



## AGENDA



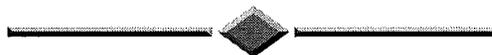
FOR THE *REGULAR MEETING OF RED DEER CITY COUNCIL*

TO BE HELD IN

THE COUNCIL CHAMBERS, CITY HALL

*MONDAY, SEPTEMBER 10, 2007*

COMMENCING AT 3:00 P.M.



- (1) Confirmation of the Minutes of the Regular Meeting of Monday, August 27, 2007.
  
- (2) **UNFINISHED BUSINESS**
  1. Parkland Community Planning Services – *Re: Land Use Bylaw Amendment 3357/J-2007 – Gaming Establishments – Request for a Two Week Extension* . . .1
  
- (3) **PUBLIC HEARINGS**
  1. Parkland Community Planning Services – *Re: Land Use Bylaw Amendment 3357/R-2007 – Adding “Commercial Entertainment Facility” as a Discretionary Use in the C1A Commercial (City Centre West) District / City of Red Deer (Consideration of 2<sup>nd</sup> & 3<sup>rd</sup> Readings of the Bylaw)* . . .3

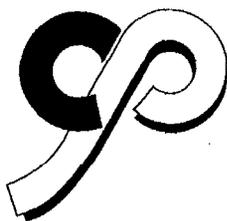
2. Parkland Community Planning Services – *Re: Land Use Bylaw Amendment 3357/S-2007 – Rezoning of Approx. 2.64 ha (6.52 ac) of Land from A1 Future Urban Development District to R1 Low Density Residential District and P1 Parks and Recreation District / Johnstone Park Neighbourhood – Phase 13 / Carolina Homes Ltd.*  
(Consideration of 2<sup>nd</sup> & 3<sup>rd</sup> Readings of the Bylaw) .5

(4) **REPORTS**

1. Strategic Initiatives Planner, Corporate Services, on Behalf of The Citizens Committee on Members of Council Remuneration - *Re: Review of Council Policy 5203 – Remuneration for Mayor, Councillors & City Manager* .8
2. Social Planning Manager – *Re: Community Capital Retention Policy – Council Policy No. 5322* .29
3. Community Facilitator II, Social Planning Department – *Re: Community Advisory Board (Housing) Recommendations – Homelessness Partnering Strategy (HPS) and Municipal Sustainability Housing and Capital Enhancement Program (MSHCEP)* .37
4. Recreation, Parks & Culture Manager – *Re: Community Organization Support and Revitalization* .43
5. Engineering Services Manager – *Re: Spruce Drive Slope Failure* .46
6. Parkland Community Planning Services – *Re: Land Use Bylaw Amendment 3357/X-2007 - Rezoning of Westlake Place of Worship Site from PS Public Service District (0.99 acres) to R1 Low Density Residential District / West Park Extension (Westlake) Neighbourhood / Trademark Properties Inc.*  
(Consideration of 1<sup>st</sup> Reading of the Bylaw) .53

7.	Legislative & Administrative Services Manager – <i>Re: Council Policy 4402 – Billboards on City Property</i>	.56
(5)	<b>CORRESPONDENCE</b>	
(6)	<b>PETITIONS AND DELEGATIONS</b>	
(7)	<b>NOTICES OF MOTION</b>	
(8)	<b>ADMINISTRATIVE INQUIRIES</b>	
1.	Deputy City Clerk – <i>Re: Councillor Pimm’s Administrative Inquiry - Practicality and Costs Related to Making Council Meetings Available to Red Deer Citizens by way of the Internet</i>	.70
(9)	<b>BYLAWS</b>	
1.	<b>3357/R-2007</b> – Land Use Bylaw Amendment – Adding “Commercial Entertainment Facility” as a Discretionary Use in the C1A Commercial (City Centre West) District / City of Red Deer (2 <sup>nd</sup> & 3 <sup>rd</sup> Readings)	.72 .3
2.	<b>3357/S-2007</b> – Land Use Bylaw Amendment - Rezoning of Approx. 2.64 ha (6.52 ac) of Land from A1 Future Urban Development District to R1 Low Density Residential District and P1 Parks and Recreation District / Johnstone Park Neighbourhood – Phase 13 / Carolina Homes Ltd. (2 <sup>nd</sup> & 3 <sup>rd</sup> Readings)	.73 .5

3. 3357/X-2007 – Land Use Bylaw Amendment - Rezoning of Westlake Place of Worship Site from PS Public Service District (0.99 acres) to R1 Low Density Residential District / West Park Extension (Westlake) Neighbourhood / Trademark Properties Inc.  
(1<sup>st</sup> Reading) ..75  
..53



**PARKLAND  
COMMUNITY  
PLANNING  
SERVICES**

Suite 404, 4808 Ross Street  
Red Deer, Alberta, T4N 1X5  
Phone: (403) 343-3394  
FAX: (403) 346-1570  
E-mail: pcps@pcps.ab.ca

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**To: Kelly Kloss, Legislative and Administrative Services**  
**From: Tara Lodewyk, Planner**  
**Date: August 24, 2007**  
**RE: Gaming Establishments**  
**Land Use Bylaw 3357/J-2007**

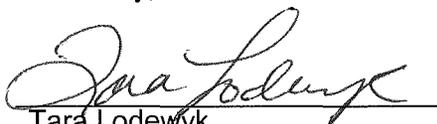
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City Council, on July 19th, passed the following resolution:

*"Resolved that Council of the City of Red Deer agrees to table consideration of first reading of Land Use Bylaw Amendment 3357/J-2007 for up to six weeks to allow administration to review the option of Council becoming the approving authority for Gaming or Gambling Establishments."*

Due to prior work commitments and holiday scheduling, administration has not fully completed the review. Planning staff are requesting a two week extension. This item would then be presented at the September 24, 2007 Council meeting.

Sincerely;

  
Tara Lodewyk  
Planner

  
Tony Lindhout  
City Planning Manager

*Comments:*

We support the recommendation of Parkland Community Planning Services.

"Morris Flewwelling"  
Mayor

"Craig Curtis"  
City Manager

Legislative & Administrative Services

**DATE:** September 11, 2007  
**TO:** Tara Lodewyk, Parkland Community Planning Services  
**FROM:** Kelly Kloss, Legislative & Administrative Services Manager  
**SUBJECT:** Land Use Bylaw Amendment 3357/J-2007  
Gaming Establishments

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*Reference Report:*

Parkland Community Planning Services, dated August 24, 2007

*Resolutions:*

*“Resolved that Council of the City of Red Deer having considered the report from Parkland Community Planning Services, dated August 24, 2007 re: Land Use Bylaw Amendment 3357/J-2007 – Gaming Establishments, hereby agrees to an extension of up to four weeks, to the October 9, 2007 Council Meeting, for the review of the option of Council becoming the approving authority for Gaming or Gambling Establishments.”*

*Report Back to Council: Yes*

*Comments/Further Action:*

An extension has been granted for up to four weeks to have your report back to Council by October 9, 2007.

  
Kelly Kloss  
Manager

/chk

c T. Lindout, Parkland Community Planning Services



**Legislative & Administrative Services**

**DATE:** September 4, 2007  
**TO:** City Council  
**FROM:** Legislative & Administrative Services Manager  
**SUBJECT:** Land Use Bylaw Amendment 3357/R-2007  
C1A Commercial Entertainment Facility

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***History:***

At the Monday, August 13, 2007 Council meeting, Council gave first reading to Land Use Bylaw Amendment 3357/R-2007

Land Use Bylaw Amendment 3357/R-2007 provides for the addition of "commercial entertainment facility" as a discretionary use in the C1A Commercial (City Centre West) District. Due to an administrative oversight, "commercial entertainment facility" had been removed from the C1A Commercial (City Centre West) District.

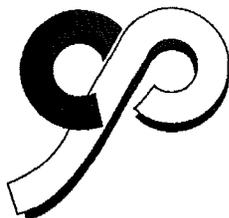
***Public Consultation Process:***

A Public Hearing has been advertised for Monday, September 10, 2007 at 6:00 p.m. in Council Chambers, during Council's regular meeting.

***Recommendation:***

That following the Public Hearing, Council consider second and third readings of the bylaw.

Kelly Kloss  
Manager



**PARKLAND  
COMMUNITY  
PLANNING  
SERVICES**

Suite 404, 4808 Ross Street  
Red Deer, Alberta, T4N 1X5  
Phone: (403) 343-3394  
FAX: (403) 346-1570  
E-mail: pcps@pcps.ab.ca

**DATE:** August 2, 2007  
**TO:** Legislative & Administrative Services Manager  
**FROM:** Emily Damberger, Planner  
**RE:** Land Use Bylaw Amendment No. 3357/R-2007  
C1A Commercial entertainment facility

### Background

Administration has discovered an administrative oversight within the C1A Commercial (City Centre West) District discretionary uses. In 2001, commercial entertainment facility was inadvertently removed from the list of discretionary uses within C1A. Land Use Bylaw 3156/96 included commercial entertainment facility as a use prior to 2001, however later versions in 2001 of Land Use Bylaw 3156/96 did not list a commercial entertainment facility as a discretionary use within C1A. There is no evidence of a bylaw amendment to remove commercial entertainment from C1A and therefore it has been determined to be an administrative oversight in which commercial entertainment facility was removed from C1A discretionary uses.

### Application Pending

An application for a commercial entertainment facility in the C1A District has been received by The City. Administration requests Council approve this bylaw that would add commercial entertainment facility as a discretionary use within C1A. This will correct the administrative oversight that occurred in 2001, as this use was not intended to be removed from the C1A District.

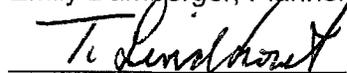
As a discretionary use, the application will go before the Municipal Planning Commission for approval.

### Recommendation

City of Red Deer Council proceeds with first reading of land use bylaw amendment 3357/R-2007.



Emily Damberger, Planner, PCPS



Tony Lindhout, Planning Manager, PCPS

cc: Colleen Jensen

**FILE**



**Council Decision – September 10, 2007**

**Legislative & Administrative Services**

**DATE:** September 11, 2007  
**TO:** Emily Damberger, Parkland Community Planning Services  
**FROM:** Kelly Kloss, Legislative & Administrative Services Manager  
**SUBJECT:** Land Use Bylaw Amendment 3357/R-2007  
C1A Commercial Entertainment Facility

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*Reference Report:*

Parkland Community Planning Services, dated August 2, 2007

*Bylaw Readings:*

Land Use Bylaw Amendment 3357/R-2007 was given second and third readings. A copy of the bylaw is attached.

*Report Back to Council:* No

*Comments/Further Action:*

Land Use Bylaw Amendment 3357/R-2007 provides for the addition of “commercial entertainment facility” as a discretionary use in the C1A Commercial (City Centre West) District. Due to an administrative oversight, “commercial entertainment facility” had been removed from the C1A Commercial (City Centre West) District. This office will amend the Land Use Bylaw in due course.

  
Kelly Kloss  
Manager

/attach.  
/chk

c Director of Development Services  
Inspections & Licensing Manager  
Land & Economic Development Manager  
City Assessor  
LAS Admin. Assistant

**BYLAW NO. 3357/R-2007**

Being a Bylaw to amend Bylaw No. 3357/2006, the Land Use Bylaw of The City of Red Deer.

COUNCIL OF THE CITY OF RED DEER, ALBERTA, ENACTS AS FOLLOWS:

- 1 That the following be added to C1A Commercial (City Centre West) District, C1A Discretionary uses, Part 5.2, Section (1)(b):

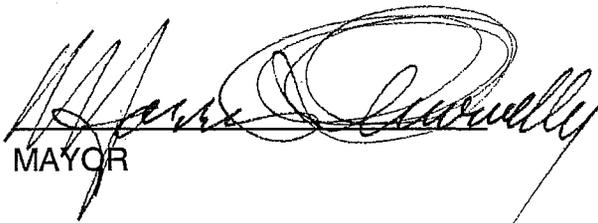
Commercial entertainment facility

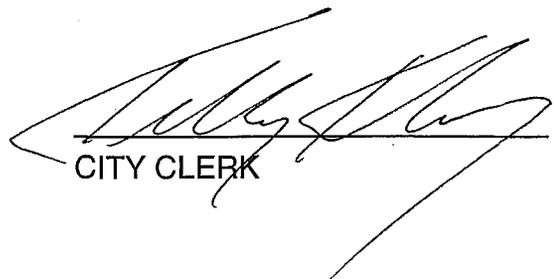
READ A FIRST TIME IN OPEN COUNCIL this 13<sup>th</sup> day of August 2007.

READ A SECOND TIME IN OPEN COUNCIL this 10<sup>th</sup> day of September 2007.

READ A THIRD TIME IN OPEN COUNCIL this 10<sup>th</sup> day of September 2007.

AND SIGNED BY THE MAYOR AND CITY CLERK this 10<sup>th</sup> day of September 2007.

  
MAYOR

  
CITY CLERK

**LUB 3357/R-2007**  
**C1A Commerical (City Centre West) District**

**DESCRIPTION:** Addition of "Commercial Entertainment Facility" to C1A Commercial (City Centre West) District (Administrative Oversight)

**FIRST READING:** August 13, 2007

**FIRST PUBLICATION:** August 24, 2007

**SECOND PUBLICATION:** August 31, 2007

**PUBLIC HEARING & SECOND READING:** September 10, 2007

**THIRD READING:** \_\_\_\_\_

**LETTERS REQUIRED TO PROPERTY OWNERS:** YES  NO

**DEPOSIT:** YES  \$ \_\_\_\_\_ NO

**COST OF ADVERTISING RESPONSIBILITY OF:** City of Red Deer

**ACTUAL COST OF ADVERTISING:**

\$ \_\_\_\_\_ X 2                      **TOTAL:** \$ \_\_\_\_\_

**MAP PREPARATION:** \$ \_\_\_\_\_

**TOTAL COST:** \$ \_\_\_\_\_

**LESS DEPOSIT RECEIVED:** \$ \_\_\_\_\_

**AMOUNT OWING/ (REFUND):** \$ \_\_\_\_\_

**INVOICE NO.:** \_\_\_\_\_

**BATCH NO.:** \_\_\_\_\_

(Advertising Revenue to 180.5901)

www.reddeer.ca

**WATER OFF-SITE LEVY PROJECT**  
**Borrowing Bylaw Amendment**

Red Deer City Council proposes to pass Bylaw Amendment 3378A-2007, which provides for an increase in debenture borrowing in the amount of \$3,005,000 to a total of \$1,045,000 to finance the design and construction of the Queens Business Park Water Reservoir and Booster Station. The public may inspect the proposed bylaw amendment at Legislative & Administrative Services, 2<sup>nd</sup> Floor of City Hall during regular office hours.

The electors may submit a petition calling for a vote of the electors to determine whether the proposed bylaw should be passed. The petition must meet the formal requirements of sections 221-224 of the Municipal Government Act and be filed with the Legislative & Administrative Services Manager within 15 days after the last date the proposed bylaw is advertised. The last date of advertisement for this bylaw is September 7, 2007. Any petition will be public information. If you have any questions regarding the petition process or the use of the petition please contact the Legislative & Administrative Services Manager at 342-8132.

**2007 OFF-SITE LEVY BYLAW**  
**To Include Queens Industrial Business Park**

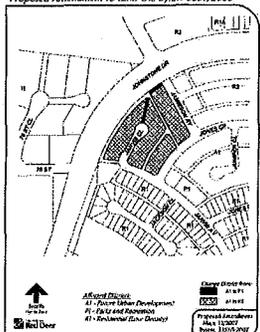
Red Deer City Council proposes to pass Bylaw 3397/2007, the 2007 Off-Site Levy Bylaw which provides for the expansion of the current water, sanitary, storm and arterial roadway levy basins to include approximately 8 quarters of proposed industrial land and respective trunk infrastructure and arterial roadways, west of Highway 22A, referred to as Queens Industrial Park. The basin expansion will allow for funding of industrial trunk infrastructure through off-site levies. Levy basin areas will be amended now but rate changes will remain unchanged for the remainder of 2007. The public may inspect the proposed bylaw amendment at Legislative & Administrative Services, 2<sup>nd</sup> Floor of City Hall during regular office hours.

The electors may submit a petition calling for a vote of the electors to determine whether the proposed bylaw should be passed. The petition must meet the formal requirements of sections 221-226 of the Municipal Government Act and be filed with the Legislative & Administrative Services Manager within 15 days after the last date the proposed bylaw is advertised. The last date of advertisement for this bylaw is September 7, 2007. Any petition will be public information. If you have any questions regarding the petition process or the use of the petition please contact the Legislative & Administrative Services Manager at 342-8132.

**JOHNSTONE PARK NEIGHBOURHOOD**  
**Land Use Bylaw Amendment**

City Council proposes to pass Land Use Bylaw Amendment 3357/2007, which provides for the development of Phase 13 of the Johnstone Park Neighbourhood described as Lots 3 - 5, Plan 962-40/94: Pt. SE 1/2, Sec 11-18-27-W4. Approximately 6.44 hectares (6.32 acres) of land will be rezoned from A1 Future Urban Development District to R1 Low Density Residential District and P1 Parks and Recreation District. This will create 32 detached dwelling residential lots and two public utility lots. The proposed bylaw may be inspected by the public at Legislative & Administrative Services, 2<sup>nd</sup> Floor of City Hall during regular office hours or for more details, contact the city planners at Parkland Community Planning Services 343-3394.

Proposed Amendment to Land Use Bylaw 3357/2006



City Council will hear from any person claiming to be affected by the proposed bylaw at a Public Hearing on Monday, September 10, 2007 at 6:00 p.m. in Council Chambers, 2<sup>nd</sup> floor of City Hall. If you want your letter or petition included on the Council agenda you must submit it to the Manager, Legislative & Administrative Services by Tuesday, September 4, 2007. Otherwise, you may submit your letter or petition at the Council meeting or you can simply call Council your views at the Public Hearing. Council's Procedure Bylaw indicates that each presentation is limited to 10 minutes. Any submission will be public information. If you have any questions regarding the use of this information please contact the Manager, Legislative & Administrative Services at 342-8132.

**VOLUNTEER WITH US!**

The City of Red Deer seeks volunteers to participate on various standing committees of Council. As a volunteer committee member you can have a positive impact on your community.

Applications are being sought for the following committees:  
Assessment Review Board  
Family & Community Support Services Board  
Library Board  
Mayor's Recognition Awards Committee  
Municipal Planning Commission  
Red Deer Regional Airport Authority  
River Bend Golf and Recreation Society  
Subdivision & Development Appeal Board

Applications and committee details are available from Legislative & Administrative Services, 2<sup>nd</sup> Floor, City Hall or online at [www.reddeer.ca/citycouncil](http://www.reddeer.ca/citycouncil). Application forms must be returned by Friday, September 28<sup>th</sup> to Legislative & Administrative Services or by fax to 346-6195. Further information is available by phone at 342-8192 or by email at [legislativeservices@reddeer.ca](mailto:legislativeservices@reddeer.ca)

**Development Officer Approvals**

On August 29, 2007, the Development Officer issued approval for the following applications:

**Downtown**

1. All Canadian Christmas Trees – the discretionary use of "outdoor display & sale of goods" in connection with a Christmas tree sales lot to be located at 5321-47 Avenue.

**Edgar Industrial Park**

2. Bar/W Petrol/um & Electric – a one year extension for the discretionary use of three temporary structures (C-cran) on the site located at 101, 8024 Edgar Industrial Crescent.

**Riverside Light Industrial**

3. True-Use Contracting Ltd. – a 29,7 m<sup>2</sup> temporary building to be located at 100, 6640-47 Avenue.

You may appeal this decision to the Red Deer Subdivision & Development Appeal Board, Legislative & Administrative Services, City Hall, prior to 4:30 p.m. September 14, 2007. Appeal forms (outlining appeal fees) are available at Legislative & Administrative Services. For further information please phone 342-8192.

**CIA COMMERCIAL (CITY CENTRE WEST) DISTRICT**  
**Land Use Bylaw Amendment**

City Council proposes to pass Land Use Bylaw Amendment 3357/2007, which corrects an administrative oversight and puts back in the Land Use Bylaw "commercial entertainment facility" as a discretionary use in the CIA Commercial (City Centre West) District. A "commercial entertainment facility" is defined in the Land Use Bylaw as "an enclosed facility in which a fee is charged to the public for the provision of a performance, or a minimum fee is charged for admission to the facility or the sale of any item, food, or beverage therein, which includes the provision of a performance. Without limiting the generality of the foregoing, may include facilities for movies, live theatres, and dancing, but does not include an adult movie theatre or a facility in which lap dancing is performed, or a late-night club". Any applications for this type of use will go before the Municipal Planning Commission for approval. The proposed bylaw may be inspected by the public at Legislative & Administrative Services, 2<sup>nd</sup> Floor of City Hall during regular office hours or for more details, contact the city planners at Parkland Community Planning Services 343-3394.



City Council will hear from any person claiming to be affected by the proposed bylaw at a Public Hearing on Monday, September 10, 2007 at 6:00 p.m. in Council Chambers, 2<sup>nd</sup> floor of City Hall. If you want your letter or petition included on the Council agenda you must submit it to the Manager, Legislative & Administrative Services by Tuesday, September 4, 2007. Otherwise, you may submit your letter or petition at the Council meeting or you can simply call Council your views at the Public Hearing. Council's Procedure Bylaw indicates that each presentation is limited to 10 minutes. Any submission will be public information. If you have any questions regarding the use of this information please contact the Manager, Legislative & Administrative Services at 342-8132.

**ELECTION 2007**

Your City. Your Choice.

www.reddeer.ca/election

**Election Workers Needed**  
**City of Red Deer**  
**General Election**

**Monday, October 15, 2007**

The City of Red Deer is now receiving applications for Election Workers to work on the day of the City of Red Deer General Election, Monday, October 15, 2007 and for Advance votes held in conjunction with the election.

Applicants must apply in person at the Election Office, Lower Level, City Hall, on

Wednesday, September 5, 2007, and

Thursday, September 6, 2007

between the hours of 12:00 noon and 4:00 p.m., or on-line at [www.reddeer.ca](http://www.reddeer.ca)

Only successful applicants will be contacted.

For more information contact The City of Red Deer Election Office at 342-8317.

K. Kloss, Returning Officer

**CITY OFFICES CLOSED**  
**LABOUR DAY HOLIDAY HOURS**

All City of Red Deer offices will be closed on

Monday, September 3, 2007

in recognition of the Labour Day Holiday

**TRANSIT SERVICE:**

September 3, 2007 Labour Day - Holiday Hours:

First bus from City Centre 8:45 am

Last bus from City Centre 4:45 pm

Customer Service Centre is closed

DAWE CENTRE - (information line 342-8235)

September 3, 2007 Labour Day - Holiday Hours:

12:00 pm - 1:00 pm - Lane Swim

1:15 pm - 3:00 pm - Family Swim

3:00 pm - 5:00 pm - Public Swim

7:00 pm - 8:30 pm - Public Swim

9:00 pm - 10:30 pm - Adult Swim

COLLICUTT CENTRE (information line 342-7529)

September 3, 2007 Labour Day will be open from 10:00 am - 8:00 pm

RECREATION CENTRE (information line 309-8468)

September 3, 2007 Labour Day - Holiday Hours:

Indoor Pool:

12:00 pm - 1:30 pm - Lane swim

1:30 pm - 4:30 pm - Public swim

4:30 pm - 6:00 pm - Lane swim

Outdoor Pool:

12:00 pm - 1:00 pm - Public/Lane swim

1:00 pm - 8:45 pm - Public swim

ROLAND HICHENER RECREATION CENTRE (information line 309-8411)

September 3, 2007 Labour Day: MICHENER CENTRE POOL WILL BE CLOSED

**Municipal Planning Commission Approvals**

On August 27, 2007 the Municipal Planning Commission issued approval of the following applications:

**Discretionary Uses:**

**Riverlands**

1. The City of Red Deer - office and storage for the Transit and Archives departments to be located at 5439 - 47 Street.

**Grandview**

2. Keith Durdie - a 55.74 m<sup>2</sup> rear addition and a 79.90 m<sup>2</sup> side addition to an existing single family dwelling located at 3744 - 43 Avenue.

**Downtown**

3. David Marral - a 61.5 m<sup>2</sup> suite to an existing 8 suite apartment, with 9 parking stalls, located at 4759 - 53 Street.

**Parkvale**

4. Carol Lynn Dand - a 107.02 m<sup>2</sup> single family dwelling with a 10.17 metre front yard and 1.43 metre side yards north and south, and a 57.97 m<sup>2</sup> detached garage with a 7.3 metre width to be located at 4215 - 46 Avenue.

**Kentwood**

5. X-cal Communications Inc. - a communication products and services business to be located at 130, 100 Kent Street.

You may appeal Discretionary approvals to the Red Deer Subdivision & Development Appeal Board, Legislative & Administrative Services, City Hall, prior to 4:30 p.m. Monday, September 17, 2007. You may not appeal a Permitted Use unless it involves a relaxation, variation or misinterpretation of the Land Use Bylaw. Appeal forms (outlining appeal fees) are available at Legislative & Administrative Services. For further information, please phone 342-8132.

**URGENT! Please call/fax within 1 hour of receiving**

**RED DEER ADVOCATE**  
Ph. (403) 514-4343 Fax (403) 342-4051

INSERT DATE: **Friday, Aug. 31**  
AD SIZE: **6x**  
AD CODE: **36145ctlyofrdH31**

**FINAL PROOF.** Proof read and approve or mark corrections. Proofing is the responsibility of the Advertiser. Thank you for your co-operation.

Sales Dept	16	OK with corrections
Composed by	lml	Approved by
print by	sw	

www.reddeer.ca

**TRANSIENT TRADER  
BUSINESS LICENSE**

Under the provisions of The City of Red Deer License Bylaw 315/98 a license will be issued to the following vendor:  
Second Duvain Factory Outlet at Sherwood Park, AB, for sale of items to be conducted at The Westem Park, on October 3-7, 2007.

**Municipal Planning Commission  
Approvals**

On August 20 2007 the Municipal Planning Commission issued approval of the following applications:

**Discretionary Uses:**

**Westpark**

1. Lynn Dunning o/a Satellite Massage – a massage therapy business to be located at 76 Wright Avenue.

**Aspen Ridge**

2. Rachel Jewell-Sylvester o/a Rachel Rae's Hair & Esthetics – a hair and aesthetics business to be located at 14 Arthur Close.

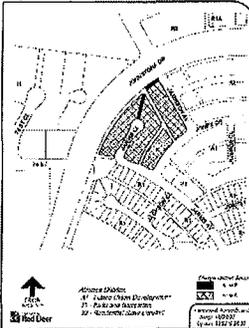
You may appeal Discretionary approvals to the Red Deer Subdivision & Development Appeal Board, Legislative & Administrative Services, City Hall, prior to 4:30 p.m. Monday, September 10, 2007. You may not appeal a Permitted Use unless it involves a relaxation, variation or misinterpretation of the Land Use Bylaw. Appeal forms (outlining appeal fees) are available at Legislative & Administrative Services. For further information, please phone 342-8132.

**JOHNSTONE PARK  
NEIGHBOURHOOD**

**Land Use Bylaw Amendment**

City Council proposes to pass Land Use Bylaw Amendment 3357/05-2007, which provides for the development of Phase 13 of the Johnstone Park Neighbourhood described as Lots 3 – 5, Plan 962-4094; Pt SE 1/4, Sec 31-38-27-W4. Approximately 2.64 hectares (6.52 acres) of land will be rezoned from A1 Future Urban Development District to R1 Low Density Residential District and P1 Parks and Recreation District. This will create 32 detached dwelling residential lots and two public utility lots. The proposed bylaw may be inspected by the public at Legislative & Administrative Services, 2nd Floor of City Hall during regular office hours or for more details, contact the city planners at Parkland Community Planning Services, 342-3394.

Proposed Amendment to Land Use Bylaw 3357/05-2006



City Council will hear from any person claiming to be affected by the proposed bylaw at a Public Hearing on Monday, September 10, 2007 at 6:00 p.m. in Council Chambers, 2nd floor of City Hall. If you want your letter or petition included on the Council agenda you must submit it to the Manager, Legislative & Administrative Services by Tuesday, September 4, 2007. Otherwise, you may submit your letter or petition at the Council meeting or you can simply tell Council your views at the Public Hearing. Council's Procedure Bylaw indicates that each presentation is limited to 10 minutes. Any submission will be public information. If you have any questions regarding the use of this information please contact the Manager, Legislative & Administrative Services at 342-8132.

**Municipal Development Plan  
Update**

The City of Red Deer is updating its Municipal Development Plan (MDP). The MDP is the main planning document that outlines how land will be used and guides future growth and change within the city. It also provides direction on how development is expected to occur and how decisions on development are made.

Interested City residents and organizations are invited to review and comment on the draft MDP. A draft copy can be viewed on the City's web site (please look for the City Planning section on www.reddeer.ca under the City Departments tab) or at Parkland Community Planning Services office at 404, 4608 Ross Street.

Two open house and public meeting sessions are being hosted to present the draft plan.

**Open House and Public Meeting #1**

Date: Wednesday, August 29, 2007  
Time: 4 p.m. – 6:45 p.m.  
Presentation starting at 7 p.m.  
Displays available for viewing  
Workshop "A" Room – Red Deer Lodge  
4311 – 49 Avenue

**Open House and Public Meeting #2**

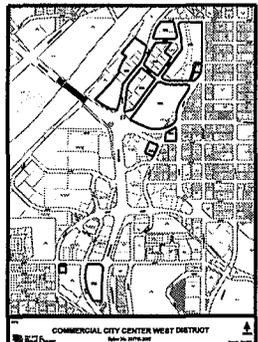
Date: Tuesday, September 11, 2007  
Time: 4 p.m. – 6:45 p.m.  
Presentation starting at 7 p.m.  
Displays available for viewing  
Workshop "A" Room – Red Deer Lodge  
4311 – 49 Avenue

For more information about the MDP update, please contact Craig Hall, Parkland Community Planning Services at 342-3394. If you wish to share your thoughts on planning in Red Deer you are welcome to fax them to 346-1570 or email them to craighall@pcps.ab.ca.

**CIA COMMERCIAL  
(CITY CENTRE WEST) DISTRICT**

**Land Use Bylaw Amendment**

City Council proposes to pass Land Use Bylaw Amendment 3357/05-2007, which corrects an administrative oversight and puts back in the Land Use Bylaw "commercial entertainment facility" as a discretionary use in the CIA Commercial (City Centre West) District. A "commercial entertainment facility" is defined in the Land Use Bylaw as "an enclosed facility in which a fee is charged to the public for the provision of a performance, or a minimum fee is charged for admission to the facility or the site of any item, food, or beverage therein, which includes the provision of a performance. Without limiting the generality of the foregoing, may include facilities for movies, live theatres, and dancing, but does not include an adult movie theatre or a facility in which lap dancing is performed, or a late night club". Any applications for this type of use will go before the Municipal Planning Commission for approval. The proposed bylaw may be inspected by the public at Legislative & Administrative Services, 2nd Floor of City Hall during regular office hours or for more details, contact the city planners at Parkland Community Planning Services, 342-3394.



