

From: [REDACTED] FOIP s. 17
To: City Clerk; [REDACTED] FOIP s. 17
Subject: Fw: Cindy L. Danyluk-Boisvert/ Submission/ Future Impacts on Telford Lake's Biosphere / Bylaw 1211-2025/ Public Hearing April 28, 2025
Date: Friday, April 25, 2025 6:55:16 AM
Attachments: image002.png
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To: Mr. Chris Belke, City Clerk, City of Leduc

Re: Bylaw 1211-2025/Public Hearing, April 28th, 2025

Hi Chris,

I have received a letter from Mr. Duncan Martin, which I have just read this morning, Friday, April 25th, 2025.

Mr. Duncan shared that, Quote: "...As your email was directed at Administration we will not consider this a formal written submission for the public hearing. However, we can incorporate relevant responses into the City's presentation. Nevertheless, if you would like this to be considered during the hearing please confirm that in writing to the City Clerk. ..." Unquote.

Therefore at this time, I would to confirm, that I would like this email letter in its' entirety to be considered during the hearing.

Please do confirm via email if I have followed appropriate protocol so that this email will be considered as a submission for the Hearing of Bylaw 1211-2025/Public Hearing/April 28th, 2025.

If you have any questions please to contact me.

Respectfully,
Cindy L. Danyluk-Boisvert

[REDACTED] FOIP s. 17
Leduc, AB.

[REDACTED] FOIP s. 17

[REDACTED] FOIP s. 17

Subject: Urgent Questions Regarding Telford Lake Impacts from Bylaw 1211-2025 (Public Hearing April 28, 2025)

To: Mr. Chris Belke, City Clerk
City of Leduc

Dear Mr. Belke,

I attended the City of Leduc Council Meeting on Monday, April 14, 2025, and would like to thank the Planning Department for their presentation regarding Bylaw 1211-2025.

As a resident of Leduc who cares deeply about the long-term vitality of Telford Lake's natural ecosystem, I have several questions and concerns arising from the contents of this proposed bylaw, that I would like the opportunity to address during the PUBLIC HEARING for BYLAW 1211-2025, APRIL 28th, 2025.

Statement in Report:

"Council may consider a motion to have the MR designation removed, thereby facilitating approval of the Bylaw and allowing that portion of land to be transferred to the proponent."

Questions:

1. Who is the "proponent" referenced in this statement? Is it Melcor?
2. Are the lands currently leased to the Lions Club for the Lions Campground being **sold** to Melcor?
3. Please define "conditional land transfer agreement".
4. And, which City owned lands are a part of "conditional land transfer agreement"?

RISK ANALYSIS: FINANCIAL / LEGAL:

In order to achieve the current neighbourhood plan, Administration has been negotiating in good-faith with the land developer through the drafting of the ASP, resulting in a conditional land transfer agreement related to reallocation of MR as well as preservation of the environmentally-significant wetland which is central to the design. Both the transfer of the MR land and the approval of the Bylaw as presented are conditional on removal of the MR designation, as directed by Council.

It is my understanding that the Leduc Environmental Advisory Board (LEAB) recommended that Telford Lake should have a **larger buffer zone** to ensure the integrity of its sensitive biosphere. It was also noted that the current 60-meter buffer is inadequate for protecting this valuable ecosystem.

Given that, I would like to ask:

5. When will the *2025 Green Space Inventory and Natural Asset/Ecosystem Service Assessment Report* be completed and presented to Council?
6. Shouldn't decisions regarding the sale of City-owned lands near Telford Lake be **deferred** until after this crucial environmental report is available for review?

I have also been informed that increasing the buffer zone around Telford Lake would require the City to *buy back* land from developers and private owners — a costly and challenging task. If the City retains ownership of these lands now, particularly those still designated as Municipal Reserve (MR), there would be no need for a buy-back in the future.

It feels premature to sell or rezone these public lands—especially those near the Lions Campground—before reviewing the findings of the 2025 environmental assessment. Decisions made now could have long-lasting consequences for the health of Telford Lake and its surrounding biodiversity.

Additional Question and Reflection:

7. If the lands leased to the Lions Club are being sold, **where do City Planners intend to relocate the Lions Campground?**

The current location, while perhaps not considered "strategically placed" from a development perspective, is actually well-situated in terms of environmental respect. It is surrounded by trees, buffered from major human activity, and set back at a healthy distance from the sensitive shoreline of Telford Lake.

