently has no guidelines or regulations regarding election signage, the information will be beneficial to staff, the general public and all potential candidates will be required to comply with the same rules and regulations.

During 1st reading, discussions resulted in a number of questions including:

- ***What happens to signs that are removed? Are they destroyed? Are the candidates notified?***

Candidates will be notified when signs are in contravention of the bylaw and will be given 48 hours to remove and replace them. They will also be given a copy of the regulations. If the contravening signage is not removed within the 48 hour timeframe, the sign will be removed and disposed of by the Designated Officer. Subsequent contraventions by the same candidate will result in removal and destruction of signage by the Designated Officer.

- ***How do you measure distance from an intersection?***

The measurement distance from an intersection will be from the nearest edge of curb, measured in parallel with the adjacent roadway right of way centerline.

- ***Why 30 days? There are only 28 days between nomination day and election day.*** The bylaw will reflect the 28 days.
- ***What's the AT standard for setback from walk?***



Setback Requirements for Election Signage					
Required Setbacks from Intersections	Alberta Transportation	City of Lacombe	Required Setbacks from curb, back of walk	Alberta Transportation	City of Lacombe
Asphalt	50 Meters from Intersections	30 Meters from Intersections	Asphalt	2 Meters from Edge of Pavement	2 Meters from Curb
Gravel	250 Meters from Intersections	30 Meters from Intersections	Gravel	2 Meters from Shoulder of Road	2 Meters from Curb
Concrete	No Regulation	2 Meters from back of walk	Concrete	No Regulation	2 Meters from back of walk

Administration supports the **additional** amendments regarding the proposed **election sign regulations** amendment for the following reasons:

- Candidates will have equitable regulations to follow with regard to signage
- Staff will be informed of the regulations for information
- General public will be informed of the regulations that must be followed

NOTIFICATION:

Notice of the Public Hearing was posted on the Planning and Development “What’s New” portion of the City website and appeared in the July 13, 2017 and July 20 2017 editions of the Lacombe Express.

FINANCIAL IMPLICATIONS:

As part of the 2017 work plan, the resource requirements for amending LUB400 were identified.

LEGISLATIVE AUTHORITY AND PLAN ALIGNMENT:

CITY OF LACOMBE - LAND USE BYLAW 400

- Part 5, Sections 5.1 and 5.2 – Land Use Bylaw 400 – Initiating an Amendment & Processing an Amendment
- Part 7, Sections 7.7.3 g) – Land Use Bylaw 400 – Election Sign
- Part 7, Sections 7.9.6) – Land Use Bylaw 400 – Election Sign Regulations

MUNICIPAL GOVERNMENT ACT, RSA 2000, C.M-26

- Section 606 – Requirements for Advertising
- Section 640 – Land Use Bylaw
- Section 692 – Planning Bylaws

MUNICIPAL SUSTAINABILITY PLAN – IMAGINE LACOMBE

- Priority Goal – Build a Strong, Local and Diverse Economy.



SERVICE LEVEL IMPACT:

- Processing amendments to City of Lacombe planning documents is considered to be a standard operation for the Planning and Development Department and will not impact the Department's service levels.

STRATEGIC/BUSINESS PLAN REFERENCE:

City of Lacombe Strategic Plan, 2014 - 2017
Land Resources and Acquisitions
Strategic Priority 5.5 – Complete update of the Bylaw

ALTERNATIVES:

1. Council directs administration to undertake revisions to the proposed amendments.
2. Council gives 2nd & 3rd Reading to Bylaw 400.04.

ATTACHMENTS:

- Summary of proposed amendments to Bylaw 400.04
- City of Lacombe Land Use Bylaw: Building Lacombe with proposed amendments.

ACTION/RECOMMENDATION:

THAT Council give 2nd & 3rd Reading to Bylaw 400.04.