City Council will hear from any person claiming to be affected by the proposed bylaw at a Public Hearing on Monday, September 10, 2007 at 6:00 p.m. in Council Chambers, 2nd floor of City Hall. If you want your letter or petition included on the Council agenda you must submit it to the Manager, Legislative & Administrative Services by Tuesday, September 4, 2007. Otherwise, you may submit your letter or petition at the Council meeting or you can simply tell Council your views at the Public Hearing. Council's Procedure Bylaw indicates that each presentation is limited to 10 minutes. Any submission will be public information. If you have any questions regarding the use of this information please contact the Manager, Legislative & Administrative Services at 342-8132.

**Development Officer  
Approvals**

On August 22, 2007, the Development Officer issued approval for the following applications:

**Lancaster**

1. B.Vuiff – 45.7% site coverage and a 7.32 metre width to a proposed detached garage to be located at 26 Lanerman Close.

**Morrison**

2. R. Preece – a 0.88 metre side yard to an existing deck located at 15 McKinnon Crescent.

**West Lake**

3. 1133517 Alberta Ltd. – a 6.75 metre rear yard to a proposed single family dwelling and attached garage to be located at 35 Wiley Crescent.

You may appeal this decision to the Red Deer Subdivision & Development Appeal Board, Legislative & Administrative Services, City Hall, prior to 4:30 p.m. September 7, 2007. Appeal forms (outlining appeal fees) are available at Legislative & Administrative Services. For further information please phone 342-8192.

**ELECTION  
2007**  
Your City. Your Choice.

www.reddeer.ca/election

**Election Workers Needed  
City of Red Deer  
General Election  
Monday, October 15, 2007**

The City of Red Deer is now receiving applications for Election Workers to work on the day of the City of Red Deer General Election, Monday, October 15, 2007 and for Advance votes held in conjunction with the election.

Applicants must apply in person at the Election Office, Lower Level, City Hall, on  
Wednesday, September 5, 2007, and  
Thursday, September 6, 2007

between the hours of 12:00 noon and 4:00 p.m., or  
on-line at www.reddeer.ca  
Only successful applicants will be contacted.

For more information contact The City of Red Deer Election Office at 342-8317.  
K. Kloss, Returning Officer

**ELECTION  
2007**  
Your City. Your Choice.

www.reddeer.ca/election

**Pre-Election Meeting  
for Potential  
Candidate's & Agents**

Interested in Running for the Offices of  
Mayor  
Councillor  
Public or Catholic School Trustee?

Two pre-election meetings will be held to inform interested parties of the basic election processes and to provide an overview on issues such as the placement of election signs on public and private property.  
Date: Wednesday, August 29, 2007

Time: 12:00 – 1:00 pm and 5:00 – 6:00 pm  
Please R.S.V.P. to Legislative & Administrative Services at 342-8132 or via email to [legis@reddeer.ca](mailto:legis@reddeer.ca) the meeting time most convenient to you.

**URGENT! Please call/fax within 1 hour of receiving**

**RED DEER ADVOCATE**  
Ph. (403) 314-4343 Fax (403) 342-4051

INSERT DATE: **Friday, Aug. 24**

AD SIZE: **6x**

AD CODE: **36121cityH24**

**FINAL PROOF.** Proof read and approve or mark corrections.

Proofing is the responsibility of the Advertiser. Thank you for your co-operation

Sales Rep	OK as is OK with corrections
16	Approved by
Company	lm
price	

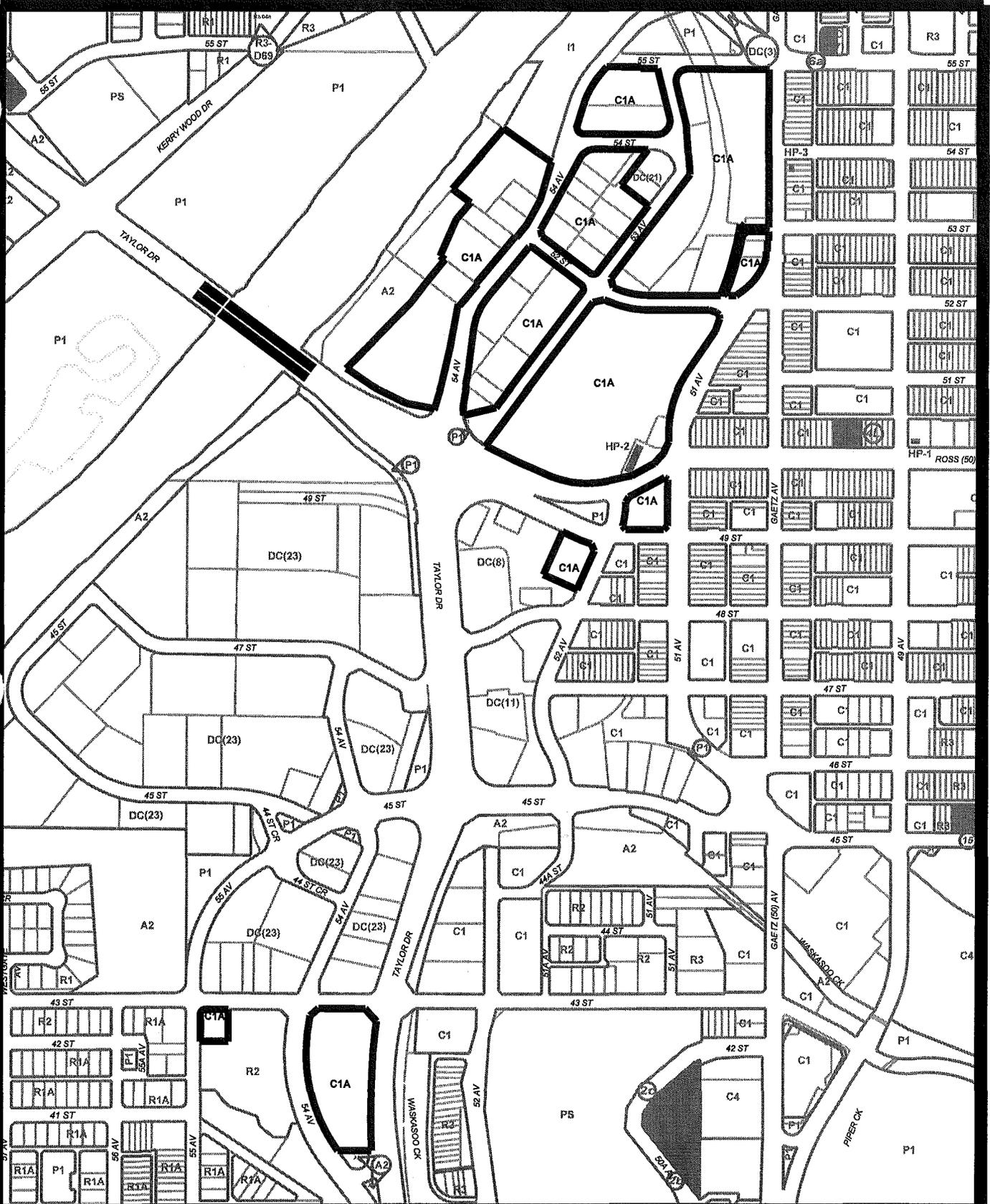
**C1A COMMERCIAL (CITY CENTRE WEST) DISTRICT  
Land Use Bylaw Amendment**

City Council proposes to pass **Land Use Bylaw Amendment 3357/R-2007**, which corrects an administrative oversight and puts back in the Land Use Bylaw "commercial entertainment facility" as a discretionary use in the C1A Commercial (City Centre West) District. A "commercial entertainment facility" is defined in the Land Use Bylaw as "an enclosed facility in which a fee is charged to the public for the provision of a performance, or a minimum fee is charged for admission to the facility or the sale of any item, food, or beverage therein, which includes the provision of a performance. Without limiting the generality of the foregoing, may include facilities for movies, live theatres, and dancing, but does not include an adult mini theatre or a facility in which lap dancing is performed, or a late night club". Any applications for this type of use will go before the Municipal Planning Commission for approval. The proposed bylaw may be inspected by the public at Legislative & Administrative Services, 2<sup>nd</sup> Floor of City Hall during regular office hours or for more details, contact the city planners at Parkland Community Planning Services 343-3394.

**"Map"**

City Council will hear from any person claiming to be affected by the proposed bylaw at a Public Hearing on **Monday, September 10, 2007** at 6:00 p.m. in Council Chambers, 2<sup>nd</sup> floor of City Hall. If you want your letter or petition included on the Council agenda you must submit it to the Manager, Legislative & Administrative Services by **Tuesday, September 4, 2007**. Otherwise, you may submit your letter or petition at the Council meeting or you can simply tell Council your views at the Public Hearing. Council's Procedure Bylaw indicates that each presentation is limited to 10 minutes. Any submission will be public information. If you have any questions regarding the use of this information please contact the Manager, Legislative & Administrative Services at 342-8132.

(Publication Dates: August 24, 2007 and August 31, 2007)



NTS

# COMMERCIAL CITY CENTER WEST DISTRICT

Bylaw No. 3357/R-2007



Bylaw No. 3357/2006

## Legislative &amp; Administrative Services

**DATE:** August 14, 2007  
**TO:** Emily Damberger, Parkland Community Planning Services  
**FROM:** Nona Housenga, Deputy City Clerk  
**SUBJECT:** Land Use Bylaw Amendment 3357/R-2007  
C1A Commercial Entertainment Facility

---

*Reference Report:*

Parkland Community Planning Services, dated August 2, 2007

*Bylaw Readings:*

Land Use Bylaw Amendment 3357/R-2007 was given first reading. A copy of the bylaw is attached.

*Report Back to Council: Yes*

A Public Hearing will be held on Monday, September 10, 2007 at 6:00 p.m. in Council Chambers, during Council's regular meeting.

*Comments/Further Action:*

Land Use Bylaw Amendment 3357/R-2007 provides for the addition of "commercial entertainment facility" as a discretionary use in the C1A Commercial (City Centre West) District. Due to an administrative oversight, "commercial entertainment facility" had been removed from the C1A Commercial (City Centre West) District. This office will now advertise for a Public Hearing. The City will be responsible for the advertising costs in this instance.

  
Nona Housenga  
Deputy City Clerk

/chk

/attach.

c Director of Development Services  
Inspections & Licensing Manager  
Land & Economic Development Manager  
LAS Administrative Assistant

**BYLAW NO. 3357/R-2007**

Being a Bylaw to amend Bylaw No. 3357/2006, the Land Use Bylaw of The City of Red Deer.

COUNCIL OF THE CITY OF RED DEER, ALBERTA, ENACTS AS FOLLOWS:

- 1 That the following be added to C1A Commercial (City Centre West) District, C1A Discretionary uses, Part 5.2, Section (1)(b):

Commercial entertainment facility

READ A FIRST TIME IN OPEN COUNCIL this 13<sup>th</sup> day of August 2007.

READ A SECOND TIME IN OPEN COUNCIL this day of 2007.

READ A THIRD TIME IN OPEN COUNCIL this day of 2007.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2007.

---

MAYOR

---

CITY CLERK

**Legislative & Administrative Services**

**DATE:** September 4, 2007  
**TO:** City Council  
**FROM:** Legislative & Administrative Services Manager  
**SUBJECT:** Land Use Bylaw Amendment 3357/S-2007  
Johnstone Park Neighbourhood – Phase 13  
Carolina Homes Ltd.

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***History:***

At the Monday, August 13, 2007 Council meeting, Council gave first reading to Land Use Bylaw Amendment 3357/S-2007

Land Use Bylaw Amendment 3357/S-2007 provides for the development of Phase 13 of the Johnstone Park Neighbourhood by rezoning approximately 2.64 ha (6.52 ac) of land from A1 Future Urban Development District to R1 Low Density Residential District and P1 Parks & Recreation District. This will create 32 detached dwelling residential lots and two public utility lots.

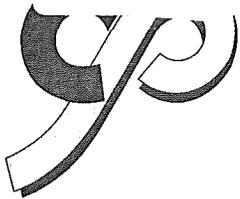
***Public Consultation Process***

A Public Hearing has been advertised for Monday, September 10, 2007 at 6:00 p.m. in Council Chambers, during Council's regular meeting. The owners of the properties bordering the site have been notified by letter of the Public Hearing.

***Recommendations:***

That following the Public Hearing, Council consider second and third readings of the bylaw.

Kelly Kloss  
Manager



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**DATE:** August 3, 2007  
**TO:** Kelly Kloss, Legislative and Administrative Services Manager  
**FROM:** Martin Kvapil, Planning Assistant  
**RE:** Land Use Bylaw Amendment No. 3357/S-2007  
Johnstone Park Neighbourhood – Phase 13  
Carolina Homes Ltd.

---

**Proposal**

Carolina Homes Ltd. is proposing to develop the Phase 13 of the Johnstone Park neighbourhood. Rezoning is being sought for approximately 2.64 ha (6.52 ac.) of land from A1 Future Urban Development District District to R1 Low Density Residential District and P1 Parks & Recreation District in order to create 32 detached dwelling residential lots and two public utility lots. The proposed uses conform with the Johnstone Park Neighbourhood Area Structure Plan.

**Staff Recommendation**

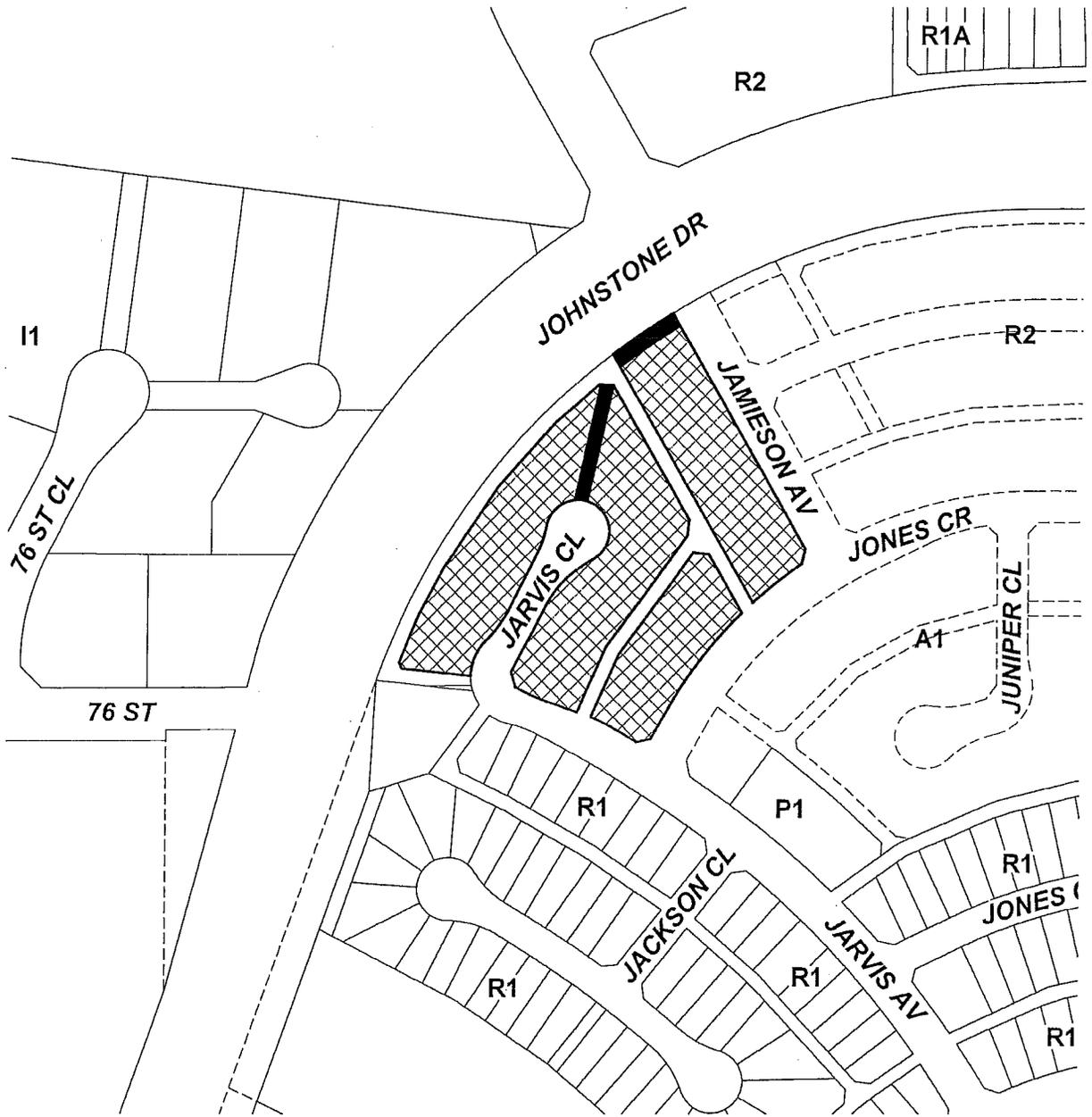
It is recommended that City Council proceed with first reading of Land Use Bylaw Amendment No. 3357/S-2007.

Martin Kvapil  
PLANNING ASSISTANT

Tony Lindhout  
CITY PLANNING MANAGER

Attachments

# Proposed Amendment to Land Use Bylaw 3357/2006



North  
Not to Scale



Affected Districts:

- A1 - Future Urban Development
- P1 - Parks and Recreation
- R1 - Residential (Low Density)

*Change District from:*

- A1 to P1
- A1 to R1

Proposed Amendment

Map: 13/2007

Bylaw: 3357/S-2007

Legislative &amp; Administrative Services

**DATE:** September 11, 2007  
**TO:** Martin Kvapil, Parkland Community Planning Services  
**FROM:** Kelly Kloss, Legislative & Administrative Services Manager  
**SUBJECT:** Land Use Bylaw Amendment 3357/S-2007  
Johnstone Park Neighbourhood – Phase 13  
Carolina Homes Ltd.

---

*Reference Report:*

Parkland Community Planning Services, dated August 3, 2007

*Bylaw Readings:*

Land Use Bylaw Amendment 3357/S-2007 was given second and third readings. A copy of the bylaw is attached.

*Report Back to Council:* No*Comments/Further Action:*

Land Use Bylaw Amendment 3357/S-2007 provides for the development of Phase 13 of the Johnstone Park Neighbourhood by rezoning approximately 2.64 ha (6.52 ac) of land from A1 Future Urban Development District to R1 Low Density Residential District and P1 Parks &amp; Recreation District. This will create 32 detached dwelling residential lots and two public utility lots. This office will amend the Land Use Bylaw in due course.

  
Kelly Kloss  
Manager/attach.  
/chk

c Director of Development Services  
Inspections & Licensing Manager  
Land & Economic Development Manager  
J. Fuller, Graphics Designer  
City Assessor  
LAS Admin. Assistant

**BYLAW NO. 3357/S-2007**

Being a bylaw to amend Bylaw No. 3357/2006, the Land Use Bylaw of the City of Red Deer.

COUNCIL OF THE CITY OF RED DEER, ALBERTA, ENACTS AS FOLLOWS:

1. That "Use District Map J19 and J20" contained within "Schedule A" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 13 attached hereto and forming part of the bylaw.

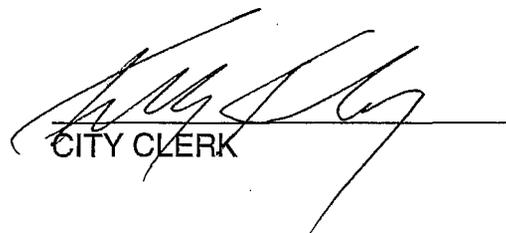
READ A FIRST TIME IN OPEN COUNCIL this 13th day of August 2007.

READ A SECOND TIME IN OPEN COUNCIL this 10<sup>th</sup> day of September 2007.

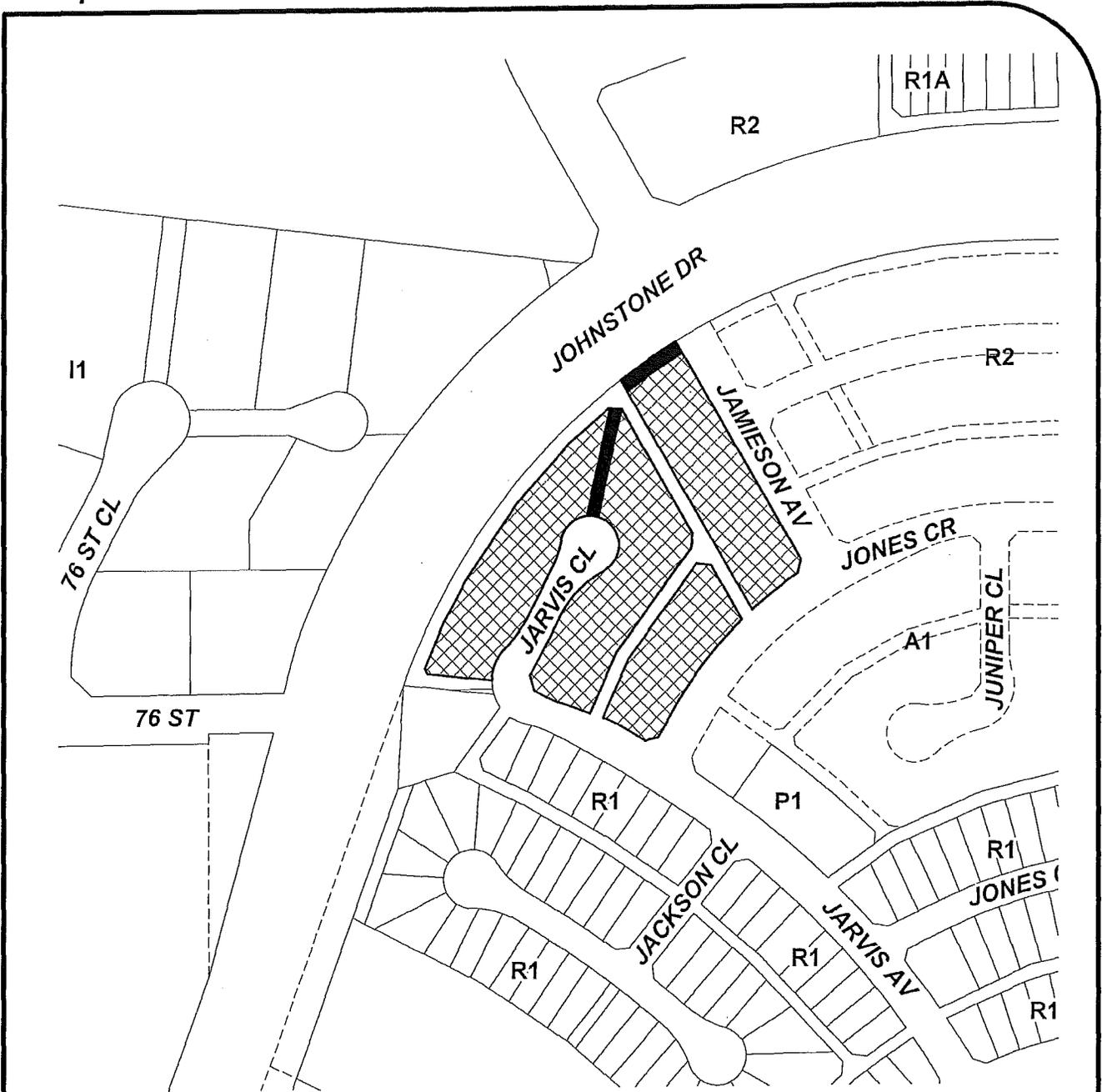
READ A THIRD TIME IN OPEN COUNCIL this 10<sup>th</sup> day of September 2007.

AND SIGNED BY THE MAYOR AND CITY CLERK this 10<sup>th</sup> day of September 2007.

  
MAYOR

  
CITY CLERK

# Proposed Amendment to Land Use Bylaw 3357/2006



North  
Not to Scale



Affected Districts:

- A1 - Future Urban Development*
- P1 - Parks and Recreation*
- R1 - Residential (Low Density)*

*Change District from:*

- A1 to P1
- A1 to R1

Proposed Amendment  
Map: 13/2007  
Bylaw: 3357/S-2007



September 11, 2007

Carolina Homes Inc.  
#215, 340 Midpark Way SE  
Calgary, AB T2X 1P1

Dear Sirs:

**Re: *Land Use Bylaw Amendment 3357/S-2007***  
***Johnstone Park Neighbourhood – Phase 13***  
***Carolina Homes Ltd.***

At the City of Red Deer's Council meeting held September 10, 2007, a Public Hearing was held with respect to *Land Use Bylaw Amendment 3357/S-2007*. Following the Public Hearing, *Land Use Bylaw Amendment 3357/S-2007* was given second and third readings, a copy of which is attached.

*Land Use Bylaw Amendment 3357/S-2007* provides for the development of Phase 13 of the Johnstone Park Neighbourhood by rezoning approximately 2.64 ha (6.52 ac) of land from A1 Future Urban Development District to R1 Low Density Residential District and P1 Parks & Recreation District. This will create 32 detached dwelling residential lots and two public utility lots.

Please call me if you have any questions or require additional information.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kelly Kloss'. The signature is fluid and cursive, written over a white background.

Kelly Kloss  
Manager

/attach.

c Parkland Community Planning Services

**BYLAW NO. 3357/S-2007**

Being a bylaw to amend Bylaw No. 3357/2006, the Land Use Bylaw of the City of Red Deer.

COUNCIL OF THE CITY OF RED DEER, ALBERTA, ENACTS AS FOLLOWS:

1. That "Use District Map J19 and J20" contained within "Schedule A" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 13 attached hereto and forming part of the bylaw.

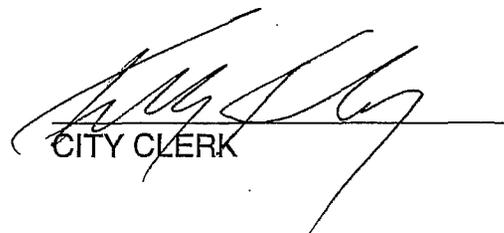
READ A FIRST TIME IN OPEN COUNCIL this 13th day of August 2007.

READ A SECOND TIME IN OPEN COUNCIL this 10<sup>th</sup> day of September 2007.

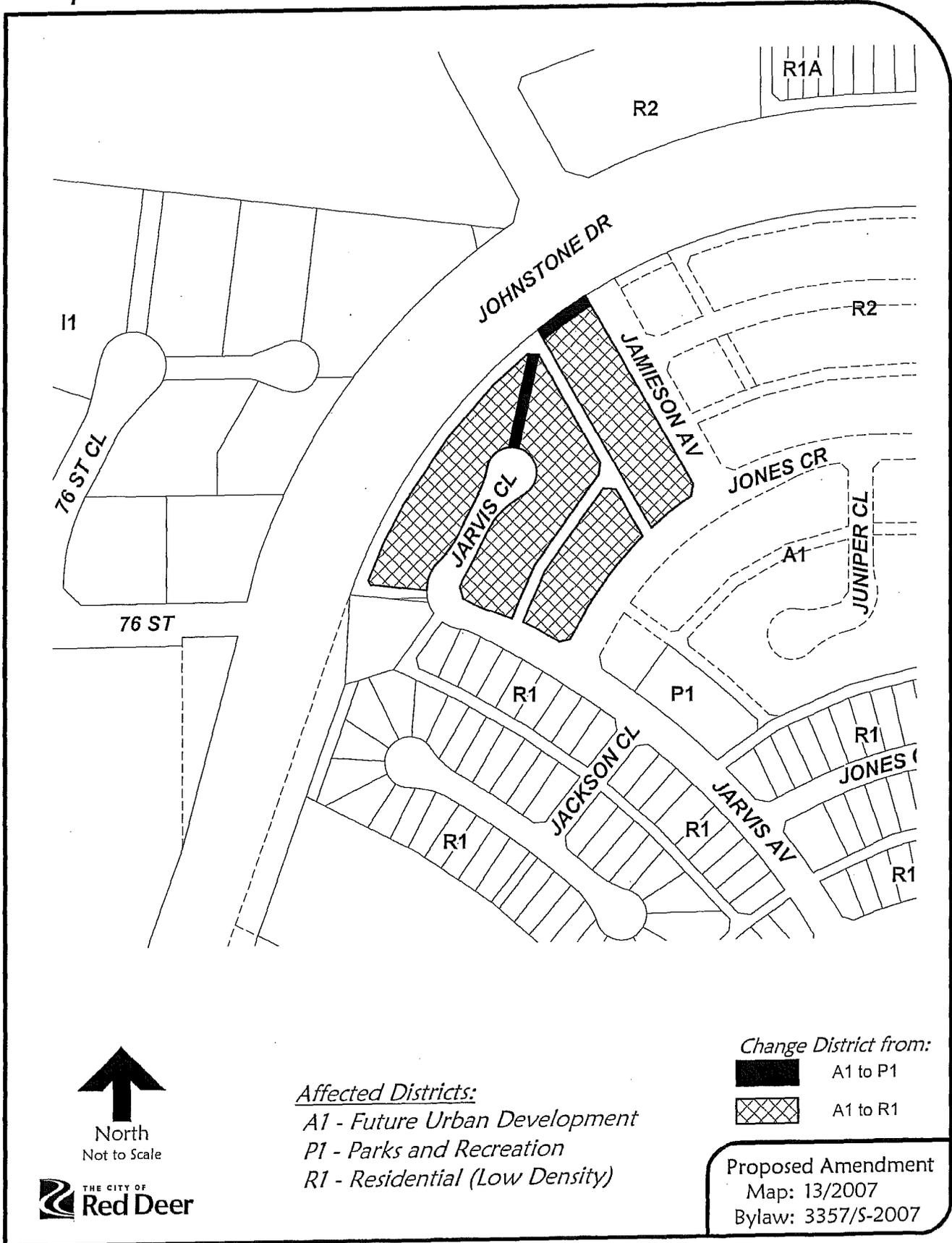
READ A THIRD TIME IN OPEN COUNCIL this 10<sup>th</sup> day of September 2007.

AND SIGNED BY THE MAYOR AND CITY CLERK this 10<sup>th</sup> day of September 2007.

  
MAYOR

  
CITY CLERK

# Proposed Amendment to Land Use Bylaw 3357/2006



North  
Not to Scale



Affected Districts:

- A1 - Future Urban Development
- P1 - Parks and Recreation
- R1 - Residential (Low Density)

Change District from:

-  A1 to P1
-  A1 to R1

Proposed Amendment

Map: 13/2007

Bylaw: 3357/S-2007



www.redder.ca

**WATER OFF-SITE  
LEVY PROJECT**

**Borrowing Bylaw Amendment**

Red Deer City Council proposes to pass Bylaw Amendment 3378/A-2007, which provides for an increase in debenture borrowing in the amount of \$3,005,000 to a total of \$11,045,000 to finance development and construction of the Queens Business Park Water Reservoir and Booster Station. The public may inspect the proposed bylaw amendment at Legislative & Administrative Services, 2<sup>nd</sup> Floor of City Hall during regular office hours.

