



A G E N D A



FOR THE *REGULAR MEETING OF RED DEER CITY COUNCIL*

TO BE HELD IN THE COUNCIL CHAMBERS, CITY HALL

MONDAY, DECEMBER 20, 2004

COMMENCING AT 4:30 P.M.



- (1) Confirmation of the Minutes of the Regular Meeting of Monday, December 6, 2004
- (2) **UNFINISHED BUSINESS**
 1. Legislative & Administrative Services Manager – *Crime Prevention & Policing Study – Phase II Report* . .1
- (3) **PUBLIC HEARINGS**
- (4) **REPORTS**
 1. Director of Corporate Services – Re: *Capital Budget Preview – 2005 to 2009* . .24

2. Parkland Community Planning Services – Re: ***Health Status and Community Resiliency Study*** ..35
3. EL & P Manager – Re: ***2005 Regulated Rate Tariff and Fee Schedule Revisions / Electric Utility Bylaw Amendment 3273/A-2004***
(Consideration of 3 Readings of the Bylaw) ..38
4. Fire Chief/Manager Emergency Services – Re: ***Concept Design for Station 5*** ..61
5. Land & Economic Development Manager – Re: ***76th Street Between Taylor Drive and Johnstone Drive***
 - (a) ***Road Closure Bylaw 3340/2004 / Closure of a Portion of 76th Street Between Taylor Drive and Johnstone Drive***
(Consideration of 1st Reading of the Bylaw) ..66
 - (b) ***Parkland Community Planning Services – Re: Land Use Bylaw Amendment 3156/HH-2004 – Rezoning of a Portion of 76th Street From Road to A1 Future Urban Development / Johnstone Park / Carolina Homes Inc.***
(Consideration of 1st Reading of the Bylaw) ..70
6. Parkland Community Planning Services – Re: ***Land Use Bylaw Amendment 3156/II-2004 / Rezoning of Land Approx. 4.55 ha (11.24 ac) of Land from A1 Future Urban Development District to R1 Residential Low Density District / Westlake Phase 8 / Trademark West Park Inc.***
(Consideration of 1st Reading of the Bylaw) ..72
7. Parkland Community Planning Services – Re: ***Land Use Bylaw Amendment 3156/O-2004 – Physical Constraints – Escarpment, Floodplain and Landfill Areas***
(Consideration of 1st Reading of the Bylaw) ..75
8. Community Services Director – Re: ***Use of Alberta Centennial Per Capita Municipal Grant Program*** ..80

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Legislative & Administrative Services

DATE: December 15, 2004
TO: City Council
FROM: Legislative & Administrative Services Manager
SUBJECT: Crime Prevention and Policing Study – Phase II

History

At the December 6, 2004 Red Deer City Council Meeting, Council tabled consideration of the Crime Prevention and Policing Study - Phase II Report to provide an opportunity for comments from the public and Policing Committee.

The Crime Prevention & Policing Study – Phase II Report was posted on The City Website and will be reviewed by the Policing Committee. A recommendation from the Policing Committee will be made available on Monday, December 20, 2004.

Recommendation

This matter is again submitted to Council for consideration.



Kelly Kloss
Manager



COMMUNITY SERVICES

Date: November 29, 2004

To: Kelly Kloss, Manager
Legislative and Administrative Services

From: Colleen Jensen, Director
Community Services

Re: Crime Prevention and Policing Study
Phase II

CS-04-0012-3060

Background:

In October 2003, Council indicated that they wished to proceed with the undertaking of a Crime Prevention and Policing Study. Moving forward with this initiative was a result of wanting to address crime issues in the community, as well as to respond to some recommendations that were included in two reports prepared in 2002 and 2003 at the provincial level that considered policing issues and suggested specific directions.

Beginning November 2003, a Terms of Reference was prepared and approved, and a Steering Committee was formed, which included representation from business, community agencies, the Policing Committee, RCMP and Community Services. Council will find a list of the Steering Committee at the beginning of the Crime Prevention and Policing Study. A request for proposal was sent out in December 2003 and Converge Consulting was hired to undertake the Study, beginning work on January 27, 2004.

Process:

The Study was completed in two phases. The purpose and process for each phase is outlined below.

Phase I

The purpose, as outlined in the Terms of Reference, was to “undertake detailed research that will provide an accurate picture and clearly articulate the reality of issues related to crime in Red Deer, with a comparison to what is happening in other communities of similar size. It will be further identified and articulated as to how crime is being responded to in the community by stakeholders, including police, Alberta and Federal Justice, crime prevention agencies and other agencies (e.g. John Howard Society, Safe Harbour etc.). Leading police practices from other communities also need to be identified”.

In gathering information, Phase I included:

- Interviews with over 50 people in Red Deer on issues concerning crime, crime prevention and policing.
- Detailed statistical review of crime rates, comparing levels of criminal activity, as measured by these rates over time and across other centers in Alberta and Canada.
- Detailed review of policing statistics, comparing numbers of police officers, policing costs and workload over time and across communities.

Results from Phase I were presented to Council at a special meeting and released to the community in June 2004.

Generally it was found that:

- The crime rate (based on number per population) has remained more or less constant over the past 25 years.
- Red Deer's regional urban character and rapid growth, including net in-migration of younger people looking for opportunities, are the key factors behind its rates of crime, leaving it very similar to other communities with similar characteristics, such as Grande Prairie. Communities such as St. Albert and Airdrie, that are bedroom communities, rather than regional urban centers, are significantly different in terms of crime.
- Red Deer is in line with other communities in terms of the effectiveness and efficiencies of policing services, and several different types of response models are used to address our needs.

Phase II

Phase II also gathered information, but here, the focus was on gathering the opinions, perceptions and ideas of those living in Red Deer. The intent was to identify how the community and stakeholders view crime and policing issues and to identify possible solutions.

To achieve these results, Phase II included:

- A comprehensive and scientifically valid community survey of 400 people in the community, concerning crime and policing in the city.
- Ten focus groups comprised of special agency stakeholders, as well as citizens at large, to discuss both issues and solutions.
- A large working conference, that took place over two days, with broad representation of approximately 80 people from the community and stakeholder groups.
- Over 20 interviews with individual stakeholders.

Phase II also concluded with the development of a strategy, based on an analysis and conclusions from Phase I and Phase II research. This resulting report is “*The Red Deer Crime Prevention and Policing Strategy...creating a safer community together*”, which contains a set of recommendations that constitute an agenda for change regarding crime prevention and policing.

Discussion:

The Crime Prevention and Policing Strategy is included with the agenda for Council’s consideration. The process for presenting the Strategy is as follows:

- **December 6 Council meeting:** the Strategy will be tabled for information, with a presentation from Mr. Robert Gerst, from Converge Consulting. With the tabling of the Strategy, it will become a public document. Council will have opportunity to ask questions to clarify information.
- **December 7:** the Strategy will be posted on The City’s Website, to allow the community access to the document
- **Between Dec 6 and 20:** the Policing Committee will meet to discuss the Strategy and make a subsequent recommendation to Council.
- **December 20 Council meeting:** Council will debate the Strategy, with the request for it to be approved as a planning tool.

The Strategy is an agenda for change, with specific recommendations for both community involvement and also for policing. The overall approach is very comprehensive and will require significant commitment from individuals, community agencies and organizations, general community, The City and from the RCMP. As part of the overall Strategy document, Council will find an Executive Summary of all the recommendations, with page numbers included beside each recommendation that refers the reader to where they can find more detail on each recommendation.

The Steering Committee passed a resolution at their meeting of November 26, 2004, which indicated approval of the report for submission to Council. The Committee is very satisfied with the Strategy and feels strongly that it definitely provides a practical and realistic agenda for change in addressing issues of crime in the community.

Where to from here?

The Strategy specifies that the accountability for the implementation of the plan will be with Community Services who will recruit an Advisory Committee to work in conjunction with the Division. This Committee will assist with the development of specific implementation plans as recommended in the Strategy. This Committee will ensure continued community input into future processes, and thus it should be noted that the committee will have members representing a broader spectrum of the community than what the Policing Committee has.

It is also recommended that an Implementation Plan be developed. This approach is to ensure that the Strategy continues to move forward. The necessary human and financial resources will be identified clearly, along with timelines and who is responsible for each recommendation. The development of the plan will involve meeting with community

agencies/organizations and other stakeholders to ensure their buy in and participation in the implementation. The exercise will have a strong community development focus.

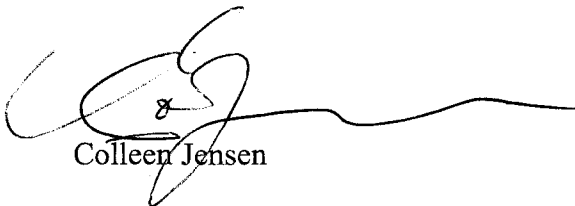
It is anticipated that the Implementation Plan will look very similar to the one prepared for the Greater Downtown Action Plan. The Planning Tables in Section 4.1 are the basis from which the Implementation Plan will begin.

Council has set funding aside in a reserve in 2004, for the development of the Implementation Plan, as well as for some of the actual implementation. A request to access this funding will be coming forward to Council in the 2005 Business Plan/Budget, along with requests through the RCMP's Business Plan for further policing resources. In future years, further funding will also be required and this will come forward for Council's consideration through the regular Business Planning and Budgeting process.

Recommendation:

That Council for The City of Red Deer

- Accept the ***Crime Prevention and Policing Strategy...creating a safer community together***, as information at the December 6 meeting of Council, and further
- That the Strategy be posted on The City Website to allow community access to the document, and further
- That the Policing Committee be requested to consider the Strategy and to provide comment to Council for the December 20 debate, and further
- That administration be directed to bring the Strategy forward to the December 20, 2004 meeting of Council for debate and approval as a planning tool.



Colleen Jensen

c. Phil Hyde, Chair, Policing Committee and Ad hoc Steering Committee

THE RED DEER CRIME PREVENTION AND POLICING STRATEGY: BUILDING A SAFER COMMUNITY TOGETHER

Executive Summary



FORWARD & DEDICATION

This report is dedicated to Mr. Phil Rauch.

Phil was a member of the Steering Committee as a Community Agency Representative.

Phil died on February 16, 2004

We don't know if Phil would have agreed with all the conclusions and recommendations contained in this report. We were looking forward to receiving his insights and reflecting these in our deliberations and in the report itself.

Sadly, we will not have this opportunity. We can only hope, therefore, that we have managed to demonstrate the same enthusiasm and passion in our work that Phil had for this study and for the city and people of Red Deer.

Thank you Phil.

STEERING COMMITTEE MEMBERS

Phil Hyde -- Chair

Councilor Bev Hughes

Councilor Larry Pimm

Councilor Vesna Higham

Dick McDonell

Phil Rauch

Dawna Barnes

Glen LaBuc

Colleen Jensen

Supt. Jim Steele

Tricia Haggarty

CITY OF RED DEER SUPPORT

Deb Comfort

Christine Kenzie

Stacey Clarke

Kay Laverty

1 STRATEGY OVERVIEW

Crime Prevention and Policing in Red Deer

This strategy, and the research and work behind it, was conducted with the objective of developing a practical direction or framework in which to guide the crime prevention and policing activities of Red Deer in the years to come. It was also intended to provide a set of recommendations that would provide an initial agenda for change – concrete steps that could be taken in moving toward crime prevention and policing goals. It was not the aim to ‘cure crime’ or to develop those insights that would forever ‘solve’ the problem.

Our aim was to answer the question: “What should Red Deer do to improve crime prevention and policing?”

1.1 CRIME IN RED DEER

To answer this question, we started with a situation appraisal, analyzing crime statistics and data as well as the characteristics that describe Red Deer as a community. The details of this appraisal were presented in Phase I of the study.

Three conclusions in the Phase I research were critical in the development of a Crime Prevention and Policing Strategy. Specifically,

- ▲ Red Deer is an urban/regional centre. The days of Red Deer being a town with small town issues and small town requirements are gone. Like it or not, Red Deer is an urban region with urban attitudes, issues and needs. This can be seen in everything from the basic demographic data to the level and type of crime occurring in the community. This means the solutions and approaches developed as part of this strategy must recognize this urban character of the community to be successful.
- ▲ Red Deer is growing quickly. Adding to the complexity of being an urban/regional centre is the rate of growth the community is undergoing. Rapid growth makes it difficult to keep up with changes. This means the strategy needs to be forward looking, not so much satisfied with developing recommendations that will simply work for today but, rather, developing recommendations that will guide a change agenda for years to come.
- ▲ Crime rates, and levels of crime in Red Deer, are due to a mix of factors – some national or broader in scope, others local in nature. Crime is a complex subject; there are few if any easy answers. Some of the factors contributing to crime, such as the

general state of the economy, are too large to be dealt with locally. However, that doesn't mean nothing can be done about crime. Other factors are more local in nature and these can be addressed through local initiatives. Additionally, the impact larger factors have on the community can be mitigated by understanding local conditions and responding accordingly. This means the strategy must be both comprehensive and pragmatic, focusing efforts on where they will do the most good.

1.2 THE STRATEGY

The strategy that emerged stresses the need for strong linkages between neighborhoods, the community, social agencies, the City, the RCMP and the broader justice system to achieve social goals. As much as many would like to believe otherwise, the overwhelming conclusion of research conducted into crime prevention is that community mobilization alone, getting people involved to solve their own problems, simply doesn't work as an effective crime prevention strategy. It is necessary, but not sufficient.

A community driven strategy with strong and integrated support is required. This is because crime prevention works best when neighborhoods and communities are involved in identifying problems and then can tie into a range of effective programs through municipal administration, the police and agencies to help address these problems.

The details concerning the strategy are presented in the pages that follow. However, a few statements can summarize its essence. These include:

- ▲ Take a comprehensive approach employing a combination of strategies to address issues of crime. Don't pretend everything can be solved by the police or by simply adding more police.
- ▲ Get the community and neighborhoods involved in the task of making the place where they live safe. This includes everything from taking personal accountability for one's home as well as becoming involved in neighborhood and community-based programs.
- ▲ Realign the distribution of policing and justice system resources, moving them to where they are needed. For the police, this means the development of district/neighborhood policing service centres, and the linking of specific police personnel with community-based and driven initiatives. For the justice system, this means reversing the trend of centralizing services in Edmonton and Calgary and placing appropriate services in Red Deer.
- ▲ Build and sustain the capacity of social agencies by leveraging the strength of the City of Red Deer to support longer term crime prevention initiatives.
- ▲ Creating solid linkages between the police and community based social agencies through specific protocols designed to support a harm reduction approach in areas such as drug use, prostitution and family violence.

- ▲ Make best use of information and data to not only guide police actions but to inform the public as to the state of affairs in the community as well as progress being made toward crime prevention and policing objectives. This information and data should also be used to guide development efforts, modifying the environment so as to reduce crime and the fear of crime.
- ▲ Allocate resources to crime prevention and policing in a deliberate and balanced fashion, restraining the urge to throw money at an issue while recognizing that change and improvement demands resources.

In all, we believe this a strategy that recognizes the best practices of other jurisdictions as well as those characteristics that make the city of Red Deer unique.

1.3 SUMMARY OF THE RECOMMENDATIONS – AN AGENDA FOR CHANGE

The set of recommendations proposed in the strategy are presented in the Exhibit: Summary of Strategies and Actions/Accountabilities in summarized form along with the set of initial actions and accountabilities. Again, the details are found within the plan proper. However, the Exhibit following presents a valuable overview that clarifies the scope and scale of the recommendations contained in the strategy and the implications for the various organizations and committees.

1.4 AN IMPLEMENTATION PLAN IS NEXT

The Summary of Actions/Accountabilities presented in the Exhibit, outline the strategy but do not constitute an implementation plan. More effort is required to consult with the various stakeholders involved and work out the specific set of actions and changes that will be required to support the Strategy.

The Implementation Plan will need to highlight those changes that can be initiated immediately and those that need to be included in the Business Plans of various groups for the 2006 planning cycle.

Exhibit: Summary of Strategies and Actions/Accountabilities
(Changing the System)

No.	Recommendation	Page	Action/Accountability
3.1	Changing the System	16	
3.1.1	Take a comprehensive approach to crime prevention and policing	16	Adoption of the Crime Prevention and Policing Strategy as a planning tool by Red Deer City Council.
3.1.1.1	Different models make different assumptions, no one model alone will be effective	18	
3.1.1.2	A comprehensive, integrated approach is required	18	
3.1.2	Assign clear organizational responsibility for sustaining the crime and policing strategy	19	Creation of the Advisory Committee by CSD by Q2 2005
3.1.2.1	Make Community Services Division (CSD) accountable for the Crime Prevention and Policing Strategy.	20	Consultation Process defined by CSD and the Advisory Committee for Spring 2005 and made part of the Advisory Committee Terms of Reference. Implementation Plan completed by Q3 2005 for incorporation into 2006 Business Planning cycle CSD report to Red Deer City Council on current Crime Prevention and Policing Priorities prepared for next planning cycle (2006 Business plan).
3.1.2.2	Allocate resources to Community Services Division to support implementation planning.	20	
3.1.2.3	Develop a structured process of community consultation to support CSD in its efforts.	21	
3.1.2.4	Create an advocacy process for initiating changes that lie beyond municipal mandates	22	
3.1.3	Build a Culture of Experimentation	23	
3.1.3.1	A process of program management and evaluation needs to be established	23	CSD, with support from Advisory Committee, sponsors program review workshops to provide

No.	Recommendation	Page	Action/Accountability
3.1.3.2	Community Services Division should be responsible for guiding and evaluating experiments in crime prevention and policing	25	immediate evaluation of the existing inventory of crime prevention programs. Preliminary Review completed by Q3 2005 CSD prepares logic model and evaluation framework for new programs including those detailed in this strategy.
3.1.3.3	Initiate the process of evaluating the existing inventory of programs and projects.	26	CSD, with Advisory Committee input, builds database of existing crime prevention initiatives and programs.
3.1.4	Deploy Resources to Where They Are Required	26	A general principle of the strategy. Approval of the strategy as a planning tool by Red Deer City Council.

Exhibit: Summary of Strategies and Actions/Accountabilities
(A Change Agenda for the City of Red Deer RCMP)

No.	Recommendation		Action/Accountability
3.2	An Agenda for Change for City of Red Deer R.C.M.P.	28	
3.2.1	General Organization of Policing Services Within Red Deer	28	Approval of the strategy as a planning tool by Red Deer City Council.
3.2.1.1	The data does not reveal any significant cost advantages to using RCMP versus a municipal-based police force.	28	
3.2.1.2	Civilian oversight by City Council appears to work well.	29	
3.2.1.3	Recruitment is a problem, but one experienced by many police forces.	30	
3.2.2	Programming Recommendations	30	
3.2.2.1	Drugs is an appropriate strategic focus for the RCMP	30	City of Red Deer RCMP to assign officers to Drug Enforcement duties. City of Red Deer RCMP and agency groups to negotiate and implement harm reduction protocols. City of Red Deer RCMP to ensure training/briefing delivered to support the protocols.
3.2.2.2	Apply the principles of harm reduction in matters of family violence, drug use and prostitution	31	
3.2.2.3	Motorcycle gangs and other organized crime	33	
3.2.2.4	Expand the use of bylaws to help support crime prevention efforts	34	City of Red Deer RCMP to continue enhanced enforcement program associated with downtown. Embedded in the communications strategy for Spring 2005.
3.2.2.5	Introduce selected enforcement programs to target specific problems and in specific neighborhoods	35	

*Red Deer Crime Prevention and Policing Strategy:
Building a Safer Community Together*

No.	Recommendation		Action/Accountability
3.2.2.6	Continue efforts that target the downtown	35	City of Red Deer RCMP to develop and implement a selected enforcement program as described in the strategy detail for deployment in Summer 2005.
3.2.2.7	Move toward a community (neighborhood) driven Program of crime prevention and problem oriented policing	36	City of Red Deer RCMP ensure sufficient resources allocated to Community Policing function to support Community/School Liaison in place by Q3 2005.
3.2.2.8	Increase the presence of the police	37	City of Red Deer RCMP assigns representation to the development of a social marketing strategy.
3.2.3	Infrastructure Recommendations	38	
3.2.3.1	Ensure appropriate priority setting and routing is occurring on 911 calls.	39	Dispatch centre to conduct a statistical review/audit of error rates and delays associated with current system.
3.2.3.2	Modify dispatch centre operations and criteria	39	City of Red Deer RCMP and Dispatch agree on format of call assignment by Spring 2005 Dispatch to make required changes to support deployment by Fall 2005 Deployed for September 01, 2005
3.2.3.3	Pursue decentralization of policing operational infrastructure	40	City Council approval of facility concept and design studies for 2005 City Council Budget approval required for 2006
3.2.3.4	Improve the use of information technology	42	Adoption of RCMP system for on-line reporting (in excess of 128 characters) to be released 2005
3.2.3.5	Improve local crime data gathering and reporting	43	City of Red Deer RCMP to develop protocol for downloading and maintenance of local crime and performance reporting data.

No.	Recommendation		Action/Accountability
3.2.3.6	Ease the process of reporting suspicious or suspect activity	44	City of Red Deer RCMP and CSD to develop program standards and protocol including negotiation with program partners.
3.2.4	Resources and Staffing Recommendations	45	CSD and City of Red Deer RCMP to develop alternative budgeting arrangement that supports longer term planning. City Council reexamines the issue of introducing multi year budgeting to all or selected City Divisions City of Red Deer RCMP allocate resources and create an organizational unit to target Gang/Organized Crime.
3.2.4.1	Make greater use Special Constables	45	
3.2.4.2	Improve the recruitment process in the RCMP for Red Deer	45	
3.2.4.3	Staff RCMP to ensure stability and continuity in operations	45	
3.2.5	Establish clear performance and response standards for the city of Red Deer	49	City of Red Deer RCMP to define the specific set of response criteria and standards. Criteria established by Spring 2005 for input to Dispatch redesign. Response standards defined by Summer 2005 in time for Report Card to the Community. Response standards and criteria embedded in RCMP 2006 Business Plan
3.2.5.1	Response criteria for Red Deer need to be established.	50	
3.2.5.2	Response standards for Red Deer need to be defined.	50	

Exhibit: Summary of Strategies and Actions/Accountabilities
(A Change Agenda for the City of Red Deer and Community)

No.	Recommendation		Action/Accountability
3.3	A Crime Prevention Agenda for the Community	51	
3.3.1	Build and expand the program of Crime Prevention Through Environmental Design (CPTED)	51	<p>CSD to add initial start up of a Centre of Excellence in CPTED as part of Implementaion Plan to this strategy. Maintenance of Centre in follow-up Business Plans starting 2006.</p> <p>CSD to assign staff specialist role in CPTED.</p> <p>CSD to lead, with RCMP support, the development of a CPTED library.</p> <p>CSD with City of Red Deer RCMP conduct a CPTED literature review to ensure working principles are current.</p> <p>City of Red Deer Divisions review CPTED requirements and highlight areas of application.</p> <p>City of Red Deer Divisions prepare for CPTED standards incorporation into working policies and procedures for 2006.</p> <p>CSD to ensure CPTED standards incorporated in Community Crime Free Certification program design.</p>
3.3.1.1	Act as a centre of excellence of crime prevention through environmental design.	51	
3.3.1.2	Embed the need for crime prevention principles through environmental design in City of Red Deer operating procedures.	51	
3.3.1.3	Incorporate learnings obtained in this study concerning the reduction of fear of crime through environmental design in City of Red Deer Operating procedures.	52	
3.3.1.4	Promote the adoption of crime prevention through environmental design to the community at large.	52	
3.3.2	Focus on Youth	53	
3.3.2.1	Evaluate existing in-school crime prevention programs	53	CSD and Advisory Committee to conduct a preliminary review (conference) on current crime prevention programming in schools.
3.3.2.2	Invest in youth mentoring programs	54	CSD to evaluate current youth mentoring program and examine possibilities for enhancement or new

No.	Recommendation		Action/Accountability
			program development. Program plans and funding to be included in CSD 2006 Business Plan
3.3.2.3	Reinvigorate the D.A.R.E. program	54	Schools and RCMP to redesign DARE. City of Red Deer RCMP to ensure staffing resources available to DARE under revised design.
3.3.2.4	Make schools a part of policing duties	55	City of Red Deer RCMP to design method of incorporating school beat as part of regular policing duties.
3.3.2.5	Advocate for citizenship and social skills components in school curriculums for grades 7 to 10	55	CSD and Advisory Committee to lobby for curriculum redesign as part of 2006 Business Plan..
3.3.3	The Social Services and Crime Prevention Infrastructure	56	
3.3.3.1	Monitor the 211 program in Calgary and Edmonton with the objective of evaluating possible implementing in 2006	56	CSD with support from Advisory Committee to conduct an applicability study of 211 results in Edmonton and Calgary in 2006 Business Plan.
3.3.3.2	Improve Coordination and Capacity Within Social Services Infrastructure	57	CSD to investigate key technologies with support from the Advisory Committee
3.3.4	Develop and Implement a Comprehensive Social Marketing Program	59	CSD to incorporate the development of a comprehensive social marketing program within the Implementation Plan to support this strategy..
3.3.4.1	A Comprehensive social marketing program for the City of Red Deer	59	CSD acquire the resources for program development in early 2005 and initial deployment late 2005 through 2006.
3.3.4.2	Develop social marketing workshop for individual agencies	59	CSD to ensure Social Marketing Plan operation embedded in 2006 Business Plan.
3.3.4.3	Develop social marketing tools and templates as resources to the social agency network in Red Deer	60	

No.	Recommendation		Action/Accountability
3.3.4.4	Develop activities designed specifically to increase awareness of the social resources available within Red Deer.	60	
3.3.5	More Community Activities Are Needed	60	Crime prevention objectives and considerations be incorporated in any review of parks and recreation programming
3.3.6	Community Crime Prevention Programming Needs to be Enhanced	61	
3.3.6.1	Revitalize Citizens on Patrol and Tie to Specific Neighborhood Initiatives.	61	CSD with City of Red Deer RCMP and Advisory Committee involvement review the funding requirement to support COP assuming program integrated with Residential Crime Free Certification program below. Budget for renewed COP in CSD and RCMP Business Plans for 2006
3.3.6.2	A Multi-Family/Residential Block Crime Free Certification Program should be considered.	61	CSD develop a Multi-family/Residential Block Crime Free Certification program in concert with RCMP and Advisory Committee. Program deployment for 2 neighborhoods and 5 multi-family complexes in CSD and RCMP Business Plans for 2006.
3.3.7	A Community Crime and Crime Prevention Awareness Program is Required.	63	CSD develop the specific components of a community awareness program as part of the Implementation Plan to support this strategy.
3.3.7.1	Develop and Implement an Awareness Program.	63	

No.	Recommendation		Action/Accountability
3.3.7.2	Ensure tools, techniques and programs are in place to support actions arising from awareness programs	63	Funding for Awareness Program deployment by CSD for Fall of 2005. Awareness Program to incorporate the Report Card to the Community (below).
3.3.8	Commit to a Crime Prevention and Policing Scorecard	63	CSD to prepare annual report card to the community combining survey, incident and performance data. Resources allocated for first report card release in fall 2005.
3.3.8.1	Survey Data	64	CSD to conduct annual spring telephone survey of residents.
3.3.8.2	Incident Data	64	City of Red Deer RCMP to gather and prepare data for inclusion to the CSD report card.
3.3.8.3	Performance Data	64	

Exhibit: Summary of Strategies and Actions/Accountabilities

(A Change Agenda for the Justice System)

No.	Recommendation	Page	Action/Accountability
3.4	Justice System	65	
3.4.1	Improve Justice of the Peace Operations	65	CSD to develop a specific lobbying strategy for adoption and use by Red Deer City Council with the four elements listed as immediate priorities.
3.4.2	Create a Family Violence Court in Red Deer	66	
3.4.3	Provide A Youth Remand Centre for Red Deer	66	
3.4.4	Deliver Effective Rehabilitation Programs in Provincial Prisons	67	



Legislative & Administrative Services

DATE: December 16, 2004
TO: City Council
FROM: Red Deer Policing Committee
SUBJECT: Red Deer Crime Prevention and Policing Strategy: Building a Safer Community Together

At the December 16, 2004 Policing Committee Meeting, Committee members reviewed the Red Deer Crime Prevention and Policing Strategy: Building a Safer Community Together. Following discussion, the following motion was introduced and passed:

"That the Policing Committee recommends Red Deer City Council accept the Red Deer Crime Prevention and Policing Strategy: Building a Safer Community Together as a planning tool for the City of Red Deer RCMP."

The above is submitted for Red Deer City Council's consideration.

Phil Hyde
Chair
Policing Committee

Crime Prevention & Policing Study Phase II - Q & A Backgrounder

1. Why did The City of Red Deer conduct a Crime Prevention and Policing Study?

Ensuring a safe community remains a key goal for The City of Red Deer. Over the past few years, Red Deer has experienced exceptional growth, which has created tremendous benefits and opportunities for the city. However, as with any expanding urban area, this growth has also brought additional social issues, including crime. This study helps Red Deer identify existing issues and trends, based on sound data collection and research, as well as determine the best course of action for crime prevention in the future.

2. How was the study conducted?

The study was divided into two phases. Phase I focused on gathering facts to analyse existing conditions and provide a solid foundation of data and understanding. This phase was completed in May of this year. Phase II focused on solutions and on developing a customized community response model for Red Deer. Phase II included an extensive community consultation process in which stakeholders and citizens came together to discuss results from Phase I in order to identify and develop solutions. In addition, 400 citizens were surveyed regarding their perceptions of and proposed solutions to crime. Phase II began in June and was completed in early November.

3. Who was involved?

The study was conducted by The City of Red Deer through Converge Consulting Group who provided consultation support for this review. A Steering Committee with broad stakeholder representation, including the Policing Committee, provided direction for the process and input to the consultant. Also playing a major role were local RCMP, various social agencies and organizations, and the public at large who provided key input through the study's extensive community consultation process. The community consultation process included individual interviews, focus group sessions, a community survey and a large working conference, which took place over the course of two days in September.

4. What does this study achieve?

Through this study, The City of Red Deer has attained three new fundamental components that will help determine future direction for crime prevention initiatives in our community:

- **Current conditions:** We now have an improved understanding of Red Deer's existing situation including levels of crime, current and emerging trends and critical factors contributing to crime levels.
- **Effective principles and practices:** We have identified best principles and practices for effective crime prevention which include both community and police action. These were determined by analyzing current conditions and emerging challenges, and by defining what works best in municipalities of our size through examining practices in Red Deer and in other communities of similar size, growth and demographics.
- **Agenda for Change:** We have created a comprehensive Agenda for Change, which calls for modifications in areas ranging from RCMP staffing and practices to crime prevention programming involving the community, and beneficial adjustments within the justice system.

In essence, we now have a clearer understanding of what direction we must take to help advance and sustain a safe community.

5. What were the key findings in Phase I?

Phase I produced a lengthy and detailed report outlining numerous components that reflect current conditions. Due to their extensive nature, these results are not easily summarized. However, some key highlights include:

- Red Deer's crime rates are similar to other same-sized municipalities in Alberta (i.e. Lethbridge and Grande Prairie). However, Red Deer's averages are higher than provincial averages, due in large part to the city's strong rate of growth. Crime rates were examined based on the number of crimes per 100,000 population.
- Red Deer's make-up as an urban regional centre with a growing and relatively younger, somewhat transient population influences its crime rates. This influence becomes particularly evident when Red Deer is compared to cities like St. Albert and Airdrie which are bedroom communities of urban

regional centres, or Medicine Hat which has a relatively older population.

- Trends over the past 25 years indicate that in some cases, crime is up and in others crime is down. The rate of violent crime has risen over the past 25 years, although modestly and at a rate consistent with that of similar municipalities. In contrast, rates of property crime have remained essentially stable over the past 25 years and the rate of sexual assaults has fallen over the past 10 years.
- The cost of operating Red Deer's police force is in line with costs observed in other Alberta municipalities. This is true regardless of whether the municipality uses its own municipal police force or if the municipality provides policing through the RCMP.

6. What did citizens say through the community consultation process in Phase II?

While the data was extensive, a few key highlights gathered through the public survey include:

- Citizens have a very positive view toward the RCMP and are pleased with the job that the RCMP are doing. Citizens would like to see more police officers in the community and would like The City to allocate additional resources for this purpose.
- Citizens believe that Red Deer's crime rate is comparable with similar-sized cities that have similar growth and demographics (a fact that was confirmed in Phase I). Despite this, citizens still believe that the community can do better in the area of crime prevention.
- Citizens accept that Red Deer is an urban regional centre and that as the city grows, so will social issues including crime. Citizens also note that everyone has a role in preventing crime.
- Citizens' concerns about crime are influenced only in part by actual crime levels in their neighbourhoods. Their concerns are also largely influenced by their perceptions of the nature of their communities, environmental design characteristics of their neighbourhoods and what they hear about crime in their communities.

7. How does Red Deer currently respond to crime?

For the most part, Red Deer uses the Professional Response Model in which crime is primarily addressed by the police. While this is the dominant model, other models are also in place and include the Order Maintenance, Social Justice and Community Policing Models.

8. How does Phase II recommend that Red Deer address crime prevention in the future?

Phase II recommends that a community-driven approach with integrated support is key for successful crime prevention in Red Deer. This approach relies on teamwork between the community and the police. The study found that in isolation of each other, communities and the police cannot effectively tackle crime. Crime prevention strategies that are completely community-based are ineffective because of a lack of support. On the other hand, when problem identification and resolution are left entirely up to the police, other challenges arise. When the community, police and local agencies combine their efforts, an effective process can be established. Local groups can take responsibility for identifying neighbourhood issues and priorities, and can then rely on the police and other resources (including local agencies and The City of Red Deer) to help address specific problems identified. In this way, everyone has a role to play in crime prevention.

9. What are the next steps?

The Crime Prevention and Policing Study will be presented to City Council for review. If Council adopts the study as a planning tool, The City of Red Deer will begin working on an implementation plan. This plan will help The City determine logistics for implementing the study including how and when the changes will be made, as well as the resources necessary to undertake the work.

In many ways, some changes have already started. The study identifies a number of areas where The City and RCMP are excelling in crime prevention. For example, The City, in partnership with the RCMP, has implemented new measures to promote crime prevention through environmental design. The study encourages both organizations to further pursue activities such as this.



Council Decision – December 20, 2004

Legislative & Administrative Services

DATE: December 21, 2004
TO: Rodney Burkard, Director of Corporate Services
FROM: Kelly Kloss, Legislative & Administrative Services Manager
SUBJECT: Capital Budget Preview – 2005 - 2009

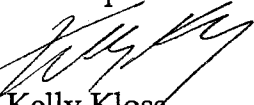
Reference Report:

Director of Corporate Services, dated December 15, 2004

Report Back to Council: No

Comments/Further Action:

This report was submitted for Council's information



Kelly Kloss
Manager

/chk



Council Decision – December 20, 2004

Legislative & Administrative Services

DATE: December 21, 2004
TO: Nancy Hackett, Parkland Community Planning Services
FROM: Kelly Kloss, Legislative & Administrative Services Manager
SUBJECT: Health Status and Community Resiliency Study

Reference Report:

Parkland Community Planning Services, dated December 13, 2004

Report Back to Council: No

Comments/Further Action:

This report was submitted for Council's information


Kelly Kloss
Manager

/chk



Council Decision – December 20, 2004

Legislative & Administrative Services

DATE: December 21, 2004
TO: Al Roth, EL & P Manager
FROM: Kelly Kloss, Legislative & Administrative Services Manager
SUBJECT: 2005 Regulated Rate Tariff and Fee Schedule Revisions
Electric Utility Bylaw Amendment 3273/A-2004

Reference Report:

EL & P Manager, dated December 3, 2004

Bylaw Readings:

Electric Utility Bylaw Amendment 3273/A-2004 was given three readings. A copy of the bylaw is attached.

Report Back to Council: No

Comments/Further Action:

This office will update the consolidated copy of Electric Utility Bylaw 3273/2000 and distribute copies in due course.

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

Kelly Kloss
Manager

/chk
/attach.

c Director of Development Services

Legislative & Administrative Services

DATE: December 21, 2004

TO: Jack MacDonald, Fire Chief/Manager, Emergency Services

FROM: Kelly Kloss, Legislative & Administrative Services Manager

SUBJECT: Concept Design for Station 5

Reference Report:

Fire Chief/Manager Emergency Services, dated December 15, 2004

Resolutions:

"Resolved that Council of the City of Red Deer having considered the report from the Fire Chief/Manager, Emergency Services – Re: Concept Design for Station 5, hereby:

- a) Approves the Concept Design as presented to Council on December 20, 2004.
- b) Directs Administration to continue to proceed to Phase III – Construction of the Major Facilities Planning and Construction Template.
- c) Directs Administration to continue engaging the Project Consultant for developing the detailed design and proceeding through the tendering process to be completed no later than the second quarter of 2005.
- d) Directs Administration to include in the 2005 Capital Budget, the capital costs related to the construction of Station 5.
- e) Agrees that responsibility for undertaking and monitoring of the planning and budget is that of the Director of Development Services."

Report Back to Council: Yes

Comments/Further Action:

As one alternate component of the tender, please make provisions for a "Green" component.



Kelly Kloss
Manager

/chk

c Director of Development Services
Treasury Services Manager
Mary Bovair, Financial Analyst

Comments:

We concur with the recommendation of the Community Services Director that the document entitled "The Red Deer Crime Prevention & Policing Strategy: Building a Safer Community Together" be approved by City Council as a planning tool for future strategies related to crime prevention and policing activities in The City of Red Deer. By approving this Study as a planning tool, it means that no action will be taken by Administration until further approvals through the business planning process are reviewed and considered by City Council. The first major step arising from the Study is to prepare a detailed Implementation Plan and a recommendation to fund the preparation of an Implementation Plan will come forward in the 2005 Business Plan for Community Services. In addition, the Police Business Plan will recommend additional policing resources consistent with the recommendations of this Study. In future years additional initiatives recommended in the Plan will come forward through the annual business planning process.

"Morris Flewwelling"
Mayor

"Norbert Van Wyk"
City Manager

Legislative & Administrative Services

DATE: December 21, 2004
TO: Colleen Jensen, Community Services Director
FROM: Kelly Kloss, Legislative & Administrative Services Manager
SUBJECT: Crime Prevention and Policing Study – Phase II

Reference Report:

Community Services Director, dated November 29, 2004

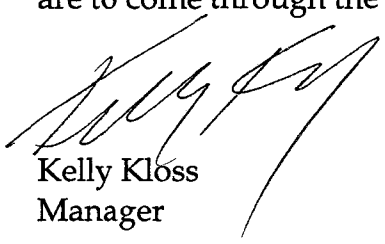
Resolutions:

"Resolved that Council of the City of Red Deer having considered the report from the Community Services Director, dated November 29, 2004, re: Crime Prevention and Policing Study – Phase II, hereby approves "The Red Deer Crime Prevention & Policing Strategy: Building a Safer Community Together" as a planning tool for future strategies related to crime prevention and policing activities in The City of Red Deer."

Report Back to Council: No

Comments/Further Action:

Any further approvals regarding the Crime Prevention and Policing Study – Phase II are to come through the business planning process.



Kelly Kloss
Manager

/chk

c Supt. J. Steele, Red Deer City RCMP
Policing Committee

Director of Corporate Services

DATE: December 15, 2004

TO: Legislative & Administrative Services Manager

FROM: Director of Corporate Services

Re: **Capital Budget Preview - 2005 to 2009**

Background

In December each year we present the Capital Budget to Council on a preview basis, which gives an overview of the issues and magnitude of future requirements prior to actual budget debate in January. Attached is the preview for the 2005 – 2009 fiscal years. As in past years, this presentation is for information only at this time, giving Council the opportunity to clarify details. No debate will take place until the budget review in January.

During the Operating Budget review in January, Department Managers will provide details and comments on capital projects pertaining to their departments. They will demonstrate how the capital projects relate to the various departmental operations. As part of a process to improve information to Council at the budget review, we have expanded the capital budget information to include a detail sheet on each project or grouping. These detail documents include operating impacts of the new capital project. We will also include a new page in the Operating Budget “Spread Sheet” that sets out ongoing operating costs that would occur in 2005 as a result of any 2005 Capital Budget projects approved by Council.

The definition of ‘capital’ varies depending on the size and nature of the organization. The City of Red Deer defines ‘capital’ as property that:

- (i) is used in the production or supply of goods and services or for a municipal purpose
- (ii) has an useful life of at least 2 years and is intended to be used on a continuing basis, and
- (iii) is not intended for sale in the ordinary course of operations, and
- (iv) has an “acquisition cost” which equals or exceeds \$10,000

All other items are normally considered as operating budget expenditures. To do otherwise would seriously complicate the capital budgeting process, with little gain in return.

Discussion

Attached is a copy of the Capital Budget Summary (2005-2009), which shows a capital requirement of \$60 million in 2005, with a cumulative total over the five-year period of \$342 million. The continued high growth in Central Alberta, combined with the age of much of the City’s infrastructure is resulting in the need for significant capital expenditures.

Director of Corporate Services

We continue to stress the need for an accurate projection of future needs and costs, which is critical as Council considers the many financial pressures that have arisen. Without these projections, large unexpected spikes in taxes or user fees could be required, unless projects were deferred or debt financed.

In preparation for budget debate in January, we have raised a number of issues, to allow time for thought and discussion. Some key issues for Council's consideration are briefly summarized below. Additional information is available on the Capital Budget Summary.

1. Reserve Depletion/Debt & Other Funding Sources

We anticipate the Capital Projects Reserve (CPR) will be \$91 million short by 2009. This pressure will increase every year as growth continues and The City's infrastructure ages. This depletion of the CPR will necessitate debt funding of capital projects, unless projects are deferred or funding is received from other sources. Details of the Capital Projects Reserve are set out on page 3 of the attached document. To offset this declining reserve balance, Council approved a new initiative in 2002, which sets aside a 1% tax levy each year, for 8 years. The \$91 million shortfall noted above includes the 1% levy.

2. Impact on the Operating Budget

In most situations, what occurs in the Capital Budget has an impact on the Operating Budget. New facilities require new funding to operate, as well as ongoing maintenance funds and future funding for major upgrades or replacements. Examples are the currently required upgrades to the Dawe and Recreation Centers. As well, even new facilities such as the Collicutt Center will require funding to upgrade equipment and portions of the facility over the next 5 years. In past years, these types of upgrades were funded from the Capital Projects Reserve. With the depletion of that reserve, other funding sources will be required.

As well, any debt financing has an immediate impact on the Operating Budget, as the debt is repaid, along with interest. The impact of debt financing on the Operating Budget and therefore upon tax rates, is set out on page 5 of the attached document. This will be a significant challenge for The City in the near future. If reserve funding is used, rather than debt, a similar impact occurs, with the loss of investment revenue.

3. Capital Grants & Road Offsite Levies

As mentioned during last year's budget deliberations, based on current growth projections, there will be a need to build a river bridge and related roadways in the north east, beginning in 2010. Historically, major roadways have been 75% funded by provincial Basic Capital Grants, with the remaining 25% being charged to the Roads Offsite Basin and recovered from developers as they bought and serviced land for resale.

Director of Corporate Services

Council made the decision in 2003 to increase the recovery from the Roads Offsite Basin to 100% from 25%, as a result of the lack of a long-term commitment from The Province regarding the Basic Capital Grant. Based on this scenario, the Basic Capital Grant would be a minimum of \$3.5 million short in 2010.

The Province recently announced its intention to significantly increase capital grants, but there has been no formal announcement of how much would flow to Red Deer and what purposes it could be used for. As a result, this additional grant has not been factored into the projections on the document attached.

Options

Given the significant funding shortfall, the City needs to consider various methods of dealing with the financial pressures. The following have not been examined in detail but are possible options:

1. Defer some projects, using a ranking process.
2. Cancel some projects completely. This may require service cuts.
3. Increase the contribution from general taxation to the Capital Projects Reserve.
4. Continue to look for additional transfers from other levels of governments
5. Partner with other governments, businesses, non-profit groups, etc.
6. Expand the use of debt beyond utilities, and incur additional cost pressures against general taxation for debt service costs.

Conclusion

The City remains in a strong financial position relative to other cities in Alberta and across Canada, with a low and further declining per capita debt. The impacts of growth and aging infrastructure are a significant issue for most municipalities in Alberta, especially those in the high growth areas. However, the attached details clearly demonstrate that the financial pressures are increasing and with the passage of each year, The City's ability to deal with the issues will be lessened, as the impending needs approach.

This preview and future discussions on these issues will allow The City to look for effective solutions to these pressures, and thus maintain its financial strength and competitiveness.



Rodney Burkard
Director of Corporate Services

CAPITAL BUDGET SUMMARY (2005 – 2009)

Council policy states that a budget for capital projects for the next five years shall be prepared each year. The budget for 2005 is \$60 million (2004 - \$84 million) and the five-year total is \$342 million (2004 – \$319 million).

Total Project Budget - The 2005 to 2009 Capital Budget, summarizing planned capital expenditures by type of project, is as follows.

Project Type	2005 Total in \$ thousands	Five-Year Total in \$ thousands
Transportation & Development	25,822	120,429
Utility	20,676	70,088
Other Self Supported	3,897	22,027
General	9,248	129,179
Total	\$ 59,643	341,906

Funding Sources - There are many sources of funding for these projects:

Funding Source Proposed	2005 Total in \$ thousands	Five-Year Total in \$ thousands
Basic Capital Grant	3,212	24,674
Capital Projects Reserve	9,479	22,089
Equipment Financing Reserve	2,922	15,228
E.L.& P. Stabilization Reserve	900	12,115
Water Stabilization Reserve	3,017	17,328
Wastewater Stabilization Reserve	2,400	9,836
Solid Waste Reserves	2,449	4,590
Customer Contributions	2,701	11,718
Land Sales	9,150	47,180
Roads Offsite Levy Basin	1,800	9,740
Recreation Levies	912	3,982
Other Offsite Levies	6,430	31,352
Long Term Debt – Utility Supported	10,000	30,780
Operating Budget	145	910
Other Grants & Reserves	2,618	3,963
Other	1,354	5,490
Unfunded	154	90,931
Total	\$59,643	\$ 341,906

Note: The province recently announced its intention to significantly increase capital grants, but there has been no formal announcement of how much would flow to Red Deer and what purposes it could be used for. As a result, this additional grant has not been factored into the projections in the above chart.

The following population projections have been used in estimating grants and debt per capita.

Population Projection					
	2005	2006	2007	2008	2009
Population Projection	77,669	79,223	80,569	81,939	83,250

Source: draft 2004 City of Red Deer Growth Study

There are a number of issues related to the Capital Budget that are worthy of mention. They are discussed as follows.

BASIC CAPITAL PROVINCIAL GRANT FUNDING

A significant funding source is the Basic Capital Grant (BCG). The following points need to be considered when reviewing the amounts presented in the tables:

- The funding received is based on \$60 per capita. There is some uncertainty to this continued level of funding, as there is no long-term agreement with the Province.
- The \$60 per capita will not be adjusted for inflation
- As the city continues to grow there will be an increased demand on this source of funding for bridge maintenance and operating maintenance such as crown paving (this increased demand has not been reflected in the amounts presented)
- There will likely be additional projects identified which qualify for funding from this source as the city continues to grow and develop
- The Transit fleet may grow faster than anticipated at this point
- The figures shown are in 2005 dollars. Inflation and cost increases have not been included
- The funding shown in the following chart has been adjusted for population growth

BCG Assuming 100% Road Basin	2005	2006	2007	2008	2009
Balance – Beginning of Year	4,737	5,480	7,524	6,164	6,839
Less: Funding Required – Capital	(3,212)	(1,984)	(5,469)	(3,516)	(10,494)
Less: Operating Funding	(705)	(725)	(725)	(725)	(725)
Add: Provincial Grant Funding	4,660	4,753	4,834	4,916	4,995
Surplus – see note	5,480	7,524	6,164	6,839	615

The accumulation through 2008 was intended to ensure funds would be available to finance the Northland river crossing, expected to begin in 2010. Due to the large amounts required for 2009 Roads projects significantly reducing the accumulated balance in this grant there will be a shortfall of \$3.4 million for this project alone in 2010.

CAPITAL PROJECTS RESERVE

Another significant source of funding for capital projects is the Capital Project Reserve (CPR), which is funded as follows:

- The annual 1% tax funded contribution that was implemented by Council in 2002.
- Transfers from other reserves exceeding target levels, like the EL&P reserve
- Additional one time funding not needed for other purposes.

However, as can be seen in the table below, even with these sources of funding, the Capital Project Reserve is unable to finance the five-year Capital Plan.

Capital Project Reserve – in \$ thousands	2005	2006	2007	2008	2009
Expected Prior Yr E.L. & P. Surplus	8,200	1,500	1,500	1,000	1,000
Repayment of Utility Project Funds	130	130	130	130	0
Rebuilding of Capital Capacity	545	1,020	1,520	2,055	2,625
Funding Required from CPR each year	(9,633)	(32,324)	(37,313)	(24,475)	(9,275)
Excess/(Shortfall) in funding each year	(758)	(29,674)	(34,163)	(21,290)	(5,650)
Cumulative Excess/(Shortfall) – Beginning of Year	604	(154)	(29,828)	(63,991)	(85,281)
Cumulative Excess/(Shortfall) – End of Year	(154)	(29,828)	(63,991)	(85,281)	(90,931)

Note: the \$8.2 million transfer will be included in an upcoming Reserve Report and is therefore subject to Council approval

Significant Projects Funded by the CPR – There are twenty projects that represent about 90% of the projected funding required from the CPR over the next five years, as follows:

Capital Project - (in \$ thousands)	Projected Time Frame	Estimated Project Total	CPR Funding Required
West Yard Relocation (Public Works, Garage, Transit, Stores, EL&P, Parks)	2005 - 08	\$ 52,100	\$ 30,600
Emergency Services – Station 5	2005	3,438	3,438
32 Street / Gaetz Intersection Upgrade	2005 - 06	2,750	688
Information Technology Projects	2005 - 09	2,925	2,925
Recreation Centre Renovations	2005	1,000	1,000
New Museum & Archives Facility	2006 – 08	22,360	18,442
RCMP Building Requirements	2006 - 07	7,500	7,500
City Office Requirements	2006 - 07	7,500	7,500
Dawe Centre Renovations	2006 – 07	6,000	6,000
Downtown Promenade, Pedestrian Overhead Walkway, etc.	2006 - 09	5,105	4,080
Bower Ponds/Heritage Ranch Redevelopment	2006	4,000	4,000
SE Red Deer Transportation Improvements	2006 - 09	3,150	788
Rotary Recreation Park Site Development	2006 – 09	3,019	3,019
Parks Maintenance, Storage & Facilities Renovations	2006 - 08	1,874	1,874
Dawe Branch Library Renovations	2006	1,000	750
Bridge Rehabilitation	2007 - 09	3,300	825
Golden Circle - Rehabilitate Existing Museum	2007	2,485	2,485
New Indoor Ice Arena – location to be determined	2008	5,000	5,000
40 Ave & Ross St Intersection Improvements	2008 – 09	2,500	625
Emergency Services – relocate Station 3 Suppression function	2009	2,300	2,300
Total		\$ 139,306	\$ 103,839

Note: In many cases the project amounts presented are estimates that will be adjusted after detailed design is undertaken.

Significant Projects Funded by the CPR - 2010+

In addition to the projects listed above there are some significant CPR funded projects that are planned for 2010 and forward.

Capital Project - (in \$ thousands)	Projected Time Frame	Estimated Project Total	CPR Funding Required
Northland Drive, new river bridge and 67 St/30 Ave intersection improvements	2010+	\$ 21,000	\$ 3,000
Gaetz Ave (Delburne Road to 32 St) widening	2010+	7,200	1,800
Alexander Way Construction – Phase 2	2010+	5,000	5,000
Footbridge – Promenade to Bower Ponds	2010+	2,400	2,400
Riverlands Culture Area & Surrounding Parks	2010+	5,000	5,000
Parkade	2010+	7,000	7,000
Total		\$ 38,600	\$ 24,200

Note: The project amounts presented are estimates that will be updated each year.

DEBT

It is City Council's policy to use a reasonable level of debt for financing utility projects, in keeping with the utility rate model.

New Utility Supported Debt of \$24 million, over the next five years, has been assumed for the upgrade of the Water and Wastewater Treatment Plants. In addition, another \$8 million of utility supported debt will be required for the West Yard Relocation. Self Supported (Utility) Debt peaked in 1983 at \$1,111 per capita, about 2.2 times the \$506 per capita debt projected for 2009.