CITY COUNCIL AGENDA REPORT

SUBJECT:	Regional Vehicles for Hire Consultation
PREPARED BY:	Michael Minchin, Corporate Services Director
PRESENTED BY:	Michael Minchin, Corporate Services Director
DATE:	July 18, 2017

PURPOSE:

To consider the request from the City of Red Deer to participate in a regional survey of residents concerning vehicles for hire use and regulations.

BACKGROUND:

Regional mayors representing the communities of central Alberta including the City of Lacombe have been in discussions reviewing the possibility of developing a uniform vehicle for hire bylaw. This type of bylaw would include such transportation businesses as taxis, limousines, shuttles and transportation network companies.

As a first step in this process, the City of Red Deer is proposing to conduct a regional survey of residents to gauge among other things: the types of vehicle for hire use; frequency of use; the reasons for their use; and whether residents use these services between communities in Central Alberta.

ISSUE ANALYSIS:

The City of Lacombe's contribution to the survey would be to promote the survey to residents through the City's usual communication channels: e.g. community page, website and social media.

The survey itself will be managed by the City of Red Deer and is anticipated to be available in both a paper and online form. The paper form would be available at Lacombe City Hall.

The survey would be issued in August with the data being compiled and analyzed in November and December. The regional group would review the data in the New Year. Communities would then be asked in the New Year whether they wished to participate in the next phase.

FINANCIAL IMPLICATIONS:

The City of Lacombe will use existing communication mediums to promote the survey and the survey administration costs will be borne by the City of Red Deer.

LEGISLATIVE AUTHORITY:

- No implications on the City's existing Tax Business Bylaw #178 at this time.

SERVICE LEVEL IMPACT:

- The survey will help determine future regulations for Vehicle for Hire Regulations. Ultimately City Council will have to decide whether regulations developed through the regional working group are adopted for the City of Lacombe.

STRATEGIC/BUSINESS PLAN REFERENCE:

- n/a

ALTERNATIVES:

1. Council can pass a resolution to participate in the regional consultation process.
2. Council can decide not to participate in the initiative.

ATTACHMENTS:

- Mayor, City of Red Deer – July 6, 2017 Correspondence.

ACTION/RECOMMENDATION:

THAT Council direct Administration to participate in the regional consultation process with the City of Red Deer and other central Alberta municipalities that will inform potential updates to bylaws that regulate vehicles for hire.





CITY COUNCIL
AGENDA REPORT

SUBJECT: **Main Street Program –Construction Update**
PREPARED BY: Jordan Thompson, Engineering Services Manager
PRESENTED BY: Jordan Thompson, Engineering Services Manager
DATE: July 24th, 2017

PURPOSE:

To update Council on the construction progress of the Main Improvements Program.

BACKGROUND:

At its regular meeting on April 10th, Council resolved:

THAT Council direct Administration to:

Enter into a unit rate construction contract for the Main Improvements project with Pidherney's at a cost of \$5,595,587 +GST as presented.

AND

Enter into a contract with Stantec Consulting for construction and post construction professional services at a cost of \$335,983 +GST as presented.

AND

Enter into a contract with Parkland Geo for geotechnical testing services at a cost of \$62,195 +GST as presented.

ISSUE ANALYSIS:

Construction has been progressing well and the project is in a healthy position overall.

Below is a high level summary update:

Schedule

Construction began as planned at the end of April starting in Stage 1 (Highway 2A – 50th Street). The underground crew completed the sanitary main replacement in Stage 1 at the end of May. The concrete crew completed the 49th Street “turnaround” curb, new Flatiron parking lot access and Stage 1 sidewalk replacements in early July. Stage 1 was open again to motorists on July 17th.

Underground crews completed the sanitary main and water main replacement in Stage 2 in early July. The concrete crews have advanced to stage 2 and their work is ongoing at this time. Stage 2 is estimated to be open again to motorists in the 1st or 2nd week of August.