The electors may submit a petition calling for a vote of the electors to determine whether the proposed bylaw should be passed. The petition must meet the formal requirements of sections 221-226 of the Municipal Government Act and be filed with the Legislative & Administrative Services Manager within 15 days after the last date the proposed bylaw is advertised. The last date of advertisement for this bylaw is September 7, 2007. Any petition will be public information. If you have any questions regarding the petition process or the use of the petition please contact the Legislative & Administrative Services Manager at 342-8132.

**VOLUNTEER WITH US!**

The City of Red Deer seeks volunteers to participate on various standing committees of Council. As a volunteer committee member you can have a positive impact on your community.

- Applications are being sought for the following committees:
- Assessment Review Board
  - Family & Community Support Services Board
  - Library Board
  - Mayor's Recognition Awards Committee
  - Municipal Planning Commission
  - Red Deer Regional Airport Authority
  - River Band Golf and Recreation Society
  - Subdivision & Development Appeal Board

Applications and committee details are available from Legislative & Administrative Services, 2<sup>nd</sup> Floor, City Hall or online at [www.redder.ca/citycouncil](http://www.redder.ca/citycouncil). Application forms must be returned by Friday, September 28<sup>th</sup> to Legislative & Administrative Services or by fax to 342-8195. Further information is available by phone at 342-8132 or by email at [legislativeservices@redder.ca](mailto:legislativeservices@redder.ca)

**Development Officer  
Approvals**

On August 29, 2007, the Development Officer issued approval for the following applications:

**Downtown**

1. All Canadian Christmas Trees – the discretionary use of "outdoor display & sale of goods" in connection with a Christmas tree sales lot to be located at 5321-47 Avenue.

**Edgar Industrial Park**

2. Bar W Petroleum & Electric – a one year extension for the discretionary use of three temporary structures (C-cans) on the site located at 101, 8024 Edgar Industrial Crescent.

**Riverside Light Industrial**

3. True-Line Contracting Ltd. – a 207 m<sup>2</sup> temporary building to be located at 100, 6040-47 Avenue.

You may appeal this decision to the Red Deer Subdivision & Development Appeal Board, Legislative & Administrative Services, City Hall, prior to 4:30 p.m. September 14, 2007. Appeal forms (outlining appeal fees) are available at Legislative & Administrative Services. For further information please phone 342-8192.

**CIA COMMERCIAL  
(CITY CENTRE WEST) DISTRICT**

**Land Use Bylaw Amendment**

City Council proposes to pass Land Use Bylaw Amendment 3357/R-2007, which corrects an administrative oversight and puts back in the Land Use Bylaw "commercial entertainment facility" as a discretionary use in the CIA Commercial (City Centre West) District. A "commercial entertainment facility" is defined in the Land Use Bylaw as "an enclosed facility in which a fee is charged to the public for the provision of a performance, or a minimum fee is charged for admission to the facility or the sale of any item, food, or beverage therein, which includes the provision of a performance. Without limiting the generality of the foregoing, may include facilities for movies, live theatres, and dancing, but does not include an adult mini theatre or a facility in which lap dancing is performed or a lounge club". Any application for this type of use will go before the Municipal Planning Commission for approval. The proposed bylaw may be inspected by the public at Legislative & Administrative Services, 2<sup>nd</sup> Floor of City Hall during regular office hours or for more details, contact the city planners at Parkland Community Planning Services 343-3394.



City Council will hear from any person claiming to be affected by the proposed bylaw at a Public Hearing on Monday, September 10, 2007 at 6:00 p.m. in Council Chambers, 2<sup>nd</sup> floor of City Hall. If you want your letter or petition included on the Council agenda you must submit it to the Manager, Legislative & Administrative Services by Tuesday, September 4, 2007. Otherwise, you may submit your letter or petition at the Council meeting or you can simply tell Council your views at the Public Hearing. Council's Procedure Bylaw indicates that each presentation is limited to 10 minutes. Any submission will be public information. If you have any questions regarding the use of this information please contact the Manager, Legislative & Administrative Services at 342-8132.

**ELECTION  
2007**

Your City. Your Choice.

www.redder.ca/election

**Election Workers Needed  
City of Red Deer  
General Election**

**Monday, October 15, 2007**

The City of Red Deer is now receiving applications for Election Workers to work on the day of the City of Red Deer General Election, Monday, October 15, 2007 and for Advance votes held in conjunction with the election.

Applicants must apply in person at the Election Office, Lower Level, City Hall,

on Wednesday, September 5, 2007, and Thursday, September 6, 2007

between the hours of 12:00 noon and 4:00 pm, or on-line at [www.redder.ca](http://www.redder.ca)

Only successful applicants will be contacted.

For more information contact The City of Red Deer Election Office at 342-8171.

K. Kloos, Returning Officer

**CITY OFFICES CLOSED  
LABOUR DAY HOLIDAY HOURS**

All City of Red Deer offices will be closed on

Monday, September 3, 2007

in recognition of the Labour Day Holiday

**TRANSIT SERVICE:**

September 3, 2007 Labour Day - Holiday Hours  
First bus from City Centre 8:45 am  
Last bus from City Centre 6:45 pm  
Customer Service Centre is closed

**DAWE CENTRE:** (information line 342-8233)

September 3, 2007 Labour Day - Holiday Hours  
12:00 pm - 1:00 pm - Lane Swim  
1:15 pm - 2:00 pm - Family Swim  
3:00 pm - 5:00 pm - Public Swim  
7:00 pm - 8:30 pm - Public Swim  
9:00 pm - 10:30 pm - Adult Swim

**COLLICUTT CENTRE:** (information line 342-7529)

September 3, 2007 Labour Day will be open from 10:00 am - 8:00 pm

**RECREATION CENTRE:** (information line 309-8468)

September 3, 2007 Labour Day - Holiday Hours:

Indoor Pool:  
12:00 pm - 1:30 pm - Lane swim  
1:30 pm - 4:30 pm - Public swim  
4:30 pm - 6:00 pm - Lane swim

Outdoor Pool:  
12:00 pm - 1:00 pm - Public Lane swim  
1:00 pm - 8:45 pm - Public swim

**ROLAND MICHENER RECREATION CENTRE:**  
(Information line 309-8411)

September 3, 2007 Labour Day  
**MICHENER CENTRE POOL WILL BE CLOSED**

**Municipal Planning Commission  
Approvals**

On August 27, 2007 the Municipal Planning Commission issued approval of the following applications:

**Discretionary Uses:**

**Riverslands**

1. The City of Red Deer - office and storage for the Transit and Archives departments to be located at 5439 - 47 Street.

**Grandview**

2. Keith Durdie - a 55.74 m<sup>2</sup> rear addition and a 79.90 m<sup>2</sup> side addition to an existing single family dwelling located at 3744 - 43 Avenue.

**Downtown**

3. David Martel - a 61.5 m<sup>2</sup> suite to an existing 8 suite apartment, with 9 parking stalls, located at 4758 - 53 Street.

**Parkvale**

4. Carol Lynn Dand - a 107.02 m<sup>2</sup> single family dwelling with a 10.17 metre front yard and 1.43 metre side yards north and south, and a 27.97 m<sup>2</sup> detached garage with a 7.3 metre width to be located at 4215 - 46 Avenue.

**Kentwood**

5. X-cel Communications Inc. - a communication products and services business to be located at 130, 100 Kent Street.

You may appeal Discretionary approvals to the Red Deer Subdivision & Development Appeal Board, Legislative & Administrative Services, City Hall, prior to 4:30 p.m. Monday, September 17, 2007. You may not appeal a Permitted Use unless it involves a relaxation, variation or misinterpretation of the Land Use Bylaw. Appeal forms (outlining appeal fees) are available at Legislative & Administrative Services. For further information, please phone 342-8132.

**2007 OFF-SITE LEVY BYLAW**

**To Include Queens Industrial  
Business Park**

Red Deer City Council proposes to pass Bylaw 3397/2007, the 2007 Off-Site Levy Bylaw which provides for the expansion of the current water, sanitary, storm and arterial roadway levy basins to include approximately 8/10ths of proposed industrial land and respective trunk infrastructure and arterial roadways, west of Highway 22E, referred to as a Queens Industrial Park. The basin expansion will allow for funding of industrial trunk infrastructure through off-site levies. Levy basin areas will be amended now but rate changes will remain unchanged for the remainder of 2007. The public may inspect the proposed bylaw amendment at Legislative & Administrative Services, 2<sup>nd</sup> Floor of City Hall during regular office hours.

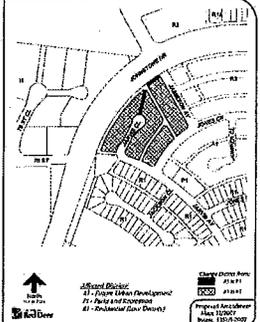
The electors may submit a petition calling for a vote of the electors to determine whether the proposed bylaw should be passed. The petition must meet the formal requirements of sections 221-226 of the Municipal Government Act and be filed with the Legislative & Administrative Services Manager within 15 days after the last date the proposed bylaw is advertised. The last date of advertisement for this bylaw is September 7, 2007. Any petition will be public information. If you have any questions regarding the petition process or the use of the petition please contact the Legislative & Administrative Services Manager at 342-8132.

**JOHNSTONE PARK  
NEIGHBOURHOOD**

**Land Use Bylaw Amendment**

City Council proposes to pass Land Use Bylaw Amendment 3357/S-2007, which provides for the development of Phase 13 of the Johnstone Park Neighbourhood described as Lots 3 - 5, Plan 962-4094, Pn SE 1/4 Sec 31-18-37-1/4. Approximately 6.24 hectares (6.52 acres) of land will be rezoned from A1 Futura Urban Development Districts to R1 Low Density Residential District and P1 Parks and Recreation District. This will create 32 detached dwelling residential lots and two public utility lots. The proposed bylaw may be inspected by the public at Legislative & Administrative Services, 2<sup>nd</sup> Floor of City Hall during regular office hours or for more details, contact the city planners at Parkland Community Planning Services 343-3394.

Proposed Amendment to Land Use Bylaw 3357/2006



City Council will hear from any person claiming to be affected by the proposed bylaw at a Public Hearing on Monday, September 10, 2007 at 6:00 p.m. in Council Chambers, 2<sup>nd</sup> floor of City Hall. If you want your letter or petition included on the Council agenda you must submit it to the Manager, Legislative & Administrative Services by Tuesday, September 4, 2007. Otherwise, you may submit your letter or petition at the Council meeting or you can simply tell Council your views at the Public Hearing. Council's Procedure Bylaw indicates that each presentation is limited to 10 minutes. Any submission will be public information. If you have any questions regarding the use of this information please contact the Manager, Legislative & Administrative Services at 342-8132.

**URGENT! Please call/fax within 1 hour of receiving**

**RED DEER ADVOCATE**  
Ph. (403)314-4343 Fax (403) 342-4051

INSERT DATE: **Friday, Aug. 31**  
AD SIZE: **6x**  
AD CODE: **36145cityofrdH31**

Sales Rep: **16**  
Composed by: **lml**  
prety: **sw**

OK as is  
OK with corrections  
Approved by

**FINAL PROOF.** Proof read and approve or mark corrections.  
Proofing is the responsibility of the Advertiser. Thank you for your co-operation

www.reddeer.ca

**TRANSIENT TRADER  
BUSINESS LICENSE**

Under the provisions of The City of Red Deer License Bylaw 315/96 a license will be issued to the following vendor:  
Second Dairin Factory Outlet of Sherwood Park, AB, for sale of denim to be conducted at The Westerm Park, on October 5-7, 2007.

**Municipal Planning Commission  
Approvals**

On August 30 2007 the Municipal Planning Commission issued approval of the following applications:

**Discretionary Uses:**

**Westpark**

1. Lynn Durning of a Suxellie Massage – a massage therapy business to be located at 76 Wright Avenue.

**Aspen Ridge**

2. Rachel Jewell-Sylvester ofa Rachel Rae's Hair & Esthetics – a hair and aesthetics business to be located at 14 Arthur Close.

You may appeal Discretionary approvals to the Red Deer Subdivision & Development Appeal Board, Legislative & Administrative Services, City Hall, prior to 4:00 p.m. Monday, September 10, 2007. You may not appeal a Permitted Use unless it involves a relaxation, variation or misinterpretation of the Land Use Bylaw. Appeal forms (outlining appeal fees) are available at Legislative & Administrative Services. For further information, please phone 342-8132.

**Municipal Development Plan  
Update**

The City of Red Deer is updating its Municipal Development Plan (MDP). The MDP is the main planning document that outlines how land will be used and guides future growth and change within the city. It also provides direction on how development is expected to occur and how decisions on development are made.

Interested City residents and organizations are invited to review and comment on the draft MDP. A draft copy can be viewed on The City's web site (please look for the City Planning section on www.reddeer.ca under the City Department tab) or at Parkland Community Planning Services office at 404, 4600 Ross Street.

Two open house and public meeting sessions are being hosted to present the draft plan.

**Open House and Public Meeting #1**

Date: Wednesday August 29, 2007  
Time: 4 p.m. – 6:45 p.m.  
Presentation starting at 7 p.m.  
Displays available for viewing  
Location: Waskasoo "A" Room - Red Deer Lodge 4311 - 49 Avenue

**Open House and Public Meeting #2**

Date: Tuesday, September 11, 2007  
Time: 4 p.m. – 6:45 p.m.  
Presentation starting at 7 p.m.  
Displays available for viewing  
Location: Waskasoo "A" Room - Red Deer Lodge 4311 - 49 Avenue

For more information about the MDP update, please contact Craig Teal, Parkland Community Planning Services at 343-3394. If you wish to share your thoughts on planning in Red Deer you are welcome to fax them to 346-1570 or email them to craigteal@pcpt.ab.ca.

**Development Officer  
Approvals**

On August 22, 2007, the Development Officer issued approval for the following applications:

**Lancaster**

1. B. Wulff – 45.7% site coverage and a 7.32 metre width to a proposed detached garage to be located at 26 Lanseman Close.

**Morrisroe**

2. R. Fraese – a 0.88 metre side yard to an existing deck located at 15 McKinnon Crescent.

**West Lake**

3. 1133517 Alberta Ltd. – a 6.75 metre rear yard to a proposed single family dwelling and attached garage to be located at 35 Willey Crescent.

You may appeal this decision to the Red Deer Subdivision & Development Appeal Board, Legislative & Administrative Services, City Hall, prior to 4:00 p.m. September 7, 2007. Appeal forms (outlining appeal fees) are available at Legislative & Administrative Services. For further information please phone 342-8132.



www.reddeer.ca/election

**Election Workers Needed  
City of Red Deer  
General Election  
Monday, October 15, 2007**

The City of Red Deer is now receiving applications for Election Workers to work on the day of the City of Red Deer General Election, Monday, October 15, 2007 and for Advance votes held in conjunction with the election.

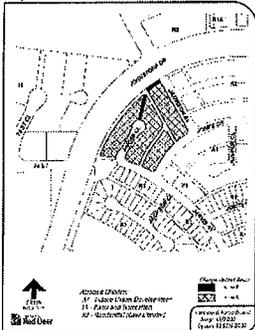
Applicants must apply in person at the Election Office, Lower Level, City Hall, on Wednesday, September 5, 2007, and Thursday, September 6, 2007, between the hours of 12:00 noon and 4:00 p.m. or on-line at www.reddeer.ca. Only successful applicants will be contacted.

For more information contact The City of Red Deer Election Office at 342-8317.  
K. Kloss, Returning Officer

**JOHNSTONE PARK  
NEIGHBOURHOOD  
Land Use Bylaw Amendment**

City Council proposes to pass Land Use Bylaw Amendment 3357/S-2007, which provides for the development of Phase 13 of the Johnstone Park Neighbourhood described as Lots 3 – 5, Plan 902-0094. P.S.E.S. Sec 31-38-27-W4. Approximately 2.64 hectares (6.52 acres) of land will be rezoned from A1 Future Urban Development District to R1 Low Density Residential District and P1 Parks and Recreation District. This will create 32 detached dwelling residential lots and two public utility lots. The proposed bylaw may be inspected by the public at Legislative & Administrative Services, 2nd Floor of City Hall during regular office hours or for more details, contact the city planners at Parkland Community Planning Services 343-3394.

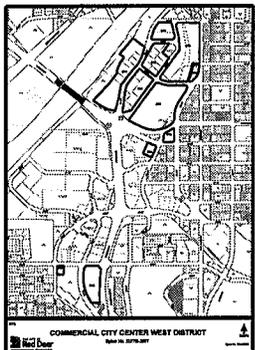
Proposed Amendment to Land Use Bylaw 3357/2006



City Council will hear from anyone claiming to be affected by the proposed bylaw at a Public Hearing on Monday, September 10, 2007 at 6:00 p.m. in Council Chambers, 2nd floor of City Hall. If you want your letter or petition included on the Council agenda you must submit it to the Manager, Legislative & Administrative Services by Tuesday, September 4, 2007. Otherwise, you may submit your letter or petition at the Council meeting or you can simply tell Council your views at the Public Hearing. Council's Procedure Bylaw indicates that each presentation is limited to 10 minutes. Any submission will be public information. If you have any questions regarding the use of this information please contact the Manager, Legislative & Administrative Services at 342-8132.

**CIA COMMERCIAL  
(CITY CENTRE WEST) DISTRICT  
Land Use Bylaw Amendment**

City Council proposes to pass Land Use Bylaw Amendment 3357/R-2007, which corrects an administrative oversight and puts back in the Land Use Bylaw "commercial entertainment facility" as a discretionary use in the CIA Commercial (City Centre West) District. A "commercial entertainment facility" is defined in the Land Use Bylaw as "an enclosed facility in which a fee is charged to the public for the provision of a performance, or a minimum fee is charged for admission to the facility or the sale of any item, food, or beverage therein, which includes the provision of a performance. Without limiting the generality of the foregoing, may include facilities for movies, live theatres, and dancing, but does not include an adult mini theatre or a facility in which live dancing is performed, or a late night club". Any applications for this type of use will go before the Municipal Planning Commission for approval. The proposed bylaw may be inspected by the public at Legislative & Administrative Services, 2nd Floor of City Hall during regular office hours or for more details, contact the city planners at Parkland Community Planning Services 343-3394.



City Council will hear from anyone claiming to be affected by the proposed bylaw at a Public Hearing on Monday, September 10, 2007 at 6:00 p.m. in Council Chambers, 2nd floor of City Hall. If you want your letter or petition included on the Council agenda you must submit it to the Manager, Legislative & Administrative Services by Tuesday, September 4, 2007. Otherwise, you may submit your letter or petition at the Council meeting or you can simply tell Council your views at the Public Hearing. Council's Procedure Bylaw indicates that each presentation is limited to 10 minutes. Any submission will be public information. If you have any questions regarding the use of this information please contact the Manager, Legislative & Administrative Services at 342-8132.



www.reddeer.ca/election

**Pre-Election Meeting  
for Potential  
Candidates & Agents**

Interested in Running for the Office of:  
Mayor  
Councillor  
Public or Catholic School Trustee?

Two pre-election meetings will be held to inform interested parties of the basic election processes and to provide an overview on issues such as the placement of election signs on public and private property.

Date: Wednesday, August 29, 2007  
Time: 12:00 – 1:00 pm and 5:00 – 6:00 pm  
Please R.S.V.P. to Legislative & Administrative Services at 342-8132 or via email to legislative@reddeer.ca the meeting time most convenient to you.

**URGENT! Please call/fax within 1 hour of receiving**

**RED DEER ADVOCATE**  
Ph. (403)314-4343 Fax (403) 342-4051

INSERT DATE: **Friday, Aug. 24**

AD SIZE: **6x**

AD CODE: **38121cityH24**

FINAL PROOF. Proof read and approve or mark corrections.  
Proofing is the responsibility of the Advertiser. Thank you for your co-operation

Sales Rep.	16	OK as is
Composed by	lm	OK with corrections
Approved by		

**JOHNSTONE PARK NEIGHBOURHOOD**  
**Land Use Bylaw Amendment**

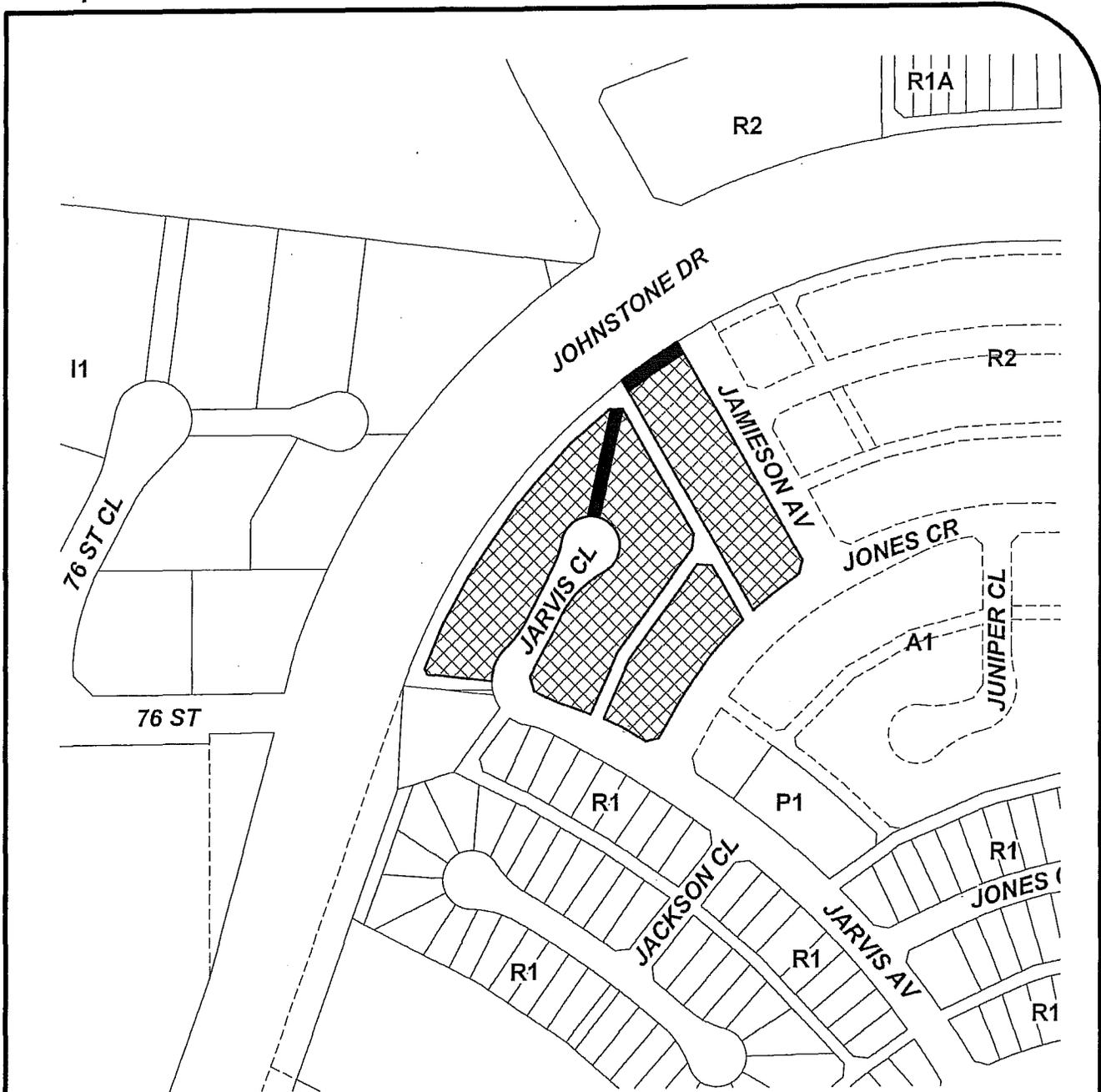
City Council proposes to pass **Land Use Bylaw Amendment 3357/S-2007**, which provides for the development of Phase 13 of the Johnstone Park Neighbourhood described as Lots 3 – 5, Plan 962-4094: Pt SE ¼ Sec 31-38-27-W4. Approximately 2.64 hectares (6.52 acres) of land will be rezoned from A1 Future Urban Development District to R1 Low Density Residential District and P1 Parks and Recreation District. This will create 32 detached dwelling residential lots and two public utility lots. The proposed bylaw may be inspected by the public at Legislative & Administrative Services, 2<sup>nd</sup> Floor of City Hall during regular office hours or for more details, contact the city planners at Parkland Community Planning Services 343-3394.

**“Map”**

City Council will hear from any person claiming to be affected by the proposed bylaw at a Public Hearing on **Monday, September 10, 2007** at 6:00 p.m. in Council Chambers, 2<sup>nd</sup> floor of City Hall. If you want your letter or petition included on the Council agenda you must submit it to the Manager, Legislative & Administrative Services by **Tuesday, September 4, 2007**. Otherwise, you may submit your letter or petition at the Council meeting or you can simply tell Council your views at the Public Hearing. Council’s Procedure Bylaw indicates that each presentation is limited to 10 minutes. Any submission will be public information. If you have any questions regarding the use of this information please contact the Manager, Legislative & Administrative Services at 342-8132.

(Publication Dates: August 24, 2007 and August 31, 2007)

# Proposed Amendment to Land Use Bylaw 3357/2006



North  
Not to Scale



### Affected Districts:

- A1 - Future Urban Development*
- P1 - Parks and Recreation*
- R1 - Residential (Low Density)*

### *Change District from:*

-  A1 to P1
-  A1 to R1

Proposed Amendment  
Map: 13/2007  
Bylaw: 3357/S-2007

August 22, 2007

«Prime\_Owner\_Name»

«Owner\_Address\_1»

«Owner\_Address\_2»

«Owner\_Address\_3»

Dear Sir/Madam:

**Re: Land Use Bylaw Amendment 3357/S-2007  
Johnstone Park Neighbourhood – Phase 13**

---

Red Deer City Council is considering a change to the Land Use Bylaw, which controls the use and development of land and buildings in the city. As a property owner in the area of proposed changes, you have an opportunity to ask questions about the intended use and to let Council know your views.

Red Deer City Council proposes to pass **Land Use Bylaw Amendment 3357/S-2007**, which provides for the development of Phase 13 of the Johnstone Park Neighbourhood. Approximately 2.64 hectares (6.52 acres) of land will be rezoned from A1 Future Urban Development District to R1 Low Density Residential District and P1 Parks and Recreation District. This will create 32 detached dwelling residential lots and two public utility lots. The proposed bylaw may be inspected by the public at Legislative & Administrative Services, 2<sup>nd</sup> Floor of City Hall, during regular office hours. For more details contact the city planners at Parkland Community Planning Services at 343-3394.

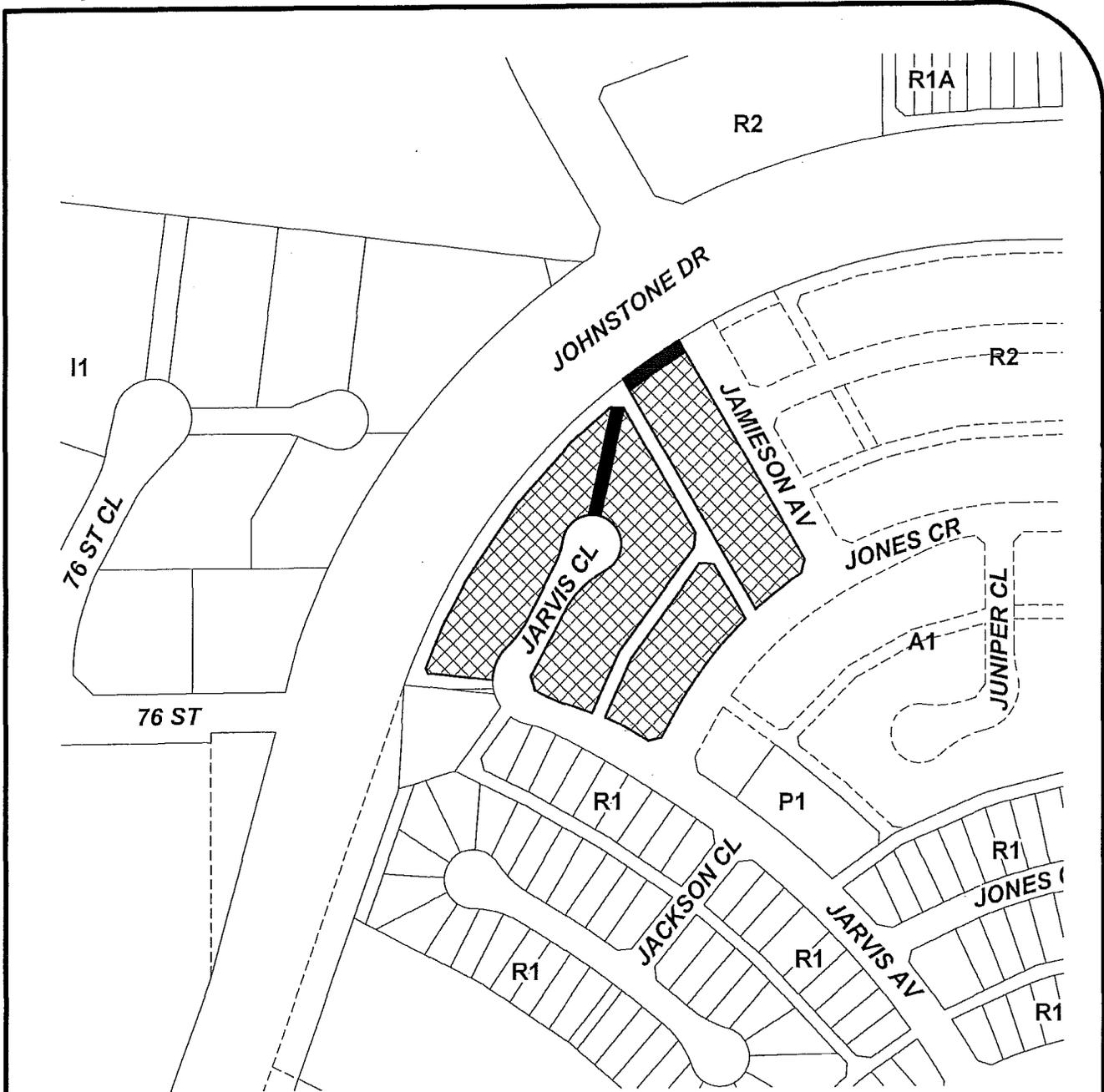
City Council will hear from any person claiming to be affected by the proposed bylaw at a Public Hearing on **Monday, September 10, 2007** at 6:00 p.m. in Council Chambers, 2<sup>nd</sup> floor of City Hall. If you want your letter or petition included on the Council agenda you must submit it to our office by **Tuesday, September 4, 2007**. Otherwise, you may submit your letter or petition at the Council meeting or you can simply tell Council your views at the Public Hearing. Council's Procedure Bylaw indicates that each presentation is limited to 10 minutes. Any submission will be public information. If you have any questions regarding the use of this information, please contact Legislative & Administrative Services at 342-8132.