Utility Supported Debt						
In \$ thousands						
	2005	2006	2007	2008	2009	5 Yr Total
Balance – Beginning of Year	15,700	25,399	30,648	34,076	42,401	
Debt Reduction	(1,801)	(1,851)	(872)	(375)	(318)	(5,217)
New Debt – Treatment Plants	11,500	4,700	1,900	5,500	0	23,600
New Debt – Utility portion of West Yards relocation	0	2,400	2,400	3,200	0	8,000
Debt Total – End of Year	25,399	30,648	34,076	42,401	42,083	
Per Capita Self Supported Debt	\$ 327	\$ 387	\$ 423	\$ 517	\$ 506	

Tax Supported debt continues to decrease. It peaked in 1983 at \$448 per capita, and has steadily decreased to the 2005 level of \$39 per capita. If no further tax supported debt is incurred the per capita amount will continue to decrease with the final debt payment being made in 2022.

Tax Supported Debt in \$thousands						
	2005	2006	2007	2008	2009	5 Yr Total
Balance – Beginning of Year	4,437	3,053	1,527	645	288	
Debt Reduction	(1,384)	(1,526)	(882)	(357)	(80)	(4,229)
Debt Total – End of Year	3,053	1,527	645	288	208	
Per Capita Self Supported Debt	\$ 39	\$ 19	\$ 8	\$ 4	\$ 3	

Debt Limit – Alberta Municipal Affairs prescribes a debt limit for municipalities, based primarily on their revenues. The City of Red Deer's expected 2009 debt of \$42 million is well below our current debt limit of over \$200 million.

If debt were to be considered for tax-supported projects, every \$1 million of new debt amortized over 15 years would cost taxpayers approximately \$100,000 per year. In 2005 this means a 1% tax increase would be able to fund approximately \$4.7 million in new debt.

SUMMARY

The information in this report demonstrates that the number of needed projects and the limited funding available from sources like the Capital Projects Reserve continue to make it difficult to finance the City's capital budget. It will be necessary to continue to consider other alternatives, such as:

1. Defer some projects past ten years, using a ranking process.
2. Cancel some projects completely. This may require some services cuts.
3. Increase the contribution from general taxation to the Capital Projects Reserve.
4. Continue to look for additional transfers from other levels of governments.
5. Seek new partnerships, with other governments, businesses, non-profit groups, etc.
6. Expand the use of debt beyond utilities, and incur additional cost pressures against general taxation for debt service costs.

December 16, 2004

1. What type of items does the capital budget deal with?

The capital budget deals with assets that are generally valued over \$10,000 and have a life span greater than one year. This includes things like major equipment, buildings and roads.

Since these are usually large expenditure items, funding sources are extremely important. Funding generally comes from four sources: offsite levies, utility sources, government grants and operating and surplus transfers to the Capital Projects Reserve.

During the 2002 budget process, City Council added another funding source to help offset decreasing grants and the declining reserves balance. A 1% capital levy was implemented in 2002, with an additional 1% added each year until 2009. This levy is a critical part of Council's strategy to fund future capital projects.

2. Why is the capital budget presented before the operating budget?

Administration is presenting the capital budget to Council at the December 20 Council Meeting to give Council ample time to engage the community prior to debating the budget and its implications. Starting December 20 and throughout the January budget review process, Council will have the opportunity to ask Department Managers specific questions about the capital and operating budgets. Review and debate on the capital budget will occur following the operating budget review and debate at the end of January.

3. How is the capital budget structured?

In terms of documentation, capital items have been broken into categories based on their project type. These categories are: Transportation and Development; Utility Projects; Other Self-supported Projects; and General.

The budget shows the total capital expenditures for 2005 as well as the estimated capital expenditures for the next five years.

The capital budget also outlines the identified funding sources for proposed capital projects including transfers from the Capital Projects Reserve, offsite levies, utility sources, and government grants.

4. What are the biggest challenges in the capital budget for 2005?

When you look at the type of projects identified throughout the capital budget, you will notice that planning for and responding to growth and aging infrastructure are underlying themes. In terms of actually financing the projects, our two biggest challenges are the long-term balance in our Capital Projects Reserve and instability in provincial infrastructure funding.

The Capital Projects Reserve has been steadily declining over the past several years. Although the 1% levy continues to provide additional funding to this Reserve, the level of projects slated for the next few years exceeds its balance significantly.

-more-

The 2005 capital budget shows the balance of the Reserve being depleted in 2005, which means that Council may need to consider using debt financing starting in 2006. Council has an established practice of using debt to fund utility projects, but has not used debt to fund other capital projects since the early 1990s.

Capital budget requirements for the next five years total \$342 million with a funding shortfall of \$91 million in the Capital Projects Reserve. To address this shortfall, Council will need to consider debt financing, lobbying the Province for additional grants, canceling or deferring projects, or increasing draws from the operating budget, which will impact the tax rate.

The Province has continued to provide the \$60 per capital grant under pressure from municipalities, after they had looked at reducing it to \$25 per capita in past years. However, there are no long-term agreements regarding this funding. The province has also talked of an additional \$3 billion in funding for Alberta cities. But other than a commitment that funding will begin to be rolled out in the 2005 and 2006 budgets, no details have been confirmed. Until agreements are in place, Red Deer must continue to budget as if these funds do not exist.

5. If Council approves the capital budget at the end of January, does that mean all projects listed are automatically approved?

Council will debate and approve a capital budget for 2005 that gives the go ahead to one year and multi-year projects that are planned to start in 2005. The five-year projections are intended as estimated placeholders, they are not approved as part of the capital budget. These amounts are very preliminary and are intended to be used as a planning tool that shows order of magnitude, not budget specifics.

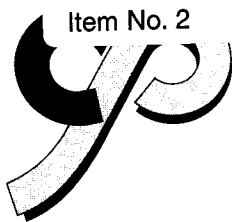
Funding for major facility projects, like the West Yards Relocation, that could start in 2005, but are still being studied are also approved as placeholders. Council will have the opportunity to debate and consider these projects as they come forward in the Major Facility Planning and Construction template process. So, although approving it during the capital budget process holds the funds, there is no commitment to proceed with the project until it is debated in Council during the planning and construction process.

Comments:

This is submitted for Council's information. Administration will provide Council with a presentation on this report.

"Morris Flewwelling"
Mayor

"Norbert Van Wyk"
City Manager



Item No. 2

**LAND
COMMUNITY
PLANNING
SERVICES**

35

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: December 13, 2004

TO: Kelly Kloss, Legislative and Administrative Services Manager

FROM: Nancy Hackett, Planner

RE: Health Status and Community Resiliency Study

Background

In May 2003, Red Deer became the subject of an important study looking at the health and resiliency of communities. The "Health Status and Community Resiliency" Study funded by the Canadian Institute of Health Research looked at three communities in Alberta including one of Red Deer's neighbourhoods (Riverside Meadows) in terms of how these communities adapt to and best cope with change. The other communities studied were Hardisty and Hinton, Alberta. The study was conducted by researchers Dr. Judith Kulig, from the University of Lethbridge, Dr. Dana Edge of the University of Calgary, and Dr. Judy Guernsey of Dalhousie University in Halifax. As the study is now completed the researchers together with myself and the other advisory board members working in Red Deer wish to provide Council with the findings of this study.

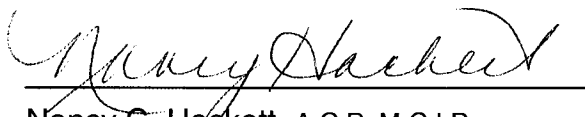
Study Purpose and Findings

The purpose of the study was to investigate possible links between a community's experience of adversity exemplified through their resiliency and individual and community health status. For example, in the Riverside Meadows an examination of neighbourhood cooperation and problem solving particularly around initiatives such as the community name change in relationship to health was undertaken. This study is a pilot project which could then be expanded to other parts of Canada. The findings of this study would be applicable in many cases where neighbourhoods face change. The attached report from the researchers includes the findings of the study and highlights the significance of the study in terms of future community processes, public policy, planning and development.

Recommendation

Given that the findings of this study relate directly to community health and wellbeing the results provide pertinent information for the City as it works in the area of community development and planning. It is recommended that City Council receive this study as information.

Respectfully Submitted,


Nancy C. Hackett, A.C.P., M.C.I.P.
PLANNER

c. Colleen Jensen, Director of Community Services

Health Status and Community Resiliency: What are the Links?

Principal Investigator: Judith C. Kulig, RN, DNSc Associate Professor School of Health Sciences University of Lethbridge 403-382-7119 kulig@uleth.ca

Co-Investigators: Dana Edge, RN, MSN, PhD, Faculty of Nursing University of Calgary
Judith Guernsey, PhD, Department of Community Health and Epidemiology Dalhousie University

Funded by Canadian Institutes of Health Research

Presentation to Red Deer City Council, December 20, 2004

This three community study (Hardisty, Hinton & Riverside Meadows in the city of Red Deer) was conducted to determine if there were links between resiliency, or the ability of communities to deal with adversity, was linked to health status of the residents. Hardisty was chosen because of the proposed placement of an intensive livestock operation (i.e, hogs), Hinton because of mine closures and Riverside Meadows because of the challenges of changing its negative image within the larger community. In total 82 interviews were conducted and 210 household surveys were returned for analysis. Specifically, in Riverside Meadows, 27 interviews were conducted and 45 household surveys were returned for analysis.

When examining the data, the following themes emerged regarding Riverside Meadows:

- The neighborhood displayed resiliency
- The participants perceived resiliency as a process that individuals and communities undergo
- Sense of belonging was noted as important for the community to be maintained
- Riverside Meadows had champions who were willing to take risks and address challenges
- Being proactive is essential to resiliency

When we look at links between resiliency and health, we note:

- Social interactions in Riverside Meadows contribute to people's emotional health
- Social support in communities enhances health
- Stress in communities (from issues or unresolved issues) causes health problems

When we examine the health data from the household surveys, we can say that:

- Arthritis, diabetes, asthma and hypertension was higher among the respondents than the provincial norm but this may be due to the people who actually responded and the low number of responses.
- Residents of Riverside Meadows rated their health less often as very good or excellent compared to the provincial norms. Only when describing their health as fair or poor, did the figures surpass the provincial norms.

Why is this important?:

- Community residents need to be involved in deciding the fate of their communities
- Activities that encourage participation and being proactive are essential for the future of communities
- Ways in which community members can be supported are essential to maintain their health

Comments:

The report from Parkland Community Planning Services regarding the Health Status and Community Resiliency Study is presented for Council's information.

"Morris Flewwelling"
Mayor

"Norbert Van Wyk"
City Manager

DATE: December 3, 2004

TO: Manager, Legislative & Administrative Services

FROM: EL&P Manager

RE: 2005 Regulated Rate Tariff and Fee Schedule Revisions

This report deals with proposed revisions to the City of Red Deer Electric Utility Bylaw No. 3273/2000 related to the Regulated Rate Tariff and the Schedule of Fees. At the risk of submitting a rather long report, considerable additional detail is included in this report to provide new Council members with an overview of the Alberta electric utility industry and its regulations within which the City's electric utility operates.

Recent Historical Background of Alberta's Electric Utility Industry

The City has for many years owned and operated an electrical distribution system and some transmission facilities. Prior to January 1, 1996 the City purchased electricity delivered to its doorstep on a wholesale basis and retailed it to consumers within the City's designated service area. The wholesale purchase price of the electricity and the price of transmission needed to get it to the City's doorstep were both regulated by the Alberta Energy and Utilities Board (EUB) within provincial policies. These electricity and transmission prices were combined with the City's cost of distributing the electricity, retail activities such as billing and collection, return to the City, franchise fee and other business costs to formulate a simple bundled retail tariff structure regulated by City Council. The City was, thus, a retailer of electricity and electricity delivery services. The utility business was relatively stable and customers saw relatively stable rates.

This business environment changed drastically under the new Electric Utilities Act of 1995 with the first major changes implemented on January 1, 1996. Thus began the journey of evolutionary deregulation with the goal of transforming the electricity market to a competitive commodity market with competitive supply, customer choice of retailer and the complete restructuring of the electric utility industry. The major changes, which evolved over the subsequent years, included:

- construction of all new generation within a competitive business environment at the owner's risk with no price regulation
- transformation of existing generation into a competitive business environment through an auction of the plant's electricity output with no requirement for existing owners to sell their assets, output price not subject to regulation, and the net value (either positive or negative) of the

sale proceeds passing through to the customers who originally guaranteed the economic viability of those plants while under regulation

- separation of the previously integrated utilities' business functions of generation, transmission, distribution, and retail into separate business entities
- enable every customer to choose between competing retailers for the purchase of electricity
- dispatch all electricity bought and sold within Alberta through the Power Pool with hourly financial settlement at an hourly pool price
- continue regulation of the functions of transmission and distribution
- require electric distribution wire owners to provide energy retailing under a Regulated Rate Tariff to residential and small general service customers (those consuming less than 250 MWh annually) who do not select a competitive retailer during a transition period to a competitive retail market (referred to a Default Supply)

The journey was anything but smooth. The major events and problems encountered along the path included:

- a shortfall of generation resulting in load curtailment
- record high prices for electricity
- Regulated Rates grossly inadequate to recover the high cost of purchasing electricity for the default customers by the distribution system wire owners
- provincial government intervention in the newly created market with subsidies to customers (albeit with customer funds from the sale of previously regulated generating plants)
- provincial government intervention through regulation to prohibit Regulated Rates increases by distribution system wire owners to avoid losses
- future rate riders imposed by most distribution system wire owners (excluding Red Deer) to recover default supply losses
- drastic increase in regulatory activity and cost
- customer billing problems
- no development of a competitive market for the vast majority of customers
- provincial regulation to extend the transition period for the development of a competitive market
- growing customer dissatisfaction
- major costly restructuring activities by utilities including EL&P

The provincial policy change presented a huge challenge to Red Deer. Following study and deliberation, effective January 1, 2001, the City chose to:

- Exit the retail business due to the high risk foreseen in this business
- Retain, operate and expand the distribution and transmission system assets it already owned

- Contract its mandated default supply of electricity to residential and small commercial customers who do not select a retailer to an outside party
- Contract a number of other mandated functions requiring extremely costly data processing systems to an outside party

From today's perspective, the many challenges faced by the City, in reality, presented an opportunity for EL&P to rethink its business and restructure itself. Thanks to the dedication and skills of the EL&P employees, and the support of senior management and City Council, together with the commitment of our outside consultants and the high level of cooperation with our outside partners, the City's electric utility evolved into one which is just as profitable, at competitive rates but with fewer risks, as it was before the many industry changes.

In today's industry structure, EL&P derives the majority of its revenue from the delivery of the retailers' commodity, which is electricity, to the end consumers who are free to purchase from the retailer of their choice. A number of retailers have been approved by EL&P to operate within the City and they are named on the City's website. Revenue is also derived from a valuation payment made to EL&P from Enmax Energy who was awarded the contract to supply the mandated default electricity to residential and small commercial customers who do not select a competitive retailer. As well, EL&P is reimbursed for its regulated cost of owning and operating its transmission facilities by the Alberta Electric System Operator (AESO), an entity created by the Electric Utilities Act to oversee the planning and operation of the provincial electric system.

Background on Regulated Rate Tariff (Subject of This Report)

Since January 1, 2001 every customer has had the right to select a retailer of his choice. However, the vast majority of residential and small commercial customers (those consuming less than 250 MWh annually) still have not exercised that right and there are only very few retailers active in this market segment. This was recognized as a likely outcome at the time the customer choice module of deregulation was developed, as there was no real confidence that a competitive retail market for small customers would develop. The solution to the foreseen problem was a regulation which mandated the owners of the electric distribution systems, such as the City of Red Deer, to act as default electricity suppliers. Those distribution system owners that opted to exit the retail business found themselves back into it as a default retailer. The result is that any residential or small commercial customer who has not selected a retailer is deemed to have elected to purchase electricity from the distribution system owner under the owner's regulated rate tariff. Current provincial legislation continues the default supply arrangement for both the residential and small commercial customers until June 30, 2006.

A Regulated Rate Tariff (RRT) must be prepared by each owner of an electric distribution system pursuant to Section 103 of the Electric Utilities Act (EUA 2003) and the Regulated Default Supply Regulation (AR 168/2003 as

amended). These documents stipulate the structure of the rate which must also be shown on the retail bill. A brief description of the line items appearing in the rate schedule is as follows:

- **Administration Charge** – a charge by Enmax Energy for the administration of RRT customer accounts, billing and collection.
- **Energy Charge** – a charge by Enmax Energy for the acquisition of the energy used by the RRT customers including the associated costs of administration, trading charges, purchase cost oversight by a regulatory panel, and distribution system losses which are paid by the retailer.
- **System Access Charge** – a Red Deer “Distribution Tariff” charge embedded in the RRT to cover the cost charged to EL&P by the Alberta Electric System Operator (AESO) for the cost of transmission services to deliver energy from the generators to the doorstep of Red Deer. This charge is composed of a fixed daily charge and a variable charge based on customer consumption.
- **Distribution Access Charge** – a Red Deer “Distribution Tariff” charge embedded in the RRT to cover the EL&P cost of distribution services to deliver electricity from Red Deer’s doorstep to the end-use consumer. This charge is composed of a fixed daily charge and a variable charge based on customer consumption. This charge represents the major revenue source for EL&P.
- **Balancing Pool Flow Through** – a charge or credit established by the Alberta Balancing Pool Administrator (an entity created by the Electric Utilities Act to preserve the value, either positive or negative, derived from the former regulated generating stations for the benefit of customers).
- **Municipal Consent and Access Fee** – a Red Deer “Distribution Tariff” charge embedded in the RRT which is a charge by the City to EL&P as a franchise fee for the use of City-owned property for the placement of electric distribution facilities.

It should be noted that only the first two charges, which are for services provided by Enmax Energy, are being reviewed in this proposed revision. The remaining charges are part of the City’s “Distribution Tariff” which is not being changed at this time.

The first two components of the RRT are subject to a contract the City has with Enmax Energy to provide the electricity services to the RRT customers. Through the contract and ongoing discussions, the determination of the Administration

Charge is now well documented. Prior to the 2005 RRT, the determination of the Energy Charge involved some rather limited negotiations with Enmax Energy which focused primarily on the forecast of both the size of the load and the number of customers. In the past, the allocation of the total cost between these two components was not always rigidly adhered to in order to maintain annual pricing continuity for each separate charge and for each customer rate category.

In 2004 the Enmax RRT and Distribution Tariff both became subject to regulation by the EUB. (The Red Deer RRT and Distribution Tariff are, very fortunately, still regulated by Red Deer City Council.) One result of EUB regulation of the Enmax RRT which is significant to Red Deer is that the pure cost of energy is derived from an EUB approved process which results in considerable transparency of the energy price. The energy price is based on a competitive Request for Proposals and the pricing process, review and acceptance involved the direct participation of the Alberta Utilities Consumer Advocate, the Consumers Coalition of Alberta, and the Public Institutional Consumers of Alberta. These participants represent the vast majority of RRT consumers in the province. As well a member of the EUB staff, an Independent Advisor and a Third Party Advisor also participated in the process. The latter two advisors are experts in this field and were accepted by the other parties. Enmax Energy offered the resulting energy price to Red Deer. The Red Deer energy price will differ slightly from that of Calgary and the other municipalities who accepted the Enmax Energy offer as a result of adjustments for distribution losses within each utility's distribution system.

The proposed 2005 RRT, therefore, provides very good cost allocation between the two separate cost components and excellent transparency of the energy charge determination.

Proposed Revisions to Existing Regulated Rate Tariff

Since January 1, 2001, Red Deer has always had a RRT with an annually fixed price for electricity and this is again proposed for the year 2005. This contrasts to most other utilities who adjusted the rate throughout the year to reflect the actual pool price of electricity. The proposed RRT has retained an identical Administration Charge for each customer rate category and has further simplified the structure by making the Energy Charge identical for each customer rate category as well. The charges proposed for 2005 are as follows:

Administration Charge = \$0.1614/day (equivalent to \$4.91/month) for all customer rate categories

(changed from \$0.1033/day, equivalent to \$3.15/month for all customer rate categories)

Energy Charge= \$0.0597/KWh for all consumption during all hours and for all customer rate categories

(changed from \$0.0608/KWh for Residential Rate 61 and \$0.0604/KWh for General Service Rates 63, 64, and 78)

Because one charge increases while the other charge decreases and one charge is fixed while the other varies with consumption, the best comparison between the existing and proposed rates is seen by looking at the monthly costs for a typical customer in each rate category as shown in the following table.

Rate Category	2004 RRO (current)	2005 RRT (proposed)	% Change
E61 Residential (600 KWh/month)			
Admin & Energy Only Cost	\$39.62	\$40.73	+2.8%
Total Cost Including Distribution	\$61.37	\$62.48	+1.8%
E63 Small General Service (2,000 KWh/month)			
Admin & Energy Only Cost	\$123.94	\$124.31	+0.3%
Total Cost Including Distribution	\$196.14	\$196.51	+0.2%
E64 General Service (20,000 KWh/month, 65 KVA)			
Admin & Energy Only Cost	\$1,211.14	\$1,198.91	-1.0%
Total Cost Including Distribution	\$1,655.73	\$1,643.5	-0.7%
E78 Large General Service (20,000 KWh/month, 85 KVA)			
Admin & Energy Only Cost	\$1,211.14	\$1,198.91	-1.0%
Total Cost Including Distribution	\$1,727.81	\$1,715.58	-0.7%

Note: Only the Administration and Energy charges are revised in this proposal; the "Distribution Tariff" charges remain constant.

As can be seen from the above, the customer cost impact is minimal with the greatest increase being \$1.11 per month for the typical residential customer. This is less than the Consumer Price Index increase over the same annual period.

The proposed revision has no municipal impacts as no municipal revenue is derived from, nor calculated on the basis of, the RRT Administration Charge or Energy Charge which are the only components of the tariff affected by the proposed revisions.

The agreement with Enmax Energy is that the current RRT applies only for calendar year 2004 and, thus, a revised RRT is required for calendar year 2005. To meet a January 1, 2005 implementation date, it is recommended and requested that City Council provide the necessary three reading of the proposed bylaw revision at their meeting of December 20, 2004. The current RRT with the proposed revisions shown is appended.

Proposed Revision to Existing Schedule of Fees

The Electric Utility Bylaw No. 3273/2000 contains three separate Schedule of Fees. Except for a name change in one of them, these schedules are identical to the original schedules which were rather hastily developed in late 2000 for the advent of customer choice on January 1, 2001. A better understanding of the business environment and changes in practice since the documents were developed necessitate some revisions. The current schedules with the proposed revisions shown are appended. A revision summary follows:

1. Distribution Access Services Schedule of Fees – Appendix B
 - Downward revision in some charges to reflect a lower cost resulting from recently contracting some types of work
 - Addition of a number of new services and corresponding fees to reflect the services provided by the distribution system owner (EL&P) to customers and retailers within the new business environment
 - Clarified the Penalty for Late Payment to comply with a recent Supreme Court decision (Garland v. Consumers' Gas Co.)
2. Retail Access Services Schedule of Fees – Appendix C
 - This Schedule is being deleted in its entirety as it is no longer required.
3. Regulated Rate Tariff Fee Schedule – Appendix E
 - Revised to reflect only the fees applicable by the RRT default retailer (through contract with EL&P) to the customer (the applicable fees by the distribution system owner to a retailer or a customer are in Appendix B)
 - Clarified the Penalty for Late Payment to comply with a recent Supreme Court decision (Garland v. Consumers' Gas Co.)

Proposed Revision to Electric Utility Bylaw No. 3273/2000

Because the "Retail Access Services Schedule of Fees – Appendix C" is proposed for deletion as outlined above, a minor change is required in Section 3 of the Bylaw to:

Delete: "(3) Retail Access Services Schedule of Fees – Appendix C"

Recommendation and City Council Request

It is recommended and respectfully requested that City Council provide three readings on December 20, 2004 to the proposed revisions, as outlined herein with an effective date of January 1, 2005, to the following:

- Electric Utility Bylaw No. 3273/2000 by deleting clause:
 “3(3) Retail Access Services Schedule of Fees – Appendix C”
- Electric Utility Bylaw No. 3273/2000 appendices as per attachments:
 - Distribution Access Services Schedule of Fees - Appendix B
 - Retail Access Services Schedule of Fees – Appendix C
 - deleted in its entirety (no attachment)
 - Regulated Rate Tariff – Appendix D
 - Regulated Rate Tariff Fee Schedule – Appendix E

This request for three readings on December 20, 2004 is presented with considerable regret. A process was developed in 2003 whereby the RRT would be finalized for presentation to City Council in late November which would have provided Council with ample time to consider this matter. However, because of the subsequent EUB mandated process that Enmax Energy now must follow, and which also provides the City with a good degree of transparency in the setting of the price in the commodity marketplace, this matter could not be presented to Council any earlier than this late date.

The necessary bylaw documentation is appended to the Council Agenda.

Al Roth, P.Eng.
EL&P Manager

Distribution Access Services Schedule of Fees

The fees and charges required by this schedule are non-refundable and are charged in all circumstances. They apply to the services described in the ~~Distribution Access Services~~ Terms and Conditions **for Distribution Access and in the Terms and Conditions for Retail Access Services.**

1. Connection/Disconnection/Reconnection Fee:

Regular Business Hours:	\$45.00 35.00 per request
Overtime Hours:	\$190.00 per request

This fee is applicable to a new service connection, disconnection of an energized service or reconnection of a de-energized service requested by a Retailer on behalf of a Customer. **Disconnection and reconnection may involve installation or removal of a load limiter.** ~~The fee may be charged to the owner/landlord of the property where the disconnection has been in effect for less than six months.~~

2. Revoke Disconnection Fee:

Regular Business Hours:	\$45.00 35.00 per request
Overtime Hours:	\$190.00 per request

This fee is applied when instructions were received to disconnect service, subsequent instructions were received to cancel the disconnect order but the crew had been mobilized and was en-route to the Site.

3. Emergency Service Fee:

Applicable Overtime Rates

This fee is applied when ~~supply~~ service is required on an emergency basis. The fee is applicable to ~~every~~ a new connection or reconnection or other application for Electricity Services, for all new or existing, either metered or flat rated, temporary or permanent, regardless of whether or not a physical electrical connection must be made at that particular time. The fee for emergency Electricity Services is in addition to and not in place of the application fee. Electricity Services is conditional upon clearance having been obtained from the appropriate Safety Codes Officers, and construction having been completed (other than a single span of overhead Service drops), and application having been made during normal City business hours.

4. Extra Service Trip Fee:

Regular Business Hours:	\$45.00 35.00 per Call
Overtime Hours:	\$190.00 per Call

Applicable where the extra Service trip is required because of failure of the Customer ~~or the Customer's equipment~~ to comply with conditions for attaching to a supply of electricity by the City, or because of inadequate or unsafe conditions and equipment. This fee applies to each return trip by the City or its agents.

- 5. Ad Hoc Meter Test:** **\$100.00 for Self-Contained Meter**
\$140.00 for Instrument-type Meter

This fee applies when the City tests a City owned meter at the request of a Retailer or Customer. The fee is charged only if the accuracy proves to be within the limits allowed by the Government of Canada.

- 6. Dishonoured Cheques:** **\$25.00 per Cheque**

This fee is applicable for all dishonoured cheques returned to the City for any reason.

- 7. Non-Access Fee:** **\$25.00 per Meter per Month**

This fee is applicable where an actual meter reading by the City cannot be obtained for twelve consecutive months. The fee is applied in the thirteenth month in which an actual meter reading cannot be obtained and every month thereafter until an actual meter reading is obtained.

- 8. Security Deposit** **Situation Specific**

A security deposit may be requested from a Customer. Alternatively, the City may rely on the Customer's credit history.

- 9. Meter Verification/Certification** **\$60.00 80.00 per hour plus Materials**

This fee applies when a Retailer or Customer requests verification or certification of a Customer owned meter.

- 10. Meter Upgrade Fee:**
\$80.00 per hour for one man/one truck (single phase)
\$120.00 per hour for two men/one truck (multi phase)

This fee is applicable for the time associated with City owned meter upgrades performed during regular business hours only. The Customer is also responsible for the cost of the materials, including the meter.

- 11. Off-Cycle Meter Reading:** **\$15.00 per Reading**

This fee is applied when a Retailer or a Customer requests that an off-cycle meter reading be performed.

12. Settlement History -Consumption **\$100.00 per Hour**

This fee is applied when a Retailer or Customer requests the consumption history beyond twelve (12) months for a Site.

13. Verification of Settlement Data **\$100.00 per Hour**

This fee is applied when a Retailer requests that an investigation be performed of suspect Load Settlement data. In the event that the City data is, in the opinion of the City, substantively incorrect, the fee is waived.

14. Custom Load Profile **\$100.00 per Hour**

This fee is applied when a Retailer requests a custom load profile.

15. Verification of Distribution Access Tariff Data **\$100.00 per Hour**

This fee is applied when a Retailer requests an investigation of suspect Distribution Access Tariff billing data. In the event that the City data is incorrect, the fee is waived.

16. Verification of Transaction Bill Data **\$100.00 per Hour**

This fee is applied when a Retailer requests an investigation of suspect billing data for a specific service order. In the event that the City's data is incorrect, the fee is waived.

17. Delivery of Cut-off Warning Notice **\$35.00 per Notice**

This fee applies to a request from a Retailer to deliver a cut-off warning notice at a Site where either the Site will be cut off for financial reasons or the customer needs to be warned of impending cut-off due to vacancy or other non-financial reasons. The fee is charged to the requesting Retailer.

18. Request Distribution Tariff History **\$100.00 per Hour**

This fee applies when a Retailer requests a history of Distribution Tariff billing.

19. Penalty for Late Payment **3.25% of Total Current Charges Outstanding**

This fee applies to a Retailer, Customer or Distributed Generator. A one-time penalty charge of 3.25% will be applied no less than twenty-five days following the Current Bill Date indicated on the bill to total current charges outstanding.

7. Confirmation of Settlement Data \$100.00 per hour

This fee is applied when a Retailer requests that an investigation be performed of suspect Load Settlement data. In the event that the City data is, in the opinion of the City, substantively incorrect, the fee is waived.

8. Settlement History-Load Settlement \$100.00 per hour

This fee is applied when a Retailer requests some specific Load Settlement data.

9. Custom Load Profile \$100.00 per hour

This fee is applied when a Retailer requests a custom load profile.

10. Verification of Distribution Access Tariff Data \$100.00 per hour

This fee is applied when a Retailer requests an investigation of suspect Distribution Access Tariff billing data. In the event that the City data is incorrect, the fee is waived.

11. Verification of Transaction Bill Data \$100.00 per hour

This fee is applied when a Retailer requests an investigation of suspect billing data for a specific service order. In the event that the City data is incorrect, the fee is waived.

**12. Supplier of Last Resort
 – Disconnection for Non-Payment Fee: \$65.00 per disconnection**

This fee is applied to an account which has been disconnected for non-payment during regular working hours only.

**13. Meter Upgrade Fee: \$80.00 per hour for one man/one truck (single phase).
 \$120.00 per hour for two men/one truck (multi phase).**

This fee is applicable for the time associated with City owned meter upgrades performed during regular business hours only. The Retailer is also responsible for the cost of the materials, including the meter.

CITY OF RED DEER
ELECTRIC LIGHT & POWER DEPARTMENT
REGULATED RATE TARIFF

GENERAL

Effective Date

This Tariff is effective on January 1, 2004 2005.

Terms and Conditions

The "Terms and Conditions for the Regulated Rate Tariff", the "Terms and Conditions for Distribution Access Services" and the "Terms and Conditions for Retail Access Services" are part of this Tariff. Furthermore, the "Regulated Rate Tariff Fee Schedule", the "Distribution Access Services Schedule of Fees", the ~~"Retail Access Services Schedule of Fees"~~ and the "Retail Access Service Agreement" are also part of this Tariff.

Billing Demand

The kVA of Billing Demand with respect to the monthly billing period will be the greater of:

1. the highest kVA Metered Demand in the monthly billing period; or
2. the highest kVA Metered Demand in the 12 consecutive months including and ending with the current monthly billing period.

The kVA Metered Demand will be measured by either a thermal demand meter having a demand response period of 90% in 15 minutes and a 30 minute test period, or 15 minute interval demand metering equipment.

The kVA of Billing Demand will be re-established on such shorter periods of time as designated by the Electric Light & Power Manager for the individual customer as warranted by that customer's changing load characteristics.

RESIDENTIAL REGULATED RATE

RATE 61

This tariff is provided in accordance with the Alberta Regulated Default Supply Regulation (A/R 168/2003), Regulated Default Supply Amendment Regulations (A/R 323/2003, A/R 344/2003, A/R 135/2004), and the Alberta Electric Utilities Act, S.A. 2003, c. E-5.1. Rate 61 is available between January 1, 2001 and June 30, 2006.

Application

Applies to all residential premises which

- (1) are measured by a single meter and contain not more than two dwelling units; and
- (2) are not currently enrolled under any other price options or with any alternative retail electricity supplier.

Rate

Administration Charge	\$0.1033 \$0.1614 per day
Energy Charge	\$0.0608 \$0.0597 per kWh of all energy
System Access Charge	As per Distribution Tariff, Appendix "A" of this Bylaw
Distribution Access Charge	As per Distribution Tariff, Appendix "A" of this Bylaw

Balancing Pool Flow Through

Charges or credits as established by the Alberta Balancing Pool Administrator.

Municipal Consent and Access Fee

As per Distribution Tariff, Appendix "A" of this Bylaw.

Minimum Monthly Charge

Minimum Distribution Tariff charge (Appendix "A" of this Bylaw), plus any applicable Municipal Consent and Access Fee, plus any applicable Administration Charge, plus any applicable Balancing Pool Flow Through.

GENERAL SERVICE REGULATED RATE

RATE 63

This tariff is provided in accordance with the Alberta Regulated Default Supply Regulation (A/R 168/2003), Regulated Default Supply Amendment Regulations (A/R 323/2003, A/R 344/2003, A/R 135/2004), and the Alberta Electric Utilities Act, S.A. 2003, c. E-5.1. Rate 63 is available between January 1, 2001 and June 30, 2006.

Application

- (1) Applies to a non-residential customer, or to a residential premise not entitled to Rate 61, or to the "house lights" service (including common area lighting and utility rooms) of apartment buildings, where the kVA Metered Demand is less than 50 kVA. If the kVA Metered Demand exceeds 50 kVA, Rate 64 will be applied immediately and will be continued to be applied irrespective of future kVA Metered Demand; and
- (2) It is reasonably forecasted that the annual consumption of electricity with respect to each separate property will be less than 250,000 kWh; and
- (3) Customer is not currently enrolled under any other price options or with any alternative retail electricity supplier.

Services are to be taken at one of the following nominal voltages:

120/240 Volts, single phase, 3 wire;
 120/208Y Volts, network, 3 wire;
 120/208Y Volts, three phase, 4 wire;
 347/600Y Volts, three phase, 4 wire.

Rate

Administration Charge	\$0.1033 \$0.1614 per day
Energy Charge	\$0.0604 \$0.0597 per kWh of all energy
System Access Charge	As per Distribution Tariff, Appendix "A" of this Bylaw
Distribution Access Charge	As per Distribution Tariff, Appendix "A" of this Bylaw

Balancing Pool Flow Through

Charges or credits as established by the Alberta Balancing Pool Administrator.

Municipal Consent and Access Fee

As per Distribution Tariff, Appendix "A" of this Bylaw.

Minimum Monthly Charge

Minimum Distribution Tariff charge (Appendix "A" of this Bylaw), plus any applicable Municipal Consent and Access Fee, plus any applicable Administration Charge, plus any applicable Balancing Pool Flow Through. ~~, plus any other charges or refunds as defined in A/R 168/2003.~~

GENERAL SERVICE REGULATED RATE

RATE 64

This tariff is provided in accordance with the Alberta Regulated Default Supply Regulation (A/R 168/2003), Regulated Default Supply Amendment Regulations (A/R 323/2003, A/R 344/2003, A/R 135/2004), and the Alberta Electric Utilities Act, S.A. 2003, c. E-5.1. Rate 64 is available between January 1, 2001 and June 30, 2006.

Application

- (1) Applies to a commercial or industrial installation where service is taken at the voltage listed for Rate 63 but where the kVA Metered Demand is 50 kVA or greater; and
- (2) It is reasonably forecasted that the annual consumption of electricity will be less than 250,000 kWh; and
- (3) Customer is not currently enrolled under any other price options or with any alternative retail electricity supplier.

Rate

Administration Charge	\$0.1033 \$0.1614 per day
Energy Charge	\$0.0604 \$0.0597 per kWh of all energy
System Access Charge	As per Distribution Tariff, Appendix "A" of this Bylaw
Distribution Access Charge	As per Distribution Tariff, Appendix "A" of this Bylaw

Balancing Pool Flow Through

Charges or credits as established by the Alberta Balancing Pool Administrator.

Municipal Consent and Access Fee

As per Distribution Tariff, Appendix "A" of this Bylaw.

Minimum Monthly Charge

Minimum Distribution Tariff charge (Appendix "A" of this Bylaw), plus any applicable Municipal Consent and Access Fee, plus any applicable Administration Charge, plus any applicable Balancing Pool Flow Through. ~~, plus any other charges or refunds as defined in A/R 168/2003.~~

GENERAL SERVICE REGULATED RATE

RATE 78

This tariff is provided in accordance with the Alberta Regulated Default Supply Regulation (A/R 168/2003), Regulated Default Supply Amendment Regulations (A/R 323/2003, A/R 344/2003, A/R 135/2004), and the Alberta Electric Utilities Act, S.A. 2003, c. E-5.1. Rate 78 is available between January 1, 2001 and June 30, 2006.

Application

- (1) Applies to a commercial or industrial installation where 4,160 volts or greater is available with adequate system capacity and service is taken at 4,160 volts or greater, balanced three phase and the kVA Metered Demand is not less than 1000 kVA; and
- (2) It is reasonably forecasted that the annual consumption of electricity will be less than 250,000 kWh; and
- (3) Customer is not currently enrolled under any other price options or with any alternative retail electricity supplier.

Rate

Administration Charge	\$0.1033 \$0.1614 per day
Energy Charge	\$0.0604 \$0.0597 per kWh of all energy
System Access Charge	As per Distribution Tariff, Appendix "A" of this Bylaw
Distribution Access Charge	As per Distribution Tariff, Appendix "A" of this Bylaw

Balancing Pool Flow Through

Charges or credits as established by the Alberta Balancing Pool Administrator.

Municipal Consent and Access Fee

As per Distribution Tariff, Appendix "A" of this Bylaw.

Minimum Monthly Charge

Minimum Distribution Tariff charge (Appendix "A" of this Bylaw), plus any applicable Municipal Consent and Access Fee, plus any applicable Administration Charge, plus any applicable Balancing Pool Flow Through. ~~, plus any other charges or refunds as defined in A/R 168/2003.~~

Regulated Rate Tariff¹

Fee Schedule

The fees and charges required by this schedule are non-refundable and are charged in all circumstances. They apply to the services described in the Terms and Conditions for the Regulated Rate Tariff.

1. **Application for Service Fee:** **10.00 per Request**

This fee is applicable when a Customer requests services at a new site.

2. **Dishonoured Cheques:** **\$25.00 per Cheque**

This fee applies to all dishonoured cheques returned for any reason.

3. **Security Deposit:** **Situation Specific**

A security deposit may be requested from a Customer, or the Customer's credit history may be accepted.

4. **Penalty for Late Payment:** **3.25% of Total Current Charges Outstanding**

A one-time penalty charge of 3.25% will be applied, no less than twenty-five (25) days following the Current Bill Date indicated on the bill, to total current charges outstanding.

5. **Final Notice:** **\$15 per Notice**

Applied to a customer account, when the account is over 60 days in arrears and a final letter of notice has been issued.

- ~~1. **Connection/Disconnection/Reconnection Fee:**~~

~~**Regular Business Hours: \$45.00 per request**~~

~~**Overtime Hours: \$190.00 per request**~~

~~This fee is applicable to a new service connection, disconnection of an energized service or reconnection of a de-energized service requested by a Retailer on behalf of a Customer. The fee may be charged to the owner/landlord of the property.~~

- ~~2. **Revoke Disconnection Fee:**~~

~~**Regular Business Hours: \$45.00 per request**~~

¹ 3273/C-2003

Overtime Hours: ~~_____~~ **\$190.00 per request**

~~This fee is applied when instructions were received to disconnect service, subsequent instructions were received to cancel the disconnect order but the crew had been mobilized and was en-route to the Site.~~

3. ~~Emergency Service Fee:~~ ~~_____~~ **Applicable Overtime Rates**

~~This fee is applied when service is required on an emergency basis. The fee is applicable to every new connection or reconnection or other application for Electricity Services, for all new or existing either metered or flat rated, temporary or permanent, regardless of whether or not a physical electrical connection must be made at that particular time. The fee for emergency Electricity Services is in addition to and not in place of the application fee. Electricity Services is conditional upon clearance having been obtained from the appropriate Safety Codes Officers, and construction having been completed (other than a single span of overhead Service drops), and application having been made during normal City business hours.~~

4. ~~Extra Service Trip Fee:~~

~~_____~~ **Regular Business Hours:** ~~_____~~ **\$45.00 per Call**
~~_____~~ **Overtime Hours:** ~~_____~~ **\$190.00 per Call**

~~Applicable where the extra Service trip is required because of failure of the Customer or the Customer's equipment to comply with conditions for attaching to supply of electricity by the City or because of inadequate or unsafe conditions and equipment. This fee applies to each return trip by the City or its agents.~~

5. ~~Ad Hoc Meter Test:~~ ~~_____~~ **\$100.00 for Self-Contained Meter
~~_____~~ **\$140.00 for Instrument-type Meter****

~~This fee applies when the City tests a City owned meter at the request of a Retailer or Customer. The fee is charged only if the accuracy proves to be within the limits allowed by the Government of Canada.~~

6. ~~Dishonoured Cheques:~~ ~~_____~~ **\$25.00 per Cheque**

~~This fee is applicable for all dishonoured cheques returned to the City or its agents for any reason.~~

7. ~~Non-Access Fee:~~ ~~_____~~ **\$25.00 per Meter per Month**

~~This fee is applicable where an actual meter reading by the City cannot be obtained for twelve consecutive months. The fee is applied in the thirteenth month in which an actual meter reading cannot be obtained and every month thereafter until an actual meter reading is obtained.~~

8. ~~Security Deposit~~ ~~Situation Specific~~

~~A security deposit may be requested from a Customer. Alternatively, the City may rely on the Customer's credit history.~~

9. ~~Meter Verification/Certification~~ ~~\$60.00 per hour plus Materials~~

~~This fee applies when a Retailer or Customer requests verification or certification of a Customer owned meter.~~

**10. ~~Meter Upgrade Fee:~~ ~~\$80.00 per hour for one man/one truck (single phase).~~
~~\$120.00 per hour for two men/one truck (multi phase).~~**

~~This fee is applicable for the time associated with City owned meter upgrades performed during regular business hours only. The Customer is also responsible for the cost of the materials, including the meter.~~

Comments:

We recommend that Council proceed with the bylaw. In this instance we are asking Council to approve three readings as this needs to be put in place prior to January 1, 2005. We normally like to give Council more leeway than this however, as noted in the report, due to reasons external to The City, it is presented as this time.

"Morris Flewwelling"
Mayor

"Norbert Van Wyk"
City Manager

Emergency Services

Date: December 15, 2004

To: Kelly Kloss, Manager
Legislative and Administrative Services

From: Jack MacDonald, Fire Chief/Manager
Emergency Services

Re: Concept Design for Station 5

Background

In the 2004 Business Plan and Budget for Emergency Services, Council approved \$100,000 in funding for the Department to proceed to the Detail Design Phase of Station 5, to be located in North Red Deer. This approval aligned with directions contained in The City's **Strategic Plan** and the **Emergency Services Master Plan**. With respect to the Strategic Plan, Emergency Services' goal is *"To provide our citizens with a safe and healthy living environment..."* and the first strategy is to *"Monitor changing emergency response needs and determine appropriate levels of service as our city grows."*

The Emergency Services Master Plan presented to City Council in January 1998 noted that *'...response time to the northern portion of The City and some sections of the East Hill will continue to exceed 8 minutes.'* With respect to response times *"Planning must take place to ensure response times are met, including provision of equivalent levels of service to the extent possible to all areas of the City as identified by citizens in the public survey."* As a result, Station 4 in Deer Park was built in 1998.

Emergency Services was also directed to *"Continue to monitor the frequency of calls and response times for all neighbourhoods in the City to ensure continued effective risk management"* and to *"Conduct another Station Location Study within the next three to five years to assess changing conditions and needs as the City continues to expand."* Dillon Consulting Ltd. was retained to conduct this analysis in 2001 and reported their findings in two stages to City Council in 2002.

The first presentation in February of 2002 outlined various service standard models, and Council adopted the following travel time targets as a planning guideline for Fire and EMS responses:

- 1st arriving vehicle within 4 minutes 90% of the time
- 2nd arriving vehicle within 6 minutes 75% of the time
- 3rd arriving vehicle within 8 minutes 75 % of the time

Emergency Services

The second phase of the study was presented to Council in July of 2002. It examined the current situation in the city and made recommendations designed to enable Emergency Services to achieve the travel time targets previously approved. A number of options were presented, and Council adopted a strategy to achieve these benchmarks.

Most immediately, Administration was directed to “...include in their business plans for Council budget consideration to increase staff by a minimum of 5 per year until 2007.” This has been approved in the three previous budget years, and will again be a request in 2005.

Secondly, Administration was directed to “prepare a plan for the opening of Station No. 5 no later than 2005.” As mentioned earlier, the request for the funds to develop Detail Design Plans was approved during the January 2004 budget deliberations.

Process to Date

An internal committee was struck to review our four stations and compile a needs list for the fifth station. A number of meetings in the first quarter of the year resulted in a list being drafted for Development Services Director, Bryon Jeffers, to use as the framework for the Terms of Reference. We received four excellent proposals from architectural firms by mid-July, and after a number of evaluation meetings Group 2 of Red Deer was selected.

On August 23, 2004 Mr. Dave Cheetham, Mr. Will Woodward, and Mr. Lee Phillips of Group 2 met with our committee and the process to determine a suitable, functional station that would meet the current and future needs of the citizens of Red Deer and the Emergency Services Department commenced. Tonight’s presentation is the culmination of another eight meetings filled with productive discussions, numerous drafts and redrafts, and a sense by everyone that their interests and concerns have been heard.

In January of 2004, during the budget process, Council approved administration’s proceeding with work on Station #5 up to and including the Detailed Design Phase. The budget figure for this exercise was \$100,000. The rationale for this action was that for the 2005 Budget presentation, Emergency Services would have a reasonably defined estimate of costs for the new station to insert in the Capital Plan for Council’s consideration.

City Council adopted the **Major Facilities Planning and Construction Template** in April of 2004. Although Council approval through the design phase had already been received for this project, and it commenced prior to the template being adopted, we consider it critically important that this project align itself with this template as adopted by Council. We have considered the project activities leading up to this presentation and related these to the major elements of the template.

Emergency Services

In reviewing the Major Facilities Planning and Construction Template, we believe that the **Phase I – Idea Generation** component was completed in the Emergency Services Master Plan, a document presented to, and accepted by Council. **Phase IIA – Planning – Needs Assessment**, was carried out through the Dillon Report, again presented to and accepted by Council. As this project began prior to the development of the template, the process that got us to this point is not exactly as per the template, however we believe that the intent of the template has been met.

Accepting this analysis, we are now at the **Phase II –Concept Design** juncture in the template. SMT will be reviewing the Concept Design on Friday, December 17, and their recommendation will be available for the December 20th Council meeting. The next step is presentation of the concept to Council, which will be occurring on December 20. At this point Council will provide direction as to whether the project is a “go” or “no go”. If the direction of Council is to proceed, we will continue to **Phase III – Construction**, the Detailed Design and Construction Phase of the project. The template contemplates proceeding through the design and tendering activity and bringing the project back to Council with the results of the tender. Administration will also provide information and estimates relating to start-up costs and ongoing annual operating costs. Council considers the project and provides direction as to “go or “no go”. Construction does not begin until the “go” decision is rendered.

It is important to note that we will not be able to simply build another Station 4 and place it on the new site in Johnstone Crossing. While we used much of what worked well in Station 4 for the living areas, lack of space issues for the entire Department caused us to look at adding additional apparatus bay space to accommodate vehicle and equipment storage issues. We are also attempting to keep our options open for the implications of the eventual relocation of Station 3 to the south and east of its current location in Mountview. As directed by City Council, this will likely require us to move our mechanical branch, and much of its work is concentrated in the north end. The additional bays give us that option in the future, although we will be able to put vehicles in them immediately.

Therefore, a somewhat larger building coupled with the rising cost of construction in Red Deer’s rapidly growing economy has the initial cost range for Station 5 higher than the cost of building Station 4 in 1997. However, it is in line with the cost of other stations being built in Alberta by other departments. The conceptual price ranges for the various elements of the project are:

1.	Construction of station -	\$2,450,500
2.	Land and servicing -	<u>162,250</u>
	Construction costs -	\$2,612,750 (+/- 10%)

Emergency Services

3.	New Engine and firefighting equipment -	585,000
4.	Thermal Imaging Camera -	30,000
5.	New Ambulance and medical equipment -	<u>210,000</u>
	Associated capital costs -	\$825,000 (+/- 5%)
	Total -	\$3,437,750

In keeping with the Environmental Discussion Paper, the Terms of Reference requested the consultant investigate environmentally friendly options for the facility. Group 2 has identified several "green" possibilities for the station, and will be bringing these forward in their presentation.

Phase II-B dictates that we also provide to Council preliminary annual operating costs for the new facility. These costs are provided below:

1. General station operation and maintenance - \$64,000.
2. Fleet costs for the equipment specified above - \$56,000.
3. Wage costs – to hire 5 Fire Medics in 2005 - \$330,133. These costs are already considered in another part of the budget (5 fire-medics per year for five years), and 2005 will be the fourth year of this initiative. The 15 Fire Medics already hired so far (2002, 2003, and 2004 - \$1,137,769), and the 5 to be hired in 2005 will total \$1,467,902 in operating costs to ultimately staff the station.

Therefore, the preliminary estimate of ongoing, hard operating costs for Station 5 is \$120,000 (1 + 2 above) plus \$1,467,902 in staffing costs for a total of \$1,587,902.

Recommendations

That Council for The City of Red Deer:

- Approve the Concept Design as presented.
- Direct Administration to proceed to Phase III – Construction.

Bryon Jeffers, Director

Jack MacDonald, Fire Chief

Comments:

We agree with the recommendations of Administration.

"Morris Flewwelling"
Mayor

"Norbert Van Wyk"
City Manager

Memo

Date: December 15, 2004

To: Kelly Kloss, Manager Legislative and Administrative Services

From: Howard Thompson, Land & Economic Development Manager

Re: **Road Closure – 76th Street between Taylor Drive and Johnstone Drive**
Part of Road Plan 4067 J - Carolina Homes – Johnstone Park

On August 16th, 1999, the City entered into Land Sale Agreement with Carolina Homes Inc. for a 1.4 hectare parcel, being Lot 4, Plan 962 4094. The City also agreed to an Option to Purchase for the above roadway, containing 0.9 hectares more or less, subject to the following conditions.

1. The purchase price for the lands shall be at the then fair market value.
2. City Council passing a road closure bylaw and approving rezoning.
3. 76th Street not to be closed until Johnstone Drive is constructed and access to properties using 76th Street is in place.

Carolina Homes have developed to the south boundary of this roadway and they would now like to exercise their option to purchase. City Administration has no objections as Johnstone Drive is now completed and 76th Street has become redundant with accesses at both ends being closed to public traffic.

Land and Economic Development, through internal review and discussions with local appraisers, have determined that \$30,000.00 per acre is representative of the market value for unserviced residential development land in this area. The purchaser intends to develop the land for residential uses, which is consistent with the Johnstone Park Neighbourhood Area Structure Plan. The purchaser has agreed to this price and agreed they will consolidate the lands with their adjacent land holdings. 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 legally closed to public travel by bylaw. The purchaser's legal surveyor has checked with the Land Titles Office and provided the following as a legal description of the road to be closed:

"Plan 4067 J - All that portion of road which lies west of the limit of Taylor Drive, Plan 952 4451 and east of the production northerly of the west boundary of Lot 3, Plan 962 4094. Excepting thereout all mines and minerals."

A report regarding the rezoning of this land from road to A1 - Future Urban Development District appears elsewhere on this agenda.

RECOMMENDATION

Land and Economic Development recommend that City Council:

1. Give first reading to a Bylaw having the effect of closing the following:

“Plan 4067J - All that portion of road which lies west of the limit of Taylor Drive, Plan 952 4451 and east of the production northerly of the west boundary of Lot 3, Plan 962 4094. Excepting thereout all mines and minerals.”

2. Amend the Land Use Bylaw to rezone the closed road to A1 – Future Urban Development District.
3. Pending approval for the road closure bylaw and land use amendment, consent to the sale of the closed portion of Road Plan 4067 J (76th Street) to Carolina Homes Inc. subject to the following:
 - The purchase price to be \$30,000.00 per acre with the proceeds of the sale going to the Road Right of Way Reserve Fund.
 - The purchaser to be responsible for all costs associated with this transaction including legal survey and advertising costs.
 - The purchaser must consolidate the subject lands with their adjacent lands.



