



AGENDA

FOR THE *REGULAR MEETING OF RED DEER CITY COUNCIL*

TO BE HELD IN THE COUNCIL CHAMBERS, CITY HALL

MONDAY, AUGUST 15, 2005

COMMENCING AT 4:30 P.M.

- (1) Confirmation of the Minutes of the Regular Meeting of Tuesday, August 2, 2005
- (2) UNFINISHED BUSINESS
- (3) PUBLIC HEARINGS
 1. Parkland Community Planning Services – Re: *Land Use Bylaw Amendment 3156/V-2005 / Rezoning of 0.78 ha of land from A1 Future Urban Development District to P1 Parks and Recreation District / Kentwood (Kingsgate) Neighbourhood / Sabre Properties Ltd.*
(Consideration of 2nd & 3rd Readings) . .1
 2. Parkland Community Planning Services – Re: *Land Use Bylaw Amendment 3156/W-2005 / Rezoning of 2.008 ha of land from A1 Future Urban Development District to R1 Residential Low Density District / Westlake Phase 9 / Trademark West Park Inc.*
(Consideration of 2nd & 3rd Readings) . .6

3. Land & Economic Development Manager, Re: *Secura Technologies Inc.*
 - (a) *Road Closure Bylaw 3349/2005 / Plan 5157 M.C. / 77 Street / Riverside Heavy Industrial / Secura Technologies Inc.*
(Consideration of 2nd & 3rd Readings of the Bylaw) . .10
 - (b) *Parkland Community Planning Services – Re: Land Use Bylaw Amendment 3156/X-2005 / Rezoning of a Closed Portion of Road to I2 Heavy Industrial District / Secura Technologies Inc.*
(Consideration of 2nd & 3rd Readings of the Bylaw) . .15

(4) **REPORTS**

1. *Parkland Community Planning Services – Re: Land Use Bylaw Amendment Request / Peak Fitness Gymnasium / Riverside Light Industrial Park / Ralph Salomons Commercial Inc.* . .18
2. *License Inspector – Re: Taxi Business Bylaw Amendment 3282/A-2005 – Rate Change to be Effective October 1, 2005*
(Consideration of 3 Readings of the Bylaw) . .30
3. *Engineering Services Manager – Re: Budget Update:*
 - (a) *42 A Avenue and 59 Street Improvements*
 - (b) *Memorial Centre Parking Lot* . .37
4. *Engineering Services Manager – Re: Budget Update for 43 Street Improvements* . .42
5. *Land & Economic Development Manager – Re: Oriole Park West (City) Phase 7A – Residential Lot Pricing* . .45

6. Director of Development Services – Re: *City Hall Renovations / Upgrades* . .51
7. Parkland Community Planning Services – Re: *Plan Amendments – Correction of Technical and Typographical Errors:*
 - (a) *Northwest Major Area Structure Plan Bylaw Amendment 3213/B-2005 / Revised Map*
(Consideration of 1st Reading of the Bylaw) . .54
 - (b) *Kentwood Northeast Neighbourhood Area Structure Plan Bylaw Amendment 3217/E-2005 / Revised Map*
(Consideration of 1st Reading of the Bylaw) . .54
 - (c) *Land Use Bylaw Amendment 3156/BB-2005 / Revised Map*
(Consideration of 1st Reading of the Bylaw) . .54
8. Parkland Community Planning Services – Re: *Land Use Bylaw Amendment 3156/AA-2005 / Rezoning of Approx. 10.11 ha (24.98 ac) of Land from A1 Future Urban Development District to R1 Residential Low Density District, R1A Residential (Semi-Detached Dwelling) District, R1N Residential Narrow Lot District and P1 Parks and Recreation District / Oriole Park West – Phase 8 / Reid Worldwide Corporation*
(Consideration of 1st Reading of the Bylaw) . .60
9. Parkland Community Planning Services – Re: *Land Use Bylaw Amendment 3156/CC-2005 / Rezoning of Approx. 8.39 ha (20.73 ac) of Land from A1 Future Urban Development District to R1 Residential Low Density District, R3-D80 Residential (Multiple Family) District / Inglewood East – Phase 6 / Melcor Developments Ltd.*
(Consideration of 1st Reading of the Bylaw) . .63

(5) **CORRESPONDENCE**

(6) **PETITIONS AND DELEGATIONS**

(7) **NOTICES OF MOTION**

1. Councillor Larry Pimm – Re: *Playground Zone Signage for Tot Lots* . .66

(8) **WRITTEN INQUIRIES**

(9) **BYLAWS**

1. **3156/V-2005** – Land Use Bylaw Amendment / Rezoning of 0.78 ha of land from A1 Future Urban Development District to P1 Parks and Recreation District / Kentwood (Kingsgate) Neighbourhood / Sabre Properties Ltd.
(2nd & 3rd Readings) . .68
. .1
2. **3156/W-2005** – Land Use Bylaw Amendment / Rezoning of 2.008 ha of land from A1 Future Urban Development District to R1 Residential Low Density District / Westlake Phase 9 / Trademark West Park Inc.
(2nd & 3rd Readings) . .70
. .6
3. **3156/X-2005** – Land Use Bylaw Amendment / Rezoning of a Closed Portion of Road to I2 Heavy Industrial District / City of Red Deer
(2nd & 3rd Readings) . .72
. .15
4. **3349/2005** – Road Closure Bylaw / Plan 5157 MC / 77 Street / Riverside Heavy Industrial / Secura Technologies Inc.
(2nd & 3rd Readings) . .74
. .10

Agenda - Regular Meeting of Red Deer City Council
Monday, August 15, 2005
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- | | | |
|-----|---|------------|
| 5. | 3213/B-2005 – Northwest Major Area Structure Plan Amendment 3213/B-2005 – Correction of Technical and Typographical Errors
(1 st Reading) | .75
.54 |
| 6. | 3217/E-2005 – Kentwood Northeast Neighbourhood Area Structure Plan Amendment 3217/E-2005 – Correction of Technical and Typographical Errors
(1 st Reading) | .78
.54 |
| 7. | 3156/BB-2005 – Land Use Bylaw Amendment – Correction of Technical and Typographical Errors / Revised Map
(1 st Reading) | .81
.54 |
| 8. | 3156/AA-2005 – Land Use Bylaw Amendment / Rezoning of Approx. 10.11 ha (24.98 ac) of Land from A1 Future Urban Development District to R1 Residential Low Density District, R1A Residential (Semi-Detached Dwelling) District, R1N Residential Narrow Lot District and P1 Parks and Recreation District / Oriole Park West – Phase 8 / Reid Worldwide Corporation
(1 st Reading) | .83
.60 |
| 9. | 3156/CC-2005 – Land Use Bylaw Amendment / Rezoning of Approx. 8.39 ha (20.73 ac) of Land from A1 Future Urban Development District to R1 Residential Low Density District, R3-D80 Residential (Multiple Family) District / Inglewood East – Phase 6 / Melcor Developments Ltd.
(1 st Reading) | .85
.63 |
| 10. | 3282/A-2005 – Taxi Business Bylaw Amendment / Rate Change to be Effective October 1, 2005.
(3 Readings) | .87
.30 |



Legislative & Administrative Services

DATE: August 8, 2005
TO: City Council
FROM: Kelly Kloss, Legislative & Administrative Services Manager
SUBJECT: Land Use Bylaw Amendment 3156/V-2005
Portion of Lot 57, Block 8, Plan 992 6655
NE ¼ Sec. 3-38-27-W-4M
Kentwood (Kingsgate) Neighbourhood
Sabre Properties Ltd.

History

At the Monday, July 18, 2005 Council meeting, Council gave first reading to Land Use Bylaw Amendment 3156/V-2005.

Land Use Bylaw Amendment 3156/V-2005 provides for the rezoning of approximately 0.78 ha (1.92 ac) of land from A1 Future Urban Development District to P1 Parks and Recreation District in order to develop a municipal reserve parcel for the construction of a treed berm. The bermed area will provide a buffer between the existing adjacent commercial development and future adjacent residential development.

Public Consultation Process

A Public Hearing has been advertised for Monday, August 15, 2005 at 7:00 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.

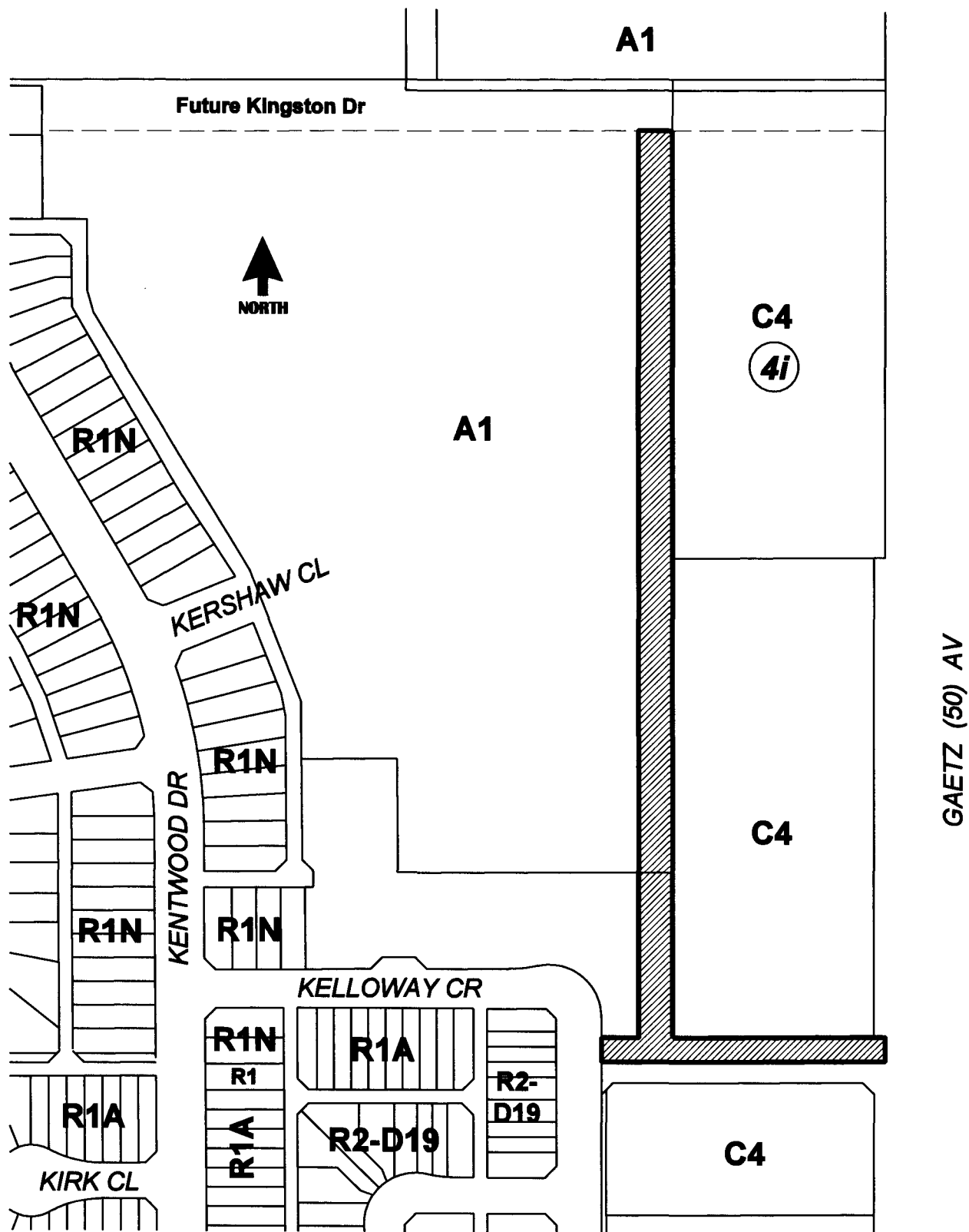
A revised Map No. 18/2005 has been submitted which shows the future Kingston Drive. This revised map was used in the advertising for the Public Hearing. A Council resolution approving the revised map will be required prior to Council giving second and third readings to the Land Use Bylaw Amendment.

Recommendations

That following the Public Hearing, Council:

1. Pass a resolution to accept the revised Map 18/2005 for Land Use Bylaw Amendment 3156/V-2005.
2. Proceed with giving second and third readings of the bylaw.

fw: Kelly Kloss
Manager



AFFECTED DISTRICTS:

A1 - Future Urban Development

P1 - Parks and Recreational

Change from :

A1 to P1 

MAP No. 18 / 2005
BYLAW No. 3156 / V - 2005



DATE: June 30, 2005

TO: Kelly Kloss, Legislative and Administrative Services Manager

FROM: Martin Kvapil, Planning Assistant

RE: Land Use Bylaw Amendment No. 3156/V-2005
Portion of Lot 57, Block 8, Plan 992 6655;
NE ¼ Sec. 3-38-27-W4M
Kentwood (Kingsgate) Neighbourhood
Sabre Properties Ltd.

Proposal

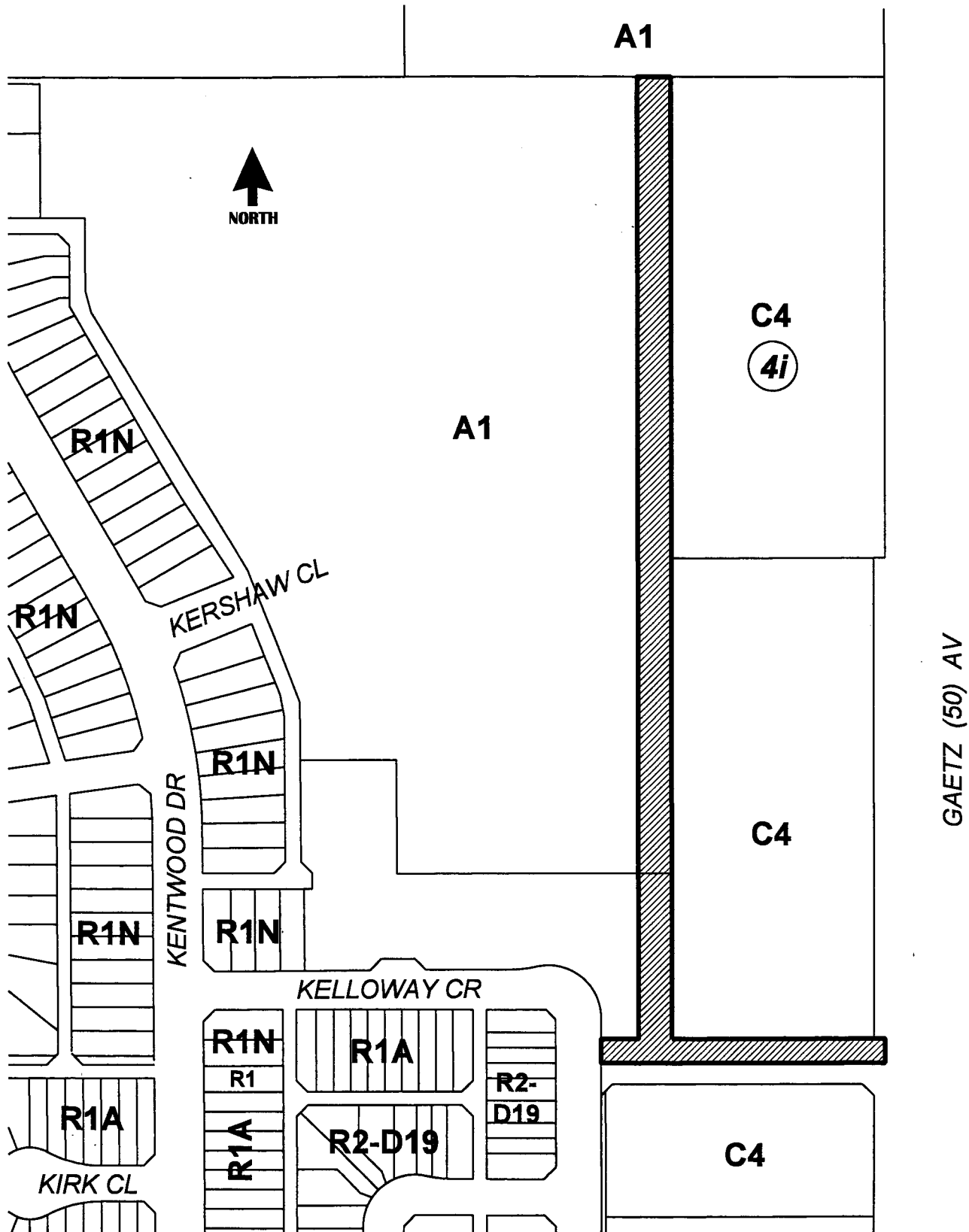
Sabre Properties Ltd. seeks to rezone approximately 0.78 ha (1.92 ac.) of land from A1 Future Urban Development District to P1 Parks and Recreation District. The applicant is proposing to develop a municipal reserve parcel in order to construct a treed berm. This bermed area would provide a land use buffer between the existing adjacent commercial development and future adjacent residential development.

Staff Recommendation

The proposal conforms with the Kentwood Northeast (Kingsgate) Neighbourhood Area Structure Plan and therefore it is recommended that City Council proceed with first reading of Land Use Bylaw Amendment 3156/V-2005.

Martin Kvapil

Attachments



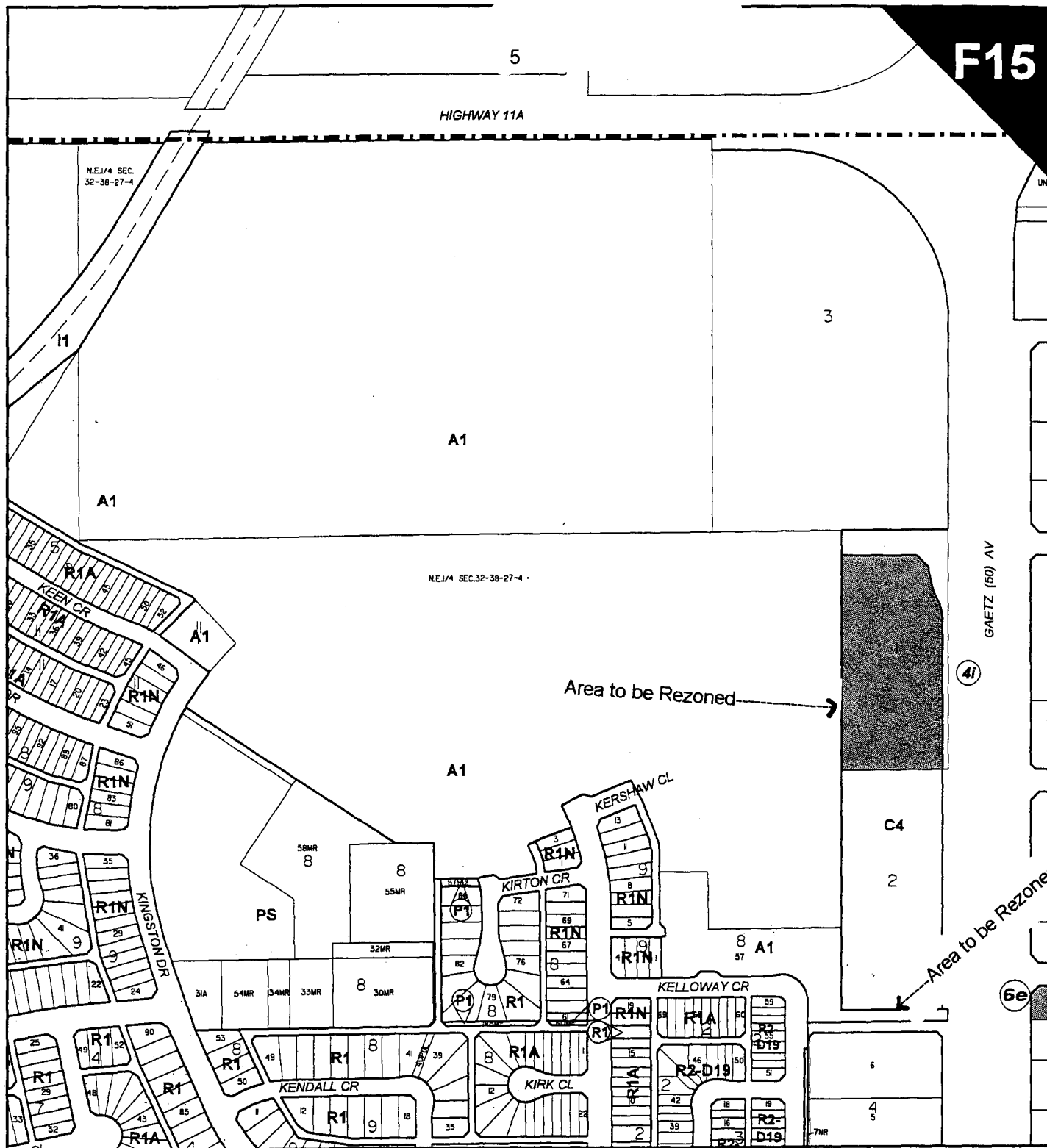
AFFECTED DISTRICTS:

A1 - Future Urban Development
P1 - Parks and Recreational

Change from :

A1 to P1 

MAP No. 18 / 2005
BYLAW No. 3156 / V - 2005



Part Six of the Bylaw
outlines the Land Use
District Definitions

refer to the Index Map
for the Legend



NORTH
Scale 1:5,000

© The City of Red Deer,
Engineering Department

The City of Red Deer

Land Use Bylaw 3156/96

Amendments to NE 1/4 Sec 32

3156 / E-96 June 17, 1996
3156 / N-96 Nov 4, 1996
3156 / E-97 Mar 10, 1997
3156 / LL-98 Oct 5, 1998
3156 / T-2001 May 22, 2001
3156 / PP-2001 Nov 5, 2001
3156 / O-2002 May 21, 2002
3156 / U-2003 June 16, 2003
3156 / LL-2003 Sept 8, 2003

3156 / L-2004 June 14, 2004
3156 / V-2004 Aug 9, 2004

E16	F16	G16
E15	F15	G15
E14	F14	G14

NE 1/4 Sec 32
Twp 38- Rge 27 - W4th

printed on
September 10, 2004



FILE COPY

LEGISLATIVE & ADMINISTRATIVE SERVICES

August 16, 2005

Sabre Properties Ltd.
289, 28042 Highway 11
Red Deer County, AB T2S 2L4

Dear Sirs:

Land Use Bylaw Amendment 3156/V-2005
Portion of Lot 57, Block 8, Plan 992 6655
NE ¼ Sec. 3-38-27-W4m
Kentwood (Kingsgate) Neighbourhood


At the City of Red Deer's Council Meeting held August 15, 2005, a Public Hearing was held with respect to *Land Use Bylaw Amendment 3156/V-2005*. Following the Public Hearing, Land Use Bylaw Amendment 3156/V-2005 was given second and third readings, a copy of which is attached. The following resolution was also passed:

"Resolved that Council of the City of Red Deer, having considered the report from the Legislative & Administrative Services Manager, dated August 8, 2005, re: Land Use Bylaw Amendment 3156/V-2005, Kentwood (Kingsgate) Neighbourhood, hereby amends Land Use Bylaw Amendment 3156/V-2005 by substituting Map No. 18/2005 with the revised Map No. 18/2005 as presented to Council on August 15, 2005."

Map 18/2005 of *Land Use Bylaw Amendment 3156/V-2005* was revised to show the future Kingston Drive. *Land Use Bylaw Amendment 3156/V-2005* provides for the rezoning of approximately 0.78 ha (1.92 ac) of land from A1 Future Urban Development District to P1 Parks and Recreation District in order to develop a municipal reserve parcel for the construction of a treed berm. The bermed area will provide a buffer between the existing adjacent commercial development and future adjacent residential development.

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

Sincerely,


Kelly Kloss
Manager
/attach.

c Parkland Community Planning Services

LUB AMENDMENT 3156/V-2005
Kentwood - Kingsgate

DESCRIPTION: Rezoning from A1 to P1 to develop a treed berm.

FIRST READING: July 18, 2005
FIRST PUBLICATION: July 29, 2005
SECOND PUBLICATION: August 5, 2005
PUBLIC HEARING & SECOND READING: August 15, 2005
THIRD READING: August 15, 2005

LETTERS REQUIRED TO PROPERTY OWNERS: YES ☒ NO ☐

DEPOSIT? YES ☒ \$ 400. NO ☐ BY: Sabre Properties
(LAEON DEVELOPMENTS)

ACTUAL COST OF ADVERTISING:

\$ 345.44 X 2

TOTAL: \$ 690.88

MAP PREPARATION: \$ _____

TOTAL COST: \$ _____

LESS DEPOSIT RECEIVED: \$ 400.00

AMOUNT OWING/ (REFUND): \$ 290.88

INVOICE NO.: 168744

(Account No. 180.5901)

Batch # 707700



THE CITY OF RED DEER
Legislative & Administrative Services Department

05 | 08 | 03
Year Month Day

Name: Laebon Developments Ltd Reference: LOS Advertising
3156/V-2005 Kentwood Northwest

ITEM	Account Number (Business Unit.Object.Subsidiary)	Subledger	T	Asset ID No.	Amount
L.U.B. Advert	<u>170</u> 50.5901				400.00
D.A.B. Fee	54.5722				
D.A.B. Advert	54.5901				
GST. REGISTRATION # R119311785					TOTAL 400.00

NOT VALID UNLESS MACHINE PRINTED HERE

City of Red Deer
LAEBON DEVELOPMENT LTD

Receipt # 305178
Initials: JG
Date: 2005-08-03

Type	Account	Amount
General	GL	400.00
ADVERTISING RECOVERY		
Tax Amount:		0.00
Cash Received:		400.00
Cheque Received:		400.00
Cheque Number:		38186
Other Received:		0.00
Change:		400.00

Check amount: *****\$400.00 Date: Aug. 03, 2005 Number: 038186
Check paid to: City of Red Deer 38186
LAEBON DEVELOPMENTS LTD.
Invo: BYLAWUSE 08/03/05 Paid: \$400.00
Job: 3000L 3000L - Kentwood
Kingsgate Phase 26 \$400.00



Building A Better Way Of Life

August 3, 2005

Kelly Kloss, Manager
Legislative & Administrative Services
The City of Red Deer
Box 5008
Red Deer, AB
T4N 3T4

LAEBON DEVELOPMENTS LTD.
289, 28042 HWY #11
RED DEER COUNTY, ALBERTA T4S 2L4
TELEPHONE (403) 346-7273
FAX (403) 341-4165
info@laebon.com
www.laebon.com

Dear Kelly,

**Re: Land Use Bylaw Amendment 3156/V-2005
Portion of Lot 57, Block 8, Plan 992 6655
NE ¼ Sec. 3-38-27-W4M
Kentwood Northeast (Kingsgate)
Laebon Developments Ltd.**

Please find attached a cheque for \$400.00 for advertising costs for the rezoning of approximately 0.78ha (1.92ac) of land from A1 Future Urban Development to P1 Parks and Recreation District in order to develop a municipal reserve parcel for the construction of a treed berm.

Please call if you have any questions or require further information.
Thank-you.

Sincerely,

Chris Beaumont, C.E.T.
Land Development Manager
Laebon Developments Ltd.

Att.

THE CITY OF RED DEER
Legislative & Administrative Services

RECEIVED	
TIME	1:30 pm
DATE	Aug 3/05
BY	RE

July 26, 2005

«Prime_Owner_Name»

«Owner_Address_1»

«Owner_Address_2»

«Owner_Address_3»

«Owner_Address_4»

Dear Sir/Madam:

**Re: Rezoning Kentwood (Kingsgate)
Land Use Bylaw Amendment 3156/V-2005**

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

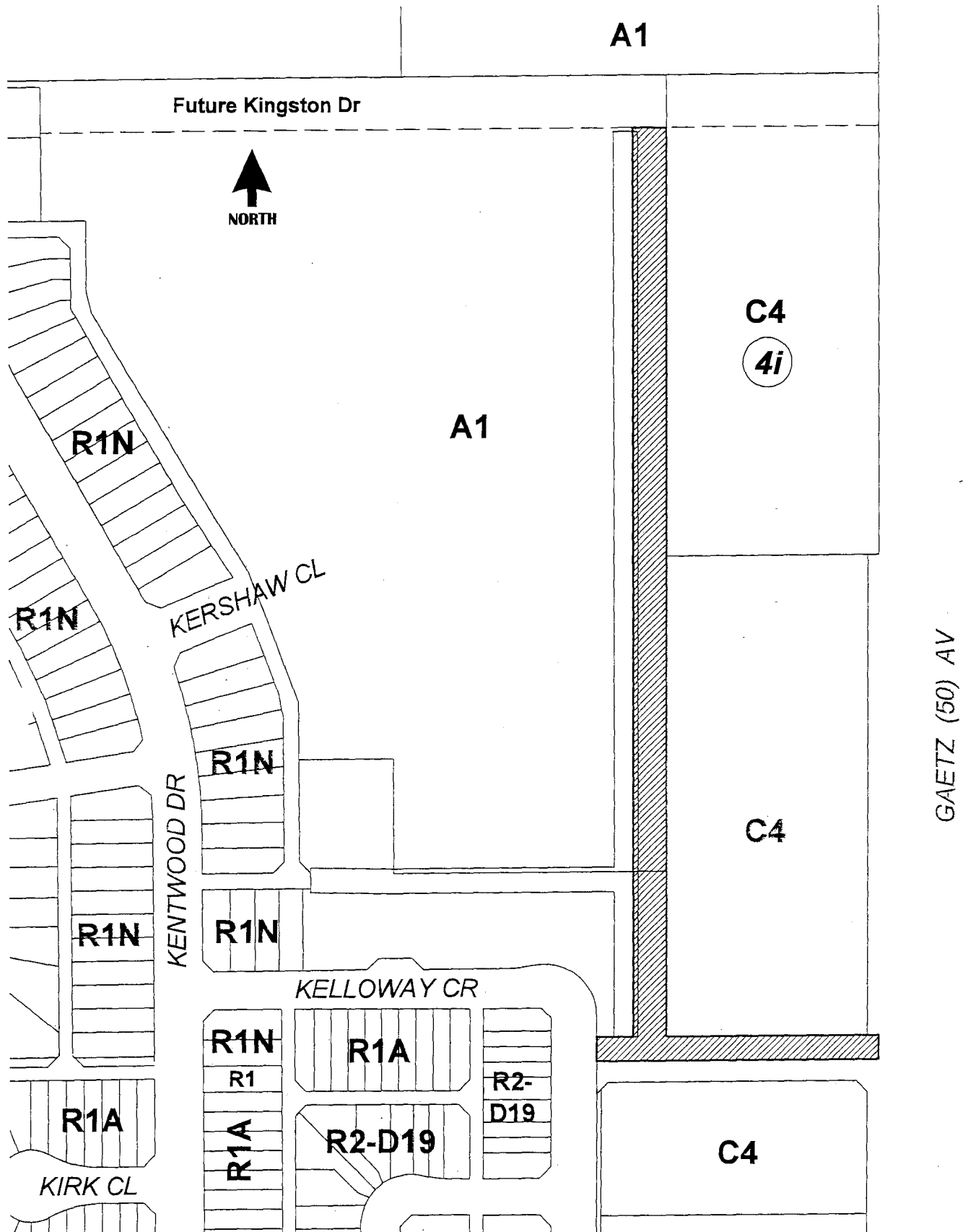
City Council proposes to pass **Land Use Bylaw Amendment 3156/V-2005** which provides for the rezoning of approximately 0.78 hectares (1.92 acres) of land described as a Portion of Lot 57, Block 8, Plan 992 6655 from A1 Future Urban Development District to P1 Parks and Recreation District to allow for the development of a municipal reserve parcel for the construction of a treed berm. The berm provides a buffer between the existing adjacent commercial development and future adjacent residential development. 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 any person claiming to be affected by the proposed bylaw at a Public Hearing on **Monday, August 15, 2005** at 7:00 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 our office by **Tuesday, August 9, 2005**. Otherwise, you may submit your letter or petition at the Council meeting or you can simply tell Council your views at the Public Hearing. 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
/te
encl.



AFFECTED DISTRICTS:

A1 - Future Urban Development
 P1 - Parks and Recreational

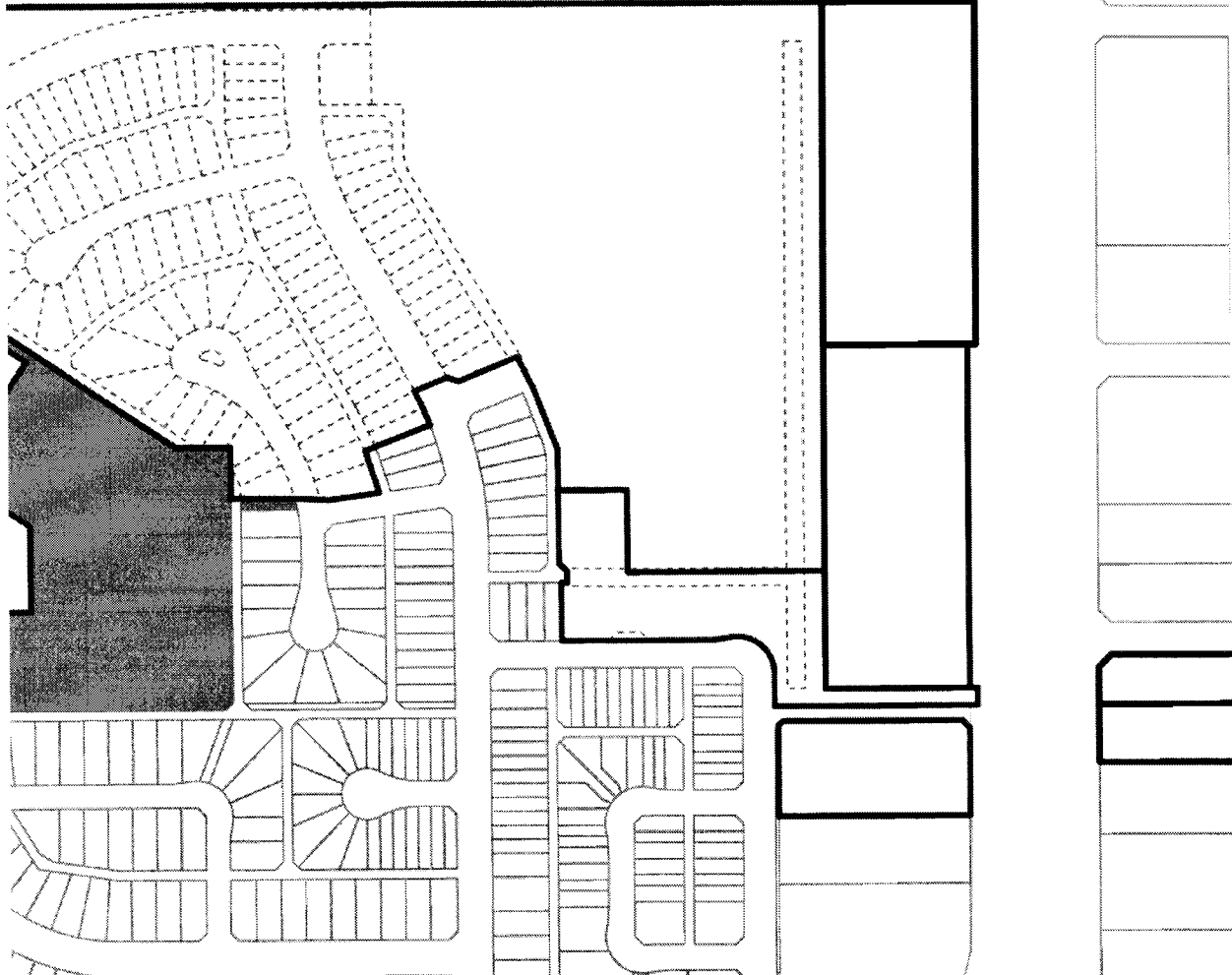
Change from :

A1 to P1 

MAP No. 18 / 2005
 BYLAW No. 3156 / V - 2005



LUB Amendment 3156/V-2005, Kentwood (Kingsgate)



2005/07/25
Scale 1 : 4580

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

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LUB 3156/V-2005

ntwood (Kingsgate)

Prime Owner Name	Owner Address 1	Owner Address 2	Owner Adc Owner Address 4
GILLMAR MANAGEMENT LTD. & 957292 ALBERTA LTD	J. ALFRED ORDMAN PROF. CC BOX 1188 1-5128 52 ST	RED DEER, AB T4N 6Y4	RED DEER, AB T4N 6S6
QUANTUM IV DEVELOPMENTS INC	12 PALLO CL	RED DEER, AB T4P 1J3	
M & K MOBILE HOMES SALES LTD.	2930 FAIRWAY STREET S	LETHBRIDGE, AB T1K 6T9	
CAROL WIENS	7920 50 AVE APT 9	RED DEER, AB T4P 3N4	
ROBERT & NADINE PICO	14 OCKLEY CLOSE	RED DEER, AB T4N 5A9	
MARIA GABRIELLA KORELL	7920 50 AVE APT 6	RED DEER, AB T4P 3N4	
CRAWFORD JAMIESON	7920 50 AVE APT 5	RED DEER, AB T4P 3N4	
M & K MOBILE HOME SALES,	7920 50 AV	RED DEER, AB T4P 3N4	
KEVIN FENNIG	7920 50 AVE APT 20	RED DEER, AB T4P 3N4	
MICHAEL GUEFFROY	7920 50 AVE APT 2	RED DEER, AB T4P 3N4	
MARGARET HARDIE	PO BOX 492 STN POSTAL BOX	RED DEER, AB T4N 5G1	
ANDREW & NORMA GILLOTT	7920 50 AVE APT 18	RED DEER, AB T4P 3N4	
GREG & TAMMY SCHOEFIELD	7920 50 AVE APT 15	RED DEER, AB T4P 3N4	
PETE WIERENGA	4705 58 ST	LACOMBE, AB T4L 1M6	
PATRICIA RODRIGUEZ & DALLAS BIECH	13 7920 50 AVE	RED DEER, AB T4P 3N4	
DOREEN & CHARLES DUNNING	5936 60 AV	RED DEER, AB T4N 4W7	
JOANNE MURPHY	R R 2	RED DEER, AB T4N 5E2	
RUSTY ROSS	10-7920 50 AVE	RED DEER, AB T4P 3N4	
DARREN BRADLEY TOCHENIUUK	1 7920 50 AVE	RED DEER, AB T4P 3N4	
590990 ALBERTA LTD	C/O LEE-ROY ENTERPRISES L7898A 50 AV		RED DEER, AB T4P 3N4
742768 ALBERTA LTD	C/O SUNREAL PROPERTY MG 4945 49 ST		RED DEER, AB T4N 1V1
MULTICOR INVESTMENTS INC	20 38317 RGE RD 272	RED DEER, AB T4E 1A6	
BEST BUY HOUSING INC	2 EAST LAKE CRES NE	AIRDRIE, AB T4A 2H3	
SABRE PROPERTIES LTD	289 28042 HWY 11	RED DEER COUNTY, AB T4S 2L4	

Mailed Out
July 26/05.