Yours truly,



Kelly Kloss  
Manager, Legislative & Administrative Services  
Enclosure

# Proposed Amendment to Land Use Bylaw 3357/2006



North  
Not to Scale



Affected Districts:

- A1 - Future Urban Development
- P1 - Parks and Recreation
- R1 - Residential (Low Density)

Change District from:

- A1 to P1
- A1 to R1

Proposed Amendment  
Map: 13/2007  
Bylaw: 3357/S-2007

Prime Owner Name	Owner Address 1	Owner Address 2	Owner Address 3
ANDREA S BENOIT	9-33 JENNINGS CRES	RED DEER, AB T4P 0A2	
APRIL PALLIN	8 - 33 JENNINGS CRESCENT	RED DEER, AB T4P 0A2	
STEFAN ALLENBACH & KIMBERLEY WISNIEWSKI	7 - 33 JENNINGS CRESCENT	RED DEER, AB T4P 0A2	
SHANNON YACYSHYN	56 DOWNING CLOSE	RED DEER, AB T4R 3J9	
STEPHANIE J PHILLIPS	5-33 JENNINGS CRES	RED DEER, AB T4P 0A2	
COLIN ROBERT BARBER	202 LALOCHÉ TERRACE	SASKATOON, SK S7K 4R9	
TRACY LYSTER	47 - 33 JENNINGS CR	RED DEER, AB T4P 0A3	
SANDRA MCPHEE	46 -33 JENNINGS CRESCENT	RED DEER, AB T4P 0A3	
MICHAEL & ALLAN & SUSAN MARTIN	45 - 33 JENNINGS CR	RED DEER, AB T4P 0A3	
TANIA MARGESON	44 - 33 JENNINGS CR	RED DEER, AB T4P 0A3	
AINSLEY & SANDRA SHEPHERD	RR 5	LACOMBE, AB T4L 2N5	
G MICHAEL LARIZZA	42 - 33 JENNINGS CRESCENT	RED DEER, AB T4P 0A3	
KAREN KENWORTHY	41-33 JENNINGS CRES	RED DEER, AB T4P 0A3	
GERALD & GWEN FISCHER	6 JACKSON CL	RED DEER, AB T4P 3W5	
KARIN SILVERTHORN	4 - 33 JENNINGS CRESCENT	RED DEER, AB T4P 0A2	
DAMIAN BOTTRELL & LEANNA LASKO	39 -33 JENNINGS CRES	RED DEER, AB T4P 0A3	
JACQUELINE KLINE	38 - 33 JENNINGS CRESCENT	RED DEER, AB T4P 0A3	
PHILLIP & GLORIA BOSOMWORTH	37-33 JENNINGS CRES	RED DEER, AB T4P 0A3	
MARK ANTHONY & DARLENE ANN HOWARTH	36 - 33 JENNINGS CR	RED DEER, AB T4R 0A3	
JOHN MACKENZIE	35 - 33 JENNINGS CRESCENT	RED DEER, AB T4P 0A3	
DAVE PARSONS	34 - 33 JENNINGS CRESCENT	RED DEER, AB T4P 0A3	
LEUANG & PAKORN NARONG	33 - 33 JENNINGS CRES	RED DEER, AB T4P 0A3	
TERRY & DONNA HOFER	5 JENKINS DR	RED DEER, AB T4P 3X1	
JENNIFER BELLAVANCE	31 - 33 JENNINGS CRESCENT	RED DEER, AB T4P 0A2	
DAVID & JACKIE C BELLERIVE	30 - 33 JENNINGS CRESCENT	RED DEER, AB T4P 0A2	
DARLA & JUDY MCQUAY	3 - 33 JENNINGS CRESCENT	RED DEER, AB T4P 0A2	
MAX COX	29 - 33 JENNINGS CRESCENT	RED DEER, AB T4P 0A2	
JUDY ZIEMMER & DARYL UNSWORTH	PO BOX 489	BLACKFALDS, AB T0M 0J0	
RENAE PLETT	27 - 33 JENNINGS CRESCENT	RED DEER, AB T4P 4G1	
MATTHEW T & CRYSTAL SCHULTZ	26 - 33 JENNINGS CRESCENT	RED DEER, AB T4P 0A2	
TRISHA HAANEN	25 - 33 JENNINGS CR	RED DEER, AB T4P 0A2	
GARY R & JANICE COOPER	54 SOMERGLÉN ROAD SW	CALGARY, AB T2Y 3S2	
CHRISTINE DACH	23 - 33 JENNINGS CRESCENT	RED DEER, AB T4P 0A2	
KENNETH DUNCAN & DONNA GAIL MURRAY	22 - 33 JENNINGS CR	RED DEER, AB T4P 0A3	
JAMES WILSON	21 - 33 JENNINGS CRESCENT	RED DEER, AB T4P 0A2	
MALCOLM MILLER-MORRISON	23 RAVENSCRAG CRESCENT	NORGLÉNWOLD, AB T4S 1S5	

BRENDA LEWIS  
CLEVE CUSTER  
HARI NARANG  
CYNTHIA L HARRIS  
SUSAN L SHINGLETON  
AMY & DIANA & PATRICK MURRAY  
RAY & CHERRONE ZIEMMER  
MACINNIS & BULLEN PROPERTIES CORP  
NICHOLAS & PATRICIA ROBICHAUD  
TIMOTHY L & SHARON ANN FINDLAY  
GAYLE WATSON  
AURELIA F MONTEFALCO-PERREULT  
VICTOR OLUWASEGUN & ENIOLA IYABODE OYEJ  
DOUG L KOCH  
WADE HISCOCK  
VICTOR & ELIZABETH BENOIT  
GODDU TRUCKING LTD  
CONCEPT COMPRESSION SERVICES INC  
924956 ALBERTA LTD  
DYNOVAC INDUSTRIES INC  
1145587 ALBERTA LTD  
CONDOMINUM CORPORATION NO. 0525463  
1295547 ALBERTA LTD  
GOODMEN ROOFING LTD  
MOSAIC 6 CORP  
SIERRA DEVELOPMENTS INC  
WILL CONSTRUCTION & DEVELOPMENT LTD

2 - 33 JENNINGS CRESCENT  
19 - 33 JENNINGS CRESCENT  
BOX 283  
16-33 JENNINGS CRES  
15-33 JENNINGS CRES  
14-33 JENNINGS CRES  
BOX 5326  
302, 2901 ABBOTT ST  
11-33 JENNINGS CRES  
24 JANKO CLOSE  
1 - 33 JENNINGS CRESCENT  
68 JARVIS AVE  
60 JARVIS AVE  
52 JARVIS AVE  
43 GISH ST  
573 COURTENAY AVE  
52 KIRBY ST  
2325 20 AVE NE  
C/O 39 ALLISON CRES  
400-7700 76 ST CLOSE  
39 ALLISON CR  
39 ALLISON CR  
9 - 7459 EDGAR INDUSTRIAL BEND  
100 - 7700 76 ST CLOSE  
210-6500 76 ST  
441 BUTCHART DR  
100 - 6700 76 ST

RED DEER, AB T4P 0A2  
RED DEER, AB T4P 0A2  
RED DEER, AB T4N 5E8  
RED DEER, AB T4P 0A2  
LACOMBE, AB T4L 1X1  
KELOWNA, BC V1Y 1G7  
RED DEER, AB T4P 0A2  
RED DEER, AB T4P 3X1  
RED DEER, AB T4P 0A2  
RED DEER, AB T4P 0C7  
RED DEER, AB T4P 0C7  
RED DEER, AB T4P 3W5  
RED DEER, AB T4P 2N6  
OTTAWA, ON K2A 3B4  
RED DEER, AB T4P 3M9  
CALGARY, AB T2E 8S4  
RED DEER, AB T4R 2T9  
RED DEER, AB T4P 4G6  
RED DEER, AB T4R 2T9  
RED DEER, AB T4R 2T9  
RED DEER, AB T4P 3Z5  
RED DEER, AB T4P 4G6  
RED DEER, AB T4P 3R7  
EDMONTON, AB T6R 1Z5  
RED DEER, AB T4P 4G6





2007/08/16

Scale 1 : 2728.83122496011

The City of Red Deer does not guarantee  
the accuracy of the information.  
Data to be used as information only.

Copyright © 2007 The City of Red Deer



THE CITY OF

**Red Deer**

**LUB 3357 S 2007**

**Legislative & Administrative Services**

**DATE:** August 14, 2007  
**TO:** Martin Kvapil, Parkland Community Planning Services  
**FROM:** Nona Housenga, Deputy City Clerk  
**SUBJECT:** Land Use Bylaw Amendment 3357/S-2007  
Johnstone Park Neighbourhood – Phase 13  
Carolina Homes Ltd.

---

*Reference Report:*

Parkland Community Planning Services, dated August 3, 2007

*Bylaw Readings:*

Land Use Bylaw Amendment 3357/S-2007 was given first reading. A copy of the bylaw is attached.

*Report Back to Council: Yes*

A Public Hearing will be held on Monday, September 10, 2007 at 6:00 p.m. in Council Chambers, during Council's regular meeting.

*Comments/Further Action:*

Land Use Bylaw Amendment 3357/S-2007 provides for the development of Phase 13 of the Johnstone Park Neighbourhood by rezoning approximately 2.64 ha (6.52 ac) of land from A1 Future Urban Development District to R1 Low Density Residential District and P1 Parks & Recreation District. This will create 32 detached dwelling residential lots and two public utility lots. This office will now advertise for a Public Hearing. Carolina Homes Ltd. will be responsible for the advertising costs in this instance.

  
Nona Housenga  
Deputy City Clerk

/chk

/attach.

c Director of Development Services  
Inspections & Licensing Manager  
Land & Economic Development Manager  
LAS Administrative Assistant

**BYLAW NO. 3357/S-2007**

Being a bylaw to amend Bylaw No. 3357/2006, the Land Use Bylaw of the City of Red Deer.

COUNCIL OF THE CITY OF RED DEER, ALBERTA, ENACTS AS FOLLOWS:

1. That "Use District Map J19 and J20" contained within "Schedule A" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 13 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 13th day of August 2007.

READ A SECOND TIME IN OPEN COUNCIL this day of 2007.

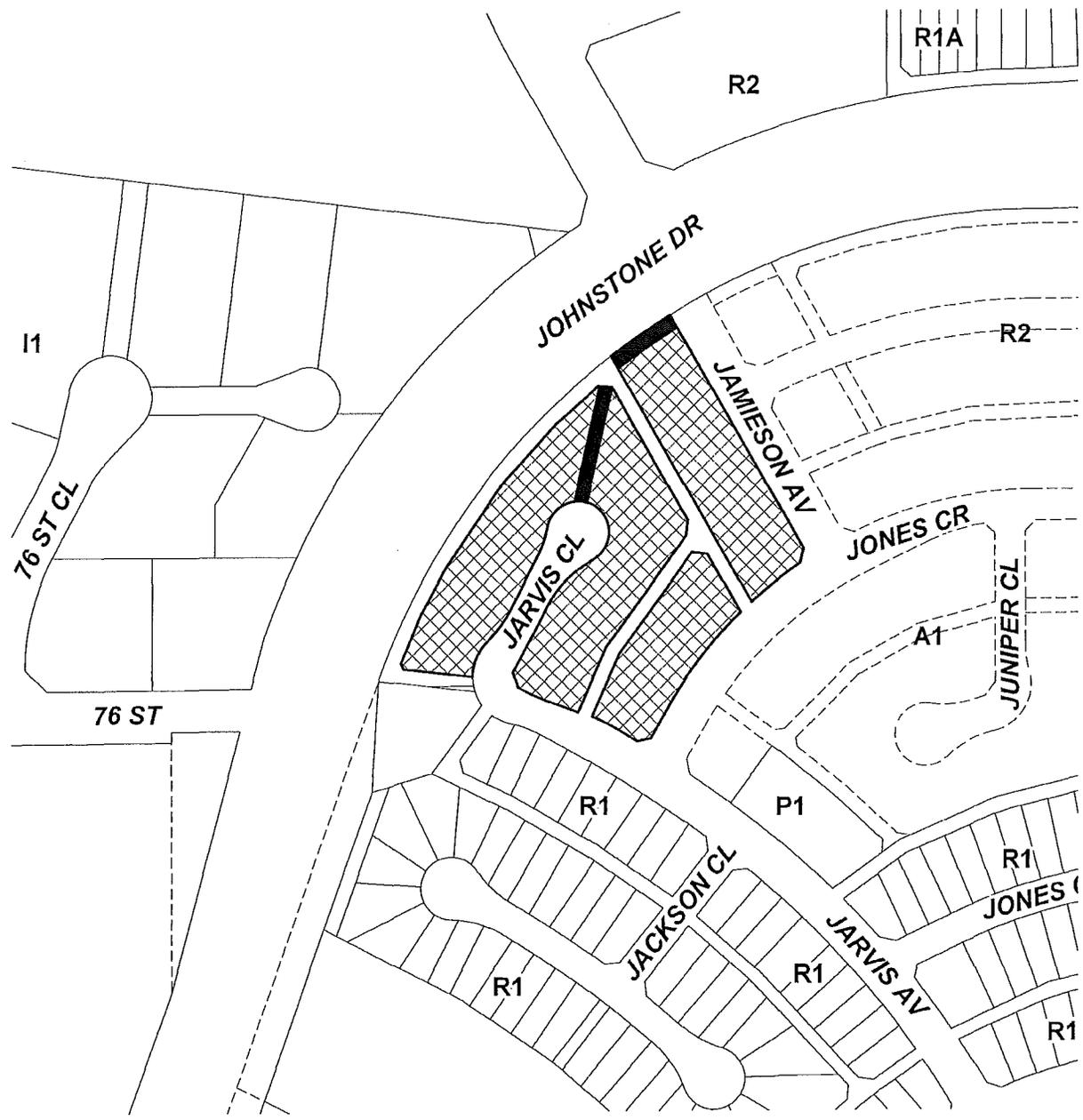
READ A THIRD TIME IN OPEN COUNCIL this day of 2007.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2007.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK

# Proposed Amendment to Land Use Bylaw 3357/2006



Affected Districts:  
 A1 - Future Urban Development  
 P1 - Parks and Recreation  
 R1 - Residential (Low Density)

Change District from:  
 A1 to P1  
 A1 to R1

Proposed Amendment  
 Map: 13/2007  
 Bylaw: 3357/S-2007



August 14, 2007

Fax: (403) 256-7991

Carolina Homes Inc.  
#215, 340 Midpark Way SE  
Calgary, AB T2X 1P1

Dear Sirs:

**Re: *Land Use Bylaw Amendment 3357/S-2007***  
***Johnstone Park Neighbourhood – Phase 13***  
***Carolina Homes Ltd.***

Red Deer City Council gave first reading to *Land Use Bylaw Amendment 3357/S-2007* at the City of Red Deer's Council Meeting held Monday, August 13, 2007. For your information a copy of the bylaw is attached.

*Land Use Bylaw Amendment 3357/S-2007* provides for the development of Phase 13 of the Johnstone Park Neighbourhood by rezoning approximately 2.64 ha (6.52 ac) of land from A1 Future Urban Development District to R1 Low Density Residential District and P1 Parks & Recreation District. This will create 32 detached dwelling residential lots and two public utility lots.

Council must hold a Public Hearing before giving second and third readings to the bylaw. This office will now advertise for a Public Hearing to be held on Monday, September 10, 2007 at 6:00 p.m. in Council Chambers of City Hall during Council's regular meeting.

You are responsible for the advertising costs and will be invoiced for this cost which we estimate to be approximately \$700.00. If you are not in agreement with paying this cost, please notify me by 10:00 A.M. on Wednesday, August 22, 2007.

...2/

Carolina Homes Ltd.

August 14, 2007

Page 2

Please call me if you have any questions or require additional information.

Sincerely,

A handwritten signature in cursive script, appearing to read "N. Housenga".

Nona Housenga  
Deputy City Clerk

/attach.

c Parkland Community Planning Services  
LAS Administrative Assistant

**BYLAW NO. 3357/S-2007**

Being a bylaw to amend Bylaw No. 3357/2006, the Land Use Bylaw of the City of Red Deer.

COUNCIL OF THE CITY OF RED DEER, ALBERTA, ENACTS AS FOLLOWS:

1. That "Use District Map J19 and J20" contained within "Schedule A" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 13 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 13th day of August 2007.

READ A SECOND TIME IN OPEN COUNCIL this day of 2007.

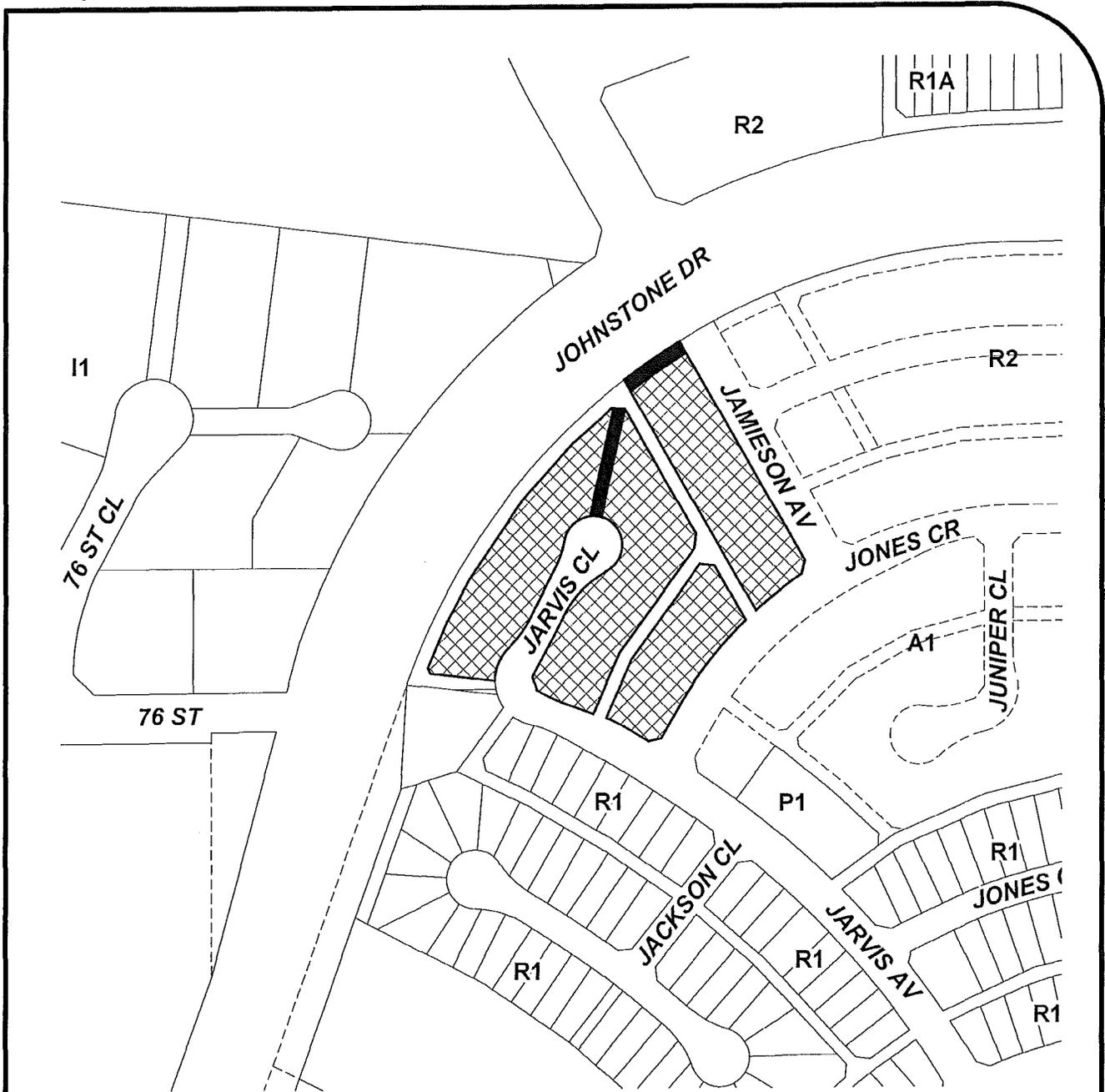
READ A THIRD TIME IN OPEN COUNCIL this day of 2007.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2007.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK

# Proposed Amendment to Land Use Bylaw 3357/2006



North  
Not to Scale



Affected Districts:

- A1 - Future Urban Development
- P1 - Parks and Recreation
- R1 - Residential (Low Density)

Change District from:

- A1 to P1
- A1 to R1

Proposed Amendment

Map: 13/2007

Bylaw: 3357/S-2007

## Christine Kenzie

---

**From:** Martin Kvapil  
**Sent:** August 13, 2007 11:41 AM  
**To:** Christine Kenzie  
**Subject:** RE: LUB Amendment 3357/S-2007 - Johnstone Park - Phase 13  
**Attachments:** 3357s2007.DOC



3357s2007.DOC  
(34 KB)

Christine, the legal is: Lots 3-5, Plan 962 4094;  
Pt. SE¼ Sec31 38-27-W4

*Martin*

---

**From:** Christine Kenzie  
**Sent:** August 13, 2007 11:32 AM  
**To:** Martin Kvapil  
**Subject:** LUB Amendment 3357/S-2007 - Johnstone Park - Phase 13

Martin, would you please email me a copy of this bylaw?

so -- will need the legal description -- need to include this in the ad.

Thanks.

*Christine Kenzie*  
Legislative & Administrative Services  
City of Red Deer  
403.342.8201  
christine.kenzie@reddeer.ca



Director of Corporate Services

**Date:** August 29, 2007

**To:** Kelly Kloss, City Clerk, Legislative and Administrative Services

**From:** Lisa M. Perkins, Strategic Initiatives Planner, Corporate Services on behalf of the *Citizens Committee on Members of Council remuneration*

**Subject:** **Review of Council Policy 5203: Remuneration Mayor, Councillors & City Manager**

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### **Background**

In June of 2007, a committee was formed to review City Council policy 5203 *Remuneration Mayor, Councillors & City Manager* at the direction of Council members. The mandate of this committee was to examine total compensation and remuneration practices of comparator municipalities, in order to assess the competitiveness of The City of Red Deer's practices for Mayor and Councillors. The City Manager's remuneration was not part of this review. A terms of reference for this review was approved on June 18, 2007.

The committee members included:

- Cal Dallas;
- Roxann Good;
- Ken Mandrusiak;
- Gail Surkan; and
- Vic Walls.

Acton consulting was engaged to perform the research and facilitate the work of the committee. City administration (hereinafter Administration) was not actively involved, but staff did provide communication and administrative guidance.

### **Discussion**

The Committee completed its review of the policy on August 27, 2007. The recommendations found in this review reflect a unanimous decision from the committee. The recommendations are as follows:

1. The comparator municipalities be amended to include those communities with a similar size, similar economic activity, and similar size and complexity of organization. This removes Airdrie and Wood Buffalo from the current mix and adds the municipalities of Delta, Nanaimo, Kelowna, Victoria, Kamloops and Prince George.
2. The total cash compensation philosophy be set at median + 5%. This does not deviate significantly from our current or market practices but establishes a

**Director of Corporate Services**

compensation base which isn't leading the pack, but leans toward the upper 50% rather than the lower 50%

3. The compensation be aligned to the median + 5% philosophy of the new comparator group . An adjustment to base pay be made in situations where the pay is below the pay philosophy and a hold of CPI for one year in cases where the pay is above the philosophy.
4. Maintain the practices of mid-term review and the annual adjustment, respecting the change noted in number 3 above.
5. That members of Council should explore their role and expectations.

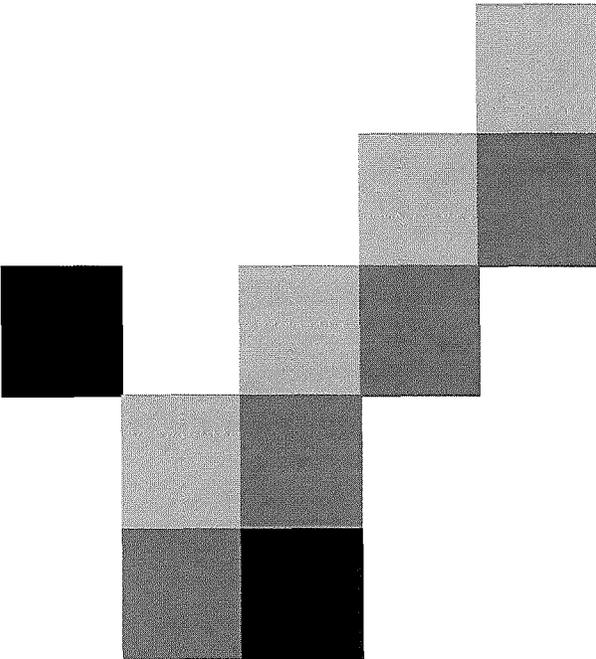
For this review total cash compensation is considered to be what is reported income on the T4 slip. In the case of The City of Red Deer this includes: base pay, RRSP, Car allowance (Mayor only), per diem (Councillors only).

In effect the Councillors will see their salary remain the same with no CPI increase in 2008. The Mayor will receive a slight increase to his base salary of \$132.00 per year and will receive a 2008 CPI increase.

**Recommendation**

As Administration did not take an active role in this review, Administration does not offer an opinion.

Depending on the decisions made by Council, revisions to the policy will be made.



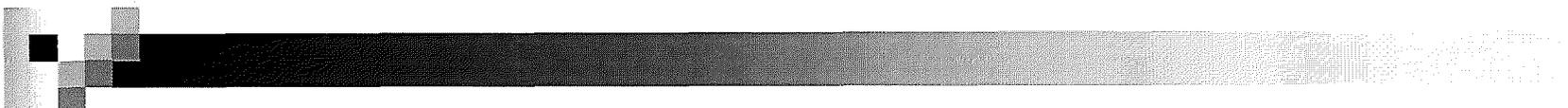
# The City of Red Deer

## 2007 Mayor & Councillors Compensation/Remuneration Review

Prepared by:  
Daryl Johnson, MA, CCP, CHRP

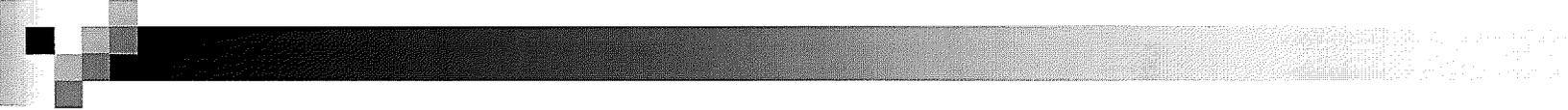
September 5<sup>th</sup>, 2007

***DISCUSSION PAPER***



# Mandate

- To examine the total compensation and remuneration practices of a comparator group of municipalities, in order to assess the competitiveness of the City of Red Deer's practices for Mayor and Councillors



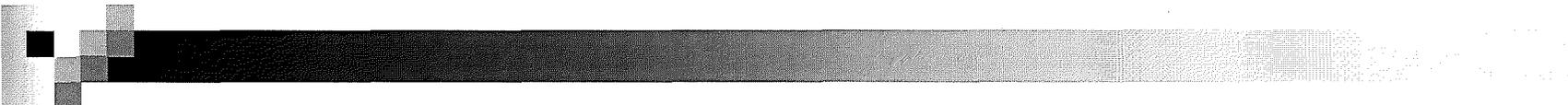
# Project Methodology

The City of Red Deer 2007 Mayor and Councillor Remuneration Survey was conducted in consultation with a Citizen's Committee composed of the following members:

- Cal Dallas
- Roxann Good
- Ken Mandrusiak
- Gail Surkan
- Vic Walls

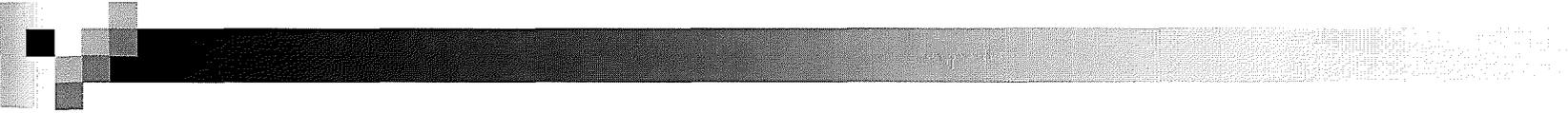
The Citizen's Committee provided direction to the consultant with respect to the desired participating organizations; and the remuneration components to be reviewed.

A survey instrument was developed and distributed to majority of participating organizations identified on the following slide. In addition to contacting each organization, additional research was conducted to supplement the data/information presented.