Howard S. Thompson
Land & Economic Development Manager

Attach.

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

CANADIAN PACIFIC RAILWAY

JOHNSTONE DR

76 ST

76 ST

GRIMSON ST

JACKSON CL

JARVIS AV

JONES

CR

75

GOOD DALL AV

ST

JANKO CL

JEWELL ST

JESSUP

AV

JENKINS DR

JOICE CL

59 AV

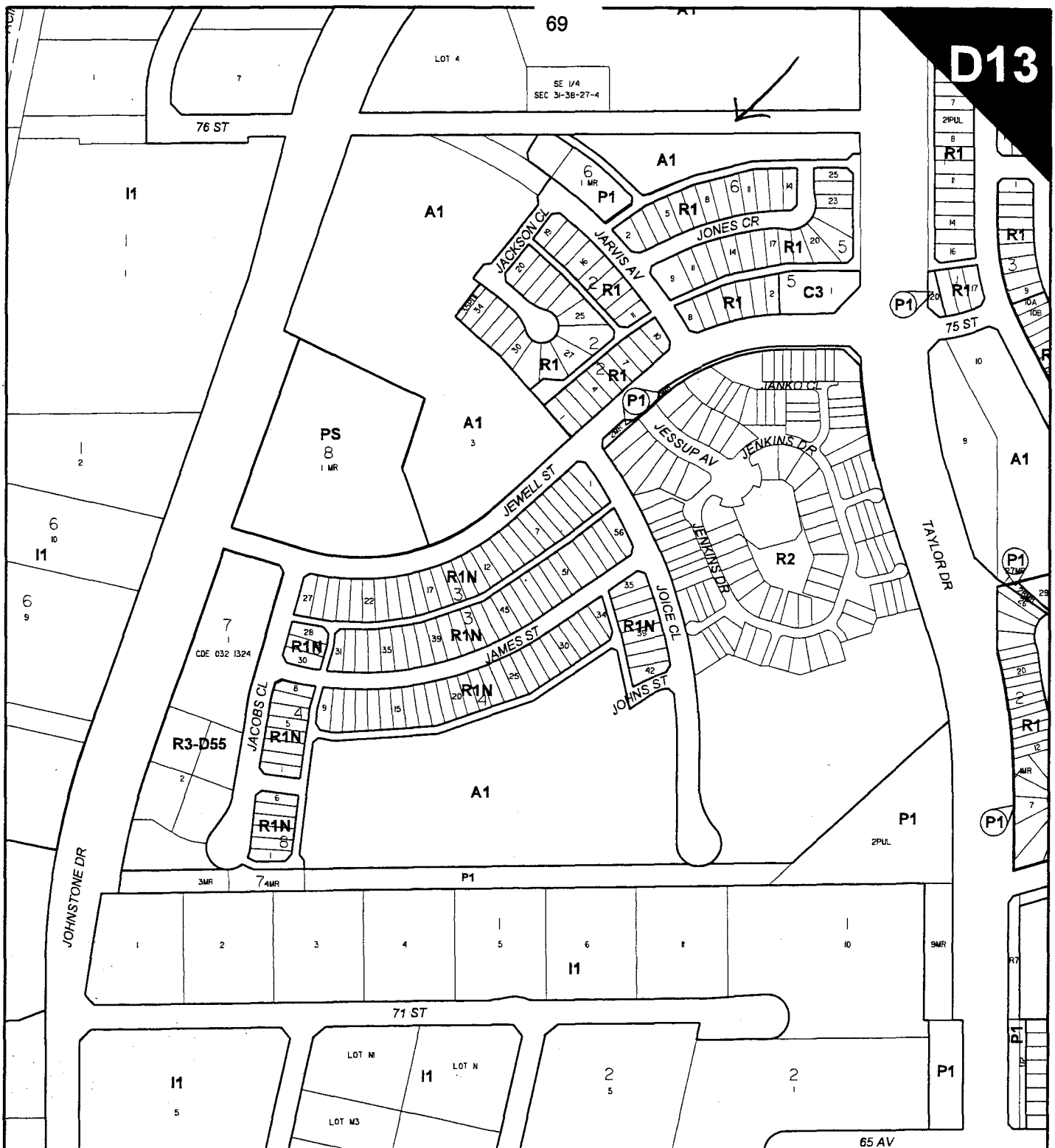
GILLES

JACOBS CL

JAMES ST

JOHNS ST

GOOD CR



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 30

3156 / F-96	June 17, 1996
3156 / I-96	Sept 9, 1996
3156 / Z-99	Aug 30, 1999
3156 / OO-99	Jan 17, 2000
3156 / GG-2000	Sept 25, 2000
3156 / LL-2000	Jan 15, 2001
3156 / N-2001	Apr 9, 2001
3156 / L-2001	May 7, 2001

3156 / DD-2001	Aug 13, 2001
3156 / II-2001	Aug 27, 2001
3156 / G-2002	June 17, 2002
3156 / NN-2003	Sept 8, 2003

C14	D14	E14
C13	D13	E13
C12	D12	E12

NE 1/4 Sec 30
Twp 38- Rge 27 - W4th

printed on
September 10, 2004



LEGISLATIVE & ADMINISTRATIVE SERVICES
December 21, 2004

Fax: (403) 256-7991

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

Dear Sirs:

Road Closure Bylaw 3340/2004
76th Street Between Taylor Drive & Johnstone Drive – Part of Road Plan 4067 J
Land Use Bylaw Amendment 3156/HH-2004
Johnstone Park / Carolina Homes

Red Deer City Council gave first reading to *Road Closure Bylaw 3340/2004* and *Land Use Bylaw Amendment 3156/HH-2004* at the City of Red Deer's Council Meeting held Monday, December 20, 2004. For your information, copies of the bylaws are attached.

Council also passed the following resolution:

"Resolved that Council of the City of Red Deer having considered the report from the Land & Economic Development Manager, dated December 15, 2004, re: Road Closure – 76th Street Between Taylor Drive and Johnstone Drive, Part of Road Plan 4067J – Carolina Homes – Johnstone Park, hereby agrees to the sale of the proposed closed portion of Road Plan 4067 J (76th Street) to Carolina Homes Inc. subject to the following:

- a) The purchase price to be \$30,000 per acre with the proceeds of the sale going to the Road Right of Way Reserve Fund.
- b) The purchaser to be responsible for all costs associated with this transaction including legal survey and advertising costs.
- c) The purchaser must consolidate the subject lands with their adjacent lands.
- d) Passage of Road Closure Bylaw 3340/2004 and Land Use Bylaw Amendment 3156/HH-2004."

...2/

Carolina Homes Inc.
December 21, 2004
Page 2

Road Closure Bylaw 3340/2004 provides for the closure of a portion of 76th Street between Taylor Drive and Johnstone Drive. The land will be purchased by Carolina Homes and redeveloped for residential uses, which is consistent with the Johnstone Park Neighbourhood Area Structure Plan. *Land Use Bylaw Amendment 3156/HH-2004* provides for the rezoning of the closed portion of Road, from Road to A1 Future Urban Development.

Council must now hold Public Hearings before giving second and third readings to the bylaws. This office will now advertise for Public Hearings to be held on Monday, January 17, 2004 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, December 29, 2004. 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.

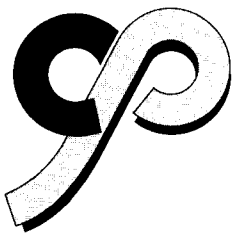
Sincerely,



Kelly Kloss
Manager

/chk
/attach.

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



DATE: December 1, 2004

TO: Kelly Kloss, Legislative and Administrative Services Manager

FROM: Martin Kvapil, Planning Assistant

RE: Land Use Bylaw Amendment No. 3156/HH-2004
Proposed Closed Portion of 76 Street
Johnstone Park

Proposal

A portion of 76 Street between Johnstone Drive and Taylor Drive is proposed to be closed. This proposed closure is in accordance with a land sale agreement between Carolina Homes Inc. and The City of Red Deer.

The subject portion of road is no longer required for public travel, as the proposed closure conforms with the proposed transportation network within the Johnstone Park Neighbourhood Area Structure Plan and the Northwest Major Area Structure Plan

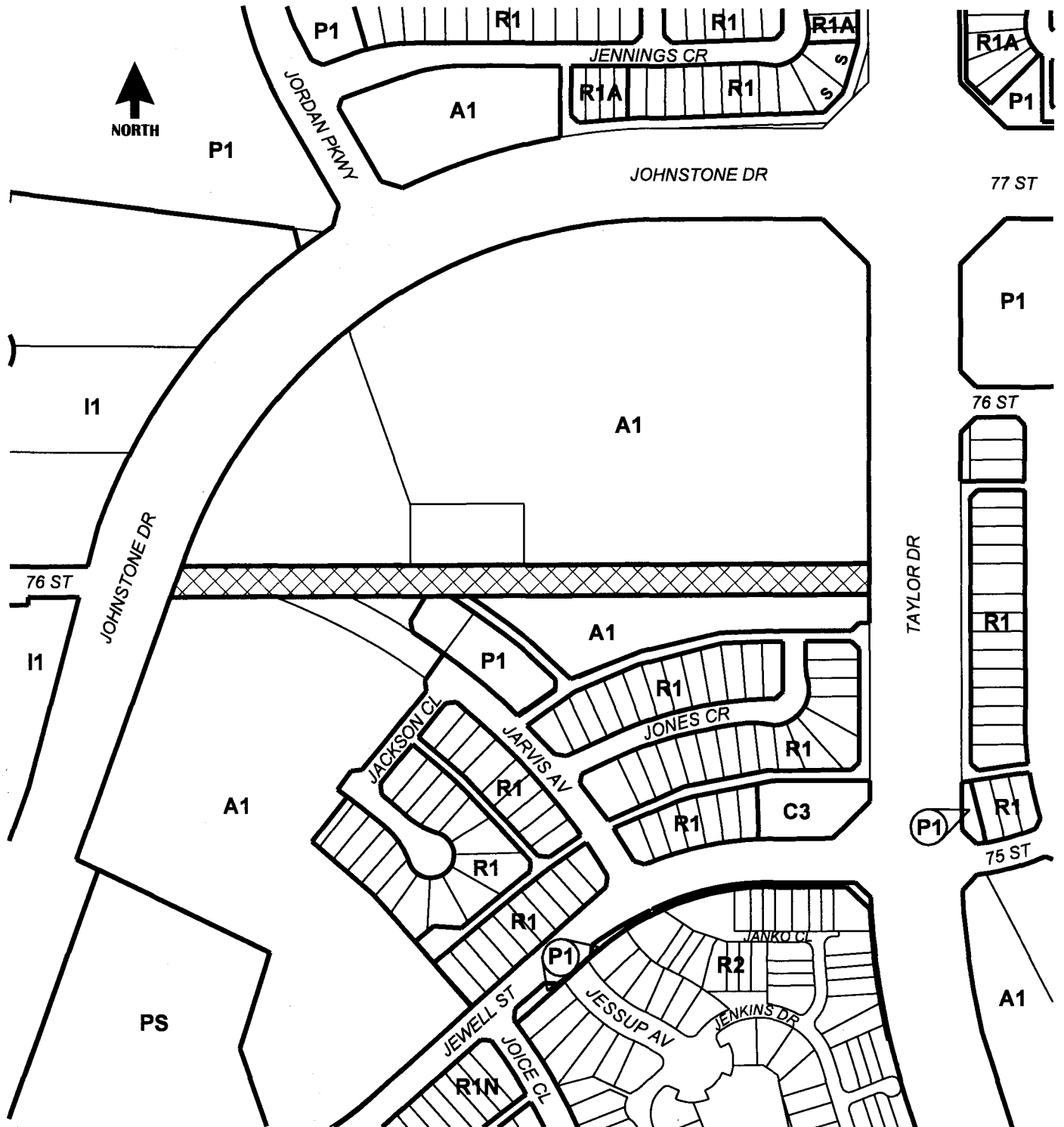
Staff Recommendation

It is recommended that City Council proceed with first reading of Land Use Bylaw Amendment 3156/HH-2004.

Martin Kvapil
Planning Assistant


/att.

The City of Red Deer PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:
A1 - Future Urban Development

Change from :

Road to A1 

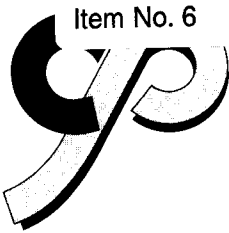
MAP No. 23 / 2004
BYLAW No. 3156 / HH - 2004

Comments:

We agree with the recommendations of the Land & Economic Development Manager and Parkland Community Planning Services. Public Hearings will be held on Monday, January 17, 2005 at 7:00 p.m. in Council Chambers, during Council's regular meeting.

"Morris Flewwelling"
Mayor

"Norbert Van Wyk"
City Manager



DATE: December 9, 2004

TO: Kelly Kloss, Legislative and Administrative Services Manager

FROM: Martin Kvapil, Planning Assistant

RE: Land Use Bylaw Amendment No. 3156/II-2004
Portion of NE ¼ 7-38-27-4 and
Portion of SE ¼ 7-38-27-4
Westlake Phase 8
Trademark West Park Inc.

Proposal

Trademark West Park Inc. is proposing to develop Phase 8 of the Westlake neighbourhood. Phase 8 is situated within the southerly portion of the West Park Extension Neighbourhood Area Structure Plan adjacent to the existing Webster Drive. The applicant seeks to rezone approximately 4.55 ha (11.24 ac.) of land from A1 Future Urban Development District to R1 Residential Low Density District in order to create sixty-one (61) low density residential lots.

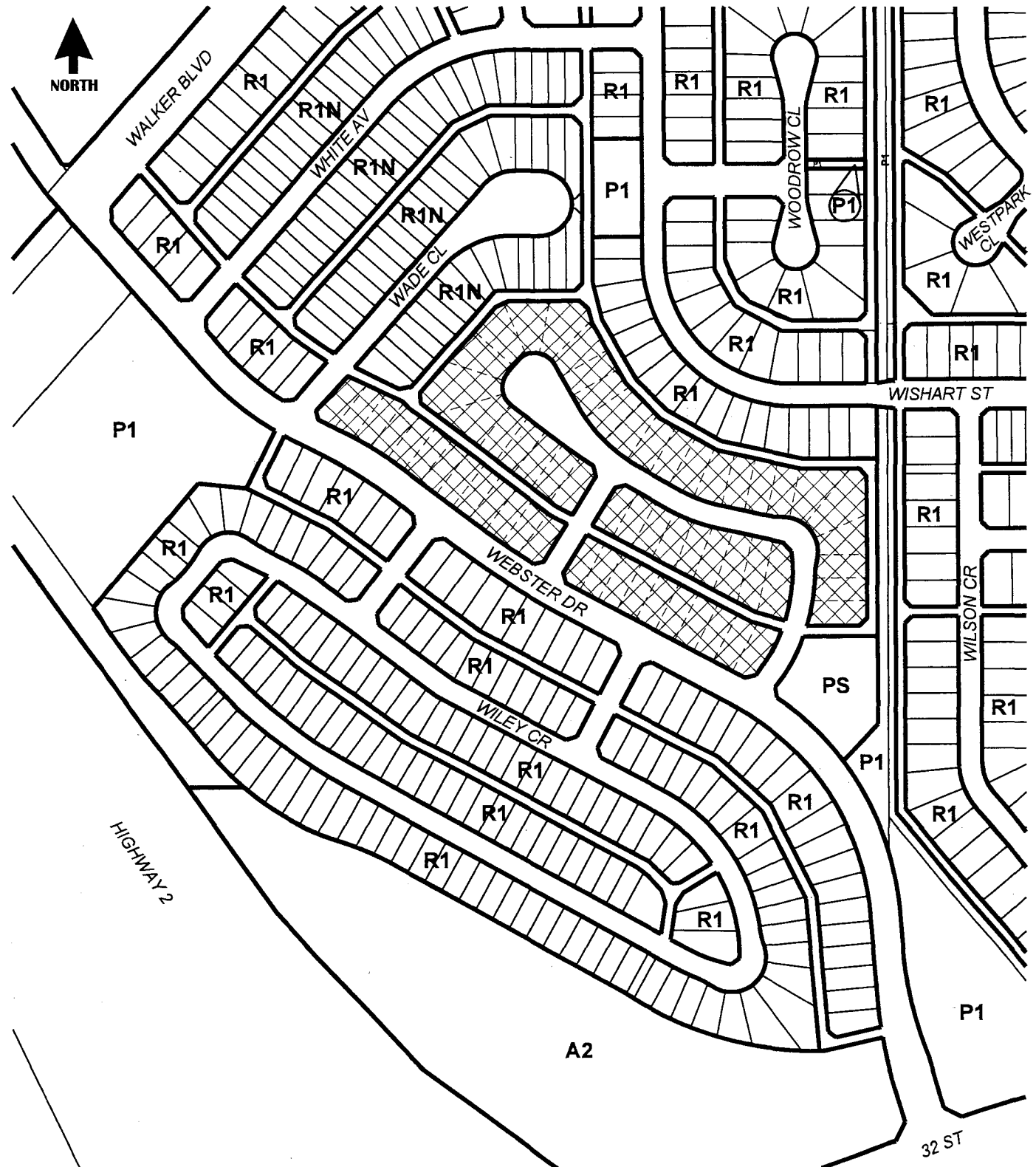
Staff Recommendation

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/II-2004.

Martin Kvapil

/att.

The City of Red Deer PROPOSED LAND USE BYLAW AMENDMENT



Comments:

We agree that Council proceed with First Reading of the Land Use Bylaw Amendment. A Public Hearing would be held on Monday, January 17, 2005 at 7:00 p.m. in Council Chambers, during Council's regular meeting.

"Morris Flewwelling"
Mayor

"Norbert Van Wyk"
City Manager



LEGISLATIVE & ADMINISTRATIVE SERVICES
December 21, 2004

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/II-2004
Portion of NE ¼ 7-38-27-4 and Portion of SE ¼ 7-38-27-4
Westlake Phase 8 / Trademark West Park Inc.

Red Deer City Council gave first reading to *Land Use Bylaw Amendment 3156/II-2004* at the City of Red Deer's Council Meeting held Monday, December 20, 2004. For your information a copy of the bylaw is attached.

Land Use Bylaw Amendment 3156/II-2004 provides for the development of Phase 8 of the Westlake Neighbourhood. Approximately 4.55 ha (11.24 ac) of land will be rezoned from A1 Future Urban Development District to R1 Residential Low Density District to create 61 low density residential lots.

Council must hold a Public Hearing before giving second and third readings to the bylaw. This office will now advertise for a Public Hearing to be held on Monday, December 20, 2004 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, December 29, 2004. 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

/chk

/attach.

c Parkland Community Planning Services
C. Adams, Administrative Assistant

JOHNSTONE PARK
76TH STREET BETWEEN TAYLOR DRIVE & JOHNSTONE DRIVE
ROAD CLOSURE BYLAW 3340/2004
LUB 3156/HH-2004

DESCRIPTION: Closure of a Portion of 76th Street Between Taylor Drive and Johnstone Drive. Rezoning of the closed portion from Road to A1 Future Urban Development District

FIRST READING: December 20, 2004

FIRST PUBLICATION: December 31, 2004

SECOND PUBLICATION: January 7, 2004⁵

PUBLIC HEARING & SECOND READING: January 17, 2004⁵

THIRD READING: JANUARY 17, 2005

LETTERS REQUIRED TO PROPERTY OWNERS: YES ☒ NO ☐

DEPOSIT? YES ☒ \$ 400. NO ☐ BY: Carolina Homes

ACTUAL COST OF ADVERTISING:

\$ 340.- X 2 TOTAL: \$ 680.-

MAP PREPARATION: \$ _____

TOTAL COST: \$ 680.-

LESS DEPOSIT RECEIVED: \$ 0

AMOUNT OWING/ (REFUND): \$ 680.-

INVOICE NO.: 8158469

(Account No. 59.5901)

FILE

December 24, 2004

«OwnerName»

«OwnerAdd1»

«OwnerAdd2»

Dear Sir/Madam:

**Re: Rezoning of Closed Portion of 76th Street Between Taylor Drive and Johnstone Drive
Land Use Bylaw Amendment 3156/HH-2004
Road Closure Bylaw 3340/2004**

Council of the City of Red Deer 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 this area you have an opportunity to ask questions about the intended use and to let Council know your views.

Red Deer City Council proposes to pass **Road Closure Bylaw 3340/2004** for the purpose of allowing for the closure and sale of a portion of 76th Street between Taylor Drive and Johnstone Drive in order for the land to be developed for residential use.

City Council proposes to pass **Land Use Bylaw Amendment 3156/HH-2004**, which provides for the rezoning of the closed portion of 76th Street Between Taylor Drive and Johnstone Drive from Road to A1 Future Urban Development. 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 by the proposed bylaw at a Public Hearing on **Monday, January 17, 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, January 11, 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,

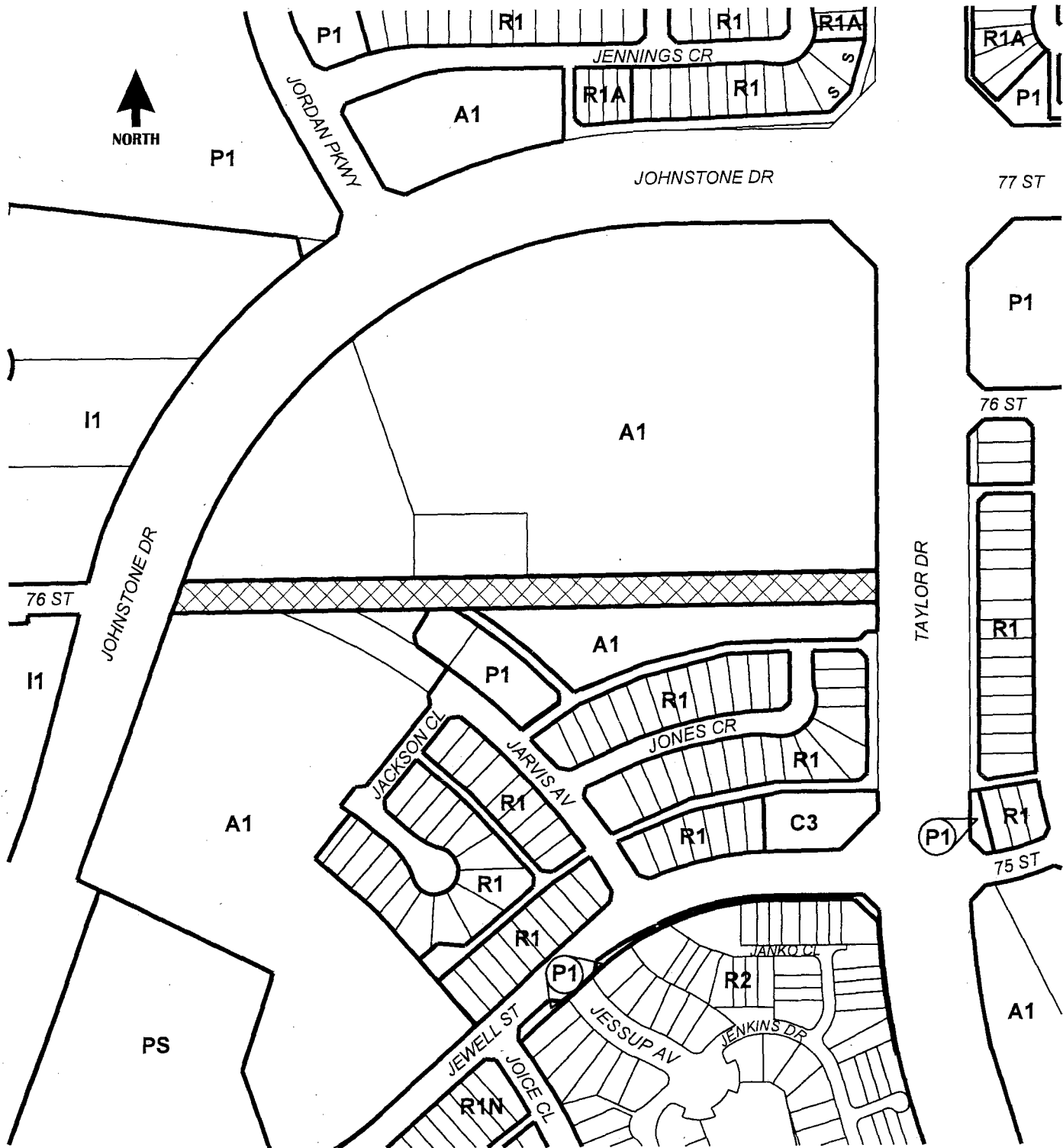


Kelly Kloss
Manager, Legislative & Administrative Services


/liz
encl.

OwnerName	OwnerAdd1	OwnerAdd2
Kearney Properties Ltd	9625 Shepard Rd SE	CALGARY, AB T2C 4K5
Carolina Homes Inc	215-340 Midpark Way SE	CALGARY, AB T2X 1P1
Richerd G Andrusiak & Mary-Del Kells	2 Jackson Close	RED DEER, AB T4P 3W5
Reynold & Eleanor Plett	58 Jackson Close	RED DEER, AB T4P 3W5
Daniel P A & Amy R Vanderelst & Roy & Kathleen	64 Jones Cres	RED DEER, AB T4P 4A8
Jerry A & Diana McLaine	7 Jones Cres	RED DEER, AB T4P 3W6
Shawn Wells	11 Jones Cres	RED DEER, AB T4P 3W6
Johnson Shu Wah Lui & Elaine Wai Ling Lui	23 Jones Cres	RED DEER, AB T4P 3W6
Randy Fahrenschon & Terrie Arksey	27 Jones Cres	RED DEER, AB T4P 4A8
Janeth M & Jorge Antonio & Blanca H Lopez	7584 59 Ave	RED DEER, AB T4P 3Y8
Daran E & Michelle M Gillespie	7580 59 Ave	RED DEER, AB T4P 3Y8
Lorne & Sharen Sayers	126 Osmond Close	RED DEER, AB T4N 6Y1
Jeffrey M Ferrara & Cassandra D Ray	7572 59 Ave	RED DEER, AB T4P 3Y8
Trevor L Miller	7568 59 Ave	RED DEER, AB T4P 3Y8
Gerald R Sheardown	7564 59 Ave	RED DEER, AB T4P 3Y8
Robert W & Gary C & Sheila L Sharpe	7560 59 Ave	RED DEER, AB T4P 3Y8
Peter Dale & Anita Marie Klassen	7552 59 Ave	RED DEER, AB T4P 3Y8
Rosa E Perez & Donald Frost	7548 59 Ave	RED DEER, AB T4P 3Y8
Travis J Rees	7544 59 Ave	RED DEER, AB T4P 3Y8
Jeffrey & Glenda Bray	7540 59 Ave	RED DEER, AB T4P 3Y8

The City of Red Deer PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:
A1 - Future Urban Development

Change from :
Road to A1 

MAP No. 23 / 2004
BYLAW No. 3156 / HH - 2004

76TH STREET BETWEEN TAYLOR DRIVE & JOHNSTONE DRIVE
Road Closure & Land Use Bylaw Amendment

Red Deer City Council proposes to pass **Road Closure Bylaw 3340/2004** for the purpose of allowing for the closure and sale of a portion of 76th Street Between Taylor Drive and Johnstone Drive in order for the land to be developed for residential use.

"Map"

Council also proposes to pass Land Use Bylaw Amendment **3156/HH-2004** which provides for the rezoning of the closed portion of 76th Street Between Taylor Drive and Johnstone Drive from Road to A1 Future Urban Development. 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, January 17, 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, January 11, 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: December 31, 2004 & January 7, 2005)

76TH STREET BETWEEN TAYLOR DRIVE & JOHNSTONE DRIVE
Road Closure & Land Use Bylaw Amendment

Red Deer City Council proposes to pass **Road Closure Bylaw 3340/2004** for the purpose of allowing for the closure and sale of a portion of 76th Street Between Taylor Drive and Johnstone Drive in order for the land to be developed for residential use.

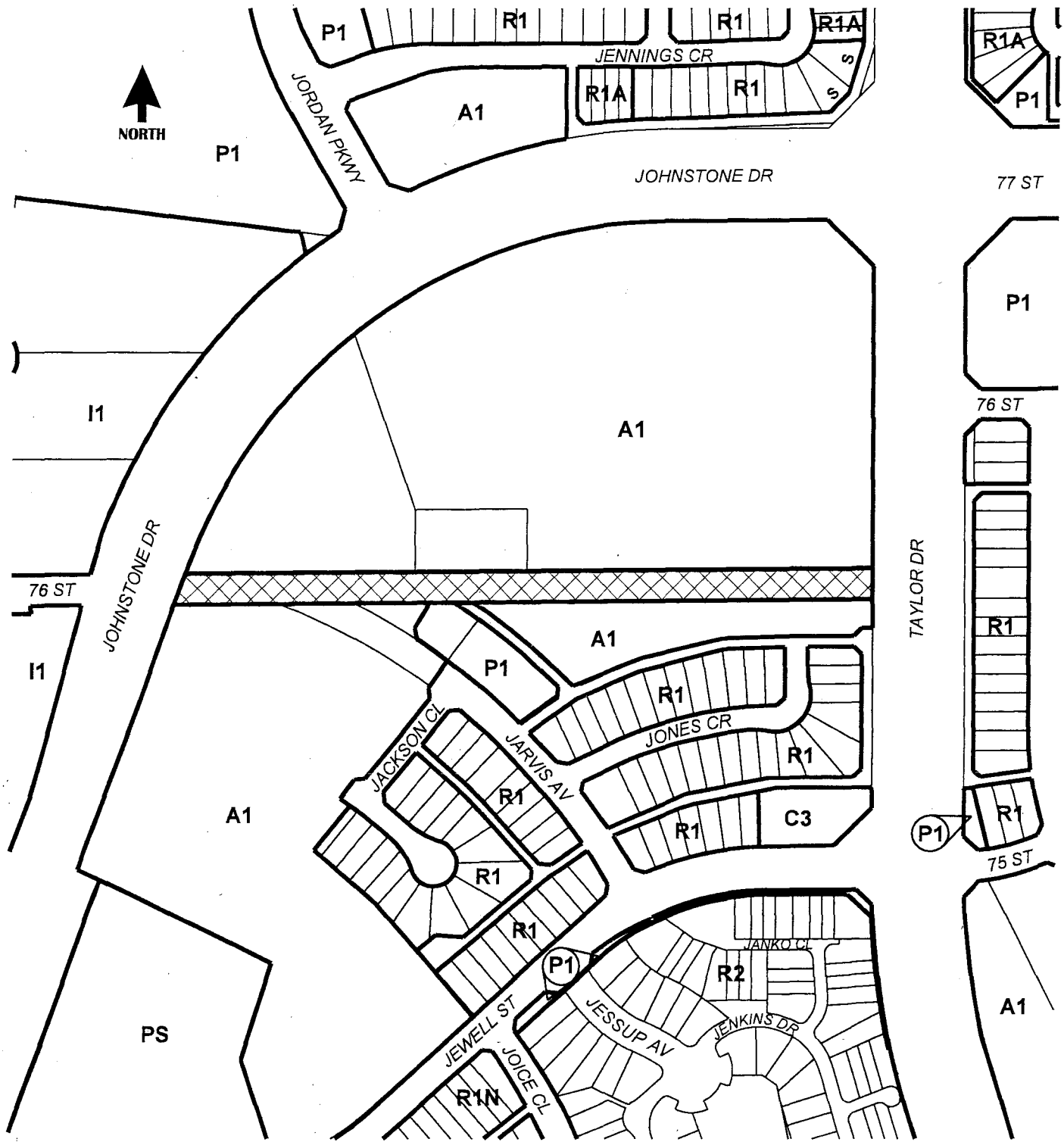
“Map”

Council also proposes to pass Land Use Bylaw Amendment **3156/HH-2004** which provides for the rezoning of the closed portion of 76th Street Between Taylor Drive and Johnstone Drive from Road to A1 Future Urban Development. 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.

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(Publication Dates: December 31, 2004 & January 7, 2005)

The City of Red Deer PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:
A1 - Future Urban Development

Change from :

Road to A1 

MAP No. 23 / 2004
BYLAW No. 3156 / HH - 2004



Legislative & Administrative Services

DATE: December 21, 2004
TO: Joni Baillie, Assessment
FROM: Christine Kenzie
SUBJECT: Road Closure Bylaw 3340/2004 and
LUB Amendment 3156/HH-2004

Please provide me with the names and addresses of the subject property owners and all contiguous/adjacent property owners as outlined on the attached map.

It would be helpful if the lists could be received at your earliest convenience in order to process the letters within the required time period. I have attached the map that appeared on the Council agenda for your reference.

Thanks Joni.

Christine Kenzie
Legislative & Administrative Services

/attach.



LEGISLATIVE & ADMINISTRATIVE SERVICES
December 21, 2004

Fax: (403) 256-7991

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

Dear Sirs:

Road Closure Bylaw 3340/2004
76th Street Between Taylor Drive & Johnstone Drive – Part of Road Plan 4067 J
Land Use Bylaw Amendment 3156/HH-2004
Johnstone Park / Carolina Homes

Red Deer City Council gave first reading to *Road Closure Bylaw 3340/2004* and *Land Use Bylaw Amendment 3156/HH-2004* at the City of Red Deer's Council Meeting held Monday, December 20, 2004. For your information, copies of the bylaws are attached.

Council also passed the following resolution:

"Resolved that Council of the City of Red Deer having considered the report from the Land & Economic Development Manager, dated December 15, 2004, re: Road Closure – 76th Street Between Taylor Drive and Johnstone Drive, Part of Road Plan 4067J – Carolina Homes – Johnstone Park, hereby agrees to the sale of the proposed closed portion of Road Plan 4067 J (76th Street) to Carolina Homes Inc. subject to the following:

- a) The purchase price to be \$30,000 per acre with the proceeds of the sale going to the Road Right of Way Reserve Fund.
- b) The purchaser to be responsible for all costs associated with this transaction including legal survey and advertising costs.
- c) The purchaser must consolidate the subject lands with their adjacent lands.
- d) Passage of Road Closure Bylaw 3340/2004 and Land Use Bylaw Amendment 3156/HH-2004."

...2/

Carolina Homes Inc.
December 21, 2004
Page 2

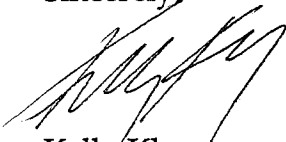
Road Closure Bylaw 3340/2004 provides for the closure of a portion of 76th Street between Taylor Drive and Johnstone Drive. The land will be purchased by Carolina Homes and redeveloped for residential uses, which is consistent with the Johnstone Park Neighbourhood Area Structure Plan. *Land Use Bylaw Amendment 3156/HH-2004* provides for the rezoning of the closed portion of Road, from Road to A1 Future Urban Development.

Council must now hold Public Hearings before giving second and third readings to the bylaws. This office will now advertise for Public Hearings to be held on Monday, January 17, 2004 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, December 29, 2004. 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

/chk
/attach.

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

Legislative & Administrative Services

DATE: December 21, 2004

TO: Howard Thompson, Land & Economic Development Manager
Martin Kvapil, Parkland Community Planning Services

FROM: Kelly Kloss, Legislative & Administrative Services Manager

SUBJECT: Road Closure Bylaw 3340/2004 – 76th Street Between Taylor Drive and
Johnstone Drive
Part of Road Plan 4067 J – Carolina Homes Inc. – Johnstone Park
Land Use Bylaw Amendment 3156/HH-2004

Reference Report:

Land & Economic Development Manager, dated December 15, 2004 and Parkland Community Planning Services, dated December 1, 2004

Bylaw Readings:

Road Closure Bylaw 3340-2004 and Land Use Bylaw Amendment 3156/HH-2004 were given first readings. Copies of the bylaws are attached.

Resolutions:

"Resolved that Council of the City of Red Deer having considered the report from the Land & Economic Development Manager, dated December 15, 2004, re: Road Closure – 76th Street Between Taylor Drive and Johnstone Drive, Part of Road Plan 4067J – Carolina Homes – Johnstone Park, hereby agrees to the sale of the proposed closed portion of Road Plan 4067 J (76th Street) to Carolina Homes Inc. subject to the following:

- a) The purchase price to be \$30,000 per acre with the proceeds of the sale going to the Road Right of Way Reserve Fund.
- b) The purchaser to be responsible for all costs associated with this transaction including legal survey and advertising costs.
- c) The purchaser must consolidate the subject lands with their adjacent lands.
- d) Passage of Road Closure Bylaw 3340/2004 and Land Use Bylaw Amendment 3156/HH-2004."

.../

Council Decision – December 20, 2004
Road Closure Bylaw 3340/2004 &
Land Use Bylaw Amendment 3156/HH-2004
Page 2

Report Back to Council: Yes

Public Hearings will be held on Monday, January 17, 2004, at 7:00 p.m., in Council Chambers, during Council's regular meeting.

Comments/Further Action:

Road Closure Bylaw 3340/2004 provides for the closure of a portion of 76th Street between Taylor Drive and Johnstone Drive. The land will be purchased by Carolina Homes and redeveloped for residential uses, which is consistent with the Johnstone Park Neighbourhood Area Structure Plan. Land Use Bylaw Amendment 3156/HH-2004 provides for the rezoning of the closed portion of Road, from Road to A1 Future Urban Development. This office will now proceed with the advertising for Public Hearings. Carolina Homes Inc. will be responsible for the advertising costs in this instance.



Kelly Kloss
Manager

/chk
/attach

- c Director of Development Services
- Inspections & Licensing Manager
- Treasury Services Manager
- C. Adams, Administrative Assistant
- L. Soley, Clerk Steno

BYLAW NO. 3340/2004

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 4067J

All that portion of road which lies west of the limit of Taylor Drive,
Plan 952 4451 and east of the production northerly of the west
boundary of Lot 3, Plan 962 4094, excepting thereout all mines and
minerals.”

READ A FIRST TIME IN OPEN COUNCIL this 20th day of December 2004.

READ A SECOND TIME IN OPEN COUNCIL this day of 2004.

READ A THIRD TIME IN OPEN COUNCIL this day of 2004.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2004.

MAYOR

CITY CLERK

BYLAW NO. 3156/HH-2004

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 "Land Use District Map D14" contained within "Schedule B" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 23/2004 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 20th day of December 2004.

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

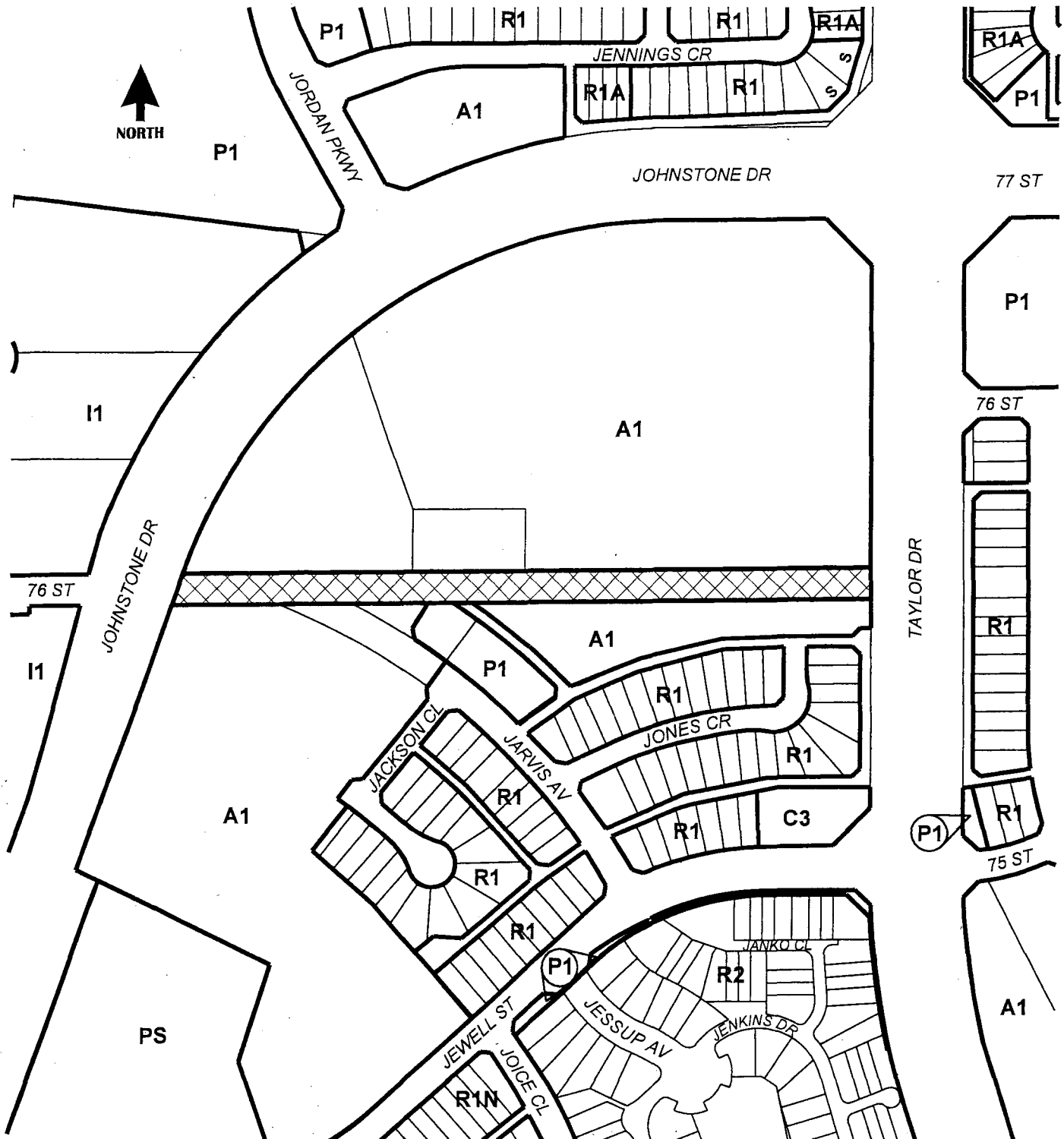
READ A THIRD TIME IN OPEN COUNCIL this day of 2005.

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

Change from :
Road to A1 

MAP No. 23 / 2004
BYLAW No. 3156 / HH - 2004

Memo

Date: December 15, 2004

To: Kelly Kloss, Manager Legislative and Administrative Services

From: Howard Thompson, Land & Economic Development Manager

Re: **Road Closure – 76th Street between Taylor Drive and Johnstone Drive**
Part of Road Plan 4067 J - Carolina Homes – Johnstone Park

On August 16th, 1999, the City entered into Land Sale Agreement with Carolina Homes Inc. for a 1.4 hectare parcel, being Lot 4, Plan 962 4094. The City also agreed to an Option to Purchase for the above roadway, containing 0.9 hectares more or less, subject to the following conditions.

1. The purchase price for the lands shall be at the then fair market value.
2. City Council passing a road closure bylaw and approving rezoning.
3. 76th Street not to be closed until Johnstone Drive is constructed and access to properties using 76th Street is in place.

Carolina Homes have developed to the south boundary of this roadway and they would now like to exercise their option to purchase. City Administration has no objections as Johnstone Drive is now completed and 76th Street has become redundant with accesses at both ends being closed to public traffic.

Land and Economic Development, through internal review and discussions with local appraisers, have determined that \$30,000.00 per acre is representative of the market value for unserviced residential development land in this area. The purchaser intends to develop the land for residential uses, which is consistent with the Johnstone Park Neighbourhood Area Structure Plan. The purchaser has agreed to this price and agreed they will consolidate the lands with their adjacent land holdings. 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 legally closed to public travel by bylaw. The purchaser's legal surveyor has checked with the Land Titles Office and provided the following as a legal description of the road to be closed:

"Plan 4067 J - All that portion of road which lies west of the limit of Taylor Drive, Plan 952 4451 and east of the production northerly of the west boundary of Lot 3, Plan 962 4094. Excepting thereout all mines and minerals."

A report regarding the rezoning of this land from road to A1 - Future Urban Development District appears elsewhere on this agenda.

RECOMMENDATION

Land and Economic Development recommend that City Council:

1. Give first reading to a Bylaw having the effect of closing the following:

"Plan 4067J - All that portion of road which lies west of the limit of Taylor Drive, Plan 952 4451 and east of the production northerly of the west boundary of Lot 3, Plan 962 4094. Excepting thereout all mines and minerals."

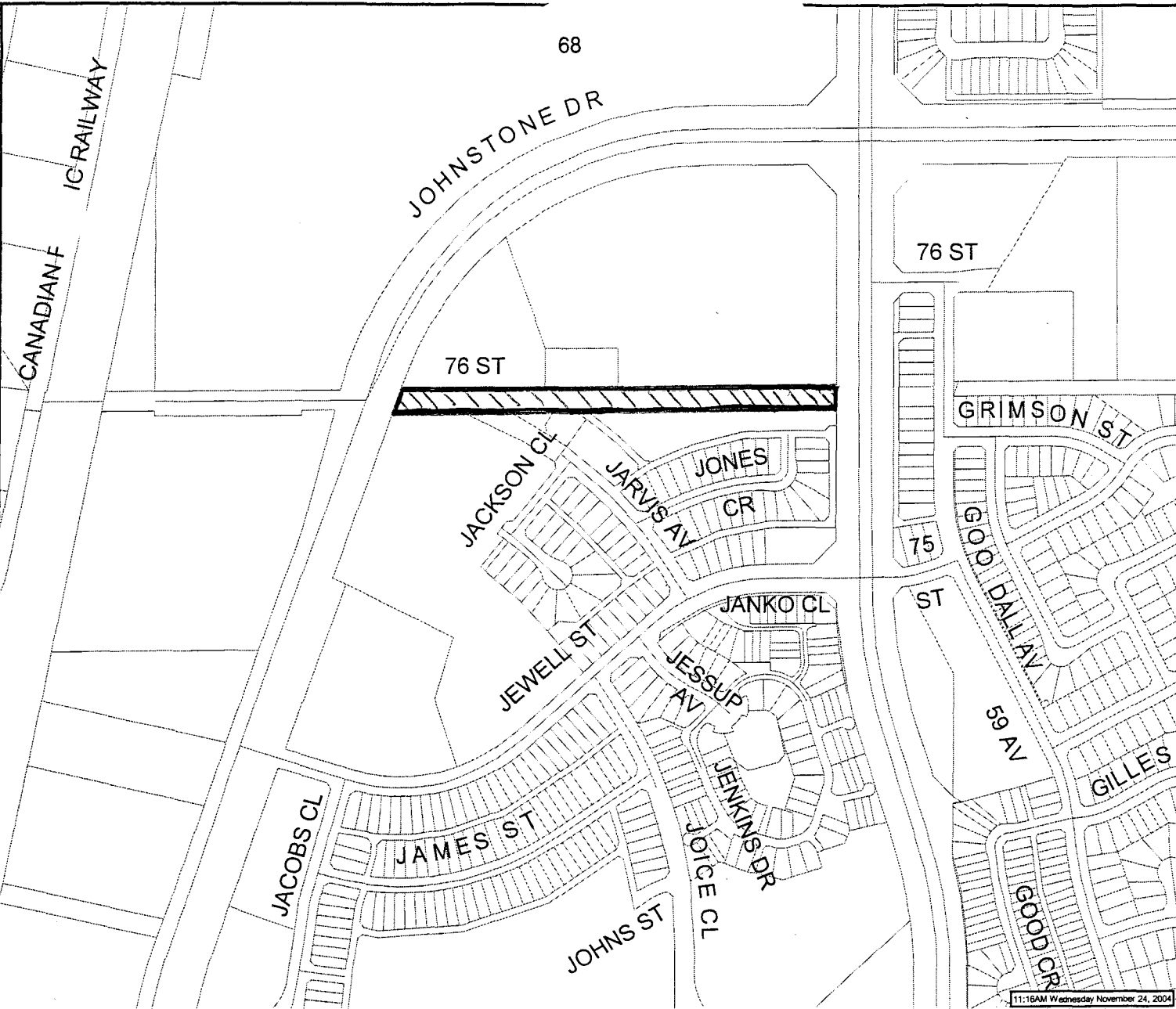
2. Amend the Land Use Bylaw to rezone the closed road to A1 – Future Urban Development District.
3. Pending approval for the road closure bylaw and land use amendment, consent to the sale of the closed portion of Road Plan 4067 J (76th Street) to Carolina Homes Inc. subject to the following:
 - The purchase price to be \$30,000.00 per acre with the proceeds of the sale going to the Road Right of Way Reserve Fund.
 - The purchaser to be responsible for all costs associated with this transaction including legal survey and advertising costs.
 - The purchaser must consolidate the subject lands with their adjacent lands.



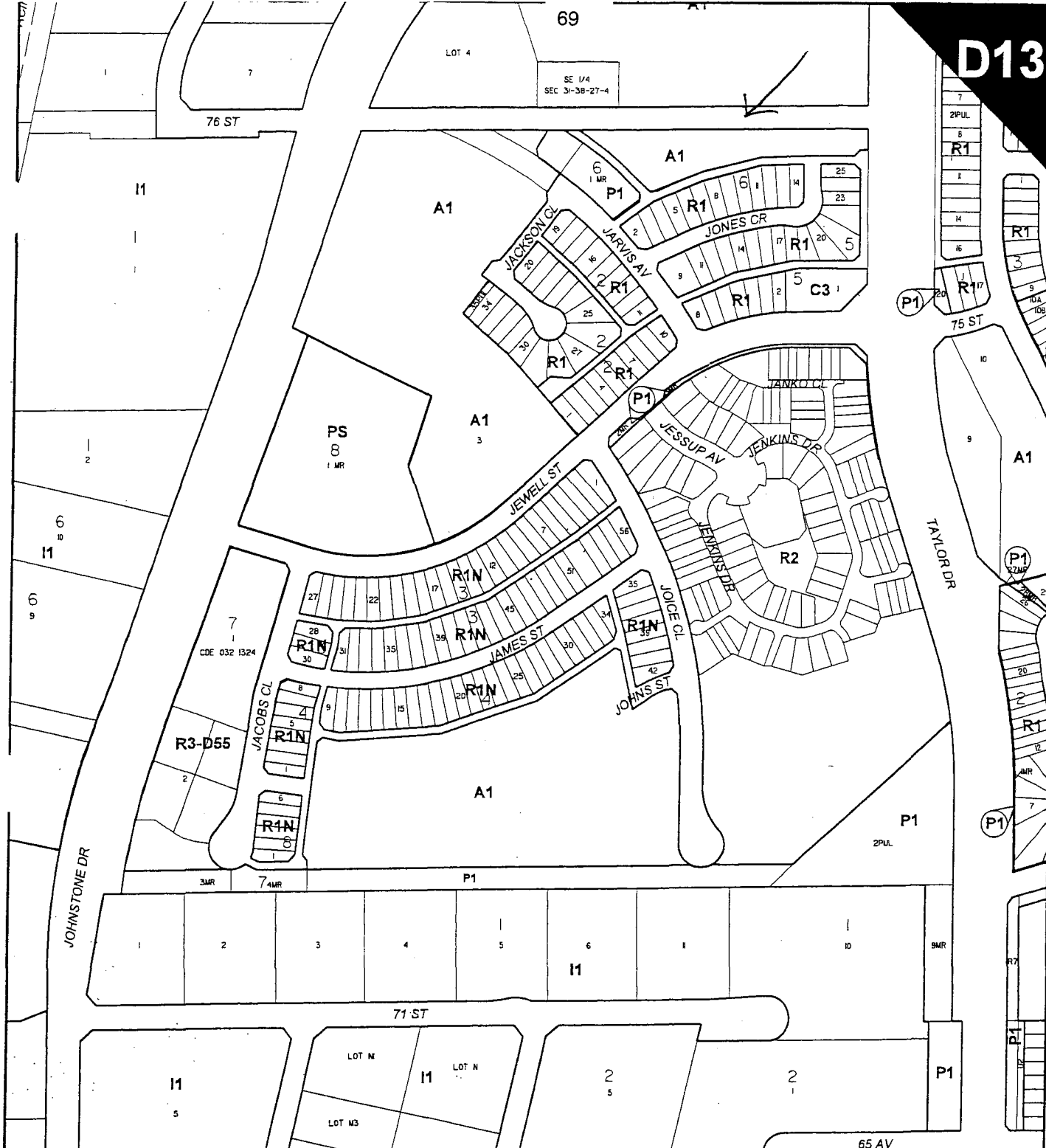
Howard S. Thompson
Land & Economic Development Manager

Attach.