**Kentwood (Kingsgate)
Land Use Bylaw Amendment**

City Council proposes to pass **Land Use Bylaw Amendment 3156/V-2005**, which provides for the rezoning of approximately 0.78 hectares (1.92 acres) of land described as a Portion of Lot 57, Block 8, Plan 992 6655 from A1 Future Urban Development District to P1 Parks and Recreation District to allow for the development of a municipal reserve parcel for the construction of a treed berm. The berm provides a buffer between the existing adjacent commercial development and future adjacent residential development. 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.

"Map"

City Council will hear from any person claiming to be affected by the proposed bylaws at a Public Hearing on **Monday, August 15, 2005** at 7:00 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, August 9, 2005**. Otherwise, you may submit your letter or petition at the Council meeting or you can simply tell Council your views at the Public Hearing. 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: July 29 & August 5, 2005)

Legislative & Administrative Services

DATE: July 19, 2005

TO: Martin Kvapil, Parkland Community Planning Services

FROM: Kelly Kloss, Legislative & Administrative Services Manager

SUBJECT: Land Use Bylaw Amendment 3156/V-2005
Portion of Lot 57, Block 8, Plan 992 6655
NE ¼ Sec. 3-38-27-W-4M
Kentwood (Kingsgate) Neighbourhood
Sabre Properties Ltd.

Reference Report:

Parkland Community Planning Services, dated June 30, 2005

Bylaw Readings:

Land Use Bylaw Amendment 3156/V-2005 was given first reading. A copy of the bylaw is attached.

Report Back to Council: Yes. A Public Hearing will be held on Monday, August 15, 2005 at 7:00 p.m. in Council Chambers, during Council's regular meeting.

Comments/Further Action:

Land Use Bylaw Amendment 3156/V-2005 provides for the rezoning of approximately 0.78 ha (1.92 ac) of land from A1 Future Urban Development District to P1 Parks and Recreation District in order to develop a municipal reserve parcel for the construction of a treed berm. The bermed area will provide a buffer between the existing adjacent commercial development and future adjacent residential development. This office will now proceed with the advertising for a Public Hearing. Sabre Properties Ltd. will be responsible for the advertising costs in this instance.

NOTE: Please provide an amended plan for advertising that provides for the roadway at the north portion of the municipal reserve.



Kelly Kloss
Manager

/attach.

/chk

c Director of Development Services
Inspections & Licensing Manager
Land & Economic Development Manager
C. Adams, Administrative Assistant
T. Edwards, Clerk Steno

BYLAW NO. 3156/V-2005

Being a bylaw to amend Bylaw No. 3156/96, 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 F15" contained within "Schedule B" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 18/2005 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 18th day of July 2005.

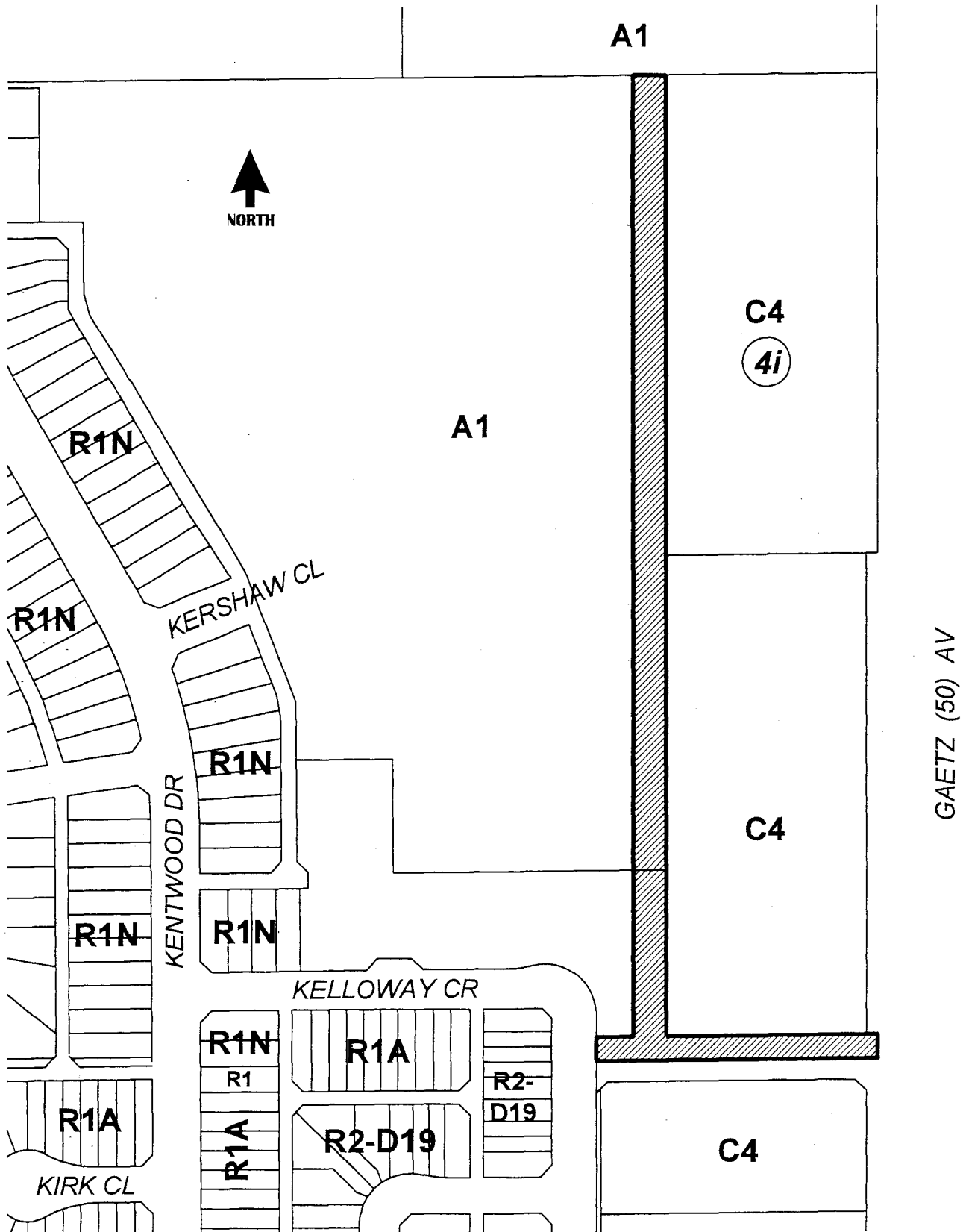
READ A SECOND TIME IN OPEN COUNCIL this day of 2005.

READ A THIRD TIME IN OPEN COUNCIL this day of 2005.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2005.

MAYOR

CITY CLERK



AFFECTED DISTRICTS:

A1 - Future Urban Development
P1 - Parks and Recreational

Change from :

A1 to P1 

MAP No. 18 / 2005
BYLAW No. 3156 / V - 2005



LEGISLATIVE & ADMINISTRATIVE SERVICES

July 19, 2005

Fax: 341-4165

Sabre Properties Ltd.
289, 28042 Highway 11
Red Deer County, AB T2S 2L4

Dear Sirs:

Land Use Bylaw Amendment 3156/V-2005
Portion of Lot 57, Block 8, Plan 992 6655
NE ¼ Sec. 3-38-27-W4m
Kentwood (Kingsgate) Neighbourhood

Red Deer City Council gave first reading to *Land Use Bylaw Amendment 3156/V-2005* at the City of Red Deer's Council Meeting held Monday, July 18, 2005. For your information a copy of the bylaw is attached.

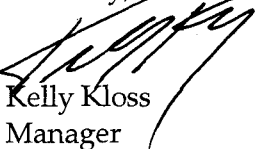
Land Use Bylaw Amendment 3156/V-2005 provides for the rezoning of approximately 0.78 ha (1.92 ac) of land from A1 Future Urban Development District to P1 Parks and Recreation District in order to develop a municipal reserve parcel for the construction of a treed berm. The bermed area will provide a buffer between the existing adjacent commercial development and future adjacent residential development.

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, August 15, 2005 at 7:00 p.m. in Council Chambers of City Hall during Council's regular meeting.

According to the *Land Use Bylaw*, The City requires a deposit before public advertising. An amount equal to the estimated cost of advertising, which in this instance is \$400, is required by Wednesday, July 27, 2005. You will be invoiced for or refunded the difference once the actual cost of advertising is known.

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

Sincerely,



Kelly Kloss
Manager
/attach.

c Parkland Community Planning Services
C. Adams, Administrative Assistant

Legislative & Administrative Services

DATE: August 16, 2005

TO: Martin Kvapil, Parkland Community Planning Services

FROM: Nona Housenga, Deputy City Clerk

SUBJECT: Land Use Bylaw Amendment 3156/V-2005
Portion of Lot 57, Block 8, Plan 992 6655
NE ¼ Sec.3-38-27-W-4M
Kentwood (Kingsgate) Neighbourhood
Sabre Properties Ltd.

Reference Report:

Legislative & Administrative Services Manager, dated August 8, 2005 and Parkland Community Planning Services, dated June 30, 2005

Resolutions:

“Resolved that Council of the City of Red Deer, having considered the report from the Legislative & Administrative Services Manager, dated August 8, 2005, re: Land Use Bylaw Amendment 3156/V-2005, Kentwood (Kingsgate) Neighbourhood, hereby amends Land Use Bylaw Amendment 3156/V-2005 by substituting Map No. 18/2005 with the revised Map No. 18/2005 as presented to Council on August 15, 2005.”

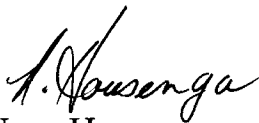
Bylaw Readings:

Land Use Bylaw Amendment 3156/V-2005, as amended, 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 3156/V-2005 provides for the rezoning of approximately 0.78 ha (1.92 ac) of land from A1 Future Urban Development District to P1 Parks and Recreation District in order to develop a municipal reserve parcel for the construction of a treed berm. The bermed area will provide a buffer between the existing adjacent commercial development and future adjacent residential development. This office will amend the Land Use Bylaw and distribute copies in due course.



Nona Housenga
Deputy City Clerk

/chk
attchs.

- c Director of Development Services
 Inspections & Licensing Manager
 Land & Economic Development Manager
 City Assessor
 D. Kutinsky, Graphics Designer
 S. Marks, Graphics Designer
 T. Edwards, Clerk Steno

BYLAW NO. 3156/V-2005

Being a bylaw to amend Bylaw No. 3156/96, 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 F15" contained within "Schedule B" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 18/2005 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 18th day of July 2005.

READ A SECOND TIME IN OPEN COUNCIL this 15th day of August 2005.

READ A THIRD TIME IN OPEN COUNCIL this 15th day of August 2005.

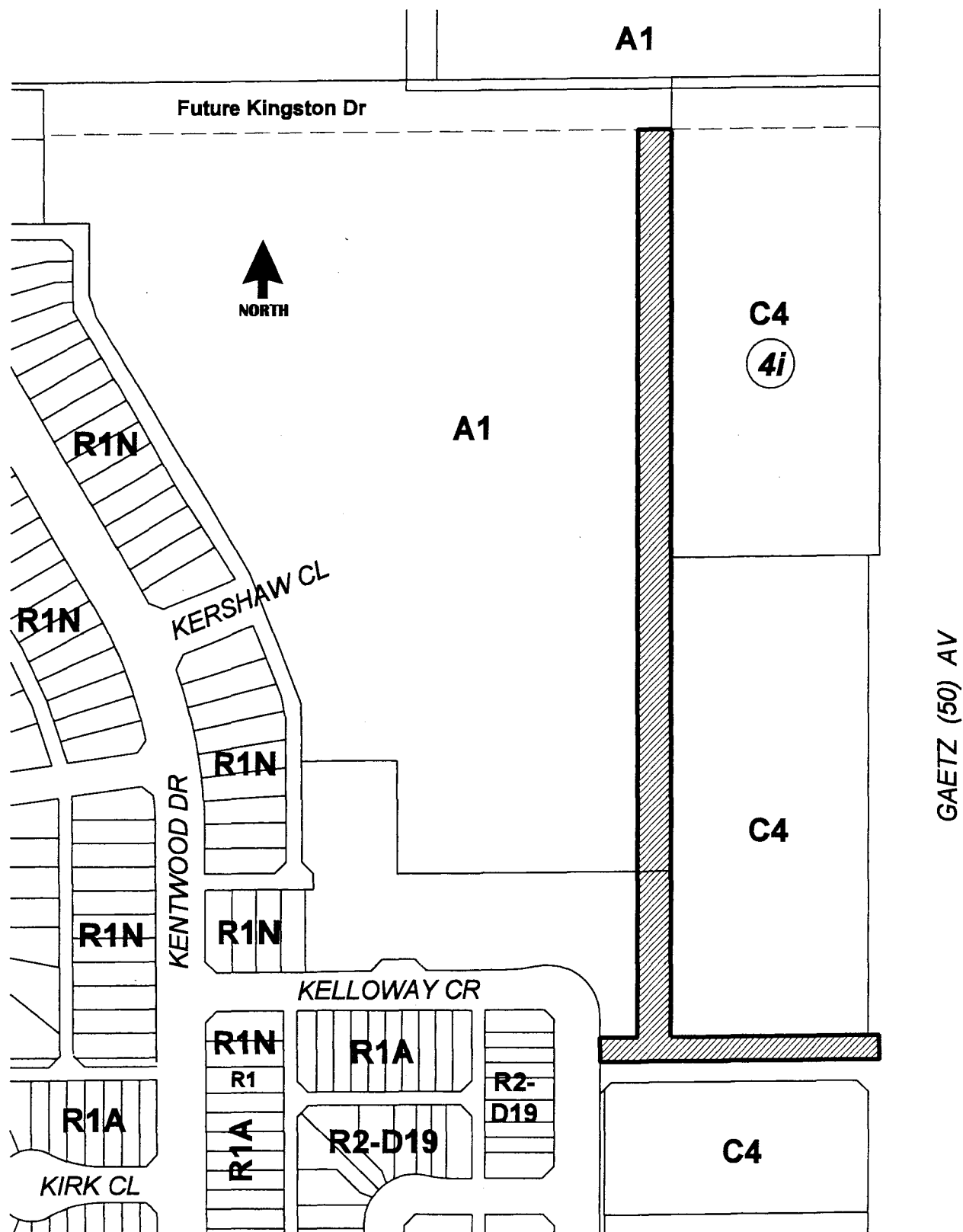
AND SIGNED BY THE MAYOR AND CITY CLERK this 15th day of August 2005.


MAYOR


DEPUTY CITY CLERK

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

A1 - Future Urban Development

P1 - Parks and Recreational

Change from :

A1 to P1 

MAP No. 18 / 2005

BYLAW No. 3156 / V - 2005



Legislative & Administrative Services

DATE: August 8, 2005

TO: City Council

FROM: Kelly Kloss, Legislative & Administrative Services Manager

SUBJECT: Land Use Bylaw Amendment 3156/W-2005
Portion of NE ¼ Sec. 7-38-27-W4M
Westlake – Phase 9
Trademark West Park Inc.

History

At the Monday, July 18, 2005 Council meeting, Council gave first reading to Land Use Bylaw Amendment 3156/W-2005.

Land Use Bylaw Amendment 3156/W-2005 provides for the rezoning of approximately 2.008 ha (4.96 ac) of land from A1 Future Urban Development District to R1 Residential Low Density District in order to develop Phase 9 of the Westlake neighbourhood. Phase 9 will include 24 residential lots, with a remainder.

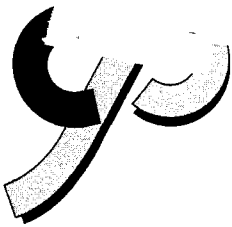
Public Consultation Process

A Public Hearing has been advertised for Monday, August 15, 2005 at 7:00 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 proceed with second and third readings of the bylaw.

Kelly Kloss
Manager



AND
**COMMUNITY
PLANNING
SERVICES**

7

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: July 6, 2005
TO: Kelly Kloss, Legislative and Administrative Services Manager
FROM: Martin Kvapil, Planning Assistant
RE: Land Use Bylaw Amendment No. 3156/W-2005
Portion of NE ¼ Sec. 7-38-27-W4M
Westlake Phase 9
Trademark West Park Inc.

Proposal

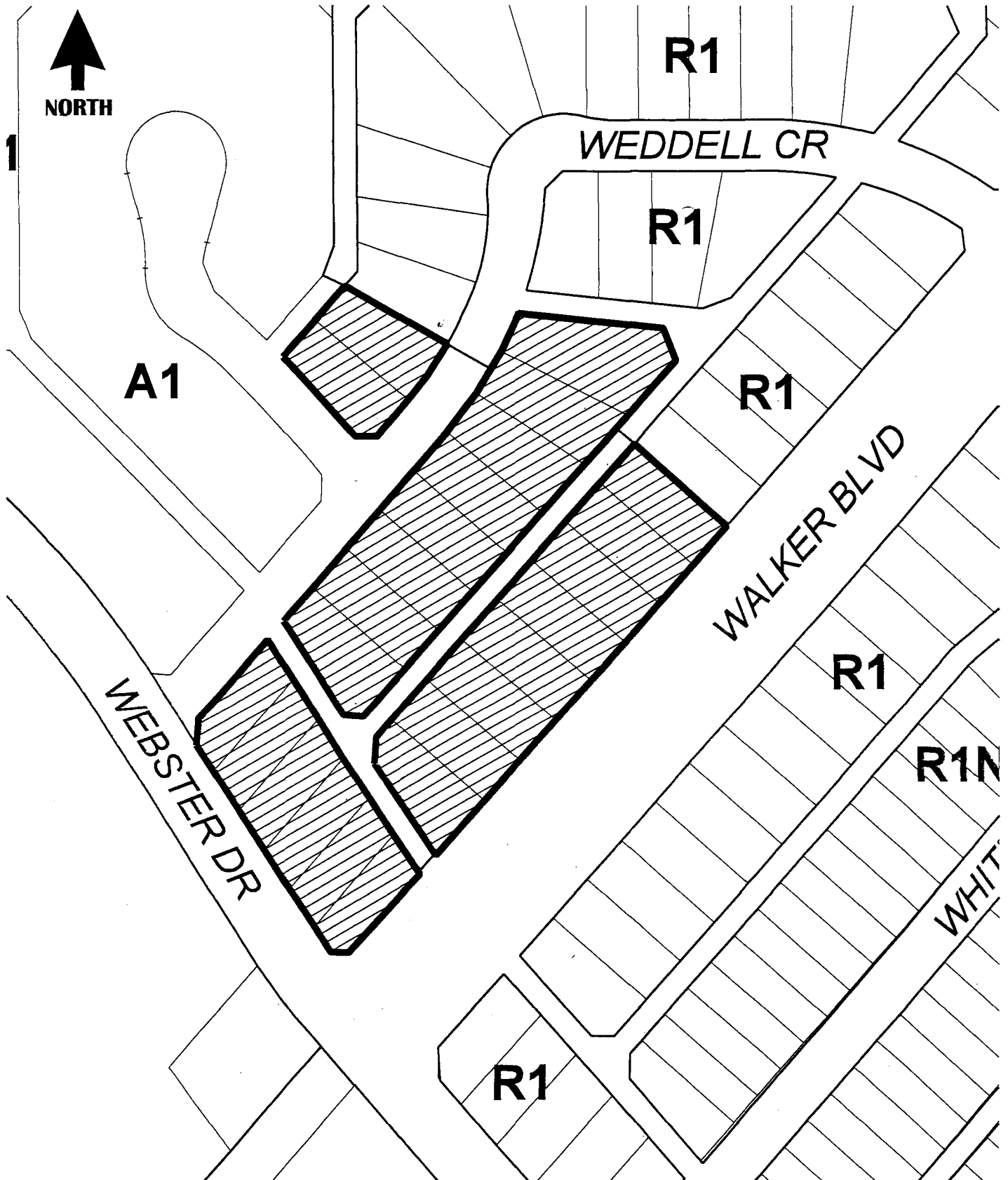
Trademark West Park Inc. is proposing to develop Phase 9 of the Westlake neighbourhood. Phase 9 is located within the northwesterly portion of the West Park Extension Neighbourhood Area Structure Plan (NASP). The applicant seeks to rezone approximately 2.008 ha (4.96 ac.) of land from A1 Future Urban Development District to R1 Residential Low Density District for the purpose of 24 residential lots, with a remainder.

Staff Recommendation

The proposal conforms with the West Park Extension Neighbourhood Area Structure Plan and therefore it is recommended that City Council proceed with first reading of Land Use Bylaw Amendment 3156/W-2005.

Martin Kvapil

Attachments




AFFECTED DISTRICTS:

A1 - Future Urban Development

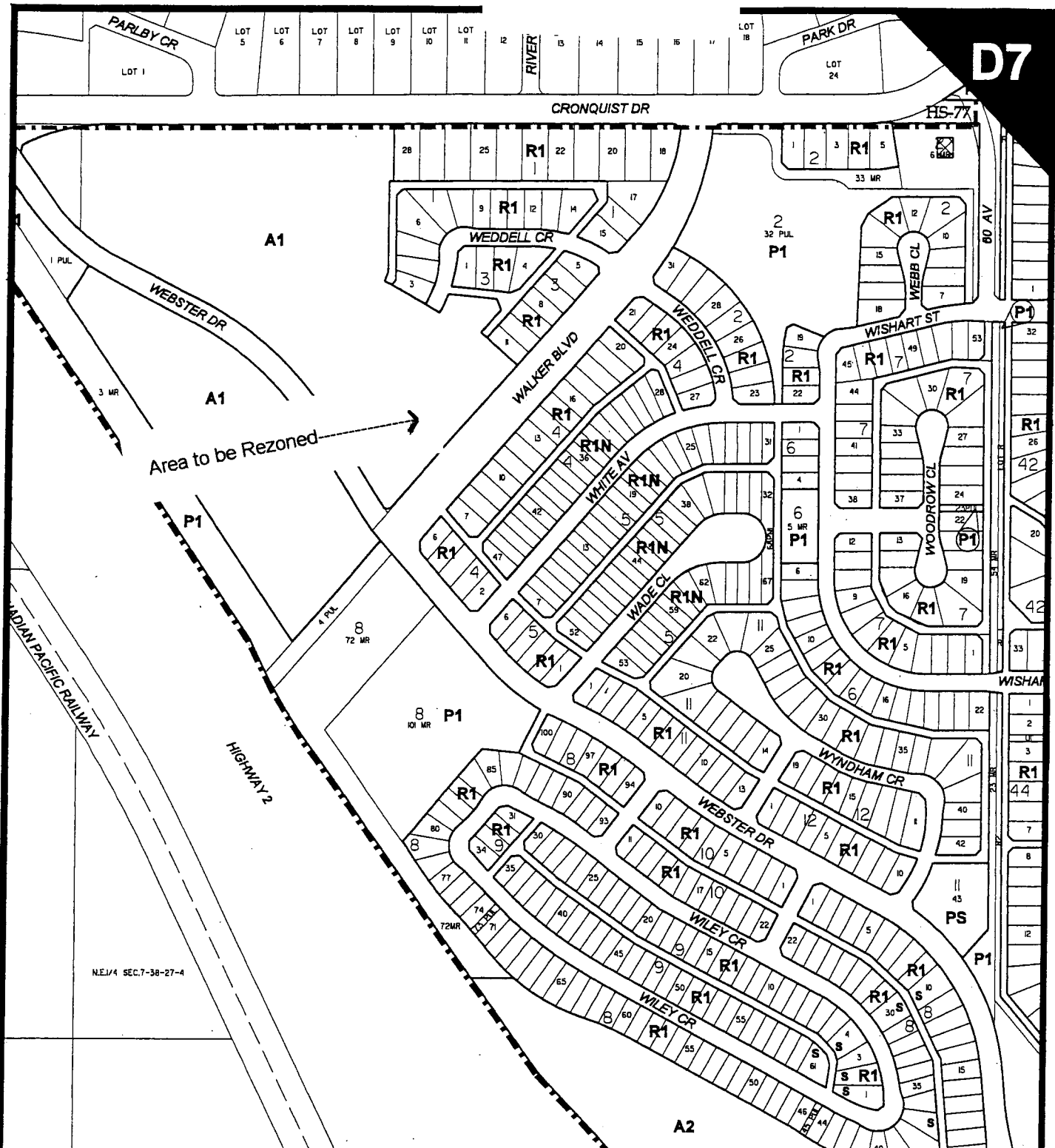
R1 - Residential (Low Density)

Change from :

A1 to R1 

MAP No. 19 / 2005

BYLAW No. 3156 / W- 2005



Part Six of the Bylaw
outlines the Land Use
District Definitions

refer to the Index Map
for the Legend



NORTH
Scale 1:5,000

© The City of Red Deer,
Engineering Department

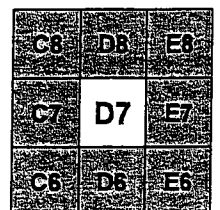
The City of Red Deer

Land Use Bylaw 3156/96

Amendments to NE 1/4 Sec 07

3156 / P-2002	May 21, 2002
3156 / EE-2002	July 15, 2002
3156 / E-2003	Mar 10, 2003
3156 / G-2003	Apr 22, 2003
3156 / H-2003	Apr 22, 2003
3156 / JJ-2003	Sept 8, 2003
3156 / OO-2003	Sept 8, 2003
3156 / R-2004	July 12, 2004

3156 / II-2004 Jan 17, 2005



NE 1/4 Sec 07
Twp 38 - Rge 27 - W4th

printed on
May 12, 2005



FILE COPY

LEGISLATIVE & ADMINISTRATIVE SERVICES

August 16, 2005

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

Dear Mr. Grelish:

Land Use Bylaw Amendment 3156/W-2005
Portion of NE ¼ Sec. 7-38-27-W4M
Westlake Phase 9

At the City of Red Deer's Council Meeting held August 15, 2005, a Public Hearing was held with respect to *Land Use Bylaw Amendment 3156/W-2005*. Following the Public Hearing, Land Use Bylaw Amendment 3156/W-2005 was given second and third readings, a copy of which is attached.

Land Use Bylaw Amendment 3156/W-2005 provides for the rezoning of approximately 2.008 ha (4.96 ac) of land from A1 Future Urban Development District to R1 Residential Low Density District in order to develop Phase 9 of the Westlake neighbourhood. Phase 9 will include 24 residential lots, with a remainder.

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

Sincerely,

for: 
Kelly Kloss
Manager

/attach.

c Parkland Community Planning Services

LUB AMENDMENT 3156/W-2005
Westlake Phase 9

DESCRIPTION: Rezoning from A1 to R1 to develop 24 lot density residential lots.

FIRST READING: July 18, 2005
FIRST PUBLICATION: July 29, 2005
SECOND PUBLICATION: August 5, 2005
PUBLIC HEARING & SECOND READING: August 15, 2005
THIRD READING: August 15, 2005

LETTERS REQUIRED TO PROPERTY OWNERS: YES ☒ NO ☐

DEPOSIT? YES ☒ \$ 400. NO ☐ BY: Trade Mark West Park Inc.

ACTUAL COST OF ADVERTISING:

\$ 318.24 X 2

TOTAL: \$ 636.48

MAP PREPARATION: \$ _____

TOTAL COST: \$ _____

LESS DEPOSIT RECEIVED: \$ 400.00

AMOUNT OWING/ (REFUND): \$ 236.48

INVOICE NO.: 168746

(Account No. 180.5901)

Batch # 707700

THE CITY OF RED DEER
Legislative & Administrative Services Department Payment Receipt

07 | 07 | 20
Year Month Day

Name: Trademark West Park Inc Reference: L.U.B. Advertising
2005-07-20

ITEM	Account Number (Business Unit.Object.Subsidiary)	Subledger	T	Asset ID No.	Amount
L.U.B. Advert	12055.5901				400.00
D.A.B. Fee	54.5722				
D.A.B. Advert	54.5901				
GST. REGISTRATION # R119311785					TOTAL 400.00

(40 349

NOT VALID UNLESS MACHINE PRINTED HERE

City of Red Deer
TRADEMARK WEST PARK INCQ

Receipt # 298332
Initials: JG
Date: 2005-07-20

Type	Account	Amount
General	GL	\$400.00
ADVERTISING RECOVERY 3156/W-2005		

Tax Amount:	\$0.00

	\$400.00
	=====
Cash Received:	\$0.00
Cheque Received:	\$400.00
Cheque Number:	349
Other Received:	\$0.00

	\$400
	=====
Change:	\$0.00

July 26, 2005

«Prime_Owner_Name»

«Owner_Address_1»

«Owner_Address_2»

«Owner_Address_3»

«Owner_Address_4»

Dear Sir/Madam:

**Re: Rezoning Westlake Phase 9
Land Use Bylaw Amendment 3156/W-2005**

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

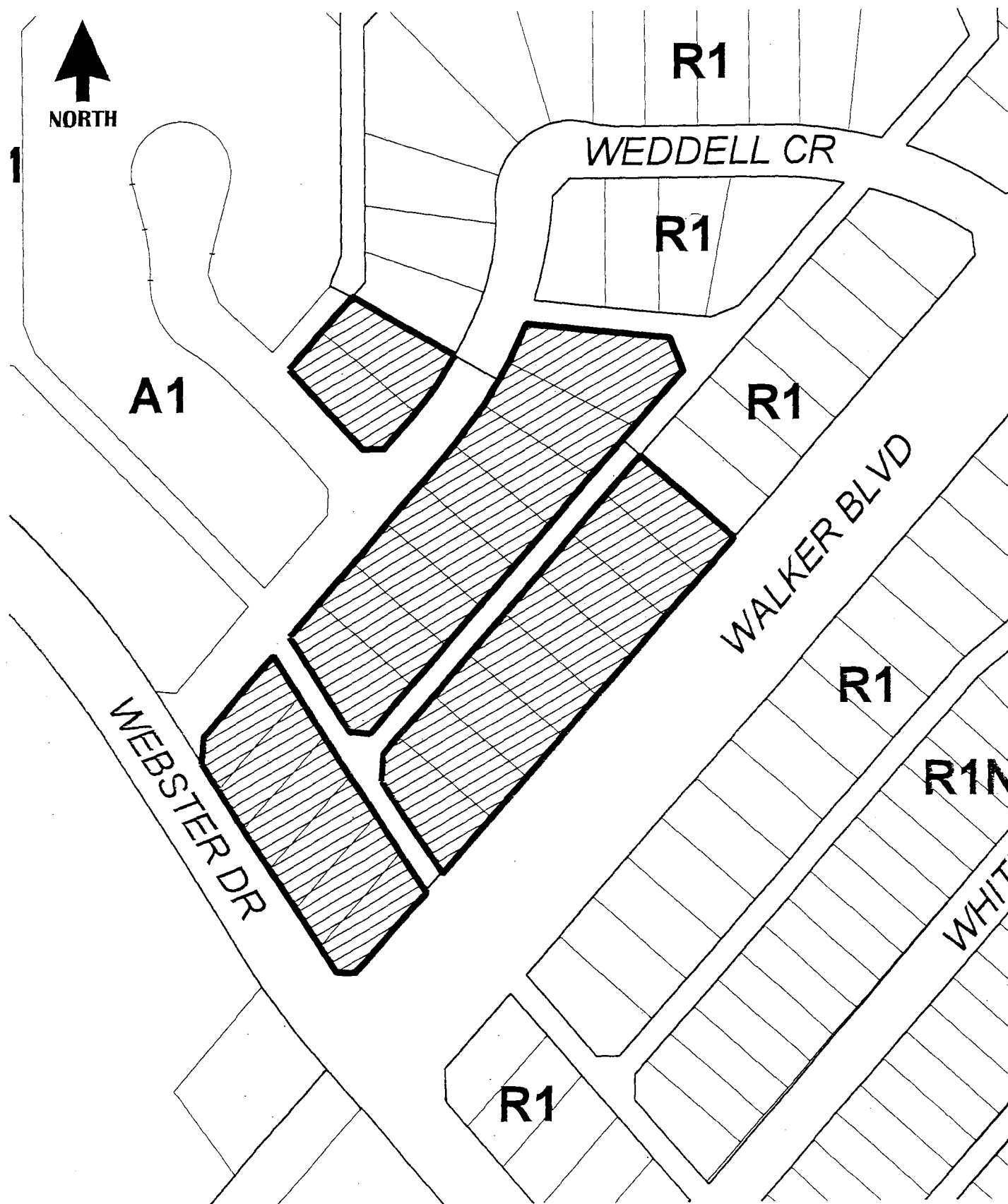
City Council proposes to pass **Land Use Bylaw Amendment 3156/W-2005**, which provides for the rezoning of approximately 2.008 hectares (4.96 acres) of land described as a Portion of NE ¼ Section 7-38-27-W4, from A1 Future Urban Development District to R1 Residential Low Density District. This will provide for 24 residential 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.

City Council will hear from any person claiming to be affected by the proposed bylaw at a Public Hearing on **Monday, August 15, 2005** at 7:00 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 our office by **Tuesday, August 9, 2005**. Otherwise, you may submit your letter or petition at the Council meeting or you can simply tell Council your views at the Public Hearing. 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
/te
encl.



AFFECTED DISTRICTS:

A1 - Future Urban Development

R1 - Residential (Low Density)

Change from :

A1 to R1 

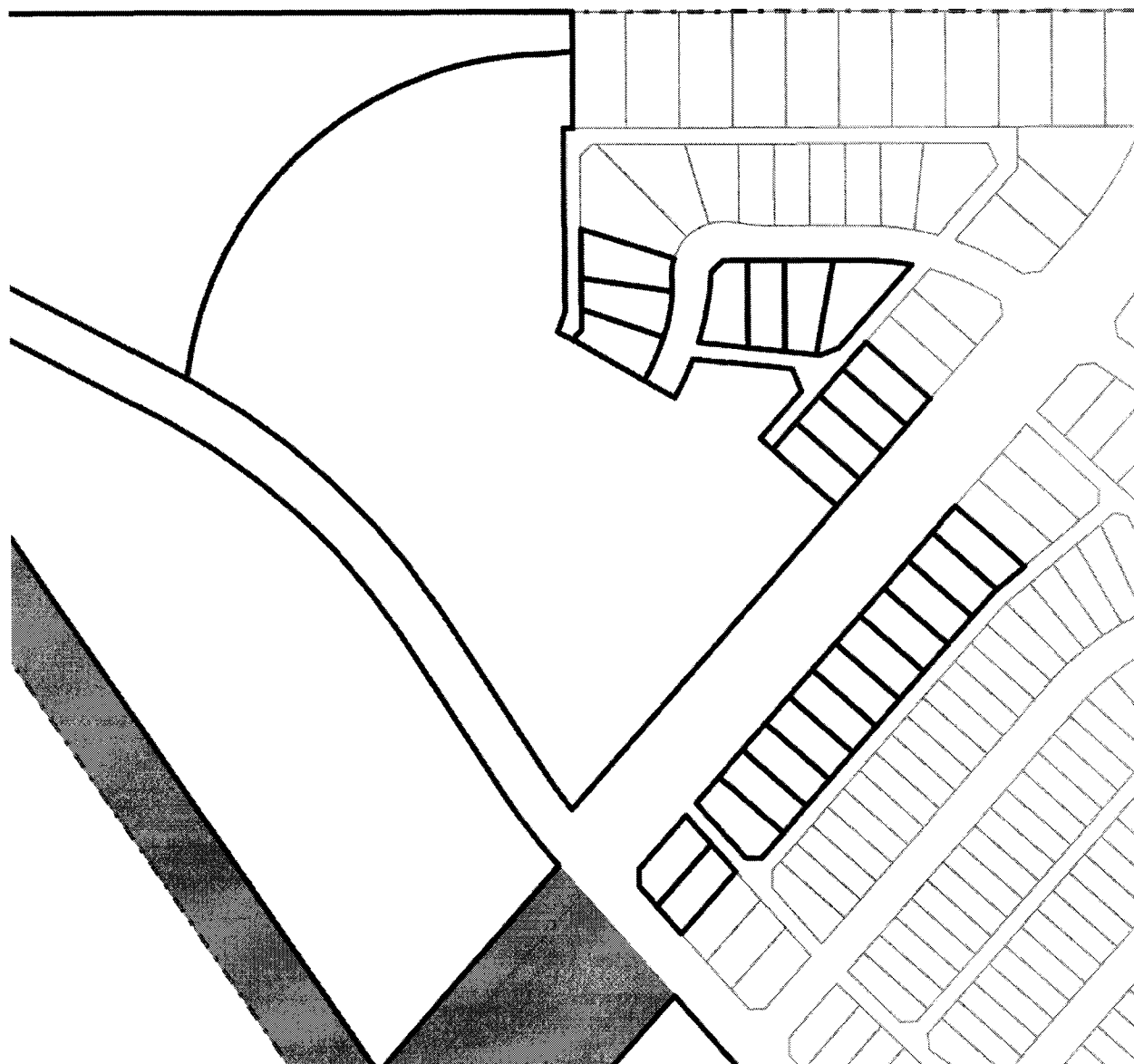
MAP No. 19 / 2005
BYLAW No. 3156 / W - 2005

3156/W-2005 - Westlake.