If the Campground were to be relocated closer to the lake, this could place increased pressure on the lake's delicate ecosystem. Campers — understandably seeking enjoyment with their families and pets — may unintentionally disrupt nesting birds, rabbits with their young, and other vulnerable species. **Human recreation, while valuable, must be thoughtfully balanced with the quiet needs of nature.**

Moreover, with the City projected to **double its population**, it may be wiser to **expand the existing Campground in its current natural setting** rather than relocating it. This approach would better serve future demand for nature-based getaways without further encroaching upon one of Leduc's most ecologically important areas.

Further Concern: Proposed Urban Node Near Telford Lake

In addition, I understand that there are plans to locate an **Urban Node** near the shores of Telford Lake. I believe this would be extremely disruptive to the integrity of the lake's ecosystem.

Telford Lake is **already under strain** due to nearby development, pollution, and human activity. Introducing an Urban Node — with its associated traffic, infrastructure, commercial energy, and population density — would drastically alter the character of the area and risk **permanently displacing or harming non-human species** that depend on this critical natural space for their survival.

Urban vibrancy and ecological fragility are not compatible at the water's edge. The lake is not just a view or an asset — it is a living system. If we allow an Urban Node to take hold there, we will lose the very thing that makes Telford Lake valuable, not just for people today, but for generations to come.

Moreover, from a practical environmental standpoint, **communities rely on storm ponds** to collect and temporarily hold rainfall and snowmelt runoff before it reaches rivers, creeks, and streams. As runoff travels across properties, streets, and roads, it collects **sediments and pollutants** such as bacteria, fertilizers, pesticides, vehicle fluids, metals, and road salt.

Storm ponds play a vital role by allowing sediments to **settle out** and providing some **initial treatment** for pollutants before the water is gradually released into the surrounding natural water bodies. This slowing and filtering process is critical for maintaining the **health of our aquatic ecosystems**.

If we replace green space with dense urban activity near the lake, stormwater runoff will increase — not only in volume but also in pollutant load — further threatening the already-vulnerable waters of Telford Lake.

I would sincerely appreciate your responses to the questions raised, and I thank you for your attention to this matter of significant public and ecological interest.

Warm regards,

Cindy L. Danyluk-Boisvert

FOIP s. 17
Leduc, Alberta

<https://www.google.com/url?sa=t&source=web&rct=j&opi=89978449&url=https://pub-leduc.escribemeetings.com/filestream.ashx%3FDocumentId%3D13550&ved=2ahUKEwilwsGMq-qMAxUZCTQIHcknFI4QFn0ECBkQAO&usg=AOvVaw1mlIA3nnN3L7joX-BvnKg>



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[Public Hearing for Bylaw 1211 -2025 | City of Leduc](#)

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www.leduc.ca

The plan proposes a neighbourhood of mixed commercial and residential opportunities. Integral to the overall design is the preservation of a large wetland naturally-occurring on the lands. A system of multiway and natural trails will connect around and through the neighbourhood, and up into the adjacent amenities of Lede Park to the north. The environmental wetland area will be surrounded by various forms of residential housing, primarily low density with some larger sites strategically located for medium density housing forms. An area of mixed commercial and urban residential development is shown in the southeast corner of the plan, consistent with the direction of the City's Municipal Development Plan (MDP). An additional area of commercial development has been proposed as an expansion of the existing commercial site, located on the western boundary of the lands.

Transportation upgrades to the surrounding road network will be considered as part of larger city-wide transportation planning, and as development progresses and the needs of the community evolve.

The ASP includes conceptual plans for the existing Leduc Lions Campground, reimagining this area in the neighbourhood for future development to ensure land use planning is forward-thinking and results in a responsible, long-term servicing strategy for these and nearby lands. Potential relocation of the campground would be subject to an agreement between the City, the campground, and any other affected landowners, ensuring the Lions Club continues to operate a campground in our community for years to come. The ASP indicates the campground would continue to operate during the initial stages of development. Development of the area would be subject to a Council-approved relocation strategy.

Removal of Municipal Reserve Designation



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<https://www.leduc.ca/news/public-hearing-for-bylaw-1215-2025>

<p>Public Hearing for Bylaw 1215 -2025 City of Leduc www.leduc.ca</p>

Bylaw No. 1215-2025 proposes to redistrict approximately 8.852 ha of land in the new Fraser neighbourhood to allow for one hundred twelve (112) low density residential lots under the RCD – Residential Compact Development and MUR – Mixed-Use Residential land use districts, including:

- Thirty-four (34) standard single detached (RCD);
- Fifty-six (56) zero lot line single detached (RCD); and
- Twenty-two (22) standard townhouses (MUR).