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



D13



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 30

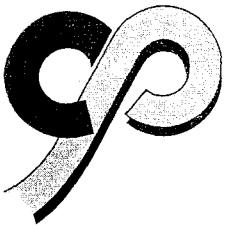
3156 / F-96 June 17, 1996
3156 / I-96 Sept 9, 1996
3156 / Z-99 Aug 30, 1999
3156 / OO-99 Jan 17, 2000
3156 / GG-2000 Sept 25, 2000
3156 / LL-2000 Jan 15, 2001
3156 / N-2001 Apr 9, 2001
3156 / L-2001 May 7, 2001

3156 / DD-2001 Aug 13, 2001
3156 / II-2001 Aug 27, 2001
3156 / G-2002 June 17, 2002
3156 / NN-2003 Sept 8, 2003

C14	D14	E14
C13	D13	E13
C12	D12	E12

NE 1/4 Sec 30
Twp 38- Rge 27 - W4th

printed on
September 10, 2004



DATE: December 1, 2004

TO: Kelly Kloss, Legislative and Administrative Services Manager

FROM: Martin Kvapil, Planning Assistant

RE: Land Use Bylaw Amendment No. 3156/HH-2004
Proposed Closed Portion of 76 Street
Johnstone Park

Proposal

A portion of 76 Street between Johnstone Drive and Taylor Drive is proposed to be closed. This proposed closure is in accordance with a land sale agreement between Carolina Homes Inc. and The City of Red Deer.

The subject portion of road is no longer required for public travel, as the proposed closure conforms with the proposed transportation network within the Johnstone Park Neighbourhood Area Structure Plan and the Northwest Major Area Structure Plan

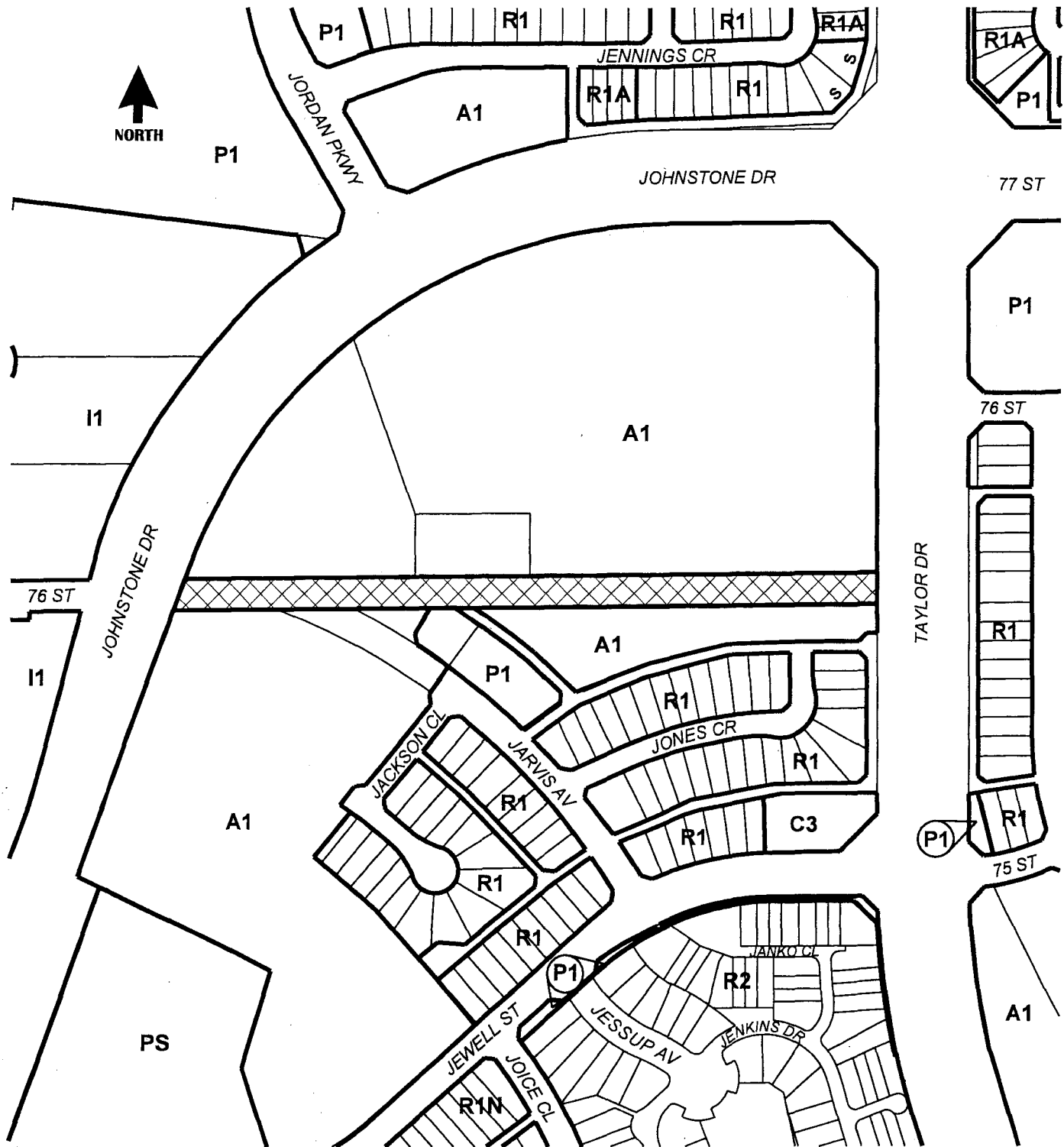
Staff Recommendation

It is recommended that City Council proceed with first reading of Land Use Bylaw Amendment 3156/HH-2004.

Martin Kvapil
Planning Assistant


/att.

The City of Red Deer PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:
A1 - Future Urban Development

Change from :

Road to A1 

MAP No. 23 / 2004
BYLAW No. 3156 / HH - 2004

Legislative & Administrative Services

DATE: December 21, 2004

TO: Howard Thompson, Land & Economic Development Manager
Martin Kvapil, Parkland Community Planning Services

FROM: Kelly Kloss, Legislative & Administrative Services Manager

SUBJECT: Road Closure Bylaw 3340/2004 – 76th Street Between Taylor Drive and Johnstone Drive
Part of Road Plan 4067 J – Carolina Homes Inc. – Johnstone Park
Land Use Bylaw Amendment 3156/HH-2004

Reference Report:

Land & Economic Development Manager, dated December 15, 2004 and Parkland Community Planning Services, dated December 1, 2004

Bylaw Readings:

Road Closure Bylaw 3340-2004 and Land Use Bylaw Amendment 3156/HH-2004 were given first readings. Copies of the bylaws are attached.

Resolutions:

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- c) The purchaser must consolidate the subject lands with their adjacent lands.
- d) Passage of Road Closure Bylaw 3340/2004 and Land Use Bylaw Amendment 3156/HH-2004."

.../

Report Back to Council: Yes

Public Hearings will be held on Monday, January 17, 2004, at 7:00 p.m., in Council Chambers, during Council's regular meeting.

Comments/Further Action:

Road Closure Bylaw 3340/2004 provides for the closure of a portion of 76th Street between Taylor Drive and Johnstone Drive. The land will be purchased by Carolina Homes and redeveloped for residential uses, which is consistent with the Johnstone Park Neighbourhood Area Structure Plan. Land Use Bylaw Amendment 3156/HH-2004 provides for the rezoning of the closed portion of Road, from Road to A1 Future Urban Development. This office will now proceed with the advertising for Public Hearings. Carolina Homes Inc. will be responsible for the advertising costs in this instance.



Kelly Kloss
Manager

/chk
/attach

- c Director of Development Services
Inspections & Licensing Manager
~~Treasury Services Manager~~
C. Adams, Administrative Assistant
L. Soley, Clerk Steno

BYLAW NO. 3340/2004

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:

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minerals.”

READ A FIRST TIME IN OPEN COUNCIL this 20th day of December 2004.

READ A SECOND TIME IN OPEN COUNCIL this day of 2004.

READ A THIRD TIME IN OPEN COUNCIL this day of 2004.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2004.

MAYOR

CITY CLERK

BYLAW NO. 3156/HH-2004

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 "Land Use District Map D14" contained within "Schedule B" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 23/2004 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 20th day of December 2004.

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

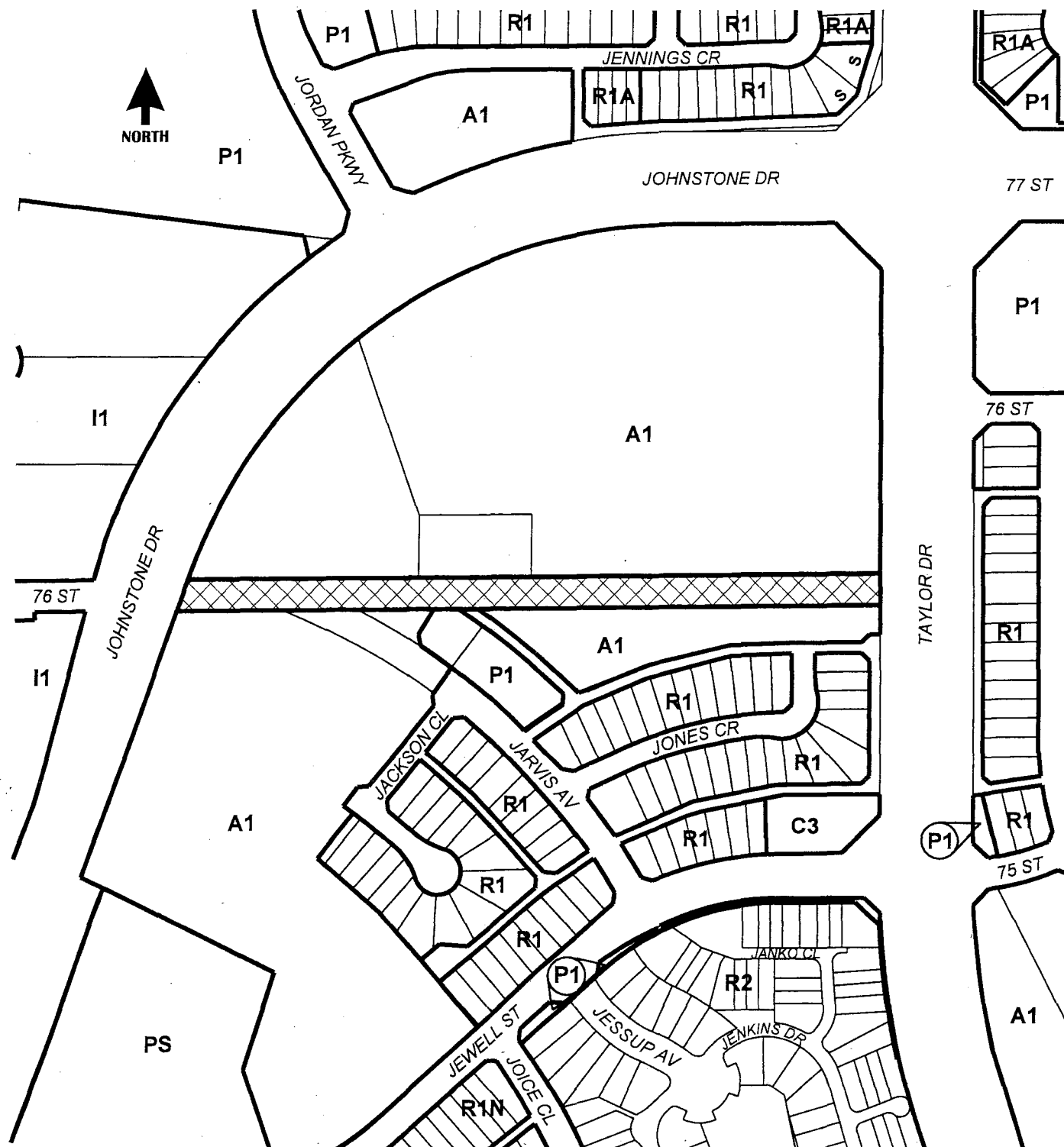
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AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2005.

MAYOR


CITY CLERK

The City of Red Deer PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:
A1 - Future Urban Development

Change from :

Road to A1 

MAP No. 23 / 2004
BYLAW No. 3156 / HH - 2004

**WESTLAKE NEIGHBOURHOOD
LAND USE BYLAW AMENDMENT 3156/II-2004**

DESCRIPTION: Rezoning of approx. 4.55 ha (11.24 ac) of land from A1 Future Urban Development District to R1 Residential Low Density District in order to create 61 Low Density Residential Lots for Phase 8 of the Westlake Neighbourhood

FIRST READING: December 20, 2004

FIRST PUBLICATION: December 31, 2004

SECOND PUBLICATION: January 7, 2004⁵

PUBLIC HEARING & SECOND READING: January 17, 2004⁵

THIRD READING: JANUARY 17, 2005

LETTERS REQUIRED TO PROPERTY OWNERS: YES ☒ NO ☐

DEPOSIT? YES ☒ \$ 400.00 NO ☐ BY: TRADEMARK - WEST PARK

ACTUAL COST OF ADVERTISING:

\$ 296.48 X 2

TOTAL: \$ 592.96

MAP PREPARATION: \$ _____

TOTAL COST: \$ _____

LESS DEPOSIT RECEIVED: \$ (400.00)

AMOUNT OWING/ (REFUND): \$ 192.96

INVOICE NO.: 158468

FILE

December 24, 2004

«OwnerName»

«OwnerAdd1»

«OwnerAdd2»

Dear Sir/Madam:

**Re: Rezoning of 4.55 ha (11.24 ac) in Westlake
Land Use Bylaw Amendment 3156/II-2004**

Council of the City of Red Deer 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/II-2004**, which provides for the rezoning of approximately 4.55 ha (11.24 ac) of land from A1 Future Urban Development District to R1 Residential Low Density District to create 61 low density residential lots in Phase 8 of the Westlake Neighbourhood. 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, January 17, 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, January 11, 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,



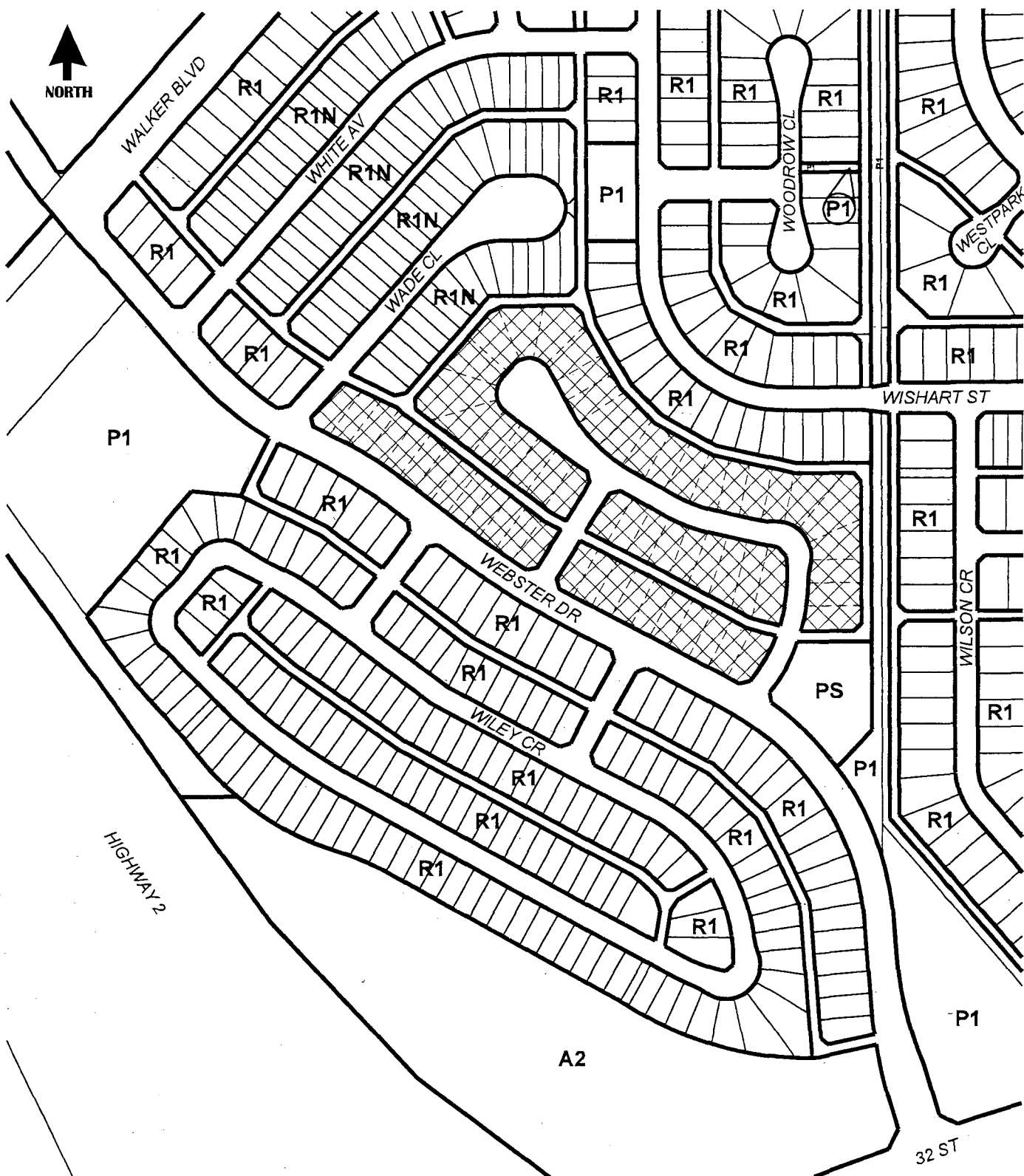
Kelly Kloss
Manager, Legislative & Administrative Services

/liz
encl.

OwnerName	OwnerAdd1	OwnerAdd2
Dustin & Melissa Deacon	21 Wade Close	RED DEER, AB T4N 7E6
Carol Abt	25 Wade Close	RED DEER, AB T4N 7E6
Ronald Mark Chabot	74 Dumas Cres	RED DEER, AB T4R 2S7
Harold & Andrea Simpson	33 Wade Close	RED DEER, AB T4N 7E6
Kelly & Cassandra Krause	37 Wade Close	RED DEER, AB T4N 7E6
Holly Kaye	41 Wade Close	RED DEER, AB T4N 7E6
Ken & Kristen Cryderman	45 Wade Close	RED DEER, AB T4N 7E6
Christopher Maddex	49 Wade Close	RED DEER, AB T4N 7E6
Debbie Koze & Colan Tchir	53 Wade Close	RED DEER, AB T4N 7E6
Kim Senecal & Lisa Hannah	57 Wade Close	RED DEER, AB T4N 7E6
Douglas Bremner	61 Wade Close	RED DEER, AB T4N 7E6
Donna M West	65 Wade Close	RED DEER, AB T4N 7E6
Otto & Alice Stepanik	68 Andrews Close	RED DEER, AB T4R 2R2
Robert Pelletier	73 Wade Close	RED DEER, AB T4N 7E6
Tyman Johannes Pyper	77 Wade Close	RED DEER, AB T4N 7E6
True-Line Contracting Ltd	Po Box 161 Stn Postal Box Ctr	RED DEER, AB T4N 5E8
True-Line Contracting Ltd	Po Box 161 Stn Postal Box Ctr	RED DEER, AB T4N 5E8
Executive Builders Group Inc	2-7429 49 Ave	RED DEER, AB T4P 1N2
True-Line Contracting Ltd	Po Box 161 Stn Postal Box Ctr	RED DEER, AB T4N 5E8
Trademark West Park Inc	850-300 5 Ave SW	CALGARY, AB T2P 3C4
Trademark West Park Inc	850-300 5 Ave SW	CALGARY, AB T2P 3C4
True-Line Contracting Ltd	Po Box 161 Stn Postal Box Ctr	RED DEER, AB T4N 5E8
Diamond Key Homes Ltd	4605a 63 St	RED DEER, AB T4N 7A6
True-Line Contracting Ltd	Po Box 161 Stn Postal Box Ctr	RED DEER, AB T4N 5E8
True-Line Contracting Ltd	Po Box 161 Stn Postal Box Ctr	RED DEER, AB T4N 5E8
True-Line Contracting Ltd	Po Box 161 Stn Postal Box Ctr	RED DEER, AB T4N 5E8
True-Line Contracting Ltd	Po Box 161 Stn Postal Box Ctr	RED DEER, AB T4N 5E8
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Executive Builders Group Inc	2-7429 49 Ave	RED DEER, AB T4P 1N2
True-Line Contracting Ltd	Po Box 161 Stn Postal Box Ctr	RED DEER, AB T4N 5E8
Trademark West Park Inc	850-300 5 Ave SW	CALGARY, AB T2P 3C4
Cameron D Madsen & Lynne F Warner	69 Wishart St	RED DEER, AB T4N 5W4

Debra Lee Meagher	173 Wilson Cres	RED DEER, AB T4N 5V6
Ronald E.H. & Leanne V Hall	169 Wilson Cres	RED DEER, AB T4N 5V6
Paula A Van Gent & Norman M Dunphy	165 Wilson Cres	RED DEER, AB T4N 5V6
Harlan Kirby & Janice Susanna Fox	161 Wilson Cres	RED DEER, AB T4N 5V6
Ronald J & Leona Korchinski	157 Wilson Cres	RED DEER, AB T4N 5V6
Bruce J Holland	153 Wilson Cres	RED DEER, AB T4N 5V6
Gordon Ralph & Phyllis Mary Diks	149 Wilson Cres	RED DEER, AB T4N 5V6
Dianne Fowler	145 Wilson Cres	RED DEER, AB T4N 5V6
Thomas Teichroeb	141 Wilson Cres	RED DEER, AB T4N 5V6

The City of Red Deer PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

A1 - Future Urban Development

R1 - Residential (Low Density)

Change from :

A1 to R1 

MAP No. 24 / 2004

BYLAW No. 3156 / II - 2004

WESTLAKE NEIGHBOURHOOD

Land Use Bylaw Amendment

Red Deer City Council proposes to pass **Land Use Bylaw Amendment 3156/II-2004** which provides for the rezoning of approximately 4.55 ha (11.24 ac) of land from A1 Future Urban Development District to R1 Residential Low Density District to create 61 low density residential lots in Phase 8 of the Westlake Neighbourhood. 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, January 17, 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, January 11, 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: December 31, 2004 & January 7, 2005)

City of Red Deer
TRADEMARK WEST PARK

Receipt # 180821
Initials: LT
Date: 2004/12/24

Type	Account	Amount
General	GL	400.00
ADVERTISING RECOVERY		

Tax Amount: 0.00

-100.00
=====

Cash Received: 0.00

Cheque Received: 400.00
Cheque Number: 000249
Other Received: 0.00

400.00
=====

Change: 0.00



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

04 | 12 | 24
Year Month Day

Name: TRADE MARK WEST PARK

Reference: LUB AMENDMENT 2126/11 - 2004
WE TRADE MARKS

ITEM	Account Number (Business Unit.Object.Subsidiary)	Subledger	T	Asset ID No.	Amount
L.U.B. Advert	59.5901				400.00
D.A.B. Fee	54.5722				
D.A.B. Advert	54.5901				
TOTAL					400.00

GST. REGISTRATION # R119311785

NOT VALID UNLESS MACHINE PRINTED HERE



WESTLAKE

at Heritage Ranch

TRADEMARK WEST PARK INC.

#200, 6245 - 136th Street, Surrey, BC V3X 1H3
Telephone (Surrey) 604 590-1155 ext. 31
Telephone: (Red Deer) 403 343-7503 ext. 31
Fax: 604 590-6766

TRANSMITTAL

Thursday, December 23, 2004

To: City of Red Deer
Legislative & Administrative Services
4914 - 48 Avenue
Red Deer, AB T4N 3T4 403 342-8132
Attention: Kelly Kloss, Manager

Re: Land Use Bylaw Amendment 3156/II-2004
Portion of NE ¼ 7-38-27-4 and Portion of SE ¼ 7-38-27-4
Westlake Phase 8 / Trademark West Park Inc.

Items Transmitted:

Attached is our cheque in the amount of \$400.00 to pay the deposit for public advertising for the Public Hearing.

*\$400.00
rec'd Dec 24/04*

From: Alvin Schellenberg

WESTLAKE NEIGHBOURHOOD

Land Use Bylaw Amendment

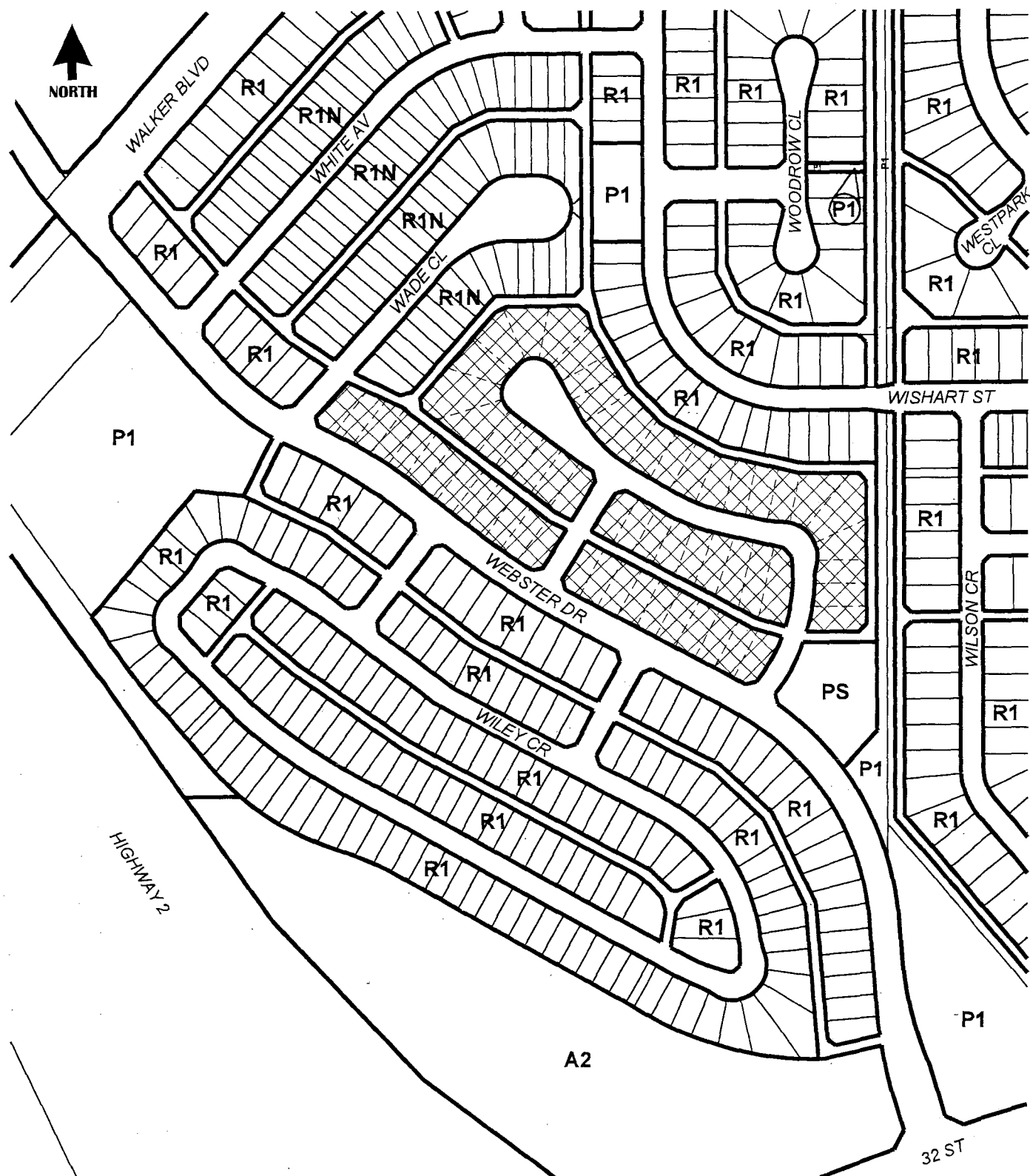
Red Deer City Council proposes to pass **Land Use Bylaw Amendment 3156/II-2004** which provides for the rezoning of approximately 4.55 ha (11.24 ac) of land from A1 Future Urban Development District to R1 Residential Low Density District to create 61 low density residential lots in Phase 8 of the Westlake Neighbourhood. 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.

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(Publication Dates: December 31, 2004 & January 7, 2005)

The City of Red Deer PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

A1 - Future Urban Development

R1 - Residential (Low Density)

Change from :

A1 to R1 

MAP No. 24 / 2004

BYLAW No. 3156 / II - 2004

FILE



Legislative & Administrative Services

DATE: December 21, 2004
TO: Joni Baillie, Assessment
FROM: Christine Kenzie
SUBJECT: LUB Amendment 3156/II-2004

Please provide me with the names and addresses of the subject property owners and all contiguous/adjacent property owners as outlined on the attached map.

It would be helpful if the lists could be received at your earliest convenience in order to process the letters within the required time period. I have attached the map that appeared on the Council agenda for your reference.

Thanks Joni.

A handwritten signature in black ink, appearing to read 'C. Kenzie'.

Christine Kenzie
Legislative & Administrative Services

/attach.



LEGISLATIVE & ADMINISTRATIVE SERVICES
December 21, 2004

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/II-2004
Portion of NE ¼ 7-38-27-4 and Portion of SE ¼ 7-38-27-4
Westlake Phase 8 / Trademark West Park Inc.

Red Deer City Council gave first reading to *Land Use Bylaw Amendment 3156/II-2004* at the City of Red Deer's Council Meeting held Monday, December 20, 2004. For your information a copy of the bylaw is attached.

Land Use Bylaw Amendment 3156/II-2004 provides for the development of Phase 8 of the Westlake Neighbourhood. Approximately 4.55 ha (11.24 ac) of land will be rezoned from A1 Future Urban Development District to R1 Residential Low Density District to create 61 low density residential lots.

Council must hold a Public Hearing before giving second and third readings to the bylaw. This office will now advertise for a Public Hearing to be held on Monday, December 20, 2004 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, December 29, 2004. 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

/chk

/attach.

Parkland Community Planning Services
C. Adams, Administrative Assistant

Legislative & Administrative Services

DATE: December 21, 2004

TO: Martin Kvapil, Parkland Community Planning Services

FROM: Kelly Kloss, Legislative & Administrative Services Manager

SUBJECT: Land Use Bylaw Amendment 3156/II-2004
Portion of NE ¼ 7-38-27-4 and Portion of SE ¼ 7-38-27-4
Westlake – Phase 8
Trademark West Park Inc.

Reference Report:

Parkland Community Planning Services, dated December 9, 2004

Bylaw Readings:

Land Use Bylaw Amendment 3156/II-2004 was given first reading. A copy of the bylaw is attached.

Report Back to Council: Yes

A Public Hearing will be held on Monday, January 17, 2004 at 7:00 p.m., in Council Chambers, during Council's Regular Meeting.

Comments/Further Action:

Land Use Bylaw Amendment 3156/II-2004 provides for the development of Phase 8 of the Westlake Neighbourhood. Approximately 4.55 ha (11.24 ac) of land will be rezoned from A1 Future Urban Development District to R1 Residential Low Density District to create 61 low density residential lots. 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

/chk

/attach.

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

BYLAW NO. 3156/II-2004

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 "Land Use District Map D7" contained within "Schedule B" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 24/2004 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 20th day of December 2004.

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

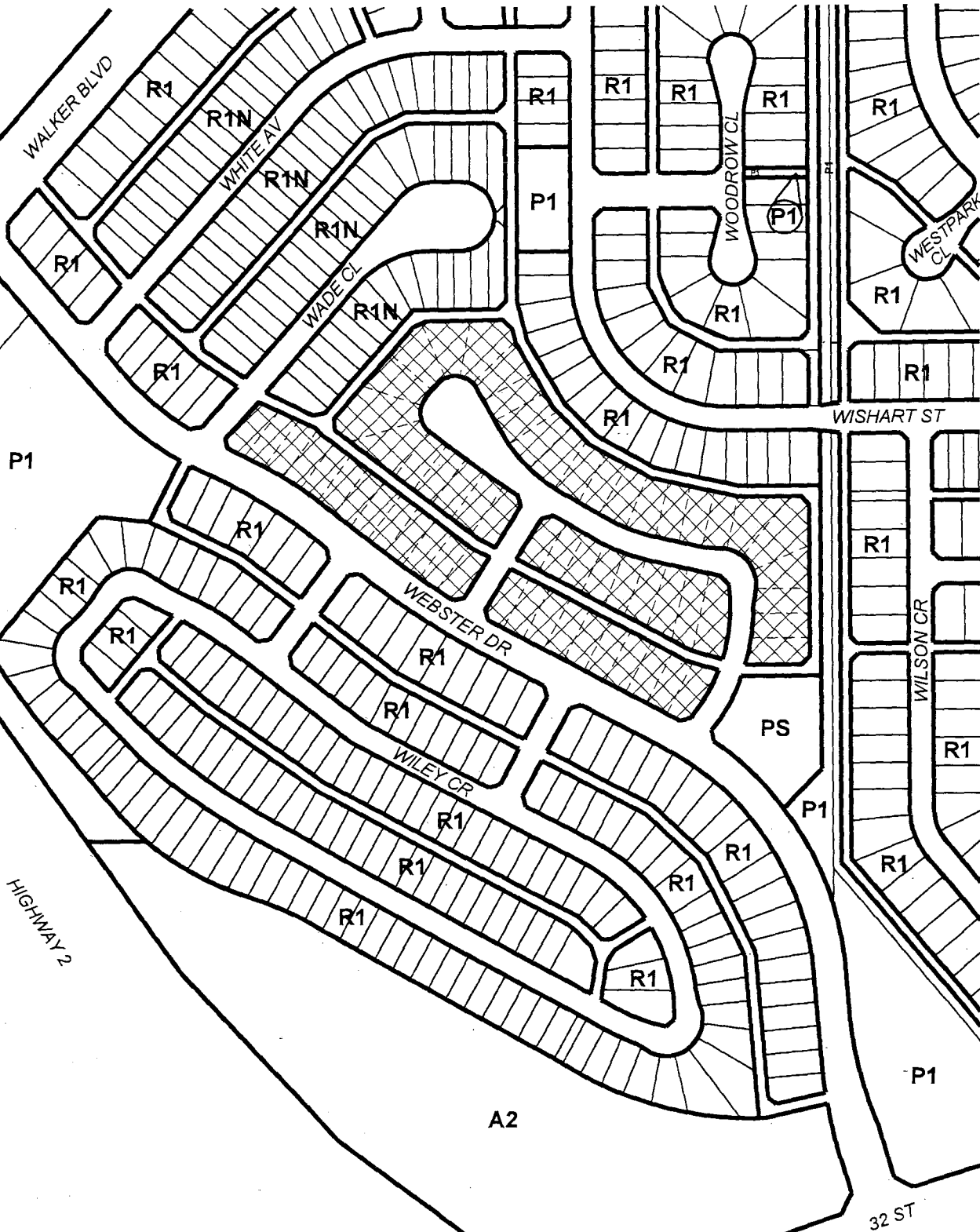
READ A THIRD TIME IN OPEN COUNCIL this day of 2005.

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


MAYOR

CITY CLERK

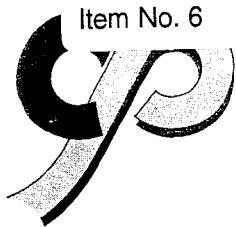
The City of Red Deer PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:
 A1 - Future Urban Development
 R1 - Residential (Low Density)

Change from :
 A1 to R1 

MAP No. 24 / 2004
 BYLAW No. 3156 / II - 2004



DATE: December 9, 2004

TO: Kelly Kloss, Legislative and Administrative Services Manager

FROM: Martin Kvapil, Planning Assistant

RE: Land Use Bylaw Amendment No. 3156/II-2004
Portion of NE ¼ 7-38-27-4 and
Portion of SE ¼ 7-38-27-4
Westlake Phase 8
Trademark West Park Inc.

Proposal

Trademark West Park Inc. is proposing to develop Phase 8 of the Westlake neighbourhood. Phase 8 is situated within the southerly portion of the West Park Extension Neighbourhood Area Structure Plan adjacent to the existing Webster Drive. The applicant seeks to rezone approximately 4.55 ha (11.24 ac.) of land from A1 Future Urban Development District to R1 Residential Low Density District in order to create sixty-one (61) low density residential lots.

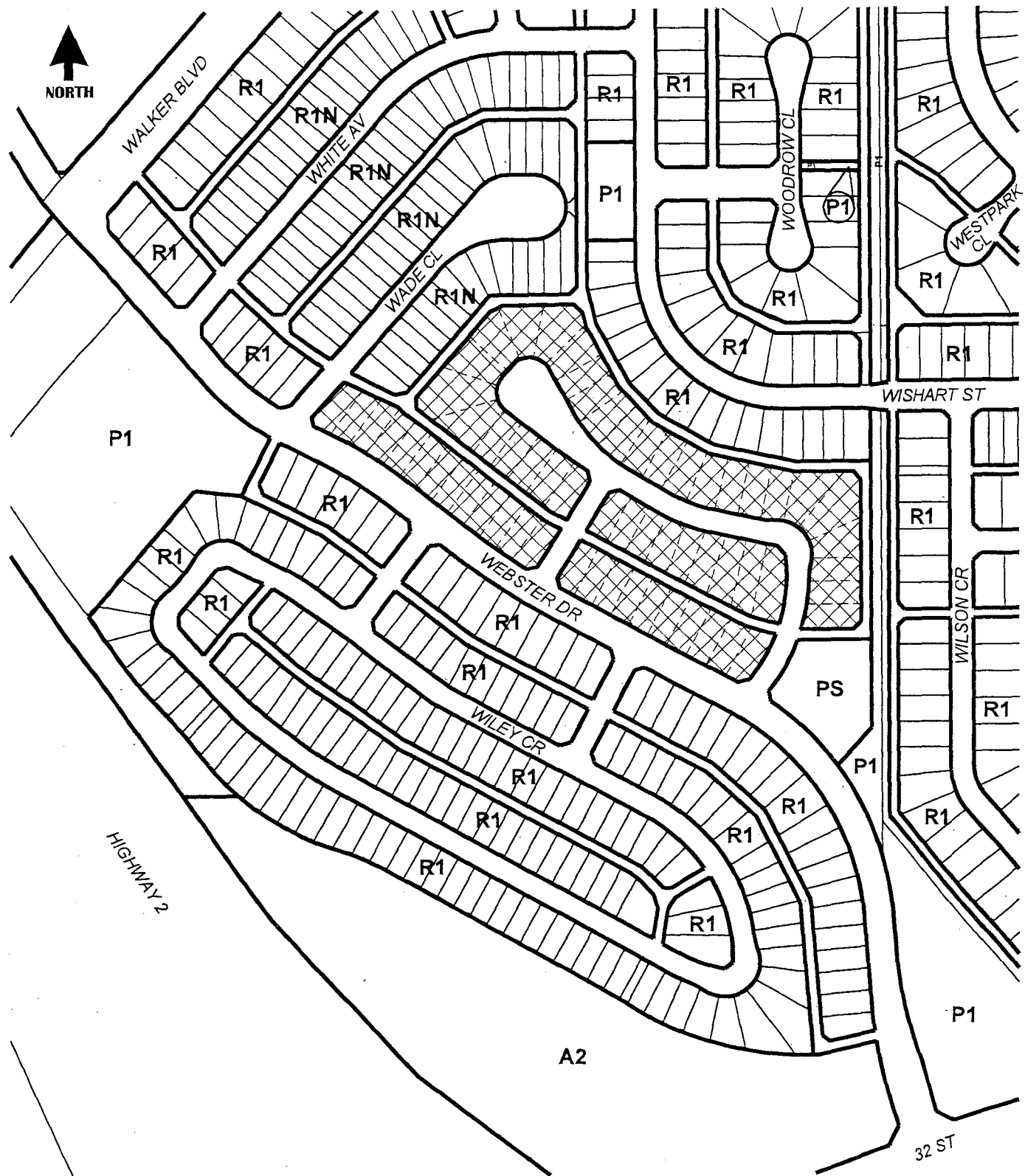
Staff Recommendation

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/II-2004.

Martin Kvapil

/att.

The City of Red Deer PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

A1 - Future Urban Development

R1 - Residential (Low Density)

Change from :

A1 to R1 

MAP No. 24 / 2004

BYLAW No. 3156 / II - 2004

Legislative & Administrative Services

DATE: December 21, 2004

TO: Martin Kvapil, Parkland Community Planning Services

FROM: Kelly Kloss, Legislative & Administrative Services Manager

SUBJECT: Land Use Bylaw Amendment 3156/II-2004
Portion of NE ¼ 7-38-27-4 and Portion of SE ¼ 7-38-27-4
Westlake – Phase 8
Trademark West Park Inc.

Reference Report:

Parkland Community Planning Services, dated December 9, 2004

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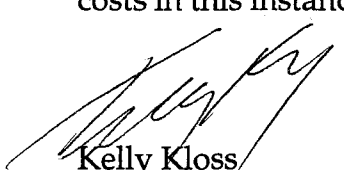
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Report Back to Council: Yes

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Comments/Further Action:

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Kelly Kloss

Manager

/chk

/attach.

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

BYLAW NO. 3156/II-2004

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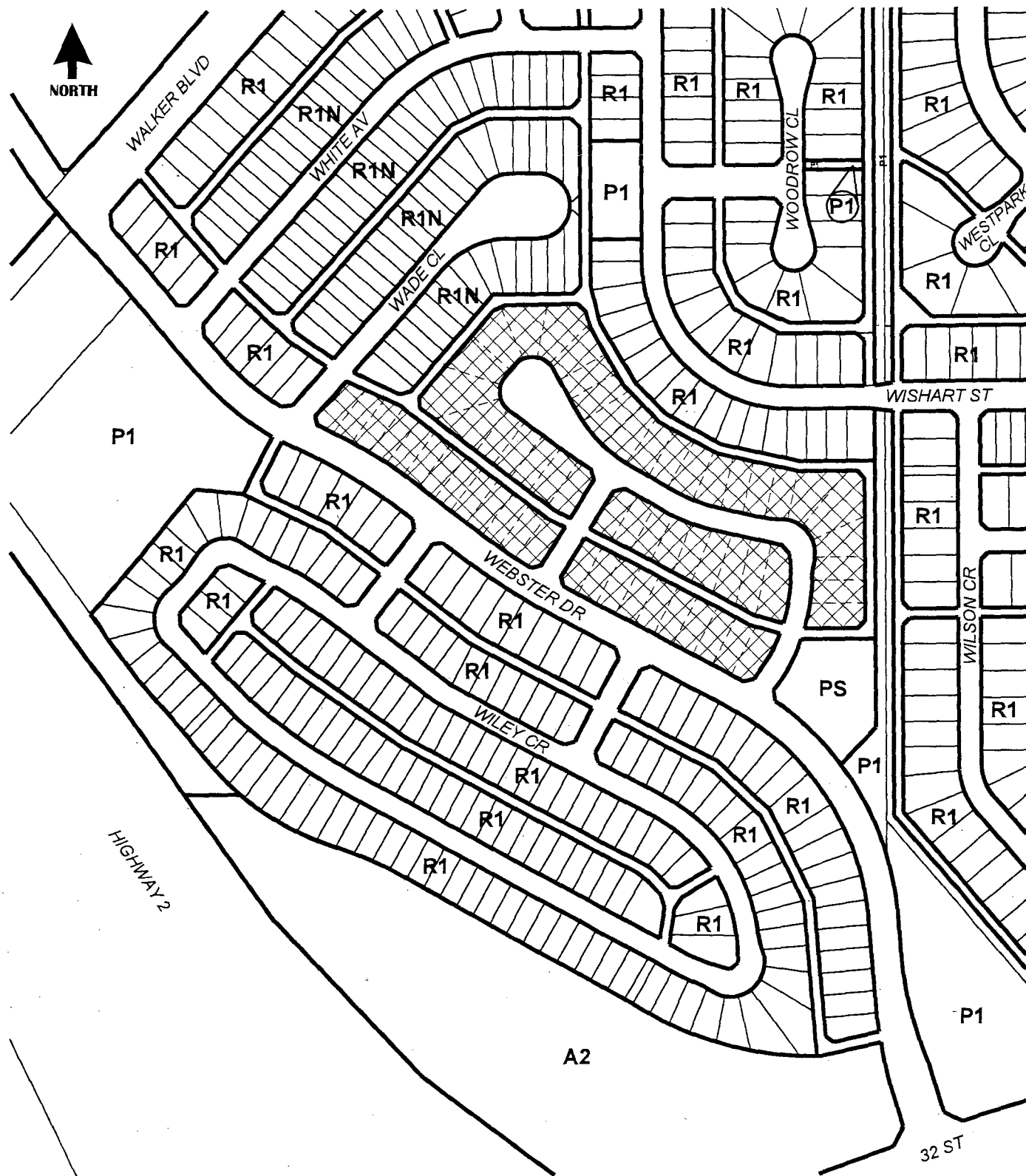
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AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2005.

MAYOR

CITY CLERK

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



AFFECTED DISTRICTS:

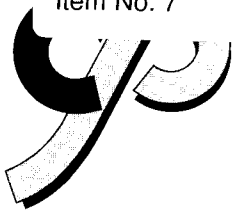
A1 - Future Urban Development

R1 - Residential (Low Density)

Change from :

A1 to R1 

MAP No. 24 / 2004
BYLAW No. 3156 / II - 2004



LAND COMMUNITY PLANNING SERVICES

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

DATE: December 13, 2004

TO: Kelly Kloss, Legislative & Administrative Services Manager

RE: Land Use Bylaw Amendment 3156/O-2004
Physical Constraints - Escarpment, Floodplain and Landfill Areas

This Land Use Bylaw amendment defines and identifies escarpment locations within the City as well as floodplain areas and all known existing and former landfill sites. The locations of these physical features are proposed to be shown within the Land Use Bylaw on the applicable land use district maps. The awareness and location of these constraints are important considerations that must be taken into account by landowners, developers and the development industry with regard to any development that may be envisioned or proposed on, or near lands containing these constraints.

This amendment will also require that when someone proposes to develop on an escarpment area, they will need to provide a geotechnical report and other information as part of the development application process. Escarpment areas, lands on or near floodplain areas or landfill sites proposed for development will be readily identified and enable the City to evaluate the degree of risk associated with development proposals in these areas before the development application appears before the Development Authority for a decision.

Existing Council Policies 4304 and 4306, dealing with development controls in escarpment and flood plain areas, have been incorporated into this Bylaw amendment due to their relevancy to the other escarpment and flood plain information being proposed in the Bylaw. This ensures that all information and development criteria related to escarpments and flood plains are contained in one single source document, an important consideration for the public, development industry and City Administration.

Furthermore, this Bylaw amendment also includes the following minor housing-keeping changes:

1. density calculations changed from "persons per hectare" to "dwelling units per hectare",
2. reformatting and renumbering of all the "figures" in Schedule A, and
3. the phrase "the Sign Bylaw" changed to "Schedule D – Sign Regulations" reflecting a previous Bylaw amendment incorporating the Sign Bylaw into the Land Use Bylaw.

These amendments have been compiled in consultation with, and with the support of the Inspections & Licensing and Engineering Services Departments and the City's legal counsel.

Kelly Kloss, Legislative & Administrative Services Manager
Land Use Bylaw Amendment 3156/O-2004
Page 2

Planning Recommendation

That City Council proceed with first reading of Land Use Bylaw Amendment 3156/O-2004.

Upon final passage of this Bylaw amendment, Council Policies 4304 and 4306 should be rescinded.



Tony Lindhout, ACP, MCIP
CITY PLANNING MANAGER

Attachments

- c. Colleen Jensen, Community Services Director
- Tom Warder, Engineering Services Manager
- Paul Meyette, Inspections & Licensing Manager

City Council Policy**POLICY NO.** **4304****Page 1 of 1****TITLE:** **Escarpment Development****Date of Approval:**
September 9, 1996**SECTION:** **Development Services**
 (Engineering)**Dates of Revision:**

POLICY STATEMENT

As a condition of receiving a building permit for any development that is located on or adjacent to a hillside, the developer will first submit a detailed geotechnical report indicating that the development is viable. In addition, the developer shall provide the City with an Indemnification Agreement satisfactory to the City Solicitor prior to and as a condition of receiving a building permit.

POLICY NO. 4306**Page 1 of 1****TITLE: Development In Flood Plain****Date of Approval:
September 9, 1996****SECTION: Development Services
(Engineering)****Dates of Revision:**

POLICY STATEMENT

The purpose of this policy is to control development in the flood plain.

1. In general, low risk activities such as temporary outside storage or parks use, may be permitted in the Flood Fringe at the discretion of the Director of Development Services and Parkland Community Planning Services.
2. Industrial, commercial, institutional, or residential development will not be permitted in the Flood Fringe unless the area is flood proofed by filling to a level equivalent to the 1:100 year flood level plus 0.3 m.
3. Development in the Flood Way, other than bridge structures and related roadways, will not be permitted.

Comments:

We agree that Council proceed with First Reading of the Land Use Bylaw Amendment. A Public Hearing would be held on Monday, January 17, 2005 at 7:00 p.m. in Council Chambers, during Council's regular meeting.

"Morris Flewwelling"
Mayor

"Norbert Van Wyk"
City Manager

LAND USE BYLAW AMENDMENT 3156/00-2004

DESCRIPTION: Physical Constraints – Escarpment, Floodplain and Landfill Areas

FIRST READING: December 20, 2004

FIRST PUBLICATION: December 31, 2004

SECOND PUBLICATION: January 7, 2004⁵

PUBLIC HEARING & SECOND READING: January 17, 2004⁵

THIRD READING: JANUARY 17, 2005

LETTERS REQUIRED TO PROPERTY OWNERS: YES ☐ NO ☒

DEPOSIT? YES ☐ \$ _____ NO ☐ BY: CITY

ACTUAL COST OF ADVERTISING:

\$ 214.88 X 2

TOTAL: \$ 429.76

MAP PREPARATION: \$ _____

TOTAL COST: \$ _____

LESS DEPOSIT RECEIVED: \$ _____

AMOUNT OWING/ (REFUND): \$ _____

INVOICE NO.: 6

(Account No. 59.5901)

**PHYSICAL CONSTRAINTS
ESCARPMENT, FLOODPLAIN & LANDFILL AREAS
Land Use Bylaw Amendment**

Red Deer City Council proposes to pass **Land Use Bylaw Amendment 3156/0-2004** which:

1. Illustrates in the Land Use Bylaw District Maps properties that are on or adjacent (\pm 50 meters) to escarpment, slope and floodplain areas and properties located within 300 meters of former and existing landfill sites. Potential development restrictions may exist within these locations.
2. Requires a Geotechnical Study and Report as part of the development application process for lands located on, or adjacent to escarpment areas.
3. Requires on any parcel of land greater than 1 hectare, a Clearing and Grading Permit or signed Development Agreement with The City in respect of any site preparation work.
4. Includes other minor housekeeping and reformatting changes.

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 bylaws at a Public Hearing on **Monday, January 17, 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, January 11, 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: December 31, 2004 & January 7, 2005)

Legislative & Administrative Services

DATE: December 21, 2004

TO: Tony Lindhout, Parkland Community Planning Services

FROM: Kelly Kloss, Legislative & Administrative Services Manager

SUBJECT: Land Use Bylaw Amendment 3156/O-2004
Physical Constraints – Escarpment, Floodplain and Landfill Areas

Reference Report:

Parkland Community Planning Services, dated December 13, 2004

Bylaw Readings:

Land Use Bylaw Amendment 3156/O-2004 was given first reading. A copy of the bylaw is attached.

Report Back to Council: Yes

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Comments/Further Action:

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Kelly Kloss
Manager

/chk

/attach.

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

BYLAW NO. 3156/0-2004

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:

Bylaw No. 3156/96 is hereby amended as follows:

1. In Section 2 the following new definitions are added:

"Clearing and Grading" means clearing land of trees or shrubs, or stripping and removal of topsoil, or the initial recontouring of the surface of land prior to development.

"Escarpment Area" means a Site, any part of which lies within the shaded areas shown on Schedule A - Figure 4 or the corresponding Land Use District Maps in Schedule B and includes any Site which contains or is adjacent to an escarpment or slope which in the reasonable opinion of the Development Officer could be affected by soil instability.

"Professional Engineer" means a professional engineer or registered professional technologist (engineering) who holds a certificate of registration to engage in the practice of engineering under the Engineering, Geological and Geophysical Professions Act."

2. In Section 2 the definition of "Flood Risk Overlay" is amended by deleting the words "Figures 7A and 7B" and replacing them with "Figure 2".
3. Section 5(2), Establishment of Districts; subdistrict D, is amended by deleting the words "Density (Persons Per Hectare) District" and replacing them with the words "Density (Dwelling Units Per Hectare) District".
4. Section 8 is renumbered as Section 8(l) and the following new Sections 8(2), 8(3) and 8(4) are added:
 - "8(2) No person shall perform any Clearing or Grading on a parcel of land greater than one (1) hectare in size without first having a Clearing and Grading Permit issued by the Engineering Services Department or a signed development agreement with the City in respect of the affected lands which contains provisions governing site preparation.
 - 8(3) All Clearing and Grading operations must conform with the guidelines contained in the City of Red Deer Engineering Design Guidelines, as amended.
 - 8(4) Notwithstanding anything in this bylaw, no development, redevelopment, Clearing or Grading is permitted in an Escarpment Area without a development permit."