Prime Owner Name	Owner Address 1	Owner Address 2	Owner Adc Owner Address 4
CAMERON & PATRICIA ANNE CARLSON	92 WEDDELL CRES	RED DEER, AB T4N 7E3	
ANN-MARIE SARGENT	88 WEDELL CRES	RED DEER, AB T4N 7E3	
PARRY & CAROLEEN ROBERTSON	84 WEDDELL CRES	RED DEER, AB T4N 7E3	
EXECUTIVE BUILDERS GROUP INC	2-7429 49 AVE	RED DEER, AB T4P 1N2	
HOUSE WRIGHT CONTRACTING LTD	3742 44 AV	RED DEER, AB T4N 3H5	
BEVERLEY ANN HANES	109 WEDDELL CRES	RED DEER, AB T4N 7E3	
CHRIS WALTER & TARRA LIZEE	105 WEDDELL CRES	RED DEER, AB T4N 7E3	
WILMA E A HEAL	294 WEBSTER DR	RED DEER, AB T4N 7E4	
NORMAN M & LINDA GILLESPIE	290 WEBSTER DR	RED DEER, AB T4N 7E4	
DIAMOND KEY HOMES LTD	4605A 63 ST	RED DEER, AB T4N 7A6	
CRYSTAL LEIGH COOKE	64 WALKER BL	RED DEER, AB T4N 7E4	
SEAN D O'DONNELL	61 WALKER BLVD	RED DEER, AB T4N 7E4	
BRENT SOMMER	60 WALKER BLVD	RED DEER, AB T4N 5L8	
ALLAN J & SHANI M WILHELM	57 WALKER BLVD	RED DEER, AB T4N 7E4	
KENNETH GENE & MARION HALVORSON	56 WALKER BLVD	RED DEER, AB T4N 7E4	
RYAN ALAN VOICE	53 WALKER BLVD	RED DEER, AB T4N 7E4	
CLINTON JAMES HUSE & KELLY ANN GRE	45 WALKER BL	RED DEER, AB T4N 7E4	
LEONIDES LABUGUEN & LOLITA DIGYAO	37 WALKER BLVD	RED DEER, AB T4N 7E4	
TERRY & CONNIE RANDELL	33 WALKER BLVD	RED DEER, AB T4N 7E4	
1035480 ALBERTA LTD	R R 1 SITE 8 BOX 9	SYLVAN LAKE, AB T4S 1X6	
TRADEMARK WEST PARK INC	200-6245 136 ST	SURREY, BC V3X 1H3	



LUB Amendment 3156/W-2005 - Westlake



LEGEND

Legal Fabric
Parcel Fabric
Streets
Base



2005/07/20
Scale 1 : 2915

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

Copyright © 2005 The City of Red Deer

**Westlake Phase 9
Land Use Bylaw Amendment**

Mailed Out
July 26/05.

City Council proposes to pass **Land Use Bylaw Amendment 3156/W-2005**, which provides for the rezoning of approximately 2.008 hectares (4.96 acres) of land described as a Portion of NE ¼ Section 7-38-27-W4, from A1 Future Urban Development District to R1 Residential Low Density District. This will provide for 24 residential 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.

“Map”

City Council will hear from any person claiming to be affected by the proposed bylaws at a Public Hearing on **Monday, August 15, 2005** at 7:00 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, August 9, 2005**. Otherwise, you may submit your letter or petition at the Council meeting or you can simply tell Council your views at the Public Hearing. 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: July 29 & August 5, 2005)



Council Decision – July 18, 2005

Legislative & Administrative Services

DATE: July 19, 2005
TO: Martin Kvapil, Parkland Community Planning Services
FROM: Kelly Kloss, Legislative & Administrative Services Manager
SUBJECT: Land Use Bylaw Amendment 3156/W-2005
Portion of NE ¼ Sec. 7-38-27-W4M
Westlake – Phase 9
Trademark West Park Inc.

Reference Report:

Parkland Community Planning Services, dated July 6, 2005

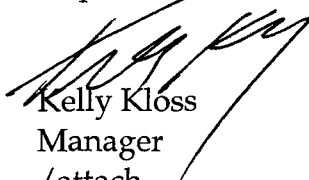
Bylaw Readings:

Land Use Bylaw Amendment 3156/W-2005 was given first reading. A copy of the bylaw is attached.

Report Back to Council: Yes. A Public Hearing will be held on Monday, August 15, 2005 at 7:00 p.m. in Council Chambers, during Council's regular meeting.

Comments/Further Action:

Land Use Bylaw Amendment 3156/V-2005 provides for the rezoning of approximately 2.008 ha (4.96 ac) of land from A1 Future Urban Development District to R1 Residential Low Density District in order to develop Phase 9 of the Westlake neighbourhood. Phase 9 will include 24 residential lots, with a remainder. This office will now proceed with the advertising for a Public Hearing. Trademark West Park Inc. will be responsible for the advertising costs in this instance.


Kelly Kloss
Manager
/attach.
/chk

c Director of Development Services
Inspections & Licensing Manager
Land & Economic Development Manager
C. Adams, Administrative Assistant
T. Edwards, Clerk Steno

BYLAW NO. 3156/W-2005

Being a bylaw to amend Bylaw No. 3156/96, 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 D7" contained within "Schedule B" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 19/2005 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 18th day of July 2005.

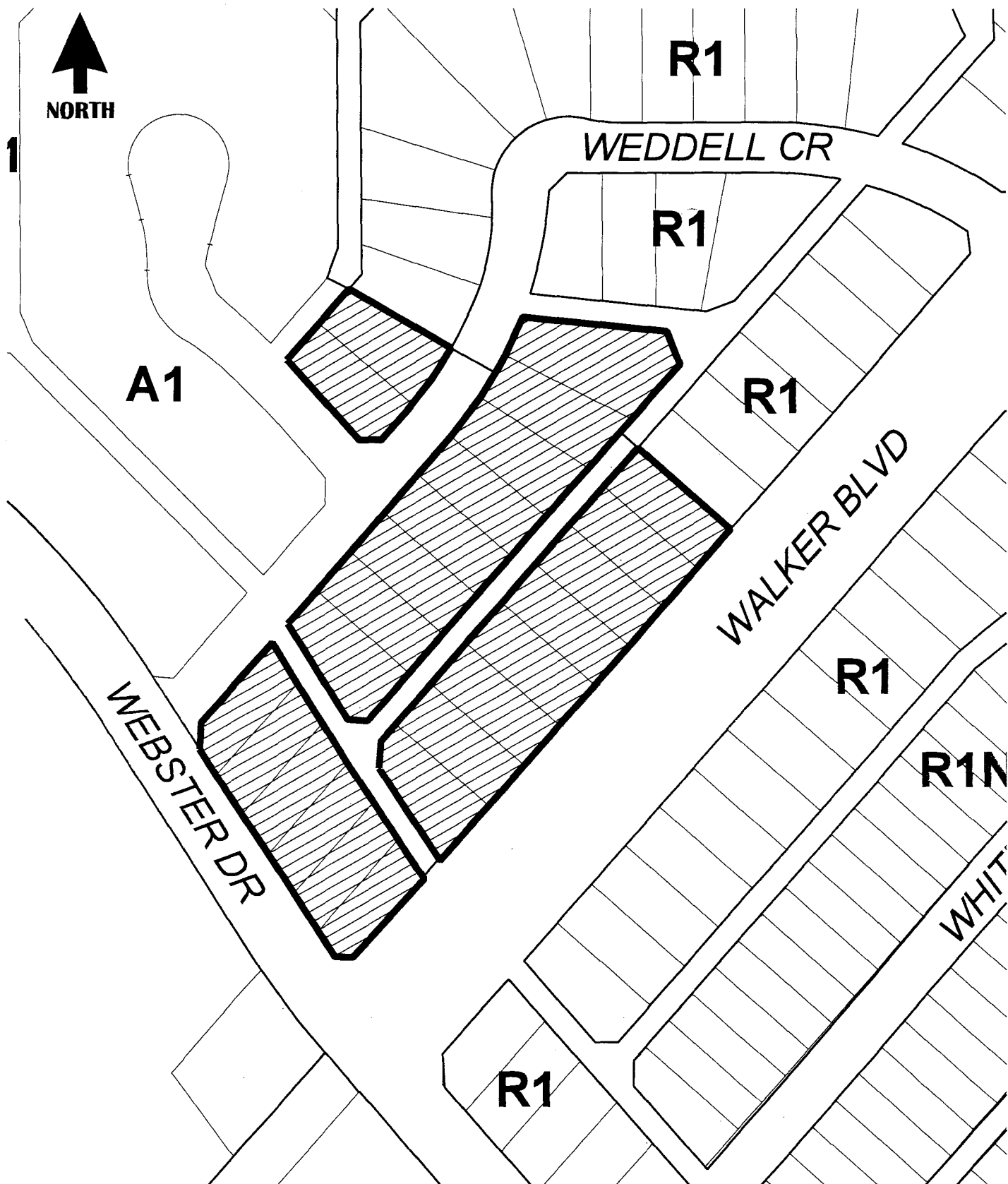
READ A SECOND TIME IN OPEN COUNCIL this day of 2005.

READ A THIRD TIME IN OPEN COUNCIL this day of 2005.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2005.

MAYOR

CITY CLERK




AFFECTED DISTRICTS:

A1 - Future Urban Development

R1 - Residential (Low Density)

Change from :

A1 to R1 

MAP No. 19 / 2005
BYLAW No. 3156 / W - 2005



LEGISLATIVE & ADMINISTRATIVE SERVICES

July 19, 2005

Ph: 343-7503 ext. 25
Fax: 1-604-590-6766

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

Dear Mr. Grelish:

Land Use Bylaw Amendment 3156/W-2005
Portion of NE ¼ Sec. 7-38-27-W4M
Westlake Phase 9

Red Deer City Council gave first reading to *Land Use Bylaw Amendment 3156/W-2005* at the City of Red Deer's Council meeting held Monday, July 18, 2005. For your information, a copy of the bylaw is attached.

W

Land Use Bylaw Amendment 3156/V-2005 provides for the rezoning of approximately 2.008 ha (4.96 ac) of land from A1 Future Urban Development District to R1 Residential Low Density District in order to develop Phase 9 of the Westlake neighbourhood. Phase 9 will include 24 residential lots, with a remainder.

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, August 15, 2005 at 7:00 p.m. in Council Chambers of City Hall during Council's regular meeting.

According to the *Land Use Bylaw*, The City requires a deposit before public advertising. An amount equal to the estimated cost of advertising, which in this instance is \$400, is required by Wednesday, July 27, 2005. You will be invoiced for or refunded the difference once the actual cost of advertising is known.

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

Sincerely,

Kelly Kloss
Manager
/attach.

c Parkland Community Planning Services
C. Adams, Administrative Assistant



Council Decision – August 15, 2005

Legislative & Administrative Services

DATE: August 16, 2005
TO: Martin Kvapil, Parkland Community Planning Services
FROM: Nona Housenga, Deputy City Clerk
SUBJECT: Land Use Bylaw Amendment 3156/W-2005
Portion of NE ¼ Sec. 7-38-27-W4M
Westlake – Phase 9
Trademark West Park Inc.

Reference Report:

Parkland Community Planning Services, dated July 6, 2005


Bylaw Readings:

Land Use Bylaw Amendment 3156/W-2005 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 3156/W-2005 provides for the rezoning of approximately 2.008 ha (4.96 ac) of land from A1 Future Urban Development District to R1 Residential Low Density District in order to develop Phase 9 of the Westlake neighbourhood. Phase 9 will include 24 residential lots, with a remainder. This office will amend the Land Use Bylaw and distribute copies in due course.


Nona Housenga
Deputy City Clerk

/chk
attchs.

c Director of Development Services
Inspections & Licensing Manager
Land & Economic Development Manager
City Assessor
D. Kutinsky, Graphics Designer
S. Marks, Graphics Designer
T. Edwards, Clerk Steno

BYLAW NO. 3156/W-2005

Being a bylaw to amend Bylaw No. 3156/96, 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 D7" contained within "Schedule B" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 19/2005 attached hereto and forming part of the bylaw.


READ A FIRST TIME IN OPEN COUNCIL this 18th day of July 2005.

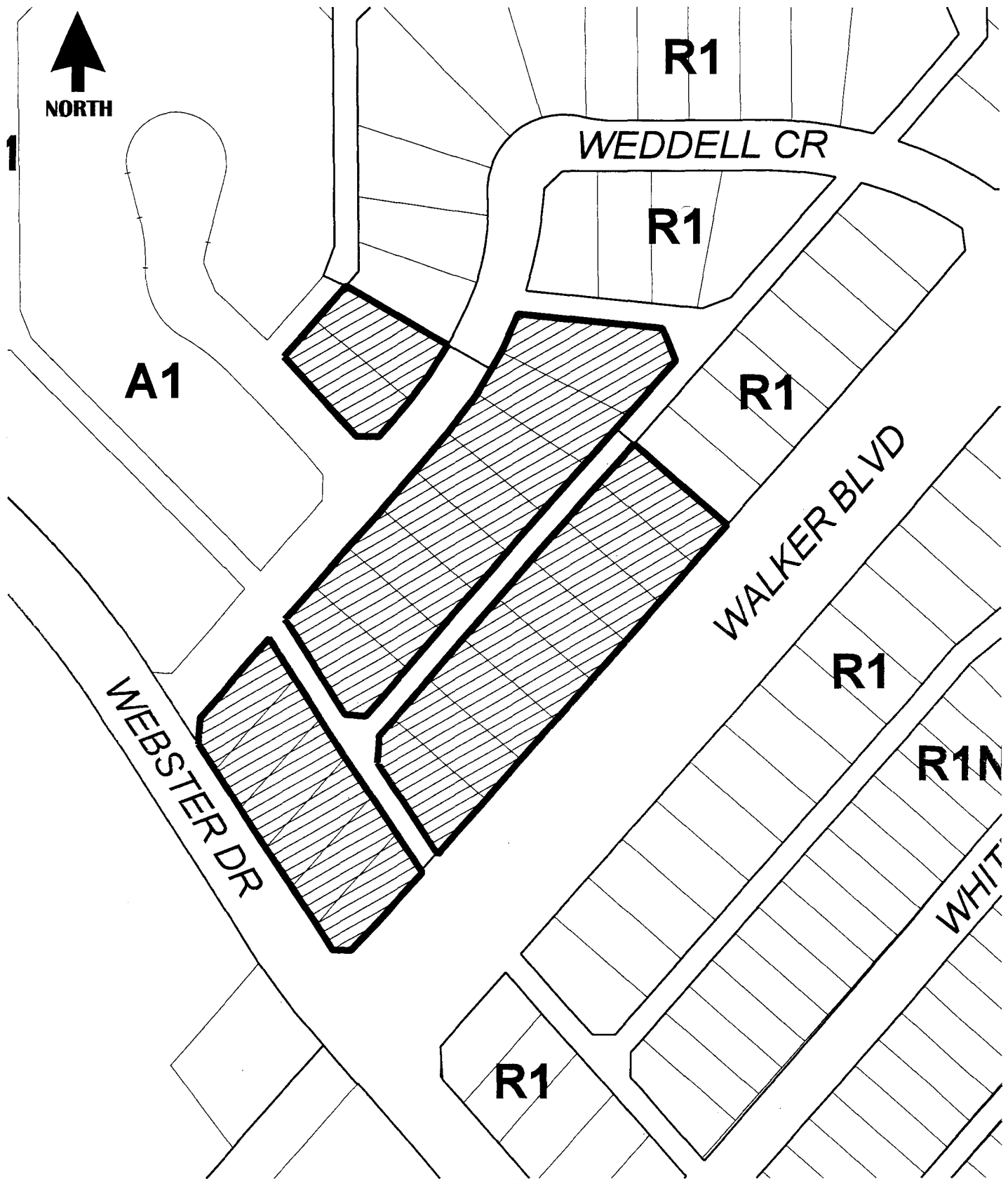
READ A SECOND TIME IN OPEN COUNCIL this 15th day of August 2005.

READ A THIRD TIME IN OPEN COUNCIL this 15th day of August 2005.

AND SIGNED BY THE MAYOR AND CITY CLERK this 15th day of August 2005.


MAYOR


Deputy CITY CLERK



AFFECTED DISTRICTS:

A1 - Future Urban Development

R1 - Residential (Low Density)

Change from :

A1 to R1 

MAP No. 19 / 2005

BYLAW No. 3156 / W - 2005

Item No. 3

**Legislative & Administrative Services**

DATE: August 8, 2005
TO: City Council
FROM: Kelly Kloss, Legislative & Administrative Services Manager
SUBJECT: Road Closure Bylaw 3349/2005
Road Closure (5157 MC) – 77th Street and
Consolidation of Land – Lot C2 Plan 273 RS

History

At the Monday, July 18, 2005 Council meeting, Council gave first reading to Road Closure Bylaw 3349/2005.

Road Closure Bylaw 3349/2005 provides for the closure of a portion of right of way for road (5157 MC) that will be consolidated with surplus land owned by The City of Red Deer due to the realignment of 77th Street. Secura Technologies would like to purchase this land and rezone it to I2 heavy industrial development.

Public Consultation Process

A Public Hearing has been advertised for Monday, August 15, 2005 at 7:00 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 proceed with second and third readings of the bylaw.

fw: 
Kelly Kloss
Manager

Memo

Date: July 11, 2005

To: Kelly Kloss, Manager Legislative and Administrative Services

From: Howard Thompson, Land & Economic Development Manager

Re: **Road Closure (5157 MC) – 77th Street and
Consolidation of land Lot C2 Plan 273 RS**

Secura Technologies Inc. has purchased the former Canada Packers site in Riverside Heavy. Ron Sekura of Secura Technologies Inc. is interested in acquiring the adjacent surplus land, which includes property that is currently C2 Plan 273 RS and a portion of the right of way for road (5157 MC). The surplus land is owned by the City of Red Deer and is leftover due to the realignment of 77 Street. Please review attached site map with subject property shaded.

Land and Economic Development have through internal review and discussions with local appraisers determined that \$72,000.00 per acre is representative of the market value for serviced I2 heavy industrial development land. Combining Lot C2 Plan 273 RS and the portion of road (5157 MC) will result in the area size being approximately 0.636 hectares or 1.57 acres. The purchaser intends to develop the land for industrial uses, which is consistent with future I-2 zoning. The minimum site area within the I2 district is 1.2 hectares, therefore in order to meet the requirements of the Land Use Bylaw further consolidation with adjacent parcels of land will be required. Re-zoning to I2 of the potential road closure will be provided in another part of the Council agenda. The purchaser has agreed to this price and the consolidation of their adjacent land. They have also agreed to pay all other costs associated with this transaction including legal survey and advertising costs.

In order to proceed with this disposition the road must be closed to public travel by bylaw. The purchaser's legal surveyor provided the following as a legal description of the road to be closed:

"Plan 5157 M.C

All that portion of 77 Street as shown on Plan 5157 M.C. lying within the limits on Subdivision Plan _____."

RECOMMENDATION

Land and Economic Development recommend:

1. That City Council give first reading to a Bylaw having the effect of closing the following:

"Plan 5157 M.C

All that portion of 77 Street as shown on Plan 5157 M.C. lying within the limits on Subdivision Plan _____."

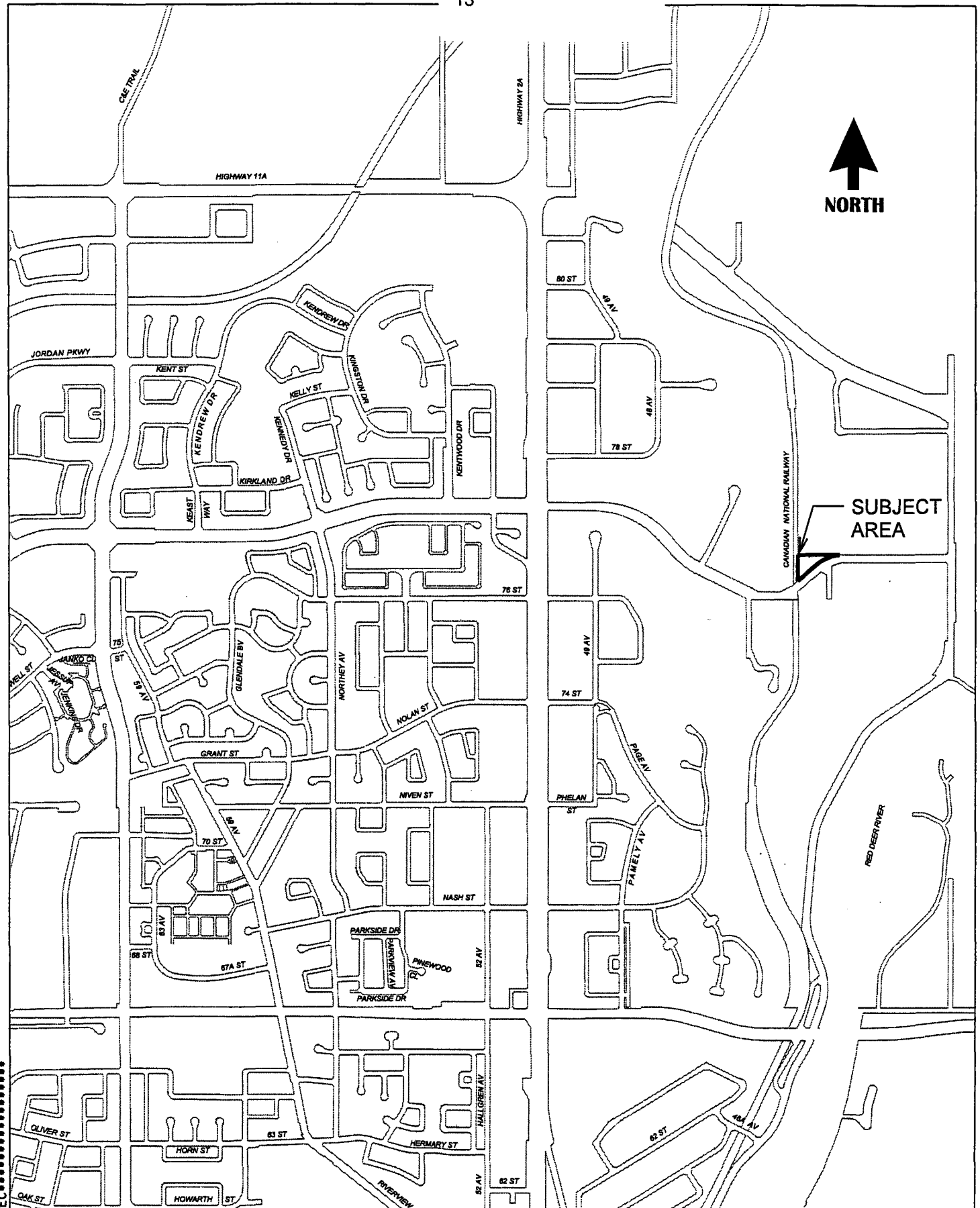
City Clerk
Page 2

2. That Council approves the sale of a portion of 77th Street as described previously and Lot C2 Plan 273 RS to Secura Technologies Inc. subject to the following:
 - The purchase price to be \$72,000.00 per acre with the proceeds of the sale going to the road reserve fund and land bank in proportionate amounts.
 - The purchaser is responsible for all costs associated with re-zoning, legal survey and advertising costs.
 - The purchaser consolidating the subject lands with their adjacent lands.
 - The purchaser granting Utility Rights of Way for all utilities within the land to be sold.
 - Purchaser entering into a agreement to purchase land with the City of Red Deer
 - Passage of Road Closure Bylaw 3349/2005.

Howard S. Thompson

Att.

c: Tom Warder, Engineering Services Manager
Martin Kvapil, Parkland Community Planning Services



GATX
Rail Canada

LAND TO BE SOLD ROAD TO BE CLOSED

5157 MC

77 ST

C2

Action
Fibre Glass

**Four Seasons
Services Ltd**

42 AV

**BJ Services
Company Canada**

LEGEND:



5157 MC

AREA=0.344ha



C2

AREA=0.292ha



TOTAL SUBJECT AREA

AREA=0.636ha



EXISTING BUILDING



DRAWN BY: CDC

DATE: JULY, 2005

SCALE: 1:2000

77 Street Road Closure

APPROVED BY:

(ENGINEER)
DRAWING NO.:



Council Decision – August 15, 2005

Legislative & Administrative Services

DATE: August 16, 2005

TO: Howard Thompson, Land & Economic Development Manager

FROM: Nona Housenga, Deputy City Clerk

SUBJECT: Road Closure Bylaw 3349/2005
Road Closure (5157 MC) – 77th Street and
Consolidation of Land - Lot C2 Plan 273 R3

Reference Report:

Land & Economic Development Manager, dated July 11, 2005

Bylaw Readings:

Road Closure Bylaw 3349/2005 was given second and third readings. A copy of the bylaw is attached.

Report Back to Council: No

Comments/Further Action:

Road Closure Bylaw 3349/2005 provides for the closure of a portion of right of way for road (5157 MC) that will be consolidated with surplus land owned by The City of Red Deer due to the realignment of 77th Street. Secura Technologies would like to purchase this land and rezone it to I2 heavy industrial development. A certified copy of Road Closure Bylaw 3349/2005 is attached for your use.


Nona Housenga

Deputy City Clerk

/chk
attchs.

- c Director of Development Services
- Inspections & Licensing Manager
- Parkland Community Planning Services
- City Assessor
- D. Kutinsky, Graphics Designer
- S. Marks, Graphics Designer
- T. Edwards, Clerk Steno

BYLAW NO. 3349/2005

Being a bylaw to close portions of road in the City of Red Deer, as described herein.

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

1 The following portions of roadway in the City of Red Deer are hereby closed:

"Plan 5157 M.C.


All that portion of 77 Street as shown on Plan 5157 M.C. lying within the limits on Subdivision Plan _____."

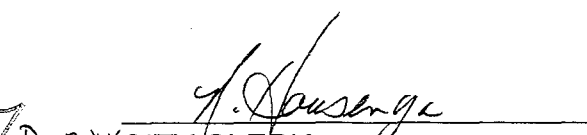
READ A FIRST TIME IN OPEN COUNCIL this 18th day of July 2005.

READ A SECOND TIME IN OPEN COUNCIL this 15th day of August 2005.

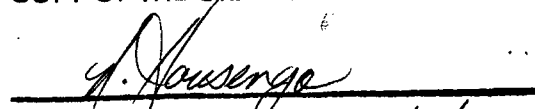
READ A THIRD TIME IN OPEN COUNCIL this 15th day of August 2005.

AND SIGNED BY THE MAYOR AND CITY CLERK this 15th day of August 2005.


MAYOR


DEPUTY CITY CLERK

CERTIFIED TO BE A TRUE AND CORRECT
COPY OF THE ORIGINAL


Deputy City Clerk



Legislative & Administrative Services

DATE: August 8, 2005
TO: City Council
FROM: Kelly Kloss, Legislative & Administrative Services Manager
SUBJECT: Land Use Bylaw Amendment 3156/X-2005
Portion of Proposed Closed Road, Plan 5157MC
77 Street
Riverside Heavy Industrial

History

At the Monday, July 18, 2005 Council meeting, Council gave first reading to Land Use Bylaw Amendment 3156/X-2005.


Land Use Bylaw Amendment 3156/X-2005 provides for the rezoning of approximately 0.344 ha (0.85 ac) of land from Road to I2 Heavy Industrial District in order to consolidate a parcel of land to be purchased by Secura Technologies Inc.

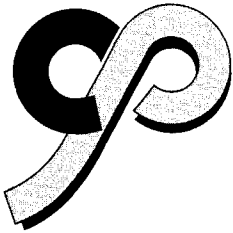
Public Consultation Process

A Public Hearing has been advertised for Monday, August 15, 2005 at 7:00 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 proceed with second and third readings of the bylaw.

fw: 
Kelly Kloss
Manager



DATE: July 7, 2005

TO: Kelly Kloss, Legislative and Administrative Services Manager

FROM: Martin Kvapil, Planning Assistant

RE: Land Use Bylaw Amendment No. 3156/X-2005
Portion of Proposed Closed Road, Plan 5157MC
77 Street
Riverside Heavy Industrial

Proposal

The City of Red Deer seeks to rezone a proposed closed portion of road to I2 Heavy Industrial District. This closed portion would contain approximately 0.344 ha (0.85 ac.) of land. The proposed rezoning is being sought concurrently with a road closure bylaw and, upon successful closure and rezoning, the subject portion of land would be consolidated with adjacent parcels, in accordance with a prior subdivision application approval (RED 5210, May 24, 2005).

Staff Recommendation

Subject to first reading of the applicable road closure bylaw, it is recommended that City Council proceed with first reading of Land Use Bylaw Amendment 3156/X-2005.

Martin Kvapil

Attachments

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



I2

CN RAIL

I2

77 ST

42 AV

I2

AFFECTED DISTRICTS:
I2 - Heavy Industrial

Change from :
ROAD to I2



MAP No. 20 / 2005
BYLAW No. 3156 / X - 2005



FILE COPY

LEGISLATIVE & ADMINISTRATIVE SERVICES

August 16, 2005

Mr. R. Sekura
Secura Inc.
Box 7949
Drayton Valley, AB T7A 1S9

Dear Mr. Sekura:

*Road Closure Bylaw 3349/2005 – Plan 5157 MC
Consolidation of Land – Lot C2 Plan 273 RS
Land Use Bylaw Amendment 3156/X-2005
Portion of Proposed Closed Road – Plan 5157MC
77th Street - Riverside Heavy Industrial*

At the City of Red Deer's Council Meeting held August 15, 2005 Public Hearings were held with respect to *Road Closure Bylaw 3349/2005* and *Land Use Bylaw Amendment 3156/X-2005*. Following the Public Hearings, *Road Closure Bylaw 3349/2005* and *Land Use Bylaw Amendment 3156/X-2005* were given second and third readings, copies of which are attached.

Road Closure Bylaw 3349/2005 provides for the closure of a portion of right of way for road (5157 MC) that will be consolidated with surplus land owned by The City of Red Deer due to the realignment of 77th Street. Secura Technologies would like to purchase this land and rezone it to I2 heavy industrial development. *Land Use Bylaw Amendment 3156/X-2005* provides for the rezoning of approximately 0.344 ha (0.85 ac) of land from Road to I2 Heavy Industrial District in order to consolidate a parcel of land to be purchased by Secura Technologies Inc.

Please contact Mr. Howard Thompson, Land & Economic Development Manager at 342-8106 if you have any questions regarding the consolidation of land.

Sincerely,

fw: H. Housenaga
Kelly Kloss
Manager
/attach.

c Land & Economic Development Manager
Parkland Community Planning Services

LUB AMENDMENT 3156/X-2005 & ROAD CLOSURE 3349/2005
Riverside Heavy Industrial

DESCRIPTION: Road Closure and LUB Amendment to allow for consolidation of land in the Riverside Heavy Industrial area.

FIRST READING: July 18, 2005
FIRST PUBLICATION: July 29, 2005
SECOND PUBLICATION: August 5, 2005
PUBLIC HEARING & SECOND READING: August 15, 2005
THIRD READING: August 15, 2005

LETTERS REQUIRED TO PROPERTY OWNERS: YES ☒ NO ☐

DEPOSIT? YES ☒ \$ 400. NO ☐ BY: Secura Inc.

ACTUAL COST OF ADVERTISING:

\$ 369.92 X 2

TOTAL: \$ 739.84

MAP PREPARATION: \$ _____

TOTAL COST: \$ _____

LESS DEPOSIT RECEIVED: \$ _____

AMOUNT OWING/ (REFUND): \$ 739.84

INVOICE NO.: 168743

(Account No. 180.5901)

Batch # 707700

July 26, 2005

«Prime_Owner_Name»
«Owner_Address_1»
«Owner_Address_2»
«Owner_Address_3»
«Owner_Address_4»

Dear Sir/Madam:

**Re: Rezoning Riverside Heavy Industrial – 77 Street
Land Use Bylaw Amendment 3156/X-2005**

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

City Council proposes to pass **Road Closure Bylaw 3349/2005** for the purpose of closing a portion of roadway described as 'all that portion of 77 Street as shown on Plan 5157 M.C. lying within the limits on Subdivision Plan ____'.

Council also proposes to pass **Land Use Bylaw Amendment 3156/X-2005**, which provides for the rezoning of approximately 0.344 hectares (0.85 acres) of land from Road to I2 Heavy Industrial District in order to consolidate a parcel of land described as Lot C2, Plan 273 RS. 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 any person claiming to be affected by the proposed bylaw at a Public Hearing on **Monday, August 15, 2005** at 7:00 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 our office by **Tuesday, August 9, 2005**. Otherwise, you may submit your letter or petition at the Council meeting or you can simply tell Council your views at the Public Hearing. 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
/te
encl.



NORTH

I2

CN RAIL

I2

77 ST

42 AV

I2

AFFECTED DISTRICTS:
I2 - Heavy Industrial

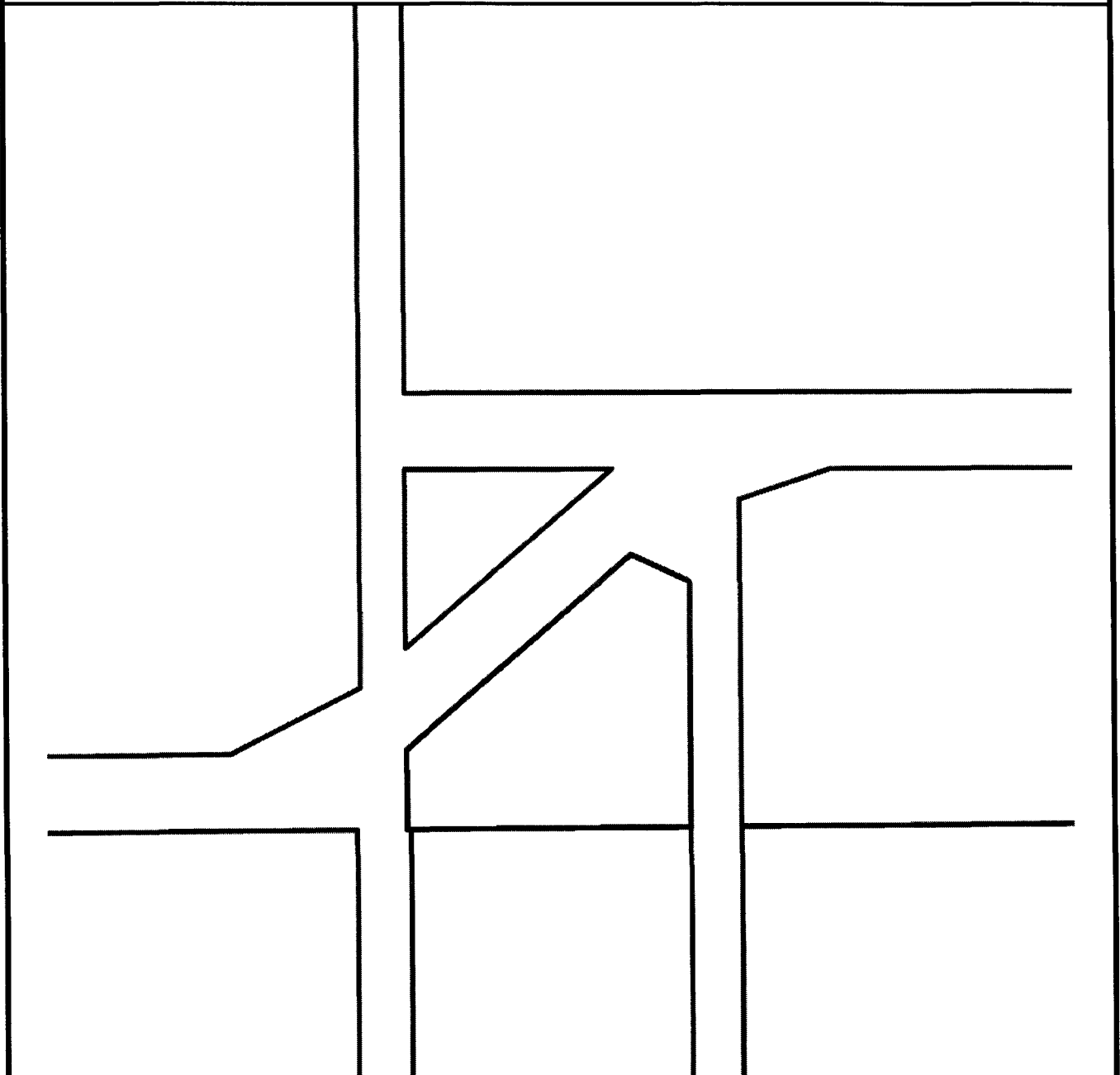
Change from :
ROAD to I2



MAP No. 20 / 2005
BYLAW No. 3156 / X - 2005



LUB Amendment 3156/X-2005 - Road Closure Bylaw 3349/2005



LEGEND

Legal Fabric
Parcel Fabric
Streets
Base



2005/07/20
Scale 1 : 2461

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

Copyright © 2005 The City of Red Deer

L 3156/X-2005, Riverside Hwy.