Underground crews advanced to Stage 3 in the second week of July. For approximately a week, stages 1, 2, and 3 were closed until stage 1 was opened to motorists. The project team works to limit or eliminate the need to close 3 stages at time and will continue to do so as the crews work west. Stage 3 is estimated to be opened to motorists in the second half of August.

Overall the project is on schedule to be complete by the end of October with the exception of the top lift of asphalt and final line markings which are planned for 2018.

Scope

Nothing to date of historical significance has been discovered by the construction crews while excavating the road. Pre construction investigations revealed the possibility of cross connections in some buildings but in many of those cases the cross connection will only be confirmed after exposing the main in the road. Building owners have been contacted to advise them of the findings from the preconstruction investigation.

The excavated material coming out of the roadway is better than expected but still not optimal. Some of the existing material is able to be reused in the road under the supervision of Stantec and Parkland Geo. This may result in some savings but the extent of which will not be known until the end of the project.

After exposing the abandon Atco Gas main in 50th Avenue, it was confirmed to contain a small amount of asbestos requiring special abatement. However, Pidherneys crews are trained in the safe disposal procedures required to comply with OHS regulations.

Wherever the sidewalk is being replaced in front of businesses, gravel ramps, temporary wood bridges, and channelized corridors using snow fence will be constructed to maintain access until the sidewalk is ready for pedestrians again.

Sections of 50th Avenue that are open to motorists are topped with a layer of asphalt millings salvaged from 50th Avenue earlier in the year. The temporary road surface is being monitored by the project team and maintained by Pidherneys to ensure it is easily drivable.

At this point there have been no significant changes to the project scope.

Downtown Business Communications

The implementation of the project communication plan is ongoing. To date 6 project update newsletters were published through the City's social media channels. Pidherney's downtown business liaison regularly does face to face "check-ins" with businesses to advise them of upcoming activities and hear their feedback. The Economic Development Manager and Engineering Manager have discussed the Main Improvements Cooperative Marketing Support grant with several businesses considering hosting an event/promotion to draw customer's downtown during construction.



FINANCIAL IMPLICATIONS:

The 2017 Capital Budget includes \$6.75 million for the Main Improvements project including 5% contingency, professional services, 1% for art (on eligible infrastructure), and marketing/communications (signage, radio/bus shelter advertisements etc.). Below a construction cost summary for information.

Construction	Budget	Costs to June 30th
Construction Contract	\$5,595,587	\$1,200,000
Professional Services (Construction/Geotech.)	\$398,178	\$116,000
Street Lights – Fortis	\$275,000	\$211,000
Pedestal Relocation – Telus	\$13,000	\$12,000
1% Art (on eligible infrastructure)	\$10,400	\$10,000
Marketing/Communications	\$50,894	\$21,000

STRATEGIC/BUSINESS PLAN REFERENCE:

Consideration of infrastructure in the downtown core shows Councils' commitment to Strategic Pillar #3 - Operations: Infrastructure Growth and Asset Management.

Completing the planning, and consultation with impacted businesses, in 2017 shows Council's recognition of Strategic Pillar #4 - Economic Prosperity.

ALTERNATIVES: None

ATTACHMENTS: None

ACTION/RECOMMENDATION:

THAT Council accept the Main Improvements Program Update as information.





CITY COUNCIL AGENDA REPORT

SUBJECT:	Lacombe Lake Drainage
PREPARED BY:	Dion Pollard, C.A.O.
PRESENTED BY:	Matt Goudy, Director Operations and Planning
DATE:	July 24, 2017

PURPOSE:

To discuss the impacts of drainage from Lacombe Lake on Whelp Brook and on future City of Lacombe development lands following any storm water flow diversion from northwest Blackfalds to Lacombe Lake (via the Northwest Area Storm Water Master Plan).

BACKGROUND:

At a previous Council meeting, concerns were brought forward regarding the impacts of drainage from Lacombe Lake on Whelp Brook and on City of Lacombe development lands following proposed storm water flow from Northwest Blackfalds.