5. New Subsection 10(6) is added as follows:

- "10(6) (a) Notwithstanding the foregoing, in the case of a proposed development, redevelopment, or Clearing or Grading within an Escarpment Area, the applicant shall provide as part of its application for a development permit:
- (i) the proposed development plan showing representative cross-sections of the slope in the Escarpment Area both prior to the development and following development and final grading; and
 - (ii) a Geotechnical Study and Report or other evidence satisfactory to the Development Officer and the Engineering Services Manager of the City of Red Deer, or their respective delegates, showing that the soil is suitable for the proposed development.
- (b) For greater clarity, the Geotechnical Study and Report must be prepared by a Professional Engineer, address short and long term soil movement, establish soil strength and groundwater parameters for foundation design, define recommended construction methodology including drainage measures and identify any effect on adjoining properties of the proposed construction. If adjacent properties may be affected, the report should also identify measures to mitigate these potential impacts."

6. New Section 14(3) is added as follows:

- "14(3) Notwithstanding any other section of this bylaw, the Development Authority, having reviewed the information submitted under Section 10(6) may:
- (a) determine that the site is unsuitable and refuse to issue a development permit; or
 - (b) acting on the advice of the Engineering Services Manager, attach such conditions to the development permit as may reasonably be necessary to ensure the integrity of the proposed development and of the Escarpment Area. Such conditions may include but shall not be limited to the following:
 - (i) a requirement that the landowner enter into an Indemnity Agreement to the satisfaction of the City;
 - (ii) a requirement that the development be constructed in accordance with:
 - A. a foundation design prepared by a Professional Engineer which matches the foundation requirements of the structure to the existing site soil strength and soil

support conditions to ensure that short and long term structural damage is not incurred;

B. a site drainage plan prepared by a Professional Engineer that addresses final lot grading and surface drainage, roof drainage, drainage of swimming or wading pools (if applicable) and the need for and design of a weeping tile system or other drainage measures; and

(iii) a requirement that the Professional Engineer who provided the Geotechnical Study and Report for the site also provide a post construction certificate confirming that the development has in fact been constructed in accordance with the recommendations of the Geotechnical Study and Report."

7. Section 37 is amended by deleting subsection (3) in its entirety and replacing it with the following new section:

"37(3) Notwithstanding subsection 37(1) and 37(2), the minimum front and side yard setbacks of a site abutting other streets are illustrated on the following figures:

- 55 Street (Gaetz Avenue to 42A Avenue) - See Figures 1A, 1C & 1D
- Ross Street (45 Avenue to west boundary of N.E. 15-38-27-4) - See Figures 1E, 1F & 1G
- 40 Avenue (44 Street to 52 Street) - See Figures 1H & 1I
- 45 Street (Taylor Drive to 51 Avenue) - See Figure 1J"

8. Section 40 (1) Restrictions on Corner Sites (Sight Lines) is amended by deleting subsections (a) and (b) and replacing them with the following new subsections:

"(a) where the corner site is at the intersection of two lanes and a corner cut-off has not been registered, within a triangular area the two sides of which shall be 4.5m long, measured from the corner of the corner site along the boundaries of the lot which meet at the said intersection, and the third side by drawing a line to connect the points so determined on each such boundary, or

(b) in the case of a site which is at the intersection of a lane and a street, within a triangular area two sides of which shall be 6m long, measured from the corner of the corner site along the boundaries of the lot which meet at the said intersection, and the third side by drawing a line to connect the points so determined on each such boundary."

9. Section 73(1) Building and Landscaping Design Standards For Development on Major Entry Areas - Application, is amended by deleting the words "Schedule A - Figure 8" and replacing them with the words "Schedule A - Figure 5".

- Figures I A, I B, and I C - Front/Side Yard Building Setback - 55 Street
 - Figures I D, I E, and I F - Front/Side Yard Building Setback - Ross Street
 - Figures I G and I H - Front/Side Yard Building Setback - 40 Avenue
 - Figure 11 - Front/Side Yard Building Setback - 45 Street (Taylor Drive to 51 Avenue)
 - Figure 2 - Flood Plains
 - Figure 3 - Landfill Sites
 - Figure 4 - Escarpment Plan
 - Figure 5 - Major Entry Areas
 - Figure 6 - Restrictions on Corner Sites (Sight Lines)
 - Figure 7 - Residential Setbacks in Relationship to Sight Visibility
 - Figure 8 - Mature Neighbourhood - Parkvale District"
12. Schedule B, Land Use District Maps, is amended by adding the following constraint Maps C10, D8, D9, E4, E5, E8 to E11, F4 to F11, G3 to G15, H3 to H15, I2, I3, I9 to I11, I13, I14, J2, J3, J10 and J13, copies of which are attached to this Bylaw.
13. Schedule D – Sign Regulations is amended by deleting the phrase "the Sign Bylaw" in Section 53 and replacing it with "Schedule D - Sign Regulations".

READ A FIRST TIME IN OPEN COUNCIL this 20th day of December , 2004

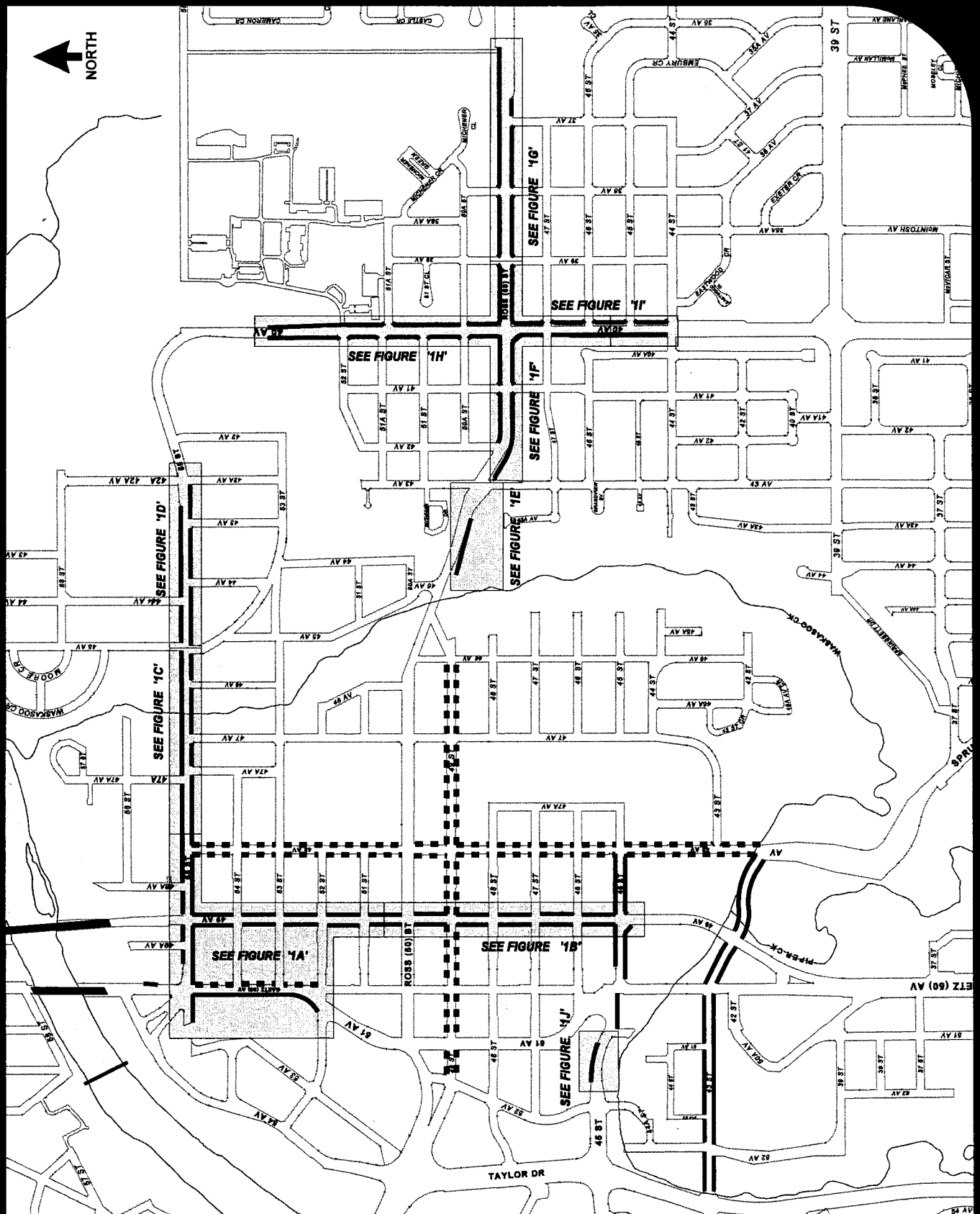
READ A SECOND TIME IN OPEN COUNCIL this day of , 2004

READ A THIRD TIME IN OPEN COUNCIL this day of , 2004

AND SIGNED BY THE MAYOR AND CITY CLERK this day of , 2004

MAYOR

CITY CLERK



NTS



FRONT/SIDE YARD BUILDING SETBACKS

Bylaw No. 3158/96

LEGEND

- 2.13m (7') or as noted - Setbacks required for Traffic Operation Improvement
- - - 2.13m (7') - Setbacks required for Future Pedestrian Enhancement
- See noted figure, for specific setback dimensions

*NOTE: Corner cutoffs to be provided as shown on figures 1A to 1J

Bylaw No. 3158/0-2004

FIGURE 1

NTS

FRONT/SIDE YARD BUILDING SETBACKS
49 AVENUE & 55 STREET

Setback

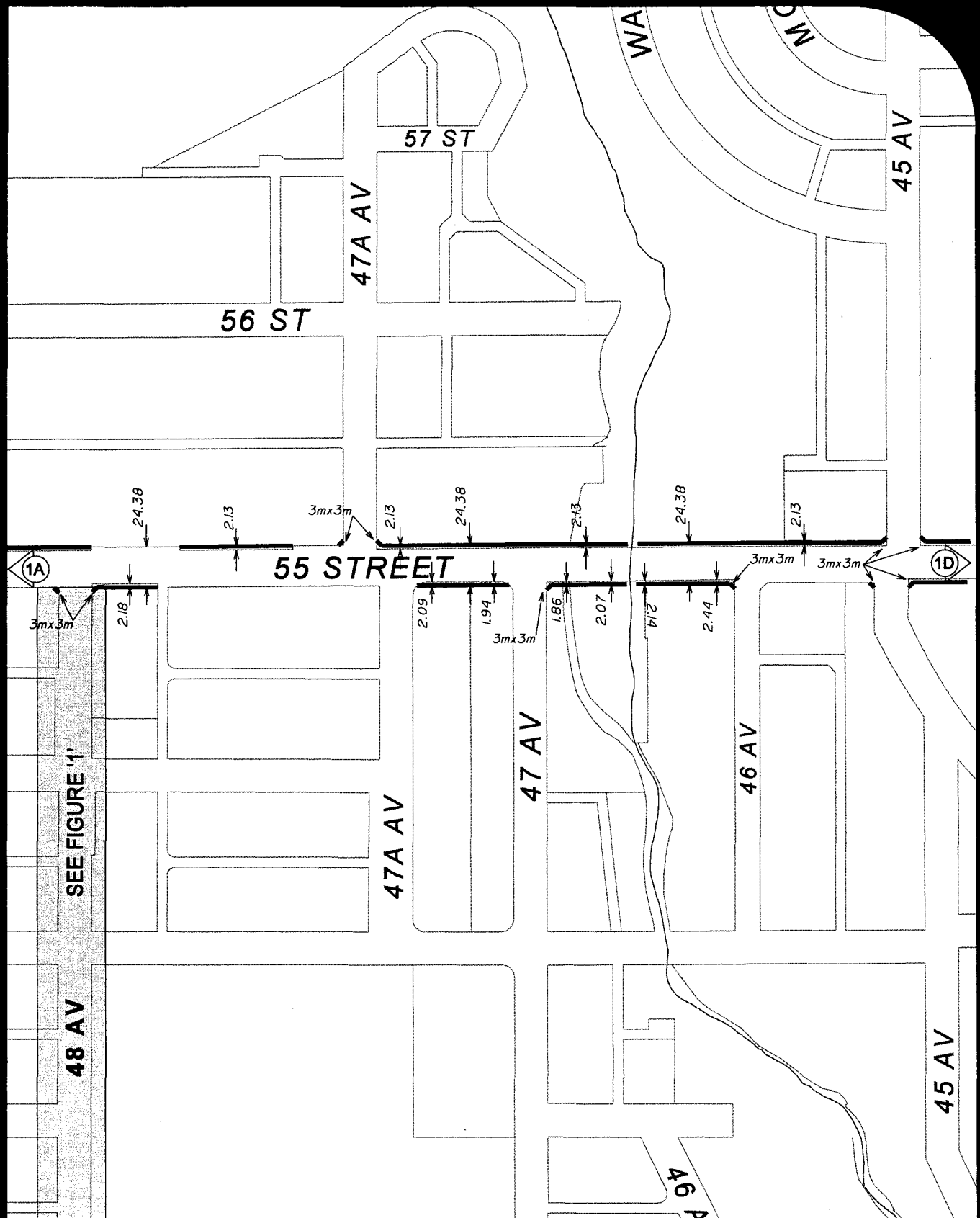
***NOTE: Total road right of way width to be 24.38m (80') including setbacks**



Bylaw No. 3159/96

FIGURE 1A

FIGURE 1B

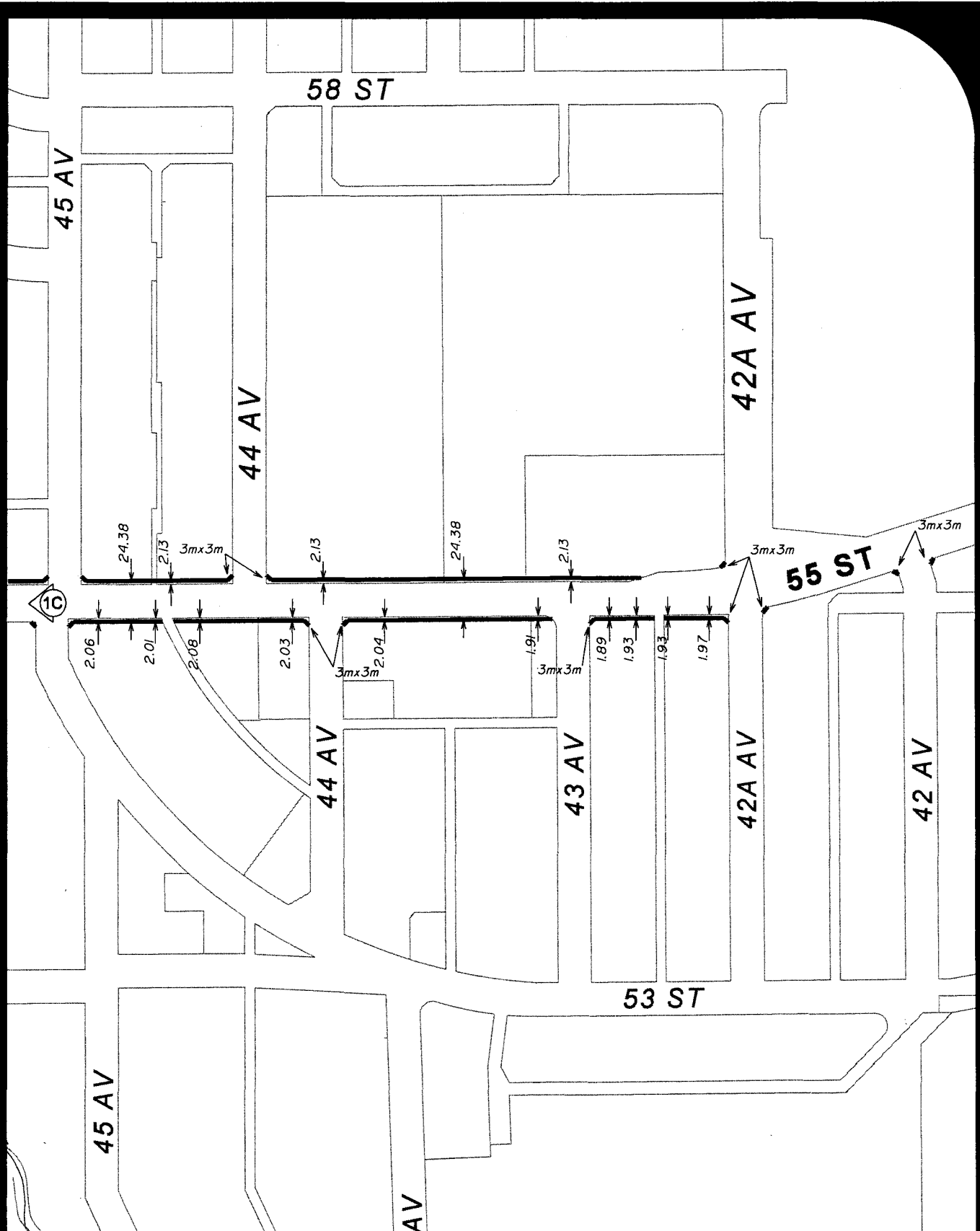


NTS

**FRONT/SIDE YARD BUILDING SETBACKS
55 STREET**

— Setback





NTS

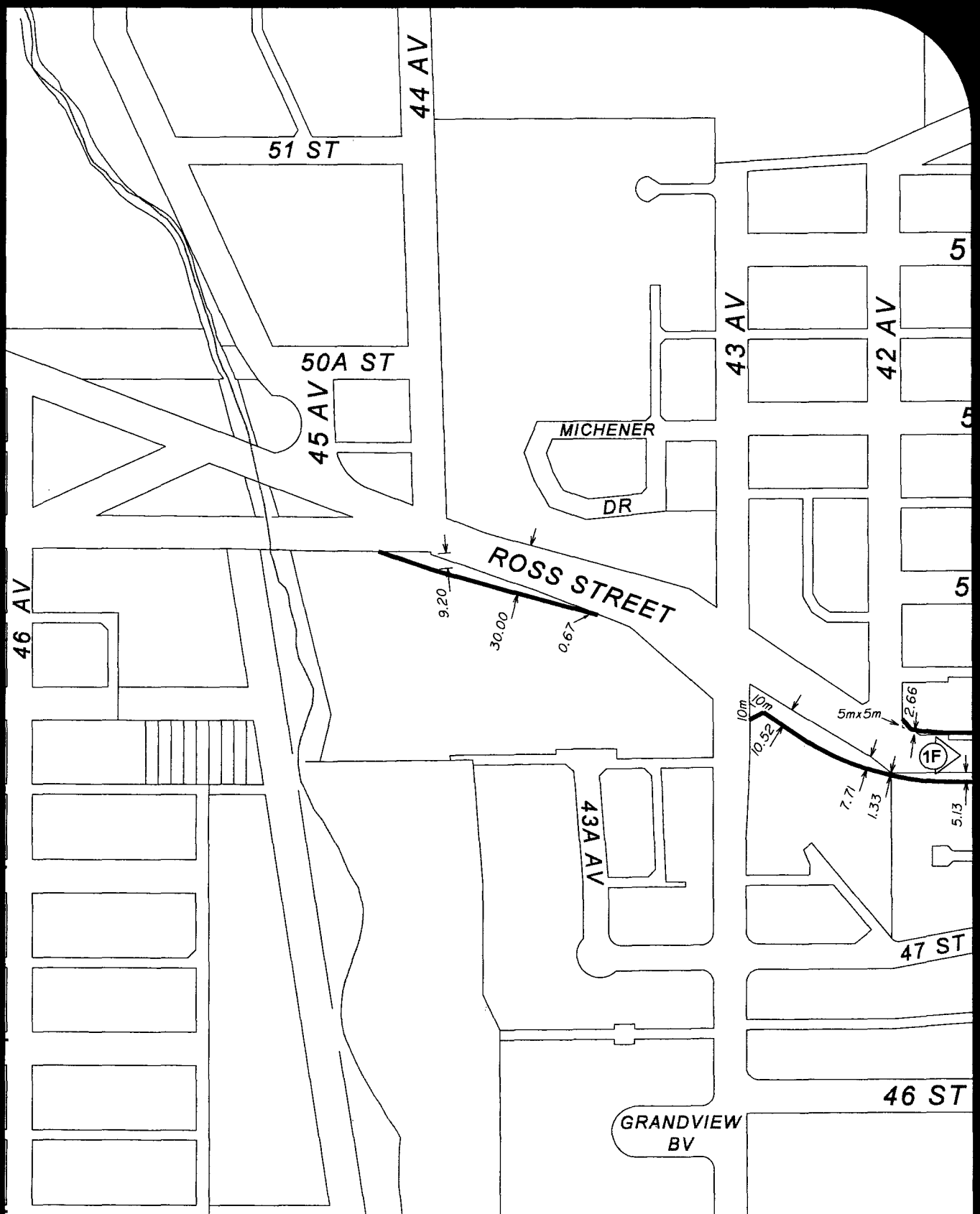


FRONT/SIDE YARD BUILDING SETBACKS **55 STREET**

— Setback



Bylaw No. 3156/96
FIGURE 1D



NTS

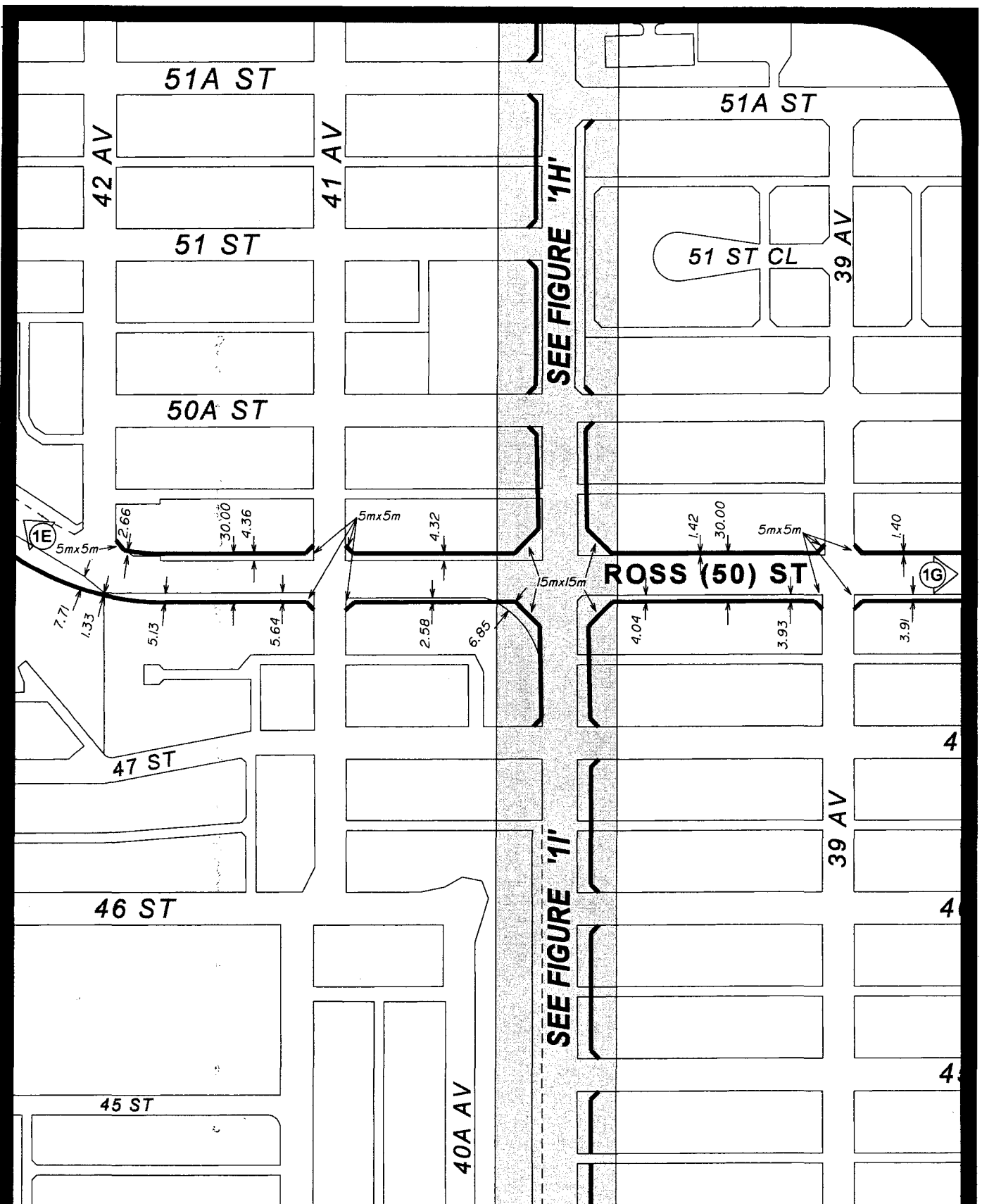
FRONT/SIDE YARD BUILDING SETBACKS
ROSS STREET

— Setback



Bylaw No. 3156/96

FIGURE 1E



NTS

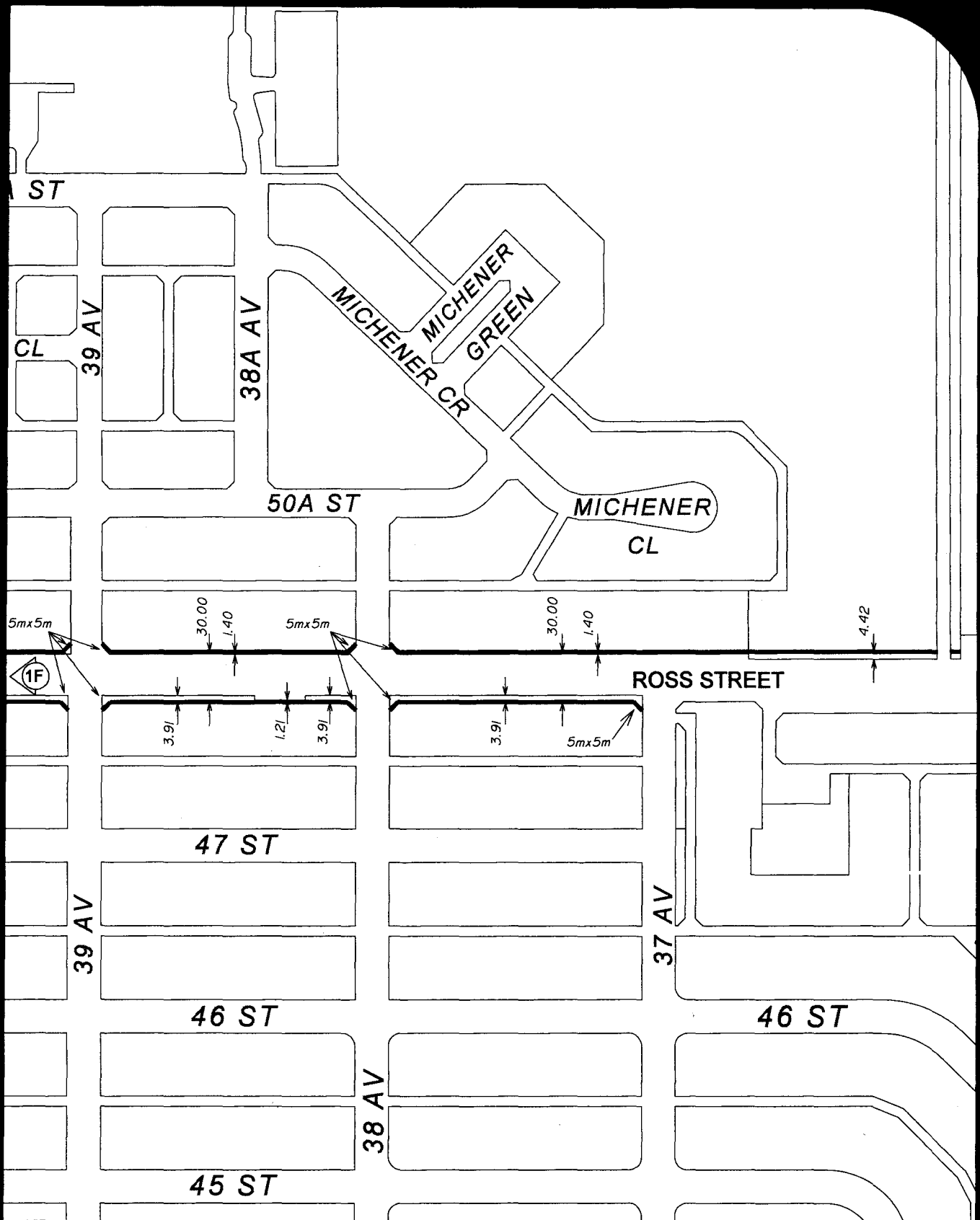
**FRONT/SIDE YARD BUILDING SETBACKS
ROSS STREET**

— Setback
- - - Future P.L.



Bylaw No. 3158/96

FIGURE 1F



NTS

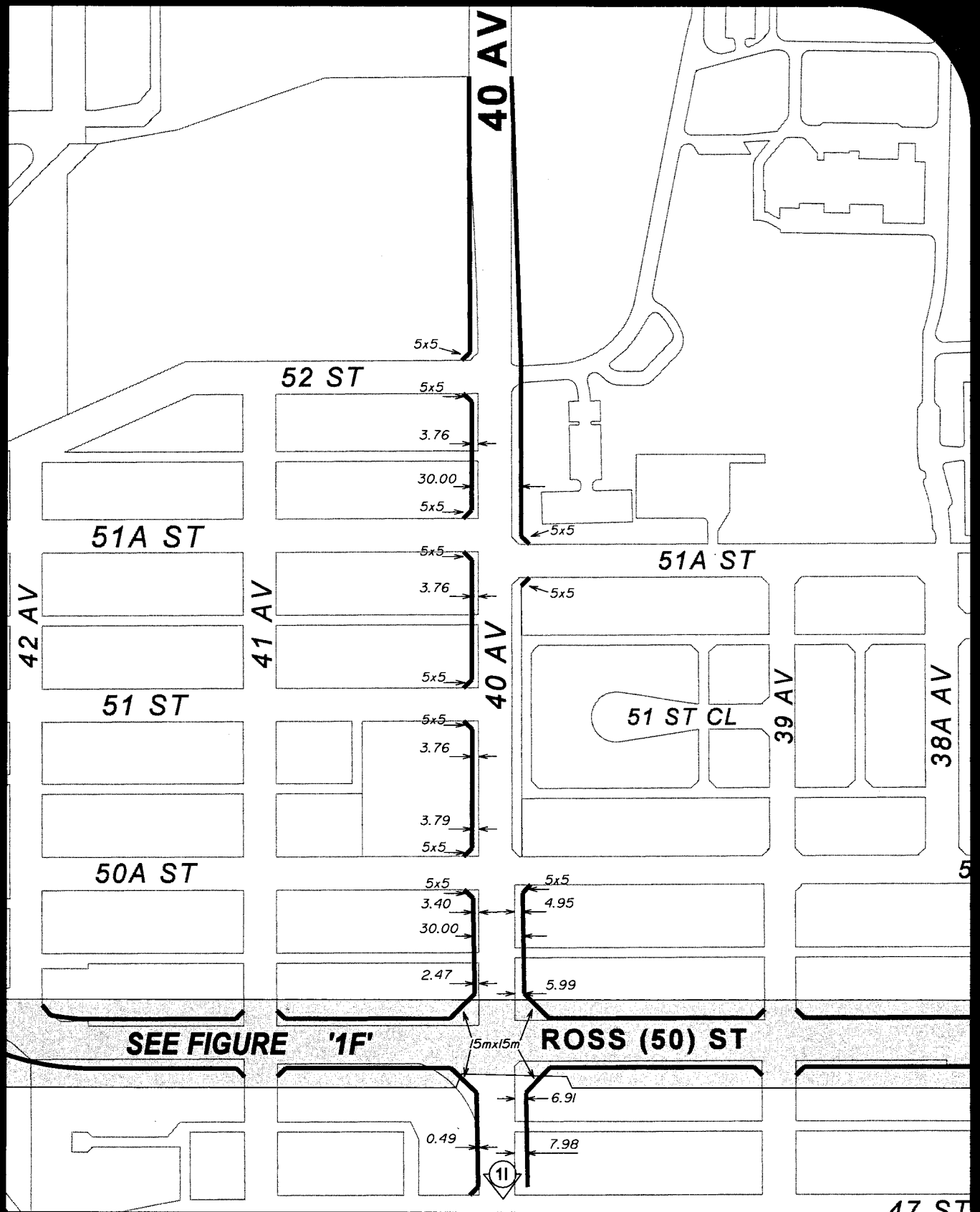
**FRONT/SIDE YARD BUILDING SETBACKS
ROSS STREET**

— Setback



Bylaw No. 3158/96

FIGURE 1G



NTS

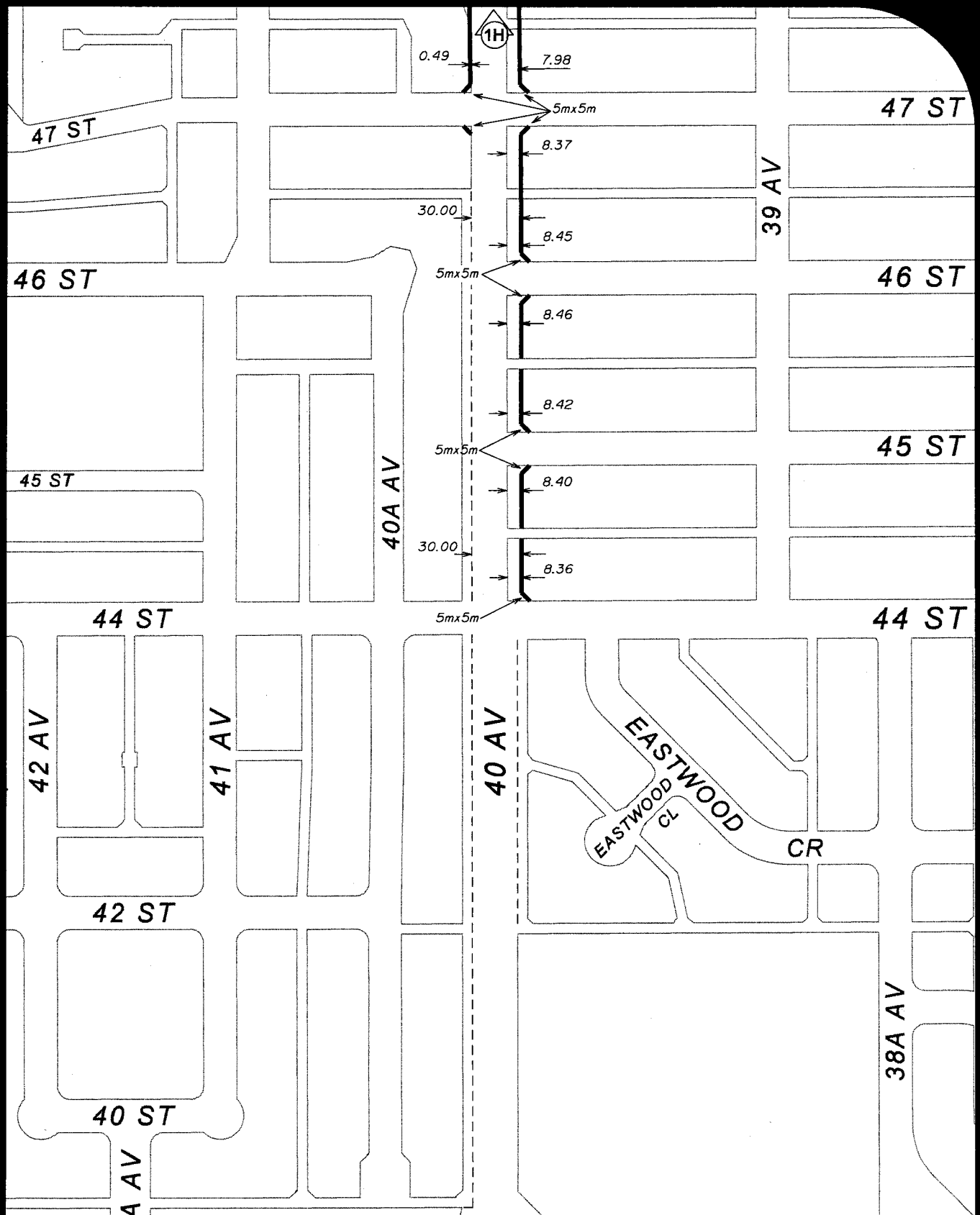
**FRONT/SIDE YARD BUILDING SETBACKS
40 AVENUE**

— Setback



Bylaw No. 3156/98

FIGURE 1H



NTS

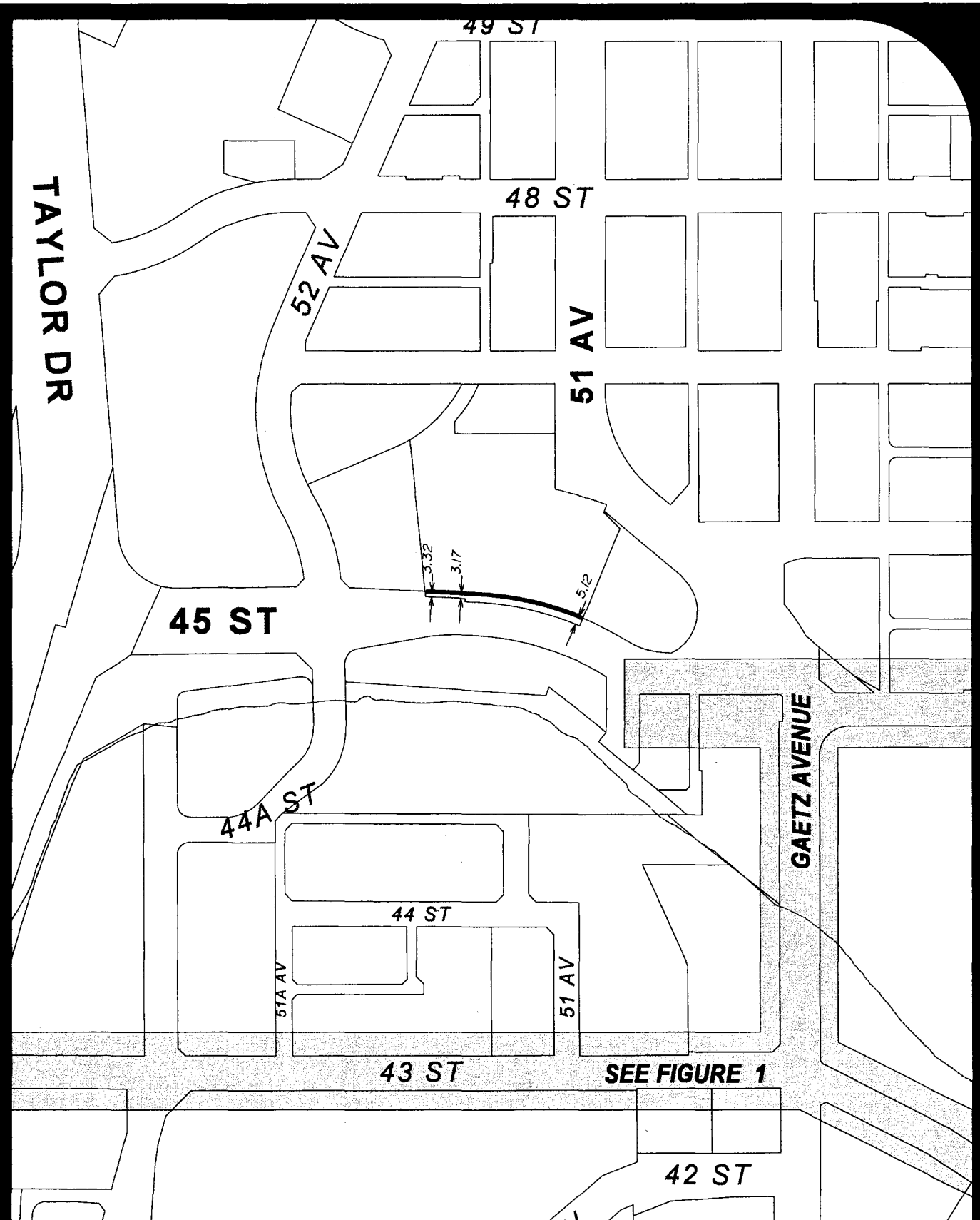
**FRONT/SIDE YARD BUILDING SETBACKS
40 AVENUE**

— Setback



Bylaw No. 3156/96

FIGURE 11



NTS

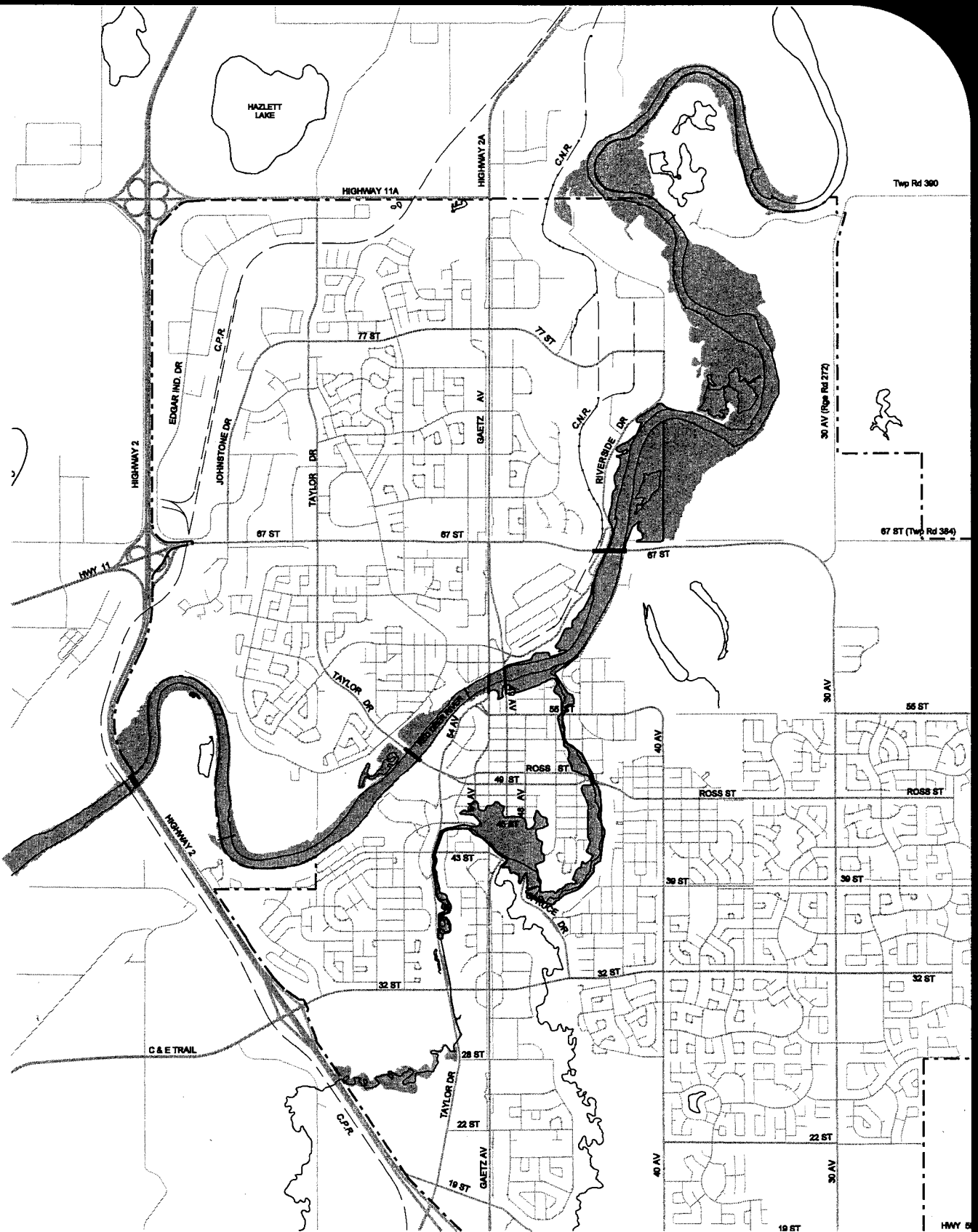
FRONT/SIDE YARD BUILDING SETBACKS
45 STREET

— Setback



Bylaw No. 3156/96

FIGURE 1J





NTS

THE CITY OF
Red Deer
ENGINEERING SERVICES

FLOOD PLAINS

Bylaw No. 2672/K-94

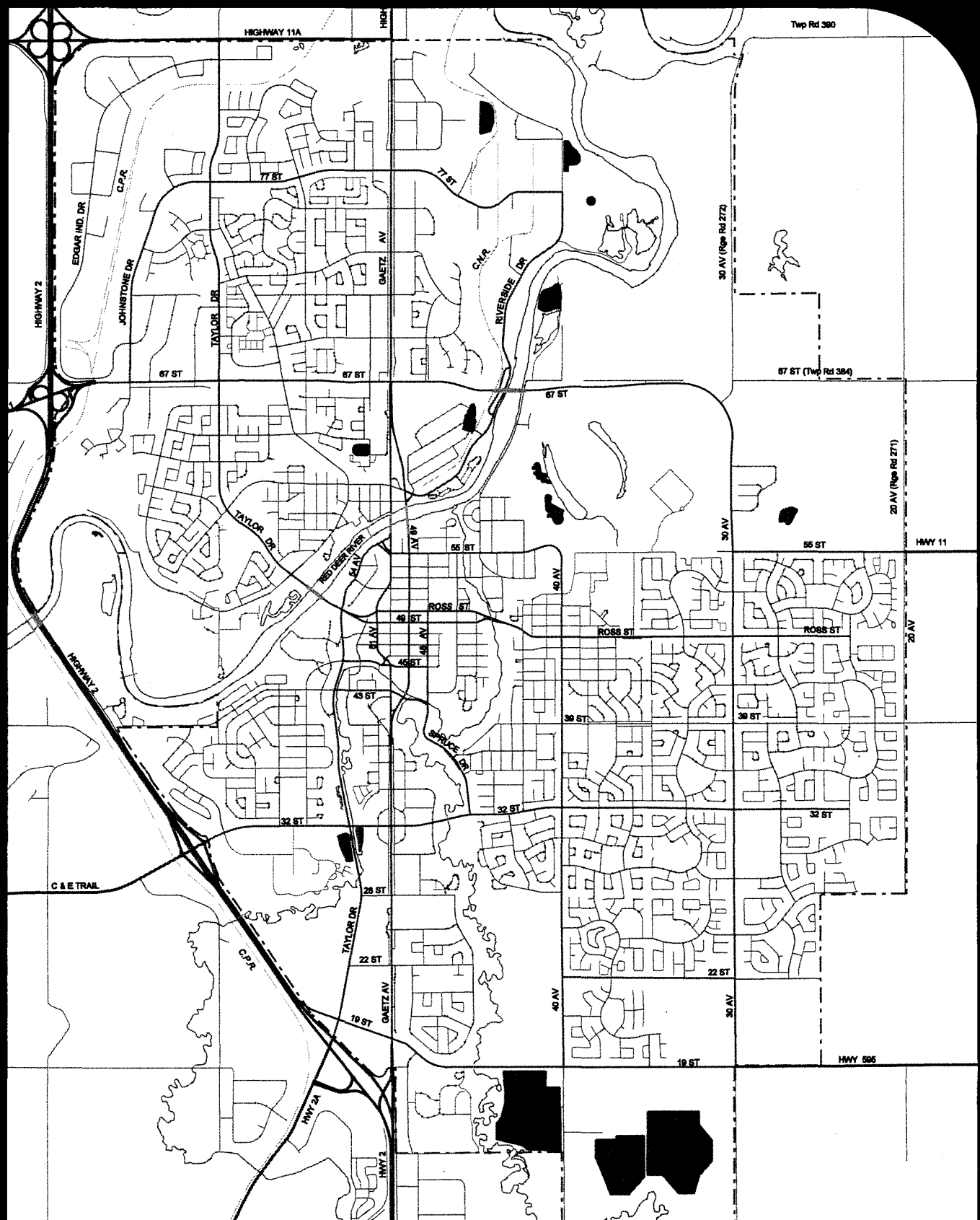
 Flood Plain Area Bylaw No. 2672/K-94
 Flood Plain Area Bylaw No. 3156/O-2004

BASED ON INFORMATION PROVIDED BY:
CANADA-ALBERTA FLOOD DAMAGE REDUCTION PROGRAM



Bylaw No. 3156/O-2004

FIGURE 2



KNOWN LANDFILL SITES

NTS



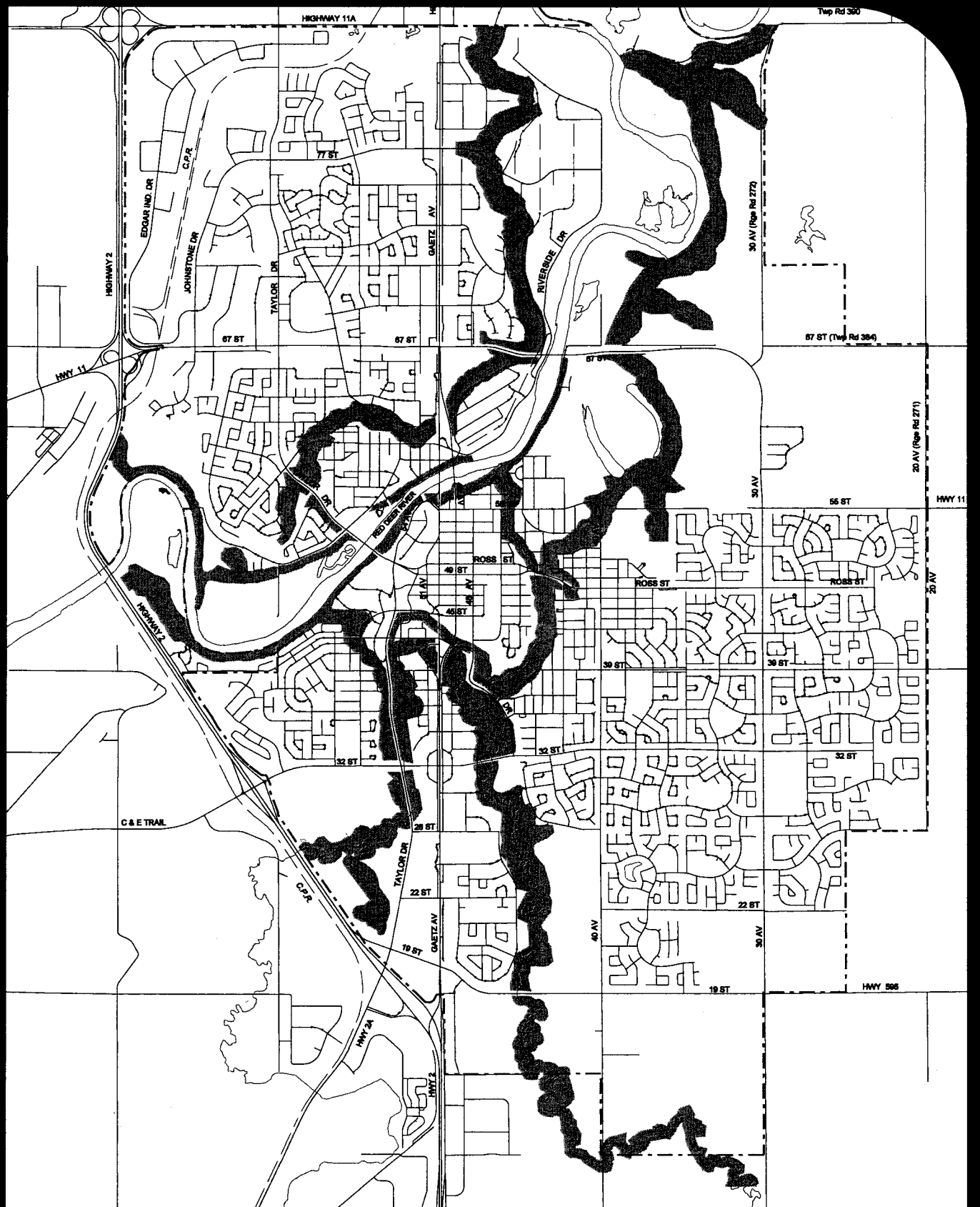
Landfill Area

NOTE Landfills identified on map are approximate in location and may not include all sites within the City Limits. Other landfill sites may exist.