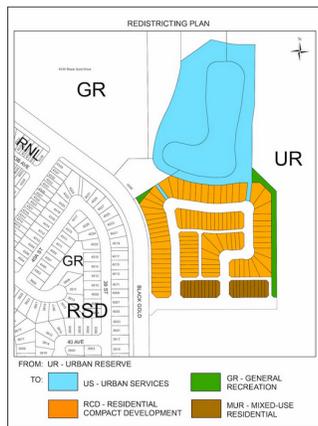
The stage also includes redistricting of an expanded storm water management pond and Public Utility Lot to the US – Urban Services land use district, as well as two municipal reserve/park spaces to the GR – General Recreation land use district to provide multiway connections around and through the neighbourhood.

A copy of the proposed bylaws 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. A copy of the proposed bylaws may also be viewed on the City's website (www.leduc.ca/hearing-notice). Inquiries can be made by contacting the Planning & Economic Development department planning@leduc.ca; (780)-980-7124.

Public Hearing – April 28, 2025

Leduc City Council will hold a public hearing on this proposed bylaw on **Monday, April 28, 2025 at 5:30 p.m.** or as soon thereafter as may be convenient, in the Council Chambers at the Leduc Civic Centre, #1 Alexandra Park (46th Avenue and 48A Street), Leduc, Alberta. Anyone interested may be heard by Council prior to the proposed bylaw being considered for second reading.

Presentations/submissions: Anyone who wishes to speak to Council at the time of the public hearing or provide a written submission is asked to contact the City Clerk's Office (780)-980-7156 or city_clerk@leduc.ca



Following the public hearing,

Council may consider a motion to have the MR designation removed, thereby facilitating approval of the Bylaw and allowing that portion of land to be transferred to the proponent

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A copy of the proposed Fraser ASP bylaw and related MR disposal details 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. A copy of the proposed bylaw may also be viewed on the City's website (www.leduc.ca/hearing-notices). Inquiries can be made by contacting the Planning & Economic Development department (planning@leduc.ca; (780)-980-7124

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Leduc City Council will hold a combined public hearing on the proposed Fraser Area Structure Plan bylaw and related removal of Municipal Reserve designation on **Monday, April 28, 2025 at 5:30 p.m.** or as soon thereafter as may be convenient, in the Council Chambers at the Leduc Civic Centre, #1 Alexandra Park (46th Avenue and 48A Street), Leduc, Alberta. Anyone interested may be heard by Council prior to the proposed bylaw being considered for second reading.

Presentations/submissions: Anyone who wishes to speak to Council at the time of the public hearing or provide a written submission is asked to contact the City Clerk's Office ([\(780\)-980-7156](tel:780-980-7156) or city_clerk@leduc.ca.

From: Duncan Martin <DMartin@leduc.ca>
Sent: April 24, 2025 10:40 PM
To: Cindy Lee Danyluk-Boisvert <[REDACTED]@leduc.ca>
Cc: Dennis Peck <DPeck@leduc.ca>; April Renneberg <ARenneberg@leduc.ca>
Subject: RE: Future Impacts on Telford Lake's Biosphere / Bylaw 1211-2025/ Public Hearing April 28, 2025

Hi Cindy,

This is Duncan Martin, and I wanted to thank you for your thoughtful letter and for joining us at the Council meeting on April 14, 2025. We value your commitment to the long-term ecological health of Telford Lake and appreciate your engagement on this important issue. We've provided responses to your specific questions below. While we've done our best to offer clear and accurate information, some details are still being finalized, and certain matters remain confidential at this stage. We appreciate your understanding.

1. Who is the "proponent" referenced in this statement? Is it Melcor?

We can confirm that we are in negotiations Melcor, but we cannot state – at this time – who the developer is due to confidentiality and issues that could arise in disclosing this information during negotiations. I have no concern with stating that it is Melcor – after all, they held an open house on their plans that this is part of.

2. Are the lands currently leased to the Lions Club for the Lions Campground being sold to Melcor?

The lands are currently leased to the Lions Club. No decision has been made regarding a sale or transfer of the leased land.

3. Please define "conditional land transfer agreement."

A conditional land transfer agreement is a legal contract that outlines the intent to transfer land ownership, subject to specific conditions being met. These may include rezoning approvals, subdivision registration, or other development-related requirements.

4. Which City-owned lands are part of the "conditional land transfer agreement"?

The lands included in the conditional land transfer agreement are within the proposed Area Structure Plan boundary.

5. When will the 2025 Green Space Inventory and Natural Asset/Ecosystem Service Assessment Report be completed and presented to Council?

Administration anticipates the draft report will be completed by late Q4 2025, with a presentation to Council expected shortly thereafter. The Natural Asset Inventory is being completed by Michael Hancharyk (mhancharyk@leduc.ca), and is just starting. Please feel free to contact Michael for any questions about the plan.