# Philosophy Statement

- Mayor and Councillor remuneration should adhere to the following basic principles:
  - Attractive positions to encourage a diverse group to seek office
  - Fairness
  - Transparency
  - Maintain equity with comparator group of municipalities
  - Not be perceived as a significant barrier to entry



# Scope of Survey

- The following compensation and remuneration components were examined in the survey:
  - Total Compensation
  - Base Salary
  - Tax Free Salary (Exemption at 1/3rd)
  - Per Diem
  - RRSP Contribution
  - Car Allowance
  - Expense Budget
  - Benefits
  - Pay Policy (In existence, if Yes – what percentile)
  - Employment Terms (Full-time, etc.)
  - Frequency/timing of remuneration reviews

# Comparative Group

## ■ Current Group

- Airdrie
- Grande Prairie
- Lethbridge
- Medicine Hat
- Regional Municipality of Wood Buffalo
- Strathcona County
- St. Albert

## ■ Proposed Group

- Grande Prairie
  - Medicine Hat
  - St. Albert
  - Lethbridge
  - Strathcona County
- 
- Prince George
  - Victoria
  - Nanaimo
  - Kamloops
  - Delta
  - Kelowna

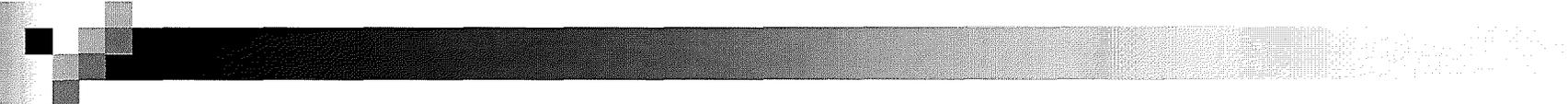
ALBERTA  
(n = 5)

BRITISH  
COLUMBIA  
(n = 6)

# Organizations Reviewed

	City/Municipality	Population (2006 Census)
	<b>CITY OF RED DEER</b>	82,772
<b>ALBERTA (n = 8)</b>	Grande Prairie	47,076
	Medicine Hat	56,997
	St. Albert	57,719
	Lethbridge	74,637
	Strathcona County	82,511
	Edmonton	730,372
	Calgary	988,193
	MLAs	n/a
<b>BRITISH COLUMBIA (n = 6)</b>	Prince George	70,981
	Victoria	78,057
	Nanaimo	78,692
	Kamloops	80,376
	Delta	96,723
	Kelowna	106,707

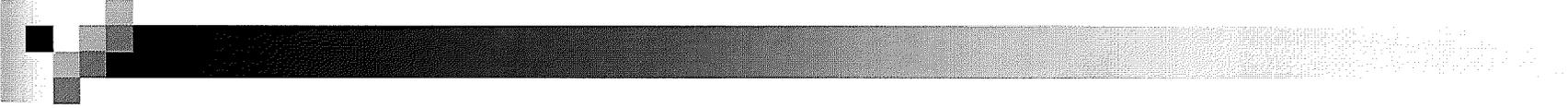
OVERALL TOTAL = 16



# Observations

- The City of Red Deer is above the comparator market median in **total cash compensation** for both the mayor and councillor positions
- The City of Red Deer is lagging slightly behind the comparator market median in **base salary** remuneration for the Mayor and at the market median for Councillors.
- Reporting total cash compensation components and practices (e.g. car allowances, etc.) is difficult as the information is not consistent or readily available
- The City of Red Deer benefits package is considered very competitive and comprehensive.
- The City of Red Deer is deemed competitive with market practices for:
  - Expense budgets
  - RRSP contributions
  - Car Allowances (Mayor and Councillor)
  - Per diems
- Policy No. 5203 Sections Are Sound

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# Definitions

## ■ Total Cash Compensation

- In this analysis, total cash compensation refers to the base salary plus any other reportable income provided (e.g. per diems, car allowances, communications allowance, RRSP contributions)

## ■ Base salary

- Base salary is the annual salary excluding any additional benefits or allowances.

## ■ Average

- A measure of central tendency calculated by adding all the values and dividing the sum by the number of values

## ■ Median

- The midpoint in a series of numbers arranged from smallest to largest, sometimes referred to as the 50<sup>th</sup> percentile

# Recommendations

- **Revise Policy No. 5203 “Remuneration Level” to reflect the new market comparator group of:**

- Grande Prairie

- Medicine Hat

- St. Albert

- Lethbridge

- Strathcona County

ALBERTA (n = 5)

- Prince George

- Victoria

- Nanaimo

- Kamloops

- Delta

- Kelowna

BRITISH COLUMBIA (n = 6)



# Recommendations

- Establish a total cash compensation (base salary + any other reportable income) philosophy relative to comparator group at the following level:
  - 50<sup>th</sup> percentile (median) + 5%

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# Recommendations

- 50<sup>th</sup> percentile (median) + 5% - Mayor

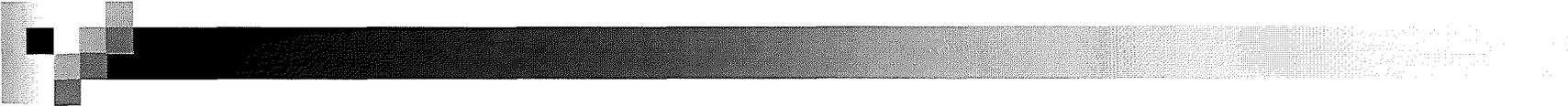
City/Municipality	Total Cash Compensation	Base Salary	Tax-free Salary
<b>CITY OF RED DEER</b>	\$ 81,525	\$ 72,904	\$ 24,301
Grande Prairie	\$ 77,768	\$ 72,968	\$ 24,323
Medicine Hat	\$ 76,200	\$ 72,000	\$ 24,000
St. Albert	\$ 76,783	\$ 74,983	\$ 24,994
Lethbridge	\$ 77,961	\$ 77,961	\$ 25,987
Strathcona County	\$ 113,900	\$ 102,016	\$ 34,005
Prince George	\$ 86,340	\$ 83,348	\$ 27,783
Victoria	\$ 74,458	\$ 74,458	
Nanaimo	\$ 73,751	\$ 73,751	\$ 24,584
Kamloops	\$ 69,522	\$ 68,622	\$ 22,874
Delta	\$ 93,624	\$ 84,346	\$ 28,115
Kelowna	\$ 84,082	\$ 84,082	\$ 28,027
Median	\$ 77,768	\$ 74,983	\$ 25,491
5%	\$ 3,888	\$ 3,749	\$ 1,275
<b>Total (Median + 5%)</b>	\$ 81,656	\$ 78,732	\$ 26,765
<i>City of Red Deer as % of Median + 5%</i>	100%	93%	91%
<b>Difference</b>	\$ 132	\$ 5,828	

# Recommendations

- 50<sup>th</sup> percentile (median) + 5% - Councillors

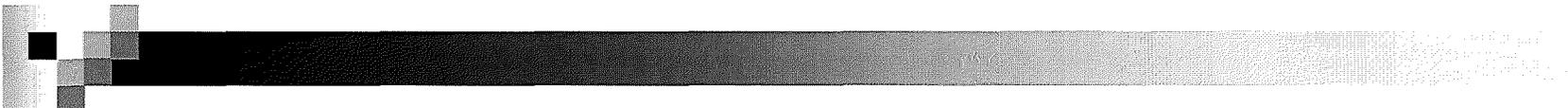
City/Municipality	Total Cash Compensation	Base Salary	Tax-free Salary
<b>CITY OF RED DEER</b>	\$ 33,156	\$ 24,564	\$ 8,188
Grande Prairie	\$ 21,376	\$ 21,376	\$ 7,125
Medicine Hat	\$ 30,420	\$ 28,400	\$ 9,467
St. Albert	\$ 23,766	\$ 23,766	\$ 7,922
Lethbridge	\$ 21,793	\$ 21,793	\$ 7,264
Strathcona County	\$ 64,208	\$ 56,747	\$ 21,403
Prince George	\$ 21,458	\$ 21,458	\$ 7,153
Victoria	\$ 26,486	\$ 26,486	-
Nanaimo	\$ 24,443	\$ 24,443	\$ 8,148
Kamloops	\$ 23,774	\$ 22,874	\$ 7,625
Delta	\$ 35,135	\$ 32,075	10,691.64
Kelowna	\$ 26,486	\$ 26,486	\$ 8,829
Median	\$ 24,443	\$ 24,443	\$ 8,035
5%	\$ 1,222	\$ 1,222	\$ 402
<b>Total (Median + 5%)</b>	\$ 25,665	\$ 25,665	\$ 8,437
<i>City of Red Deer as % of Median + 5%</i>	129%	96%	97%
<b>Difference</b>	\$ - 7,491	\$ 1,101	

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# Recommendations

- Roles/Time Spent and Remuneration Impact
  - Requires further discussion and analysis
  - Direction should be determined by City Council
- Align Mayor and Councillor remuneration levels (annual total cash compensation) to the market median plus 5% for the identified comparator group
  - If compensation is below this level, increase base salary to correct
  - If compensation is above, freeze annual CPI adjustment to base salary for one year



# Recommendations

- Maintain current practice for Mid Term Review, as it is appropriate and follows generally accepted compensation program design principles.
  - Mid term review is also aligned with external market comparator organization practices
- Maintain existing Annual Adjustment policy
  - Subject to earlier recommendation to freeze adjustment for one year to correct when compensation is above median plus 5% of market

## City Council Policy

*Policy No.*                    **5203**

*Page 1 of 3*

*Title:*                         **Remuneration  
Mayor, Councillors &  
City Manager**

*Date of Approval:*  
**September 9, 1996**

*Authority:*                 **Municipal Government Act**

*Date of Last Revision:*  
**May 17, 2004**

*Responsibility:*         **Corporate Services  
(Legislative & Administrative Services)**

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### **Purpose**

Reasonable remuneration is provided for elected officials and the City Manager in the form of base salary, benefits, allowances, and honorariums that reflect the practices of comparable Alberta communities.

### **Remuneration Level**

To provide a reasonable level of remuneration the City will compare with the total cash compensation practices (defined as any form of salary, allowances, per diems, or cash contributions to pension/RRSPs) of the following seven Alberta municipalities:

Medicine Hat, Lethbridge, Airdrie, Strathcona County, St. Albert, Grande Prairie, and the Regional Municipality of Wood Buffalo.

The total cash compensation of the City's elected officials will generally reflect the median of the comparison municipalities. The City Manager's total cash compensation will generally reflect the median policy position plus 4%.

To maintain this policy position the following processes are utilized:

#### **Mid-Term Review**

A review of total cash compensation practices is undertaken every three years during the second year of Council's elected term. Any resulting adjustment to total cash compensation is effective mid-term.

#### **Annual Adjustment**

Unless Council otherwise directs, an annual adjustment effective January 1st of each year is made to salaries:

- Elected Officials' adjustment would reflect the previous year's average change in the Alberta Consumer Price Index
- The City Manager's adjustment is tied to adjustments provided to City of Red Deer management staff unless otherwise provided in a contractual employment arrangement.

## City Council Policy

**Policy No.** 5203

**Page 2 of 3**

**Title:** *Remuneration  
Mayor, Councillors &  
City Manager*

**Date of Approval:**  
*September 9, 1996*

**Authority:** *Municipal Government Act*

**Date of Last Revision:**  
*May 17, 2004*

**Responsibility:** *Corporate Services  
(Legislative & Administrative Services)*

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### Remuneration Components

Remuneration includes all payments made or benefits provided to Elected Officials and the City Manager with the exception of vouchered direct expenses.

#### Salary

A salary is provided and paid on a bi-weekly basis.

#### Allowances

A number of payments are made on an unvouchered basis. In accordance with the Municipal Government Act and The Federal Income Tax Act, one third of the remuneration (excluding benefits) paid to an elected municipal official is deemed to be an allowance for expenses that are incidental to the discharge of the elected officials duties and is, therefore, not taxable.

Car allowances are provided to the Mayor (\$3,153 annually) and City Manager (as per contractual employment arrangement).

#### Per Diem

Councillors are entitled to a fixed per diem rate (\$150 per day – over 5 hours, \$75 per ½ day – 3 to 5 hours) and vouchered expenses while on City business. Payment of per diems apply to activities such as:

- Training/ Developmental sessions;
- Conferences/ conventions (including traveling time);
- Workshops;
- Deputy Mayor responsibilities outside of Red Deer.

Unless otherwise provided for by Council, the per diem rate does not apply to attendance at Council meetings, Council Committee meetings or Committee meetings where Councillors are appointed as City representatives.

## City Council Policy

**Policy No.**                    **5203**

**Page 3 of 3**

**Title:**                        **Remuneration  
Mayor, Councillors &  
City Manager**

**Date of Approval:**  
**September 9, 1996**

**Authority:**                **Municipal Government Act**

**Date of Last Revision:**  
**May 17, 2004**

**Responsibility:**        **Corporate Services  
(Legislative & Administrative Services)**

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### **Benefits**

Councillors are provided:

- Basic Group Life Insurance coverage of twice their annual income (City pays 100% of the premium) and access to optional spousal, dependent and additional life insurance (Councillors pay the full premium).
- Extended Medical and Dental coverage as provided to City's management staff. (City pays 100% of the premium).
- A contribution of 7.5% of annual salary remuneration towards an optional RRSP (participating Councillors must also contribute a minimum of 7.5%).

The Mayor is provided:

- Basic Group Life Insurance coverage of twice the annual income (City pays the premium for the first \$25,000 of coverage) and access to optional spousal, dependent and additional life insurance (Mayor pays the full premium).
- Extended Medical and Dental coverage as provided to City of Red Deer management staff. (City pays 100% of the premium)
- Alberta Health and Wellness coverage (City pays 50% of the premium)
- A contribution of 7.5% of annual salary remuneration towards an optional RRSP (a participating Mayor must also contribute a minimum of 7.5%).

The City Manager is provided:

- Benefits similar to the City's management staff.
- An additional week of vacation.
- Any other benefit required by the contractual employment arrangement.

*Comments:*

We support the recommendations of the Committee and the amendments to the Council Policy. As the third largest city in Alberta, the demands on Councillors' roles is changing therefore the role of Councillors should be further explored which may lead to further compensation adjustments over the next Council term.

"Morris Flewwelling"  
Mayor

"Craig Curtis"  
City Manager

**Christine Kenzie**

~~BACK UP INFORMATION  
NOT SUBMITTED TO COUNCIL~~

**From:** Julia Harvie-Shemko  
**Sent:** September 07, 2007 4:58 PM  
**To:** Mayor and Council  
**Cc:** Senior Management Team; Kelly Kloss; Lisa Perkins; Christine Kenzie  
**Subject:** Q&A for Mayor and Councillors' remuneration review

**Attachments:** Q&A for remuneration.DOC

Good afternoon,

I have attached the Q&A for the Mayor and Councillors' remuneration review. This Q&A will also be distributed to the committee for their information today. At the Council meeting on Monday it will also be distributed to the media following the discussion.

Have a great weekend

Julia



Q&A for  
remuneration.DOC (87

Julia Harvie-Shemko  
Communications and Strategic Planning Manager  
The City of Red Deer

(403) 342-8320 (phone)  
(403) 342-8269 (fax)

[julia.harvieshemko@reddeer.ca](mailto:julia.harvieshemko@reddeer.ca)  
[www.reddeer.ca](http://www.reddeer.ca)

## **Review shows that remuneration of the Mayor and Councillors is fair**

### **1. Why was a review of the Mayor and City Councillor remuneration necessary?**

The City of Red Deer initiated a policy review of the Remuneration Mayor, Councillors and City Manager Policy at the direction of Council members. The review was necessary to assess and recommend appropriate compensation for The Mayor and Councillors based on the following statement:

The Mayor and Councillors should receive compensation that reflects the nature of the work they do and that is attractive enough to encourage a diverse group of people to consider office.

The quality of local government depends on the ability to attract people to serve as the Mayor and Councillors. While financial reward is not and should not be the main motivation for service on Council, a reasonable remuneration makes it possible for a wider range of people to serve their community as a member of Council.

### **2. What was the review process?**

A committee of citizen's was asked to participate in a review of the Mayor and Councillors' remuneration. The committee mandate was to examine total compensation and remuneration practices of a comparator group of municipalities to assess the competitiveness of The City of Red Deer's remuneration practices for the Mayor and Councillors.

The Citizen's Committee provided direction to a consultant in choosing the comparator communities and the remuneration components to be reviewed. A survey was then developed and distributed to the following comparative municipalities:

- Alberta
  - Grande Prairie
  - Medicine Hat
  - St. Albert
  - Lethbridge
  - Strathcona County
  - Edmonton
  - Calgary
  - MLA's
- British Columbia
  - Prince George
  - Victoria
  - Nanaimo
  - Kamloops
  - Delta
  - Kelowna

These municipalities were chosen based on their size, economic activity, and organizational complexity being similar to Red Deer. Edmonton, Calgary and MLA information was collected as addition information and was not used in remuneration calculations.

The Citizen's Committee examined the results and developed recommendations for revisions to the policy on remuneration for Red Deer's Mayor and Councillors.

The remuneration of the City Manager was not part of this review.

**3. Who was on the Citizen's Committee?**

The committee was comprised of:

- Cal Dallas, Executive Director, Chamber of Commerce
- Roxanne Good, Community Relations Leader, Nova Chemicals
- Ken Mandrusiak, Owner, Black Knight Inn
- Gail Surkan, former City of Red Deer Mayor
- Vic Walls, General Manager, Border Paving

City staff did not take an active role in this review.

**4. What is remuneration?**

Remuneration is money paid or a benefit given in return for services. It usually means a wage or salary but can also take the form of a special payment such as a bonus or benefit.

In terms of this review, remuneration equals 'total cash compensation' which includes a base salary plus any other taxable income (e.g. car allowance, communications allowance, per diems etc) provided to the Mayor and Councillors. Essentially total cash compensation means anything reported on the T4 slip at year end.

**5. What types of compensation were reviewed in developing the recommendations?**

Each municipality compensates their elected officials with different forms of remuneration. To compare effectively, the following components were examined in the survey:

- Total compensation
- Base salary
- Tax free salary (exemption at 1/3)
- Per diem
- RRSP contribution
- Car allowance
- Expense budget
- Benefits
- Pay policy (if in existence, what percentile)
- Employment terms (full-time or part-time)
- Frequency/timing of remuneration reviews

**6. What recommendations did the Citizen's Committee make?**

Revise the comparator community group in the current policy by removing the municipalities of Airdrie and Wood Buffalo and adding the British Columbia communities.

Set total cash compensation at median plus five per cent. This maintains compensation within the same range as the comparator communities while recognizing the complexity and increased level of work experienced by the Mayor and Councillors in Red Deer.

Adjust base pay in situations where pay is below the pay philosophy of median plus five per cent and place a hold on the CPI adjustment for one year where pay is above the philosophy.

Maintain the current practice of reviewing the compensation in the middle of the term by examining comparator community remuneration.

Continue providing annual adjustments based on the CPI to reflect the increased cost of living while respecting the philosophy of median plus five per cent.

Members of Council explore their role and the expectations of the community around that role.

**7. What does this mean for the Mayor and Councillors remuneration?**

The Mayor and Councillors' salaries will essentially remain the same. However as the third largest city in Alberta, demands on Councillors are changing. The role of Councillors should be further explored which may lead to compensation adjustments over the next Council term.

For more information:

Kelly Kloss  
City Clerk  
Legislative & Administrative Services  
(403) 342-8134

## Kelly Kloss

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**From:** Lisa Perkins  
**Sent:** September 04, 2007 5:53 PM  
**To:** Kelly Kloss  
**Subject:** Policy A5203 - Corp Serv SIP advice

BACKUP INFORMATION  
NOT SUBMITTED TO COUNCIL

Hi Kelly

I have sent you the report from the Committee. As the SIP I would like to advise the following as you approach this issue:

- A) Only the recommendations minus the salary tables and the slides outlining the process and the committee be presented at open Council. The terms of reference for the review of policy A5203 can also be attached.
- B) At this time the report is being received as changes to the policy not a review of the salary. The recommendation is that a salary review occur at mid-term (year 2): we can still proceed along those lines. In 2010 the Mayor and Councillors salaries will be reviewed using the revised policy which is consistent with our current approach and respects the recommendation of the committee to keep the same timing for reviews.

The committee did recommend that the salaries be adjusted but no time line was attached which is why I am suggesting the above approach. This allows us to respect the intentions of the committee review and allows Administration to consider how best to go about its implementation.

- C) To proceed with a review of roles and recommendations a SPFR for a consultant is needed. The cost of this review has been \$14 000 and taken 3 months to complete. The review of expectations and roles is much broader and more comprehensive therefore the cost and time required is also larger.

I hope this is helpful.

Lisa

*Lisa M. Perkins*

Strategic Initiatives Planner, Corporate Services

The City of Red Deer

Phone: 403.342.8738 Fax: 403.346.6195

[Lisa.perkins@reddeer.ca](mailto:Lisa.perkins@reddeer.ca)

**FILE**



Council Decision – September 10, 2007

Legislative & Administrative Services

**DATE:** September 11, 2007  
**TO:** L. Perkins, Strategic Initiatives Planner, Corporate Services  
**FROM:** Kelly Kloss, Legislative & Administrative Services Manager  
**SUBJECT:** Review of Council Policy 5203  
Remuneration Mayor, Councillors & City Manager

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*Reference Report:*

Strategic Initiatives Planner, dated August 29, 2007

*Resolutions:*

*“Resolved* that Council of the City of Red Deer having considered the report from the Strategic Initiatives Planner, Corporate Services, on behalf of the Citizens Committee on Members of Council Remuneration, dated August 29, 2007, Re: Review of Council Policy 5203 – Remuneration Mayor, Councillors & City Manager, hereby:

1. Amends Council Policy 5203 to reflect the changes as recommended within the 2007 Mayor & Councillors Compensation/Remuneration Review.
2. Directs Administration to prepare a Service Plan Funding Requirement to review the roles/time spent of the Mayor and Councillors, to be included in the 2008 Budget.”

*Report Back to Council:* Yes

*Comments/Further Action:*

I would ask for your assistance in putting together a Service Plan Funding Requirement (SPFR) for the 2008 Budget.

  
Kelly Kloss  
Manager

/chk

c City Manager

**Social Planning Department**

**DATE:** September 4, 2007

**TO:** Kelly Kloss, Manager  
Legislative and Administrative Services

**FROM:** Scott Cameron, Manager  
Social Planning Manager

**SUBJECT:** COMMUNITY CAPITAL RETENTION POLICY

---

**Background:**

The City of Red Deer has, in the past, and continues to serve as a fiscal agent on behalf of other orders of government to deliver programs and services at a local level. While historically The City's role has largely related to operational funding, there have been opportunities to fund community capital investments.

The citizens of Red Deer expect that the integrity of those capital investments will be protected over time to ensure that the original intent and value of the investments are retained.

With the announcement of the new Municipal Sustainability Housing and Capital Enhancement Program (MSCEHP) through Alberta Municipal Affairs and Housing, The City of Red Deer is in a position to approve significant public funds related to capital investments in affordable housing. As the economy continues to drive up housing costs, a mechanism to protect the affordable nature of new investments is required.

**Community Capital Retention Policy content:**

The proposed policy features a number of key components designed to retain the original intent and value of future community capital investments made by The City.

1. Funding agreements will be subject to a 25-year time period.
2. The value of the original investment will be subject to market changes. The proportion of The City's investment relative to the original purchase or construction cost of the asset, will determine the amount payable to The City should the owner sell or transfer title of the capital asset; terminate, suspend and/or change the service for which the capital asset was intended; or dissolve the entity identified in the agreement. This approach acknowledges a shared risk between The City and the owner should market values decline over time.
3. The policy affects all capital investments valued at \$100,000 or more.

As a steward of public resources, the Community Capital Retention Policy simply outlines the strategies to be employed should a need arise. This policy is not intended to replace effective community development practices, dialogue, support, and negotiations that may be necessary to prevent The City from recalling capital investments.

The authority to implement this policy will be provided by Council to the City Manager. In turn, through the Corporate Services Director, the Financial Services Manager will control and monitor compliance to the policy. A corporate procedure is currently under development as are the terms and conditions that will accompany funding agreements under this policy. This policy is intended to become effective immediately upon approval.

### **RECOMMENDATION**

That Council consider approval of Council Policy 5322 - Community Capital Retention Policy as attached.

**FILE**



**Council Decision – September 10, 2007**

**Legislative & Administrative Services**

**DATE:** September 11, 2007  
**TO:** S. Cameron, Social Planning Manager  
**FROM:** Kelly Kloss, Legislative & Administrative Services Manager  
**SUBJECT:** Community Capital Retention Policy  
Council Policy 5322

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***Reference Report:***

Social Planning Manager, dated September 4, 2007

***Resolutions:***

*“Resolved that Council of the City of Red Deer having considered the report from the Social Planning Manager, dated September 4, 2007, Re: Community Capital Retention Policy – Council Policy 5322, hereby approves the Community Capital Retention Policy – Council Policy 5322 as presented to Council at the September 10, 2007 Council Meeting.”*

***Report Back to Council:***

***Comments/Further Action:***

This office will distribute copies of Council Policy 5322 in due course. A copy of the policy is attached for your information.

A handwritten signature in black ink, appearing to read 'Kelly Kloss', written over the printed name and title.

Kelly Kloss  
Manager

/chk  
/attach

c Director of Community Services  
Financial Services Manager

**Purpose:**

1. To protect the intent and value of resources used to support capital investments in the community. This policy includes municipal funds provided to community organizations in the form of a grant as well as investments administered by The City on behalf of other orders of government.

**Definitions:**

1. The City may be considered as a *primary* funder when investing City tax dollars or other municipal resources.
2. The City may be considered as a *secondary* funder when investing resources that were provided to The City from external sources
3. A *community entity* refers to any organization in the community legally authorized to conduct business in the community; including, but not limited to, not-for-profit, business or government organizations.

**Policy Statement:**

1. The City, when acting as a primary or secondary funder for the purchase of capital assets in the community will
  - i. Ensure that an agreement is in place between The City and the community entity,
  - ii. Ensure that the funding agreement includes the following conditions:
    - a. The entity must provide The City with 90 days written notice of their intent to sell or transfer title of the capital asset; terminate, suspend and/or change the service for which the capital asset was intended; or dissolve the entity identified in the agreement,
    - b. The intent of The City to recall the full value of the capital investment based on a ratio of the funds invested to the total cost of the asset; and scaled to reflect the change over time using assessed values from The City's tax roll,
    - c. An agreement period of 25 years, and
    - d. An opportunity to re-evaluate the original ratio of funds invested to the total cost of the asset should the entity make major capital improvements that would change the future value of the asset.
2. In consultation with legal counsel, the City will ensure that all capital funding contracts over \$100,000 contain appropriate security provisions to preserve the City's capital investment in the project.

**Scope/Application:**

This policy applies to all City Divisions and Departments that are overseeing agreements related to capital investments made by The City with community entities.

**Authority/Responsibility to Implement:**

1. The City Manager has the authority to implement this policy.
2. The City Manager through the Director of Corporate Services delegates the Financial Services Manager to implement this policy, and to Department Managers to monitor compliance with this policy relative to agreements within their respective Departments.

**Approval History**

Approval Date:	September 10, 2007
Revision Date:	
Revision Date:	

---

**References/Links:**

1. Corporate procedure (in process)

**Inquiries/Contact Person:**

Social Planning Manager  
Financial Services Manager

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    - b. The intent of The City to recall the full value of the capital investment based on a ratio of the funds invested to the total cost of the asset; and scaled to reflect the change over time using assessed values from The City's tax roll,
    - c. An agreement period of 25 years, and
    - d. An opportunity to re-evaluate the original ratio of funds invested to the total cost of the asset should the entity make major capital improvements that would change the future value of the asset.
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**Scope/Application:**

This policy applies to all City Divisions and Departments that are overseeing agreements related to capital investments made by The City with community entities.



## Community Capital Retention Policy

### Authority/Responsibility to Implement:

1. The City Manager has the authority to implement this policy.
2. The City Manager through the Director of Corporate Services delegates the Financial Services Manager to implement this policy, and to Department Managers to monitor compliance with this policy relative to agreements within their respective Departments.

### Approval History

Approval Date:
Revision Date:
Revision Date:

### References/Links:

1. Corporate procedure (in process)

### Inquiries/Contact Person:

Social Planning Manager  
Financial Services Manager

## **Community Capital Retention Policy – Discussion Paper**

**August 8, 2007**

### **Introduction:**

The City of Red Deer realizes that its role as a secondary funder is expanding. This occurs when the City receives funding on a contractual basis from other orders of government for use in the community. This funding is disbursed through third party agreements to contractors within the community. These contractors could take the form of a nonprofit society, a charity, a private business or some other legal entity. Given increasing financial scale of capital projects and increasing funding levels received by the City of Red Deer, there is a need to protect capital investment within the community to the benefit of community residents. That, coupled with an increasing market value for capital projects, Social Planning supports the creation of a Community Capital Retention Policy.

### **Principles:**

- In the implementation of this policy, all legal entities in receipt of capital funding that has been administered through the City of Red Deer will be treated equally.
- This policy applies only on capital funding projects over \$99,999.

### **Implementation of Policy:**

Six trigger points are identified that could result in a need to recall a capital grant:

1. Sale of Building
2. Termination of Service
3. Change of Service
4. Suspension of Service
- 5. Transfer of title**
6. Dissolution of entity holding contract

### **Common requirements and conditions:**

If recall of capital is enacted the following conditions and requirements will be common to all regardless of trigger point.

- 90 days **written** notice given to City of Red Deer of intent to execute any of the five trigger points.
- Recall of capital: determination of capital amount to be recalled will be based on the percentage of the original capital grant; at time of recall this percentage will be valued on either the appraised value at time of sale or the sale value, whichever is the higher of the two options. **Consideration may be given to market circumstances where selling price is legitimately below appraised value.**  
Example: if original capital grant was \$500,000 on a \$1 Million project, the return at time of sale would be 50% of the higher either 1) appraised market value; or 2) the sale price.
- This implies shared risk; in the event market values decline, the City of Red Deer is prepared to accept the original percentage on this new reduced value.
- This recall of capital would stay constant for a 25 year period based on life expectancy of the building; after which time, it assumed that an injection of further capital would be required to continue operating the building.
- The above point indicates that there would be no declining scale on capital return.

- Interim “major capital improvements” (i.e. those completed during the 25 year period which may increase appraised value) would result in a reassessment of the percentage of City capital investment at the origin of the project.

### 1. Trigger Point: Sale of Building

Contracted entity decides to outright sell a building that was purchased with funds received from the City of Red Deer.

#### Possible Scenarios in Sale of Building:

Scenario #1: Sale with discontinuation of original intended service: see concept above

Scenario #2: Sale with repurchase to relocate service: four scenarios based on sale

- Repurchase property of greater value
- Repurchase property of lesser value
- Repurchase property of similar value
- Rent

Sale Situations:	Implications:
Repurchase property of greater value	Retain grant investment and change percentage on new building value; 25 year time clock continues without resetting.
Repurchase property of lesser value	Retain original percentage of grant investment for new purchase; review remainder of grant repayment to City for possible investment on this project or elsewhere in the community.
Repurchase property of similar value	Retain original investment and original percentage
Rent	Original grant repaid according to concept under sale of building

### 2. Trigger Point: Termination of Service without sale of building

Contracted entity decides to discontinue contracted service.

#### Requirements and Conditions:

- Immediate notice to City of Red Deer of intent to terminate service.
- Same requirements as outlined under “1. Sale of Building.”

### 3. Trigger Point: Change of Service

Contracted entity decides to change contracted service to some other program.

#### Requirement and Conditions:

- Scenario #1: If change of service is outside of terms of conditions of the contract held between the City of Red Deer and the other level of government AND community priorities, this will interpreted as termination of service as outlined above.
- Scenario #2: If change of service remains within the terms and conditions of the contract AND community priorities, then the contract will continue.

### 4. Trigger Point: Suspension of Service

For whatever reasons, the contracted entity decides to cease service provision to clients for undetermined time.

**Requirements and Conditions:**

- Given a test of reasonableness, short term suspension may be tolerated with notice and appropriate rationale which would not result in implications for capital funding recall.
- The City would work to resolve this situation but interruptions or suspension of service that are not reasonable, not appropriate in rationale, and violate the funding agreement held between the City of Red Deer and the other order of government would have the potential to lead to capital funding recall as per Termination of Service above.
- 90 days notice of intent to suspend service is given to City of Red Deer if possible.

**5. Trigger Point: Dissolution of Contracted Entity**

Contracted entity decided to cease to exist.