Bylaw No. 3156/0-2004

FIGURE 3



ESCARPMENT PLAN

NTS

 Escarpment Area

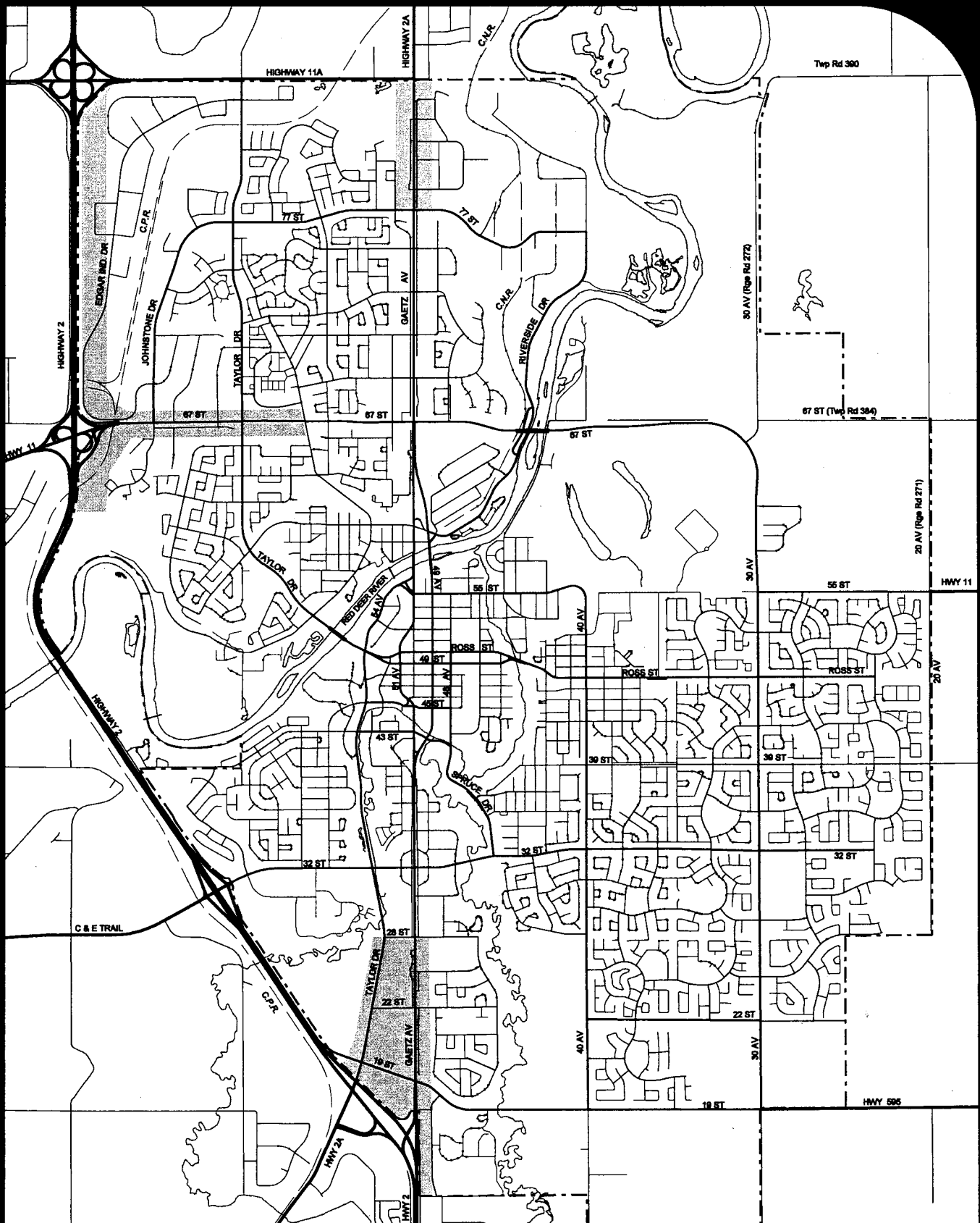
 THE CITY OF
Red Deer
ENGINEERING SERVICES

This plan has been developed as a guide to identify areas of potential slope stability concerns, where Geotechnical Reports are required prior to new or re-development. This plan may not be considered therefore reference to the Land Use Bylaw and Engineering Design Guidelines are required to satisfy construction issues on or adjacent to slopes exceeding 18%.

Bylaw No. 3156/0-2004

FIGURE 4





NTS

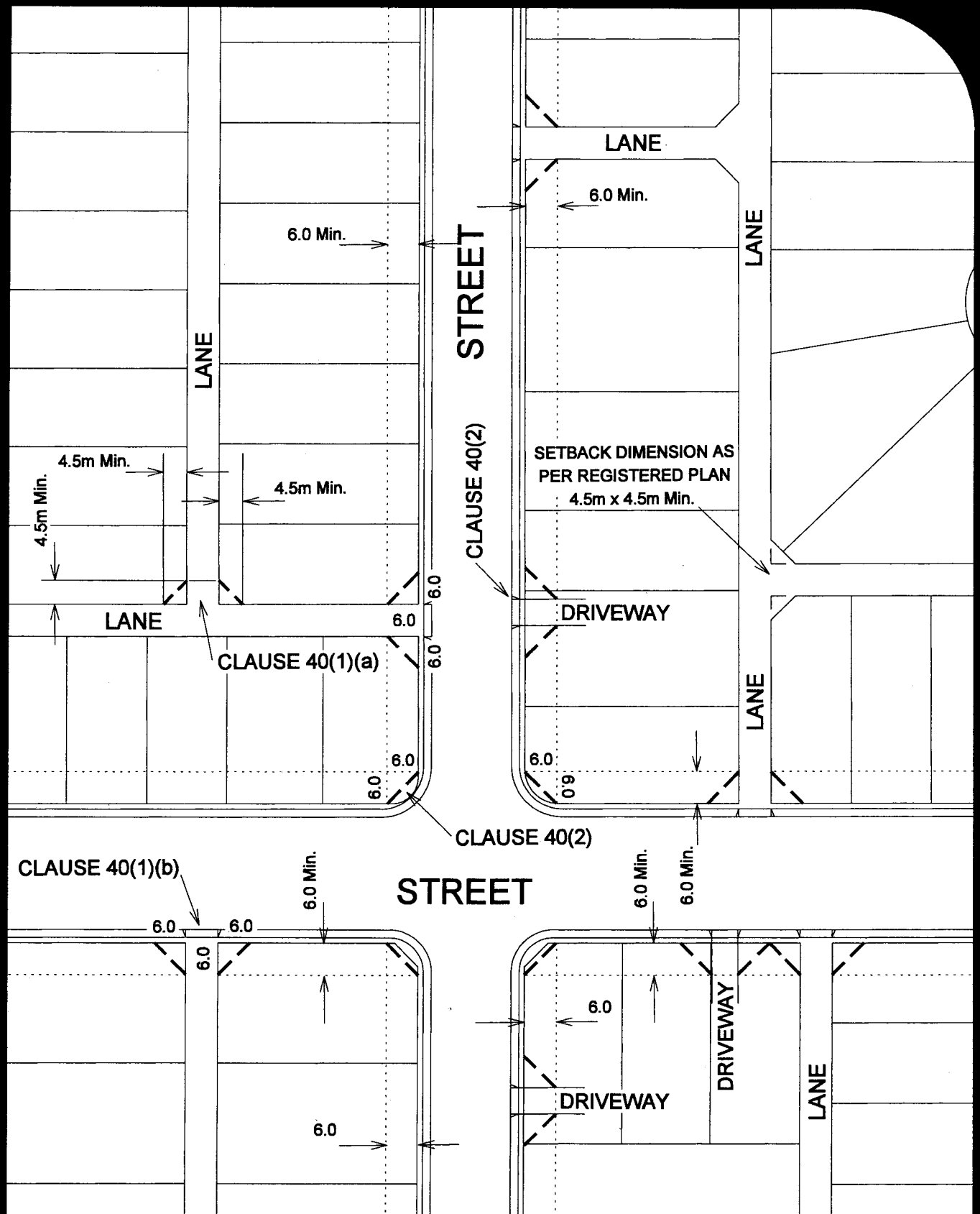
THE CITY OF
Red Deer
ENGINEERING SERVICES

MAJOR ENTRY AREAS
SUBJECT TO LANDSCAPING REQUIREMENTS
AND RESTRICTION ON BILLBOARDS
Bylaw No. 2672W-92

Major Entry Areas

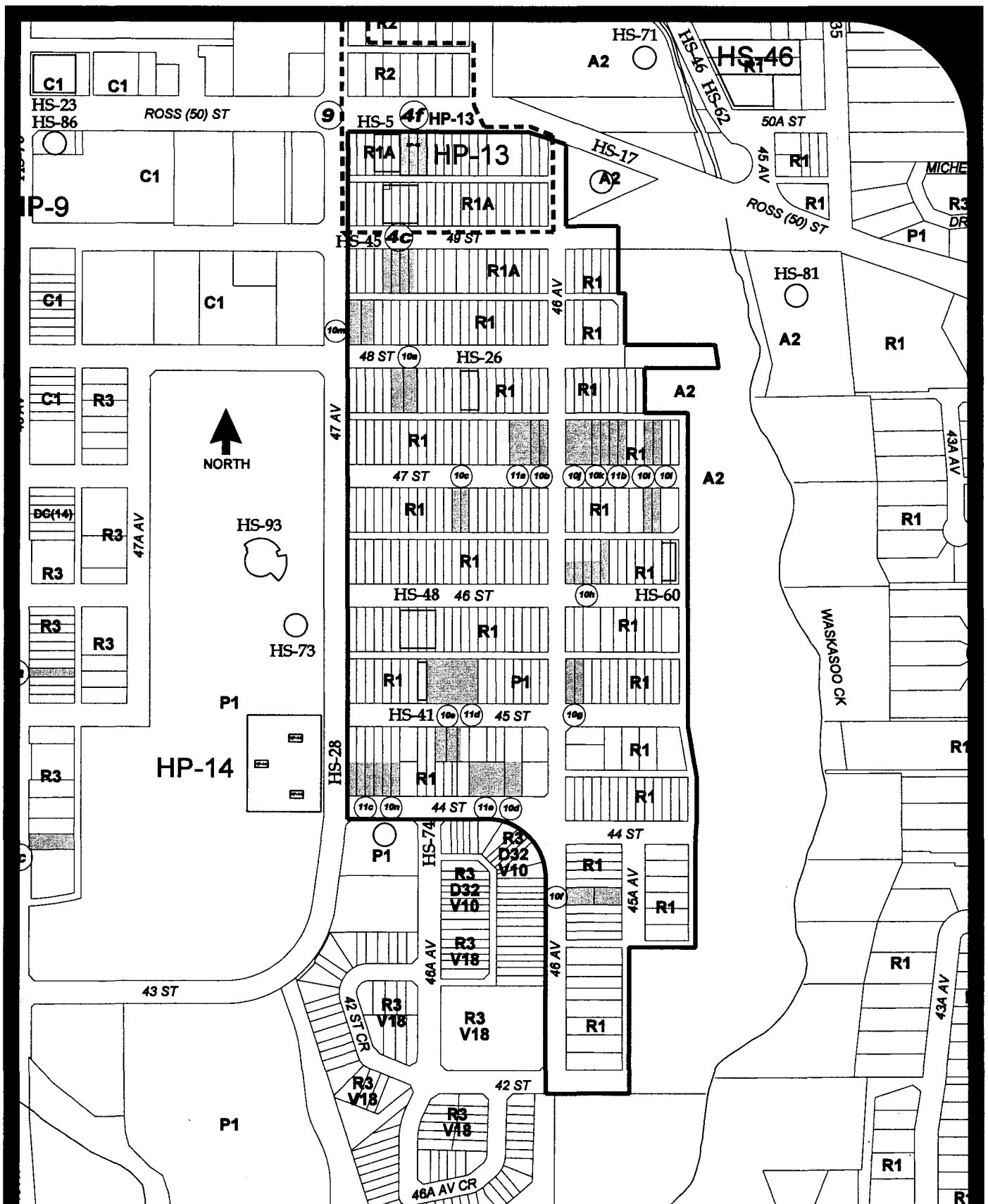


Bylaw No. 3156/96
FIGURE 5



RESTRICTIONS ON CORNER SITES

Bylaw No. 3156/96



NTS

**MATURE NEIGHBOURHOOD - PARKVALE DISTRICT
FOR LOW DENSITY RESIDENTIAL DEVELOPMENT**

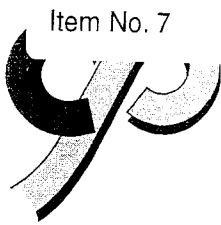
Bylaw No. 3158/RR-2003

Area of Application



Bylaw No. 3158/0-2004

FIGURE 7



DATE: December 13, 2004

TO: Kelly Kloss, Legislative & Administrative Services Manager

RE: Land Use Bylaw Amendment 3156/O-2004
Physical Constraints - Escarpment, Floodplain and Landfill Areas

This Land Use Bylaw amendment defines and identifies escarpment locations within the City as well as floodplain areas and all known existing and former landfill sites. The locations of these physical features are proposed to be shown within the Land Use Bylaw on the applicable land use district maps. The awareness and location of these constraints are important considerations that must be taken into account by landowners, developers and the development industry with regard to any development that may be envisioned or proposed on, or near lands containing these constraints.

This amendment will also require that when someone proposes to develop on an escarpment area, they will need to provide a geotechnical report and other information as part of the development application process. Escarpment areas, lands on or near floodplain areas or landfill sites proposed for development will be readily identified and enable the City to evaluate the degree of risk associated with development proposals in these areas before the development application appears before the Development Authority for a decision.

Existing Council Policies 4304 and 4306, dealing with development controls in escarpment and flood plain areas, have been incorporated into this Bylaw amendment due to their relevancy to the other escarpment and flood plain information being proposed in the Bylaw. This ensures that all information and development criteria related to escarpments and flood plains are contained in one single source document, an important consideration for the public, development industry and City Administration.

Furthermore, this Bylaw amendment also includes the following minor housing-keeping changes:

1. density calculations changed from "persons per hectare" to "dwelling units per hectare",
2. reformatting and renumbering of all the "figures" in Schedule A, and
3. the phrase "the Sign Bylaw" changed to "Schedule D – Sign Regulations" reflecting a previous Bylaw amendment incorporating the Sign Bylaw into the Land Use Bylaw.

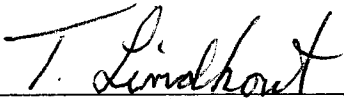
These amendments have been compiled in consultation with, and with the support of the Inspections & Licensing and Engineering Services Departments and the City's legal counsel.

Kelly Kloss, Legislative & Administrative Services Manager
Land Use Bylaw Amendment 3156/O-2004
Page 2

Planning Recommendation

That City Council proceed with first reading of Land Use Bylaw Amendment 3156/O-2004.

Upon final passage of this Bylaw amendment, Council Policies 4304 and 4306 should be rescinded.



Tony Lindhout, ACP, MCIP
CITY PLANNING MANAGER

Attachments

- c. Colleen Jensen, Community Services Director
- Tom Warder, Engineering Services Manager
- Paul Meyette, Inspections & Licensing Manager

City Council Policy**POLICY NO.** 4304*Page 1 of 1***TITLE:** *Escarpment Development***Date of Approval:**
*September 9, 1996***SECTION:** *Development Services
(Engineering)***Dates of Revision:**

POLICY STATEMENT

As a condition of receiving a building permit for any development that is located on or adjacent to a hillside, the developer will first submit a detailed geotechnical report indicating that the development is viable. In addition, the developer shall provide the City with an Indemnification Agreement satisfactory to the City Solicitor prior to and as a condition of receiving a building permit.

POLICY NO. 4306*Page 1 of 1***TITLE:** *Development In Flood Plain***Date of Approval:**
*September 9, 1996***SECTION:** *Development Services
(Engineering)***Dates of Revision:**

POLICY STATEMENT

The purpose of this policy is to control development in the flood plain.

1. In general, low risk activities such as temporary outside storage or parks use, may be permitted in the Flood Fringe at the discretion of the Director of Development Services and Parkland Community Planning Services.
2. Industrial, commercial, institutional, or residential development will not be permitted in the Flood Fringe unless the area is flood proofed by filling to a level equivalent to the 1:100 year flood level plus 0.3 m.
3. Development in the Flood Way, other than bridge structures and related roadways, will not be permitted.

DATE: December 21, 2004

TO: Tony Lindhout, Parkland Community Planning Services

FROM: Kelly Kloss, Legislative & Administrative Services Manager

SUBJECT: Land Use Bylaw Amendment 3156/O-2004
Physical Constraints – Escarpment, Floodplain and Landfill Areas

Reference Report:

Parkland Community Planning Services, dated December 13, 2004

Bylaw Readings:

Land Use Bylaw Amendment 3156/O-2004 was given first reading. A copy of the bylaw is attached.

Report Back to Council: Yes

A Public Hearing will be held on Monday, January 17, 2004 at 7:00 p.m., in Council Chambers, during Council's Regular Meeting.

Comments/Further Action:

Land Use Bylaw Amendment 3156/O-2004 defines and identifies escarpment locations within The City of Red Deer as well as floodplain areas and all known existing and former landfill sites. The locations of these physical features are to be shown within the Land Use Bylaw on the applicable land use district maps. This amendment will also require that when someone proposes to develop on an escarpment area, they will need to provide a geotechnical report and other information as part of the development application process. This office will now proceed with the advertising for a Public Hearing. The City will be responsible for the advertising costs in this instance.



Kelly Kloss
Manager

/chk
/attach.

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

T. WARDER

BYLAW NO. 3156/0-2004

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:

Bylaw No. 3156/96 is hereby amended as follows:

1. In Section 2 the following new definitions are added:

"Clearing and Grading" means clearing land of trees or shrubs, or stripping and removal of topsoil, or the initial recontouring of the surface of land prior to development.

"Escarpment Area" means a Site, any part of which lies within the shaded areas shown on Schedule A - Figure 4 or the corresponding Land Use District Maps in Schedule B and includes any Site which contains or is adjacent to an escarpment or slope which in the reasonable opinion of the Development Officer could be affected by soil instability.

"Professional Engineer" means a professional engineer or registered professional technologist (engineering) who holds a certificate of registration to engage in the practice of engineering under the Engineering, Geological and Geophysical Professions Act."

2. In Section 2 the definition of "Flood Risk Overlay" is amended by deleting the words "Figures 7A and 7B" and replacing them with "Figure 2".
3. Section 5(2), Establishment of Districts; subdistrict D, is amended by deleting the words "Density (Persons Per Hectare) District" and replacing them with the words "Density (Dwelling Units Per Hectare) District".
4. Section 8 is renumbered as Section 8(1) and the following new Sections 8(2), 8(3) and 8(4) are added:
 - "8(2) No person shall perform any Clearing or Grading on a parcel of land greater than one (1) hectare in size without first having a Clearing and Grading Permit issued by the Engineering Services Department or a signed development agreement with the City in respect of the affected lands which contains provisions governing site preparation.
 - 8(3) All Clearing and Grading operations must conform with the guidelines contained in the City of Red Deer Engineering Design Guidelines, as amended.
 - 8(4) Notwithstanding anything in this bylaw, no development, redevelopment, Clearing or Grading is permitted in an Escarpment Area without a development permit."

5. New Subsection 10(6) is added as follows:

- "10(6) (a) Notwithstanding the foregoing, in the case of a proposed development, redevelopment, or Clearing or Grading within an Escarpment Area, the applicant shall provide as part of its application for a development permit:
- (i) the proposed development plan showing representative cross-sections of the slope in the Escarpment Area both prior to the development and following development and final grading; and
 - (ii) a Geotechnical Study and Report or other evidence satisfactory to the Development Officer and the Engineering Services Manager of the City of Red Deer, or their respective delegates, showing that the soil is suitable for the proposed development.
- (b) For greater clarity, the Geotechnical Study and Report must be prepared by a Professional Engineer, address short and long term soil movement, establish soil strength and groundwater parameters for foundation design, define recommended construction methodology including drainage measures and identify any effect on adjoining properties of the proposed construction. If adjacent properties may be affected, the report should also identify measures to mitigate these potential impacts."

6. New Section 14(3) is added as follows:

"14(3) Notwithstanding any other section of this bylaw, the Development Authority, having reviewed the information submitted under Section 10(6) may:

- (a) determine that the site is unsuitable and refuse to issue a development permit; or
- (b) acting on the advice of the Engineering Services Manager, attach such conditions to the development permit as may reasonably be necessary to ensure the integrity of the proposed development and of the Escarpment Area. Such conditions may include but shall not be limited to the following:
 - (i) a requirement that the landowner enter into an Indemnity Agreement to the satisfaction of the City;
 - (ii) a requirement that the development be constructed in accordance with:
 - A. a foundation design prepared by a Professional Engineer which matches the foundation requirements of the structure to the existing site soil strength and soil

support conditions to ensure that short and long term structural damage is not incurred;

B. a site drainage plan prepared by a Professional Engineer that addresses final lot grading and surface drainage, roof drainage, drainage of swimming or wading pools (if applicable) and the need for and design of a weeping tile system or other drainage measures; and

(iii) a requirement that the Professional Engineer who provided the Geotechnical Study and Report for the site also provide a post construction certificate confirming that the development has in fact been constructed in accordance with the recommendations of the Geotechnical Study and Report."

7. Section 37 is amended by deleting subsection (3) in its entirety and replacing it with the following new section:

"37(3) Notwithstanding subsection 37(1) and 37(2), the minimum front and side yard setbacks of a site abutting other streets are illustrated on the following figures:

- 55 Street (Gaetz Avenue to 42A Avenue) - See Figures 1A, 1C & 1D
- Ross Street (45 Avenue to west boundary of N.E. 15-38-27-4) - See Figures 1E, 1F & 1G
- 40 Avenue (44 Street to 52 Street) - See Figures 1H & 1I
- 45 Street (Taylor Drive to 51 Avenue) - See Figure 1J"

8. Section 40 (1) Restrictions on Corner Sites (Sight Lines) is amended by deleting subsections (a) and (b) and replacing them with the following new subsections:

"(a) where the corner site is at the intersection of two lanes and a corner cut-off has not been registered, within a triangular area the two sides of which shall be 4.5m long, measured from the corner of the corner site along the boundaries of the lot which meet at the said intersection, and the third side by drawing a line to connect the points so determined on each such boundary, or

(b) in the case of a site which is at the intersection of a lane and a street, within a triangular area two sides of which shall be 6m long, measured from the corner of the corner site along the boundaries of the lot which meet at the said intersection, and the third side by drawing a line to connect the points so determined on each such boundary."

9. Section 73(1) Building and Landscaping Design Standards For Development on Major Entry Areas - Application, is amended by deleting the words "Schedule A - Figure 8" and replacing them with the words "Schedule A - Figure 5".

10. Sections 177(5) and 183(5), Side Yards, are amended by deleting the words "Schedule A - Figure 9" and replacing them with "Schedule A - Figure 6.
11. Section 213(1), Flood Plain Provisions, Flood Risk Overlays, is amended by deleting the words "Schedule A - Figures 7A and 7B" and replacing them with the words "Schedule A - Figure 2".
12. Subsection 214(1) is deleted and replaced with the following new subsection:

"214(1) The only uses permitted in the Floodway are private open space, environmental reserve, natural areas, parks, bridge support structures and related roadways."
13. Section 215 is renumbered as section 215(1) and the following new subsections are added:

"215 (2) Industrial, commercial, institutional, or residential development will not be permitted in the Flood Fringe unless the area is flood proofed by filling to a level equivalent to the 1:100 year flood level plus 0.3m.

(3) Notwithstanding the foregoing, low risk activities such as temporary outside storage or parks use, may be permitted in the Flood Fringe at the discretion of the Development Authority, having considered comments from both the Director of Development Services and Parkland Community Planning Services."
14. The Figures set out in Schedule A are amended by deleting Figures 1 to 9 inclusively and Figure 11 and replacing them with the following new Figures, copies of which are attached to this Bylaw:
 - a) "Figure 1, Front/Side Yard Building Setbacks (overview)
 - Figure 1A, Front/Side Yard Building Setbacks (49 Avenue/55 Street)
 - Figure 1B, Front/Side Yard Building Setbacks (49 Avenue)
 - Figure 1C, Front/Side Yard Building Setbacks (55 Street)
 - Figure 1D, Front/Side Yard Building Setbacks (55 Street)
 - Figure 1E, Front/Side Yard Building Setbacks (Ross Street)
 - Figure 1F, Front/Side Yard Building Setbacks (Ross Street/40 Avenue)
 - Figure 1G, Front/Side Yard Building Setbacks (Ross Street)
 - Figure 1H, Front/Side Yard Building Setbacks (40 Avenue)
 - Figure 1I, Front/Side Yard Building Setbacks (40 Avenue)
 - Figure 1J, Front/Side Yard Building Setbacks (45 Street -Taylor Drive to 51 Avenue)
 - b) Figure 2, Flood Plains
 - c) Figure 3, Known Landfill Sites
 - d) Figure 4, Escarpment Plan
 - e) Figure 5, Major Entry Areas
 - f) Figure 6, Restrictions on Corner Sites
 - g) Figure 7, Mature Neighbourhood - Parkvale District"

- Figures I A, I B, and I C - Front/Side Yard Building Setback - 55 Street
 - Figures I D, I E, and I F - Front/Side Yard Building Setback - Ross Street
 - Figures I G and I H - Front/Side Yard Building Setback - 40 Avenue
 - Figure 11 - Front/Side Yard Building Setback - 45 Street (Taylor Drive to 51 Avenue)
 - Figure 2 - Flood Plains
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 - Figure 6 - Restrictions on Corner Sites (Sight Lines)
 - Figure 7 - Residential Setbacks in Relationship to Sight Visibility
 - Figure 8 - Mature Neighbourhood - Parkvale District"
12. Schedule B, Land Use District Maps, is amended by adding the following constraint Maps C10, D8, D9, E4, E5, E8 to E11, F4 to F11, G3 to G15, H3 to H15, I2, I3, I9 to I11, I13, I14, J2, J3, J10 and J13, copies of which are attached to this Bylaw.
13. Schedule D – Sign Regulations is amended by deleting the phrase "the Sign Bylaw" in Section 53 and replacing it with "Schedule D - Sign Regulations".

READ A FIRST TIME IN OPEN COUNCIL this 20th day of December , 2004

READ A SECOND TIME IN OPEN COUNCIL this day of , 2004

READ A THIRD TIME IN OPEN COUNCIL this day of , 2004

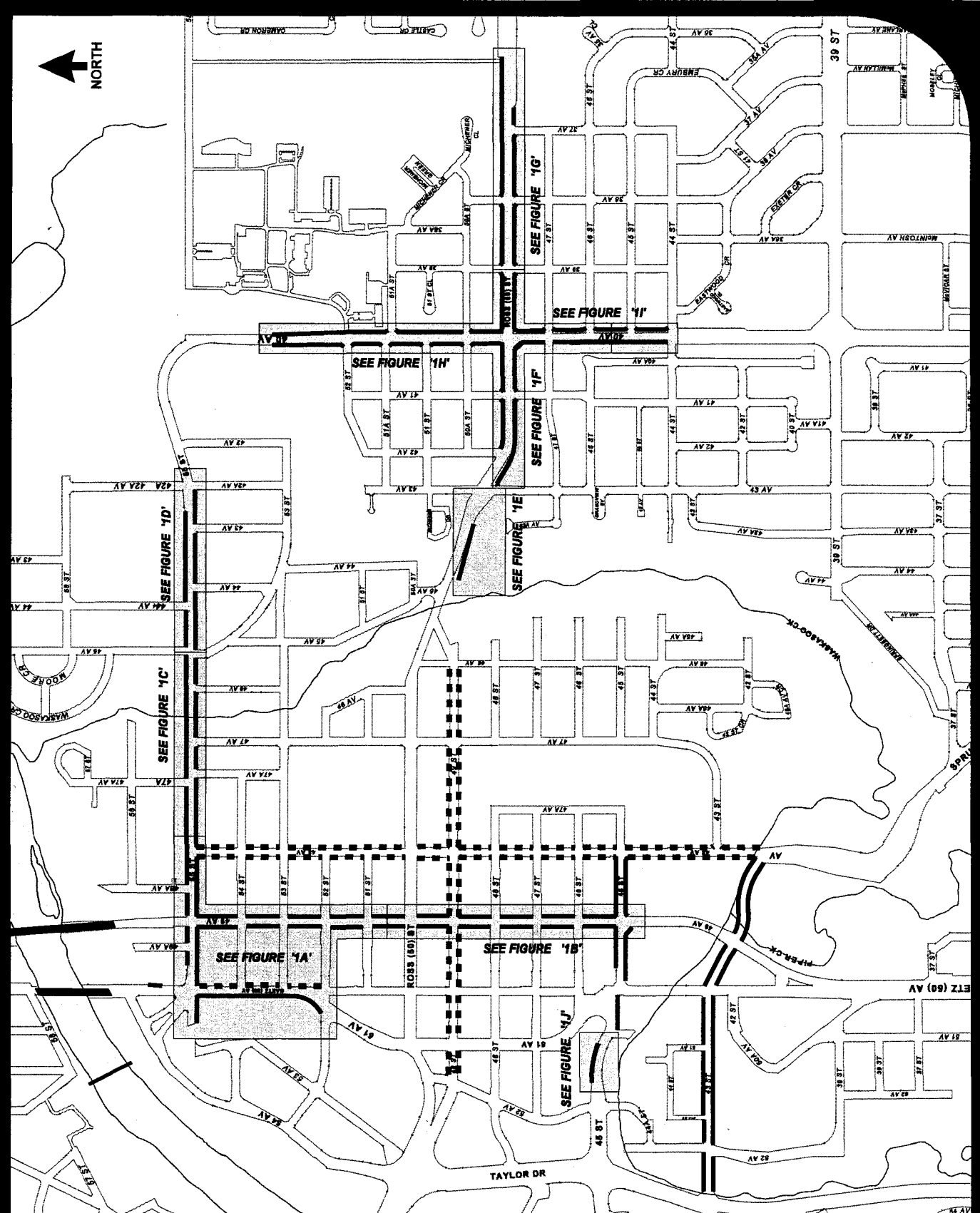
AND SIGNED BY THE MAYOR AND CITY CLERK this day of , 2004

MAYOR

CITY CLERK

SCHEDULE "A"

Figures 1 to 7



NTS



FRONT/SIDE YARD BUILDING SETBACKS

Bylaw No. 3158/96

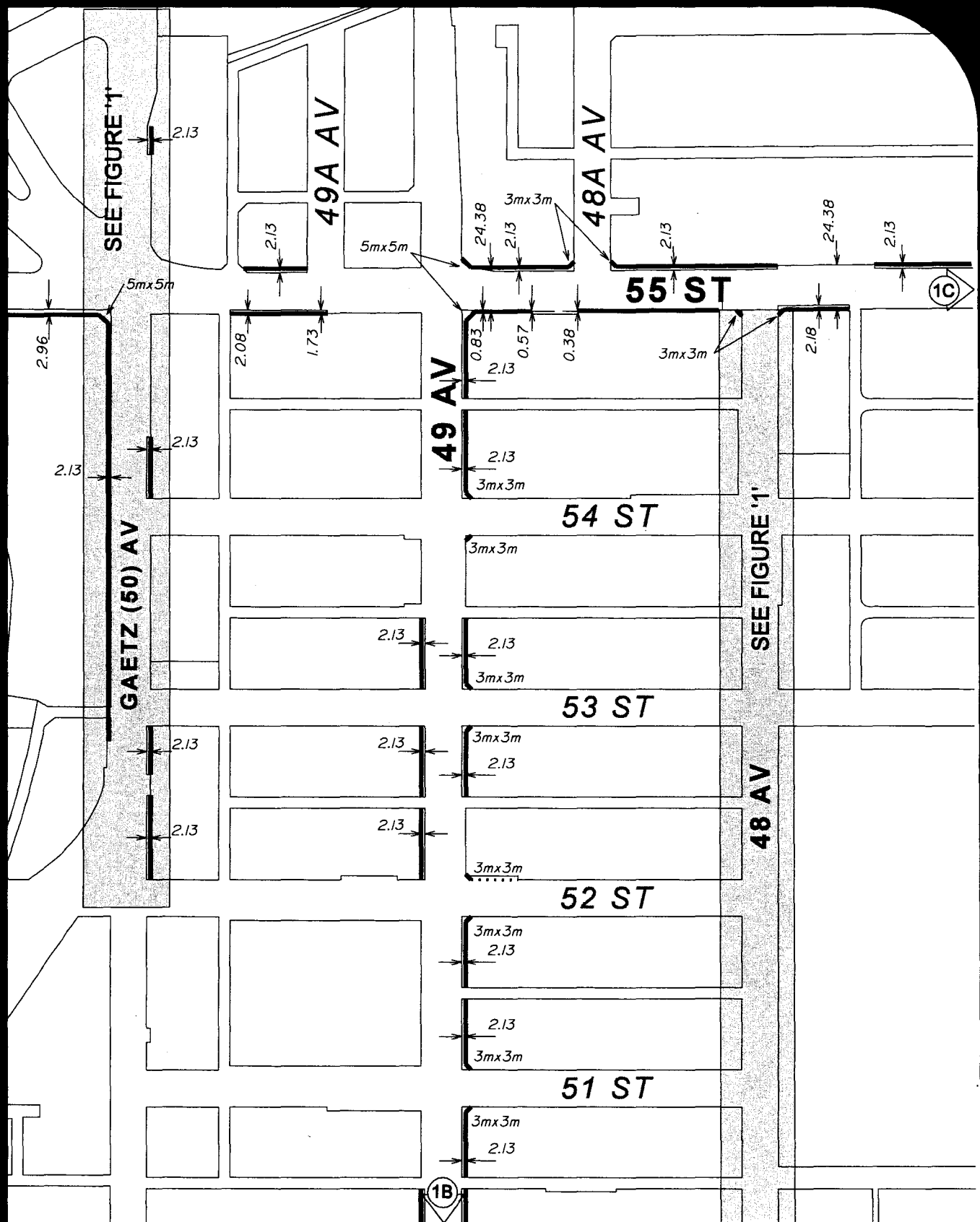
LEGEND

- 2.13m (7') or as noted - Setbacks required for Traffic Operation Improvement
- - - 2.13m (7') - Setbacks required for Future Pedestrian Enhancement
- See noted figure, for specific setback dimensions

*NOTE: Corner cutoffs to be provided as shown on figures 1A to 1J

Bylaw No. 3158/0-2004

FIGURE 1



NTS

**FRONT/SIDE YARD BUILDING SETBACKS
49 AVENUE & 55 STREET**

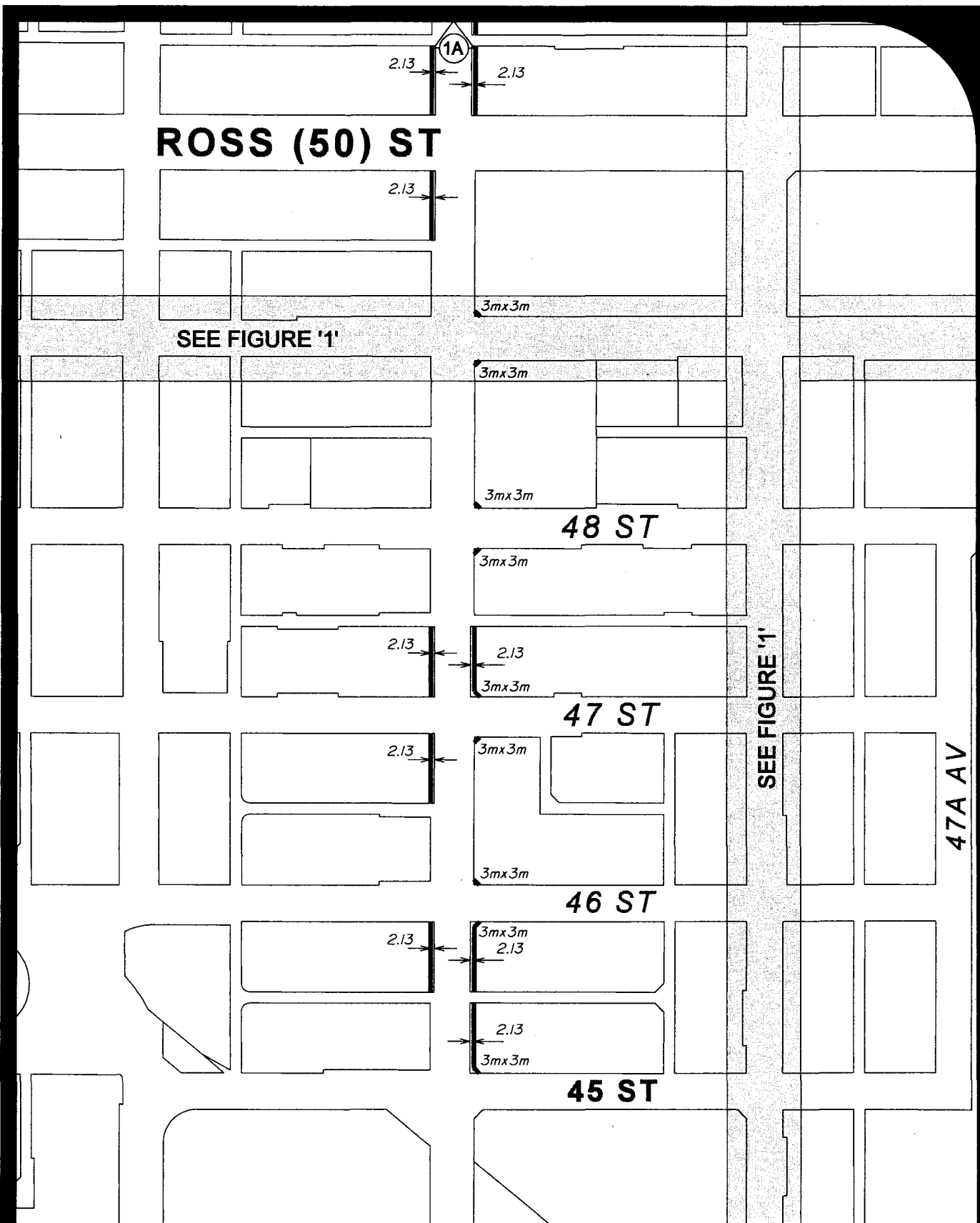
— Setback

*NOTE: Total road right of way width to be
24.38m (80') including setbacks



Bylaw No. 3159/96

FIGURE 1A



NTS

**FRONT/SIDE YARD BUILDING SETBACKS
49 AVENUE**

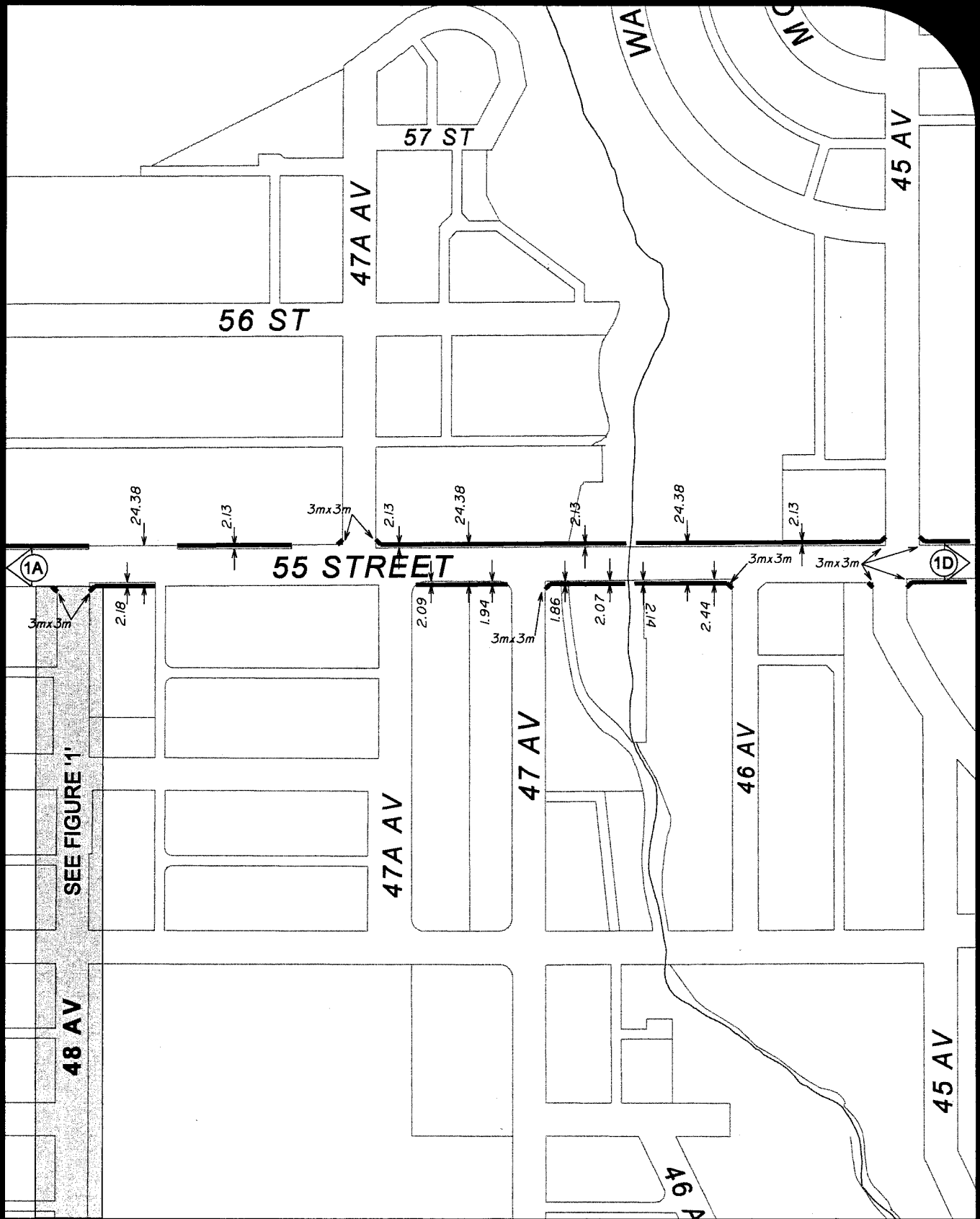


— Setback

*NOTE: Total road right of way width to be
24.38m (80') including setbacks



Bylaw No. 3159/96
FIGURE 1B

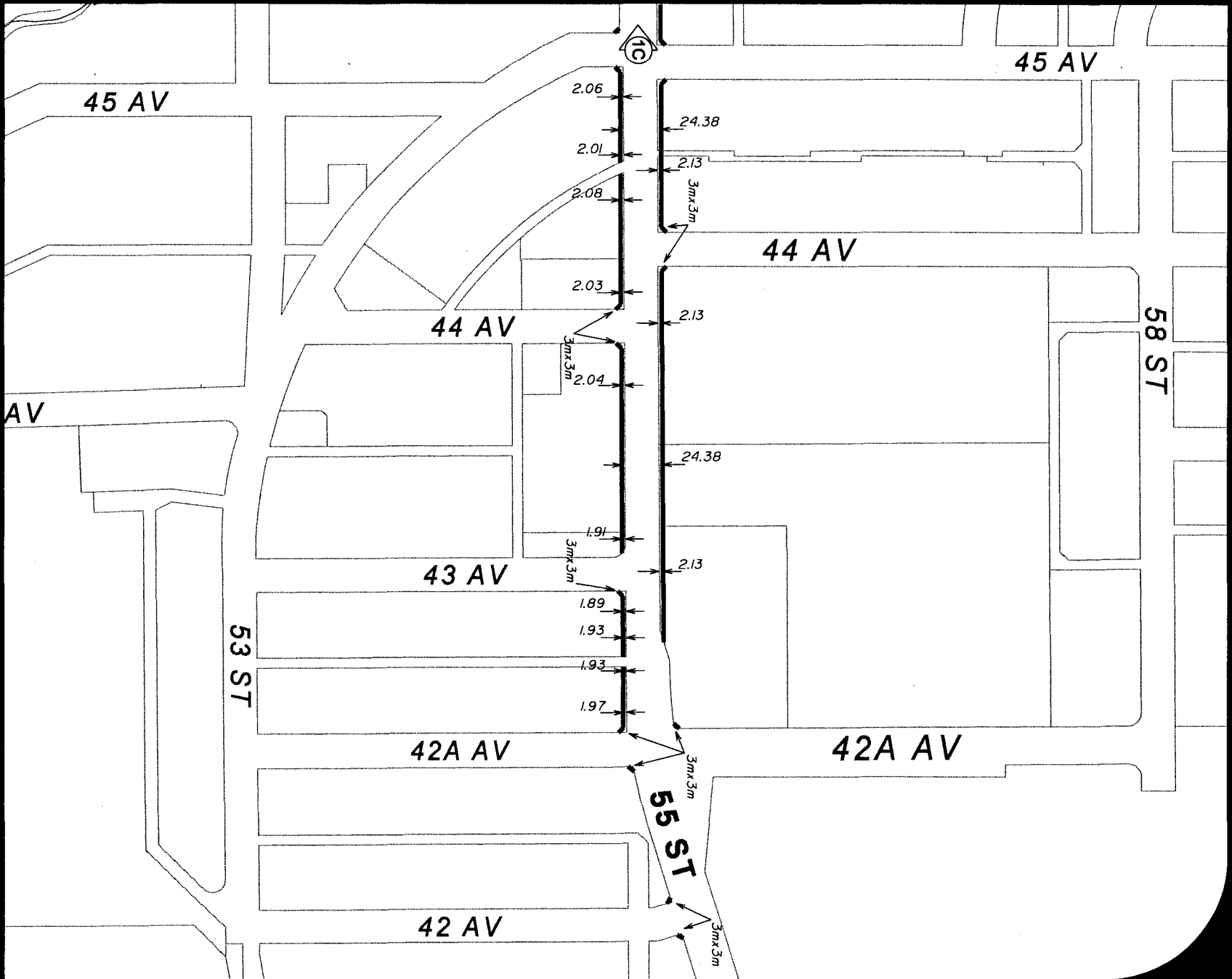


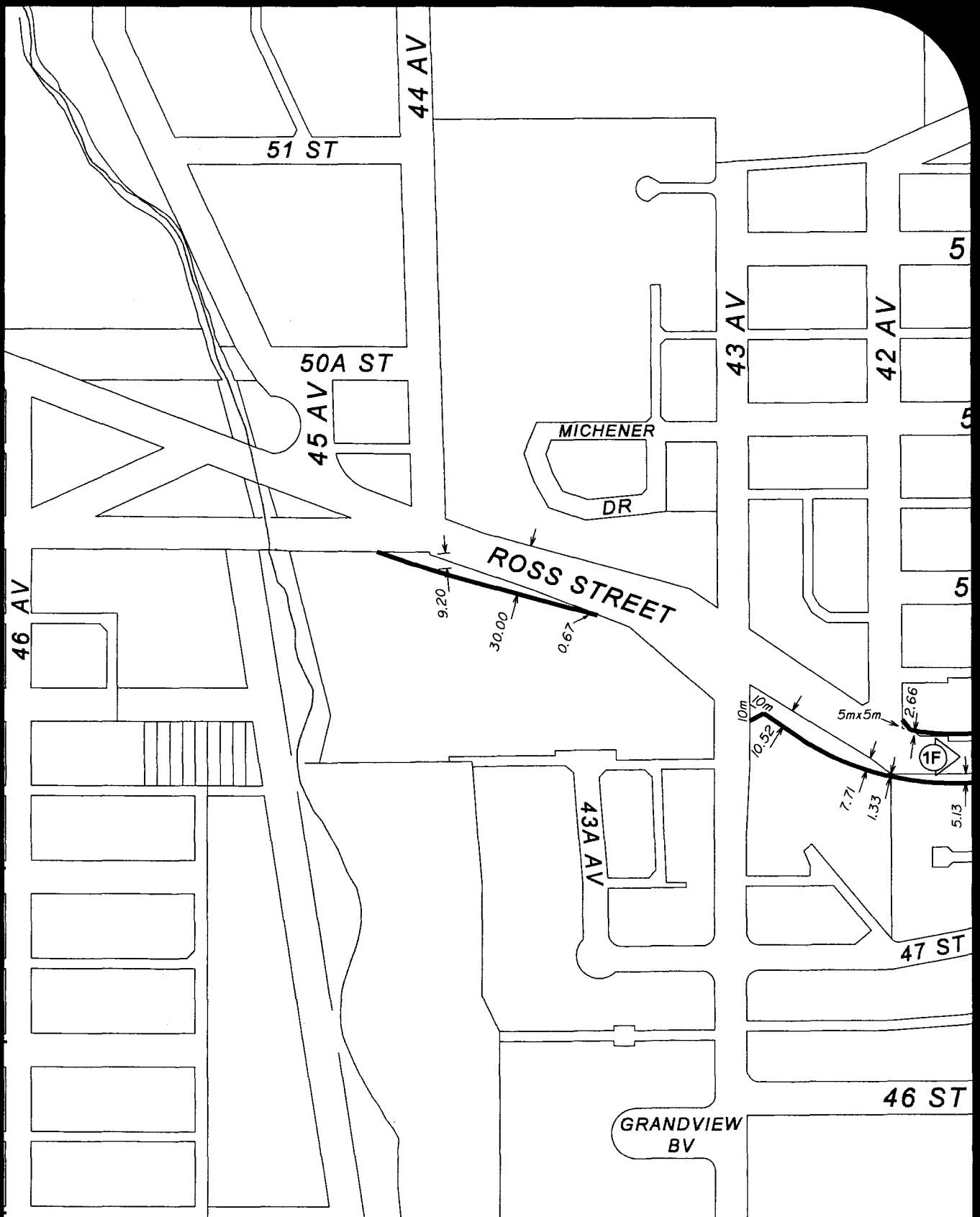
NTS

FRONT/SIDE YARD BUILDING SETBACKS
55 STREET

— Setback







NTS

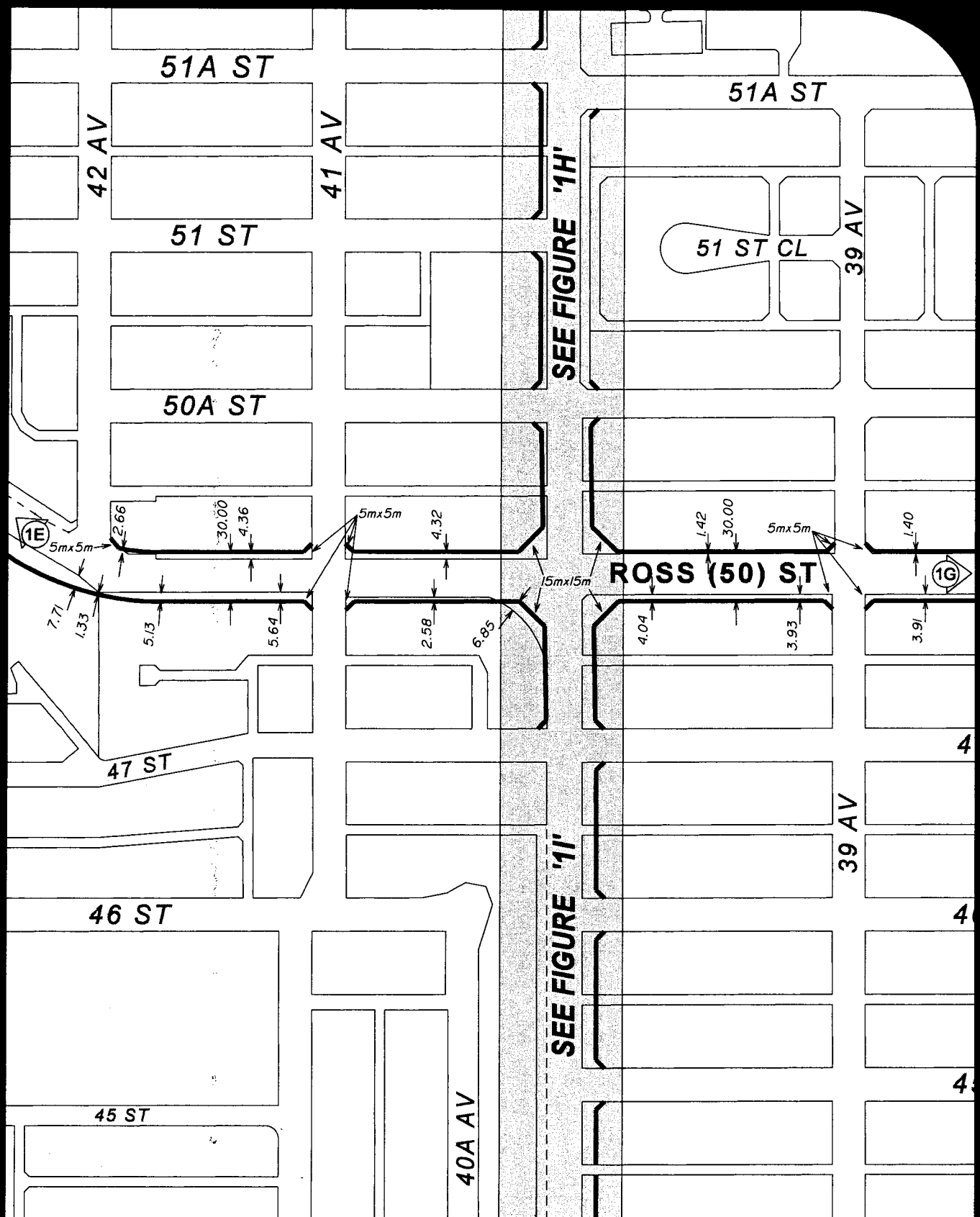
FRONT/SIDE YARD BUILDING SETBACKS
ROSS STREET

— Setback



Bylaw No. 3156/96

FIGURE 1E



NTS



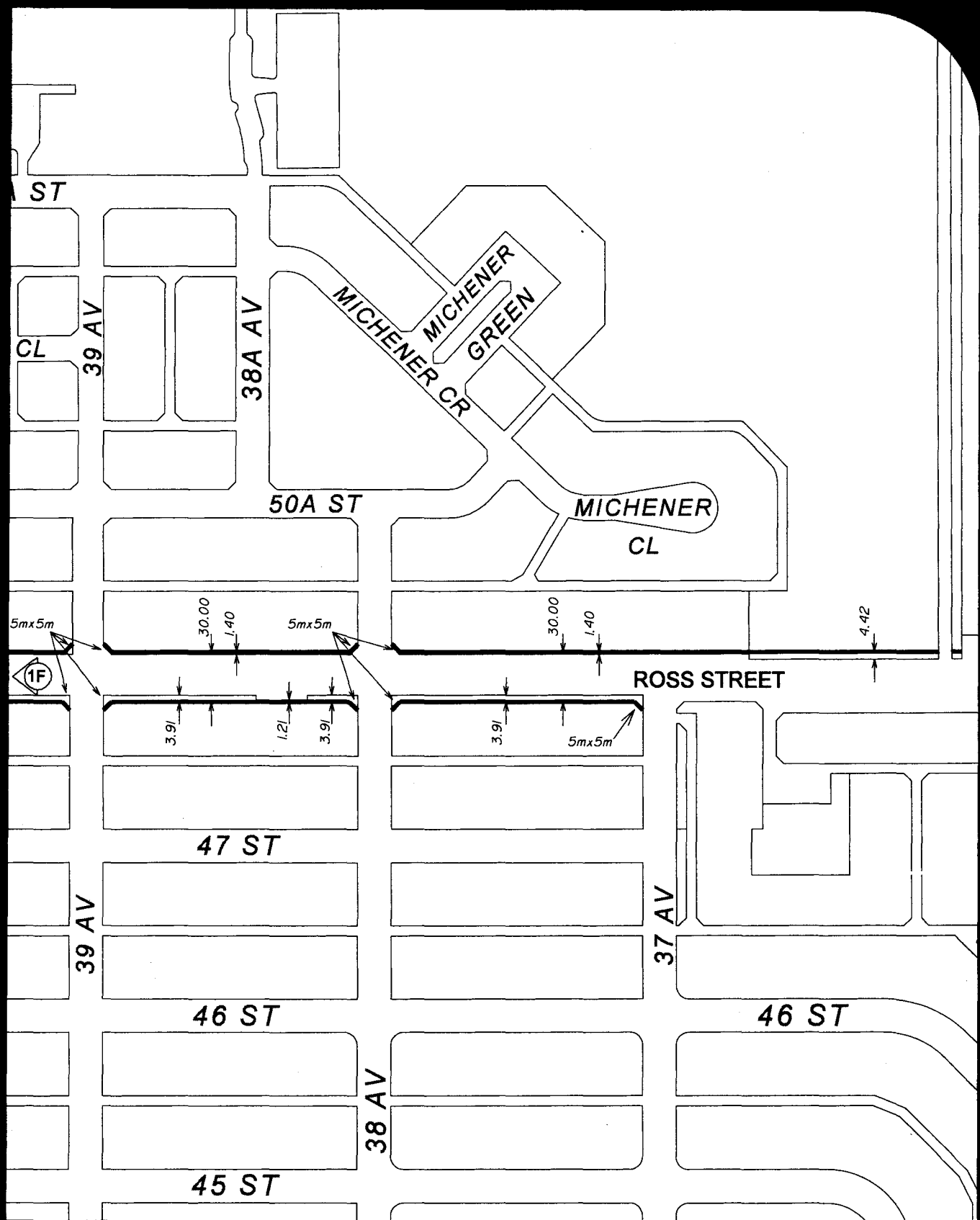
FRONT/SIDE YARD BUILDING SETBACKS ROSS STREET

— Setback
- - - Future P.L.