Prime Owner Name	Owner Address 1	Owner Address 2	Owner Address 3	Owner Address 4
MULTICON LTD.	12816 CANSO CRES SW	CALGARY, AB T2W 3B1		
CANADIAN GENERAL TRANSIT COMP	PO BOX 830 STN POSTAL BO	RED DEER, AB T4N 5H2		
BURNSWEST CORPORATION.	BOX 200 155 GLENDEER CIR	(BOX 1480 STATION T	CALGARY, AB T2H 2P9	
T.G.B.'S ENTERPRISES (1989) LTD	BOX 7949	DRAYTON VALLEY, AB T7A 1S9		
BJ SERVICES COMPANY CANADA	1300 801 6 AV SW	CALGARY, AB T2P 4E1		
793436 ALBERTA LTD	6124 HAMILTON DR	RED DEER, AB T4N 5Z4		

Mailed Out
July 26/05

RIVERSIDE HEAVY INDUSTRIAL – 77 STREET
Road Closure & Land Use Bylaw Amendment

Red Deer City Council proposes to pass **Road Closure Bylaw 3349/2005** for the purpose of closing a portion of roadway described as 'all that portion of 77 Street as shown on Plan 5157 M.C. lying within the limits on Subdivision Plan _____'.

"Map"

Council also proposes to pass Land Use Bylaw Amendment 3156/X-2005, which provides for the rezoning of approximately 0.344 hectares (0.85 acres) of land from Road to I2 Heavy Industrial District in order to consolidate a parcel of land described as Lot C2, Plan 273 RS. The proposed bylaws 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 any person claiming to be affected at a Public Hearing on **Monday, August 15, 2005** at 7:00 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 City Clerk by **Tuesday, August 9, 2005**. Otherwise, you may submit your letter or petition at the Council meeting or you can simply tell Council your views at the Public Hearing. 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.

(Publication Dates: July 29 & August 5, 2005)



Council Decision – July 18, 2005

Legislative & Administrative Services

DATE: July 19, 2005
TO: Martin Kvapil, Parkland Community Planning Services
FROM: Kelly Kloss, Legislative & Administrative Services Manager
SUBJECT: Land Use Bylaw Amendment 3156/X-2005
Portion of Proposed Closed Road, Plan 5157MC
77 Street
Riverside Heavy Industrial

Reference Report:

Parkland Community Planning Services, dated July 7, 2005

Bylaw Readings:

Land Use Bylaw Amendment 3156/X-2005 was given first reading. A copy of the bylaw is attached.

Report Back to Council: Yes. A Public Hearing will be held on Monday, August 15, 2005 at 7:00 p.m. in Council Chambers, during Council's regular meeting.

Comments/Further Action:

Land Use Bylaw Amendment 3156/X-2005 provides for the rezoning of approximately 0.344 ha (0.85 ac) of land from Road to I2 Heavy Industrial District in order to consolidate a parcel of land to be purchased by Secura Technologies Inc. This office will now proceed with the advertising for a Public Hearing. Secura Technologies Inc. will be responsible for the advertising costs in this instance.

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

Kelly Kloss
Manager

/attach.

/chk

c Director of Development Services
Inspections & Licensing Manager
Land & Economic Development Manager
C. Adams, Administrative Assistant
T. Edwards, Clerk Steno

BYLAW NO. 3156/X-2005

Being a bylaw to amend Bylaw No. 3156/96, 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 H14" contained within "Schedule B" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 20/2005 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 18th day of July 2005.

READ A SECOND TIME IN OPEN COUNCIL this day of 2005.

READ A THIRD TIME IN OPEN COUNCIL this day of 2005.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2005.

MAYOR

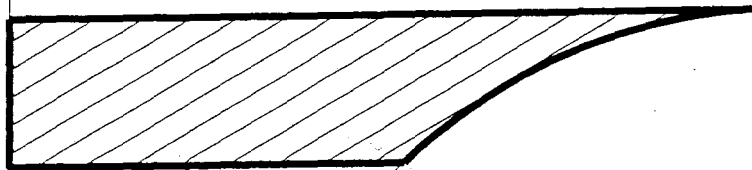
CITY CLERK



I2

CN RAIL

I2



77 ST

42 AV

I2

AFFECTED DISTRICTS:
I2 - Heavy Industrial

Change from :
ROAD to I2



MAP No. 20 / 2005
BYLAW No. 3156 / X - 2005



LEGISLATIVE & ADMINISTRATIVE SERVICES

July 19, 2005

Fax: 780-621-1639

Mr. R. Sekura
Secura Inc.
Box 7949
Drayton Valley, AB T7A 1S9

Dear Mr. Sekura:

***Road Closure Bylaw 3349/2005 – Plan 5157 MC
Consolidation of Land – Lot C2 Plan 273 RS
Land Use Bylaw Amendment 3156/X-2005
Portion of Proposed Closed Road – Plan 5157MC
77th Street - Riverside Heavy Industrial***

Red Deer City Council gave first reading to *Road Closure Bylaw 3349/2005* and *Land Use Bylaw Amendment 3156/X-2005* at the City of Red Deer's Council Meeting held Monday, July 18, 2005. For your information, a copy of the bylaws are attached. Council also passed the following resolution regarding the consolidation of land:

“Resolved that Council of the City of Red Deer having considered the report from the Land & Economic Development Manager, dated July 11, 2005, re: Road Closure (5157 MC) – 77th Street and Consolidation of Land Lot C2 Plan 273 RS, hereby approves the sale of a portion of 77th Street and Lot C2 Plan 273 RS to Secura Technologies subject to the following:

1. The purchase price to be \$72,000 per acre with the proceeds of the sale going to the road reserve fund and land bank in proportionate amounts.
2. The purchaser is responsible for all costs associated with re-zoning, legal survey and advertising costs.
3. The purchaser consolidating the subject lands with their adjacent lands.
4. The purchaser granting Utility Rights of Way for all utilities within the land to be sold.
5. Purchaser entering into an agreement to purchase land with The City of Red Deer.
6. Passage of Road Closure Bylaw 3349/2005.
7. Passage of Land Use Bylaw Amendment 3156/X-2005.”

...2/

Secura Inc.
July 19, 2005
Page 2

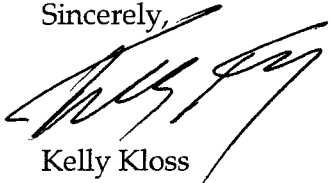
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Council must hold Public Hearings before giving second and third readings to the bylaw. This office will now advertise for Public Hearings to be held on Monday, August 15, 2005 at 7:00 p.m. in Council Chambers of City Hall during Council's regular meeting.

According to the Land Use Bylaw, The City requires a deposit before public advertising. An amount equal to the estimated cost of advertising, which in this instance is \$400, is required by Wednesday, July 27, 2005. You will be invoiced for or refunded the difference once the actual cost of advertising is known.

Please contact Mr. Howard Thompson, Land & Economic Development Manager at 342-8106 regarding the consolidation of land.

Sincerely,



Kelly Kloss
Manager

/attach.

c Land & Economic Development Manager
 Parkland Community Planning Services
 C. Adams, Administrative Assistant

Legislative & Administrative Services

DATE: July 19, 2005

TO: Howard Thompson, Land & Economic Development Manager

FROM: Kelly Kloss, Legislative & Administrative Services Manager

SUBJECT: Road Closure Bylaw 3349/2005
Road Closure (5157 MC) – 77th Street and
Consolidation of Land – Lot C2 Plan 273 RS

Reference Report:

Land & Economic Development Manager, dated July 11, 2005

Resolutions:

“Resolved that Council of the City of Red Deer having considered the report from the Land & Economic Development Manager, dated July 11, 2005, re: Road Closure (5157 MC) – 77th Street and Consolidation of Land Lot C2 Plan 273 RS, hereby approves the sale of a portion of 77th Street and Lot C2 Plan 273 RS to Secura Technologies subject to the following:

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4. The purchaser granting Utility Rights of Way for all utilities within the land to be sold.
5. Purchaser entering into an agreement to purchase land with The City of Red Deer.
6. Passage of Road Closure Bylaw 3349/2005.
7. Passage of Land Use Bylaw Amendment 3156/X-2005.”

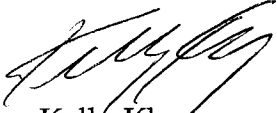
Bylaw Readings:

Road Closure Bylaw 3349/2005 was given first reading. A copy of the bylaw is attached.

Report Back to Council: Yes. A Public Hearing will be held on Monday, August 15, 2005 at 7:00 p.m. in Council Chambers, during Council's regular meeting.

Comments/Further Action:

Road Closure Bylaw 3349/2005 provides for the closure of a portion of right of way for road (5157 MC) that will be consolidated with surplus land owned by The City of Red Deer due to the realignment of 77th Street. Secura Technologies would like to purchase this land and rezone it to I2 heavy industrial development. This office will now proceed with the advertising for a Public Hearing. Secura Technologies Inc. will be responsible for the advertising costs in this instance.



Kelly Kloss
Manager

/attach.

/chk

- c Director of Development Services
- Inspections & Licensing Manager
- Land & Economic Development Manager
- C. Adams, Administrative Assistant
- T. Edwards, Clerk Steno

BYLAW NO. 3349/2005

Being a bylaw to close portions of road in the City of Red Deer, as described herein.

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

1 The following portions of roadway in the City of Red Deer are hereby closed:

“Plan 5157 M.C.

All that portion of 77 Street as shown on Plan 5157 M.C. lying
within the limits on Subdivision Plan _____.”

READ A FIRST TIME IN OPEN COUNCIL this 18th day of July 2005.

READ A SECOND TIME IN OPEN COUNCIL this day of 2005.

READ A THIRD TIME IN OPEN COUNCIL this day of 2005.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2005.

MAYOR

CITY CLERK



Council Decision – August 15, 2005

Legislative & Administrative Services

DATE: August 16, 2005
TO: Martin Kvapil, Parkland Community Planning Services
FROM: Nona Housenga, Deputy City Clerk
SUBJECT: Land Use Bylaw Amendment 3156/X-2005
Portion of Proposed Closed Road, Plan 5157MC
77 Street – Riverside Heavy Industrial

Reference Report:

Parkland Community Planning Services, dated July 27, 2005


Bylaw Readings:

Land Use Bylaw Amendment 3156/X-2005 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 3156/X-2005 provides for the rezoning of approximately 0.344 ha (0.85 ac) of land from Road to I2 Heavy Industrial District in order to consolidate a parcel of land to be purchased by Secura Technologies Inc. This office will amend the Land Use Bylaw and distribute copies in due course.


Nona Housenga
Deputy City Clerk

/chk
attchs.

c Director of Development Services
Inspections & Licensing Manager
Land & Economic Development Manager
City Assessor
D. Kutinsky, Graphics Designer
S. Marks, Graphics Designer
T. Edwards, Clerk Steno

BYLAW NO. 3156/X-2005

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


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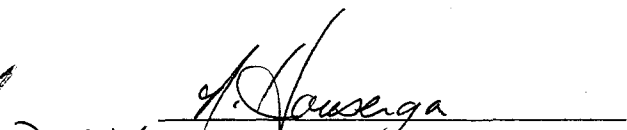
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MAYOR

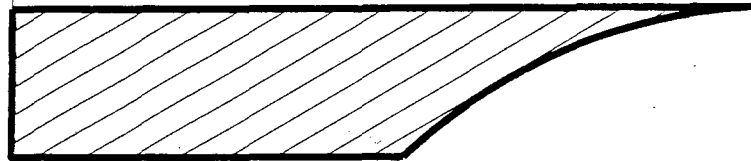

DEPUTY CITY CLERK



I2

CN RAIL

I2



77 ST

42 AV

I2

AFFECTED DISTRICTS:
I2 - Heavy Industrial

Change from :
ROAD to I2



MAP No. 20 / 2005
BYLAW No. 3156 / X - 2005

DATE: July 27, 2005

TO: Kelly Kloss, Legislative & Administrative Services Manager

FROM: Kristina Mark, Planner

RE: Land Use Bylaw Amendment Request
Peak Fitness Gymnasium
(Lots 7, 8, 14, 15 Block 9, Plan 012 3513)
Riverside Light Industrial Park

Amendment Request

Parkland Community Planning Services has received a letter from Ralph Salomons Commercial Inc. requesting rezoning of a 1.70 acre site in the Riverside Light Industrial Area to allow for development of a commercial recreation facility. This request is intended to allow for the relocation of the Peak Fitness (Hardbodies) Gym from its location on Gaetz Avenue in the C4 (Major Arterial) Commercial District to property in Riverside Light Industrial Area which is presently designated I1.

Hardbodies is proposing to construct a warehouse-like facility containing 15,000 of main floor space plus 6,500 square feet of second floor space. It is proposed that the facility be constructed in Riverside Light Industrial Park between 60th and 61st Street. The proposed development would provide over 100 parking stalls for staff and customers on a 1.70 acre site.

Background

Peak Fitness (Hardbodies) Gym is a commercial recreation facility use and is defined in the Land Use Bylaw as follows:

“Commercial Recreation Facility” means a facility in which the public participate in recreational activity, and without limiting the generality of the foregoing, may include amusement arcades, billiard or pool halls, bingo halls, bowling alleys, casinos, fairs, gymnasiums, racquet courts, roller skating and simulated golf.

Fitness centres, a smaller version of a larger workout gymnasium are interpreted as a Commercial Service Facility use in the Land Use Bylaw and is defined as follows:

“Commercial Service Facility” means a facility in which services are provided commercially to individuals, and without limiting the generality of the foregoing, may include

- *Services related to the care and appearance of the body such as a massage business, beauty shop, barber shop, tanning salon or **fitness centre***
- *Cleaning and repair of personal effects such as shoe repair, dry cleaning or laundering outlet*
- *Care of small animals such as a small animal veterinary clinic or dog grooming salon*
- *Funeral home, financial or insurance services outlet, real estate agency, travel agency, commercial school or day care, but does not include office.*

Currently, the Land Use Bylaw permits both commercial recreation and commercial services facilities in the following districts:

- C1 Commercial (City Centre);
- C2 Commercial (Regional and District Shopping Centre);
- C4 Commercial (Major Arterial);
- Direct Control Districts.

Under the Land Use Bylaw, neither use is permitted in the City Industrial (I1 & I2) Districts.

In conversation with several commercial realtors in Red Deer, it was expressed that it has been a challenge to find adequate available land for these facilities in the designated districts. There is limited available land along Gaetz Avenue and the commercial rates are too expensive and unaffordable.

Other municipalities were contacted with regards to regulations and permitted districts for fitness facilities. The majority of municipalities observed permitted these facilities in the commercial district with a few permitted as a discretionary use in the light business industrial district.

Comments Received by City Departments

A letter describing the Peakfitness (Hardbodies) Gym proposal in the I1 district was sent out to several City departments for comment. A summary of their comments is listed below.

Inspections and Licensing Department

The department does not support spot zoning for this type of use. By creating designation of one site for a use and not the adjoining properties may create inequality among landowners.

If it is felt that there is a shortage of space for this type of commercial recreation use, it was suggested to create a new district that would allow for a greater range of uses.

Emergency Services - Fire Prevention

The department does not support changes in the bylaw to permit commercial service facilities in the I1 district, nor site specific rezoning of the I1 district to permit the assembly occupancy.

The I1 industrial district has a dangerous goods listed as a discretionary use. During an incident the ability to evacuate maybe compromised by the numbers of people that may be present in the Commercial Service Facility designation.

Engineering Department

With respect to the proposed Gym, traffic generation and other service demands are higher than the adjacent industrial uses, but the peaks would unlikely align. This proposal on its own is unlikely to generate any problems and may support an employee demand in the area.

Generally, commercial service facilities should not be allowed to proliferate in industrial areas as they do generate more traffic and demand more services than industrial uses. Perhaps commercial development should not be allowed unless it is seen to be a support to the industrial uses and the total proportion of commercial to industrial should not exceed some predetermined limit (e.g. 5 to 10%). Beyond this limit, servicing and traffic studies should be done to identify and implement necessary capacity improvements.

There are likely a number of other planning implications of allowing commercial in industrial areas. Spot zoning is likely one undesirable precedent.

Land & Economic Development

They concur with the comments submitted by Inspections and Licensing. Further they add that the City is currently experiencing a shortage of light industrial land and do not support any change in zoning in this subdivision.

Transit Department

The Transit Department tries to achieve the worst case scenario walking distances of 400 metres during daytime hours and 800 metres in the evening. Services on Sunday and holidays are based on service demands. As far as servicing, the Industrial district is the same as the Commercial District, but typically receives less scheduled trips based on specific demand times, not ongoing demand. Services to the Industrial district are considered an add-on and all performance is monitored and subject to removal if not utilized.

The specific site being proposed for development is within 400 metres walking distance to the transit service. Three routes serve the area from 49th Avenue and Gaetz Avenue during all regular hours and one industrial route stops on Riverside Drive during morning and afternoon peak hours.

Walking distance within the Gaetz Avenue commercial district is typically less than in this situation. The Transit department is not aware of any particular demand to this type of facility and whether this location will be a concern.

Planning Concerns

General concerns include the lack of any pedestrian environment and/or streetscape in the I1 district. For example, the availability of sidewalks and crosswalks is limited.

The level of transit service into the Riverside Light Industrial Area is limited to one transit stop along 74th Street and 49th Avenue. There is no transit service into the Riverside Light Industrial Area.

Road use compatibility may create conflict because of the potentially increased traffic in the area. The roadways in this district are currently used for industrial traffic including large trucks and transportation of dangerous goods. Traffic in the area may become concentrated during certain hours of the day.

There is also a safety concern with the storage and use of hazardous material in the area.

With the current shortage of industrial lands in the city, the addition of commercial activity to the industrial district will potentially reduce the availability of industrial development land.

In addition, if spot zoning for a specific commercial use in an industrial district were to be permitted, this would be unfair to other commercial businesses and it may encourage other commercial properties to apply for similar amendments.

By adding the use of either a commercial service facility or commercial recreation facility in the I1 District, other uses contained in these definitions would automatically be included.

Planning Analysis

Notwithstanding that several recent new developments in the Riverside Light Industrial Area, have been designed and built to standards more often associated with commercial buildings, they are still considered industrial buildings. These developments are still basically a warehouse structure. Trucks frequently transport larger commercial goods.

Planning staff consider the use of Peak Fitness (Hardbodies Gym) to be a commercial recreation facility and not compatible with the uses in the Riverside Light Industrial Area. We believe there are other available site options for location in the current permitted districts. Several commercial businesses will soon be relocating to other areas in the city and/or county. These properties will soon become available for redevelopment. Some potential redevelopment sites include the A & B Sound building in Cannery Row, several car lots and potentially several sites in the Riverlands District.

Another option could be to locate the facility in the Riverside Meadows area. The purpose of this district is to allow for future redevelopment of industrial sites to create an area of new commercial and business service use combined with residential dwelling units. Commercial recreation facilities are listed as a discretionary use subject to the Area Redevelopment Plan.

With the current shortage of industrial lands, it is difficult to support additional commercial facilities in an industrial district. As new industrial lands become available, there may be the option to research further into future redevelopment of the Riverside Light Area.

A variety of zoning options were considered by planning staff. These include the possibility of creating a new business park district which could be applied to a large area such as the Riverside Light district. Riverside Light is in the midst of a transition with warehouse style commercial mixed with traditional light industrial. It may be appropriate to re-examine this district, but in order to satisfy this possibility, we would require a thorough analysis of all the current uses in the area. This would be subject to consultation with landowners, further research on the content of a new district and Council direction to add this initiative to our work program.

Spot zoning was also considered, but it was concluded that this option could not be supported for this type of use. Whether this is done through direct control or as an exception, it would undermine the basis of zoning in the city to proceed

with the designation of one site for use which is not allowed on adjoining properties. The basic tenet of our zoning is to treat each landowner equally.

Recommendation

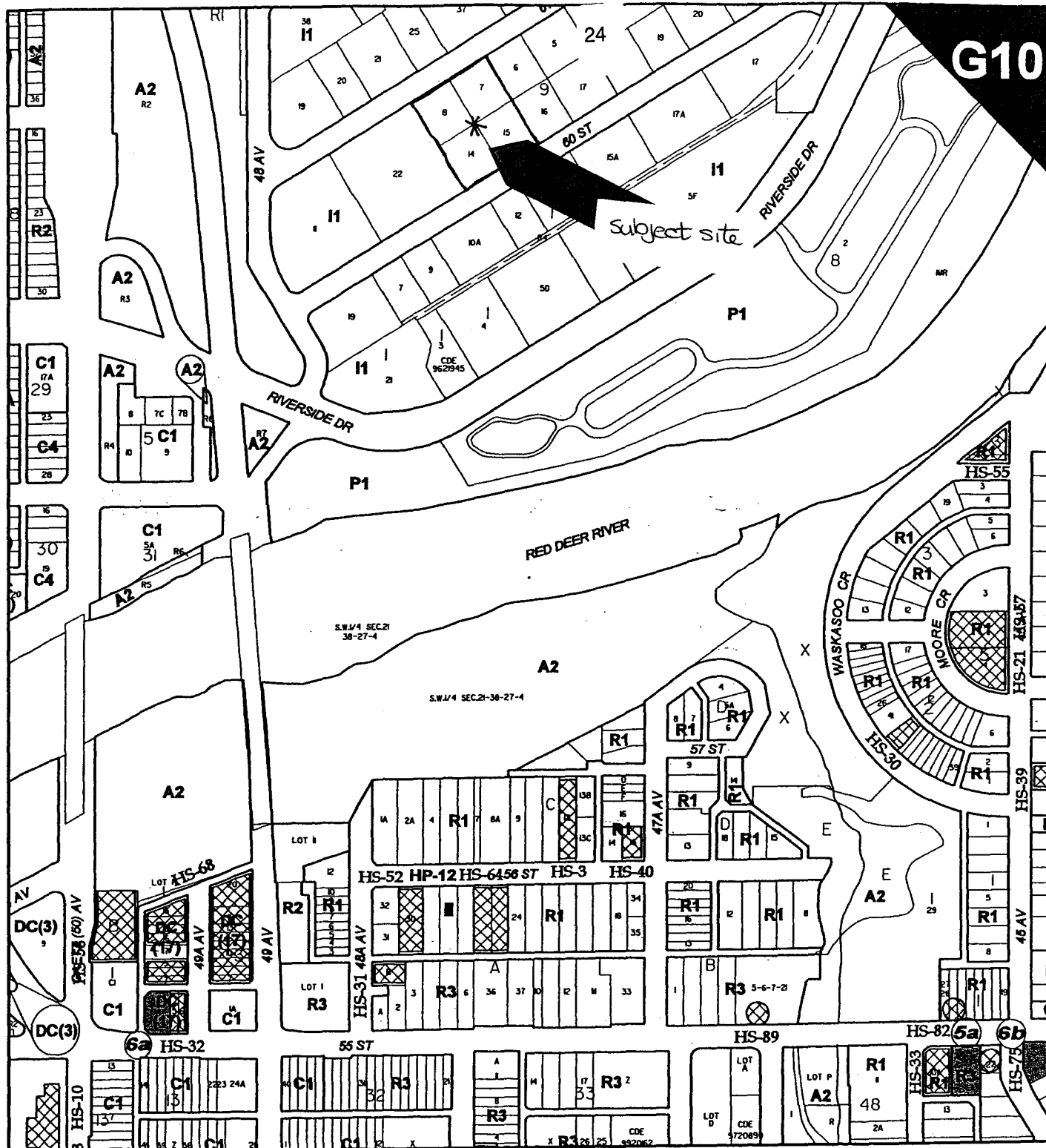
It is the recommendation from Parkland Community Planning Services that Council of the City of Red Deer deny the request for any land use bylaw amendment at this time to allow Peak Fitness (Hardbodies) Gym to locate on Lots 7, 8, 14, 15 Block 9, Plan 012 3513.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'K Mark'.

Kristina Mark
Planner
/attch.

G10



Part Six of the Bylaw
outlines the Land Use
District Definitions

refer to the Index Map
for the Legend



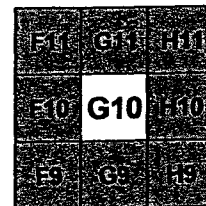
NORTH
Scale 1:5,000

© The City of Red Deer,
Engineering Department

The City of Red Deer

Land Use Bylaw 3156/96

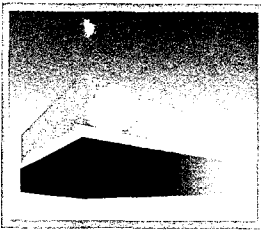
Amendments to SW 1/4 Sec 21
3156 / OO-2002 Aug 26, 2002



SW 1/4 Sec 21
Twp 38 - Rge 27 - W4th

printed on
December 06, 2004

see reverse for additional constraints



Ralph Salomons

commercial inc.

25

D201, 5212 48th Street
Red Deer, AB T4N 7C3
Tel: (403) 343-3023
Cell: (403) 340-4190
Fax: (403) 343-6490
Email: ralph@ralphsalomons.com
www.ralphsalomons.com

March 30, 2005

Parkland Community Planning
Suite 404 - 4808 Ross St.
Red Deer, AB T4N 1X5

Attention: Tony Lindhaut

**RE: Riverside Industrial Park proposed development
Peak Fitness (Hardbodies Gym)
Lots 7, 8, 14, 15, Block 9, Plan 012 3513**

In reference to the above noted property, Hardbodies Gym wishes to relocate their business to a new facility which will be designed and built to their specifications and requirements. This development would be owned by Hardbodies Gym.

Present location

Hardbodies is presently located at Bay 8, 7710 - 50 Avenue in north Red Deer. The present zoning is C-4.

Future Requirements

1. Hardbodies wishes to expand the size of their operation and wishes to own their facility.
2. They require a large warehouse-like building with minimal second floor development. This building would provide the necessary high ceilings for various equipment.
3. Hardbodies has also developed a product called 'goalie boards' which they will manufacture and distribute from this location.
4. They require a location that is central to the City for easy and quick access for their many customers.
5. They require a site large enough to facilitate a large number of cars at peak periods of the day.
6. The price of land is a factor in the economic feasibility of this project. Other sites throughout the City are not available on a purchase basis or are too expensive to make this development viable.

Proposed development

Hardbodies proposes to construct a new warehouse-like facility containing 15,000 of

main floor space plus 6,500 square feet of second floor space. It is proposed that the facility be constructed in Riverside Light Industrial Park between 60th and 61st Street. The proposed development would provide over 100 parking stalls for staff and customers on a 1.70 acre site.

Zoning

Because this industrial park is zoned I-1, the intended use is not a permitted or discretionary use under the current definition of the Land Use Bylaw. The warehousing and distribution of goalie boards is discretionary however.

Many of the new businesses that have located here are somewhat commercial in nature. For example, the new building located at 6013 48th Avenue in Riverside Light Industrial Park has been rented to Jordon's Carpets, a lighting store, Tom Bast Sports, and a high performance auto shop. All of these tenants either relocated from Gaetz Avenue (C-4 zoning) or have their competitors currently located on Gaetz Avenue. These businesses are all commercial in nature. Other business located in this park include housing contractors, building material suppliers, engineering companies, art frame shops, and other commercial like businesses. These businesses have located here because of its location which is central and provides immediate access to any part of the City and to their customers.

This proposed develop would add to the enhancement of this business park. The building construction is similar to buildings in the area and would be less suitable in a downtown location. The number of available sites that are large enough and that available on a for-sale basis are mainly confined to this area.

We therefore request your review and look forward to your suggests of measures that would facilitate the development of this new facility.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ralph Salomons', with a long horizontal line extending to the right.

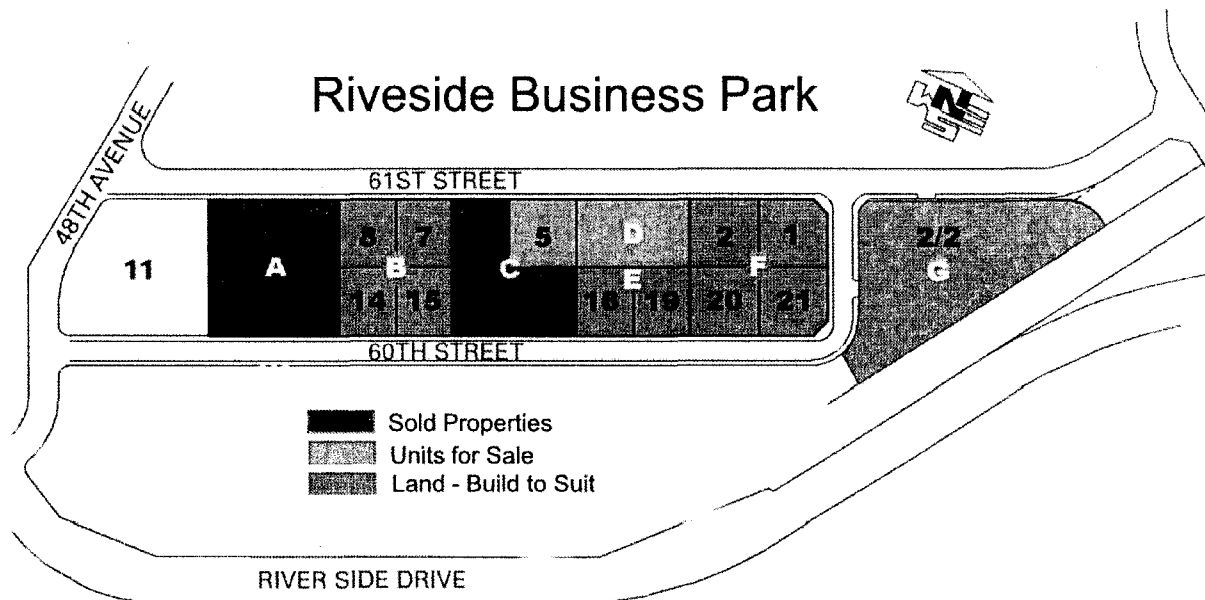
Ralph Salomons

Riverside - Site B

1.72 Acres - Build to Suit



Location



Site B is located near the west end of the development next to Eecol Electric new site

D201 - 5212 48th Street
Red Deer, Alberta
Canada T4N 7C3

Phone: (403) 343-3023
Fax: (403) 343-6490

Ralph Salomons
Broker
403.343.3023

listings@ralphsalomons.com

Barb Schiebelbein
Agent
403.343.3023

listings@ralphsalomons.com

Dale Trueman
Associate Broker
(403) 343-3023

listings@ralphsalomons.com

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease or withdrawal without notice.

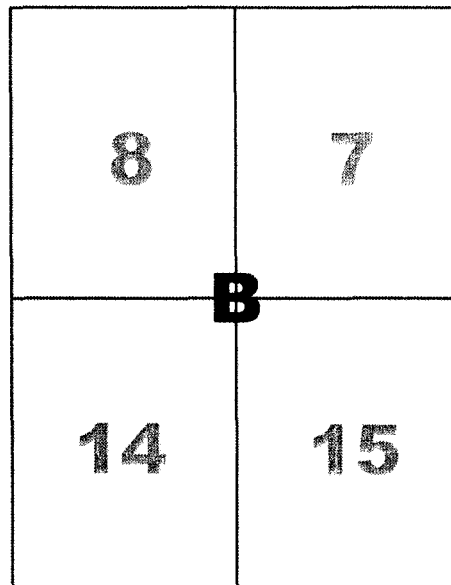
Riverside - Site B

1.72 Acres - Build to Suit

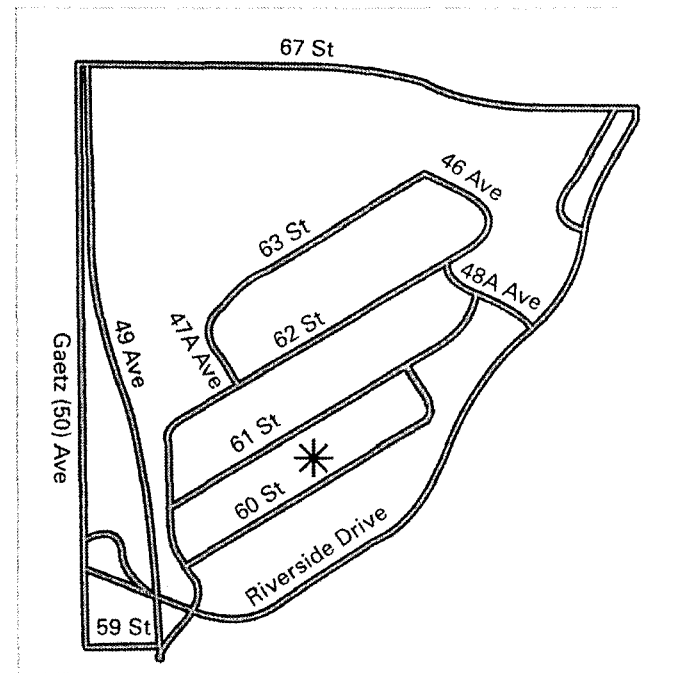


Maps

Site Plan 'B'



Site B consists of 4 lots of 0.43 acres each



Development is well located in the Riverside Industrial Park

D201 - 5212 48th Street
Red Deer, Alberta
Canada T4N 7C3

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The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease or withdrawal without notice.

Comments:

We concur with the recommendations of Parkland Community Planning Services to deny the request for a Land Use Bylaw Amendment allowing Peak Fitness (Hardbodies) Gym to locate in the Riverside Light Industrial area. Our land use planners as well as our other departments have presented compelling reasons to not mix this use within a light industrial area. Specifically concerns have been raised with respect to Emergency Services, with respect to traffic, and with respect to transit issues which would be compromised if this use is allowed in an area zoned for light industrial. In addition, spot zoning must always be considered with a great deal of caution as it may very well create inequality among land owners and businesses in this area.

“Morris Flewwelling”
Mayor

“Norbert Van Wyk”
City Manager



FILE COPY

LEGISLATIVE & ADMINISTRATIVE SERVICES

August 16, 2005

Mr. R. Salomons
Ralph Salomons Commercial Inc.
D201, 5212 – 48 Street
Red Deer, AB T4N 7C3

Dear Mr. Salomons:

*Land Use Bylaw Amendment Request
Peak Fitness Gymnasium
Lots 7, 8, 14, 15 Block 9, Plan 012 3513
Riverside Light Industrial Park*

At the Monday, August 15, 2005 Red Deer City Council Meeting, Council reviewed your request for a Land Use Bylaw Amendment to allow for development of a commercial recreation facility in the Riverside Industrial Light area.

The use of Peak Fitness (Hardbodies Gym) is considered a commercial recreation facility and not compatible with the uses in the Riverside Industrial area. Council denied your request based on concerns raised with respect to traffic concerns as commercial service facilities generate more traffic and demand more services than industrial uses. Transit service into the area is also limited and there are safety concerns with the storage and use of hazardous material in the area. Spot zoning for a specific commercial use in an industrial district would be unfair to other commercial businesses. With the current shortage of industrial lands in the city, Administration would not support additional commercial facilities in an industrial district. As new industrial lands become available there may be an option to research further into future redevelopment of the Riverside Light Area.

An option may be to relocate the facility in the Riverside Meadows area. This district allows for future redevelopment of industrial sites to create an area of new commercial and business service use combined with residential dwelling units. Commercial recreation facilities are also listed as a discretionary use subject to the Area Redevelopment Plan. Other potential redevelopment sites may include the A & B Sound building in Cannery Row, several car lots and other sites in the Riverlands District.

...2/

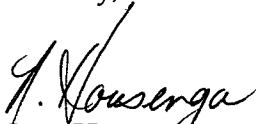
Ralph Salomons Commercial Inc.

August 16, 2005

Page 2

Please call if you have any questions or require further information.

Sincerely,

A handwritten signature in black ink, appearing to read "N. Housenga", with a long, sweeping horizontal stroke extending to the right.

Nona Housenga
Deputy City Clerk

NH/chk

c Parkland Community Planning Services



Council Decision – August 15, 2005

Legislative & Administrative Services

DATE: August 16, 2005
TO: Kristina Mark, Parkland Community Planning Services
FROM: Nona Housenga, Deputy City Clerk
SUBJECT: Land Use Bylaw Amendment Request
Peak Fitness Gymnasium
(Lots 7, 8, 14 15 Block 9, Plan 012 3513)
Riverside Light Industrial Park

Reference Report:

Parkland Community Planning Services, dated July 27, 2005

Resolutions:

"Resolved that Council of the City of Red Deer having considered the report from Parkland Community Planning Services, dated July 27, 2005, re: Land Use Bylaw Amendment Request, Peak Fitness Gymnasium, Riverside Light Industrial Park, hereby denies the request for a Land Use Bylaw Amendment to allow Peak Fitness (Hardbodies) Gym to locate in the Riverside Light Industrial area."

Report Back to Council: No

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

Nona Housenga
Deputy City Clerk

/chk



DATE: August 4, 2005

TO: Kelly Kloss - Legislative & Administrative Services Manager

FROM: Deborah Mann – License Inspector

RE: Taxi Business Bylaw –Rate Change

HISTORY

The Municipal Government Act gives a municipality the power to pass bylaws which govern public safety, transportation and business licensing. City Council has deemed it is in the public's best interest to regulate the Taxi Industry. When Council passed Taxi Business Bylaw 3282/2001 in June 2001, they assured the public of taxi fare consistency and safety of both the vehicle and driver.