**Requirements and Conditions:**

- In consultation with legal counsel, the City will prepare a dissolution agreement clause to be included in all capital funding contracts over \$100,000.
- If services can be continued through other means, the City will assist the dissolving organization to transfer capital asset to an alternative organization OR the City will play a role in gaining access to the building so services are continued with minimal interruption.

*Comments:*

We support the recommendation of the Social Planning Manager.

"Morris Flewwelling"  
Mayor

"Craig Curtis"  
City Manager

**Christine Kenzie**

---

**From:** Don Simpson [DSimpson@chapmanriebeek.com]  
**Sent:** September 05, 2007 12:28 PM  
**To:** Scott Cameron  
**Cc:** Nick Riebeek  
**Subject:** Capital Retention Policy

Hello Scott:

I have just had a look at the draft policy and think its principles are fine. (From our discussions regarding the Safe Harbour matter, I was under the impression that you would have sent those to me for comment prior to presentation to Council.)

The big issue with Safe Harbour was the lack of prior communication with them as to the terms of the grant - they were shocked to learn we wanted a mortgage. In that case, we couldn't avoid the surprise, since the policy was only established after the Monarch Place affair.

However, the City will need to be proactive in terms of advising agencies ahead of time once the new policy is adopted.

My main focus is on the precise legal techniques used to protect the City. You refer to a "dissolution agreement clause" to be included in the contract with the City. In fact, we would recommend much more than that.

I would recommend that you change this part of your report to say "In consultation with legal counsel, the City will ensure that all capital funding contracts over \$100,000 contain appropriate security provisions to preserve the City's capital investment in the project."

I also note that the draft policy talks of a 25 year timeline: I am not sure why the funding agreement should have any timeline at all. Does this mean if the agency dissolves after 24 years, we get our 1/3 back, but if it dissolves after 25 years we get nothing ?

While we can leave many of the details to be drafted at the time of the next funding agreement, if what the City wants is a claim against the equity in the property, there are several different techniques we could consider using, including the following:

(a) **Ownership of the property:** The City could demand that it be shown as one of the owners of the property by direct registration on title (e.g. the City of Red Deer as to an undivided 33% interest. This would put the City in the strongest possible legal position. No sale, mortgage or other disposition of the property could be made without the signature of the City. The City's proportionate interest would rise and fall with the market value. The shared ownership would have to be accompanied by an agreement between the parties regarding the use of the building, the responsibility for repairs and maintenance, the procedure for capital improvements, etc. These provisions could form part of the standard funding agreement.

(b) **Charge on Land secured by collateral mortgage:** the funding agreement could give the City an interest in the property equal to 33% of the equity. This in turn could be secured by a charge on the land in that amount. In this scenario, our charge would be subsequent to any mortgage financing by the agency, which leaves the potential that the City could be foreclosed out.

(c) **unregistered Transfer to the City:** In the funding agreement, we could also ask that the agency give us a transfer of land that would allow us to register the property into the name of the City in the event of a default by the agency. We would protect that Transfer by way of Caveat on title. In this scenario, we would be able to take legal control of the property immediately, in the event of a default.

2007/09/06

As we had discussed previously the key element is for the City to determine what its financial objective is, in the event of a dissolution or other failure of service. I had understood that in all scenarios that you have outlined, the City's policies may be the same. That is, for every single capital grant, we will want "appropriate security provisions to preserve the City's capital investment in the project" written into the contract. Then, depending on the scenario, we would actually implement whatever remedy was appropriate.

---

[This message has been scanned for security content threats, including computer viruses.]

[Please consider the environment before printing this e-mail.]

**Social Planning Department**

**DATE:** September 4, 2007

**TO:** Kelly Kloss, Manager  
Legislative and Administrative Services

**FROM:** Pam Ralston, Community Facilitator II  
Social Planning Department

**CC:** Scott Cameron, Social Planning Manager  
Dustin Quirk, Community Advisory Board

**SUBJECT:** COMMUNITY ADVISORY BOARD (HOUSING) - RECOMMENDATIONS

---

The City of Red Deer as Community Entity for the administration of the Homelessness Partnering Strategy (HPS) fund and the Municipal Sustainability Housing & Capital Enhancement Program (MSH&CEP) fund is in receipt of recommendations from the Council appointed ad hoc Community Advisory Committee (Housing) (CABH). These recommendations are the result of a request for proposals, review and deliberation by the CABH. Following is background information on the two funding streams (federal and provincial) and recommendations for expenditure.

**Homelessness Partnering Strategy (Federal)**

The City of Red Deer has been the Community Entity for the Government of Canada's National Homelessness Initiative since 2001. Over the past six years, the National Homelessness Initiative has included funds from the Urban Aboriginal Strategy (Phase 1), Urban Aboriginal Homelessness (Phase 2), Supporting Community Partnerships Initiative (SCPI) and Government of Alberta. Funding review and direction from the Community Housing Advisory Committee (CHAC), renamed the Community Advisory Board (CAB) in July 2007 has been provided to City Council on all funded programs and services.

On March 31, 2007 the federally funded National Homelessness Initiative (NHI) came to an end and a new program known as the Homelessness Partnering Strategy (HPS) began on April 1, 2007.

The Homelessness Partnering Strategy (HPS) began on April 1, 2007 however, there were no agreements with the Government of Canada in place and the funding amounts were yet to be confirmed. This federal program has two components; an *Aboriginal* component and a *Designated Community* component.

The City of Red Deer is prepared to accept the responsibility of Community Entity for both funding sources, however, the Aboriginal community is required to designate a Community Entity to Service Canada before any agreements can be signed. Service Canada is currently leading a process for this particular piece of the Homelessness Partnering Strategy.

The Minister of Human Resources and Social Development made a point in late February to clarify the government's intent to support ongoing programs from the NHI to the HPS without interruption. In March, administration recommended that a number of programs currently receiving ongoing funding through NHI be identified as "essential" services and approved for a



six-month extended period until such time as the community could apply for the balance of the funds.

At the time of the March 2007 report to Council on the HPS timelines, it was stated that "The timeline recommended is subject to the development and approval of a funding agreement between The City of Red Deer as Community Entity and the Government of Canada."

Due to Government of Canada timelines, a new Community Entity agreement for the full two year period ending March 2009 and the subsequent federal release of funds for October 1, 2007 is not possible. To ensure that the essential services operate without interruption, administration recommended to the Community Advisory Board an extension of the present agreements for essential services to the end of December 2007 rather than the end of September as originally planned. This extension will provide the time necessary to establish the new Community Entity agreement with the Government of Canada.

In addition, it is in the community's best interest to await the decisions that will be forthcoming from the Aboriginal community relative to administration of the HPS – *Aboriginal* program funds before finalizing the federal agreements. Regardless of the Aboriginal community's decision relative to fund administration, the determination of Aboriginal representatives to the Community Advisory Board (Housing) will ensure that future homelessness funding decisions are made with the broad community in mind.

For these reasons, The Community Advisory Board (Housing) agreed to suspend any recommendations related to community applications received for HPS funding outside of the essential services at this time. Proposals for funding considered during this review by the CAB will be revisited at the next meeting prior to the end of October once the administrative decision is announced from the Aboriginal community.

As a result of their deliberations, the Community Advisory Board (Housing) requested that administration include the board's comments in this report to council and for administration to provide follow up as follows:

1. Central Alberta AIDS Network Street Nurse proposal: CAB requests that the organization be directed back to David Thompson Health Region (DTHR) with comments from the Board that the Street Nurse position be reconsidered for staffing by the DTHR. CAB members directed administration to follow-up with DTHR administration as to this information.

Following discussion the CAB members agreed to submit the following resolution to Council regarding the MSH&CEP fund.

**"Resolved** that the Community Advisory Board (Housing) recommend to Red Deer City Council that funding be approved to be continued, for those projects deemed essential services, to the end of December, 2007, under the Homelessness Partnering Strategy (HPS) Program as follows:

Essential Services	Extension of Essential Services (Oct to Dec 07)
Administration	(April-Dec.2007) \$9,000
Coordinated Community Outreach Team – CAWOS, CMHA, NFS	\$42,500
Cold Weather- Loaves and Fishes	\$4,698
Coordinator– Potter's Hands Ministries	\$4,875


**Social Planning Department**

Operations-Residential Society Transition Houses	\$30,000
<b>TOTAL</b>	<b>\$91,073</b>

“and that the following projects not be considered for funding under the HPS program”

HPS	One year budget
Street Nurse-Central Alberta AIDS Network	\$128,174
Housing Registry-Community Information & Referral Society	\$23,200

**Recommendation:**

**Social Planning recommends that Council approve the HPS resolution passed by the Community Advisory Board (Housing).**

**Municipal Sustainability Housing & Capital Enhancement Program (MSH&CEP)  
(Provincial)**

As a result of the Alberta Affordable Housing Task Force conducted earlier this year, the Municipal Sustainability Housing & Capital Enhancement Program (MSH&CEP) was established providing municipalities the opportunity to administer affordable housing initiatives previously managed by the provincial government. The funding available to Red Deer for April 2007-March 2008 is approximately \$5.2 Million. While this program is anticipated over a three year period, The City of Red Deer awaits the signed agreement from the Province of Alberta for year one.

The Community Advisory Board (Housing) met on August 28 and August 31, 2007 to review submissions for the Municipal Sustainability Housing & Capital Enhancement Program and to arrive at recommendations to Council regarding the use of these funds. Decisions on several proposals submitted for review are pending following further discussions during the next meeting of the Community Advisory Board, at which time both the HPS and MSH&CEP proposals will be revisited. (see Appendix A for total funding available)

As a result of their deliberations, the Community Advisory Board (Housing) requested that their comments be included in this report to council and that administration provides follow up. The following points are in relation to MSH&CEP.

1. *Convent Park Townhouses:* Board members recognize that the elimination of proposed garages would maximize living space within the townhouses thus allowing for larger families – a target population that is increasingly difficult to serve due to lack of adequate housing supply. Aware of The City’s parking requirements, the Board strongly believes that the community housing risk outweighs The City’s risks related to parking shortages at this site.
2. *Red Deer Housing Authority Rent Supplements:* Board members expressed a caution that the Government of Alberta, in reviewing the Board recommendation to fund rent supplements, not relinquish the responsibility for increasing permanent new rent supplements for Red Deer. The recommendation to fund rent supplements from the MSCEHP simply provides additional resources over a three year period to address pressing needs for immediate new housing demands and in prevention of homelessness.

Following discussion the Board agreed to submit the following resolution.

**“Resolved** that the Community Advisory Board (Housing) recommend to Red Deer City Council that funding be approved for the following programs under the Municipal Sustainability Housing & Capital Enhancement Program pending signing of the agreement between City of Red Deer and Alberta Municipal Affairs and Housing:

PROJECT	(2007/2008) FUNDING RECOMMENDATION
Administration	\$79,000
Rent Supplements to be administered based on established criteria with detailed results reporting for up to 3 years- Red Deer Housing Authority	\$1,108,800

**Social Planning Department**

Capital costs of renovations to common area (former tavern), supplement tenants rent and other capital enhancements: Buffalo Hotel Housing First Project -P&S Investments	\$126,480
Covent Park: 9 New (increase by 2 over original townhouses proposed on this Direct Control site - P&S Investments	\$1,260,000
<b>TOTAL</b>	<b>\$2,574,280</b>

**Recommendation: Social Planning recommends that Council approve the resolution passed by the Community Advisory Board (Housing) for the Municipal Sustainability Housing & Capital Enhancement Program funds.**

**Homelessness Partnering Strategy**

<b>Funding Available</b>	<b>Funding Requested</b>	<b>Recommendation</b>
October 2007-March 2008: <b>\$127,429</b>  April 2008-march 2009: <b>\$299,576</b>	<b>\$1,045,854</b>	October-December 2007: <b>\$91,073</b>  (Remaining Yr 1) January-March 2008: <b>\$36,357</b> (Remaining Yr 2) April 2008-March 2009: <b>\$299,576</b>

**Municipal Sustainability Housing and Capital Enhancement Program (MSH&CEP)**

<b>Funding Available</b>	<b>Funding Requested</b>	<b>Recommendation</b>
April 2007-March 2008: <b>\$5,271,362</b>	<b>\$3,807,255</b>	<b>\$2,574,280</b>  Remaining 2007-2008 <b>\$2,697,082</b>



**Council Decision – September 10, 2007**

**Legislative & Administrative Services**

**DATE:** September 11, 2007

**TO:** P. Ralston, Community Facilitator II, Social Planning Department

**FROM:** Kelly Kloss, Legislative & Administrative Services Manager

**SUBJECT:** Community Advisory Board (Housing) - Recommendations

---

*Reference Report:*

Community Facilitator II, dated September 4, 2007

*Resolutions:*

*“Resolved* that Council of the City of Red Deer having considered the report from the Community Facilitator II, Social Planning Department, dated September 4, 2007, Re: Community Advisory Board (Housing) Recommendations, hereby:

1. Approves funding to be continued, for those projects deemed essential services, to the end of December, 2007, under the Homelessness Partnering Strategy (HPS) Program as follows:

<b>Essential Services</b>	<b>Extension of Essential Services (Oct to Dec 07)</b>
Administration Fee	(April-Dec.2007) \$9,000
CoordinatedCommunity Outreach Team – CAWOS, CMHA, NFS	\$42,500
Cold Weather- Loaves and Fishes	\$4,698
Coordinator– Potter’s Hands Ministries	\$4,875
Operations-Residential Society Transition Houses	\$30,000
<b>TOTAL</b>	<b>\$91,073</b>

2. Approves funding for the following programs under the Municipal Sustainability Housing and Capital Enhancement Program (MSCEHP) pending signing of the agreement between the City of Red Deer and Alberta Municipal Affairs and Housing:

<b>PROJECT</b>	<b>FUNDING RECOMMENDATION (2007/2008)</b>
Administration Fee	\$79,000
Rent Supplements- Red Deer Housing Authority	\$1,108,800
Buffalo Hotel Housing First-P&S Investments	\$126,480
New Townhouses- P&S Investments	\$1,260,000

*Report Back to Council:* No

*Comments/Further Action:*



Kelly Kloss  
Manager

/chk  
/attach

c Director of Community Services  
Social Planning Manager  
Community Advisory Board (Housing)



**Date:** September 5, 2007

**To:** Kelly Kloss, Legislative Services Manager

**From:** Greg Scott, Manager  
Recreation, Parks & Culture

**Subject:** Community Organization Support and Revitalization

---

### **Introduction**

As Council is aware, the Recreation, Parks & Culture Department through its re-organization, has adopted and implemented the Community Development approach. The focus of this approach is to build the capacity within community groups and organizations to deliver much needed programs and services. Red Deer and Central Alberta are very fortunate to have many organizations that deliver a vast array of services through both paid and volunteer staff. Currently, these resources are being stretched and additional investment is required if service standards are to be maintained.

### **Discussion and Financial Implications**

In 2007, The City of Red Deer and Red Deer County signed a new 2 year Recreation Funding Agreement. This Agreement reflects a \$120,000.00 contribution from Red Deer County in exchange for The City of Red Deer to eliminate all recreational surcharges to any County resident using recreation facilities and programs. The past agreement reflected a total of \$23,000.00.

Currently of the \$120,000.00, \$23,000.00 is embedded in the Recreation, Parks & Culture Department budget and \$10,000.00 has been allocated towards the 2007 ARPA Use and Benefits of Local Government Recreation & Parks Services Study. The information from this study will be of significant value and benefit to the final recommendations of the Recreation Major Facility Needs Assessment.

For the remaining \$87,000.00, Administration recommends for 2007 that dollars be placed into an Agency Support Fund and allocated, on a one time basis, by the Recreation, Parks & Culture Department, to community Non-for-Profit groups in need. Administration will consider the following criteria prior to allocation of dollars:

- The Operational need (to maintain existing services)
- The Dollars required
- Local and regional benefits

Funds not utilized will be carried forward to 2008.

Kelly Kloss, Legislative Services Manager  
Page 2 of 2  
September 5, 2007

**Summary**

This short term easily managed program will be very efficient use of the new dollars and provide much needed support to Not-for-Profit agencies that are struggling to maintain current service levels.

**Recommendation**

For 2007 City Council support the allocation of \$87,000.00 from the Recreation Funding Agreement into an Agency Support Fund. Any monies not allocated in 2007 be carried forward into 2008.

Sincerely,



Greg Scott  
Recreation, Parks and Culture Manager  
GS:slm

- c. Colleen Jensen, Director of Community Services
- Kay Kenny, Recreation Superintendent
- Kristina Getz, Cultural Services Superintendent
- Ron Kraft, Parks Superintendent
- Shelley Gagnon, Business Support Supervisor

*Comments:*

We support the recommendations of the Recreation, Parks and Culture Manager. The ARPA Survey will provide excellent input into the Recreation Major Facility Needs Assessment. The \$87,000 Agency support fund will be available to fund emerging funding issues during 2007 and 2008.

"Morris Flewwelling"  
Mayor

"Craig Curtis"  
City Manager

**FILE**



**Council Decision – September 10, 2007**

**Legislative & Administrative Services**

**DATE:** September 11, 2007  
**TO:** Greg Scott, Recreation, Parks & Culture Manager  
**FROM:** Kelly Kloss, Legislative & Administrative Services Manager  
**SUBJECT:** Community Organization Support and Revitalization

---

*Reference Report:*

Recreation, Parks & Culture Manager, dated September 5, 2007

*Resolutions:*

*“Resolved* that Council of the City of Red Deer having considered the report from the Recreation, Parks & Culture Manager, dated September 5, 2007, re: Community Organization Support and Revitalization, hereby amends the 2007 Budget by approving the allocation of \$87,000 from the Recreation Funding Agreement into an Agency Support Fund with any monies not allocated in 2007 to be carried forward into 2008.”

*Report Back to Council:* No

*Comments/Further Action:*



Kelly Kloss  
Manager

/chk

c Director of Community Services  
M. Bovair, Financial Analyst

**Date:** September 7, 2007  
**To:** Legislative & Administrative Services Manager  
**From:** Engineering Services Manager  
**Re:** Spruce Drive Slope Failure

---

As you are aware, the hillside along Spruce Drive began to slide in May of this year and has continued to slowly move downhill during the summer. This slope movement affects public property within Kin Canyon Park as well as five private properties on Spruce Drive. This report will provide information with respect to geotechnical investigations completed to date and proposed mitigation measures. Budget approval to proceed with these measures will be requested and possible senior government funding will be discussed.

### **Background**

Attached are two plans from the Preliminary Assessment Report prepared by ParklandGeo in June of this year. The first plan is an aerial photograph of the site and the second illustrates the location of the slope movements in relation to property lines, houses, and Piper Creek. The slope movement at this location is thought to involve three inter-related slides with different characteristics and causes. The landslides were triggered by saturation of soils due to a heavy spring snowfall and subsequent heavy rainfall. This is thought to have been exacerbated by frozen soil; which held moisture in the upper regions of soil. Above average rainfalls during the spring and summer have contributed to the continuation of the slope movement.

The slope movement has caused extensive damage to the backyards of the private properties, including retaining walls, stairs, trees, and lawns. It has also created a sharp drop near some of the houses, which could potentially become a stability concern for these houses.

On public lands, the slope failure has caused a partial blockage of Piper Creek and toppled a large number of mature trees within the park. This creek is not only a valuable part of the park and animal habitat, but is a critical part of the city's drainage infrastructure. It conveys drainage from thousands of acres of land to the river.

### **Proposed Mitigation Measures**

In order to stabilize the slope, we are proposing to realign the creek and construct a berm along the base of the hillside as illustrated on the attached drawing. Once the slope stops moving, the residents can proceed with repairs to the landscaping and retaining walls within their yards.

Our consultants have been working with the Recreation, Parks and Culture Department and various senior government agencies (e.g. Alberta Environment, Department of Fisheries and Oceans) to develop an appropriate design and to expedite approvals for this work. Subject to timely receipt of these approvals, budget approval, and contractor availability, we plan to complete construction this fall.

It is important to complete the bulk of the work prior to winter as freeze-thaw cycles and spring snow melt may saturate the soils and further destabilize the slope. A complete blockage of the creek would cause upstream ponding and erosion of a new channel along a potentially undesirable route. This could destabilize other parts of the slope and potentially erode the foundation of a pedestrian bridge located near to the slope failure.

The cost of the proposed mitigation project, including geotechnical investigations, detailed design, and construction is estimated to be \$1.90 million.

### **Disaster Recovery Program**

Emergency Management Alberta (EMA) was advised of this slope failure when it occurred in May. They recently inspected the site and met with City representatives and several of the affected residents. EMA has recently recommended to the Minister of Municipal Affairs that a Disaster Recovery Program be announced for the event leading to the slope failure. We hope to hear about this announcement within the next two weeks. It should be noted that even if the program is announced, EMA would still have to evaluate this project to determine if it would qualify for funding. We will continue to work with EMA on this matter.

Legislative & Administrative Services Manager  
September 7, 2007  
Page 3

**Recommendation**

We respectfully recommend that Council approve a budget of \$1.90 million to proceed with realignment of Piper Creek and construction of a berm to stabilize the slope failure adjacent to Spruce Drive. Financial Services has indicated that funding for this work would come from the Capital Project Reserve and/or the Disaster Recovery Program (subject to funding approval).

Yours truly,



Tom C. Warder, P. Eng.  
Engineering Services Manager

TCW/kyu  
Attach.

- c. Director of Development Services  
Financial Services Manager  
Recreation, Parks, and Culture Manager  
Customer Service Administrator  
Colin Lloyd, Emergency Management Alberta  
Mark Brotherton, ParklandGeo



W:\clients\112837060\_Spruce\_Cr\_Parkland\05b-Drawings\_Def\_Design\Civil\37060-S2s\_Plan.dwg  
 2007-05-01 09:29AM By: acornibel

MAY, 2007  
 112837060

ORIGINAL SHEET - ANSI B

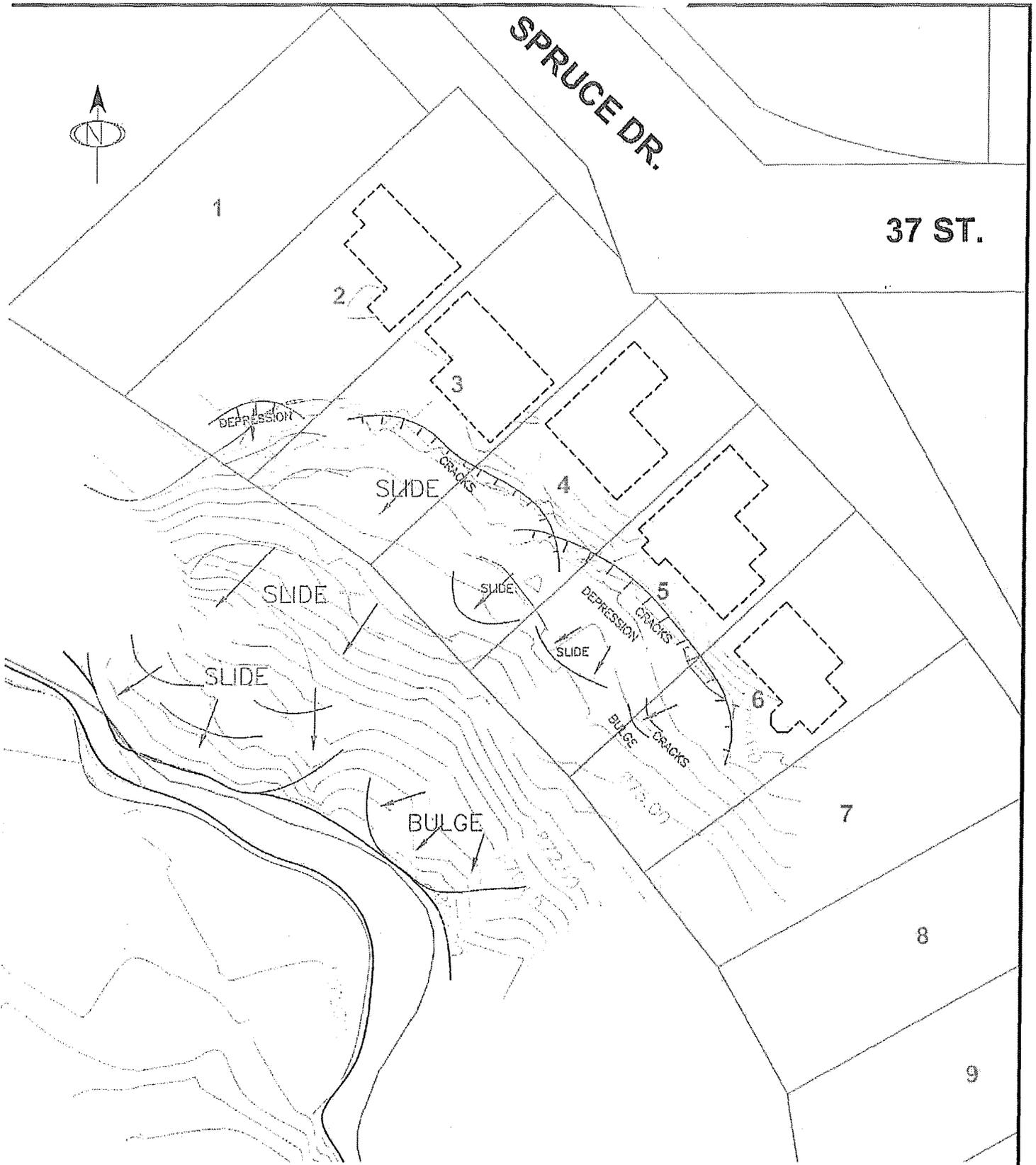


Stantec Consulting Ltd.  
 600, 4808 Ross Street  
 Red Deer AB Canada  
 T4N 1X5  
 Tel. 403.341.3320  
 Fax. 403.342.0969  
 www.stantec.com

Legend

Notes

Client/Project  
 PARKLAND GEOTECHNICAL  
 PIPER CREEK  
 LANDSLIDE  
 Figure No.  
 1.0  
 Title  
 PIPER CREEK  
 SITE PLAN



CITY OF RED DEER

SPRUCE DRIVE SLOPE ASSESSMENT  
RED DEER, ALBERTA

SITE PLAN AND SCHEMATIC SLOPE FEATURES

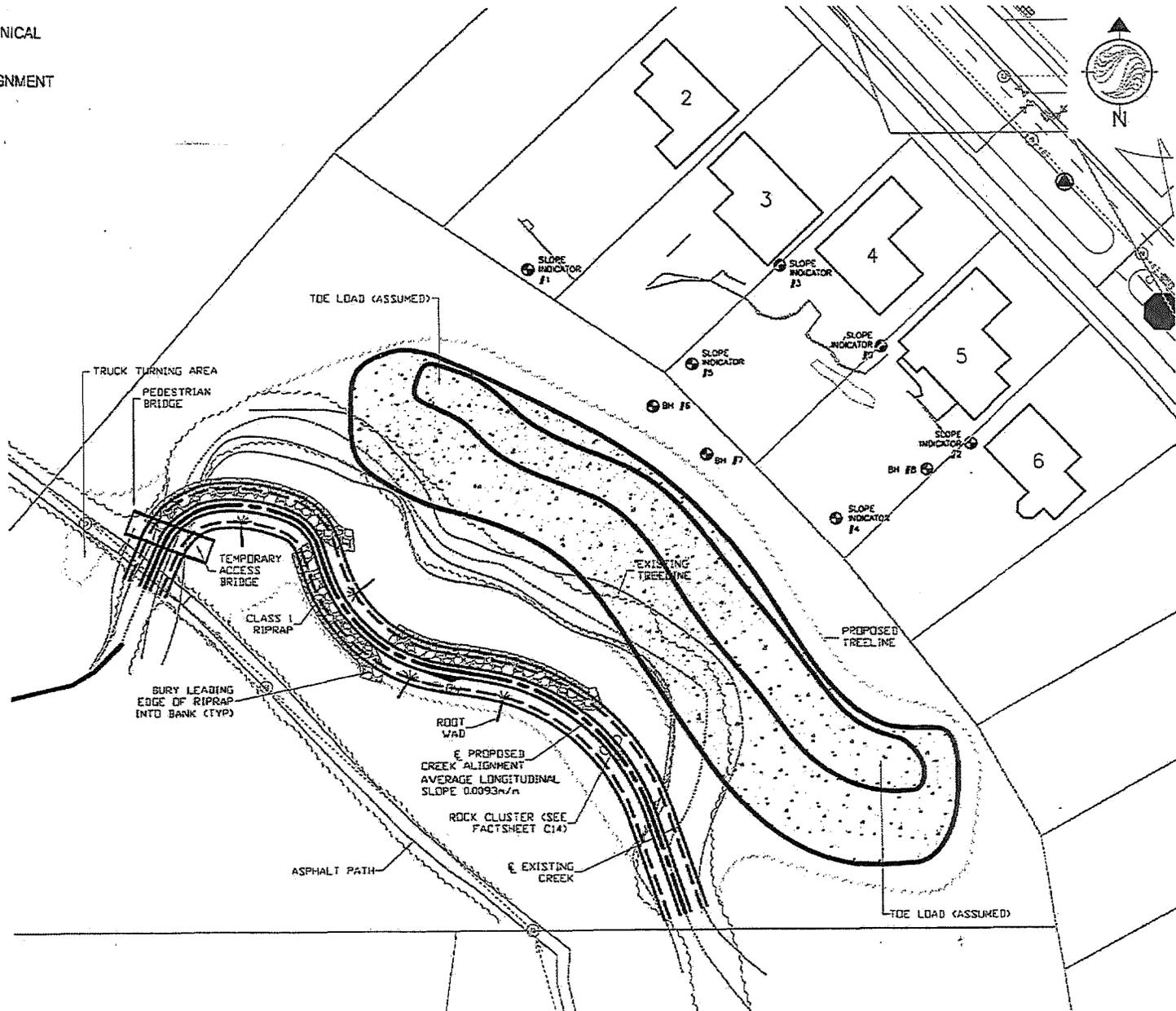
Parkland **GEO**

SCALE: NTS	DATE: JUNE 2007	DRAWN: MDB	CHK'D.: MDB	JOB NO.: RD2471	DRAWING NO. FIGURE 4
---------------	--------------------	---------------	----------------	--------------------	-------------------------

PARKLAND GEOTECHNICAL

PIPER CREEK RE-ALIGNMENT

Red Deer AB Canada



SITE PLAN

1500

*Comments:*

We support the recommendations of the Engineering Services Manager.