Bylaw No. 3156/96

FIGURE 1F

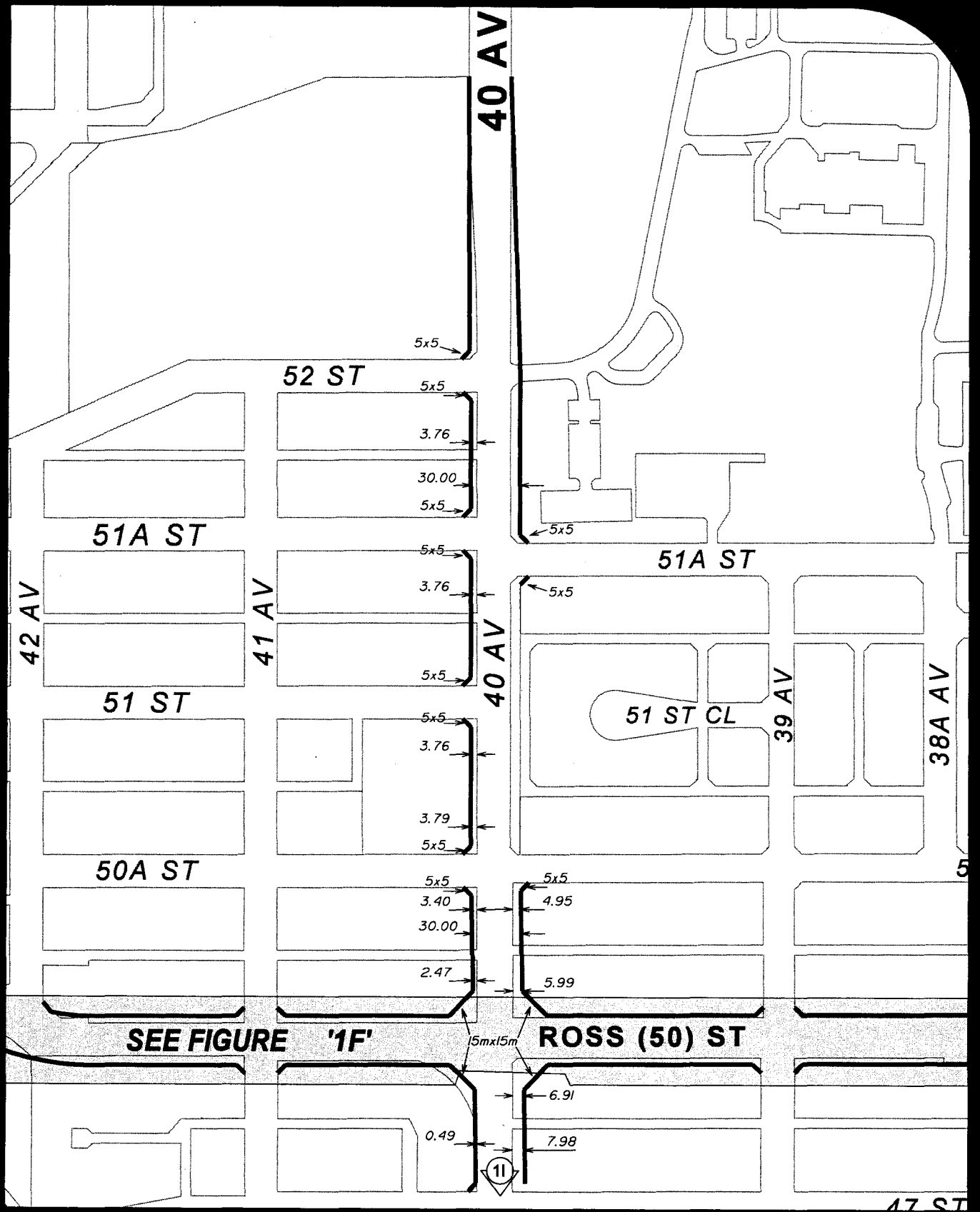


NTS

FRONT/SIDE YARD BUILDING SETBACKS
ROSS STREET

— Setback





NTS

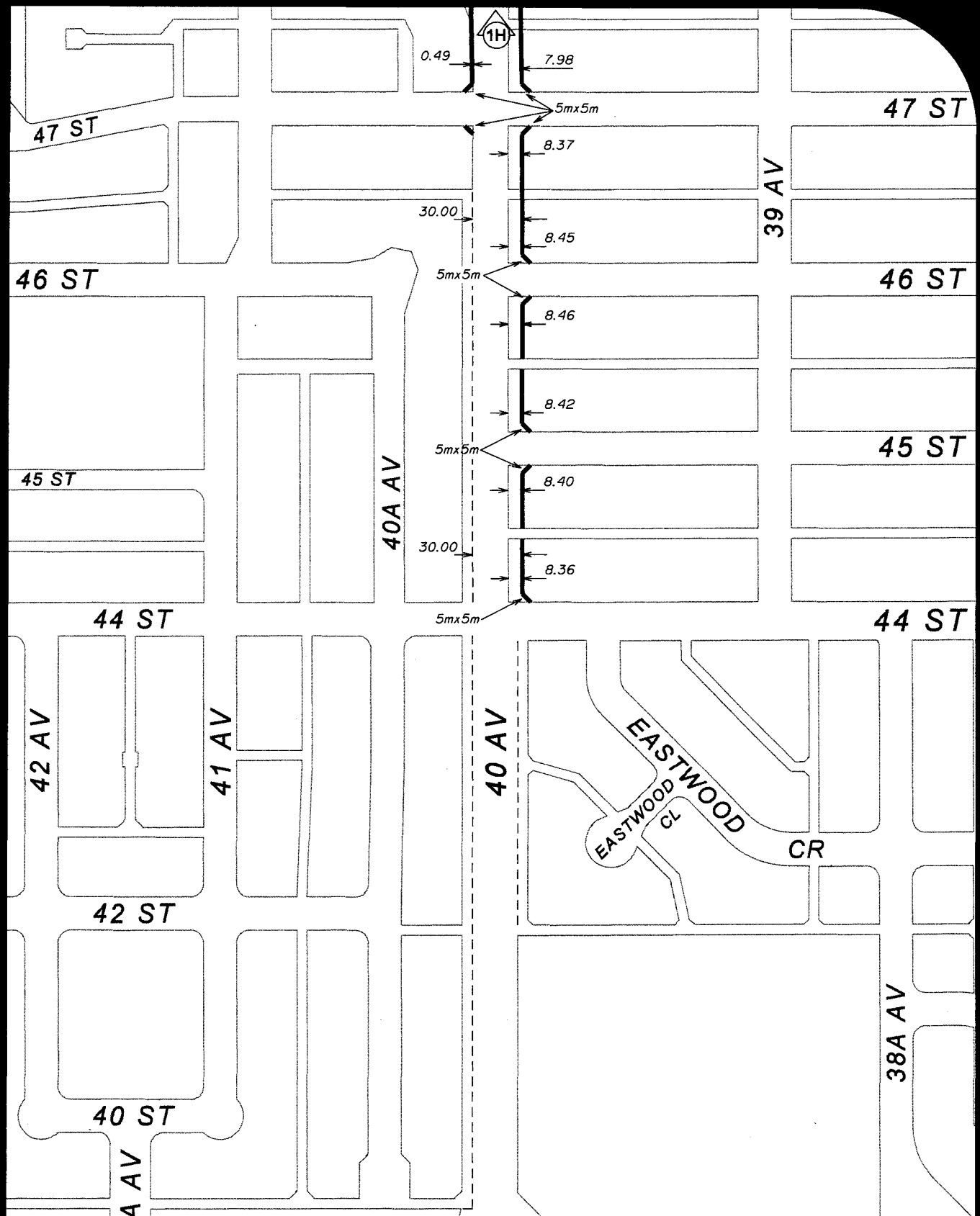
FRONT/SIDE YARD BUILDING SETBACKS
40 AVENUE

— Setback



Bylaw No. 3158/96

FIGURE 1H



NTS

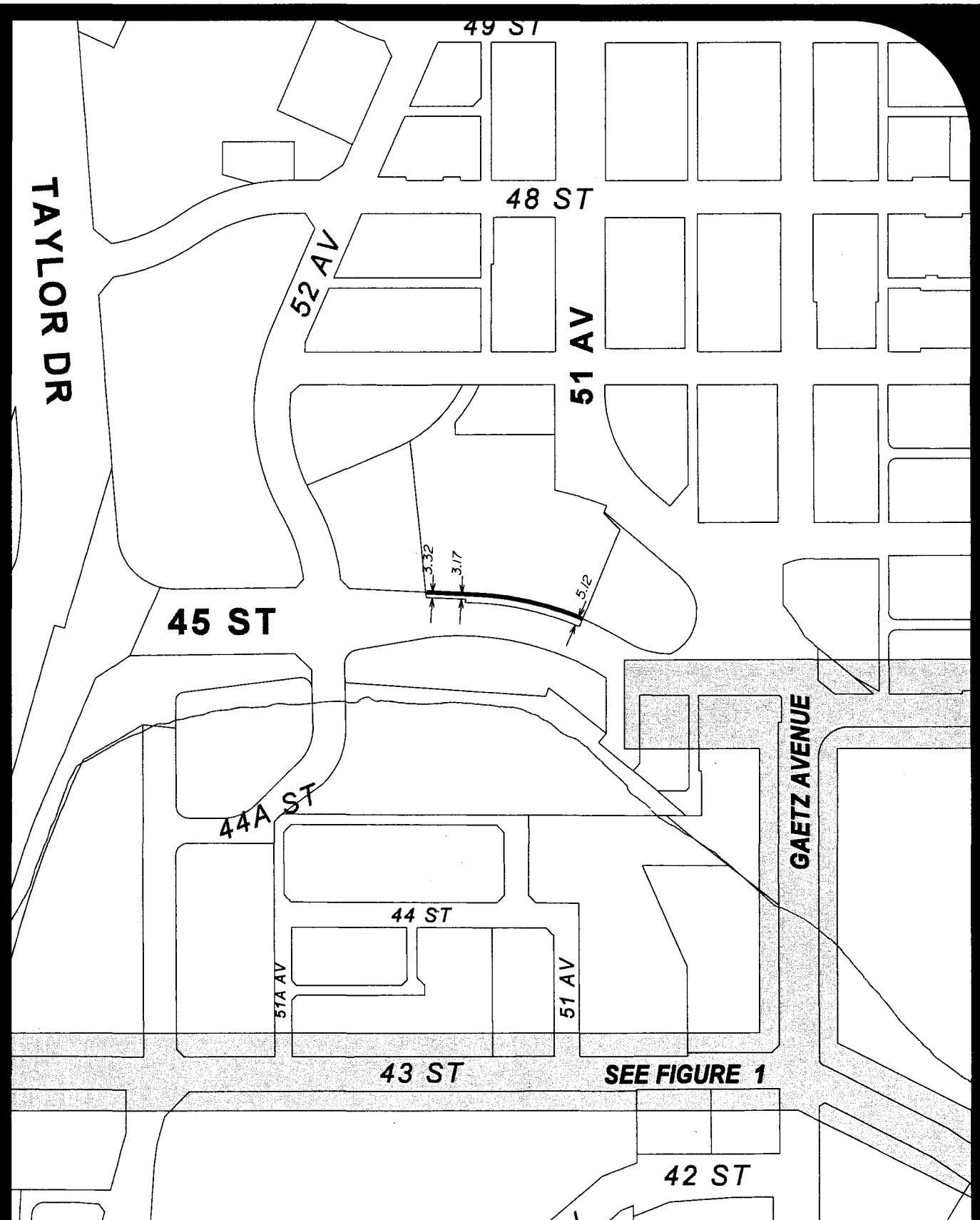
**FRONT/SIDE YARD BUILDING SETBACKS
40 AVENUE**

——— Setback



Bylaw No. 3158/96

FIGURE 11

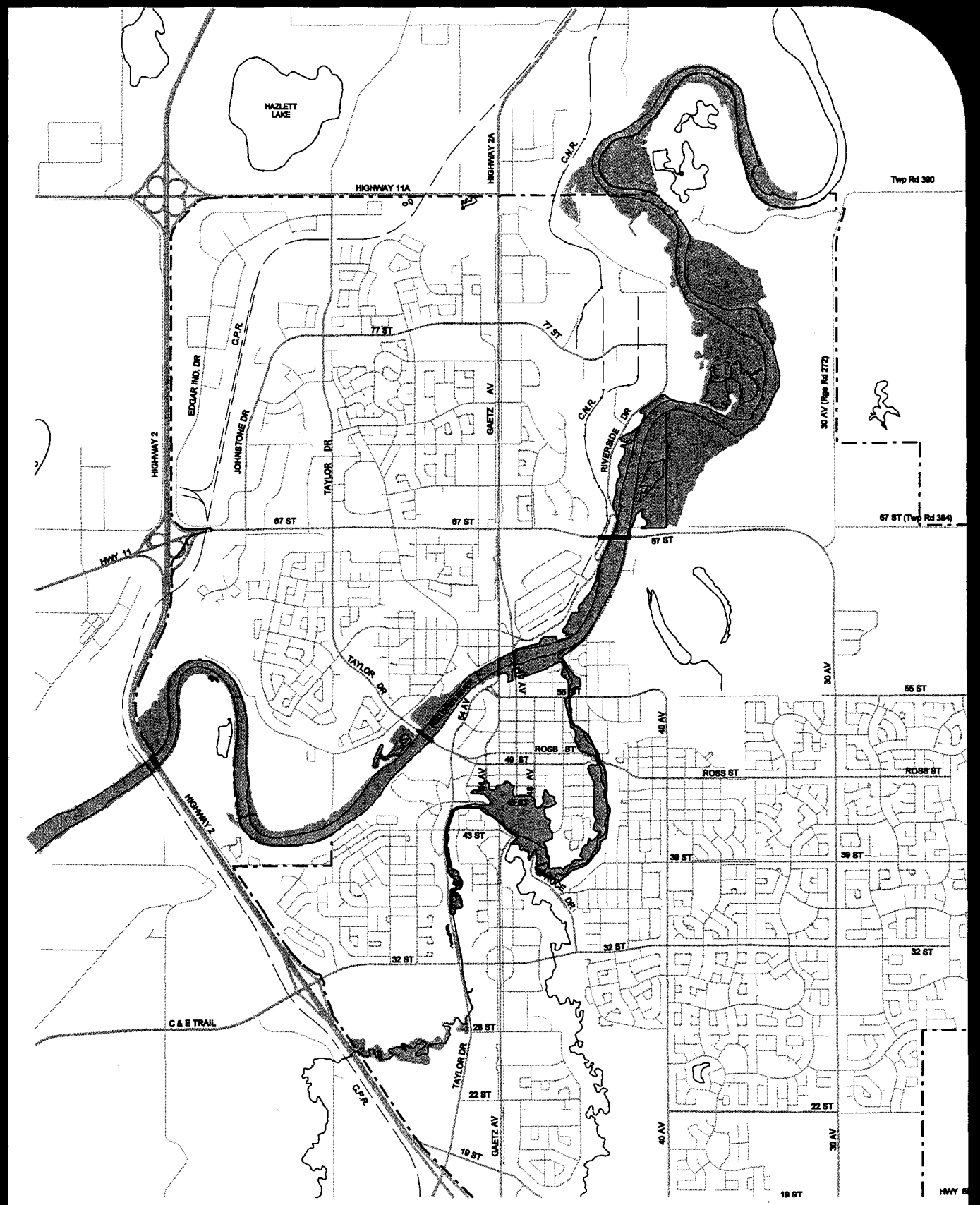


NTS

FRONT/SIDE YARD BUILDING SETBACKS
45 STREET

— Setback







NTS

THE CITY OF
Red Deer
ENGINEERING SERVICES

FLOOD PLAINS

Bylaw No. 2672/K-94

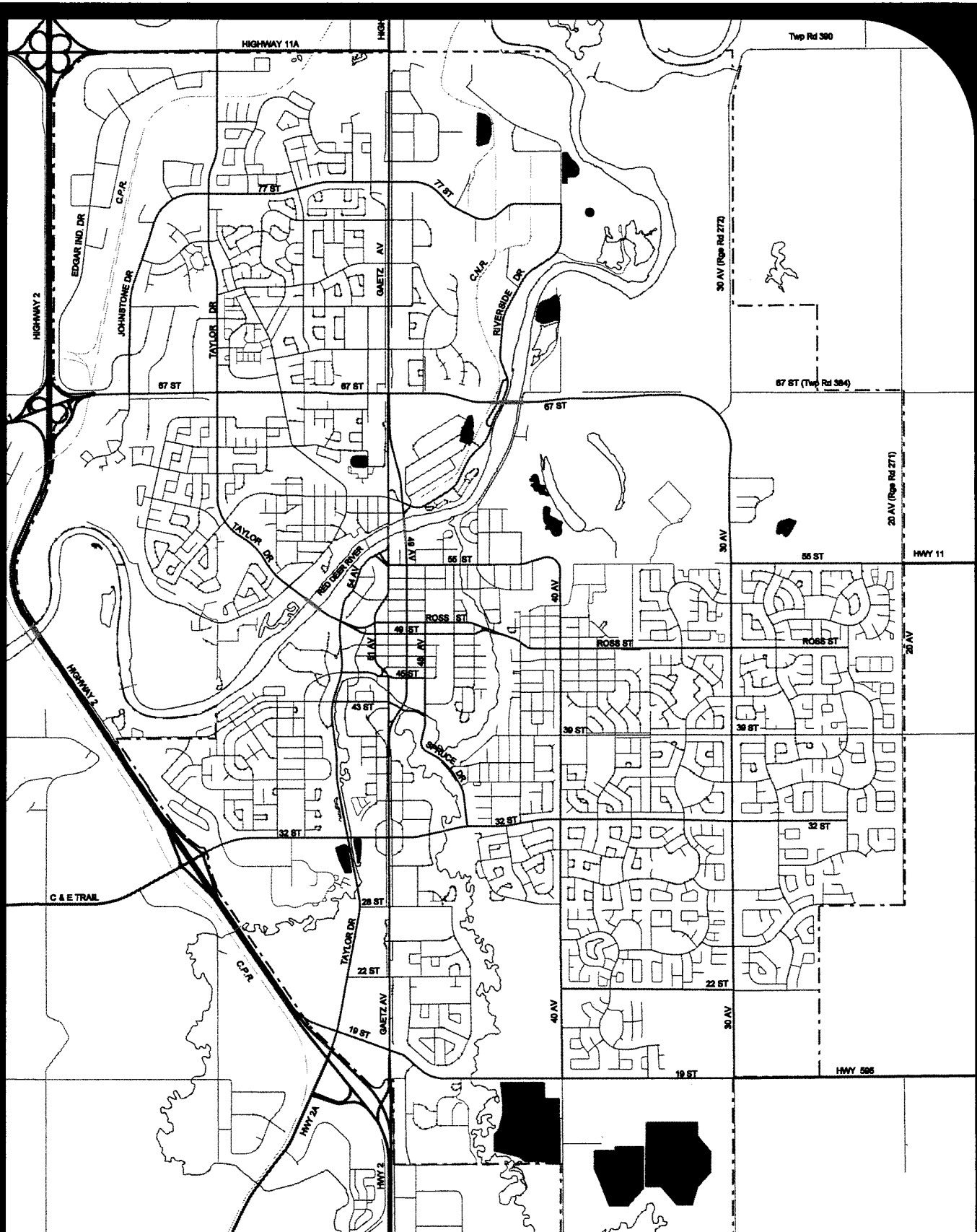
 Flood Plain Area Bylaw No. 2672/K-94
 Flood Plain Area Bylaw No. 3158/O-2004

BASED ON INFORMATION PROVIDED BY:
CANADA-ALBERTA FLOOD DAMAGE REDUCTION PROGRAM

Bylaw No. 3158/O-2004

FIGURE 2



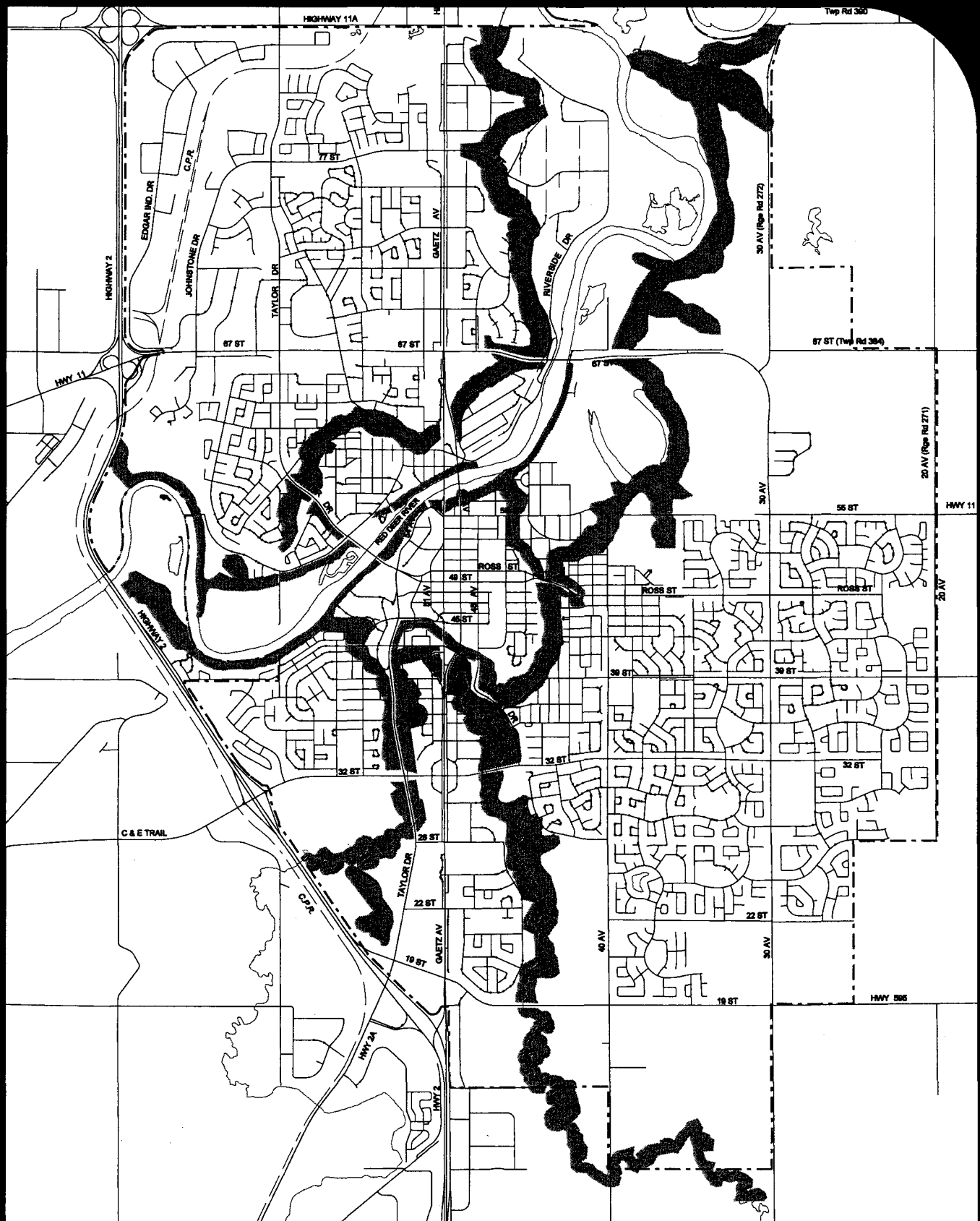


KNOWN LANDFILL SITES

NTS

Landfill Area

NOTE Landfills identified on map are approximate in location and may not include all sites within the City Limits. Other landfill sites may exist.



ESCARPMENT PLAN

NTS

Escarpment Area

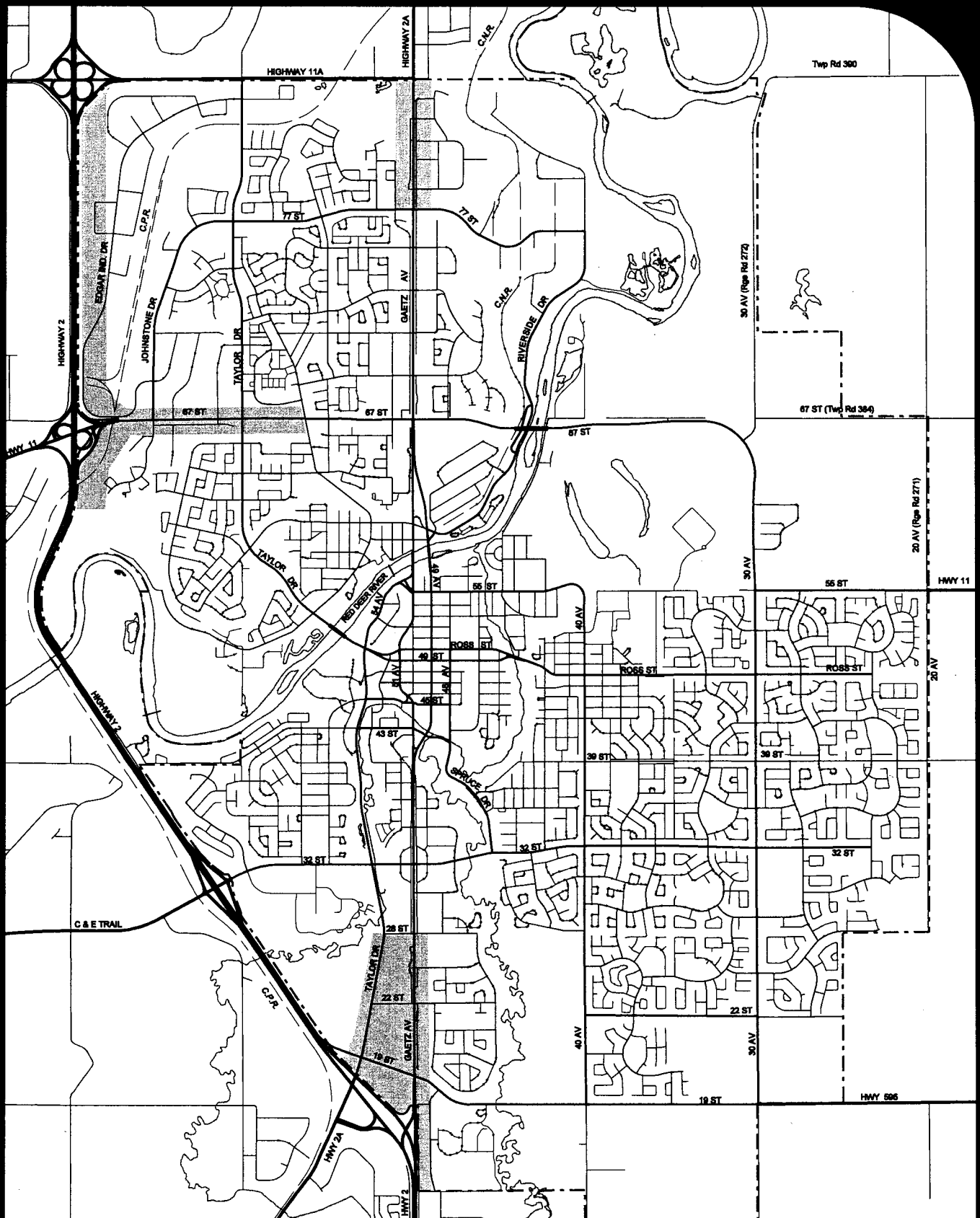
THE CITY OF
Red Deer
ENGINEERING SERVICES

This plan has been developed as a guide to identify areas of potential slope stability concerns, where Geotechnical Reports are required prior to new or re-development. This plan may not be conclusive therefore reference to the Land Use Bylaw and Engineering Design Guidelines are required to satisfy construction issues on or adjacent to slopes exceeding 15%.

Bylaw No. 3156/0-2004

FIGURE 4

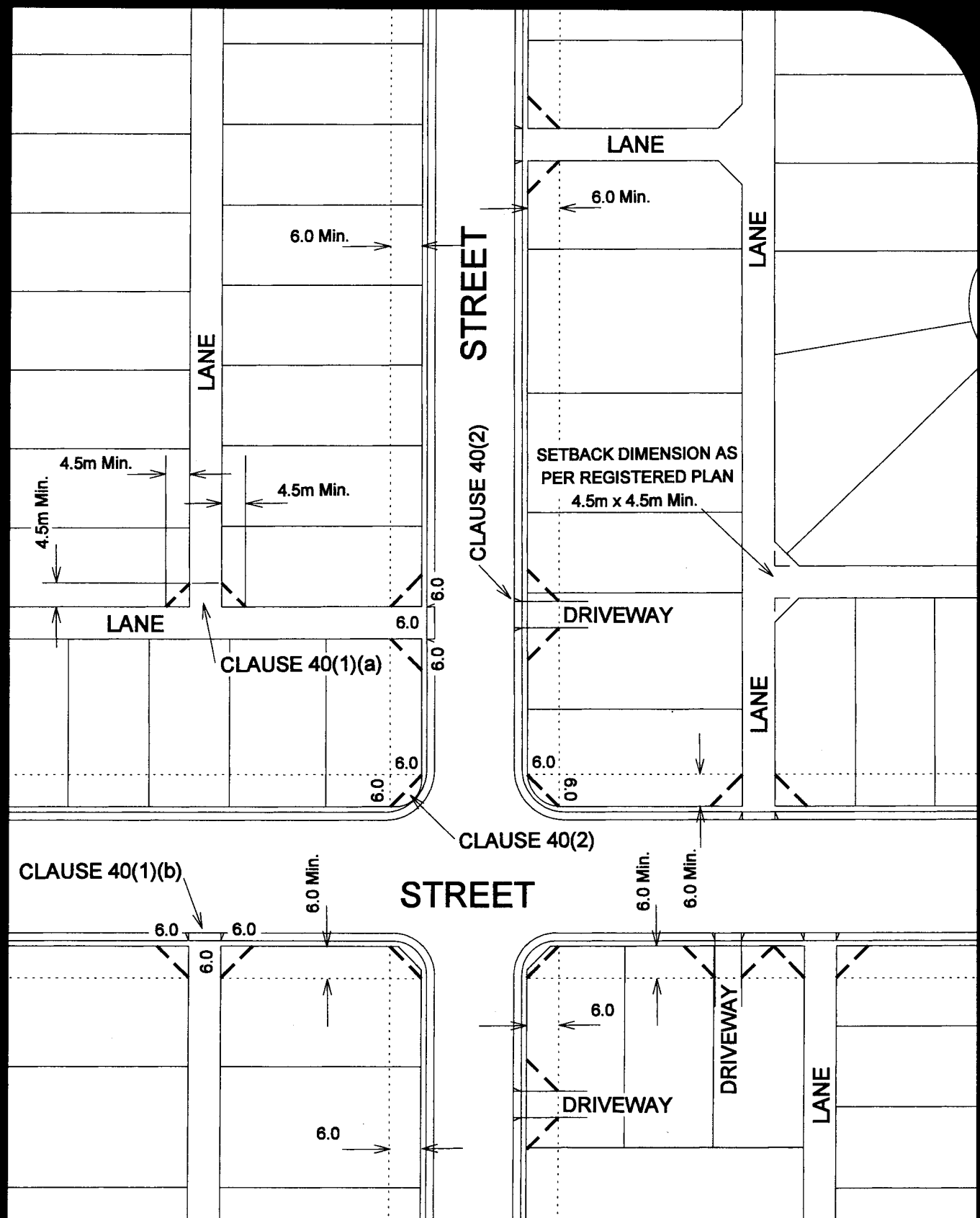




NTS

MAJOR ENTRY AREAS
 SUBJECT TO LANDSCAPING REQUIREMENTS
 AND RESTRICTION ON BILLBOARDS
 Bylaw No. 2672/W-92





RESTRICTIONS ON CORNER SITES

Bylaw No. 3156/96



NTS

**MATURE NEIGHBOURHOOD - PARKVALE DISTRICT
FOR LOW DENSITY RESIDENTIAL DEVELOPMENT**

Bylaw No. 3158/RR-2003

Area of Application



Bylaw No. 3158/0-2004

FIGURE 7



COMMUNITY SERVICES

Date: December 13, 2004 **CS-04-0015-0715**

To: Kelly Kloss, Manager
Legislative and Administrative Services

From: Colleen Jensen, Director
Community Services

Re: Use of Alberta Centennial Per Capita Municipal Grant Program

Background:

On May 14, 2004 a letter was received from Gene Zwozdesky, Minister of Community Development at the time, indicating that the province was allocating a per capita grant to all municipalities to “undertake legacy projects in commemoration of Alberta’s centenary”. Red Deer’s grant is \$225,342. The letter from the Province is attached for Council’s information.

Council will note that the per capita grant money “must be used for projects that commemorate Alberta’s Centennial by leaving a capital legacy for current and future Albertans. Each municipality must determine its own priorities for the spending of its grant”. This makes it clear that the funding is not to be used for any “celebration” activities, but rather, used for a capital project. An agreement has been signed between The City and Province for the capital use of this money, and the funding has been received.

In addition, to this per capita grant, Council will also recall that Red Deer received a Centennial Legacies grant from Phase II of the funding in the amount of \$1.5 million. This funding was used as follows:

- \$225,000 to complete the concept design and some detail design for Alexander Way. The overview of the plans was presented to Council on September 7, 2004.
- \$274,300 to further develop Stage II of the Downtown Plaza Park, which is the north end of the park. Work was completed late this fall.
- \$1,000,700 for the Stage I construction of Alexander Way. The majority of the construction will occur in 2005, for a September 2005 completion. This project is the primary focus for our expenditure, with the creation of a pedestrian friendly walkway along the street, with vehicular traffic still be accommodated. The work will be concentrated mainly from 47th Ave to Taylor Drive for this Stage, with tree plantings, street furniture, banners, signage, and designation of “busker bubbles” that will see entertainment on the street etc.

Discussion

As noted above, Alexander Way is our primary Centennial Project. As part of the concept and detail design, it is suggested that there be a significant emphasis on the installation of public art along the street. There is already one Ghost in front of Community Savings. In addition, it is proposed that an “Alexander” character be developed, that will be seen, hopefully in many forms and poses, along Alexander Way. This character will be based loosely on the history of the railroad fellow that the original Alexander Street was named for. There will be a competition amongst invited artists from our community to develop the character. Once “Alexander” has been graphically designed, then the intent would be to develop and install depictions of him, as a public art form, all along the Way. Various mediums may be used for the depictions.


In order to facilitate the artistic rendering of the “Alexander” character, the development and installation of several Alexander pieces, along with several other pieces of public art, it is suggested that the Alberta Centennial Per Capita Municipal Grant be used to fund this project. In addition, it is suggested that Alberta Foundation for the Arts (AFA) be approached to explore the permanent loan of a select few pieces that would add to what we could afford to have developed with our money. Our only cost for the AFA pieces would be installation. Other grant sources will also be pursued so, that as a community, we can leverage the Centennial Funding as much as possible. There is already approximately \$15,000 allocated for public art in the overall Alexander Way project, as Council will recall that all major capital projects must budget 1.2% for public art according to the Public Art Policy.

In speaking with the community about this proposal, there is lots of excitement and enthusiasm. Using the funding to develop and install the public art (including the Alexanders), is in keeping with recommendations from the Greater Downtown Action Plan, the Community Culture Master Plan and the Alexander Way Concept and Detail Design Plans. The community has indicated, through the various public consultation processes, that they wish to see public art throughout the community. A successful example of similar art installations, are the pieces at the Collicutt Centre, which have been extremely well received.

The Recreation, Parks and Culture Department, through their Culture Services Section, will take the lead role in calling for proposals for the art, seeing that the submissions are juried, and that the pieces are developed and installed. In addition, the Department will also follow through with discussions with the Alberta Foundation for the Arts, and with applications to other funding sources. The management of the project will be done in keeping with The City’s Public Art Policy and Procedures.

Recommendation:

That Council for The City of Red Deer approve the expenditure of the Alberta Centennial Per Capita Municipal Grant, in the amount of \$225,342 on the development and installation of public art as explained in the report, with administration being responsible for the undertaking of the project management and implementation.



Colleen Jensen

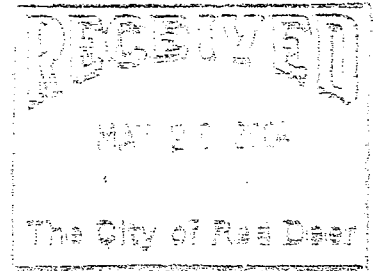
- c. Kerry Dawson
- Greg Scott
- Frank Colosimo



ALBERTA

Minister of Community Development
Deputy Government House Leader

MLA, Edmonton Mill Creek



May 14, 2004

Her Worship Gail Surkan
Mayor, City of Red Deer
PO Box 5008
Red Deer AB T4N 3T4

Dear Mayor Surkan:

As you are aware, Alberta will celebrate its 100th anniversary as a province within Confederation on September 1, 2005. To mark this important occasion, the provincial government is planning an exciting Centennial program. A primary component of this initiative is per capita funding for incorporated municipalities to undertake legacy projects in commemoration of Alberta's centenary.

Therefore, on behalf of Honourable Ralph Klein and the Government of Alberta, I am pleased to officially inform you that upon signing and returning the attached agreements, the City of Red Deer will receive \$225,342 from the Alberta Centennial Per Capita Municipal Grant Program. This special, one-time-only grant provides a total of \$10 million for incorporated municipalities throughout the province to undertake capital projects that will leave a lasting physical legacy, and that are a priority for you at the local level. This new per capita grant program is separate from the Centennial Legacies Grant Program – Phase 3, which I also announced on April 21, 2004.

Each incorporated municipality's funding is based on the Alberta 2003 *Official Population List*. The amount of the per capita grant is based on the size of each municipality, as follows:

- The smallest incorporated municipalities (with populations ranging from 1 to 999 persons) will each receive a flat base grant of \$3,000. There are 203 incorporated municipalities in the province that fit this category, and they include municipal districts, towns, villages, summer villages, improvement districts, Métis settlements and First Nations.
- All other incorporated municipalities with populations of 1,000 or more, will receive a per capita award of \$3.10 per person. There are 204 such municipalities in the province, and they include cities, specialized municipalities, municipal districts, towns, improvement districts and First Nations.

These per capita funds must be used for projects that commemorate Alberta's Centennial by leaving a capital legacy for current and future Albertans. Each municipality must determine its own priorities for spending its grant. Examples of possible projects include:

- Constructing or upgrading parks, promenades, trails, gardens, waterfalls and fountains, band shells, amphitheatres, ponds, soccer fields, tennis courts, baseball diamonds and other public-use outdoor amenities;

...cont'd

Her Worship Gail Surkan

Page 2

- Constructing or renovating publicly-accessible facilities such as swimming pools, arenas, theatres, museums, community centres, and so on;
- Purchasing equipment to support, for example, cultural, recreational, sporting and historical projects that are accessible to the public; or
- Undertaking beautification projects such as purchasing and planting trees, or installing park benches or historic signage, and so on.

Municipalities may choose to partner with and direct all or part of their grant to a registered not-for-profit group(s) to administer on behalf of the municipality; however, the municipality is responsible for ensuring that the funds are expended appropriately. If two or more municipalities wish to partner on a single large project, they may also "pool" these funds to achieve their mutual goals. Additionally, the Alberta Centennial Per Capita Municipal Grant Program funding may be used to help cover the cost of projects that have already been awarded a Centennial Legacies Grant.

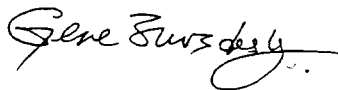
In order to access funding from the Alberta Centennial Per Capita Municipal Grant Program, please sign and return the attached two Grant Program Agreements to the Alberta 2005 Centennial Initiative Office by June 30, 2004. Once the completed Agreements have been received and countersigned, we will return one copy to you for your records, and payment will be made to you as soon as possible. The attached Grant Program Agreements outline the reporting requirements for this grant, which will consist of a brief description and/or report regarding the use of these funds in accordance with the criteria established.

Your incorporated municipality can access these per capita funds prior to determining what specific project or projects you might undertake. Once the project(s) have been determined, you will be required to notify the Centennial Initiative Office of your plans for informational purposes.

Should you require further information on this program, please contact the Alberta 2005 Centennial Initiative Office at (780) 415-2005, toll-free by first dialing 310-0000.

Please accept my best wishes for a successful Centennial project in your municipality. I look forward to joining you, your municipality and all Albertans as we celebrate Alberta's Centennial.

Sincerely,



Gene Zwozdesky
Minister of Community Development
Deputy Government House Leader

attachments

cc: Honourable Victor Doerksen, MLA, Red Deer South
Mary Anne Jablonski, MLA, Red Deer North

Comments:

We agree with the recommendations of the Community Services Director.

“Morris Flewwelling”
Mayor

“Norbert Van Wyk”
City Manager

Legislative & Administrative Services

DATE: December 21, 2004
TO: Colleen Jensen, Community Services Director
FROM: Kelly Kloss, Legislative & Administrative Services Manager
SUBJECT: Use of Alberta Centennial Per Capita Municipal Grant Program


Reference Report:

Community Services Director, dated December 13, 2004

Resolutions:

"Resolved that Council of the City of Red Deer having considered the report from the Community Services Director, dated December 13, 2004, re: Use of Alberta Centennial Per Capita Municipal Grant Program, hereby approves the expenditure of the Alberta Centennial Per Capita Grant, in the amount of \$225,342 on the development and installation of public art, as explained in said report presented to Council on December 20, 2004, with administration being responsible for the undertaking of the project management and implementation."

Report Back to Council: No



Kelly Kloss
Manager
/chk

c Director of Corporate Services
Treasury Services Manager

**Social Planning Department**

DATE: December 13, 2004

TO: Kelly Kloss, Legislative and Administrative Services Manager

FROM: Scott Cameron, Social Planning Manager

SUBJECT: SCHOOL AGE CHILD CARE MONITORING PROGRAM

Alberta Children's Services recently established new provincial standards for licensing of school age childcare programs in Alberta. Until recently, this lack of provincial standards meant that municipalities operating school age childcare programs were doing so using local standards and guidelines. Policy Reference 3.2.1 of the Social Planning Policy Manual establishes that school age programs are monitored twice per year according to Standards approved by City Council. The Red Deer and District FCSS Board is charged with the responsibility of reviewing the standards every five years with 2004 being the next scheduled review date. The policy further instructs Social Planning to conduct the program monitors in the fall and spring with the results of these program reviews being shared with the Child and Family Services Authority (CFSA) as a basis for licensing.

The Red Deer and District FCSS Board is recommending significant changes to the existing Social Planning policy.

Red Deer has been participating in discussions with Edmonton and Calgary regarding these new standards and their impacts on program monitoring and subsidy programs. There appears to be growing consensus that duplication exists in the area of program review as the creation and approval of new provincial standards has resulted in the requirement of CFSA to conduct program reviews at least two to three times annually. Relative to subsidy programs supported by municipalities in these three cities, support is also mounting to challenge the Province of Alberta to recognize school age childcare as a provincial responsibility and shift support for parent subsidy programs away from municipalities and FCSS.

In addition to the dialogue with Edmonton and Calgary, consultation with the CFSA and Red Deer Child Care Society has also taken place. Following are a number of directions that have resulted from these conversations:

1. Red Deer Child Care Society will establish a Board policy determining that standards for School Age Child Care (SACC) will remain as the higher or more stringent of either the existing 2004 municipal standards or the current provincial standards.
2. Red Deer and District FCSS Board will no longer maintain municipal standards for SACC nor conduct twice-annual standards checks in school age programs operated by Red Deer Child Care Society.
3. Central Alberta CFSA will assume sole responsibility for reviewing and licensing local school age childcare programs.

Social Planning Department

4. Red Deer and District FCSS will continue to support a parent subsidy program for Red Deer Child Care Society SACC programs until such time as a provincial subsidy program is established.

FCSS Board Recommendation:

- That the Red Deer and District FCSS Board support the transfer of authority for school age childcare standards maintenance and monitoring for licensing purposes to the Central Alberta Child and Family Services Authority, and
- Further that, the Red Deer Child Care Society establishes a policy that commits to the highest standards of care for school age childcare programs meeting or exceeding provincial standards and existing 2004 municipal standards and guidelines.

Administration fully supports the position taken by the Red Deer and District FCSS Board to avoid duplication in standards maintenance and program monitoring. Red Deer Child Care Society offers excellent school age programs in 15 locations throughout Red Deer and displays tremendous commitment to quality and community service. Direct monitoring from the Central Alberta Child and Family Services Authority (CFSA) will ensure that these licensed programs continue to operate in compliance with Provincial standards.

Recommendation

That the City of Red Deer rescind the School Age Child Care Standards (approved by City Council on May 25, 1999) contained within Social Planning Policy Reference 3.2.1 (School Age Child Care Standards) in favor of local programs operating under the new Provincial Child Care Regulation (August 1, 2004).

Policy Section:**Policy Reference: 3.2.1****FAMILY AND COMMUNITY SUPPORT SERVICES****Policy Subject:****Page 1 of 1****SCHOOL AGE CHILD CARE STANDARDS****Lead Role:**

**Social Planning Manager
Projects Supervisor**

Purpose

To clarify the standards that must be followed in the School Age Child Care Program.

Policy Statement

School age child care programs are monitored twice per year, in the spring and in the fall, according to the Standards approved by City Council, by a contractor hired by the Social Planning Department. One visit is scheduled; one visit is unannounced.

Cross Reference

School Age Child Care Standards Checklist

Remarks

The Province of Alberta does not have standards for the delivery of school age child care. Each municipality can choose to develop their own standards.

The School Age Child Care Standards are reviewed approximately every five years by a committee of FCSS Board members, parents, the agency offering the programs, and staff of the agency and the Social Planning Department.

Approved**Effective Date****Revision/Review****June, 1989****September 2000**

Approved by FCSS Board May 04 1999
Approved by City Council May 25 1999

THE CITY OF RED DEER SCHOOL AGE CHILD CARE STANDARDS

Standards for programs which receive funding for School Age Child Care (SACC) are set by City Council and reviewed on a regular basis. Each parent will receive a copy of the Standards when they register their child for school age child care.

Red Deer & District Family and Community Support Services (FCSS), via the Social Planning Department, contracts with a non profit society to offer subsidy to families with low income and/or special needs. The sliding fee scale for subsidy is determined by the FCSS Board.

The Social Planning Department maintains a Funding Agreement with the non-profit society and monitors the programming of the school age child care by contracting an individual to ensure that standards are being met by the agency providing the service.

Diamond Willow Child and Family Services Authority licenses school age child care under the Social Care Facilities Licensing Act.

The responsibilities of the City of Red Deer (Family and Community Support Services) and Diamond Willow Child and Family Services Authority are included as an Appendix to these standards.

1) PERSONNEL QUALIFICATIONS

a) School Age Child Care Supervisor

The person must

- be at least 18 years old
- have a criminal record check completed by the RCMP at time of employment, prior to being placed in a child care program. The criminal records check will be validated annually.
- have a valid First Aid Emergency Certificate (Red Cross or St. John's Ambulance), which for child care workers also includes CPR, or obtain the First Aid Certificate as soon as possible (maximum of two months). The agency employing the worker will provide basic orientation to first aid in the interim.
- have a Child Welfare Information System check at the time of employment and have the check validated annually
- have up-to-date immunization : diphtheria/tetanus every 10 years; measles, mumps, rubella if born after 1959; testing for tuberculin/Mantoux (TB). The local public health authority recommends testing for TB thereafter if the employee has a known contact or symptoms
- have work experience with group care of children, six months to one year on a part-time basis or two months on a full-time basis
- have a minimum of one year post-secondary education in the human service field (Early Childhood, Education, Recreation, Social work, etc.), with two years preferred
- be enthusiastic, child-oriented and to work as part of a team
- be able to demonstrate leadership in establishing a rapport with parents to nurture confidence, skills and involvement
- have experience in working within a budget, record management and purchasing supplies
- complete at least four approved professional development workshops or one child related credit course annually

b) **Assistant/Child Care Worker**

- be at least 18 years old
- have a criminal record check completed by the RCMP at time of employment prior to being placed in a child care program The criminal records check will be validated annually.
- have a valid First Aid Emergency Certificate (Red Cross or St. John's Ambulance) which for child care workers also includes CPR or obtain the First Aid Certificate as soon as possible (maximum of two months) The agency employing the worker will provide basic orientation to first aid in the interim.
- have a Child Welfare Information System check at the time of employment and have the check validated annually
- have up-to-date immunization : diphtheria/tetanus every 10 years; measles, mumps, rubella if born after 1959; testing for tuberculin/Mantoux (TB). The local public health authority recommends testing for TB thereafter if the employee has a known contact or symptoms
- have work experience with group care of children six months to one year on a part-time basis or two months on a full-time basis
- be enthusiastic, child-oriented and be prepared to work as part of a team
- complete at least four approved professional development workshops or one child related credit course annually

c) **Volunteers**

Volunteers are an important addition to School Age Child Care programs. Volunteers will be approved by the SACC program management and will work under direct supervision of the program supervisor. Regular volunteers or volunteers required to meet staff /child ratios will require a current record check by the RCMP and a Child Welfare Information System check.