Members of the Policing Committee sit as the Taxi Commission on an ad-hoc basis and meet at least once annually, typically at the March meeting. Council has directed the Taxi Commission to receive submissions from interested parties and analyze the effectiveness of the bylaw on an annual, on-going basis. The Taxi Industry is encouraged to make comment on the submissions at the annual review and be included in the discussions involving any amendments to the Taxi Business Bylaw.

Recommendations relative to the annual review, including fare increases, are forwarded from the Taxi Commission to City Council for further consideration and amendments to the Bylaw.

City Council approved the use of a Taxi Fare Formula, shown on Attachment A, to calculate taxi fare increases relative to the Consumer Price Index as the Taxi Industry favored small, regular increases to accommodate their cost of living expenses. If the CPI is ever below one (1) percent then there is no increase that year but this percent would be taken into consideration and added to the next years CPI and an increase implemented if the combined amount was above the one percent.

The Taxi Fare Formula includes the parameters that would necessitate a review. In 2004 a review was completed, due to the hourly rate going above \$32.00. This resulted in a decision to keep the current taxi fare formula and no other changes being

made at that time. Any rate changes from the annual review are implemented in October to coincide with the Fall meter inspections.

As required in the Taxi Fare formula, another Taxi Rate Review of several Alberta municipalities was conducted in February 2005 and the results are shown below.

CITY	Population	Drop rate	Next Charge	Wait Time	Wait Time per Hour
Red Deer Taxi Bylaw	75,923	\$2.65 for first 92 m	.10 per 72 m	No charge first 3 minutes then .10 per 10 seconds (.60 minute)	\$33.90
Lethbridge License Bylaw	72,717	2.70 for first 125 m	.20 per 125 m	.45 per minute	
Medicine Hat Taxi Bylaw	50,152	2.80	.10 per 91 m	.40 per minute	
Calgary Taxi Bylaw	922,315	2.80 for first 160 m	.20 per 160 m	.20 per 15 seconds (.80 minute)	26.00
Edmonton Taxi Bylaw	667,000	2.80 for first 160 m	.20 per 160 m	.20 per 15 seconds (.80 minute)	26.00
St. Albert	55,000	Has no specific bylaw			
Grande Prairie Licensing	44,000 approx	2.70	1.70 per km	.60 per minute	36.00

This review indicates drop rates in other municipalities of \$2.70 and \$2.80. Discussions with the Red Deer Taxi Industry determined that they do not want the "drop rate" increased. Their input requested the drop rate remain the same at \$ 2.65 so no changes to the drop rate were recommended to the Policing/Taxi Commission by Administration.

PROPOSED RATE INCREASE

The Alberta average CPI in 2004 was 1.4%, shown on Attachment B.

Attachment C shows the Proposed Increase for 2005 based on the CPI of 1.4 per cent.

Administration presented the request for a 1.4 percent rate increase to the Policing/Taxi Commission on March 15, 2005 and the following resolution was passed.

"Resolved that the Policing Committee hereby agrees to forward the following recommended changes to Council regarding Taxi Business Bylaw 3282/2001:

1. That subsections (b) and (c) of Schedule "B", Section 1, be deleted and replaced with the following new subsections:
 - 1 (a) \$0.10 for each additional 71 meters or portion thereof;
 - (b) waiting time – no charge for the first three minutes; thereafter, \$34.37 per hour, based on the proportion of the time during which the taxi waited, calculated at \$.10 per 10.46 seconds."
2. That this amendment take effect October 1, 2005 as per the formula previously adopted by City Council. "

FINANCIAL IMPLICATIONS

Currently the average fare for a 3 kilometer taxi trip is \$8.26. The 1.4% increase would make the average fare for a 3 kilometer trip \$8.39-an increase of \$0.13 a trip.

RECOMMENDATION

Inspections and Licensing Administration recommend the rate increase of 1.4% and Taxi Business Bylaw 3282/2001 be amended as follows:

1. That subsections (b) and (c) of Schedule "B", Section 1, be deleted and replaced with the following new subsections:
 - 1 (a) \$0.10 for each additional 71 meters or portion thereof;
 - (b) waiting time – no charge for the first three minutes; thereafter, \$34.37 per hour, based on the proportion of the time during which the taxi waited, calculated at \$.10 per 10.46 seconds."
2. That this amendment take effect October 1, 2005 as per the Taxi Fare formula previously adopted by City Council.

Respectfully submitted,



Deborah Mann

Taxi Fare Formula Adopted by City Council for use 2000-2004

For fair comparison, the figure provided in the January CPI for the 12 month Alberta average shall be used. If the CPI is below 1%, there would be no change to the rate for that year. In this case, in the following year, the cumulative rate change of the two years shall be used to determine if a rate change occurs.

The current years metre distance value will then be divided by the CPI plus 100% (ie if the metre distance was 90 metres and the CPI was 1.2% - then 90 divided by 101.2% = 89 metres). This 89 figure is the new metre distance value for the following year.

The drop rate, \$2.65, shall remain as is until such time when a comparison of similar cities is required and will be conducted to determine if the drop rate should be increased by \$0.05 annually each year thereafter. If warranted, allow the drop rate to increase gradually by increasing the drop rate by \$0.05 and adjusting the metres to compensate. (ie \$2.65 divided by 2.70 multiplied by the new metre value for distance with adjusted CPI).

To keep hourly rate increase on par with distance and drop rates, take hourly rate and multiply by the adjusted CPI. (ie hourly rate of \$28.80 x 101.2% = \$29.24 for a new hourly rate)

2000 to 2004 –Conditions Necessitating a Review or No Rate Change

If the CPI is below 1%, no rate change for that year. In the following year, the cumulative CPI total change in the 2 years would be considered the CPI change for the one year.

If the CPI is greater than 5%, a rate review should be conducted

If the metres for either the drop rate or distance falls below 75 metres, then a complete fare review should be conducted to create a new drop and distance value and new hourly rate.

If the hourly rate becomes more that \$32.00 hour, a review should be conducted.

The goal is to use the formula for rate changes from 2000 to 2004. A rate review should be conducted for a fare increase in 2005.

Canadian Statistics -- Consumer Price Index, provinces

Attachment B

Statistics
CanadaStatistique
Canada

Canada



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Canadian Statistics

Canadian Statistics



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Tables by...

• subject

• province or territory

• metropolitan area

Alphabetical list

What's new

Standard symbols

Search Canadian Statistics

Key Word(s)

Related tables: Consumer price index, Inflation.

Consumer Price Index, provinces
(Alberta)

	2000	2001	2002	2003	2004
	1992 = 100				
All-Items	117.4	120.1	124.2	129.7	131.5
Food	111.7	116.9	120.4	122.1	123.9
Shelter	118.6	121.5	122.3	132.2	134.4
Household operations and furnishings	111.9	113.9	115.6	116.2	116.5
Clothing and footwear	102.5	103.0	102.8	101.8	101.1
Transportation	131.5	133.3	141.5	151.9	155.8
Health and personal care	112.2	114.4	116.0	118.0	119.9
Recreation, education and reading	123.0	124.5	127.5	129.2	129.7
Alcoholic beverages and tobacco products	106.8	111.1	142.6	157.6	161.3
Special aggregates					
All-items excluding food	118.5	120.6	124.8	131.1	132.9
All-items excluding energy	114.9	117.7	122.4	126.2	127.7
	% change from previous year				
All-Items	3.5	2.3	3.4	4.4	1.4
Food	2.2	4.7	3.0	1.4	1.5
Shelter	6.2	2.4	0.7	8.1	1.7
Household operations and furnishings	1.5	1.8	1.5	0.5	0.3
Clothing and footwear	-1.2	0.5	-0.2	-1.0	-0.7
Transportation	5.3	1.4	6.2	7.3	2.6
Health and personal care	2.5	2.0	1.4	1.7	1.6
Recreation, education and reading	2.6	1.2	2.4	1.3	0.4
Alcoholic beverages and tobacco products	1.7	4.0	28.4	10.5	2.3
Special aggregates					
All-items excluding food	3.8	1.8	3.5	5.0	1.4
All-items excluding energy	2.0	2.4	4.0	3.1	1.2

CPI

Note: Annual average indexes are obtained by averaging the indexes for the 12 months of the calendar year.

Source: Statistics Canada, CANSIM II, table 326-0002 and Catalogue nos. 62-001-XPB and 62-010-XIB.

Last modified: 2005-08-28.

Calculation for Proposed 2005 Rate Increase

Apply the adopted formula as follows:

CPI January 2005 Alberta 12 month average = 1.4%

New cost of average 3 km trip = $101.4\% \times \$ 8.26 = \$ 8.37$

New distance calculation: 72 M divided by 101.4% = 71 m (for each 10 cent increment

New drop = recommended to leave as is at \$ 2.65 for first 92 m

Hourly rate = $\$ 33.90 \times 101.4\% = \$ 34.37$ per hour

For timing purposes during meter inspections:

	3600 seconds	(number of seconds per hour)
Divided by	<u>344</u>	(number of .10 increments in hourly rate)
Equals	10.46	(number of seconds per .10 increment)

If drop rate remains constant, the time and distance percentages are divided into the
Remainder of the fare (ie: $\$ 8.37 - \$ 2.65 = \$ 5.72$)

For consistency:	Distance factor	= 76% of \$ 5.72 = \$ 4.37
	Time factor	= 24% of \$ 5.72 = \$ 1.37
	Drop rate	= no change <u>\$ 2.65</u>

TOTAL fare for average 3 km trip in 2005	\$ 8.39
--	---------

Comments:

We agree with the recommendations of the License Inspector.

“Morris Flewwelling”
Mayor

“Norbert Van Wyk”
City Manager

FILE COPY



Council Decision – August 15, 2005

Legislative & Administrative Services

DATE: August 16, 2005
TO: Deborah Mann, License Inspector
FROM: Nona Housenga, Deputy City Clerk
SUBJECT: Taxi Business Bylaw Amendment 3282/A-2005
Rate Change – Effective October 1, 2005

Reference Report:

License Inspector, dated August 4, 2005

Bylaw Readings:

Taxi Business Bylaw Amendment 3282/A-2005 was given three readings. A copy of the bylaw is attached.

Report Back to Council: No

Comments/Further Action:

Taxi Business Bylaw Amendment 3282/A-2005 provides for a rate increase of 1.4% which will come into effect on October 1, 2005. This office will revise the consolidated copy of Taxi Business Bylaw 3282/2001 and distribute copies in due course.

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

Nona Housenga
Deputy City Clerk

/chk

/attach.

c Inspections & Licensing Manager

BYLAW 3282/A-2005

Being a bylaw to amend Bylaw No. 3282/2001, the Taxi Business Bylaw of The City of Red Deer.

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

Bylaw No. 3282/2001 is hereby amended by:

1 Deleting Subsections (b) and (c) of Schedule "B", Section 1 and replacing them with the following new Subsections:

"1 (b) \$0.10 for each additional 71 metres or portion thereof;

(c) waiting time – no charge for the first three minutes; thereafter, \$34.37 per hour, based on the proportion of the time during which the taxi waited, calculated at \$0.10 per 10.46 seconds."


2 This Bylaw shall come into effect October 1, 2005.

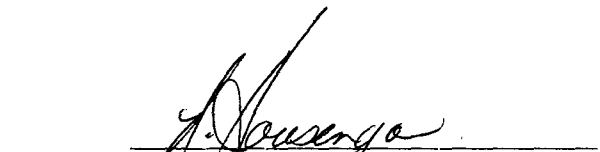
READ A FIRST TIME IN OPEN COUNCIL this 15th day of August 2005.

READ A SECOND TIME IN OPEN COUNCIL this 15th day of August 2005.

READ A THIRD TIME IN OPEN COUNCIL this 15th day of August 2005.

AND SIGNED BY THE MAYOR AND CITY CLERK this 15th day of August 2005.


MAYOR


Deputy CITY CLERK



Date: August 9, 2005

To: Legislative & Administrative Manager

From: Engineering Services Manager

Re: **Budget Update**
(1) 42A Avenue and 59 Street Improvements, and
(2) Memorial Centre Parking Lot

We have completed the detailed design and tendering of the projects listed above. Prior to awarding the Contract, an update to the project budget must be considered, as the anticipated project expenditures are beyond what is currently approved by City Council.

In May of 2005, City Council approved a request to advance road construction on 42A Avenue adjacent to Lindsay Thurber High School and 59 Street adjacent to Riverglen School (see attached map). Approval was also received to undertake improvements to the Memorial Centre Parking Lot. These projects were originally planned to be constructed in 2006, but at the request of the Red Deer Public School Board, the work was advanced a year as site work at Lindsay Thurber High School was ahead of schedule.

Earth Tech Consulting estimated costs in 2002 as part of a Traffic Study prepared for the Public School Board related to the School Improvements. In accordance with a Memorandum of Understanding between The City and the Public School Board, the road costs are to be shared on a 60% City/40% School Board basis and the cost of the parking lot improvements are to be shared on a 50/50 basis.

Detailed design was prepared by the ISL Group for these projects and one tender was received on July 29, 2005. The following table provides the revised estimate of costs for the two projects.

Legislative & Administrative Manager
 August 9, 2005
 Page 2

	42A Ave / 59 St Roadway Extension	Memorial Centre Parking Lot
Approved Budget	\$ 435,000	\$ 155,000
Proposed Budget:		
• Engineering	\$ 52,000	\$ 15,000
• Construction Contract	\$ 549,000	\$ 167,500
• Contract contingency	\$ 28,000	\$ 8,500
• EL&P/Shallow Utility	\$ 100,000	n/a
• Land and Legal Survey	\$ 127,000	n/a
• City Forces	\$ 15,000	\$ 5,000
TOTAL PROPOSED BUDGET	\$ 871,000	\$ 196,000
VARIANCE	\$ (436,000)	\$ (41,000)

Variances between the original and revised budget amounts are due to the following:

1. Upon closer review of the Earth Tech cost estimate and comparison with the requirements of the detailed design, it was determined that a number of items were unaccounted for in the original estimate. Unaccounted or significantly under-estimated items include land costs, street lighting, storm sewer, sidewalks, and landscaping.
2. In general, construction costs have increased significantly since the consultant did his estimate in 2002. Recent comparison of tender prices indicate that most unit prices have increased by 5% to 15% per year, although there are some unit prices, such as concrete curb and asphalt pavement, that have increased by 20 to 40% since last year.

Legislative & Administrative Manager
August 9, 2005
Page 3

Recommendation

We respectfully recommend that Council approve the following revised budgets:

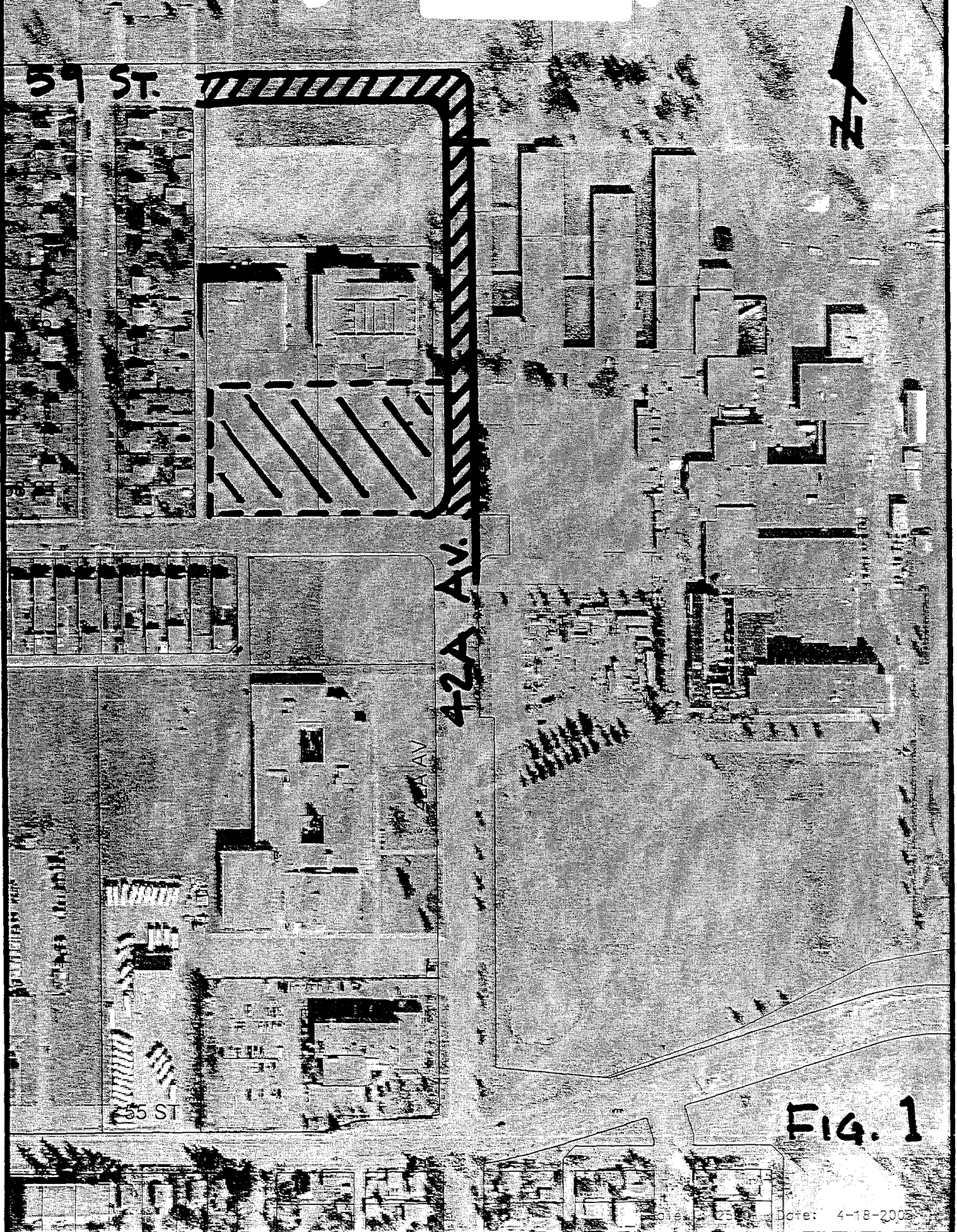
1. 42A Avenue and 59 Street Extension revised budget of \$871,000. The source of funding for this project is 60% Capital Project Reserve and 40% contribution from Red Deer Public School Board.
2. Memorial Centre Parking Lot revised budget of \$196,000. The source of funding for this is 50% Capital Project Reserve and 50% contribution from Red Deer Public School Board.



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

FC/ldr

- c. Director of Development Services
Financial Services Manager
Streets Engineer
Engineering Accountant
Terry Mitchell, Red Deer Public School Board



Comments:

We concur with the recommendations of the Engineering Services Manager.

“Morris Flewwelling”
Mayor

“Norbert Van Wyk”
City Manager

Legislative & Administrative Services

DATE: August 16, 2005

TO: Tom Warder, Engineering Services Manager

FROM: Nona Housenga, Deputy City Clerk

SUBJECT: Budget Update:
(1) 42A Avenue and 59 Street Improvements, and
(2) Memorial Centre Parking Lot

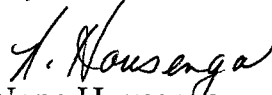
Reference Report:

Engineering Services Manager, dated August 9, 2005

Resolutions:

"Resolved that Council of the City of Red Deer, having considered the report from the Engineering Services Manager, dated August 9, 2005, re: Budget Update: (a) 42 A Avenue and 59 Street Improvements, and (b) Memorial Centre Parking Lot, hereby:

1. Agrees to amend the 2005 Budget by approving a revised budget of \$871,000 for the 42 A Avenue and 59 Street Extension with the source of funding to be 60% from Capital Project Reserve and a 40% contribution from the Red Deer School Board.
2. Agrees to amend the 2005 Budget by approving a revised budget of \$106,000 for the Memorial Centre Park Lot with the source of funding to be 50% from Capital Project Reserve and a 50% contribution from the Red Deer Public School Board."

Report Back to Council: No
Nona Housenga
Deputy City Clerk

/chk

c Director of Development Services
M. Bovair, Financial Analyst

REVISED

Date: August 11, 2005

To: Legislative & Administrative Manager

From: Engineering Services Manager

Re: **Budget Update for 43 Street Improvements**

We have completed the detailed design and tendering of the project noted above. Prior to awarding the Contract, an update to the project budget must be considered, as the anticipated project expenditures are beyond what is approved in the 2005 Major Capital Budget.

As part of the approved 2005 Major Capital Budget, 43 Street Widening between 54 Avenue and 49 Avenue adjacent to the Hospital was included with a value of \$800,000. The scope of the project was based on the traffic impact assessment prepared for the Red Deer Regional Hospital by Earth Tech Consulting in 2002.

Detailed design was conducted by the ISL Group this spring. The tender closed for this project on July 29, 2005 and one bid was received. The following table provides the revised estimate of costs for this project.

Approved Budget	\$ 800,000
Proposed Budget:	
Engineering	\$ 105,000
Construction Contract	\$ 740,000
Contract contingency (5%)	\$ 31,000
EL&P/Shallow Utility	\$ 335,000
Land and Legal Surveys	\$ 42,000
City Forces	\$ 10,000
TOTAL PROPOSED BUDGET	\$ 1,263,000
VARIANCE	\$ (\$463,000)

Variances between the original and revised budgets are due to the following:

1. The original plan for widening of 43 Street allowed for the provision of a two-way left turn lane for accessing the adjacent land uses. During detail design, it was recommended that conventional left turn bays be used with raised center medians in some locations to provide more positive driver guidance and

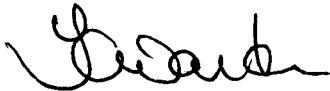
minimize conflicting vehicle movements. This change has increased the amount of land acquisition required from the Hospital and the amount of sidewalk relocation required. A short length of structural retaining wall is also required to support the slope adjacent to the hospital helipad. This retaining wall is estimated to cost approximately \$160,000.

2. During detailed design, the alignment of 43 Street near 50 Avenue was shifted to the north to improve turning movements at the intersection and minimize the impact on existing businesses. This shift affects the existing overhead power line on the north side of 43 Street, which must be placed underground. The cost to bury the power line is approximately \$250,000 and will be funded from the electric utility, subject to Council approval.
3. In general, construction costs have increased significantly from last year's project cost estimate, which the budget was based on. Recent comparison of tender prices indicate that most construction costs have increased 5% to 15%, although there are some items, such as concrete curb and asphalt pavement that have increased by 20% to 40%.

Recommendation

We respectfully recommend that Council approve the 43 Street Widening revised budget of \$1,263,000. The funding source for this project is as follows:

- \$250,000 from EL&P utility,
- \$253,000 from Capital Project Reserve, and
- \$760,000 from Basic Capital Program Grant.



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

FC/ldr

- c. Director of Development Services
Financial Services Manager
Streets Engineer
Engineering Accountant
EL&P Manager



Date: August 9, 2005

To: Legislative & Administrative Manager

From: Engineering Services Manager

Re: **Budget Update for 43 Street Improvements**

We have completed the detailed design and tendering of the project noted above. Prior to awarding the Contract, an update to the project budget must be considered, as the anticipated project expenditures are beyond what is approved in the 2005 Major Capital Budget.

As part of the approved 2005 Major Capital Budget, 43 Street Widening between 54 Avenue and 49 Avenue adjacent to the Hospital was included with a value of \$800,000. The scope of the project was based on the traffic impact assessment prepared for the Red Deer Regional Hospital by Earth Tech Consulting in 2002.

Detailed design was conducted by the ISL Group this spring. The tender closed for this project on July 29, 2005 and one bid was received. The following table provides the revised estimate of costs for this project.

Approved Budget	\$ 800,000
Proposed Budget:	
Engineering	\$ 105,000
Construction Contract	\$ 619,000
Contract contingency (5%)	\$ 31,000
EL&P/Shallow Utility	\$ 335,000
Land and Legal Surveys	\$ 42,000
City Forces	\$ 10,000
TOTAL PROPOSED BUDGET	\$ 1,142,000
VARIANCE	\$ (\$342,000)

Variances between the original and revised budgets are due to the following:

1. The original plan for widening of 43 Street allowed for the provision of a two-way left turn lane for accessing the adjacent land uses. During detail design, it was recommended that conventional left turn bays be used with raised center medians in some locations to provide more positive driver guidance and

Legislative & Administrative Services Manager
 August 9, 2005
 Page 2

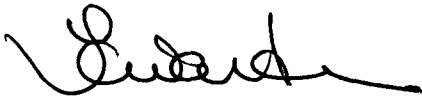
minimize conflicting vehicle movements. This change has increased the amount of land acquisition required from the Hospital and the amount of sidewalk relocation required. A short length of retaining wall is also required to support the slope adjacent to the hospital helipad.

2. During detailed design, the alignment of 43 Street near 50 Avenue was shifted to the north to improve turning movements at the intersection and minimize the impact on existing businesses. This shift affects the existing overhead power line on the north side of 43 Street, which must be placed underground. The cost to bury the power line is approximately \$250,000 and will be funded from the electric utility, subject to Council approval.
3. In general, construction costs have increased significantly from last year's project cost estimate, which the budget was based on. Recent comparison of tender prices indicate that most construction costs have increased 5% to 15%, although there are some items, such as concrete curb and asphalt pavement that have increased by 20% to 40%.

Recommendation

We respectfully recommend that Council approve the 43 Street Widening revised budget of \$1,142,000. The funding source for this project is as follows:

- \$250,000 from EL&P utility,
- \$223,000 from Capital Project Reserve, and
- \$669,000 from Basic Capital Program Grant.



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

FC/ldr

- c. Director of Development Services
 Financial Services Manager
 Streets Engineer
 Engineering Accountant
 EL&P Manager

Comments:

We concur with the recommendations of the Engineering Services Manager.

“Morris Flewwelling”
Mayor

“Norbert Van Wyk”
City Manager



Council Decision – August 15, 2005

Legislative & Administrative Services

DATE: August 16, 2005
TO: Tom Warder, Engineering Services Manager
FROM: Nona Housenga, Deputy City Clerk
SUBJECT: Budget Update for 43 Street Improvements

Reference Report:


Engineering Services Manager, dated August 9, 2005

Resolutions:

"Resolved that Council of the City of Red Deer, having considered the report from the Engineering Services Manager, dated August 9, 2005, re: Budget Update for 43rd Street Improvements, hereby agrees to amend the 2005 Budget by approving the revised budget of \$1,263,000 for the 43rd Street Widening Project, with the funding source as follows:

- (a) \$250,000 from EL & P Utility,
- (b) \$253,000 from Capital Project Reserve, and
- (c) \$760,000 from Basic Capital Program Grant."

Report Back to Council: No


Nona Housenga
Deputy City Clerk

/chk

c Director of Development Services
M. Bovair, Financial Analyst

DATE: August 9, 2005

TO: Kelly Kloss, Legislative and Administrative Services Manager

FROM: Howard Thompson, Land and Economic Development Manager

RE: **Oriole Park West (City) Phase 7A - Residential Lot Pricing**

The City is developing 122 lots in the first phase of Oriole Park West (City) as shown on the attached map. Phase 7A is located in the southwest corner of the neighborhood with a significant number of larger estate type lots in this phase backing onto natural or constructed green spaces adjacent to the Red Deer River and Maskepetoon Park. This phase contains 102 single family (R1), of which 9 are secondary suites, and 10 pairs (20 lots) for duplexes (R1A) on Orr Drive. The development is consistent with the land use theme identified in the recently approved Oriole Park West Neighborhood Area Structure Plan.

Subdivision approval has been granted for Phase 7A, stripping and pre-leveling have commenced, and servicing contracts are being prepared for this phase. In keeping with our historical marketing practices, we are recommending that the City proceed with a presale lot draw for these residential lots near the end of September in anticipation of allowing purchasers possession of the lots by the end of October or early November, weather permitting.

Lot Pricing

The current trend of positive economic growth that the city has been, and will continue to experience has lead to a very active real estate market. Land values, construction costs and house prices continue to appreciate throughout the city due to extremely high demand and limited supply of neighborhoods to chose from as the capacity in the existing service basins are being reached. The pricing of lots in this environment can be difficult to balance affordability, while ensuring that higher development costs are reflected in the end lot pricing.

As per City Policy to sell land at current market value, an independent fee appraiser was hired to provide the City with recommendations for land values in Oriole Park West. Please note that appraisals provides a benchmark of near current land values based on the average of historical comparable sales and may not be able to capture some inflationary or arbitrary pricing factors that some private developers may apply in such a fast moving market. Also, although there are always be examples of lot sales that are lower or higher than the results of this appraisal, it is the appraisers responsibility to assess the whole marketplace and provide an appropriate opinion of values.

The appraiser gave significant consideration to the beneficial features of this unique neighborhood being adjacent to the Red Deer River and Maskepetoon Park. There is over 24% dedication of Municipal Reserve and Public Utility Lots for green space, which is almost double that of a traditional neighborhood. Also, the proposed architectural controls were taken into account, along with the mix of housing and collector roadways, to ensure that appropriate pricing comparison and adjustments were made. With this in mind, Land and Economic Development have reviewed the comprehensive report and concur with the appraiser's valuations.

MEMO

46

Kelly Kloss
August 9, 2005

The appraisal report concluded the base rate for single family (R1) lots are as follows:

4,500 to 5,500 square feet	\$12.00 per sq. ft.
5,501 to 6,500 square feet	\$11.50 per sq. ft.
6,501 to 8,000 square feet	\$9.50 per sq. ft.
8,001 to 9,000 square feet	\$10.00 per sq. ft. (Note: all lots back onto MR)
9,001 to 11,000 square feet	\$9.00 per sq. ft. (Note: all lots back onto MR)

In general terms, prior to adjustments, the smaller the lot the higher the market value per square foot, with diminishing values for lots with more square footage than average. The following positive or negative adjustments were then applied to come up with the individual market values.

Primary Adjustments:

- \$0.50 per sq. ft. deduction for R-1 lots on collector road
- \$1.00 per sq. ft. additional premium for lots backing onto MR's/PUL's up to 8,000 sq. ft.
- \$2.00 per sq. ft. additional premium for lots backing onto the MR area near or next to the Red Deer River based upon market economics and conditions, and highly desired property features
- \$1.00 per sq. ft. additional premium for all lots considered to be in the estate lot "Close" location
- \$1.00 per sq. ft. additional premium for Lots 21-23 and 60-61 (Block 1) for superior site orientation and an increased market desirability rating
- \$0.50 per sq. ft. additional premium for lots backing onto treed MR
- \$0.25 per sq. ft. additional premium for lots backing onto storm detention pond

Secondary Adjustments:

- 5% deduction for corner lots
- 5% deduction for adjacent side lane
- 10% additional premium for secondary suites
- \$5,000 positive adjustment for full walkout lots
- \$2,500 positive adjustment for split level walkout or transition lots identified in Block 1
- Consistency factors for overall lot pricing continuity in comparing values on the noted lots with apparent discrepancies to adjacent or nearby lot values
 - Lot 23, Block 1 – increase of \$1.00 per sq. ft.
 - Lot 35, Block 1 – increase of \$0.75 per sq. ft.
 - Lot 60, Block 1 – increase of \$1.00 per sq. ft.
 - Lot 65, Block 1 – increase of \$1.50 per sq. ft.
 - Lot 24, Block 2 – increase of \$0.75 per sq. ft.
- Rounding to nearest hundred

In addition, Land and Economic Development may recommend a further minimal per lot adjustment to the City Manager for a portion of the cost to install one tree per lot in the front yard and for installation of a chain link fence on those lots backing onto the municipal reserves and detention pond upon further administrative consultation.

MEMO

47

Kelly Kloss
August 9, 2005

After adjustments, single-family (R1) lot prices will range from \$56,600 to \$133,100 for the largest lot with the average price of a R1 lot being approximately \$63,300 +GST for regular lots and \$91,800 + GST for the estate lots and those lots that back onto the Municipal Reserves, detention pond and the treed areas.

All duplex lots regardless of size or location were valued at \$12.00 *per square foot*. The lot prices will range from \$41,600 to \$50,600 for one side of a duplex lot with the average price of a R1A lot being approximately \$43,400 per side or \$90,800 + GST.

Architectural Standards and Controls

The standards and controls for this new subdivision will be somewhat higher than previous City developments to ensure consistency and value of the homes in this neighborhood. The final details of the standards and controls are being determined through consultation with a local architectural firm who will be doing the house plan approvals and inspections. Further information will be presented to the City Manager for approval and then provided in our marketing brochure prior to the lot draw.

At a minimum we are considering front attached garages be required on all lots backing onto the park areas with the location of the garages to be predetermined to ensure garages are adjacent to each other. The R1 single family lots that back onto the park and across the street will require a minimum 1,200 to 1,400 square foot house. Carports or front parking pads will not be allowed throughout the subdivision. Duplexes must provide a variation in design on the exterior elevation from one side to the other to avoid mirror imaging. In order to ensure a pleasing look and consistency to the neighborhoods, all purchasers will be required to incorporate different building finishing materials; or different architectural elements or accents in all housing units.

Recommendation

That City Council approves the following for Oriole Park West (City) Phase 7A:

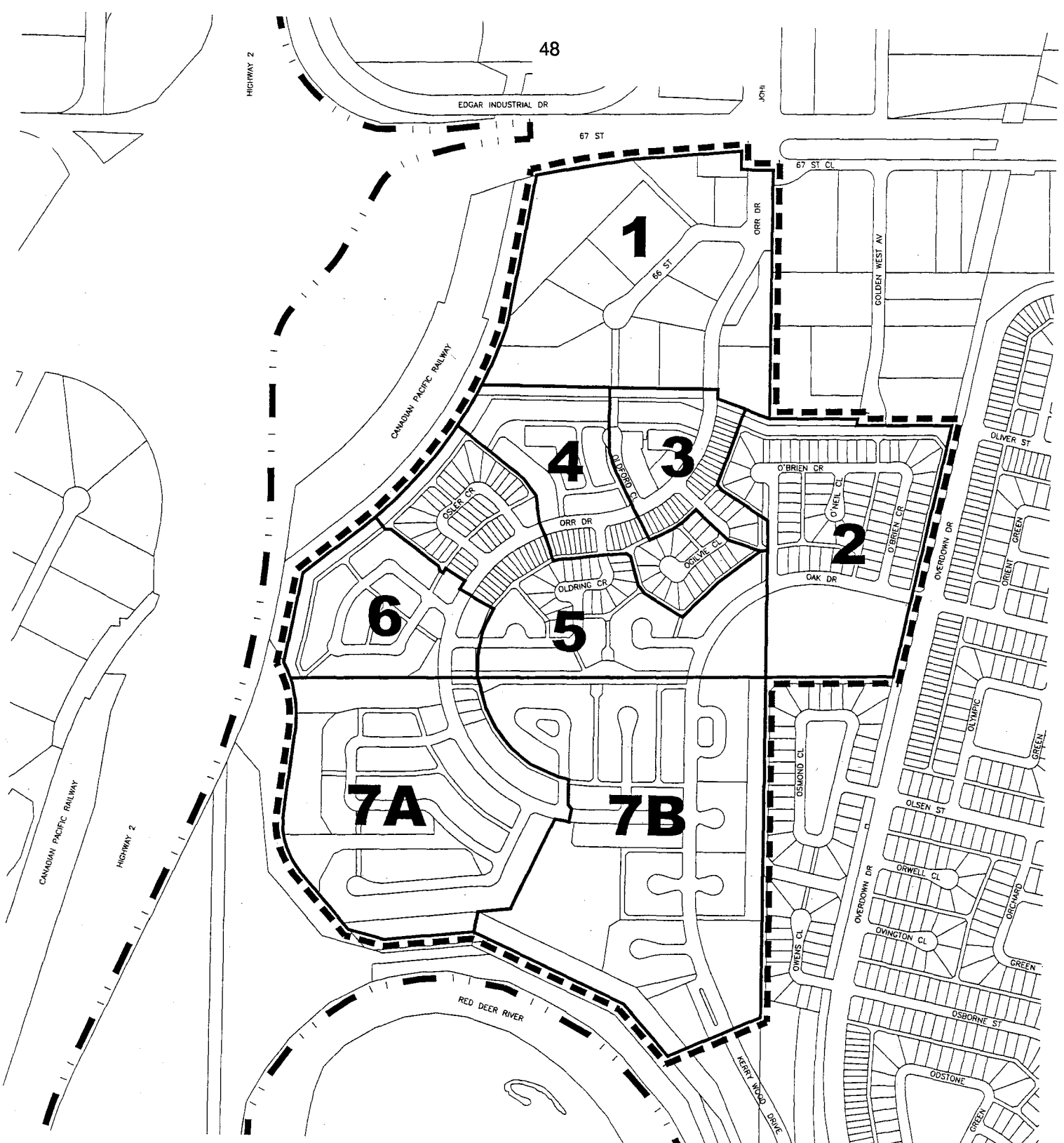
1. Market values to be based on Soderquist Appraisals Ltd. Report No. 28,340B, dated August 8, 2005, with any further adjustments to the individual lot prices, and the architectural standards and controls to be approved by the City Manager.
2. Proceeding with a lot draw pre-sale.



Howard Thompson
Land & Economic Development Manager

Attach.