"Morris Flewwelling"  
Mayor

"Craig Curtis"  
City Manager



**Council Decision – September 10, 2007**

**Legislative & Administrative Services**

**DATE:** September 11, 2007  
**TO:** Tom Warder, Engineering Services Manager  
**FROM:** Kelly Kloss, Legislative & Administrative Services Manager  
**SUBJECT:** Spruce Drive Slope Failure

---

*Reference Report:*  
Engineering Services Manager, dated August 31, 2007

*Resolutions:*

*“Resolved* that Council of the City of Red Deer having considered the report from the Engineering Services Manager, dated August 31, 2007 re: Spruce Drive Slope Failure, hereby amends the 2007 Capital Budget by approving a budget of \$1.90 million to proceed with realignment of Piper Creek and construction of a berm to stabilize the slope failure adjacent to Spruce Drive with funding to come from the Capital Project Reserve and/or the Disaster Recovery Program (subject to funding approval).”

*Report Back to Council:* No

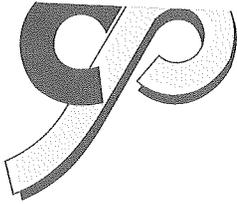
*Comments/Further Action:*

A handwritten signature in black ink, appearing to read 'K. Kloss', written over a horizontal line.

Kelly Kloss  
Manager

/chk

- c Director of Development Services
- Financial Services Manager
- B. Johnson, Engineering Customer Service Administrator
- M. Bovair, Financial Analyst



...LAND  
**COMMUNITY  
PLANNING  
SERVICES**

Suite 404, 4808 Ross Street  
Red Deer, Alberta T4N 1X5  
Phone: (403) 343-3394  
FAX: (403) 346-1570  
e-mail: pcps@pcps.ab.ca  
www.pcps.ca

---

**DATE:** September 4, 2007  
**TO:** Kelly Kloss, Legislative and Administrative Services Manager  
**FROM:** Martin Kvapil, Planning Assistant  
**RE:** Land Use Bylaw Amendment No. 3357/X-2007  
Westlake Place of Worship Site  
Trademark Properties Inc.

---

**Proposal**

The applicant is proposing to subdivide the existing Place of Worship site within the West Park Extension (Westlake) neighbourhood. The applicant is seeking rezoning to R1 Low Density Residential in order to create 6 detached dwelling residential lots.

The site is presently zoned within the PS Public Service District and contains 0.4 ha (0.99 ac.). In accordance with the *West Park Extension Neighbourhood Area Structure Plan*, this site may be developed for R1 Residential, as the approved alternate use in the event that the site is not developed for a place of worship. The Social Planning Department has indicated that the appropriate advertising time frame has elapsed and that no interest was expressed for use of this site for a church use.

The proposed rezoning conforms with the *West Park Extension Neighbourhood Area Structure Plan*.

**Staff Recommendation**

That City Council proceed with first reading of Land Use Bylaw Amendment 3357/X-2007.

---

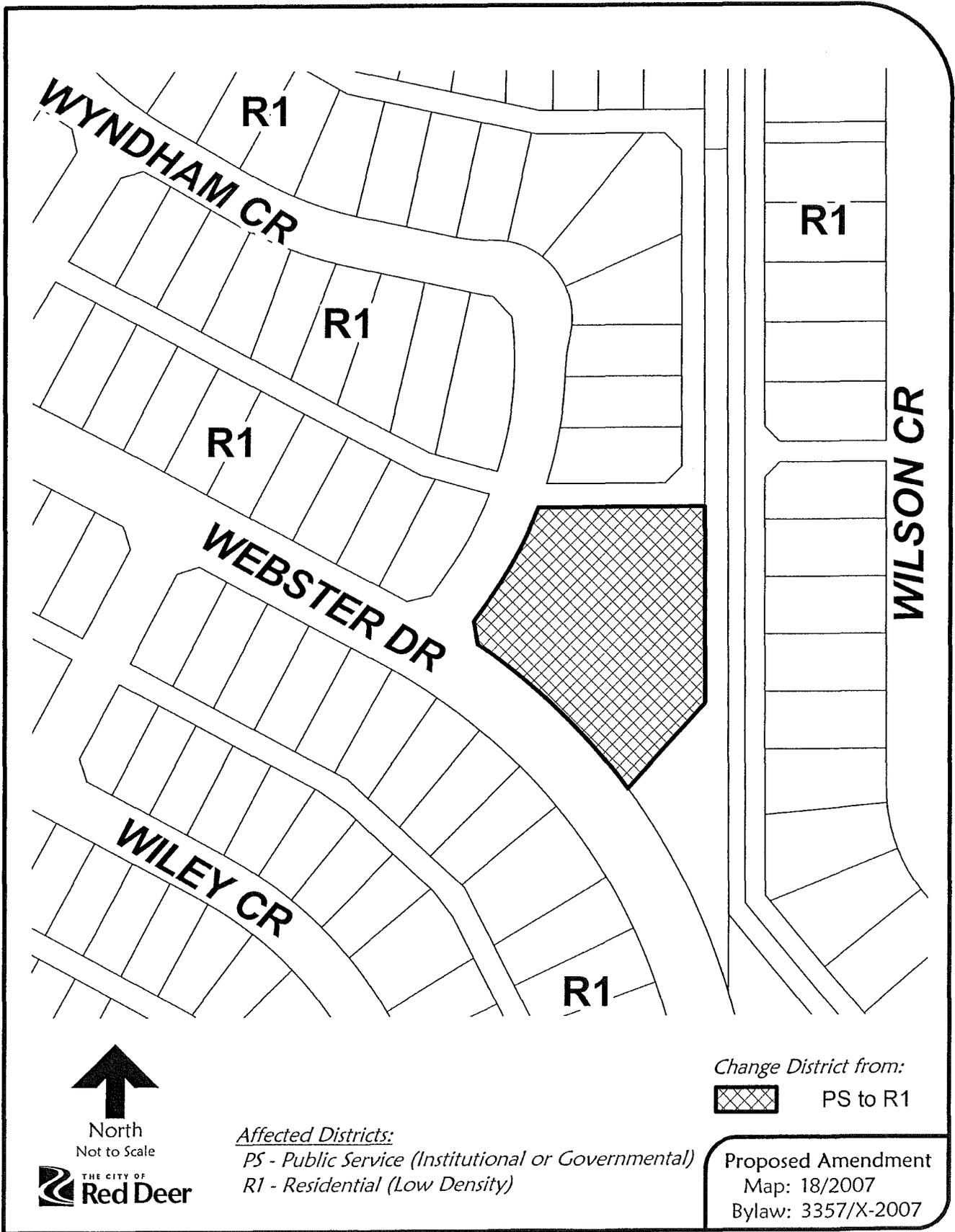
Martin Kvapil  
PLANNING ASSISTANT

---

Tony Lindhout  
CITY PLANNING MANAGER

Attachments

*Proposed Amendment to Land Use Bylaw 3357/2006*



North  
Not to Scale



Affected Districts:

*PS - Public Service (Institutional or Governmental)*  
*R1 - Residential (Low Density)*

*Change District from:*



PS to R1

Proposed Amendment  
Map: 18/2007  
Bylaw: 3357/X-2007

***Comments:***

We support the recommendations of Parkland Community Planning Services that Council consider first reading of the Land Use Bylaw Amendment. A Public Hearing would be held on Monday, October 9, 2007 at 6:00 p.m. in Council Chambers, during Council's regular meeting.

"Morris Flewwelling"  
Mayor

"Craig Curtis"  
City Manager

Legislative & Administrative Services

**DATE:** September 11, 2007  
**TO:** Martin Kvapil, Parkland Community Planning Services  
**FROM:** Kelly Kloss, Legislative & Administrative Services Manager  
**SUBJECT:** Land Use Bylaw Amendment 3357/X-2007  
Westlake Place of Worship Site  
Trademark Properties Inc.

---

*Reference Report:*

Parkland Community Planning Services, dated September 4, 2007

*Bylaw Readings:*

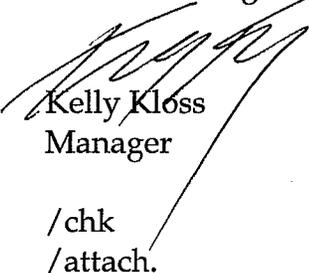
Land Use Bylaw Amendment 3357/X-2007 was given first reading. A copy of the bylaw is attached.

*Report Back to Council:* Yes

A Public Hearing will be held on Tuesday, October 9, 2007 at 6:00 p.m. in Council Chambers, during Council's regular meeting.

*Comments/Further Action:*

Land Use Bylaw Amendment 3357/X-2007 provides for the rezoning of 0.4 ha (0.99 ac), the existing Place of Worship Site within the West Park Extension (Westlake) neighbourhood from PS Public Service District to R1 Low Density Residential District. This will create 6 detached dwelling residential lots. This office will now proceed with the advertising for a Public Hearing. Trademark Properties Inc. will be responsible for the advertising costs in this instance.



Kelly Kloss  
Manager

/chk

/attach.

c Director of Development Services  
Inspections & Licensing Manager  
Land & Economic Development Manager  
LAS Admin. Assistant

**BYLAW NO. 3357/X-2007**

Being a bylaw to amend Bylaw No. 3357/2006, the Land Use Bylaw of the City of Red Deer.

COUNCIL OF THE CITY OF RED DEER, ALBERTA, ENACTS AS FOLLOWS:

1. That "Land Use District Map J13" contained within "Schedule A" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 18/2007 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 10<sup>th</sup> day of September 2007.

READ A SECOND TIME IN OPEN COUNCIL this day of 2007.

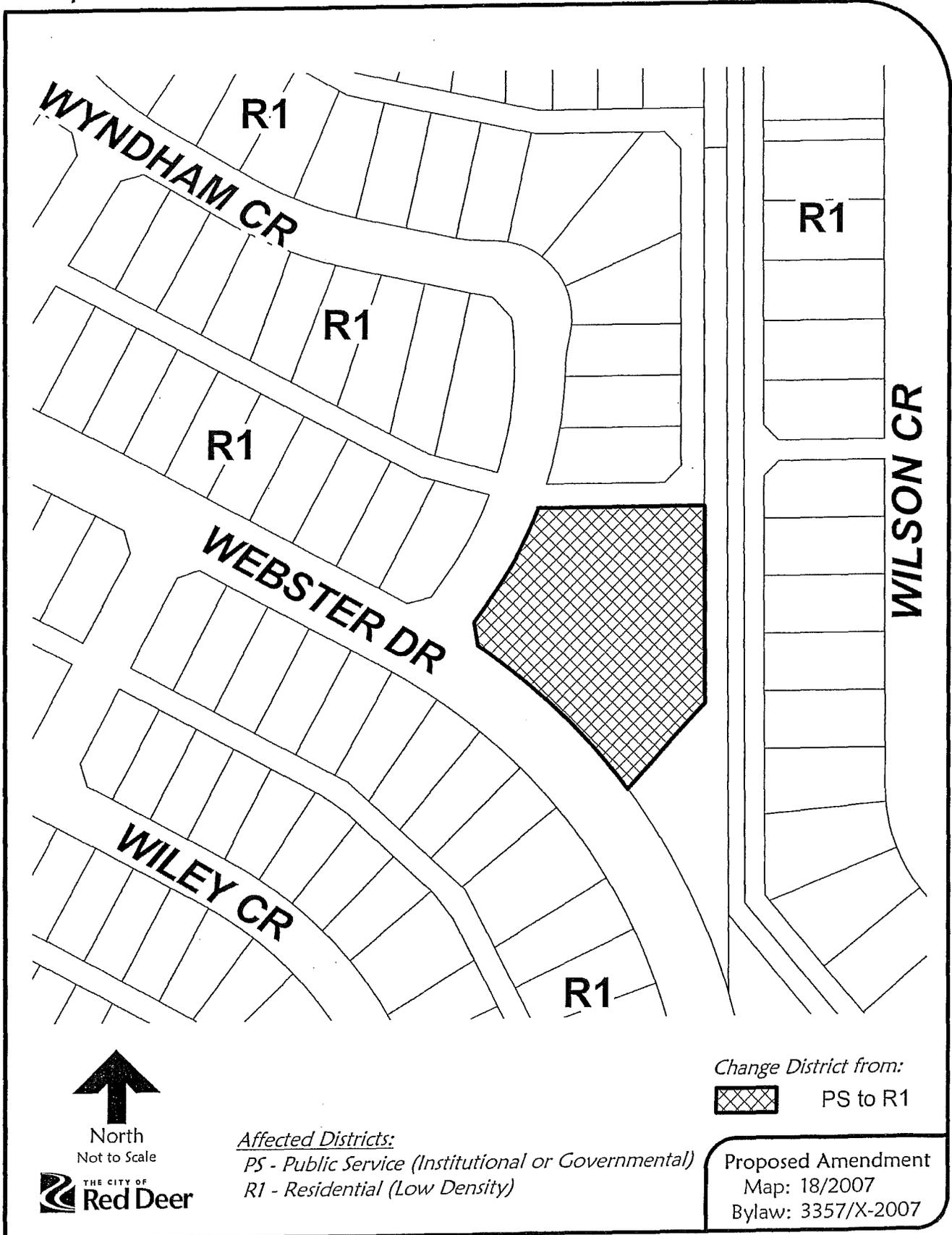
READ A THIRD TIME IN OPEN COUNCIL this day of 2007.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2007.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK

*Proposed Amendment to Land Use Bylaw 3357/2006*



North  
Not to Scale



Affected Districts:  
*PS - Public Service (Institutional or Governmental)*  
*R1 - Residential (Low Density)*

*Change District from:*

 PS to R1

Proposed Amendment  
Map: 18/2007  
Bylaw: 3357/X-2007



**FILE**

LEGISLATIVE & ADMINISTRATIVE SERVICES

September 11, 2007

Fax: 1-604-590-6766

Mr. Gary Grelish  
Trademark West Park Inc.  
#200, 6245 – 136 Street  
Surrey, BC V3X 1H3

Dear Mr. Grelish:

**Re: *Land Use Bylaw Amendment 3357/X-2007  
Rezoning of Westlake Place of Worship Site  
West Park Extension (Westlake) Neighbourhood***

Red Deer City Council gave first reading to *Land Use Bylaw Amendment 3357/X-2007* at the City of Red Deer's Council meeting held Monday, September 10, 2007. For your information, a copy of the bylaw is attached.

Land Use Bylaw Amendment 3357/X-2007 provides for the rezoning of 0.4 ha (0.99 ac), the existing Place of Worship Site within the West Park Extension (Westlake) neighbourhood from PS Public Service District to R1 Low Density Residential District. This will create 6 detached dwelling residential lots.

Council must hold a Public Hearing before giving second and third readings to the bylaw. This office will now advertise for a Public hearing to be held on Tuesday, October 9, 2007 at 6:00 p.m. in Council Chambers of City Hall during Council's regular meeting.

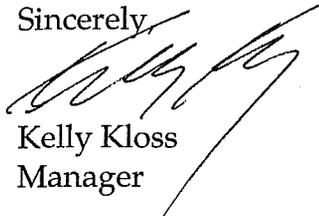
You are responsible for the advertising costs and will be invoiced for this cost which we estimate to be approximately \$700.00. If you are not in agreement with paying this cost, please notify me by 10:00 A.M. on Wednesday, September 19, 2007.

...2/

Trademark West Park Inc.  
September 11, 2007  
Page 2

Please call me if you have any questions or require additional information.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kelly Kloss', written over a white background.

Kelly Kloss  
Manager

/attach.

c Parkland Community Planning Services  
LAS Admin. Assistant

**BYLAW NO. 3357/X-2007**

Being a bylaw to amend Bylaw No. 3357/2006, the Land Use Bylaw of the City of Red Deer.

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1. That "Land Use District Map J13" contained within "Schedule A" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 18/2007 attached hereto and forming part of the bylaw.

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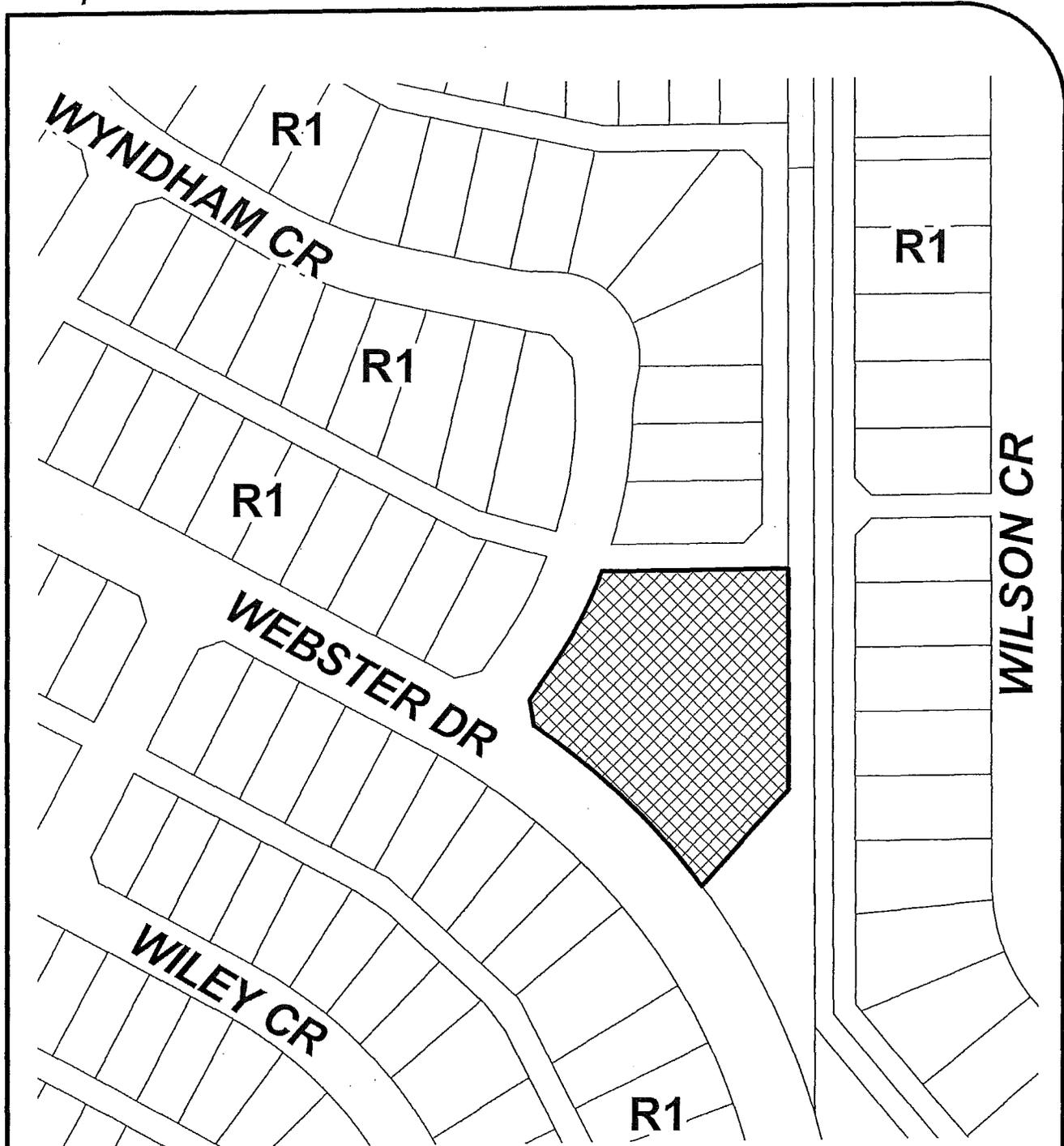
READ A THIRD TIME IN OPEN COUNCIL this day of 2007.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2007.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK

*Proposed Amendment to Land Use Bylaw 3357/2006*



North  
Not to Scale



Affected Districts:

*PS - Public Service (Institutional or Governmental)*  
*R1 - Residential (Low Density)*

*Change District from:*



PS to R1

Proposed Amendment  
Map: 18/2007  
Bylaw: 3357/X-2007

\* \* \* Communication Result Report ( Sep.11. 2007 2:49PM ) \* \* \*

1) LEGISLATIVE SERVICES  
2)

Date/Time: Sep.11. 2007 2:48PM

File No.	Mode	Destination	Pg(s)	Result	Page Not Sent
5441	Memory TX	16045906766	P. 4	OK	

## Reason for error

E. 1) Hang up or line fail  
E. 3) No answer  
E. 5) Exceeded max. E-mail size

E. 2) Busy  
E. 4) No facsimile connection

THE CITY OF  
**Red Deer**  
LEGISLATIVE & ADMINISTRATIVE SERVICES

September 11, 2007

Fax: 1-604-590-6766

Mr. Gary Grelish  
Trademark West Park Inc.  
#200, 6245 - 136 Street  
Surrey, BC V3K 1H3

Dear Mr. Grelish:

**Re: Land Use Bylaw Amendment 3357/X-2007  
Rezoning of Westlake Place of Worship Site  
West Park Extension (Westlake) Neighbourhood**

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*Land Use Bylaw Amendment 3357/X-2007* provides for the rezoning of 0.4 ha (0.99 ac), the existing Place of Worship Site within the West Park Extension (Westlake) neighbourhood from PS Public Service District to R1 Low Density Residential District. This will create 6 detached dwelling residential lots.

Council must hold a Public Hearing before giving second and third readings to the bylaw. This office will now advertise for a Public hearing to be held on Tuesday, October 9, 2007 at 6:00 p.m. in Council Chambers of City Hall during Council's regular meeting.

You are responsible for the advertising costs and will be invoiced for this cost which we estimate to be approximately \$700.00. If you are not in agreement with paying this cost, please notify me by 10:00 A.M. on Wednesday, September 19, 2007.

..2/

Item No. 7



**Legislative & Administrative Services**

**DATE:** September 4, 2007  
**TO:** City Council  
**FROM:** Legislative & Administrative Services Manager  
**SUBJECT:** Council Policy 4402  
Billboards on City Property

---

*History*

A letter was received in May, 2007 from Pattison Outdoor Advertising requesting that The City review the current Council Policy 4402 – regarding billboards on City Property which states that “space on City owned property shall not be leased for the placement of billboard signs”. This request was circulated to City Administration for their comments.

Senior Administration directed that this item be brought before the Municipal Planning Commission to make a recommendation to Council.

In July, 2007, the Inspections & Licensing Department prepared a report and submitted it to the Municipal Planning Commission for their review on August 13, 2007. A copy of this report is attached.

A copy of the August 13, 2007 recommendation from the Municipal Planning Commission to City Council is also attached.

*Recommendation*

That Council consider making no changes to Council Policy 4402 – Billboards on City Property.

Kelly Kloss  
Manager

/attach.



OFFICE OF THE MAYOR

**DATE:** August 13, 2007  
**TO:** Legislative & Administrative Services Manager  
**FROM:** City of Red Deer Municipal Planning Commission  
**RE:** **Council Policy # 4402 – Billboards on City Property**

---

At the August 13, 2007 Red Deer Municipal Planning Commission meeting, the Commission considered a report given by Joyce Boon, Inspections & Licensing Department re: review of Council Policy # 4402 which prohibits billboard advertising on City Property. Following discussion the resolution as set out below was introduced and passed.

*“Resolved that the Municipal Planning Commission recommend to City Council that no changes be made to the current City of Red Deer Policy # 4402 which states that no billboard signs are to be placed on City property.”*

The above is submitted for Council’s consideration.

Mayor Morris Flewwelling  
Chairperson  
City of Red Deer Municipal Planning Commission

- c. Parkland Community Planning Services



**THE CITY OF RED DEER  
COUNCIL POLICY MANUAL**

<b>POLICY NO.</b>	<b>4402</b>	<b>Page 1 of 1</b>
<b>TITLE:</b>	<b>Billboards on City Property</b>	<b>Date of Approval: September 9, 1996</b>
<b>SECTION:</b>	<b>Development Services (Inspections and Licensing)</b>	<b>Dates of Revision:</b>

---

**POLICY STATEMENT**

*The purpose of this policy is to control the placement of billboards on City property.*

Space on City owned property shall not be leased for the placement of billboard signs.



**DATE:** July 31, 2007  
**TO:** Municipal Planning Commission  
**FROM:** Joyce Boon  
Development & Licensing Supervisor  
**RE:** Council Policy # 4402 Related to Billboards on City Property

---

In May, Pattison Outdoor Signs, requested The City of Red Deer review the current City Council Policy # 4402 which states"

*City owned property shall not be leased for the placement of billboard signs.*

Senior administration has requested that this item be brought before Municipal Planning Commission to make a recommendation to Council.

### **History on this policy**

Upon checking old records it appears in 1988 that the Director of Finance was seeking input from various departments related to a Hook Sign application to relocate a billboard sign on land required for further development in the south area of the City.

Comments that had come back from administration at that time indicated that administration was strongly opposed to billboards being located on City property for some of the following reasons;

- Billboards are high profile signs and may detract from attractive and extensive landscape maintenance of City Property
- They may cause driver distraction
- Unattractiveness of such large signage
- They are inconsistent with the bylaws that allow freestanding signs to advertise the business at the site.
- Billboard signs could advertise businesses/products that do not relate to City businesses

P22

### **Why has Pattison Outdoor requested this policy be reviewed?**

Pattison Outdoor Sign did apply for a Development Permit to erect a billboard sign on a City owned lot, zoned I1, and was working with the Land & Economic Department to enter into a lease agreement for the sign, however when administration became aware of this policy, administration contacted the applicant to notify them of such policy and to inform them that their application could not be considered.

Although Land & Economic Department as well and Inspections & Licensing staff have been working with the developer on this sign application, the sign company was aware that all discretionary uses must be considered by Municipal Planning Commission.

Municipal Planning Commission reviews each application on its own merit with input from various departments however due to this policy, Municipal Planning Commission was unable to consider the application.

### **What does the Land Use Bylaw state?**

Billboard regulations are controlled within the Land Use Bylaw. Existing billboards have been grandfathered into most commercial districts. Billboards are neither permitted nor discretionary in major entry areas of the City of Red Deer and are allowed as a discretionary use in the C4, I1 and I2 zones.

A billboard sign shall not be:

- More than 3.10 metres high and not more than 6.1 m long
- Have a maximum height above grade more than 6.1m
- Have a maximum area exceed 19m<sup>2</sup> and not be located closer that 3 m to any property line.

Billboards do not contain general advertising related to the site they are located on.

Signs, such as fascia, freestanding signs contain general advertising of the business on the property where the sign is located. The Land Use Bylaw it is very specific where signs can locate and except for an A-Board signs or an Election sign, no person shall erect a sign upon or over City property with out approval from the development authority or encroachment agreements satisfactory to the City Solicitor. Encroachments of signs into City property is normally noticed when a real property report has been received for endorsement or approval prior to a sale of a property. Any sign found projecting over an easement or property line into a City boulevard or a base of a pylon that is in an easement etc ..would be reviewed by the City and it would be determined if the encroachment is causing any problems.

### **Sign Regulation Review**

The City recently did an extensive review of the sign regulations within the Land Use Bylaw, to add temporary/portable signs. This process evaluated signage within the City and concerns were identified related to signage on public property, aesthetics, the need to complement the surrounding community, the proliferation of signage as well as reexamining sign location, distance, street lights, and directional signage.

### **Other Municipal Bylaws**

City of Calgary, Edmonton and St. Albert do not allow billboards on public property.

### **Department Comments**

Included for Municipal Planning Commissions information are comments from various departments. Two departments do not object to a change in the policy while three departments do not support a change.

### **General Comments**

During a recent bylaw amendment process for portable signage there was concern relative an overload of signage as well as concerns that the location of the signs should be within a private site not on public land. These concerns tend to reinforce existing City policy. This input needs to be considered in combination with the City Department's comments, the majority of which do not support a change in the City's existing policy.

### **Recommendation**

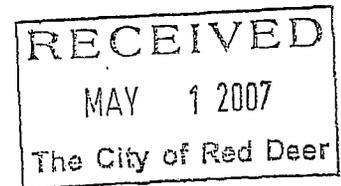
Administration recommends that Municipal Planning Commission recommend to City Council to maintain Policy # 4401 and that new billboards not be allowed to be erected on public lands.



P24



April 26, 2007



Manager of Legislative & Administrative Services  
 PO Box 5008  
 4914 48 Avenue  
 Red Deer, AB  
 T4N 3T4

Mr. Kloss,

Pattison Outdoor Advertising recently pursued a partnership with the City of Red Deer to lease space on municipal property for a general advertising sign. The application had received approval from both the planning and land and economic development departments. Prior to the application going to the Municipal Planning Commission we were made aware of Policy #4402 and how it prevents any such partnership.

The issue of billboards on municipal property dates back to 1988 when Council was influenced to implement this uniform policy. Upon a review of public documents it is apparent that no public involvement process occurred and the recommendations forwarded to council were based solely on personal opinion.

Time has past and it is our opinion that a uniform policy such as this is no longer consistent with the current community development trends of public involvement and shared responsibility. We believe that there are municipal properties, zoned for commercial purposes, which are appropriate for development and with no detrimental impact to the City.

It is our belief that community interests would be best served if the Municipal Planning Commission had the ability to examine each application on a case by case basis. Due to this reason, our company requests an examination and review of this policy. A revision of this policy would provide the opportunity for the City to partner with a company that respects community planning principles while providing a source of revenue, up and beyond the tax levy, to fund municipal services. This would bring the City of Red Deer in line with current markets trends with other communities of similar size.

Thank you for the consideration of this request. We look forward to your positive response.

Sincerely,

Corwin McCullagh  
 Pattison Outdoor

**PATTISON OUTDOOR ADVERTISING**

10707-178th Street, Edmonton, Alberta T5S 1J6

Telephone : 780-483-3073 Fax : 780-489-3452

Policy Section:  
 Planning Services

Page:  
 1 of 1

Policy Subject  
 Billboards on City Property

Policy Reference:  
 819

Lead Role:  
 Land & Tax/Bylaws & Inspections

Resolution/Bylaw:  
 May 2, 1988

---

PURPOSE

To control the placement of billboards on City property

POLICY STATEMENT

Space, on City owned property, shall not be leased for the placement of billboard signs.

---

Cross Reference  
 Council Agenda May 2, 1988

---

Remarks

---

Date of Approval:  
 May 2, 1988

Effective Date:  
 May 2, 1988

Date of Revision:

P26

**Joyce Boon**

**From:** Howard Thompson  
**Sent:** June 11, 2007 5:01 PM  
**To:** Kelly Kloss  
**Cc:** Russell Crook; Joyce Boon; Tony Lindhout  
**Subject:** Pattison Outdoor Advertising - Billboards on Municipal Property

Land & Economic Development has no objection to allowing billboard signs on city property subject to permit applications being evaluated on a site by site basis with all necessary approvals being received and entering into a standard lease agreement.

Howard Thompson  
Land & Economic Development Manager  
City of Red Deer  
Ph. 403.342.8364  
Fax 403.342.8260  
[www.reddeer.ca](http://www.reddeer.ca) [www.reddeercorridor.com](http://www.reddeercorridor.com)



**Date:** June 25, 2007

**To:** Joyce Boon  
Development & Licensing Supervisor

**From:** Tom Warder  
Engineering Services Manager

**Re:** **Billboard Signs on City Property**

---

Engineering Services does not have any general objection to the use of City land for billboards. We may have concerns related to specific sites for various reasons, including motorist distraction and future land uses/needs.