In late May and early June public consultations occurred by the Town of Blackfalds and Lacombe County regarding this issue. There has been public concern specifically around Lacombe Lake and at this time we have had minimal feedback regarding the impact on the City of Lacombe. However we feel ensuring our future interests are considered is important.

While the City does not object to the development of other partnering municipalities, we want to ensure that the future impact on our City is recognized and supported prior to the proposed development proceeding. The items that we feel require consideration include flood hazards and the biophysical risks associated with the watercourse. Once again, we want to make sure these items are accounted for in the design work for the Storm water Management Plan.

A decision on the Northwest Area Master Storm Water Management Plan proposal is expected by the provincial government in August. Stantec has indicated that the storm water management plan they designed will meet Alberta Environment water quality standards.

To date no studies have been completed that examine downstream impacts of Blackfalds Lacombe Lake storm water diversion on the City of Lacombe. However, the NAMSWMMP indicates upstream drainage must meet AEP quality treatment requirements and limit stormwater from entering the lake at a rate of 2L/s/ha or less.

Should a wetland be created at the south end of Lacombe Lake in order to accommodate stormwater drainage from Blackfalds, there are unknown impacts to the springs at the south end of the Lake.

ISSUE ANALYSIS:

Lacombe County is planning to make Lacombe Lake, located between Blackfalds and Lacombe, part of a stormwater system that serves northwest Blackfalds. The proposal would see rainwater transported through underground pipelines to a site specific Storm Water Management Facility which may include settling ponds, constructed wetlands or dry ponds. Treated water will then go through Lacombe Lake, Whelp Brook, and into Wolf Creek.

City of Lacombe

In May 2013, Lacombe City Council endorsed an RCP grant application for funding the Intermunicipal Wolf Creek Basin Study Project. On June 23, 2014, City Council adopted the Master Drainage Plan for the Wolf Creek and Whelp Brook Watersheds, as presented in the Report by MPE Engineering and authorized Administration to engage MPE Engineering to proceed with Application for Registration of the Plan with Alberta Environment & Sustainable Resource Development, and authorized Administration to submit a grant application for the work through the Alberta Community Partnership Program, in collaboration with other stakeholder municipalities (Lacombe County, Ponoka County, and Town of Blackfalds).

The draft agreement was completed stipulating allowable release rates of 2 L/s/ha which would not increase peak flows in the Wolf Creek and Whelp Brook, and the receiving stream, Battle River.

Lacombe Lake and the northwest part of Blackfalds is already in the basin of Whelp Brook which is a tributary to Wolf Creek.

FINANCIAL IMPLICATIONS:

N/A

LEGISLATIVE AUTHORITY:

- Section 57 of the Municipal Government Act

SERVICE LEVEL IMPACT:

- None



STRATEGIC/BUSINESS PLAN REFERENCE:

Council’s Strategic Plan is informed by demographic information that will be used to develop future programs and services and support development.

Pillar #3 Infrastructure Growth and Asset Management

ALTERNATIVES:

1. THAT Council authorize a letter to the Province of Alberta- Environment and Parks to request a review of the impact of the Town of Blackfalds Northwest Area Master Stormwater Management Plan on the City of Lacombe.
2. THAT Council accept the Report as information.
3. THAT Council provide additional direction to Administration.

ATTACHMENTS:

- Water Act Approval, Alberta Environment and Parks
- Final Report for Lacombe County, Ponoka County, City of Lacombe and Town of Blackfalds - Master Drainage Plan for Wolf Creek and Whelp Brook Watersheds
- Town of Blackfalds Northwest Area Master Stormwater Management Plan

ACTION/RECOMMENDATION:

THAT Council authorize a letter to the Province of Alberta- Environment and Parks to request a review of the impact of the Town of Blackfalds Northwest Area Master Stormwater Management Plan on the City of Lacombe.