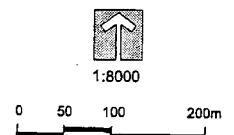
c. Bryon Jeffers, Director of Development Services



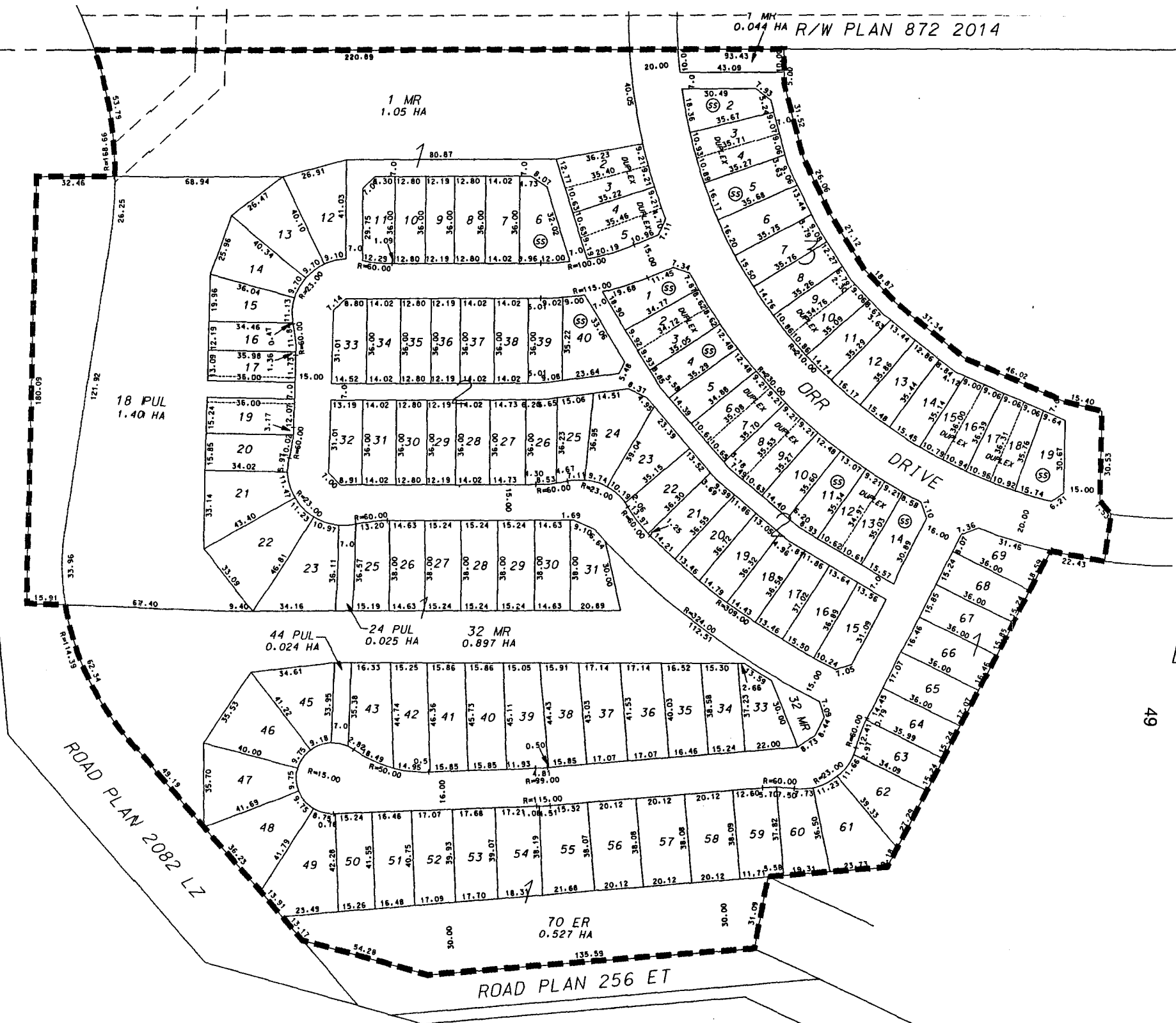
City of Red Deer
 Oriole Park West
 Neighbourhood Area Structure Plan

Figure 8
 Staging Concept

- Plan Area
- Municipal Boundary
- Development Stage Boundary



ROAD PLAN
892 2493



Comments:

We concur with the recommendations of the Land & Economic Development Manager.

“Morris Flewwelling”
Mayor

“Norbert Van Wyk”
City Manager



Council Decision – August 15, 2005

Legislative & Administrative Services

DATE: August 16, 2005
TO: Howard Thompson, Land & Economic Development Manager
FROM: Nona Housenga, Deputy City Clerk
SUBJECT: Oriole Park West (City) Phase 7A – Residential Lot Pricing

Reference Report:

Land & Economic Development Manager, dated August 9, 2005

Resolutions:

"Resolved that Council of the City of Red Deer having considered the report from the Land and Economic Development Manager, dated August 9, 2005, re: Oriole Park West (City) Phase 7A – Residential Lot Pricing, hereby approves the following for Oriole Park West (City) Phase 7A:

1. Market values to be based on Soderquist Appraisals Ltd., Report No. 28,340B, dated August 8, 2005, with any further adjustments to the individual lot prices, and the architectural standards and controls to be approved by the City Manager.
2. Proceeding with a lot draw pre-sale."

Report Back to Council: No

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

Nona Housenga
Deputy City Clerk

/chk

c Director of Development Services



Date: August 10, 2005

To: Legislative & Administrative Services Manager

From: Director of Development Services

Re: City Hall Renovations/Upgrades

In the 2005 budget, Council approved administration seeking out lease space outside of City Hall to accommodate the office space needs of our organization. After several months of negotiation with the owners of the Professional Building, we have entered into an agreement with them to lease the second floor of that building. The budget contemplated an ongoing amount to lease the space, and a one-time amount of \$250,000 to carry out the necessary lease-hold improvements to the area.

The lease has been executed, and the lease terms are within the budget presented. We have also just closed tenders on the renovations. We received an excellent response, receiving seven tenders in all. The cost of the lease-hold improvements are expected to be under budget as well.

We have identified a need to renovate portions of the City Hall building as well. These renovations will include, to varying degrees, the basement and all four floors. There was no budget identified specifically for these renovations, as at the time we were not certain what path we might be taking to accommodate city staff, beyond the Professional Building Lease.

We have engaged John Hull Architect to provide professional services for both projects. The firm has now provided an estimate to carry out the work in City Hall. The figure provided is \$367,000. This number includes a construction contingency and also includes professional fees.

Mr. Hull's estimate for the work at the Professional Building was well done and resulted in a project that will be on budget. The overall City Hall budget is considerably more difficult to estimate as it involves:

- Relocating or rearranging virtually every department or section in the building
- Accommodating City workers and the public during the renovations

Legislative & Administrative Services Manager

August 10, 2005

Page 2

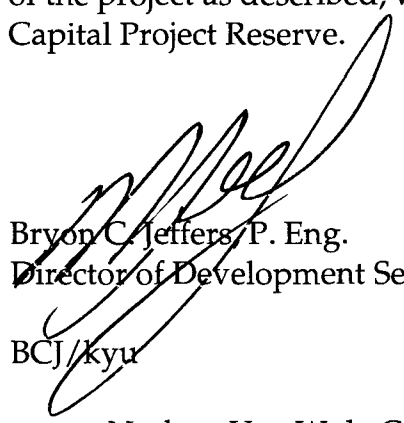
- Providing temporary work spaces for workers during construction
- Relocation and re-routing of phone and fibre lines
- Dealing with an existing structure, walls and development

The suggested total budget proposed for the project is:

➤ Construction estimate	\$ 367,000
➤ Renovation contingency	\$ 40,000
➤ Staff temporary work areas, equipment/furnishing moves	\$ 43,000
Total	\$ 450,000

RECOMMENDATION

It is respectfully recommended that Council authorize proceeding to tender and award of the project as described, with a total budget not to exceed \$450,000, funded from the Capital Project Reserve.



Bryon C. Jeffers, P. Eng.
Director of Development Services

BCJ/kyu

- c. Norbert Van Wyk, City Manager
Colleen Jensen, Director of Community Services
Rodney Burkard, Director of Corporate Services

Comments:

We concur with the recommendations of the Director of Development Services.

“Morris Flewwelling”
Mayor

“Norbert Van Wyk”
City Manager



Council Decision – August 15, 2005

Legislative & Administrative Services

DATE: August 16, 2005
TO: Byron Jeffers, Director of Development Services
FROM: Nona Housenga, Deputy City Clerk
SUBJECT: City Hall Renovations/Upgrades

Reference Report:

Director of Development Services, dated August 10, 2005

Resolutions:

"Resolved that Council of the City of Red Deer having considered the report from the Director of Development Services, dated August 10, 2005, re: City Hall Renovations / Upgrades, hereby authorizes Administration to proceed to tender and award of the project, as presented to Council on August 15, 2005, with a total budget not to exceed \$450,000 and with funding to come from the Capital Project Reserve."

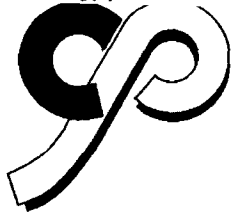
Report Back to Council: No

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

Nona Housenga
Deputy City Clerk

/chk

c City Manager
 Director of Community Services
 Director of Corporate Services



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 4, 2005

TO: Kelly Kloss, Manager, Legislative & Administrative Services

RE: Proposed Plan Amendments

- Northwest Major Area Structure Plan (Bylaw Amendment No. 3213/B-2005)
- Kentwood Northeast Neighbourhood Area Structure Plan (Bylaw Amendment No. 3217/E-2005)
- Land Use Bylaw (Bylaw Amendment 3156/BB-2005 and Map 24/2005)

BACKGROUND

On July 18, 2005 City Council adopted three bylaws pertaining to a proposed commercial parcel in Kentwood Northeast. These bylaws were:

- 3213/A-2005 The Northwest Major Area Structure Plan
- 3217/D-2005 Kentwood Northeast (Kingston) Neighbourhood Area Structure Plan
- 3156/S-2005 The Land Use Bylaw

The intent of these bylaws was to identify the subject parcel for regional commercial instead of highway commercial purposes, to increase the size of the proposed commercial parcel and to redistrict it from A1 Future Urban Development District to C2 Commercial (Regional or District Shopping Centre) District.

PROPOSED AMENDMENTS

After the bylaws were adopted a number of minor technical and typographical errors were noticed, including some technical errors relating to mapping. Some of the errors occurred initially in the Northwest Major Area Structure Plan and were carried through to the other two bylaw amendments. ***The errors do not impact the intent or the effect of the original bylaw amendments.***

The mapping errors described below are identified on the attached maps and are in regard to the following:

1. A 2.99 m wide strip of land approximately 95 m long along the south boundary of the proposed Quantum IV commercial parcel was incorrectly designated "C2 COMMERCIAL" instead of "ROAD", which was its designation prior to the amendment. The designation of this piece of land therefore needs to be changed back to "ROAD" in the Northwest Major Area Structure Plan (Bylaw Amendment No. 3213/B-2005), the Kentwood Northeast Neighbourhood Area Structure Plan (Bylaw Amendment No. 3217/E-2005) and the Land Use Bylaw (Bylaw Amendment No. 3156/BB-2005). The changes to the Kentwood Northeast (Kingston) Neighbourhood Area Structure Plan also include adjustment of numbers in Table 1 Plan Statistics to reflect the mapping change.

2. In the Northwest Major Area Structure Plan a portion of the wetland on the land west of the Quantum IV commercial parcel was inadvertently designated "RESIDENTIAL" instead of "OPEN SPACE", which was its designation prior to the amendment. The designation of this portion of the wetland will be changed back to "OPEN SPACE" in the Northwest Major Area Structure Plan (Bylaw Amendment No. 3213/B-2005).

Typographical errors are:

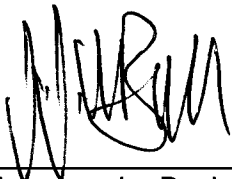
1. The date on Map 4 of the Northwest Major Area Structure Plan should be July 2005 and not May 2003.
2. The paragraph numbering on page 4 of 9 of the Northwest Major Area Structure Plan should start at 4.3 (not 4.1) and continue through to 4.6 (not 4.4) at the bottom of the page.

Planning staff contacted surrounding land owners (i.e. Laebon Developments Ltd, Quantum IV Developments Inc and the owners of the land west of the proposed commercial site). They have no concerns regarding the proposed amendments to correct the errors described above.

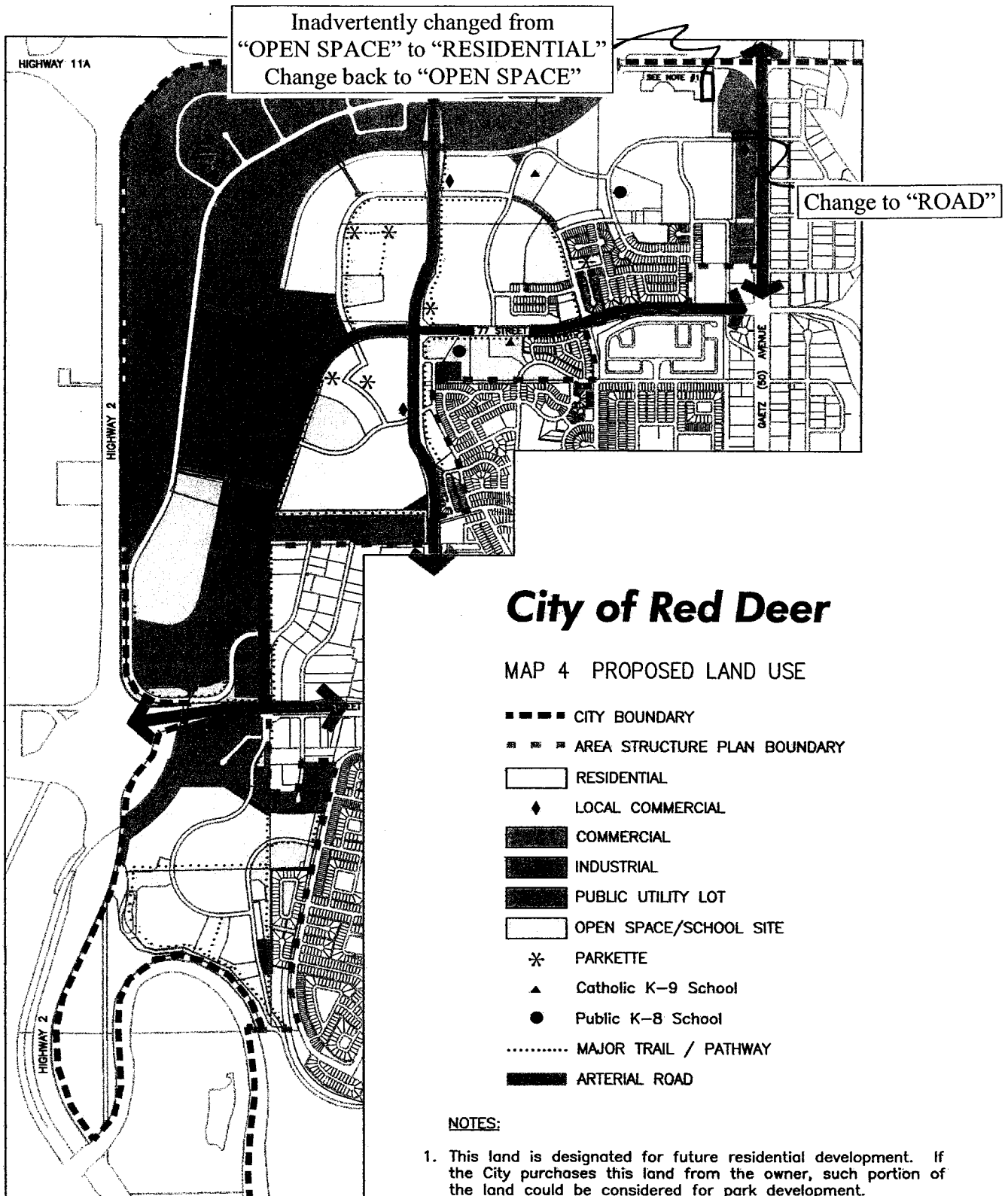
RECOMMENDATION

That City Council considers first reading of the following bylaw amendments:

- the Northwest Major Area Structure Plan Bylaw Amendment No. 3213/B-2005
- Kentwood Northeast Neighbourhood Area Structure Plan Bylaw Amendment No. 3217/E-2005 and
- Land Use Bylaw Amendment No. 3156/BB-2005



Johan van der Bank ACP, MCIP
PLANNER

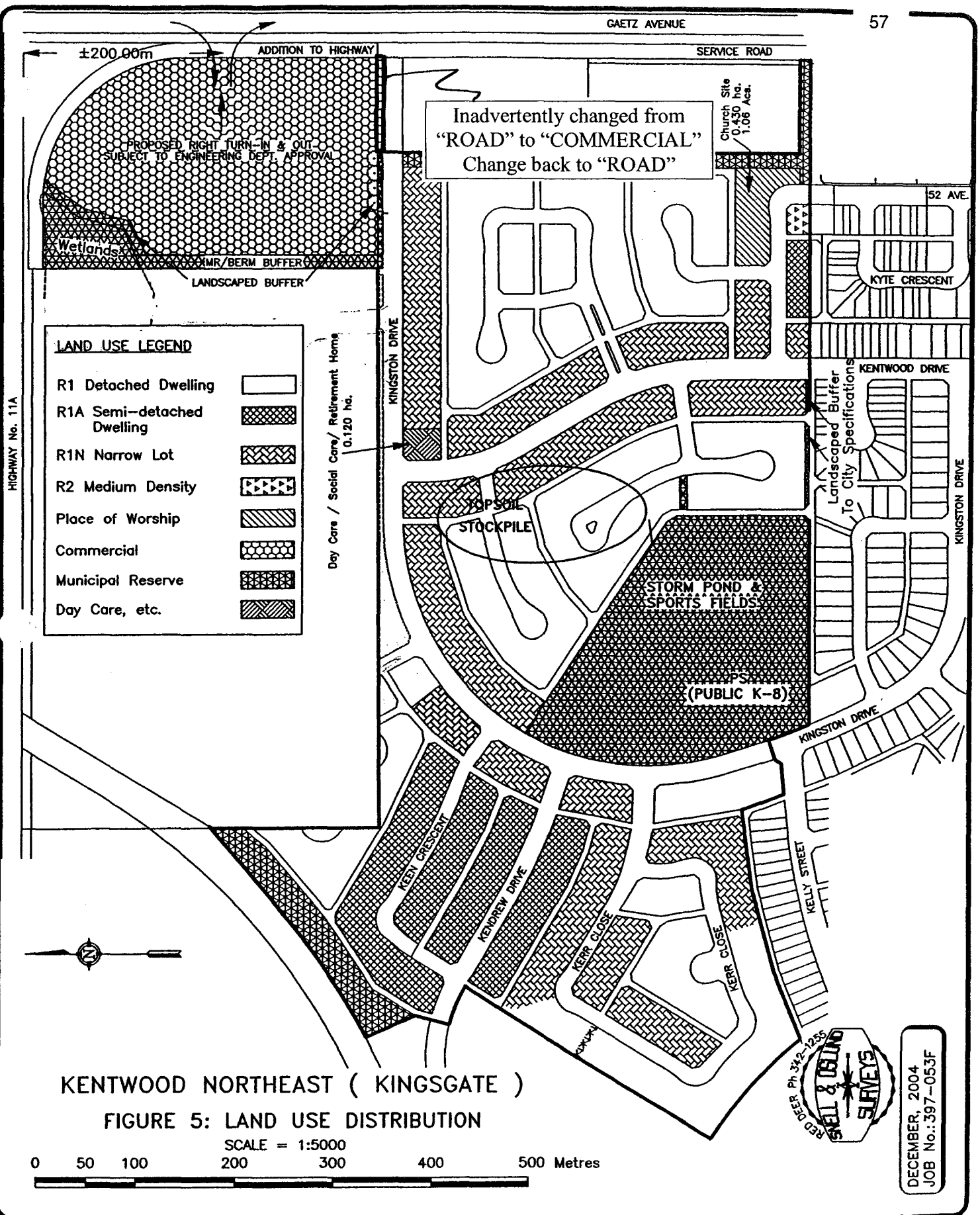


MAY 2003

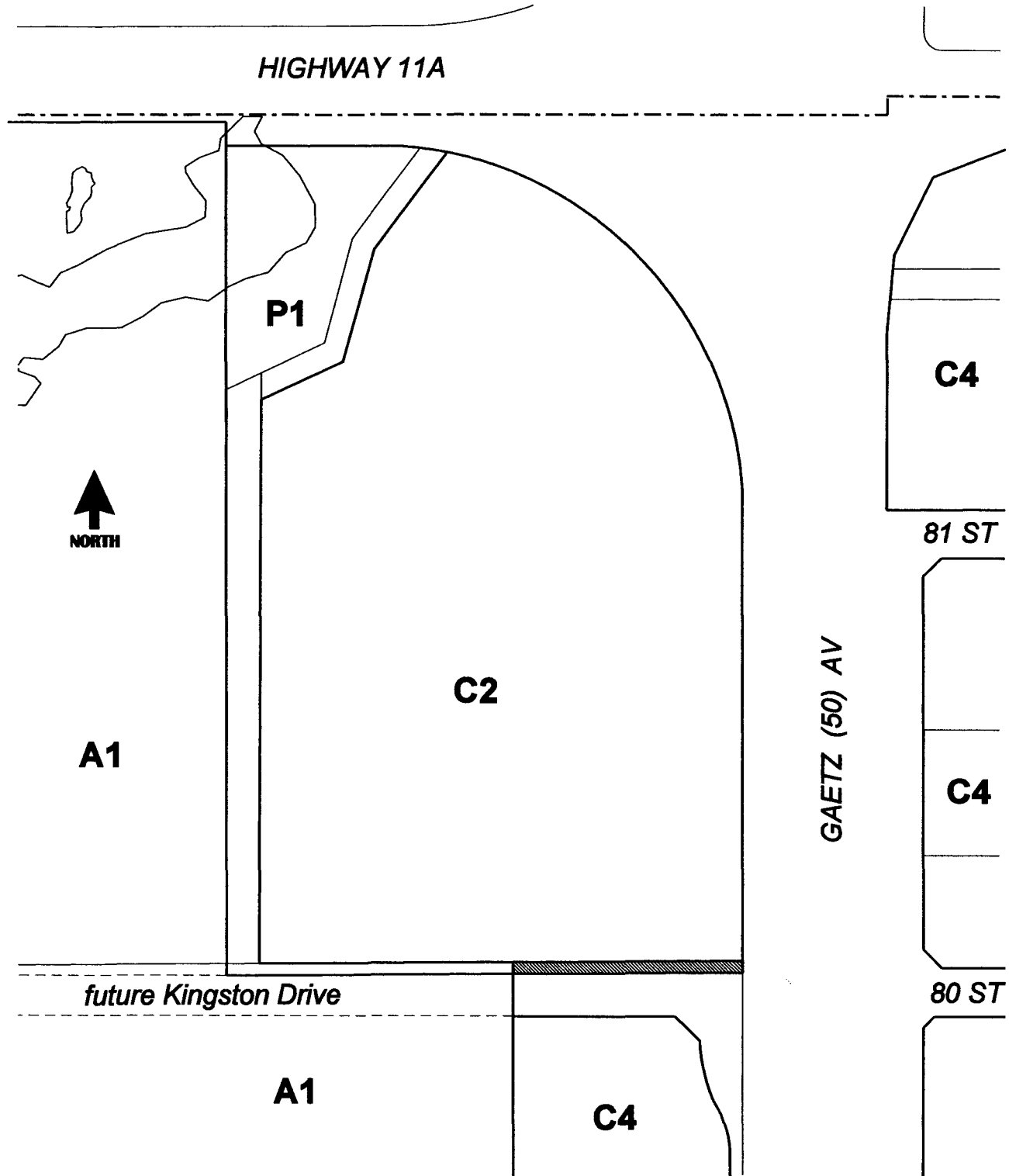
Prepared by PCPS & RD Engineering Dept.



Northwest Major Area Structure Plan



The City of Red Deer *PROPOSED LAND USE BYLAW AMENDMENT*



AFFECTED DISTRICTS:

C2 - Commercial (Regional & District Shopping Centre)

Change from :

C2 to Road



MAP No. 24 / 2005
BYLAW No. 3156 / BB - 2005

Comments:

We agree that Council give first reading to the Bylaw Amendments. A Public Hearing would be held on Monday, September 12, 2005 at 7:00 p.m. in Council Chambers, during Council's regular meeting.

"Morris Flewwelling"
Mayor

"Norbert Van Wyk"
City Manager

FILE COPY



LEGISLATIVE & ADMINISTRATIVE SERVICES

August 16, 2006

Mr. David Everett
Quantum IV Developments Inc.
7159 – 50 Avenue
Red Deer, AB T4N 4E4

Dear Mr. Everett:

Northwest Major Area Structure Plan Amendment 3213/B-2005
Kentwood Northeast Neighbourhood Area Structure Plan Bylaw Amendment 3217/E-2005
Land Use Bylaw Amendment 3156/BB-2005
Quantum IV Developments Inc.

At the Monday, August 15, 2005 Council meeting, Council gave first reading to Northwest Major Area Structure Plan Bylaw Amendment 3213/B-2005, Kentwood Northeast Neighbourhood Area Structure Plan Bylaw Amendment 3217/E-2005 and Land Use Bylaw Amendment 3156/BB-2005. Copies of the bylaws are attached.

The above referenced bylaws include corrections of minor technical and typographical errors that were noticed after the Bylaws 3213/A-2005 – Northwest Major Area Structure Plan, 3217/D-2005 Kentwood Northeast (Kingston) Neighbourhood Area Structure Plan, and 3156/S-2005 Land Use Bylaw Amendment, were adopted. The errors do not impact the intent or the effect of the original bylaw amendments. Changes include a 2.99 m wide strip of land approximately 95 m long along the south boundary of a commercial parcel that was incorrectly designated C2 Commercial instead of Road. This piece of land needs to be changed back to Road in the above referenced bylaw amendments. Other changes include an adjustment of numbers on Table 1 Plan Statistics of the Kentwood Northeast (Kingston) Neighbourhood Area Structure Plan, changing a designation of a portion of wetland from residential to Open Space, in the Northwest Major Area Structure Plan, and correcting dates on Map 4 of the Northwest Major Area Structure Plan, and paragraph numbering.

Public Hearings will be advertised for Monday, September 12, 2005 at 7:00 p.m. in Council Chambers, during Council's regular meeting. The owners of the properties bordering the site will be notified by letter of the Public Hearings. The City will be responsible for the cost of advertising in this instance.

...2/

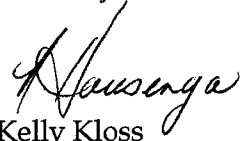
Quantum IV Developments

August 16, 2005

Page 2

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

Sincerely,

fw: 
Kelly Kloss
Manager
/chk

/attach.

c Parkland Community Planning Services
C. Adams, Administrative Assistant



FILE COPY
Council Decision – August 15, 2005

Legislative & Administrative Services

DATE: August 16, 2005

TO: Johan van der Bank, Parkland Community Planning Services

FROM: Nona Housenga, Deputy City Clerk

SUBJECT: Proposed Plan Amendments:
Northwest Major Area Structure Plan Bylaw Amendment 3213/B-2005
Kentwood Northeast Neighbourhood Area Structure Plan Bylaw
Amendment 3217/E-2005
Land Use Bylaw Amendment 3156/BB-2005 – Map 24/2005

Reference Report:

Parkland Community Planning Services, dated August 4, 2005

Bylaw Readings:


Northwest Major Area Structure Plan Bylaw Amendment 3213/B-2005, Kentwood Northeast Neighbourhood Area Structure Plan Bylaw Amendment 3217/E-2005, and Land Use Bylaw Amendment 3156/BB-2005 were given first readings. Copies of the bylaws are attached.

Report Back to Council: Yes

Public Hearings will be held on Monday, September 12, 2005 at 7:00 p.m. in Council Chambers, during Council's regular meeting.

Comments/Further Action

The above referenced bylaws include corrections of minor technical and typographical errors that were noticed after the Bylaws 3213/A-2005 – Northwest Major Area Structure Plan, 3217/D-2005 Kentwood Northeast (Kingston) Neighbourhood Area Structure Plan, and 3156/S-2005 Land Use Bylaw Amendment, were adopted. The errors do not impact the intent or the effect of the original bylaw amendments. This office will now proceed with the advertising for Public Hearings. 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
 C. Adams, Administrative Assistant
 T. Edwards, Clerk Steno

BYLAW NO. 3213/B-2005

Being a bylaw to amend Bylaw No. 3213/98, the bylaw adopting the Northwest Major Area Structure Plan as a bylaw of the City of Red Deer.

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

1. That Bylaw No. 3213/98 is hereby amended:

By substituting the revised page 4 of 9 and Map 4: Proposed Land Use, attached hereto and forming part of the bylaw, for the existing page 4 of 9 and Map 4: Proposed Land Use in the Northwest Major Area Structure Plan.

READ A FIRST TIME IN OPEN COUNCIL this 15th day of August 2005.

READ A SECOND TIME IN OPEN COUNCIL this day of 2005.

READ A THIRD TIME IN OPEN COUNCIL this day of 2005.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2005.

MAYOR

CITY CLERK

The density for new residential neighbourhoods shall be between 12.35 and 17.30 dwelling units per gross developable hectare, if the major utility infrastructure so permits.

4.3 Industrial

Industrial growth within the plan area is primarily focused in the area west of the railway, however there are two additional areas where industrial growth will occur. The first additional area is at the south end of Johnstone Park where there will be a small extension of the Golden West Industrial area. This extension will allow the roads to be looped; the roads currently dead-end at the quarter section line. The second additional industrial area is the area between 68th Avenue and the railway tracks. No heavy industrial uses shall be allowed in the area covered by this plan.

4.4 Commercial

There are three major commercial areas within the Northwest Area Structure Plan. These include two areas north and south of 67th Street and an area along Gaetz Avenue. All of the areas will be districted to an appropriate land use district allowing for a wide range of retail uses. These areas together with existing commercial uses along Gaetz Avenue and 67th Street will serve the northwest district.

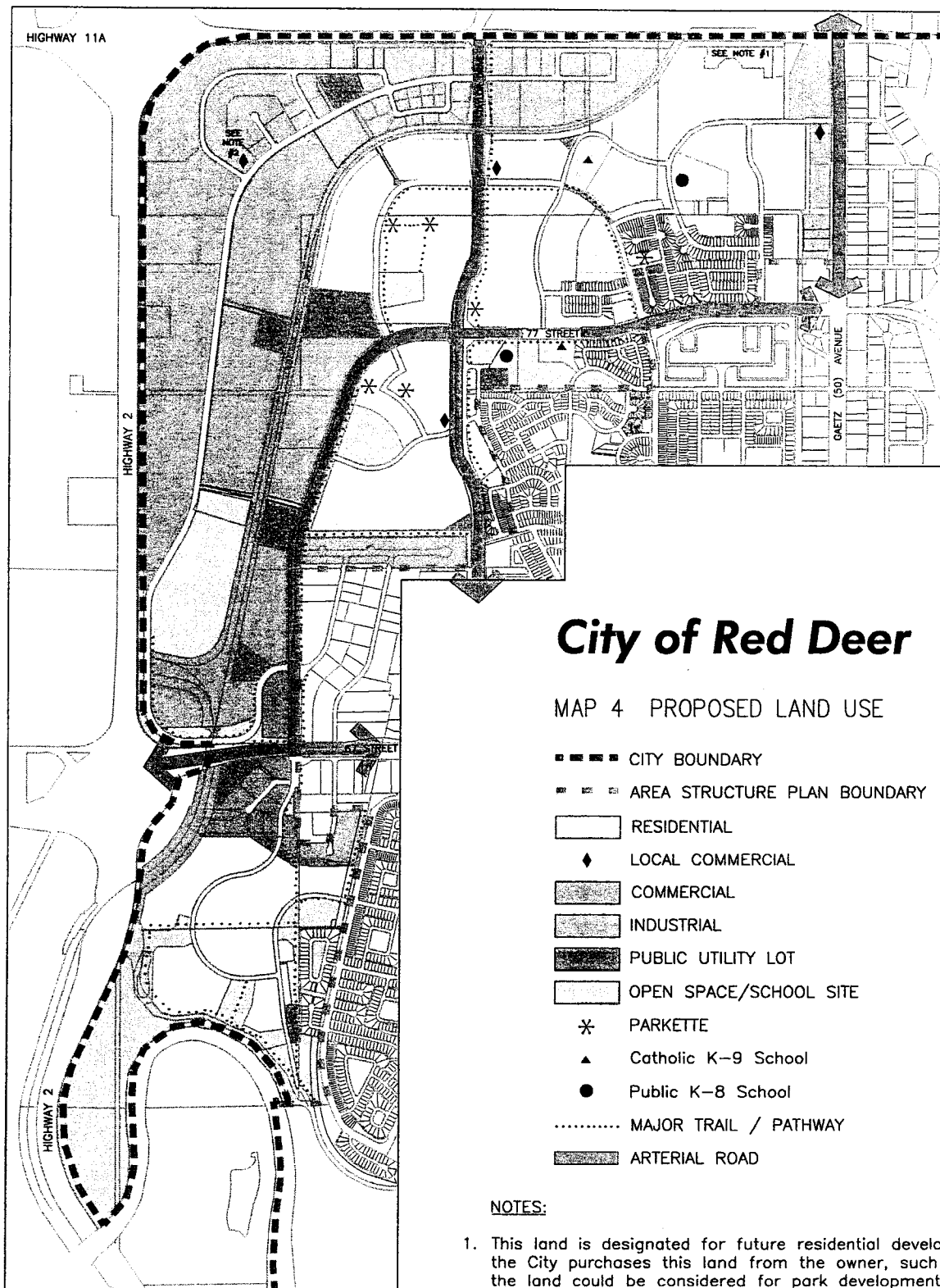
In addition to the commercial sites noted above, there are two neighbourhood convenience sites. These sites are intended to provide neighbourhood conveniences, including convenience store/gas bar, doctor's offices, hairdressing, pharmacy, video store, etc., each serving approximately two quarter sections of development.

4.5 Schools

Four school sites are proposed for the plan area. Two of the sites in the Glendale neighbourhood are existing. The two new sites include a Catholic K-9 school in Kentwood and a Public K-8 school in Kentwood. In accordance with the agreement between the City and the School Board, the school sites are provided through Municipal Reserve dedication; each school is located within a large central park site.

4.6 City Level Facilities

City level facilities are intended to serve the entire community and include arenas, recreation centres and large scale parks. Two large scale parks exist within the plan area. The first City level park is the Edgar Athletic Park which will contain a large number of sports fields. The second City level park is the Maskepetoon Natural Area. This Natural Area is intended for passive use.



JULY 2005

Prepared by PCPS & RD Engineering Dept.



BYLAW NO. 3217/E-2005

Being a bylaw to amend Bylaw No. 3217/98, the bylaw adopting the neighbourhood area structure plans as a bylaw of the City of Red Deer.

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

1. That Bylaw No. 3217/98 is hereby amended:

By substituting the revised Table 1 Plan Statistics and Figure 5 Land Use Distribution in Kentwood Northeast Neighbourhood Area Structure Plan, attached hereto and forming part of the bylaw, for the existing Table 1 and Figure 5 in Kentwood Northeast Neighbourhood Area Structure Plan.

READ A FIRST TIME IN OPEN COUNCIL this 15th day of August 2005.

READ A SECOND TIME IN OPEN COUNCIL this day of 2005.

READ A THIRD TIME IN OPEN COUNCIL this day of 2005.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2005.

MAYOR

CITY CLERK

Kentwood Northeast Neighbourhood Area Structure Plan

Table One

Plan Statistics by Hectare

Land Use	Original Owner				Total Hectare
	Laebon	Quantum IV	City MR	City West	
Existing R1	3.795	-	-	-	3.795
Existing R1N	3.712	-	-	-	3.712
Existing R1A	2.890	-	-	0.441	3.331
Existing R2	0.075	-	-	-	0.075
Proposed R1	7.230	-	-	0.015	7.245
Proposed R1N	3.987	-	-	-	3.987
Proposed R1A	0.017	-	-	-	0.017
Day/Social Care	0.117	-	-	-	0.117
Place of Worship	0.413	-	-	-	0.413
Central Site MR	3.917	-	1.385	-	5.302
Miscellaneous MR	0.801	0.529	0.136	0.721	2.187
Wetland	-	0.481	-	-	0.481
Street/Lane/PUL	10.837	-	-	0.256	11.093
Commercial	-	5.599	-	-	5.599
Total Hectares	37.791	6.609	1.521	1.433	47.354

Plan Statistics by Percentage

Land Use	Original Owner				Total Percent
	Laebon	Quantum IV	City MR	City West	
Existing R1	8.014	-	-	-	8.014
Existing R1N	7.839	-	-	-	7.839
Existing R1A	6.103	-	-	0.931	7.034
Existing R2	0.158	-	-	-	0.158
Proposed R1	15.268	-	-	0.032	15.300
Proposed R1N	8.420	-	-	-	8.420
Proposed R1A	0.036	-	-	-	0.036
Day/Social Care	0.247	-	-	-	0.247
Place of Worship	0.872	-	-	-	0.872
Central Site MR	8.272	-	2.925	-	11.197
Miscellaneous MR	1.691	1.117	0.287	1.523	4.618
Wetland	-	1.016	-	-	1.016
Street/Lane/PUL	22.885	-	-	0.541	23.426
Commercial	-	11.824	-	-	11.824
Total Percent	79.805	13.957	3.212	3.026	100.000

BYLAW NO. 3156/BB-2005

Being a Bylaw to amend Bylaw No. 3156/96, the Land Use Bylaw of the City of Red Deer.