In view of previous correspondence, this may be more of an aesthetic issue.

A handwritten signature in cursive script, appearing to read 'T. Warder'.

Tom C. Warder, P.Eng.  
Engineering Services Manager

/ldr

c. Customer Services Administrator  
Director of Development Services

P28

**Joyce Boon**

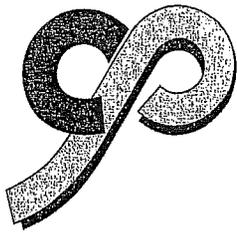
**From:** Greg Scott  
**Sent:** June 27, 2007 8:06 AM  
**To:** Joyce Boon  
**Cc:** Tom Warder; Colleen Jensen  
**Subject:** RPC Response - Billboard Signs on City Property

I have reviewed the information that you provided to me regarding the request from Pattison Outdoor Signs to place billboard signs on City property. I support the position taken in the past by Don Batchelor, RPC Manager, and do not support billboard signage being placed in our boulevard areas for the same reasons stated in his 1988 correspondence.

The only area that may be a bit different today is the way City facilities are developed and the multi-use they represent, including building sponsorship, revenue opportunities (rink board advertising) and privately operated businesses. In these instances advertising signage may be necessary on the inside/outside of the building or as part of an overall site signage plan. I see a difference in how we approach this based on whether it is a green space / boulevard of a City facility.

Joyce if you have any questions please give me a call.

Greg Scott, Manager  
Recreation, Parks and Culture  
City of Red Deer  
Box 5008, 4814-48 Ave.  
Red Deer, AB T4N 3T4  
403.342.8165  
[greg.scott@reddeer.ca](mailto:greg.scott@reddeer.ca)  
[www.reddeer.ca](http://www.reddeer.ca)



**PARKLAND  
COMMUNITY  
PLANNING  
SERVICES**

**COPY**

Suite 404, 4808 Ross Street  
Red Deer, Alberta T4N 1X5  
Phone: (403) 343-3394  
FAX: (403) 346-1570  
e-mail: pcps@pcps.ab.ca  
www.pcps.ca

P29

**DATE:** June 6, 2007  
**TO:** Kelly Kloss, Legislative & Administrative Services Manager  
**FROM:** Tony Lindhout, City Planning Manager  
**RE:** Billboards on Municipal Property, Policy 4402

Pattison Outdoor Advertising has requested that The City of Red Deer review Policy 4402 pertaining to the placement (use) of billboard signs on City owned property. Policy 4402 prohibits the placement of a billboard sign on City owned property.

### Land Use Bylaw

Notwithstanding that Sign Regulations Section 3.3 (8) indicates that "... no person shall erect a sign upon or over City property ..." without the approval of the Development Officer, Section 3.4 (4)(v) indicates that "a billboard sign shall not be erected, constructed, altered or used anywhere within The City except as provided by this and other bylaws of The City."

While existing billboard signs are allowed (grandfathered) into most City commercial districts, new billboard signs are only allowed, as a discretionary use, in City C4, Commercial, I1 & I2 Industrial Districts with the exception they are not allowed along any of the city's major arterial and major entry roadways located within these districts. Forms of signage relevant to their potential location on City property are:

### A-board Signs

While much discussion has occurred regarding where A-board signs may be allowed, current regulations only permit their location on a City sidewalk in C1 and C1A Commercial Districts. Their size (max. 0.61m x 0.92m) and specific location (in front of advertised business within 1.0m of curb) have been developed to reduce any negative impact that these may have to pedestrians.

C3 Neighbourhood Commercial sites, subject to certain limiting restrictions, are allowed to have one A-board sign location on a City boulevard if the C3 site is located off of a collector or arterial roadway. This requirement only applies to a few of the older C3 sites in the city as all new C3 commercial sites must now be located along a neighbourhood collector and/or arterial street.

### Portable/Temporary/Inflatable Signs

These types of signs shall only be located on the property to which the advertising applies. Portable, temporary or inflatable signs are not permitted to be located on any City property.

### Policy 4402

City Policy 4402 states that:

*"Space on City owned property shall not be leased for the placement of billboard signs".*

P30

**Billboards on Municipal Property**  
**Page 2**

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Therefore, pursuant to Land Use Bylaw Section 3.4(4)(v), City Policy 4402 prohibits the Development Officer from approving any billboard sign on City owned property including City street boulevards, reserve and/or public utility lots.

**Planning Analysis**

While from a land use and planning perspective signage is an important and necessary community element, care must be taken in considering the overall number and types of signs permitted within the community, sign site locations and size of signage. Signage in general must respect the public realm, must not create safety concerns, must be functional and aesthetically pleasing, and be scaled to complement surrounding forms of urban development.

Billboard signs, by their very nature, are large and require long sight lines to be read. This often requires that a billboard sign must be located in a prominent spot and/or on an elevated or in a larger open space area. As advertising copy is often changed on billboard signs, vehicular access to the sign by the sign company is also required.

When City Council recently approved regulations to allow portable signs there was considerable discussion to limit the number of these signs, spacing between signs, length of advertising period and ensuring these signs are not located on public property. Furthermore, concerns were identified regarding signage pollution and sensory perception overload with all of the various forms of site signage and advertising currently being utilized combined with public realm traffic lights, street lights and directional signs.

Planning staff believe it is important to strike a balance between sign industry interests and maintaining the aesthetic community values enjoyed and expected by city residents. The number of advertising signs both on individual sites and collectively along our major business corridors appears to adequately provide multiple advertising options. Other than as already allowed for under the City Land Use Bylaw on private sites, additional billboard signs and locations are not desirable, especially not on City owned property. In the case of City boulevards, they are part of the road right-of-way and as such, have no zoning applied to them (no development permitted). We believe that The City of Red Deer adequately maintains and controls sign regulations that are current, up to date and reflective of what is deemed appropriate for The City, the business community and the public at large.

**Recommendation**

Planning staff recommend no change to City Policy 4402.



\_\_\_\_\_  
 Tony J. Lindhout, ACP, MCIP  
 City Planning Manager

- c. Colleen Jensen, Director of Community Services  
 Joyce Boon, Inspections & Licensing

**COPY**

*Comments:*

We support the recommendation of the Municipal Planning Commission.

"Morris Flewwelling"  
Mayor

"Craig Curtis"  
City Manager



Council Decision – September 10, 2007

Legislative & Administrative Services

**DATE:** September 11, 2007  
**TO:** Joyce Boon, Development & Licensing Supervisor  
Inspections & Licensing Department  
**FROM:** Kelly Kloss, Legislative & Administrative Services Manager  
**SUBJECT:** Council Policy #4402 –  
Billboards on City Property

---

*Reference Report:*

Legislative & Administrative Services Manager, dated September 4, 2007, Municipal Planning Commission, dated August 13, 2007 and Development & Licensing Supervisor, dated July 31, 2007

*Resolutions:*

*“Resolved* that Council of the City of Red Deer having considered the report from the Legislative & Administrative Services Manager, dated September 4, 2007 and the letter dated August 13, 2007 from the Municipal Planning Commission, re: Council Policy 4402 – Billboards on City Property, hereby agrees that no changes be made to the policy”.

*Report Back to Council:* No

*Comments/Further Action:*



Kelly Kloss  
Manager

/chk

c M. Flewwelling, Chair, Municipal Planning Commission  
Director of Development Services  
Inspections & Licensing Manager

**FILE**



LEGISLATIVE & ADMINISTRATIVE SERVICES

September 11, 2007

Mr. Chris Roubekas  
Pattison Outdoor Advertising  
10707 – 178 Street  
Edmonton, AB T5S 1J6

Dear Mr. Roubekas:

**Re: Council Policy 4402  
Billboards on City Property**

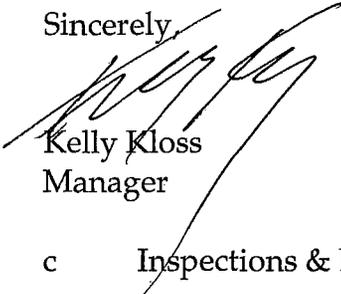
Earlier this year you had submitted a letter requesting that The City revise Council Policy 4402 – Billboards on City Property. This item was referred to the Municipal Planning Commission to review.

A report from City Administration was presented to the August 13, 2007 Municipal Planning Commission Meeting, recommending that The City not make any changes to Council Policy 4402 – which states that no billboard signs are to be placed on City property. The Municipal Planning Commission agreed with this recommendation and forwarded the recommendation to City Council for consideration.

At the Monday, September 10, 2007 Council meeting, Red Deer City Council reviewed the report from City Administration and the recommendation from the Municipal Planning Commission and agreed that no changes are to be made to Council Policy 4402 which states that no billboard signs are to be placed on City property.

Please call if you have any questions.

Sincerely,



Kelly Kloss  
Manager

c Inspections & Licensing Development & Licensing Supervisor

**Christine Kenzie**

BACK UP INFORMATION  
~~NOT SUBMITTED TO COUNCIL~~

**To:** Kelly Kloss  
**Subject:** Pattison Signs - Re Item on September 10th Council Agenda

I spoke with Chris Roubekas from Pattison Signs. He was in attendance when MPC made their recommendation to Council and felt that he would not attend today's Council Meeting because MPC was unanimous in their decision and he felt that Council would likely support that decision. He thanked me for calling and I said I would send him a letter confirming Council's decision.

*Christine Kenzie*  
Legislative & Administrative Services  
City of Red Deer  
403.342.8201  
christine.kenzie@reddeer.ca

**Christine Kenzie**

---

~~BACK UP INFORMATION~~  
~~NOT SUBMITTED TO COUNCIL~~

**From:** Joyce Boon  
**Sent:** July 11, 2007 9:02 AM  
**To:** Kelly Kloss; Christine Kenzie  
**Subject:** Update on Billborad report

**Follow Up Flag:** Follow up  
**Due By:** July 18, 2007 12:00 AM  
**Flag Status:** Flagged

Pattison sign request council review the Policy of billboards on city property, You had sent it to me with a request for it to go to MPC for a recommendation. In speaking with Pattison Signs they have been unable to attend MPC and I have not presented this item to MPC.

I will present when the applicant can be at MPC to speak to this item.

Joyce Boon  
Permits & Licensing Supervisor  
Inspections & Licensing Department  
403-342-8192  
joyce.boon@reddeer.ca

**FILE**



**Legislative & Administrative Services**

**DATE:** June 12, 2007  
**TO:** Joyce Boon, Development & Licensing Supervisor  
**FROM:** Christine Kenzie, Administrative Assistant  
**SUBJECT:** Council Policy #4402 – Related to Billboards on City Property  
Letter from Pattison Outdoor Advertising – Requesting a Review of  
the Policy

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Further to our telephone conversation of today, attached are the comments received regarding the above from Parkland Community Planning Services and Land & Economic Development.

The City Manager has asked that this item be brought before the Municipal Planning Commission to make a recommendation to Council.

Please advise Pattison Outdoor Advertising when this item will be brought before the Municipal Planning Commission.

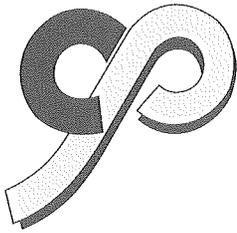
Call if you have any questions.

Thanks.

A handwritten signature in cursive script, appearing to read 'C. Kenzie'.

Christine Kenzie  
Administrative Assistant

/attach.



**PARKLAND  
COMMUNITY  
PLANNING  
SERVICES**

Suite 404, 4808 Ross Street  
Red Deer, Alberta T4N 1X5  
Phone: (403) 343-3394  
FAX: (403) 346-1570  
e-mail: pcps@pcps.ab.ca  
www.pcps.ca

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**DATE:** June 6, 2007  
**TO:** Kelly Kloss, Legislative & Administrative Services Manager  
**FROM:** Tony Lindhout, City Planning Manager  
**RE:** Billboards on Municipal Property, Policy 4402

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Pattison Outdoor Advertising has requested that The City of Red Deer review Policy 4402 pertaining to the placement (use) of billboard signs on City owned property. Policy 4402 prohibits the placement of a billboard sign on City owned property.

### Land Use Bylaw

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**Billboards on Municipal Property**  
**Page 2**

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**Planning Analysis**

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Planning staff believe it is important to strike a balance between sign industry interests and maintaining the aesthetic community values enjoyed and expected by city residents. The number of advertising signs both on individual sites and collectively along our major business corridors appears to adequately provide multiple advertising options. Other than as already allowed for under the City Land Use Bylaw on private sites, additional billboard signs and locations are not desirable, especially not on City owned property. In the case of City boulevards, they are part of the road right-of-way and as such, have no zoning applied to them (no development permitted). We believe that The City of Red Deer adequately maintains and controls sign regulations that are current, up to date and reflective of what is deemed appropriate for The City, the business community and the public at large.

**Recommendation**

Planning staff recommend no change to City Policy 4402.



\_\_\_\_\_  
Tony J. Lindhout, ACP, MCIP  
City Planning Manager

- c. Colleen Jensen, Director of Community Services  
Joyce Boon, Inspections & Licensing

## Christine Kenzie

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**From:** Kelly Kloss  
**Sent:** May 29, 2007 2:51 PM  
**To:** Christine Kenzie  
**Subject:** FW: Billboards on City Property

**Attachments:** Doc9.doc

council

Kelly Kloss  
Manager  
Legislative & Administrative Services  
The City of Red Deer  
(403) 342-8134 Office  
(403) 346-6195 FAX  
kelly.kloss@reddeer.ca

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**From:** Joyce Boon  
**Sent:** May 29, 2007 1:37 PM  
**To:** Kelly Kloss  
**Subject:** Billboards on City Property



Doc9.doc (49 KB)

Kelly I can only inform council of the LUB and information to this particular permit. I have no history on why there is this policy and nor do I have a recommendation on this as L & E lease out City land.

I did not know this existed.???



**DATE:** May 29, 2007

**TO:** Kelly Kloss, Legislative & Administrative Services Manager

**FROM:** Joyce Boon  
Development & Licensing Supervisor

**RE:** RE: Council Policy # 4402 related to Billboards on City Property

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Billboards are large signs which advertise third party advertising. Billboards do not contain general advertising related to the site they are located on.

Billboard regulations are controlled within the Land Use Bylaw. Billboards are neither permitted nor discretionary in major entry areas of the City of Red Deer and are only allowed as discretionary uses in the C4, I1 and I2 zones.

The Bylaw only allows Billboards in very limited zones and each permit application must be considered by Municipal Planning Commission.

Under the regulations for signs within the Land Use Bylaw a sign permit application requires the name of the owner of the sign as well as the register owner of the land to consent to approval of such sign being located on their property. In the case of City owned property if the zoning was I1 or C4 the use would be discretionary however this policy states that no billboards are allowed.

Pattison Sign did apply for a Development Permit to erect a billboard sign on a City owned lot, zoned I1, and was working with the Land & Economic Department to enter into a lease agreement for the sign, however when administration became aware of this policy, administration contacted the applicant to notify them of such policy.

Although Land & Economic Department as well and Inspections & Licensing staff were working with the developer on this sign application in no way were they approving the sign as all discretionary use must be considered and approved by Municipal Planning Commission.

Municipal Planning Commission review each application on its own merit with input from various departments however due to this policy Municipal Planning Commission were unable to consider the application.

## Christine Kenzie

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**From:** Kelly Kloss  
**Sent:** June 11, 2007 5:01 PM  
**To:** Christine Kenzie  
**Subject:** FW: Pattison Outdoor Advertising - Billboards on Municipal Property

FYI

Kelly

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**From:** Howard Thompson  
**Sent:** June 11, 2007 5:01 PM  
**To:** Kelly Kloss  
**Cc:** Russell Crook; Joyce Boon; Tony Lindhout  
**Subject:** Pattison Outdoor Advertising - Billboards on Municipal Property

Land & Economic Development has no objection to allowing billboard signs on city property subject to permit applications being evaluated on a site by site basis with all necessary approvals being received and entering into a standard lease agreement.

Howard Thompson  
Land & Economic Development Manager  
City of Red Deer  
Ph. 403.342.8364  
Fax 403.342.8260  
[www.reddeer.ca](http://www.reddeer.ca) [www.reddeercorridor.com](http://www.reddeercorridor.com)



**FILE**

LEGISLATIVE & ADMINISTRATIVE SERVICES

May 4, 2007

Mr. Corwin McCullagh  
Pattison Outdoor Advertising  
10707 – 178 Street  
Edmonton, AB T5S 1J6

Dear Mr. McCullagh:

**Re: *Billboards on Municipal Property***

Your letter, dated April 26, 2007, regarding a request for The City of Red Deer to review it's policy regarding billboards on municipal property, has been received at this office.

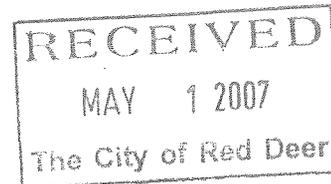
This request has been forwarded to City Administration for comment and I will keep you informed as to what action will be taken by the City.

Please call if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kelly Kloss'.

Kelly Kloss  
Manager



April 26, 2007

Manager of Legislative & Administrative Services  
PO Box 5008  
4914 48 Avenue  
Red Deer, AB  
T4N 3T4

Mr. Kloss,

Pattison Outdoor Advertising recently pursued a partnership with the City of Red Deer to lease space on municipal property for a general advertising sign. The application had received approval from both the planning and land and economic development departments. Prior to the application going to the Municipal Planning Commission we were made aware of Policy #4402 and how it prevents any such partnership.

The issue of billboards on municipal property dates back to 1988 when Council was influenced to implement this uniform policy. Upon a review of public documents it is apparent that no public involvement process occurred and the recommendations forwarded to council were based solely on personal opinion.

Time has past and it is our opinion that a uniform policy such as this is no longer consistent with the current community development trends of public involvement and shared responsibility. We believe that there are municipal properties, zoned for commercial purposes, which are appropriate for development and with no detrimental impact to the City.

It is our belief that community interests would be best served if the Municipal Planning Commission had the ability to examine each application on a case by case basis. Due to this reason, our company requests an examination and review of this policy. A revision of this policy would provide the opportunity for the City to partner with a company that respects community planning principles while providing a source of revenue, up and beyond the tax levy, to fund municipal services. This would bring the City of Red Deer in line with current markets trends with other communities of similar size.

Thank you for the consideration of this request. We look forward to your positive response.

Sincerely,

  
Corwin McCullagh  
Pattison Outdoor

**PATTISON OUTDOOR ADVERTISING**

10707-178th Street, Edmonton, Alberta T5S 1J6

Telephone : 780-483-3073 Fax : 780-489-3452



**FILE**

Legislative & Administrative Services

**DATE:** May 30, 2007  
**TO:** Howard Thompson, Land & Economic Development Manager  
**FROM:** Kelly Kloss, Legislative & Administrative Services Manager  
**SUBJECT:** Request for Comments: By Monday, June 11, 2007  
Letter from Pattison Outdoor Advertising  
Billboards on Municipal Property

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Attached, for your reference, is a copy of a request for comments sent to Inspections & Licensing and Parkland Community Planning Services, regarding the letter from Pattison Outdoor Advertising – Billboards on Municipal Property.

You should have been sent a copy of this request when it was originally sent out.



Kelly Kloss  
Manager

/attach.



FILE

Legislative & Administrative Services

**DATE:** May 16, 2007

**TO:** Paul Meyette, Inspections & Licensing Manager  
Tony Lindhout, Parkland Community Planning Services

**FROM:** Kelly Kloss, Legislative & Administrative Services Manager

**SUBJECT:** Request for Comments: By Monday, June 11, 2007  
Letter from Pattison Outdoor Advertising  
Billboards on Municipal Property

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Attached is a letter received from Pattison Outdoor Advertising requesting a review of the City's policy regarding billboards on municipal property.

Please provide your comments to me by **Monday, June 11, 2007** for inclusion on the Monday, June 18, 2007 Council Agenda.

A handwritten signature in black ink, appearing to read 'Kelly Kloss'.

Kelly Kloss  
Manager

/attach.

c Director of Development Services  
Director of Community Services



**Legislative & Administrative Services**

**DATE:** September 5, 2007  
**TO:** Kelly Kloss, Legislative & Administrative Manager  
**FROM:** Nona Housenga, Deputy City Clerk  
**RE:** Councillor Pimm's Administrative Inquiry

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**Background:**

Councillor Pimm, at the August 31, 2007 Council meeting, submitted an Administrative Inquiry asking that administration report on the practicality and costs related to making Council Meetings available to Red Deer citizens by way of the Internet.

**Response:**

The *Procedure Bylaw No. 3358/2006, Section 52*, states that administrative inquires made at a Council meeting will be responded to at the next meeting of Council following the meeting at which the inquiry was submitted, unless additional time is required to prepare the response or compile the requested information.

Additional time is required to prepare the response to Councillor Pimm's administrative inquiry. A response will be prepared for the October 9, 2007 Council meeting.

Respectfully submitted,

  
Nona Housenga  
Deputy City Clerk

***Comments:***

We support the recommendation of Administration.

"Morris Flewwelling"  
Mayor

"Craig Curtis"  
City Manager

Item No. 1  
Bylaws

**BYLAW NO. 3357/R-2007**

Being a Bylaw to amend Bylaw No. 3357/2006, the Land Use Bylaw of The City of Red Deer.

COUNCIL OF THE CITY OF RED DEER, ALBERTA, ENACTS AS FOLLOWS:

- 1 That the following be added to C1A Commercial (City Centre West) District, C1A Discretionary uses, Part 5.2, Section (1)(b):

Commercial entertainment facility

READ A FIRST TIME IN OPEN COUNCIL this 13<sup>th</sup> day of August 2007.

READ A SECOND TIME IN OPEN COUNCIL this day of 2007.

READ A THIRD TIME IN OPEN COUNCIL this day of 2007.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2007.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK

Item No. 2

**BYLAW NO. 3357/S-2007**

Being a bylaw to amend Bylaw No. 3357/2006, the Land Use Bylaw of the City of Red Deer.

COUNCIL OF THE CITY OF RED DEER, ALBERTA, ENACTS AS FOLLOWS:

- 1. That "Use District Map J19 and J20" contained within "Schedule A" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 13 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 13th day of August 2007.

READ A SECOND TIME IN OPEN COUNCIL this day of 2007.

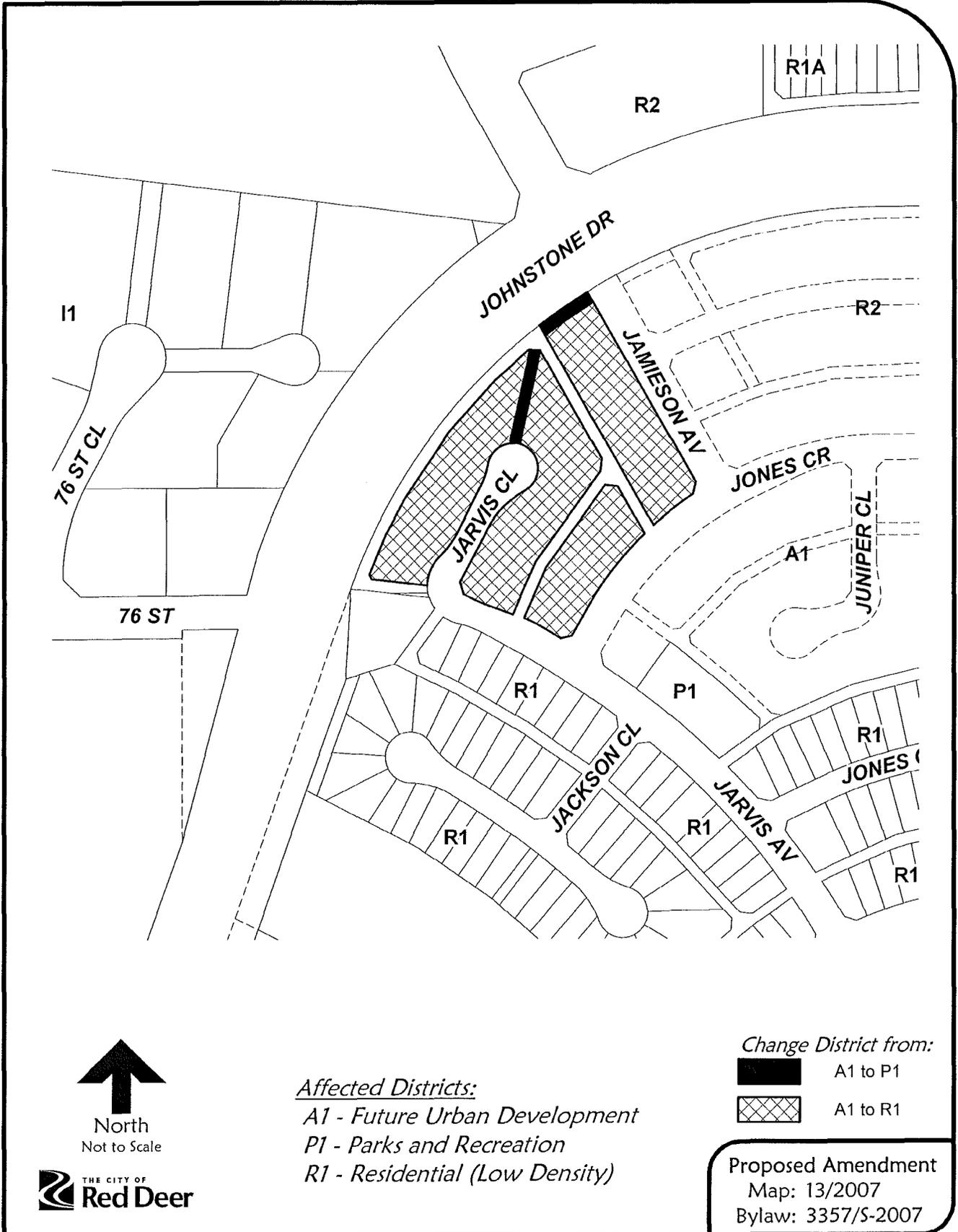
READ A THIRD TIME IN OPEN COUNCIL this day of 2007.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2007.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK

# Proposed Amendment to Land Use Bylaw 3357/2006



Item No. 3

**BYLAW NO. 3357/X-2007**

Being a bylaw to amend Bylaw No. 3357/2006, the Land Use Bylaw of the City of Red Deer.

COUNCIL OF THE CITY OF RED DEER, ALBERTA, ENACTS AS FOLLOWS:

1. That "Land Use District Map J13" contained within "Schedule A" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 18/2007 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this                      day of                      2007.

READ A SECOND TIME IN OPEN COUNCIL this                      day of                      2007.

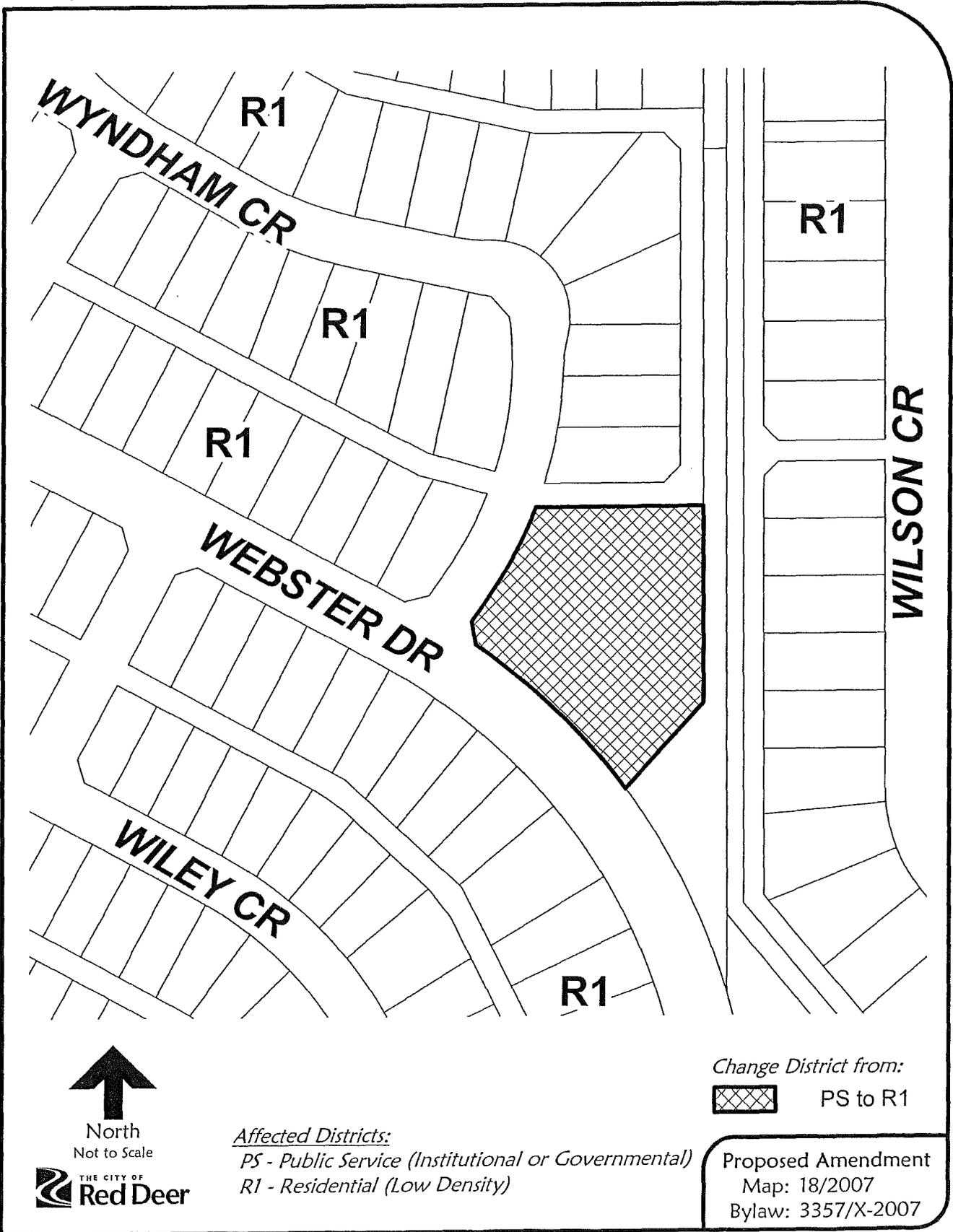
READ A THIRD TIME IN OPEN COUNCIL this                      day of                      2007.

AND SIGNED BY THE MAYOR AND CITY CLERK this                      day of                      2007.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK

# Proposed Amendment to Land Use Bylaw 3357/2006



North  
Not to Scale



Affected Districts:

- PS - Public Service (Institutional or Governmental)
- R1 - Residential (Low Density)

Change District from:



PS to R1

Proposed Amendment  
Map: 18/2007  
Bylaw: 3357/X-2007