6. Should decisions regarding the sale of City-owned lands near Telford Lake be deferred until after this environmental report is available?

It is important to note, the lands in question you are referring to are outside of the Telford Lake buffer space, and Council retains discretion on timing and may consider environmental and planning factors when making land-related decisions. The 2025 report will inform future planning initiatives, but it is not a statutory requirement to defer land use decisions pending its completion.

7. If the lands leased to the Lions Club are being sold, where do City Planners intend to relocate the Lions Campground?

While the City continues to recognize the Lions Campground as a valued community amenity, a decision on any relocation option has not been taken.

Regarding your concerns about future buffer expansion, potential relocation impacts, and the proposed Urban Node — these points will be considered as part of ongoing planning and environmental review processes. The City is committed to balancing growth and development with environmental stewardship and will continue to engage with stakeholders, including LEAB, throughout this work.

As your email was directed at Administration we will not consider this a formal written submission for the public hearing. However, we can incorporate relevant responses into the City's presentation. Nevertheless, if you would like this to be considered during the hearing please confirm that in writing to the City Clerk.

Thank you again for sharing your perspective. We welcome continued conversations on this and other initiatives affecting Telford Lake.

Duncan Martin (He/Him); MGeog, AICP, MCIP-1
Senior Planner, Planning and Development
Department of Planning and Economic Development
Phone: 780-980-1570
Email: dmartin@leduc.ca



From: Cindy Lee Danyluk-Boisvert [REDACTED] FOIP s. 17
Sent: Monday, April 21, 2025 11:26 PM
To: April Renneberg <ARenneberg@leduc.ca>; Duncan Martin <DMartin@leduc.ca>; Planning Shared <Planning@leduc.ca>
Cc: Michael Hancharyk <MHancharyk@leduc.ca>; Lars Hansen <LHansen@leduc.ca>; Ryan Pollard <RPollard@leduc.ca>; Laura Tillack <LTillack@leduc.ca>; EcoSmart <EcoSmart@leduc.ca>; City_Clerk <city_clerk@leduc.ca>
Subject: Future Impacts on Telford Lake's Biosphere / Bylaw 1211-2025/ Public Hearing April 28, 2025

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Subject: Urgent Questions Regarding Telford Lake Impacts from Bylaw 1211-2025 (Public Hearing April 28, 2025)

To: April Renneberg, Senior Planner
Department of Planning and Economic Development, City of Leduc

Dear April,

I attended the City of Leduc Council Meeting on Monday, April 14, 2025, and would like to thank you for your presentation regarding Bylaw 1211-2025.

As a resident of Leduc who cares deeply about the long-term vitality of Telford Lake's natural ecosystem, I have several questions and concerns arising from the contents of this proposed bylaw.

Statement in Report:

"Council may consider a motion to have the MR designation removed, thereby facilitating approval of the Bylaw and allowing that portion of land to be transferred to the proponent."

Questions:

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Given that, I would like to ask:

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6. Shouldn't decisions regarding the sale of City-owned lands near Telford Lake be **deferred** until after this crucial environmental report is available for review?

I have also been informed that increasing the buffer zone around Telford Lake would require the City to *buy back* land from developers and private owners — a costly and challenging task. If the City retains ownership of these lands now, particularly those still designated as Municipal Reserve (MR), there would be no need for a buy-back in the future.

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enjoyment with their families and pets — may unintentionally disrupt nesting birds, rabbits with their young, and other vulnerable species. **Human recreation, while valuable, must be thoughtfully balanced with the quiet needs of nature.**

Moreover, with the City projected to **double its population**, it may be wiser to **expand the existing Campground in its current natural setting** rather than relocating it. This approach would better serve future demand for nature-based getaways without further encroaching upon one of Leduc's most ecologically important areas.

Further Concern: Proposed Urban Node Near Telford Lake

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I would sincerely appreciate your responses to the questions raised, and I thank you for your attention to this matter of significant public and ecological interest.

Warm regards,

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FOIP s. 17
Leduc, Alberta

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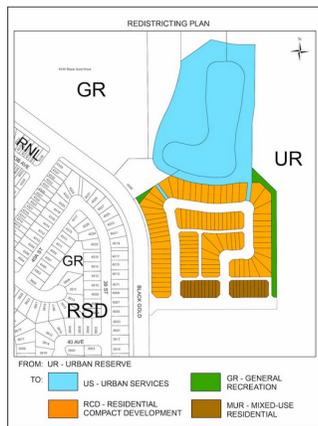
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