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

1. The "Land Use District Map F15" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use Bylaw Amendment Map No. 24/2005 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 15th day of August 2005.

READ A SECOND TIME IN OPEN COUNCIL this day of 2005.

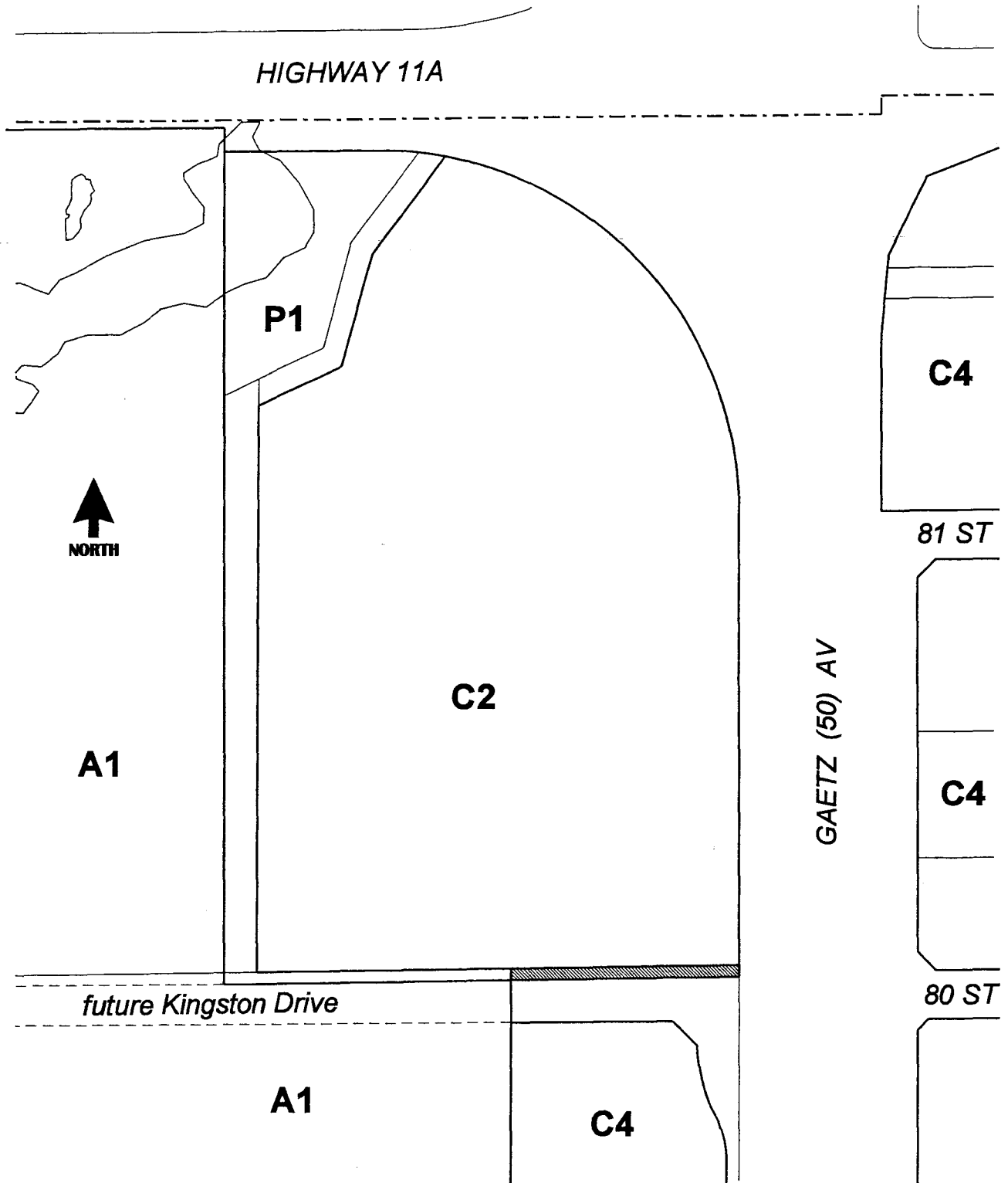
READ A THIRD TIME IN OPEN COUNCIL this day of 2005.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of . 2005.

MAYOR

CITY CLERK

The City of Red Deer *PROPOSED LAND USE BYLAW AMENDMENT*



AFFECTED DISTRICTS:

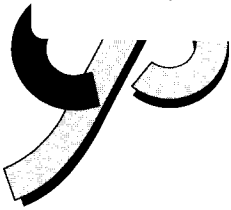
C2 - Commercial (Regional & District Shopping Centre)

Change from :

C2 to Road



MAP No. 24 / 2005
BYLAW No. 3156 / BB - 2005



DATE: August 4, 2005

TO: Kelly Kloss, Legislative and Administrative Services Manager

FROM: Martin Kvapil, Planning Assistant

RE: Land Use Bylaw Amendment No. 3156/AA-2005
Portion of NE ¼ Sec. 19-38-27-W4M
Oriole Park West - Phase 8
Reid Worldwide Corporation

Proposal

Reid Worldwide Corporation is proposing to develop Phase 8 of the Oriole Park West neighbourhood. Phase 8 is located within the central portion of the Oriole Park West Neighbourhood Area Structure Plan (NASP). The applicant seeks to rezone approximately 10.11 ha (24.98 ac.) of land from A1 Future Urban Development District to R1 Residential Low Density District, R1A Residential (Semi-Detached Dwelling) District, R1N Residential Narrow Lot District and P1 Parks and Recreation District for the purpose of 122 residential lots, 6 public utility lots and 4 municipal reserve lots.

Staff Recommendation

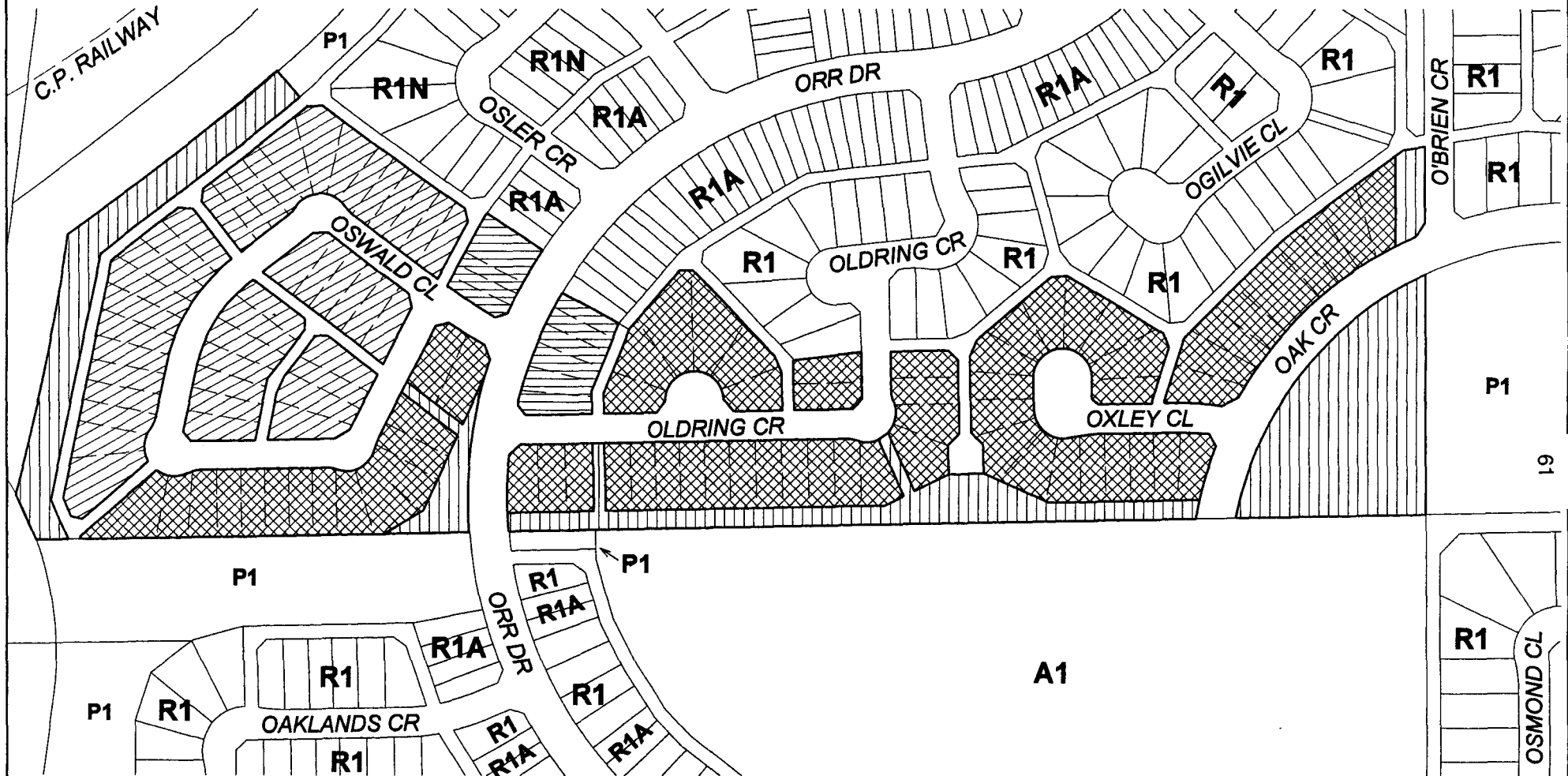
The proposal conforms with the Oriole Park West Neighbourhood Area Structure Plan and therefore it is recommended that City Council proceed with first reading of Land Use Bylaw Amendment 3156/AA-2005.

Martin Kvapil

attachments

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

A1 - Future Urban Development

R1 - Residential (Low Density)

R1A - Residential (Semi-Detached Dwelling)

R1N - Residential (Narrow Lot)

P1 - Parks and Recreational

Change from :

A1 to R1

A1 to R1A

A1 to R1N

A1 to P1



NORTH

MAP No. 23 / 2005
BYLAW No. 3156 / AA - 2005

Comments:

We agree that Council proceed with First Reading of the Land Use Bylaw Amendment. A Public Hearing would be held on Monday, September 12, 2005 at 7:00 p.m. in Council Chambers, during Council's regular meeting.

"Morris Flewwelling"
Mayor

"Norbert Van Wyk"
City Manager

FILE COPY



LEGISLATIVE & ADMINISTRATIVE SERVICES

August 16, 2005

Fax: 1-780-489-5293

Mr. J Ohki
Reid Worldwide Corporation
18140 – 107 Avenue
Edmonton, AB T5S 1K5

Dear Mr. Ohki:

Land Use Bylaw Amendment 3156/AA-2005
Portion of NE ¼ Sec. 19-38-27 W4M
Oriole Park West – Phase 8

Red Deer City Council gave first reading to *Land Use Bylaw Amendment 3156/AA-2005* at the City of Red Deer's Council Meeting held Monday, August 15, 2005. For your information, a copy of the bylaw is attached.

Land Use Bylaw Amendment 3156/AA-2005 provides for the rezoning of approximately 10.11 ha (24.98 ac) of land from A1 Future Urban Development District to R1 Residential Low Density District, R1A Residential (Semi-Detached Dwelling) District, R1N Residential Narrow Lot District and P1 Parks and Recreation District in order to develop Phase 8 of the Oriole Park West neighbourhood. This will create 122 residential lots, 6 public utility lots and 4 municipal reserve 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 12, 2005 at 7:00 p.m. in Council Chambers of City Hall during Council's regular meeting.

According to the *Land Use Bylaw*, The City requires a deposit before public advertising. An amount equal to the estimated cost of advertising, which in this instance is \$400, is required by Wednesday, August 24, 2005. You will be invoiced for or refunded the difference once the actual cost of advertising is known.

...2/

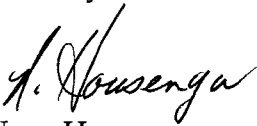
Reid Worldwide Corporation

August 16, 2005

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

NH/chk

/attach.

c Parkland Community Planning Services
 C. Adams, Administrative Assistant

* * * Transmission Result Report (MemoryTX) (Aug.16. 2005 10:42AM) * * *

1) CITY OF RED DEER
2) Legislative and Admin. Services

Date/Time: Aug.16. 2005 10:18AM

File	No. Mode	Destination	Pg (s)	Result	Page Not Sent
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Reason for error
E.1) Hang up or line fail
E.3) No answer

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



LEGISLATIVE & ADMINISTRATIVE SERVICES

August 16, 2005

Fax: 1-780-489-5293

Mr. J Ohki
Reid Worldwide Corporation
18140 - 107 Avenue
Edmonton, AB T5S 1K5

Dear Mr. Ohki:

Land Use Bylaw Amendment 3156/AA-2005
Portion of NE ¼ Sec. 19-38-27 W&M
Oriole Park West - Phase 8

Red Deer City Council gave first reading to *Land Use Bylaw Amendment 3156/AA-2005* at the City of Red Deer's Council Meeting held Monday, August 15, 2005. For your information, a copy of the bylaw is attached.

Land Use Bylaw Amendment 3156/AA-2005 provides for the rezoning of approximately 10.11 ha (24.96 ac) of land from A1 Future Urban Development District to R1 Residential Low Density District, R1A Residential (Semi-Detached Dwelling) District, R1N Residential Narrow Lot District and P1 Parks and Recreation District in order to develop Phase 8 of the Oriole Park West neighbourhood. This will create 122 residential lots, 6 public utility lots and 4 municipal reserve 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 12, 2005 at 7:00 p.m. in Council Chambers of City Hall during Council's regular meeting.

According to the *Land Use Bylaw*, The City requires a deposit before public advertising. An amount equal to the estimated cost of advertising, which in this instance is \$400, is required by Wednesday, August 24, 2005. You will be invoiced for or refunded the difference once the actual cost of advertising is known.

..2/

Council Decision – August 15, 2005

Legislative & Administrative Services

DATE: August 16, 2005

TO: Martin Kvapil, Parkland Community Planning Services

FROM: Nona Housenga, Deputy City Clerk

SUBJECT: Land Use Bylaw Amendment 3156/AA-2005
Portion of NE ¼ Sec. 19-38-27- W4M
Oriole Park West – Phase 8
Reid Worldwide Corporation

Reference Report:

Parkland Community Planning Services, dated August 4, 2005

Bylaw Readings:

Land Use Bylaw Amendment 3156/AA-2005 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 12, 2005 at 7:00 p.m. in Council Chambers, during Council's regular meeting.

Comments/Further Action

Land Use Bylaw Amendment 3156/AA-2005 provides for the rezoning of approximately 10.11 ha (24.98 ac) of land from A1 Future Urban Development District to R1 Residential Low Density District, R1A Residential (Semi-Detached Dwelling) District, R1N Residential Narrow Lot District and P1 Parks and Recreation District in order to develop Phase 8 of the Oriole Park West neighbourhood. This will create 122 residential lots, 6 public utility lots and 4 municipal reserve lots. This office will now proceed with the advertising for a Public Hearing. Reid Worldwide Corporation 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
C. Adams, Administrative Assistant
T. Edwards, Clerk Steno

BYLAW NO. 3156/AA-2005

Being a bylaw to amend Bylaw No. 3156/96, 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 C11" contained within "Schedule B" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 23/2005 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 15th day of August 2005.

READ A SECOND TIME IN OPEN COUNCIL this day of 2005.

READ A THIRD TIME IN OPEN COUNCIL this day of 2005.

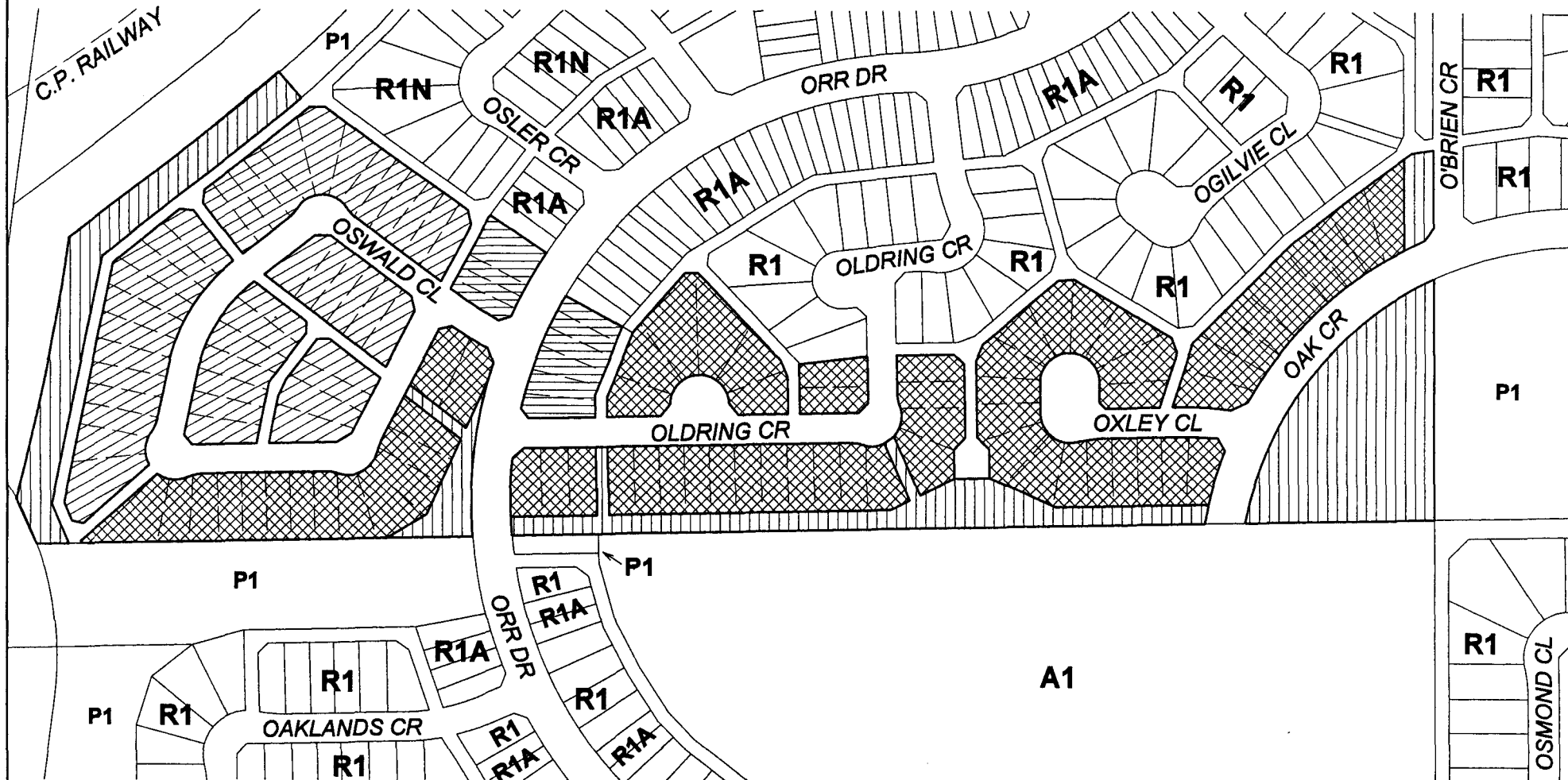
AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2005.

MAYOR

CITY CLERK

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

A1 - Future Urban Development

R1 - Residential (Low Density)

R1A - Residential (Semi-Detached Dwelling)

R1N - Residential (Narrow Lot)

P1 - Parks and Recreational

Change from :

A1 to R1

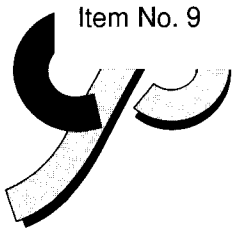
A1 to R1A

A1 to R1N

A1 to P1



MAP No. 23 / 2005
BYLAW No. 3156 / AA - 2005



DATE: August 5, 2005

TO: Kelly Kloss, Legislative and Administrative Services Manager

FROM: Martin Kvapil, Planning Assistant

RE: Land Use Bylaw Amendment No. 3156/CC-2005
Portion of SE ¼ Sec. 3-38-27-W4M
Inglewood East – Phase 6
Melcor Developments Ltd.

Proposal

Melcor Developments Ltd. is proposing to develop Phase 6 of the Inglewood East neighbourhood. Phase 6 is located within the north central portion of the Inglewood East Neighbourhood Area Structure Plan (NASP). The applicant seeks to rezone approximately 8.39 ha (20.73 ac.) of land from A1 Future Urban Development District to R1 Residential Low Density District, R3-D80 Residential (Multiple Family) District with a maximum density of 80 units per hectare, and P1 Parks and Recreation District for the purpose of creating 59 residential lots and 3 public utility lots.

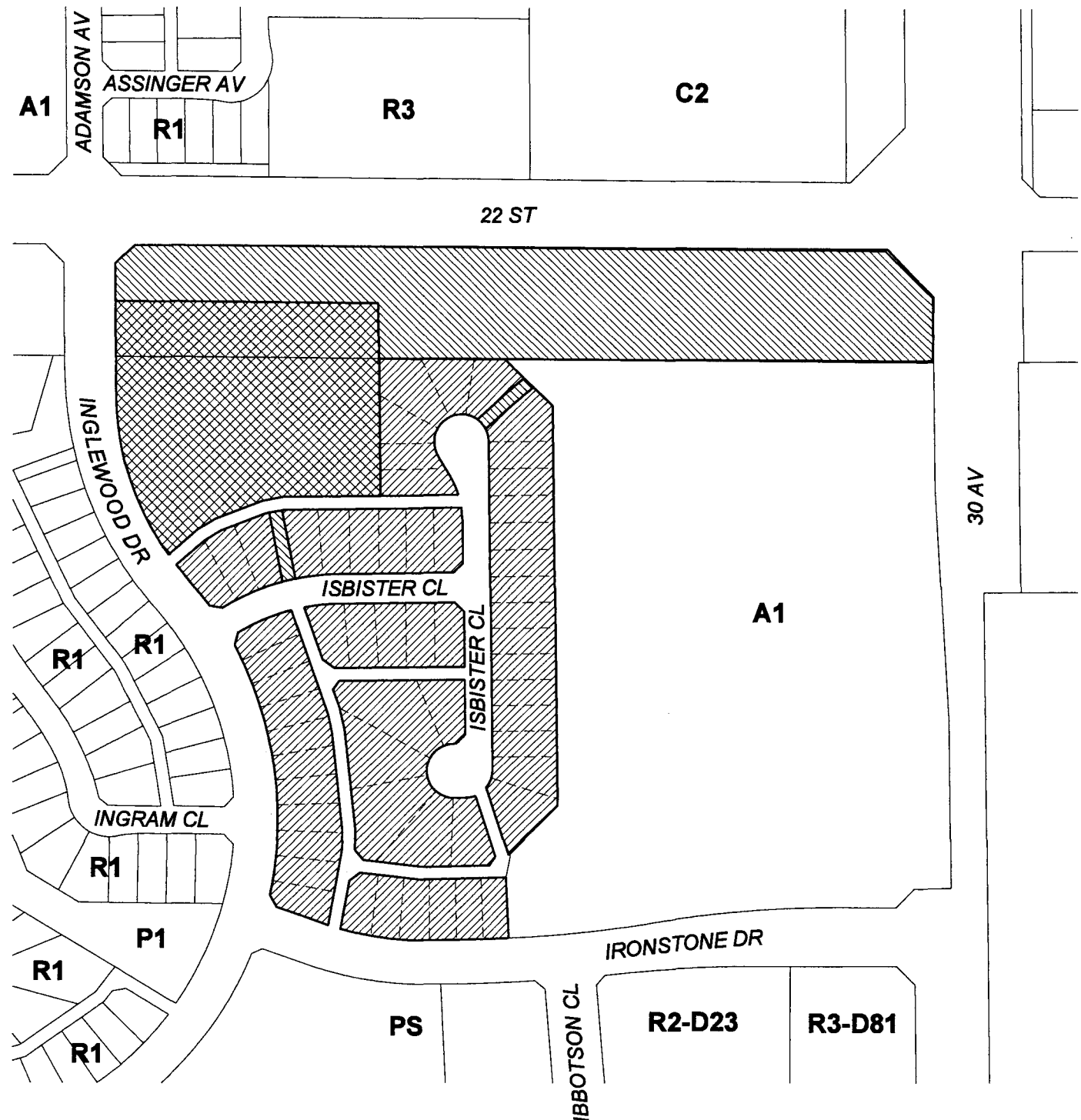
Staff Recommendation

The proposal conforms with the Inglewood East Neighbourhood Area Structure Plan and therefore it is recommended that City Council proceed with first reading of Land Use Bylaw Amendment 3156/CC-2005.

Martin Kvapil

attachments

The City of Red Deer PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

A1 - Future Urban Development

R1 - Residential (Low Density)

R3-D80 - Residential (Multiple Family) 80 dwelling units per hectare

P1 - Parks and Recreational

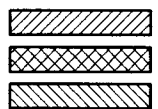


Change from :

A1 to R1

A1 to R3-D80

A1 to P1



MAP No. 25 / 2005
BYLAW No. 3156 / CC - 2005

Comments:

We agree that Council proceed with First Reading of the Land Use Bylaw Amendment. A Public Hearing would be held on Monday, September 12, 2005 at 7:00 p.m. in Council Chambers, during Council's regular meeting.

"Morris Flewwelling"
Mayor

"Norbert Van Wyk"
City Manager

FILE COPY



LEGISLATIVE & ADMINISTRATIVE SERVICES

August 16, 2005

Fax: 343-7510

Melcor Developments Ltd.
502, 4901 – 48 Street
Red Deer, AB T4N 6M4

Dear Sirs:

Land Use Bylaw Amendment 3156/CC-2005
Portion of SE ¼ Sec. 3-38-27- W4M
Inglewood East – Phase 6

Red Deer City Council gave first reading to *Land Use Bylaw Amendment 3156/CC-2005* at the City of Red Deer's Council Meeting held Monday, August 15, 2005. For your information, a copy of the bylaw is attached.

Land Use Bylaw Amendment 3156/CC-2005 provides for the rezoning of approximately 8.39 ha (20.73 ac) of land from A1 Future Urban Development District to R1 Residential Low Density District, R3-D80 Residential (Multiple Family) District, with a maximum density of 80 units per hectare, and P1 Parks and Recreation District. This will create 59 residential lots and 3 public utility lots in order to develop Phase 6 of the Inglewood East neighbourhood.

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 12, 2005 at 7:00 p.m. in Council Chambers of City Hall during Council's regular meeting.

According to the *Land Use Bylaw*, The City requires a deposit before public advertising. An amount equal to the estimated cost of advertising, which in this instance is \$400, is required by Wednesday, August 24, 2005. You will be invoiced for or refunded the difference once the actual cost of advertising is known.

...2/

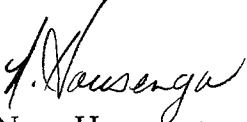
Melcor Developments Ltd.

August 15, 2005

Page 2

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

Sincerely,

A handwritten signature in black ink, appearing to read "N. Housenga", written over the printed name.

Nona Housenga
Deputy City Clerk

NH/chk

/attach.

c Parkland Community Planning Services
 C. Adams, Administrative Assistant

* * * Transmission Result Report (MemoryTX) (Aug.16. 2005 9:43AM) * * *

1) CITY OF RED DEER
2) Legislative and Admin. Services

Date/Time: Aug.16. 2005 9:42AM

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Reason for error
 E.1) Hang up or line fail
 E.3) No answer

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



LEGISLATIVE & ADMINISTRATIVE SERVICES

August 16, 2005

Fax: 343-7510

Melcor Developments Ltd.
 502, 4901 - 48 Street
 Red Deer, AB T4N 6M4

Dear Sirs:

Land Use Bylaw Amendment 3156/CC-2005
Portion of SE ¼ Sec. 3-38-27- W4M
Inglewood East - Phase 6

Red Deer City Council gave first reading to *Land Use Bylaw Amendment 3156/CC-2005* at the City of Red Deer's Council Meeting held Monday, August 15, 2005. For your information, a copy of the bylaw is attached.

Land Use Bylaw Amendment 3156/CC-2005 provides for the rezoning of approximately 8.39 ha (20.73 ac) of land from A1 Future Urban Development District to R1 Residential Low Density District, R3-D80 Residential (Multiple Family) District, with a maximum density of 80 units per hectare, and P1 Parks and Recreation District. This will create 59 residential lots and 3 public utility lots in order to develop Phase 6 of the Inglewood East neighbourhood.

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 12, 2005 at 7:00 p.m. in Council Chambers of City Hall during Council's regular meeting.

According to the *Land Use Bylaw*, The City requires a deposit before public advertising. An amount equal to the estimated cost of advertising, which in this instance is \$400, is required by Wednesday, August 24, 2005. You will be invoiced for or refunded the difference once the actual cost of advertising is known.

...2/



Council Decision – August 15, 2005

Legislative & Administrative Services

DATE: August 16, 2005
TO: Martin Kvapil, Parkland Community Planning Services
FROM: Nona Housenga, Deputy City Clerk
SUBJECT: Land Use Bylaw Amendment 3156/CC-2005
Portion of SE ¼ Sec. 3-38-27 W4M
Inglewood East – Phase 6
Melcor Developments Ltd.

Reference Report:

Parkland Community Planning Services, dated August 5, 2005

Bylaw Readings:

Land Use Bylaw Amendment 3156/CC-2005 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 12, 2005 at 7:00 p.m. in Council Chambers, during Council's regular meeting.

Comments/Further Action

Land Use Bylaw Amendment 3156/CC-2005 provides for the rezoning of approximately 8.39 ha (20.73 ac) of land from A1 Future Urban Development District to R1 Residential Low Density District, R3-D80 Residential (Multiple Family) District, with a maximum density of 80 units per hectare, and P1 Parks and Recreation District. This will create 59 residential lots and 3 public utility lots in order to develop Phase 6 of the Inglewood East neighbourhood. This office will now proceed with the advertising for a Public Hearing. Melcor Developments Ltd. will be responsible for the advertising costs in this instance.

A handwritten signature in black ink, appearing to read 'N. Housenga'.

Nona Housenga
Deputy City Clerk

/chk

/attach.

c Director of Development Services
 Inspections & Licensing Manager
 Land & Economic Development Manager
 C. Adams, Administrative Assistant
 T. Edwards, Clerk Steno

BYLAW NO. 3156/CC-2005

Being a bylaw to amend Bylaw No. 3156/96, 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 J4" contained within "Schedule B" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 25/2005 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 15th day of August 2005.

READ A SECOND TIME IN OPEN COUNCIL this day of 2005.

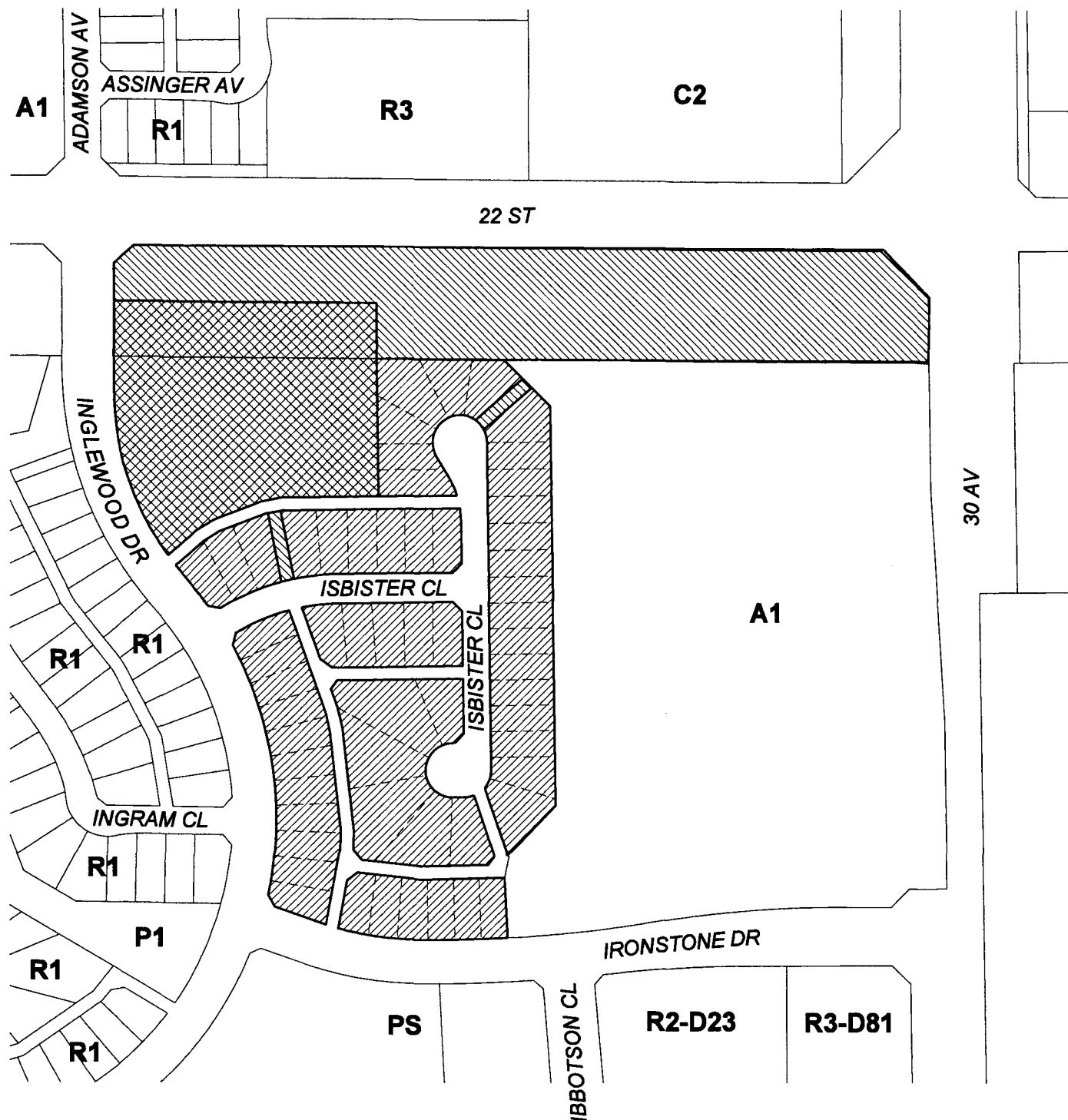
READ A THIRD TIME IN OPEN COUNCIL this day of 2005.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2005.

MAYOR

CITY CLERK

The City of Red Deer *PROPOSED LAND USE BYLAW AMENDMENT*



AFFECTED DISTRICTS:

A1 - Future Urban Development

R1 - Residential (Low Density)

R3-D80 - Residential (Multiple Family) 80 dwelling units per hectare

P1 - Parks and Recreational



Change from :

A1 to R1

A1 to R3-D80

A1 to P1

MAP No. 25 / 2005
BYLAW No. 3156 / CC - 2005



Legislative & Administrative Services

DATE: August 8, 2005
TO: City Council
FROM: Nona Housenga, Deputy City Clerk
SUBJECT: Notice of Motion – Councillor Larry Pimm
Playground Zone Signage for Tot Lots

The following Notice of Motion was introduced by Councillor Larry Pimm at the Tuesday, August 2, 2005 Council Meeting:

Whereas The City of Red Deer policy does not currently provide for playground zone signage for tot lots,

And whereas there is no common policy for signing playground zones among Alberta cities,

And whereas some tot lots are located adjacent to busy collector streets,

And whereas drivers benefit from being alerted to the presence of all playgrounds,

Therefore be it resolved that The City of Red Deer adopt a policy of signing all playgrounds including tot lots as playground zones where such playgrounds border a street.

A handwritten signature in black ink, appearing to read 'N. Housenga'.

Nona Housenga
Deputy City Clerk

Comments:

We recommend that prior to City Council specifically dealing with this motion, that the matter be tabled and referred to Administration for a review and a report back on the implications of amending this policy. It is further recommended that the matter be tabled for a period of four weeks to allow sufficient time for a report to be prepared.

“Morris Flewwelling”
Mayor

“Norbert Van Wyk”
City Manager



Council Decision – August 15, 2005

Legislative & Administrative Services

DATE: August 16, 2005

TO: Bryon Jeffers, Director of Development Services
Tom Warder, Engineering Services Manager

FROM: Nona Housenga, Deputy City Clerk

SUBJECT: Notice of Motion – Councillor Larry Pimm
Playground Zone Signage for Tot Lots

Reference Report:

Deputy City Clerk, dated August 3, 2005

Resolutions:

Whereas The City of Red Deer policy does not currently provide for playground zone signage for tot lots,

And whereas there is no common policy for signing playground zones among Alberta cities,

And whereas some tot lots are located adjacent to busy collector streets,

And whereas drivers benefit from being alerted to the presence of all playgrounds,

Therefore be it resolved that The City of Red Deer adopt a policy of signing all playgrounds including tot lots as playground zones where such playgrounds border a street.

“Resolved that Council of the City of Red Deer agrees to table consideration of the Notice of Motion from Councillor Larry Pimm, re: Playground Zone Signage for Tot Lots, for up to four weeks to allow Administration time to review and report back on the implications of amending this policy.”

Council Decision – August 15, 2005
Notice of Motion – Councillor Larry Pimm
Page 2

Report Back to Council: Yes – for the Monday, September 12, 2005 Council Meeting

Comments/Further Action

Please review the above referenced Notice of Motion from Councillor Pimm, regarding Playground Zone Signage for Tot Lots , and prepare a report to Council on the implications of amending the policy.

A handwritten signature in black ink, appearing to read 'N. Housenga', written over the printed name.

Nona Housenga
Deputy City Clerk
/chk

c City Manager
 Councillor Larry Pimm

BYLAW NO. 3156/V-2005

Being a bylaw to amend Bylaw No. 3156/96, 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 F15" contained within "Schedule B" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 18/2005 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 18th day of July 2005.

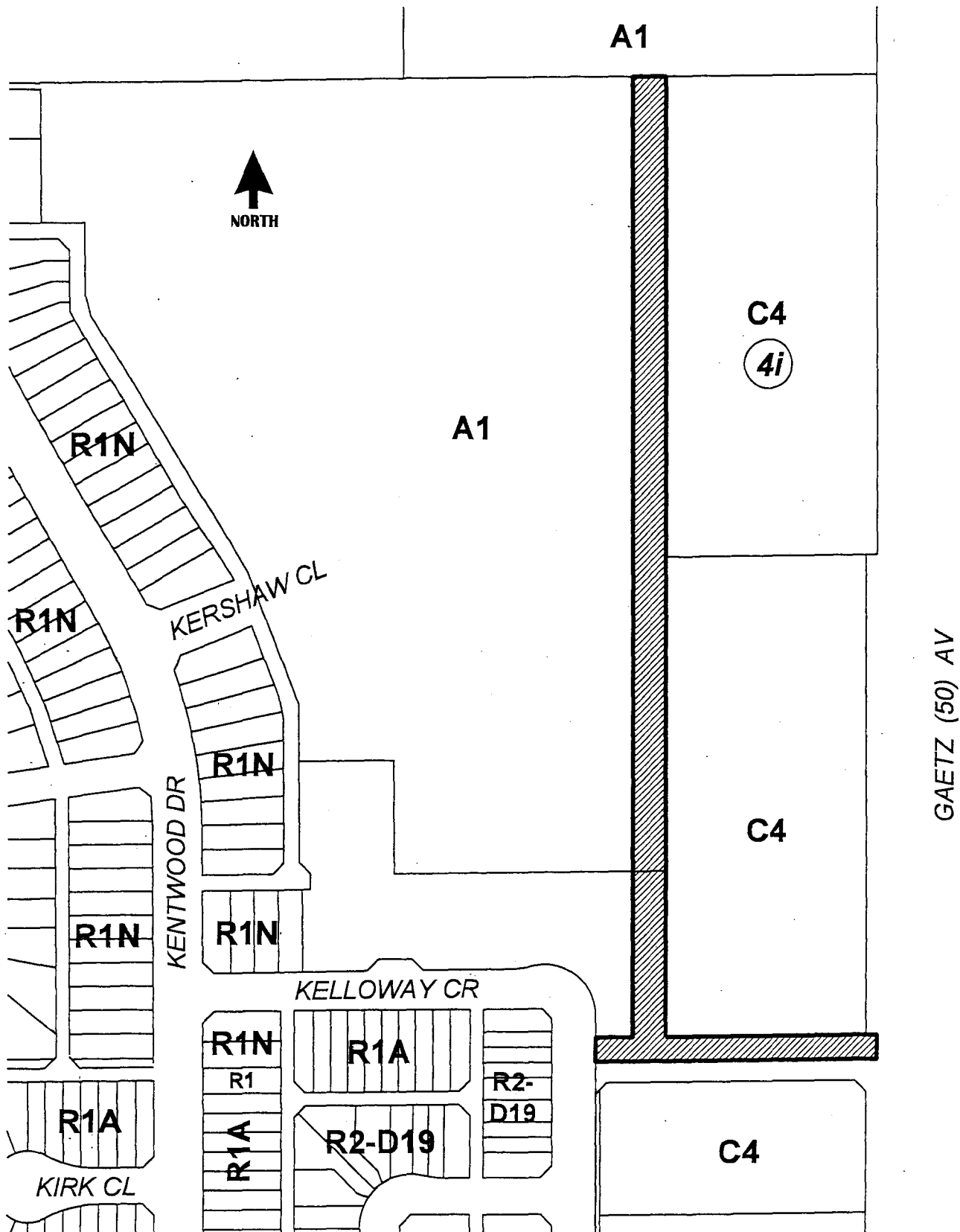
READ A SECOND TIME IN OPEN COUNCIL this day of 2005.

READ A THIRD TIME IN OPEN COUNCIL this day of 2005.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2005.

MAYOR

CITY CLERK



AFFECTED DISTRICTS:

A1 - Future Urban Development
 P1 - Parks and Recreational

Change from :

A1 to P1 

MAP No. 18 / 2005
 BYLAW No. 3156 / V - 2005

Item No. 2

BYLAW NO. 3156/W-2005

Being a bylaw to amend Bylaw No. 3156/96, 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 D7" contained within "Schedule B" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 19/2005 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 18th day of July 2005.

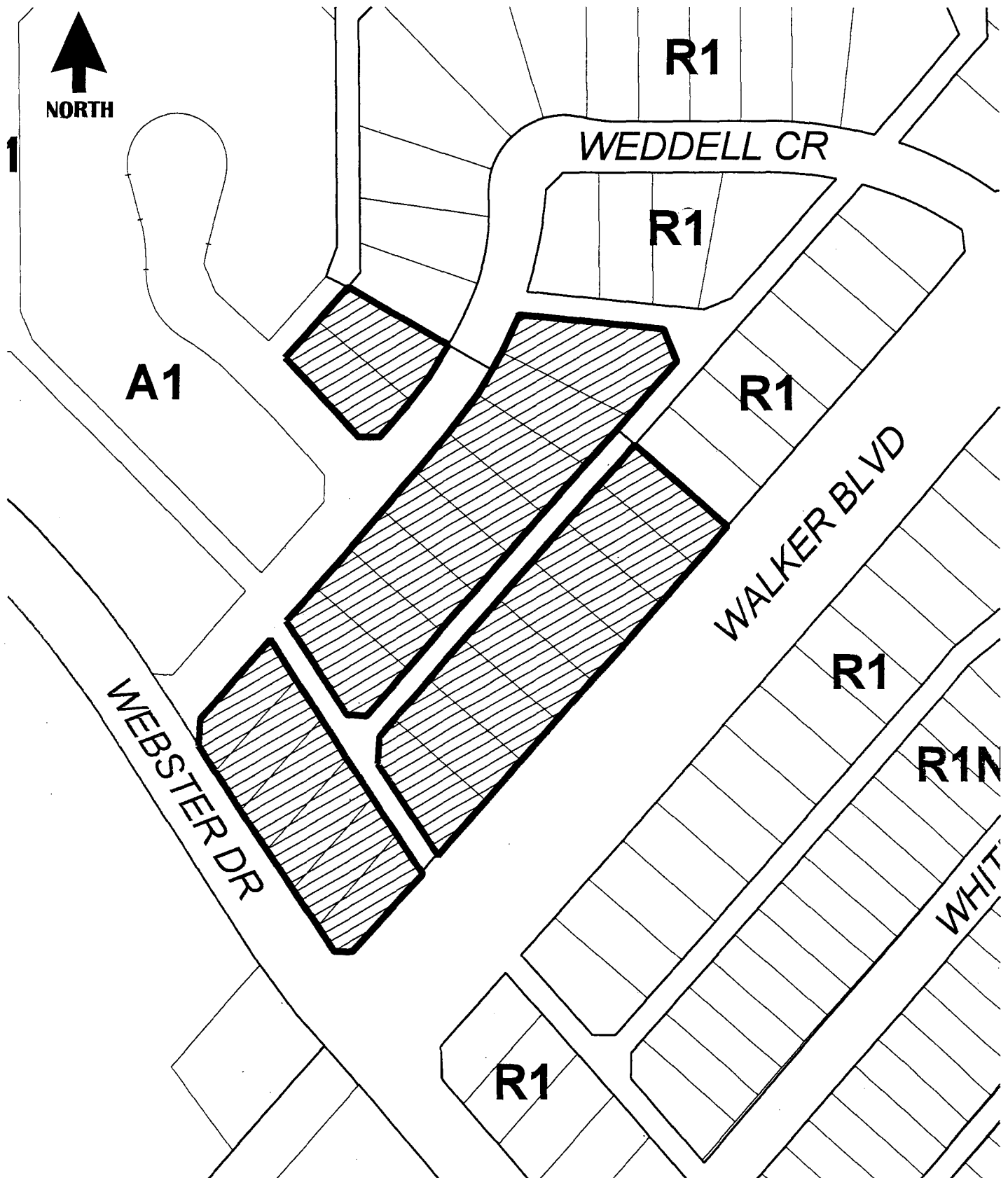
READ A SECOND TIME IN OPEN COUNCIL this day of 2005.

READ A THIRD TIME IN OPEN COUNCIL this day of 2005.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2005.

MAYOR

CITY CLERK




AFFECTED DISTRICTS:

A1 - Future Urban Development

R1 - Residential (Low Density)

Change from :

A1 to R1 

MAP No. 19 / 2005

BYLAW No. 3156 / W-2005

BYLAW NO. 3156/X-2005

Being a bylaw to amend Bylaw No. 3156/96, 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 H14" contained within "Schedule B" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 20/2005 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 18th day of July 2005.

READ A SECOND TIME IN OPEN COUNCIL this day of 2005.

READ A THIRD TIME IN OPEN COUNCIL this day of 2005.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2005.

MAYOR

CITY CLERK



I2

CN RAIL

I2

77 ST

42 AV

I2

AFFECTED DISTRICTS:
I2 - Heavy Industrial

Change from :
ROAD to I2



MAP No. 20 / 2005
BYLAW No. 3156 / X - 2005

Item No. 4

BYLAW NO. 3349/2005

Being a bylaw to close portions of road in the City of Red Deer, as described herein.

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

1 The following portions of roadway in the City of Red Deer are hereby closed:

“Plan 5157 M.C.

All that portion of 77 Street as shown on Plan 5157 M.C. lying within the limits on Subdivision Plan _____.”

READ A FIRST TIME IN OPEN COUNCIL this 18th day of July 2005.

READ A SECOND TIME IN OPEN COUNCIL this day of 2005.

READ A THIRD TIME IN OPEN COUNCIL this day of 2005.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2005.

MAYOR

CITY CLERK

BYLAW NO. 3213/B-2005

Being a bylaw to amend Bylaw No. 3213/98, the bylaw adopting the Northwest Major Area Structure Plan as a bylaw of the City of Red Deer.

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

1. That Bylaw No. 3213/98 is hereby amended:

By substituting the revised page 4 of 9 and Map 4: Proposed Land Use, attached hereto and forming part of the bylaw, for the existing page 4 of 9 and Map 4: Proposed Land Use in the Northwest Major Area Structure Plan.

READ A FIRST TIME IN OPEN COUNCIL this day of , A.D. 2005.

READ A SECOND TIME IN OPEN COUNCIL this day of , A.D. 2005.

READ A THIRD TIME IN OPEN COUNCIL this day of , A.D. 2005.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of , A.D. 2005.

MAYOR

CITY CLERK

The density for new residential neighbourhoods shall be between 12.35 and 17.30 dwelling units per gross developable hectare, if the major utility infrastructure so permits.

4.3 Industrial

Industrial growth within the plan area is primarily focused in the area west of the railway, however there are two additional areas where industrial growth will occur. The first additional area is at the south end of Johnstone Park where there will be a small extension of the Golden West Industrial area. This extension will allow the roads to be looped; the roads currently dead-end at the quarter section line. The second additional industrial area is the area between 68th Avenue and the railway tracks. No heavy industrial uses shall be allowed in the area covered by this plan.

4.4 Commercial

There are three major commercial areas within the Northwest Area Structure Plan. These include two areas north and south of 67th Street and an area along Gaetz Avenue. All of the areas will be districted to an appropriate land use district allowing for a wide range of retail uses. These areas together with existing commercial uses along Gaetz Avenue and 67th Street will serve the northwest district.

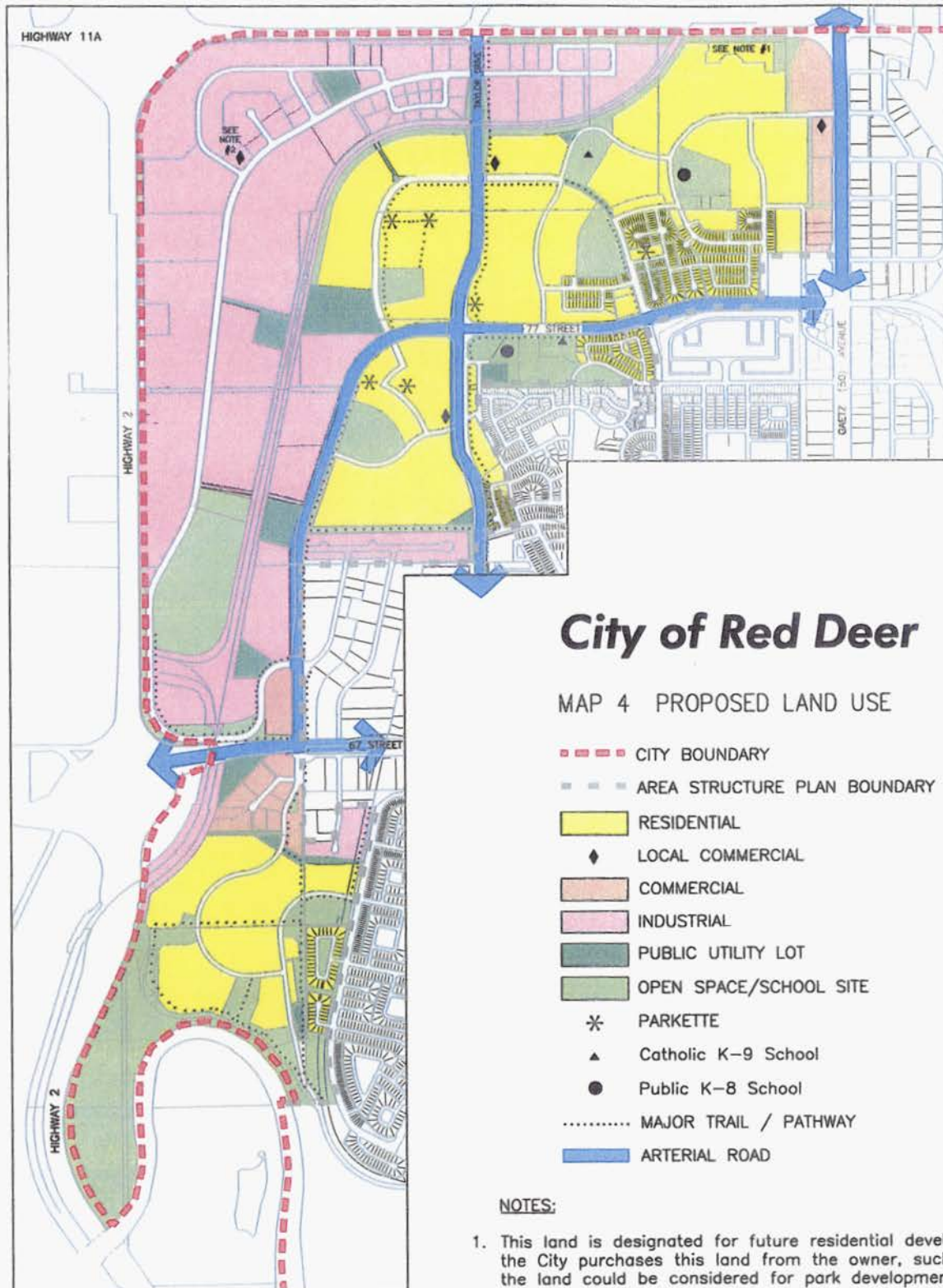
In addition to the commercial sites noted above, there are two neighbourhood convenience sites. These sites are intended to provide neighbourhood conveniences, including convenience store/gas bar, doctor's offices, hairdressing, pharmacy, video store, etc., each serving approximately two quarter sections of development.

4.5 Schools

Four school sites are proposed for the plan area. Two of the sites in the Glendale neighbourhood are existing. The two new sites include a Catholic K-9 school in Kentwood and a Public K-8 school in Kentwood. In accordance with the agreement between the City and the School Board, the school sites are provided through Municipal Reserve dedication; each school is located within a large central park site.

4.6 City Level Facilities

City level facilities are intended to serve the entire community and include arenas, recreation centres and large scale parks. Two large scale parks exist within the plan area. The first City level park is the Edgar Athletic Park which will contain a large number of sports fields. The second City level park is the Maskepetoon Natural Area. This Natural Area is intended for passive use.



JULY 2005

Prepared by PCPS & RD Engineering Dept.



BYLAW NO. 3217/E-2005

Being a bylaw to amend Bylaw No. 3217/98, the bylaw adopting the neighbourhood area structure plans as a bylaw of the City of Red Deer.

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

1. That Bylaw No. 3217/98 is hereby amended:

By substituting the revised Table 1 Plan Statistics and Figure 5 Land Use Distribution in Kentwood Northeast Neighbourhood Area Structure Plan, attached hereto and forming part of the bylaw, for the existing Table 1 and Figure 5 in Kentwood Northeast Neighbourhood Area Structure Plan.

READ A FIRST TIME IN OPEN COUNCIL this day of , A.D. 2005.

READ A SECOND TIME IN OPEN COUNCIL this day of , A.D. 2005.

READ A THIRD TIME IN OPEN COUNCIL this day of , A.D. 2005.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of , A.D. 2005.

MAYOR

CITY CLERK

Kentwood Northeast Neighbourhood Area Structure Plan

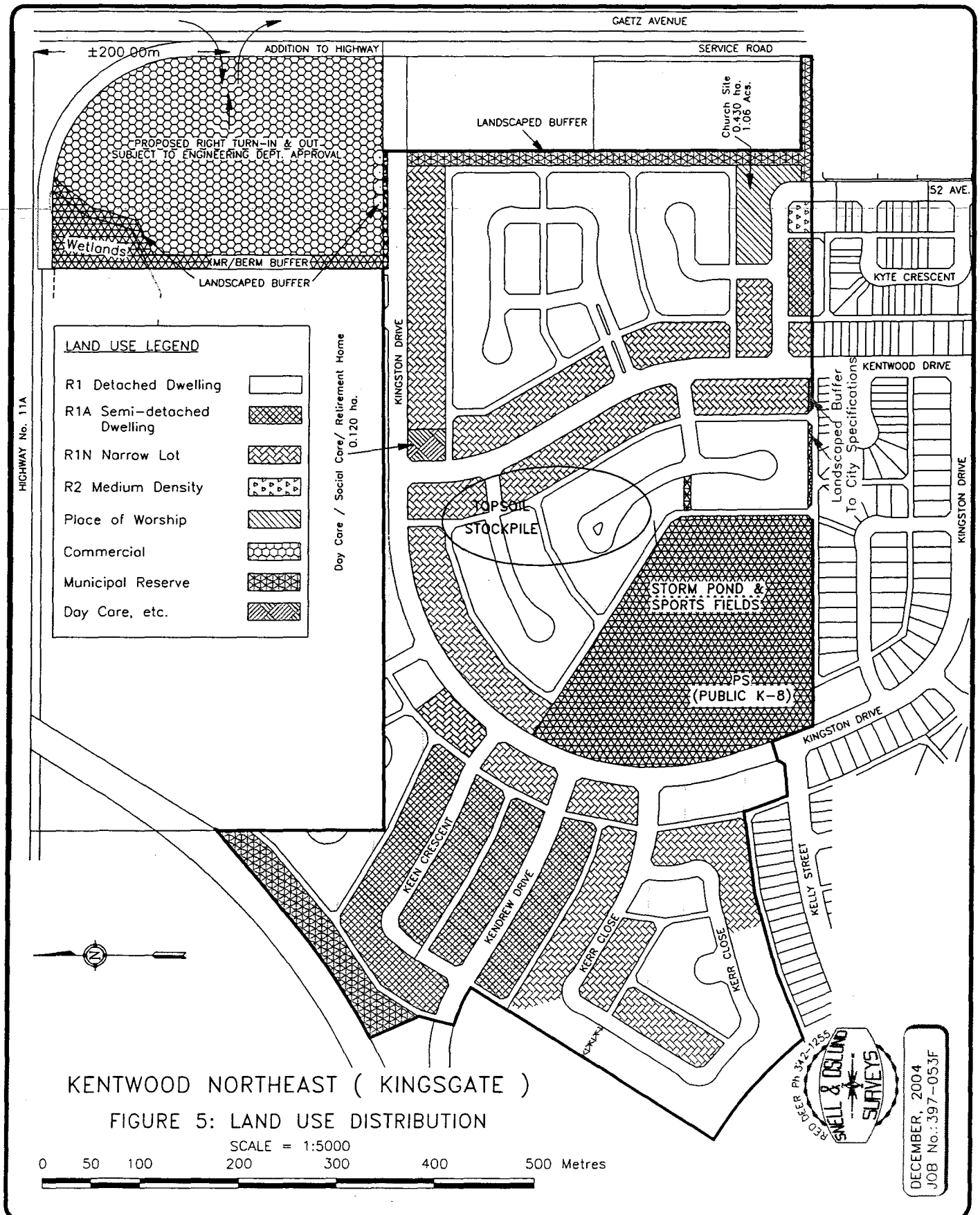
Table One

Plan Statistics by Hectare

Land Use	Original Owner				Total Hectare
	Laebon	Quantum IV	City MR	City West	
Existing R1	3.795	-	-	-	3.795
Existing R1N	3.712	-	-	-	3.712
Existing R1A	2.890	-	-	0.441	3.331
Existing R2	0.075	-	-	-	0.075
Proposed R1	7.230	-	-	0.015	7.245
Proposed R1N	3.987	-	-	-	3.987
Proposed R1A	0.017	-	-	-	0.017
Day/Social Care	0.117	-	-	-	0.117
Place of Worship	0.413	-	-	-	0.413
Central Site MR	3.917	-	1.385	-	5.302
Miscellaneous MR	0.801	0.529	0.136	0.721	2.187
Wetland	-	0.481	-	-	0.481
Street/Lane/PUL	10.837	-	-	0.256	11.093
Commercial	-	5.599	-	-	5.599
Total Hectares	37.791	6.609	1.521	1.433	47.354

Plan Statistics by Percentage

Land Use	Original Owner				Total Percent
	Laebon	Quantum IV	City MR	City West	
Existing R1	8.014	-	-	-	8.014
Existing R1N	7.839	-	-	-	7.839
Existing R1A	6.103	-	-	0.931	7.034
Existing R2	0.158	-	-	-	0.158
Proposed R1	15.268	-	-	0.032	15.300
Proposed R1N	8.420	-	-	-	8.420
Proposed R1A	0.036	-	-	-	0.036
Day/Social Care	0.247	-	-	-	0.247
Place of Worship	0.872	-	-	-	0.872
Central Site MR	8.272	-	2.925	-	11.197
Miscellaneous MR	1.691	1.117	0.287	1.523	4.618
Wetland	-	1.016	-	-	1.016
Street/Lane/PUL	22.885	-	-	0.541	23.426
Commercial	-	11.824	-	-	11.824
Total Percent	79.805	13.957	3.212	3.026	100.000



BYLAW NO. 3156/BB-2005

Being a Bylaw to amend Bylaw No. 3156/96, the Land Use Bylaw of the City of Red Deer.

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

1. The "Land Use District Map F15" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use Bylaw Amendment Map No. 24/2005 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this day of , A.D. 2005.

READ A SECOND TIME IN OPEN COUNCIL this day of , A.D. 2005.

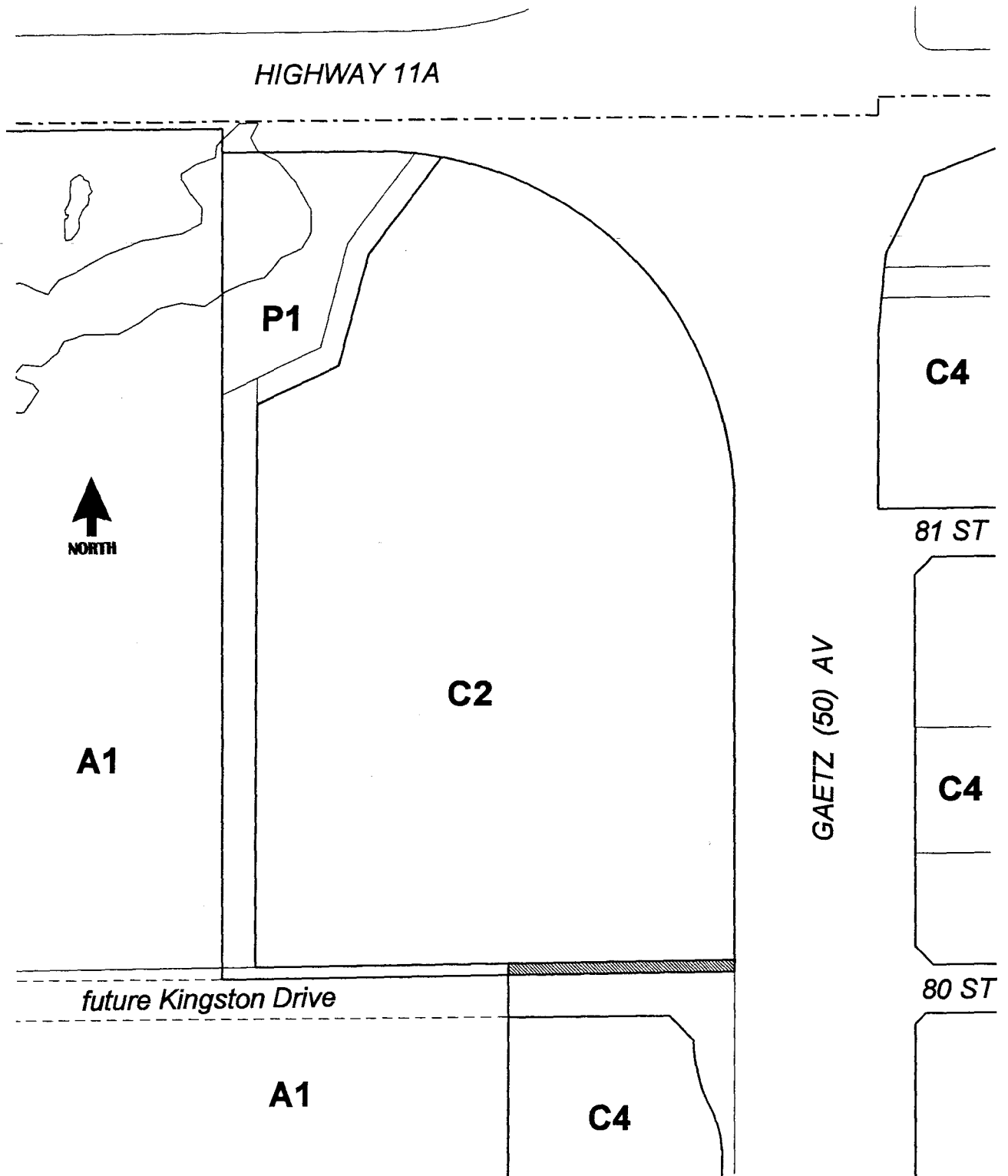
READ A THIRD TIME IN OPEN COUNCIL this day of , A.D. 2005.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of , A.D. 2005.

MAYOR

CITY CLERK

The City of Red Deer PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

C2 - Commercial (Regional & District Shopping Centre)

Change from :

C2 to Road



MAP No. 24 / 2005
BYLAW No. 3156 / BB - 2005

BYLAW NO. 3156/AA-2005

Being a bylaw to amend Bylaw No. 3156/96, 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 C11" contained within "Schedule B" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 23/2005 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this day of 2005.

READ A SECOND TIME IN OPEN COUNCIL this day of 2005.

READ A THIRD TIME IN OPEN COUNCIL this day of 2005.

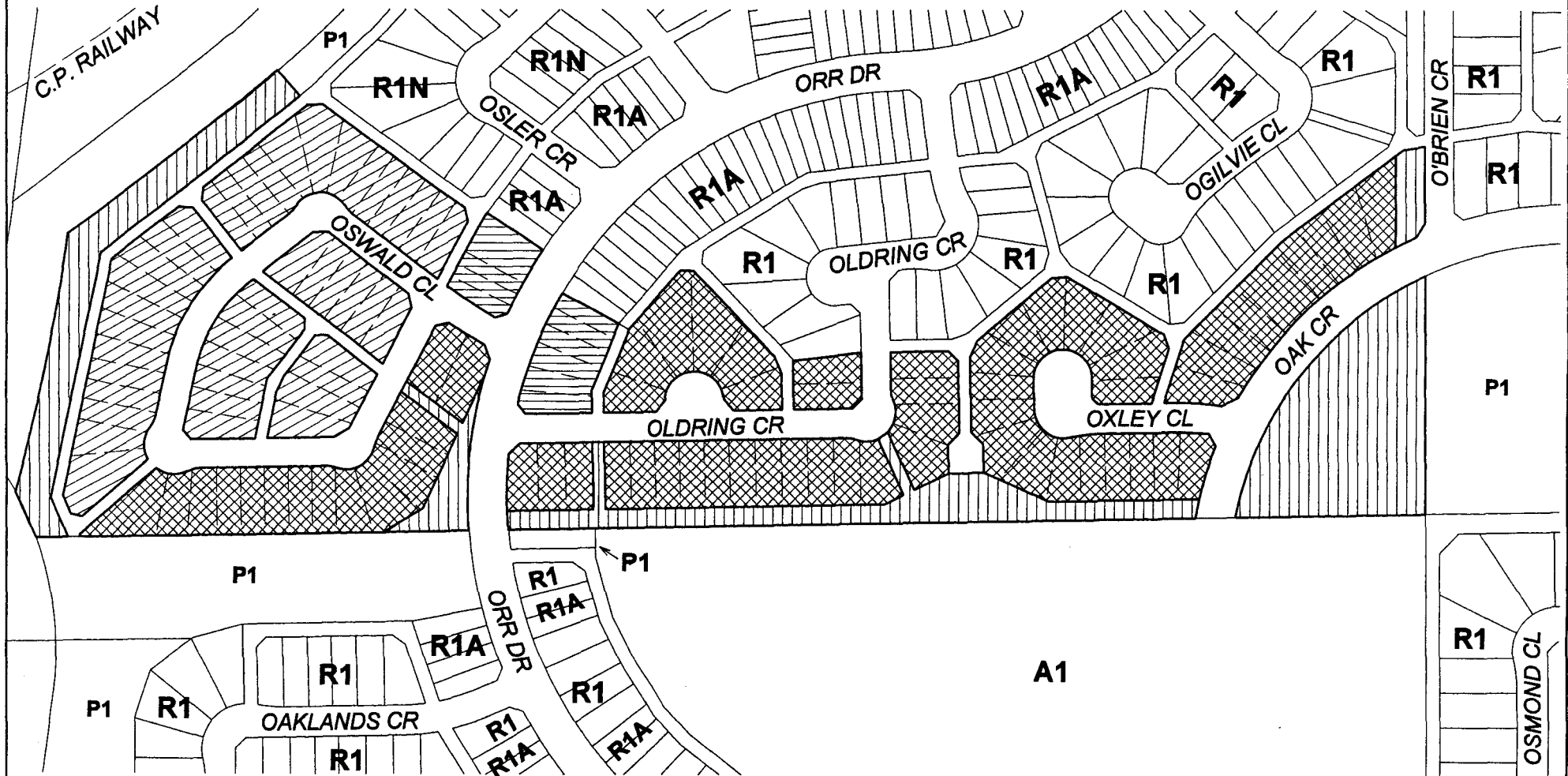
AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2005.

MAYOR

CITY CLERK

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

A1 - Future Urban Development

R1 - Residential (Low Density)

R1A - Residential (Semi-Detached Dwelling)

R1N - Residential (Narrow Lot)

P1 - Parks and Recreational

Change from :

A1 to R1

A1 to R1A

A1 to R1N

A1 to P1



MAP No. 23 / 2005
BYLAW No. 3156 / AA - 2005

BYLAW NO. 3156/CC-2005

Being a bylaw to amend Bylaw No. 3156/96, 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 J4" contained within "Schedule B" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 25/2005 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this day of 2005.

READ A SECOND TIME IN OPEN COUNCIL this day of 2005.

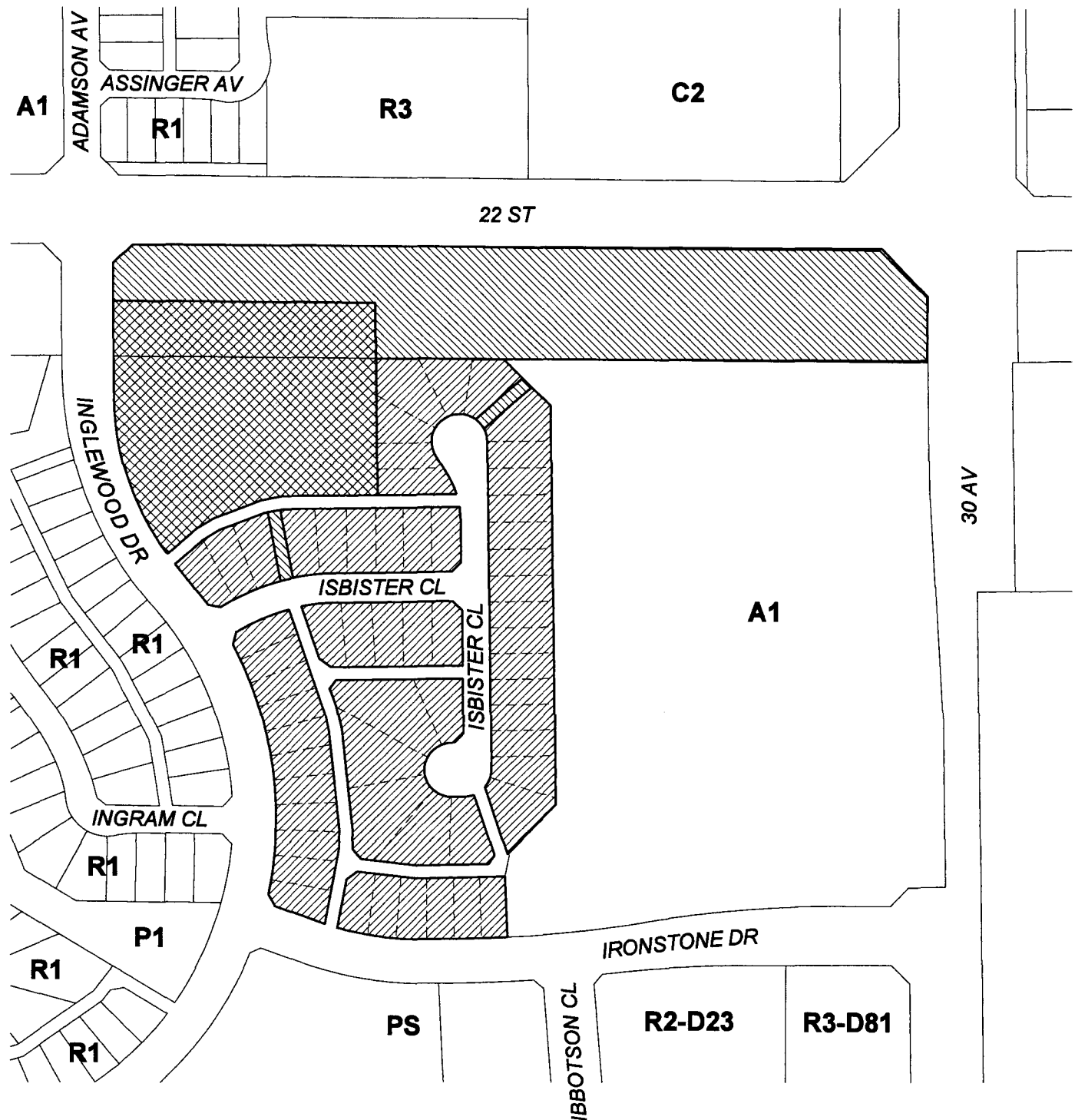
READ A THIRD TIME IN OPEN COUNCIL this day of 2005.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2005.

MAYOR

CITY CLERK

The City of Red Deer *PROPOSED LAND USE BYLAW AMENDMENT*



AFFECTED DISTRICTS:

A1 - Future Urban Development

R1 - Residential (Low Density)

R3-D80 - Residential (Multiple Family) 80 dwelling units per hectare

P1 - Parks and Recreational

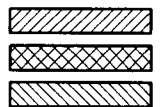


Change from :

A1 to R1

A1 to R3-D80

A1 to P1



MAP No. 25 / 2005
BYLAW No. 3156 / CC - 2005

Item No. 10

BYLAW 3282/A-2005

Being a bylaw to amend Bylaw No. 3282/2001, the Taxi Business Bylaw of The City of Red Deer.

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

Bylaw No. 3282/2001 is hereby amended by:

- 1 Deleting Subsections (b) and (c) of Schedule "B", Section 1 and replacing them with the following new Subsections:

 "1 (b) \$0.10 for each additional 71 metres or portion thereof;

 (c) waiting time – no charge for the first three minutes; thereafter, \$34.37 per hour, based on the proportion of the time during which the taxi waited, calculated at \$0.10 per 10.46 seconds."

2 This Bylaw shall come into effect October 1, 2005.

READ A FIRST TIME IN OPEN COUNCIL this	day of	2005.
READ A SECOND TIME IN OPEN COUNCIL this	day of	2005.
READ A THIRD TIME IN OPEN COUNCIL this	day of	2005.
AND SIGNED BY THE MAYOR AND CITY CLERK this	day of	2005.

MAYOR

CITY CLERK