2) **STAFF/CHILD RATIO**

The ratio shall not exceed 1:14. There must be two adults on the premises at all times and one of them must be the program supervisor or assistant. If the second adult is not one of the regular staff, the program must satisfy The City that the second adult is a suitable alternate. The above requirements are also necessary for off-site trips. Programs are also encouraged to use volunteers on off-site trips to increase the staff / child ratio in less familiar surroundings.

If the staff/child ratio is 1:6 or less, the program supervisor may be alone with the children on or off-site. This standard matches that for Family Day Homes which allow a 1:6 ratio at all times. The SACC program management will ensure that staff have cell phones and are trained in emergency procedures.

Maximum group size shall be 28, while still maintaining the 1:14 ratio. Under special circumstances (i.e., field trips via bus) the group size may increase to 42 while still maintaining the 1:14 ratio and space requirements.

Where a centre consists of more than 28 children, there shall be a minimum of two groups. Each group shall have a specific area with designated primary staff to ensure consistent care and supervision. In special circumstances (i.e., field trips), volunteers and practicum students may be considered in determining staff/child ratio.

There may be times when children are under distal supervision, that is, out of direct eye contact with the supervisor. For instance children will go to the washroom without accompaniment.

3) SPACE REQUIREMENT

School age child care programs in Red Deer are commonly offered in schools, both public and separate. Parents prefer that children are within the same setting throughout the day.

Schools and school staff are an integral part of a successful school age program. A space dedicated for school age use is preferable for optimum programming for the children. Site-based management in the schools has meant that space in elementary schools is utilized as much as possible, and schools are unable to allocate a consistent adequate space for school age use. Rather, programs have to cope to using space like the gym, computer room, atrium to offer the programs. School age staff must be innovative to make these spaces work.

The physical space must meet all municipal and provincial requirements for zoning, building safety, fire safety and health and be suitable for the group care of children. The program will require a license under the Social Care Facilities Act, administered by Diamond Willow Child and Family Services Authority. Programs not within the schools would also require a City of Red Deer Occupancy Permit. Programs will constantly monitor the space in which children are playing to insure that safety is a prime concern.

a) Indoor Space

Any calculations of indoor space must be exclusive of fixed furnishings, washrooms, storage, kitchen and other space not usually designated for child care purposes. There must be at least 3m² of play space per child.

b) Outdoor Play Space

Suitable outdoor play space shall be available adjacent to the centre housing the school age child care program. Public play space may be considered for this requirement.

There must be at least 7m² per child of outdoor play space.

4) PROGRAM

- a) The program shall be developed in response to the social, emotional, physical, and cognitive needs of the children.
- b) The program shall promote self sufficiency and self esteem, self discipline and cooperation in children.
- c) The program shall encourage initiative and decision making in children in their choices of activities.
- d) The program shall encourage children to participate in the planning, development and implementation of the program.
- e) The program shall have planning which demonstrates the use of developmentally appropriate activities such as, but not limited to, the following: gross motor activities, dramatic play, quiet times, creative arts, music, books, table games, puzzles and scientific experiments. Activities are planned based on child need and interest.
- f) The program shall identify and respond to individual needs in order to foster positive peer association; encourage friendships, co-operative sports, co-operative play and projects; develop awareness, understanding and tolerance of individual differences.
- g) The program shall incorporate into its program provisions to deal with informing a child how to cope with emergencies, deal with adult strangers and self protection from physical or sexual abuse.

- h) The program shall prominently display and/or publish a periodic program plan and schedule of activities in the centre for the information of children and parents.
- i) Programs will provide, daily, a range, balance and choice of good quality activities for children.
- j) Programs will have adequate equipment and supplies in proportion to the number of children enrolled. Supplies will include portable theme boxes, game, puzzles etc..

5) **HEALTH AND EMERGENCY PROVISIONS**

- a) Each agency funded for school age programs shall have property insurance and general liability insurance coverage for staff, volunteers, and children for a minimum of \$2,000,000.00. Professional liability insurance is also advised.
- b) An emergency plan and fire exits must be posted. Evidence of monthly fire drills must be recorded.
- c) Current addresses and phone numbers shall be easily accessible (including all off-site activities) with respect to:
 - 1. parents and alternates to contact if parents not available
 - 2. staff and substitute staff
 - 3. Public Health Authority
 - 4. each child's physician
 - 5. hospital emergency number and poison control
 - 6. fire and ambulance
 - 7. taxi services
- d) The program must keep a record of information related to allergies and their symptoms, medical problems or long term medications and the special needs of any child in the program and the required response.
- e) Each program shall have a first aid kit on site as prescribed by the Occupational Health and Safety Act. The program supervisor and the program assistant must both possess a valid First Aid Certificate issued by Red Cross or St. John's Ambulance.
- f) In case of an accident or serious illness, a staff member shall ensure the child receives medical assistance immediately and shall notify the parent or guardian as soon as possible.
- g) The program will develop a written policy for dealing with suspicion of child abuse (including sexual abuse) compliant with the Child Welfare Act. Diamond Willow Child and Family Services Authority recommends that programs use their child abuse protocols. This policy shall be part of the parent handbook.
- h) Any medication administered by SACC staff must be prescribed by a physician. Staff must have written authorization from the parent and must also be trained by an expert, which may include the parent, to administer the medication.
- i) Smoking is prohibited anywhere within the SACC program, including off-site trips.

7) **DISCIPLINE**

- a) The program shall develop a written philosophy of behaviour management and discipline which is age appropriate. This shall be distributed annually to every parent or guardian of a child enrolled in the program. The staff and volunteers in the program will be familiar with this document and be willing to abide by the policy.
- b) Positive interaction with children will preserve the child's self respect and dignity. Action to correct inappropriate behaviour by any child shall not, under any circumstances, include, but not be limited to
 - hitting, shaking, shoving, requiring a child to repeat inappropriate physical movements, or confinement
 - corporal punishment
 - verbal abuse

8) **ADMINISTRATION**

The program shall maintain and keep current at least the following records. Records will be reviewed and revised at the beginning of each school term and before holiday programs when children are not with their home program and staff. Parents will also be responsible for keeping the program informed of any changes to vital information.

At the School Age Programs

- A copy of complete registration form. Include allergy information, long term medication information and parental permission for field trips, photographs, and emergency medical assistance.
- Separate emergency cards complete with children's Alberta Health Care Numbers, physician's name and phone number, parents' phone numbers, emergency contact names and phone numbers, as well as allergy and long term medical information.
- Current month parent sign in sheets.
- Current month accounts receivable list showing the parent contract for the month, payments made for the month and any balance owing.
- Authorization for administration of medication

At the Administration Office

- The original registration form signed by the parent.
- The original Parent Contract and any Contract Adjustment Forms also signed by the parent
- The Complete Parent Fee Ledger (on computer) for each program
- Completed FCSS Subsidy form and supporting documentation
- Previous month's parent sign in sheets for each program.
- Termination information.
- Records of staff First Aid certification, RCMP check, medical requirements, completion of professional development courses

9) **COMMUNITY RESOURCES**

Programs shall use community resources as much as possible and thus facilitate the integration of children into their community. Programs are encouraged to share resources as well and thus promote cost efficiency.

10) **CONFIDENTIALITY**

Staff of school age child care programs will maintain strict confidentiality about the children and families in their care and not share information among other people in the program.

11) **COMPLAINT PROCEDURES**

If parents using any School Age Child Care program have concerns about the program or staff, those concerns are to be directed to the administrator of the program. If the parent feels that their concerns are not addressed, the Chair of the Society board is to be contacted. If the parent is still not satisfied that their concerns have been addressed, they should call the Social Planning Department, City of Red Deer.

Staff of Day Care Services, Diamond Willow Child and Family Services Authority, are responsible for monitoring the space under the Social Care Facilities Licensing Act so concerns about space should be addressed to them.

12) **FAMILY DAY HOME SCHOOL AGE CHILD CARE**

Some Family Day Homes also accept school/aged children for care because

- a group care centre is not easily accessible
- parents have younger siblings in the family day home
- the school age child has special needs which could be better met by a family day home.

In order to acknowledge the different needs of a school aged child:

Staff Child Ratios - A Family Day Home provider will not care for more than six children, under the age of eleven, at any one time including the provider's own children.

Programming in the Family Day Home must reflect the needs/interests of the School Age Children placed in the Family Day Home.

Family Day Home Providers with School Age Children placed in their home must attend a minimum of one (1) School Age Program workshop per year.

Off site distal supervision (when children are out of sight of the supervisor) may occur in a Family Day Home placement in order for the School Age child (children) to travel to and from school providing the following conditions are met:

- A. a written agreement is signed by the parent confirming the knowledge of and giving their permission for the off site supervision
- B. a written plan is signed by the parent and Family Day Home Provider outlining the whereabouts of the child during the off site supervision (e.g. route traveled to and from school) and the procedures to be followed for emergencies.

On-site distal supervision may occur within the Family Day Home or the adjacent fenced yard providing there is a written agreement signed by the parent confirming their knowledge of this practice and giving their permissions for the distal supervision.

PROTOCOL FOR LICENSING SCHOOL AGE CHILD CARE WHERE MUNICIPALITY HAS ESTABLISHED STANDARDS

A. DIAMOND WILLOW CHILD AND FAMILY SERVICES AUTHORITY (Day Care Programs) RESPONSIBILITIES

- Ensure that the requirements of the Social Care Facilities Licensing Act (SCFL) are met as regards to school age child care. This includes monitoring the physical space where the care is provided.
- Recommend and issue the Social Care Facilities License based on DWCFA licensing inspector observations and reports and on collateral authority reports (Health Inspection, Fire Inspection, FCSS Program Inspection)
- Forward copies of licenses and reports to FCSS representatives.
- Liaise with municipal representatives as to the program delivery and inform the municipality and agency providing the service of any concerns.
- Ensure that any complaints are investigated in a timely, objective and thorough manner.

B. CITY OF RED DEER RESPONSIBILITIES

- Prepare and review City of Red Deer Child Care Standards
- Maintain an arms-length agency to offer school age child care. Prepare the Funding Agreement which outlines the expectations of the program.
- Contract with an individual to monitor the School Age Child Care Standards twice per year (one visit scheduled, one impromptu) to insure the standards are being met by the agency providing the service.
- Provide to Diamond Willow Child and Family Services Authority the collateral authority report for program approval based on the previous year's two contractor reports. For new programs, a collateral report will be provided in a timely manner.
- Liaise with DWCFA Day Care Services in all aspects of the program, including space, program delivery, complaint investigation and follow-up.

Policy Section:**Policy Reference: 3. 2. 2****FAMILY AND COMMUNITY SUPPORT SERVICES****Policy Subject:****Page 1 of 1****SCHOOL AGE CHILD CARE STANDARDS CHECKLIST****Lead Role:****Social Planning Manager
Projects Supervisor****Purpose**

To monitor the standards that must be followed in the School Age Child Care Programs.

Policy Statement

School age child care programs are monitored twice per year, according to the Standards approved by City Council, using the Standards Checklist.

Cross Reference

School Age Child Care Standards

Remarks

Copies of the reviews are sent to the agency operating the programs and to Diamond Willow Child and Family Services Authority (Day Care Services).

Approved**Effective Date****Revision/Review****June, 1989****September 1999**

**STANDARDS CHECKLIST
SCHOOL AGE CHILD CARE
CITY OF RED DEER**

97

PROGRAM	
DATE OF VISIT	TIME OF VISIT
NAME OF INSPECTOR	
SIGNATURE OF INSPECTOR	

PART A

1.	PERSONNEL
Supervisor _____ Assistant Supervisor _____ Other Staff _____ Special Needs Staff _____ No. of Children _____ Not Required _____ Volunteers _____ SACC Management has knowledge of any volunteers in the program Yes _____ No _____ Regular volunteers have a security and CWIS check Yes _____ No _____	
2.	PARENT INVOLVEMENT
Parent involvement with the SACC program, or with Society, in decision-making, social or community events, fundraising, etc. _____ _____ _____ _____ _____ _____ _____ _____ _____	
3.	COMMUNITY RESOURCES
Give names and dates of the last two community facilities or resources used by the program. _____ _____ _____ _____ _____ _____ _____ _____	

4. HEALTH AND EMERGENCY PROVISIONS

98

Record of monthly fire drills		Yes____	No____
Emergency Plan and Fire Exits Posted		Yes____	No____
First Aid Kit easily accessible		Yes____	No____
First Aid Kit stocked according to Occupational Health & Safety Act		Yes____	No____
Parent Handbook contains parent abuse policy		Yes____	No____
Parent Handbook contains discipline policy		Yes____	No____
Have addresses and phone numbers for:	Staff	Yes____	No____
	Substitute Staff	Yes____	No____
Phone numbers readily available for:	Hospital Emergency	Yes____	No____
	Poison Control	Yes____	No____
	Fire	Yes____	No____
	Ambulance	Yes____	No____
	Taxis	Yes____	No____
Copy of complete registration form for each child		Yes____	No____

Comments:

Emergency cards for each child for on and off-site with:

Physician's Name and Phone Number	Yes____	No____
Parents' names and Phone Numbers	Yes____	No____
Emergency or Alternate Names and Phone	Yes____	No____
Allergy and long-term medical information	Yes____	No____

Emergency cards were last reviewed and revised on - M____ D____ Y____

Comments:

Authorization for administration of medicine	Yes____	No____
Current month sign-in sheets	Yes____	No____

1.	Confidentiality about the children and their families is maintained.
2.	Positive interaction which will preserve the child's self-respect and dignity is observed.
3.	No inappropriate discipline or corporal punishment is used.
4.	Staff / child ratio of 1:14 (or less) is maintained.
5.	If staff / child ratio is 1:6 or less and supervisor is alone with the children on or off-site, the supervisor has a cell phone and is trained in emergency procedures.
6.	Maximum group size of 28 (or less) is maintained.
7.	Supervisor is aware of whereabouts of children out of eye contact (i.e. in washroom).
8.	Physical space is monitored for safe conditions.
9.	Staff are able to make appropriate use of the space available to them.

5.	OBSERVATIONS OF SCHOOL AGE CHILD CARE STANDARDS INSPECTOR	100
10.	Supervisors encourage children to participate in program planning.	
11.	A program plan and schedule of activities is posted for parents and children.	
12.	The program has adequate equipment and supplies in proportion to the number of children attending.	
13.	Activities planned and available provide a range, balance and choice of activity.	
14.	Additional comments:	

101

ADMINISTRATION

At the Administration Office, the inspector is shown the following files and conducts a spot check for completeness.

- Comments:**

DATE:

Comments:

We agree with the recommendations of the Social Planning Manager.

"Morris Flewwelling"
Mayor

"Norbert Van Wyk"
City Manager



Council Decision – December 20, 2004

Legislative & Administrative Services

DATE: December 21, 2004
TO: Scott Cameron, Social Planning Manager
FROM: Kelly Kloss, Legislative & Administrative Services Manager
SUBJECT: School Age Child Care Monitoring Program

Reference Report:

Social Planning Manager, dated December 13, 2004

Resolutions:

"Resolved that Council of the City of Red Deer having considered the report from the Social Planning Manager, dated December 13, 2004, re: School Age Child Care Monitoring Program, hereby rescinds the School Age Child Care Standards (approved by City Council on May 25, 1999) in favour of local programs operating under the new Provincial Child Care Regulation (August 1, 2004)."

Report Back to Council: No

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

Kelly Kloss
Manager
/chk

c Community Services Director

Social Planning Department

DATE: November 19, 2004

TO: Kelly Kloss, Manager
Legislative & Administrative Services

FROM: Pam Ralston, Community Facilitator

SUBJECT: Mayor's Task Force on Ending Homelessness

The Red Deer Housing Committee is embarking on community research to develop a plan to end homelessness in 10 years. To accomplish this significant initiative, the Red Deer Housing Committee has established a Project Team and Research Team to guide the research progress. The City of Red Deer is being requested by the Project Team to establish a Mayor's Task Force on Ending Homelessness to engage community leaders and champion the belief that systemic change can result in the eradication of homelessness in our community.

The Mayor's Task Force on Ending Homelessness will provide support and direction to the community research initiative by appointing key stakeholders who can begin to influence policies and processes that contribute to the circumstances that lead to homelessness. It is the intent of Red Deer Housing Committee that the plan to end homelessness in 10 years will be developed within 3 years.

BACKGROUND

Twenty years ago there was not widespread homelessness in Canada, let alone ten years ago in Red Deer. Tonight nearly 80 people will be homeless or in emergency shelters in Red Deer and approximately 150 people will be fed in one of the city's soup kitchens.

In response to growing numbers and general awareness, the Big City Mayor's Caucus declared homelessness a national disaster in 1998. This declaration continues to stand.

In 1995 the Red Deer Housing Committee was formed by a group of not for profit organizations and community members experiencing housing difficulties. The Committee has continued in its initial form; that of a group of concerned citizens and agencies with common issues related to housing and supports. The Committee has approximately 20 people in attendance monthly.

The Committee membership has initiated several solutions over the past ten years to address homelessness and supports as an informal entity. It was the energy behind development of a Community Housing Plan in response to funding availability from the federal government in the form of the National Homelessness Initiative, begun in 2000.

Social Planning Department

The City of Red Deer as the "Community Entity" contracts with the respective federal and provincial departments for this community's allocation of funds. The Social Planning Department is responsible for management of the funding, supporting the community review committee and Council, which ultimately provides approval for funding recommendations. Projects funded are primarily with not-for-profit organizations who, on their own or in partnership with private business, provide supports and housing to people experiencing homelessness or at risk of homelessness.

ACCOMPLISHMENTS AND ISSUES

Massive amounts of energy, time and monetary resources have been used in the attempt to alleviate homelessness and the housing crisis over the past several years. "Alleviation" and "management" of homelessness raises concern, as they are short-term measures for a long-term problem facing our community. Prevention and eradication of homelessness is now the logical next step to create long-term solutions:

- use of shelter beds has grown by 75% since 1999
- data on use is consistent year-to-year ... 30% of individuals have a mental illness; 50% are individuals with an active addiction; 20% are employed individuals arriving without funds following employment recruitment fairs in their home communities and/or are awaiting their first pay cheque with a new employer.
- Inn from the Cold, a partnership of the faith community, (22 churches) was established 4 years ago as a temporary winter measure
- New winter shelter beds were added last fall to address the community concerns about safety for intoxicated people
- The community has barely addressed the housing and support needs of individuals with mental illness, individuals with dual diagnosis and individuals with addictions
- Many of these individuals continually cycle through the "homeless system" and use significant agency and community resources

The focus on alleviating homelessness has lead to an increase in shelter beds and separate services for individuals who are homeless. This is management of a problem versus addressing root causes and developing sustainable solutions.

CURRENTLY

It appears that the concept of "homelessness" is becoming accepted as a fabric of our society. Housing advocates are concerned that the concept of "homelessness" is becoming accepted and institutionalized: we have created a separate "homeless system" and the problem appears to be growing.

Social Planning Department

Philosophically, if we accept homelessness as inevitable, then this will guide our approach to planning and development. We will continue to increase shelter beds, soup kitchens, food banks, church winter shelters, and create segregated programs for people.

The initial priorities contained in the community housing plan called for developing housing and support for individuals with mental illness, addictions and others who fall through the cracks, such as individuals with a developmental disability and addictions.

Although our community has responded and addressed the Community Housing Plan through supports and new services, it recognizes that as a community we have not **effectively** addressed these priorities for a number of reasons.

- 1) Funding streams primarily provide funding for bricks and mortar.
- 2) Mainstream systems (health, mental health, justice, AADAC, social services, etc.) continue to plan as individual departments rather than intra departmentally.
- 3) Not-for-profit organizations including the faith community, have taken on the monumental task of providing the social safety net.

Internationally, communities are taking action. In the United States, Task Forces to End Homelessness are being established. Some have completed ten-year plans and are into their implementation stage. Others are beginning the planning process. There are currently 152 cities and counties who have signed on to a nation wide endeavor to end homelessness, all lead by a Mayor's Task Force to End Homelessness in Ten Years. The Task Forces in the various communities in the United States consists of the Mayor who lends credibility and attracts leaders of business and mainstream systems to the table. These are people who have the ability to influence service directions and policy in their areas of responsibility. They are at the beginning of a dramatic shift in the present approach of addressing homelessness from a shelter based strategy to a permanent supportive housing based strategy in three key areas; prevention, housing and data.

The 2005 Business Plan for the Social Planning Department specifically identifies this research project as an initiative of the Department. Financial and human resources necessary for completion of this project have been identified through the Housing Solutions Fund and external sources. Additional City resources necessary for completion of this initiative may include clerical support through Social Planning and assistance with news releases and related material development through Communications.

Social Planning Department**NEXT STEPS**

The Red Deer Housing Committee proposes that our community develop a plan to end homelessness in 10 years. In so doing, we will be among the first of Canadian communities to make a conscious decision to shift our present approach of addressing homelessness.

Community Goal

To build and strengthen our community by ensuring that within ten years citizens of Red Deer have permanent, affordable, and safe housing and the ability to maintain it.

Goal of Task Force on Ending Homelessness

To complete a 10 Year Plan to end homelessness in Red Deer.

1. Planning will be guided by the Mayor's Task Force on Ending Homelessness; those in leadership positions in our community, including the homeless assistance system and mainstream systems such as government departments.
2. Planning supports will be provided by the Project Team who are responsible for coordinating the overall planning process and gathering data to ensure that the plan and implementation will be performance based and results oriented.
3. The plan will be based on comprehensive data and processes that focus on outcomes to end homelessness. (Research Project)

The plan will include strategies to:

- collect and use appropriate data
- "close the front door and open the back door"; i.e. prevent homelessness and quickly re-house individuals with supports
- build an infrastructure (housing, income and services) with increased participation of mainstream systems representation



Social Planning Department

TERMS OF REFERENCE

Mayor's Task Force to End Homelessness

Responsibilities

- Meet on a quarterly basis with project team
- Receive information for orientation to the issues
- Develop strategies to link with key stakeholders
- Develop the draft plan based on research and recommendations from the project team
- Present to public meetings and respond with appropriate revisions
- Champion implementation strategies toward systemic change in field of influence
- Task force is accountable to City Council and will provide a written report to Council annually

Timeline

- Mayor's Task Force would begin January 2005
- Three years to plan completion. In January 2008, implementation strategies will begin and the ongoing need for the Mayor's Task Force on Ending Homelessness will be evaluated
- As an ad-hoc committee the Mayor's Task Force on Ending Homelessness will be reviewed annually during committee appointments.

Membership

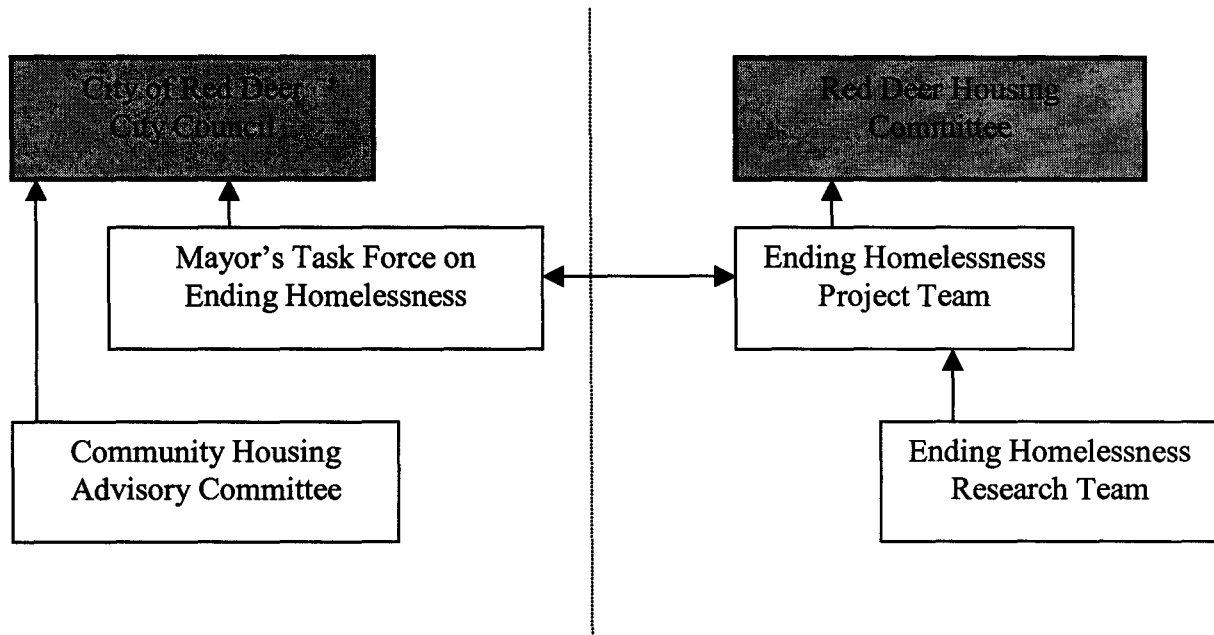
- Mayor appointed
- Red Deer Housing Committee will recommend specific appointees in consultation with the Mayor
- Membership will be approximately 25-30 people

Relationship to Community Process

- The Mayor's Task Force on Ending Homelessness is a City of Red Deer appointed ad-hoc committee established to work in partnership with the community and affirm Council's commitment to the eradication of homelessness in Red Deer.
- The Mayor's Task Force on Ending Homelessness will receive information from and provide support and direction to the Project Team; a sub-committee of the community-based Red Deer Housing Committee

Social Planning Department

- The Community Housing Advisory Committee (CHAC) will retain their role in the evaluation of projects and proposals emanating from the National Homelessness Initiative (NHI) as an advisory committee of City Council. While members of CHAC may participate in the Mayor's Task Force, the designated function of CHAC will remain separate from the ending homelessness initiative.



Project Team membership

- Patricia Turnbull, Executive Director of Canadian Mental Health (co-chair)
- Stephen Laird, Community Member (co-chair)
- Stacey Carmichael, Coordinator Innovative Housing Society
- Irene Greer, Human Resources and Skills Development Canada
- Pam Ralston, Social Planning, City of Red Deer

Research Team membership

- Elizabeth Radian, Chair, Social Work Department, Red Deer College
- Pam Ralston, Social Planning, City of Red Deer
- Patricia Turnbull, Executive Director of Canadian Mental Health
- Stephen Laird, Community Member

RECOMMENDATION:

That Council establishes a Mayor's Task Force on Ending Homelessness to develop a plan by 2008 for the eradication of homelessness in Red Deer.

Comments:

We agree with the recommendations of the Community Facilitator.

“Morris Flewwelling”
Mayor

“Norbert Van Wyk”
City Manager

Legislative & Administrative Services

DATE: December 21, 2004
TO: Pam Ralston, Community Facilitator
FROM: Kelly Kloss, Legislative & Administrative Services Manager
SUBJECT: Mayor's Task Force on Ending Homelessness

Reference Report:

Social Planning Manager, dated November 19, 2004

Resolutions:

"Resolved that Council of the City of Red Deer having considered the report from the Community Facilitator, dated November 19, 2004, re: Mayor's Task Force on Ending Homelessness, hereby:

- a) Establishes a Mayor's Task Force on Ending Homelessness to develop a plan by 2008 for the eradication of homelessness in Red Deer, in accordance with the Terms of Reference presented to Council on December 20, 2004.
- b) Authorizes the Mayor to appoint members to the Task Force."

Report Back to Council: No

Kelly Kloss
Manager
/chk

- c Mayor
Community Services Director
Social Planning Manager

**Legislative & Administrative Services**

DATE: December 15, 2004
TO: City Council
FROM: Legislative & Administrative Services Manager
SUBJECT: Appointment of Citizen-at-Large to Culture Board

History

At the November 1, 2004 Organizational Meeting, Council appointed one citizen-at-large to the Culture Board to fill the un-expired term of Brian Plastow, to October, 2005.

Due to time constraints, the citizen recently appointed is not able to attend the noon hour meeting of the Culture Board and has submitted their resignation. The Culture Board met on December 1, 2004 to review the times of Culture Board meetings and determined that overall, a noon meeting was still the best option for this Board.

Applications for citizen-at-large appointment to the Culture Board have been submitted in confidence to Council.

Recommendation

That Council appoint a citizen-at-large to the Culture Board to fill the un-expired term of Brian Plastow, to October, 2005.

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

Kelly Kloss
Manager

Comments:

We agree with the recommendations of the Legislative & Administrative Services Manager.

"Morris Flewwelling"
Mayor

"Norbert Van Wyk"
City Manager

Backup

Christine Kenzie

From: Ron Lebsack [ron@albertasportshalloffame.com]
Sent: December 07, 2004 3:35 PM
To: Christine Kenzie
Subject: RE: Culture Board - Citizen-at-Large Representative

Hello Christine,
Thank you for the clarification on the meeting times. This does not affect me however, as all my daytime meetings seem to be the third week of each month. Thanks again for the update and have a great day.

Ron Lebsack
Managing Director
Alberta Sports Hall of Fame and Museum
403.341.8614

-----Original Message-----

From: Christine Kenzie [mailto:Christine.Kenzie@reddeer.ca]
Sent: Tuesday, December 07, 2004 1:49 PM
To: ron@albertasportshalloffame.com
Subject: Culture Board - Citizen-at-Large Representative

Further to our telephone conversation yesterday regarding letting your name stand for a citizen-at-large position with the Culture Board: I believe I had mentioned that the Culture Board met at Noon on the first Tuesday of the month ---The Culture Board will actually me meeting the first Wednesday of the month at noon.

I wanted to bring this to your attention in case the change of day may affect your ability to sit on the Culture Board should you be appointed.

Let me know by December 13th.

Thanks

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

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forbidden.]

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

Christine Kenzie

From: Derryn Yeomans [derryn@telusplanet.net]
Sent: December 08, 2004 7:49 AM
To: Christine Kenzie
Subject: Re: Culture Board - Citizen-at-Large Representative

Wednesdays at noon are fine with me. .as long as I have advance notice so I don't book any clients at that time. Thanks.

> From: Christine Kenzie <Christine.Kenzie@reddeer.ca>
> To: derryn@telusplanet.net
> Subject: Culture Board - Citizen-at-Large Representative
> Date: Tuesday, December 07, 2004 1:53 PM
>

Further to our telephone conversation yesterday regarding letting your name stand for a citizen-at-large position with the Culture Board: I believe I had mentioned that the Culture Board met at Noon on the first Tuesday of the month.....The Culture Board will actually be meeting the first Wednesdays of the month at noon.

I wanted to bring this to your attention in case the change of day may affect your ability to sit on the Culture Board should you be appointed.

Let me know by December 13th.

Thanks.

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

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

Christine Kenzie

From: Kerry Dawson
Sent: December 07, 2004 9:02 AM
To: Christine Kenzie
Subject: RE: Culture Board Meeting Date

Hi Christine,

The dates for the culture board meetings have not changed the group agreed to keep the 1st Wednesday of each month open for board meetings over the noon hour. We never met on Tuesdays as far as I know. They will go for 1 1/2 hours and will be at city hall

Kerry Dawson
Culture Development Superintendent
City of Red Deer
Box 5008
T4N 3T4
Ph. 403 342 8264
Fax 403 346 4970

-----Original Message-----

From: Christine Kenzie
Sent: December 07, 2004 8:47 AM
To: Kerry Dawson
Subject: Culture Board Meeting Date

Good Morning Kerry.

I am in the process of contacting persons who may be interested in the citizen-at-large position on the Culture Board, recently vacated by Brian Plastow. I have contacted Derryn Yeomans and she is willing to have her name put forward. I have also contacted Ron Lebsack, who applied for a Culture Board position this year. Both are OK with the noon hour meeting times.

I wanted to clarify that the date of the Culture Board meetings is still the first Tuesdays of the month and not the first Wednesdays of the month. If the date has changed from Tuesdays to Wednesdays, I will have to contact Derryn and Ron again to confirm they are OK with the change in date - before I put together my report to Council for the December 20th Council Meeting.

Thanks Kerry.

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

Christine Kenzie

To: derryn@telusplanet.net
Subject: Culture Board - Citizen-at-Large Representative

Further to our telephone conversation yesterday regarding letting your name stand for a citizen-at-large position with the Culture Board: I believe I had mentioned that the Culture Board met at Noon on the first Tuesday of the month.....The Culture Board will actually be meeting the first Wednesdays of the month at noon.

I wanted to bring this to your attention in case the change of day may affect your ability to sit on the Culture Board should you be appointed.

Let me know by December 13th.

Thanks.

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

Christine Kenzie

To: ron@albertasportshalloffame.com
Subject: Culture Board - Citizen-at-Large Representative

Further to our telephone conversation yesterday regarding letting your name stand for a citizen-at-large position with the Culture Board: I believe I had mentioned that the Culture Board met at Noon on the first Tuesday of the month ---The Culture Board will actually be meeting the first Wednesday of the month at noon.

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Let me know by December 13th.

Thanks

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

Christine Kenzie

To: Kelly Kloss
Subject: E-mail from Kerry Dawson

Here's the email from Kerry Dawson regarding Mr. Plastow's resignation from the Culture Board.

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

-----Original Message-----

From: Kerry Dawson
Sent: December 02, 2004 12:38 PM
To: Stacey Clarke; Christine Kenzie
Subject: FW: FW: Returned Mail - Error During Delivery

See Brian's note below.

Kerry Dawson
Culture Development Superintendent
City of Red Deer
Box 5008
T4N 3T4
Ph. 403 342 8264
Fax 403 346 4970

-----Original Message-----

From: Brian Plastow [mailto:bplastow@rdpsd.ab.ca]
Sent: December 01, 2004 5:15 PM
To: Kerry Dawson
Subject: Re: FW: Returned Mail - Error During Delivery

Kerry

Thank you for your efforts. It is too bad that my schedule is not very flexible. You should still have my original resignation letter from November 2, 2004.

Brian Plastow

>
>
>
>
>

>Dear Brian,

>As you are aware, City Council appointed you to the culture Board and we
>anticipated that you would be able to join us in the New Year. At the
>board meeting today, the chair introduced the topic of dates, time &
>place to hold the Culture Board meetings. After much discussion, the
>Board voted unanimously. to continue to hold their meetings on the first
>Wednesday of each month, at 12 noon. I have been informed by our city
>clerk's office that you are a teacher at Lindsey Thurber High School and
>would be unable to make noon hour meetings. The City of Red Deer
>certainly appreciates all of the volunteers that come forward to assist
>them in the work they do and to assist City Council in the decisions they
>make. It is unfortunate, that in this particular case we cannot
>accommodate your time restrictions, as I truly believe that input from
>the education community, would be a valuable asset to the Board. If you
>are able to make the noon hours we would welcome your participation
>however i

Christine Kenzie

From: Stacey Clarke
Sent: November 02, 2004 2:01 PM
To: Christine Kenzie
Subject: Culture Rep Decline

-----Original Message-----

From: Brian Plastow [mailto:bplastow@rdpsd.ab.ca]
Sent: November 02, 2004 2:01 PM
To: Stacey Clarke
Subject: With Regrets

To whom it may concern,

Unfortunaltly I will not be able to accept my appointment on the City's Culture Board. I was not aware that the meeting times for this Board were during noon hours. My position as a teacher will not permit me to attend any of the schedule meetings. I am expected to supervise school events during our lunch our which begins at 11:30.

I must admit I'm a little disappointed about this turn of events as I was eager to volunteer my time to help out my community. I would suggest that meeting time information be communicated in a much clearer fashion on the City Web Page as it indicated that "most" Boards met in the evening.

"What is the time commitment?

Most standing committees meet on a monthly basis. Many meet after 4:30 p.m. Depending on the committee you choose, you may be required to sit on sub-committees of the standing committee. Meetings generally run from one to four hours.

"<http://www.city.reddeer.ab.ca/Connecting+with+Your+City/City+Services+and+Departments/Legislative+and+Administrative+Services/C>

With Regrets
Brian Plastow

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

Christine Kenzie

To: derryn@telusplanet.net
Subject: City of Red Deer Culture Board - Citizen-at-Large

Your name was put forward by Kerry Dawson as possibly being interested in being on the City of Red Deer Culture Board. You had applied for a citizen-at-large position with the Board last year, but you were not appointed.

The Culture Board has had a citizen-at-large resign as this person could not make the noon hour meetings of the Culture Board. The Culture Board meets the first Tuesdays of the month at noon.

Can you confirm if you would be interested in having your name put forward to Council as a citizen-at-large representative? This item will be going to Council on December 20th, 2004. I would need your reply by no later than Monday, December 13th.

If you are interested, I have a copy of your application from last year that could be used, or you could e-mail me an up-to-date resume that I could use. The appointment would be for a 1-year term to October, 2005.

Let me know if you have any questions or require any additional information.

Thanks.

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

*Dec 6/04 - Confirmed by phone that she is
interested in having her name put forward to Council
for the Culture Board Rep.
- Confirm of meetings on Tuesday or Wednesday.*

Name: (Please Print)

Mr. ☐ Mrs. ☐ Ms. ☒

Yeomans
(Surname)

P. Derryn
(Given Name)

Box 92
Residence Address

Eckville
City/Town

AB T0M0X0 (Fax) 346-4191
Postal Code

Phone: (Res) 746-5990 (Bus) 342 2252 (email) derryn@telusplanet.net

Committee Preference:

1 st Choice:	<u>Culture Board</u>
2 nd Choice:	
3 rd Choice:	

General Information:

Place of Employment:	<u>FGI + private practice in Red Deer</u>
Nature of Employment:	<u>Counsellor (Clinical Social Worker)</u>
Length of Residence in Red Deer:	<u>Lived in Red Deer 1981-2000</u> <u>Continue To work/volunteer in Red Deer</u>
Community Interests & Activities:	<u>Red Deer Art Club</u> <u>Red Deer Museum</u> <u>Continuing Education Courses</u> <u>Attend music + Theatre + arts events</u> <u>(See resume attached)</u>

Resume Requirement:

As many applicants are not personally known by members of Council, and in order to assist City Council in selecting citizens-at-large, a personal resume of not greater than three pages **must be submitted** along with this application form.

- I agree to serve on the above committee(s) should I be appointed and I have reviewed the meeting times of the committee(s) and I am able to regularly attend the meetings.

Yeomans
Signature

Sept 25/03
Date

The personal information on this form is collected under the authority of the Municipal Government Act Section 146. It is used solely for the purposes related to the appointment of citizens-at-large to Council committees. The information provided under the area entitled "Name" may be viewed by the public if you are appointed to a Council committee. If you have any questions about the collection and use of this information contact Legislative & Administrative Services at The City of Red Deer at 342-8132.

Please see other side for additional information

RESUME

Ms. Derryn Yeomans, B.A., M.S.W.

Office: #104 - 4808 Ross Street, Red Deer, AB T4N 1X5

Phone 403-342-2252

Home: Box 92, Eckville, AB T0M 0X0

Phone 403-746-5990

Cell: 403-350-5044

e-mail: derryn@telusplanet.net

*** The following includes highlights only, related to my application for the Culture Board, City of Red Deer - September 2003.**

EMPLOYMENT:

Current:

Clinical Social Worker in Private Practice:

primarily Employee Assistance Program counselling for FGI

Part-time Fitness Instructor - Downtown Health and Fitness Centre

Past employment:

Executive Director - The Alzheimer Society of Red Deer and Central Alberta

Instructor (sessional) - Department of Social Work, Red Deer College

Education Coordinator - Regional Education, David Thompson Health Region

Project Coordinator - Preventive Child Welfare, City of Red Deer Social Planning Department

Funding Officer - Red Deer College Foundation

Community Relations Coordinator - Red Deer College

EDUCATION:

M.S.W. and B.S.W. - University of Calgary

B.A. - Athabasca University

Associate Diploma - Red Deer College

On-going professional development courses

PROFESSIONAL AFFILIATIONS:

Registered Social Worker, Clinical Social Worker designation

Certified Fitness Instructor - AFLCA

VOLUNTEER INVOLVEMENT:

Current

Member, Advisory Committee, The Museum Shop, Red Deer and District Museum

Member - Red Deer Art Club

Past

Member, past president - Canadian Federation of University Women

Board member - Central Alberta Women's Outreach Society

Board member - Central Alberta Women's Emergency Shelter

Board member - The Alzheimer Society of Red Deer
 Planning committee - Summer Institute of Social Work (three years)
 Area Coordinator - Alberta College of Social Workers (10 years)

Appointed member - Child and Family Services Authority, Region 6 (1998 - 2001)
 Appointed member - Alberta Advisory Council on Women's Issues. (1990 - 1994)

CULTURAL INVOLVEMENT:

Exhibiting Artist - Red Deer Museum (2000, 2002), Celebration of the Arts (2001, 2002)
 - Member of the Red Deer Art Club
 - Participant at many Art courses at Red Deer College and the Art Club.

Author - "*Your Personal Journal: A journey to personal growth and self-discovery*" (pub. 1997)
 - Published short stories and poetry in Red Deer Advocate, Secrets from the Orange Couch, Blue buffalo, Western Producer, Whetstone, Other Voices, Heartwood and on CBC's Alberta Anthology.
 - Winner - Centennial Award for Literary Arts - Red Deer Allied Arts Council - 1984
 - Consultation with Sharon Butala, Writer-in-residence at Red Deer College - 2003
 - Participant - 2002 Writing with Style Workshop - The Banff Center
 - Past executive member - Writer's Guild of Alberta

Support for the Arts:

Member - Red Deer Film Society
 Member - Red Deer and District Museum
 Member - Red Deer and District Allied Arts Council
 An avid supporter of the arts in Red Deer and District, attending theatre, symphony and other concerts, gallery exhibitions, Art Walk and other special activities.

COMMUNITY INVOLVEMENT:

Participant: Terry Fox Run - 11 years, Run for Families - 2002, 2003
 Art Walk

Facilitator: Workshops in Rocky Mountain House, Innisfail, Red Deer, Eckville, Sundre, Olds and other Central Alberta towns.

Candidate for Red Deer Public School Board (unsuccessful)

Group committee member - Pines 22 Boy Scouts (1980s)

REFERENCES AVAILABLE ON REQUEST.

Summary of Citizen-at-Large Applications for Committees

Page 2

October 25, 2004

CULTURE BOARD

- 1 Citizen-at-Large, 1 year term
(to fill unexpired term of John Hull to October, 2005)

DENG, Hunter (Assessment – 1 st , SDAB – 2 nd)	(3 rd Choice).....	86
KARP, Michael (Policing – 1 st , FCSS – 3 rd)	(2 nd Choice)	106
LEBSACK, Ron (Recreation – 1 st)	(2 nd Choice)	121
PLASTOW, Brian (Recreation – 1 st)	(2 nd Choice)	145

ENVIRONMENTAL ADVISORY BOARD

- 3 Citizens-at-Large, 2 year term

BHARGAVA, Dr. Krishna (Recreation – 2 nd)	(3 rd Choice).....	58
BOWERS, Alan (Policing – 2 nd , MPC – 3 rd)	(1 st Choice).....	63
CAMERON, Martin (Transportation – 1 st , Policing – 2 nd)	(3 rd Choice).....	72
COCKERELL, John (Policing – 1 st , Transportation – 3 rd)	(2 nd Choice)	80
COPPARD, David (MPC – 1 st , SDAB – 3 rd)	(2 nd Choice)	84
LUNDER, David (Policing – 2 nd)	(1 st Choice)	124
QUINE, Steve	(1 st Choice).....	148
SNIDER, George (Transportation – 1 st)	(2 nd Choice)	159

Christine Kenzie

From: webonlineforms@reddeer.ca

Sent: September 08, 2004 9:23 AM

To: LASMailbox

Subject: Online Form Response For: Citizen-At-Large Application Form - Council Committees

Online Form Result

Form Name: Citizen-At-Large Application Form - Council Committees

Surname	Deng
Given Name	Hunter (Hongdeng)
Residence Address	29 Kirsch Close
City Town	Red Deer
Postal Code	T4P 3M5
Fax	
Residence Phone	358-5562
Business Phone	343-8566
E-mail	hunter.deng@amec.com

Committee Preference	
Committee 1st Choice	Assessment Review Board
Committee 2nd Choice	Subdivision & Development Appeal Board
Committee 3rd Choice	Culture Board

General Information	
Place Of Employment	AMEC Earth & Environmental #4, 5551 - 45 St,
Nature Of Employment	Engineer
Length Of Residence	4
Community Interests & Activities	sports & reading

Resume	
High School Place	Hunan, China
High School Level Attained	
High School Year	

Post Secondary Place & Program	Central South University of Technology, Geol.Engineering, China University of Manitoba, civil engineering, Canada
Post Secondary Level Attained	Bachelor of Engineering; Master of Science
Post Secondary Year	7
Trade Certificate Place & Program	
Trade Certificate Year	
Other Skills	First Aid
Other Skills Duration	
Other Skills Year	
Company Name 1	Chinese Academy of Building Research, Beijing, China
Position Held 1	Research Engineer
Duties & Responsibilities 1	Soil engineering properties; foundation engineering; and a soil laboratory
Date Employeed From 1	1987/9/1
Date Employeed To 1	1994/8/20
Company Name 2	Abo Academi University, Abo, Finland
Position Held 2	Researcher
Duties & Responsibilities 2	Environmental assessments for the western coastal region
Date Employed From 2	1994/9/1
Date Employed To 2	1997/2/28
Company Name 3	AMEC, Red Deer, Alberta
Position Held 3	Engineer
Duties & Responsibilities 3	Geotechnical engineering; services in design and construction of buildings, roadways, residetial & commercial subdivisions, commercial & industrial developments
Date Employed From 3	2000/6/20
Date Employed To 3	date
Describe Abilities	
Reference Name 1	Ligong Gang, Engineer
Reference Company Name 1	Electric Dept., City of Red Deer
Reference Phone 1	
Reference Name 2	Wes Williams, Engineer

Reference Company Name 2	Tagish Engineering
Reference Phone 2	346-7710
Reference Name 3	Rob MacDonald
Reference Company Name 3	AMEC
Reference Phone 3	343-8566

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

Christine Kenzie**From:** webonlineforms@reddeer.ca**Sent:** September 17, 2004 8:45 AM**To:** LASMailbox**Subject:** Online Form Response For: Citizen-At-Large Application Form - Council Committees

Online Form Result

Form Name: Citizen-At-Large Application Form - Council Committees

Surname	Karp
Given Name	Michael
Residence Address	133 Lamont Close
City Town	Red Deer
Postal Code	T4R 2R6
Fax	
Residence Phone	403 341-4087
Business Phone	
E-mail	mbk@telus.net

Committee Preference	
Committee 1st Choice	Policing Committee
Committee 2nd Choice	Culture Board
Committee 3rd Choice	Family & Community Support Services Board

General Information	
Place Of Employment	Wolf Creek School Division No. 72
Nature Of Employment	Teacher (currently on medical leave of absence.)
Length Of Residence	8 years
Community Interests & Activities	Red Cross Emergency and Disaster Response Teams Red Deer Royals (parent volunteer) Red Deer College Youth Choir (parent volunteer)

Resume	

High School Place	Northmount High School Montreal, Qc Science I
High School Level Attained	graduate
High School Year	1964
Post Secondary Place & Program	Sir George Williams Univ.(now Concordia University) (BA 1969) Univ. of Toronto (BEd 1970) Addition graduate courses: McGill Univ., Concordia Univ., Mount St. Mary's College (Los Angeles (1979-80)
Post Secondary Level Attained	BA, BEd, Dip. Spec. Ed.
Post Secondary Year	
Trade Certificate Place & Program	CEGEP Ahuntsic (Montreal)[TMU - Emergency Medical Technician (French)]
Trade Certificate Year	82 ?
Other Skills	
Other Skills Duration	
Other Skills Year	
Company Name 1	Wolf Creek School Division #72
Position Held 1	Teacher
Duties & Responsibilities 1	Middle School Classroom teacher (Science, Math, Computers, Photography, Grade 5 subjects) School Computer Coordinator
Date Employeed From 1	1996
Date Employeed To 1	current
Company Name 2	Lakeshore School Board (now Lester B Pearson School Board)
Position Held 2	Teacher
Duties & Responsibilities 2	High School Classroom teacher (Science, Math, Computers, Photography, Special Education
Date Employed From 2	1972
Date Employed To 2	1996
Company Name 3	Commission Scholaire Chemedy de Laval
Position Held 3	Teacher
Duties & Responsibilities 3	High School Special Education
Date Employed From 3	1971
Date Employed To 3	1972

Describe Abilities	
Reference Name 1	William Weiswasser - Lawyer
Reference Company Name 1	
Reference Phone 1	343-0317
Reference Name 2	Judy Smith
Reference Company Name 2	Canadian Red Cross
Reference Phone 2	346-1241
Reference Name 3	Larry Cook - Principal (DWMS - Ponoka)
Reference Company Name 3	WCRSD #72
Reference Phone 3	783-3386

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

**Citizen-At-Large
Application Form - Council Committees**

Name: (Please Print)

Mr. ☒ Mrs. ☐ Ms. ☐Lebsack
(Surname)Ron
(Given Name)56 Dixon Cres. Red Deer, AB T4R 2H3 (Fax) 341-8619
Residence Address City/Town Postal CodePhone: (Res) 347-7955 (Bus) 341-8614 (email) ron@albertasportshalloffame.com**Committee Preference:**

1 st Choice:	<u>Recreation and Parks Board</u>
2 nd Choice:	<u>Culture Board</u>
3 rd Choice:	

General Information:

Place of Employment:	<u>Alberta Sports Hall of Fame & Museum Society</u>
Nature of Employment:	<u>Managing Director</u>
Length of Residence in Red Deer:	<u>Since 1995</u>
Community Interests & Activities:	<ul style="list-style-type: none">- <u>sports</u>- <u>bike trails</u>-

Resume Requirement:

As many applicants are not personally known by members of Council, and in order to assist City Council in selecting citizens-at-large, a personal resume of not greater than three pages **must be submitted** along with this application form.

- I agree to serve on the above committee(s) should I be appointed and I have reviewed the meeting times of the committee(s) and I am able to regularly attend the meetings.

Ron Lebsack
SignatureSept. 29/04
Date

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Please see other side for additional information

Ron A. Lebsack

56 Dixon Crescent, Red Deer, AB T4R 2H3
 (403) 347-7955 Res. (403) 318-7421 Cell

Employment Experience

ALBERTA SPORTS HALL OF FAME & MUSEUM SOCIETY Red Deer, AB
Managing Director 1998 – Present

- Responsible for all management duties such as accounting / budgeting, community & media relations, facility management, donor relations and fund development, government relations, special events, staff management and short & long term planning.
- Managed the \$3.02 million capital project, which was the design and construction of a new museum facility.
- Managed the recently completed \$215,000 capital campaign to develop additional museum exhibit space.
- Accountable for the \$365,000 annual operating budget.
- Continual development and implementation of a creative marketing and communications plan to enhance the public profile and corporate image of the ASHFM.
- Continually investigate and solicit corporate sponsorships and marketing opportunities, including the development of new and innovative fundraising initiatives, to raise over \$160,000 annually.
- Develop and maintain relationships between the ASHFM and 58 sponsor companies and granting organizations through personal contact and a sponsor update newsletter, providing continual updates on the operations of the ASHFM.
- Research and apply for all applicable granting opportunities government grants and private Foundations, generating over \$200,000 annually.
- Maintain a network of professional contacts in the local and provincial sporting, business and not-for-profit communities.
- Accountable to and report directly to the ASHFM Board of Directors
- Member of the Executive Committee and the Marketing Committee.

1998 ALBERTA WINTER GAMES SOCIETY Red Deer, AB
Games Assistant 1997 – 1998

- As part of a team comprised of 8 paid staff and over 3,000 volunteers, worked to host over 2,800 youth participants, focusing on the Sport, Facilities, and Registration & Results portfolios.
- Areas of particular focus included: scheduling of all 23 sporting events, booking all 38 Games related facilities, development and layout of promotional materials

for all 23 sports and the creation of the Participants Handbook, securing sponsorship of over \$20,000 for all sporting related expenditures, the coordination of the registration of over 2,800 athletes, coaches, and officials, and the coordination of the results requirements and the release of over 180 competition results to the media on a daily basis.

RED DEER REBELS HOCKEY CLUB

Red Deer, AB

Marketing & Sales Representative

1995 – 1997

- Maintained over 2,300 season tickets, mini-pack and group ticket accounts and developed new ones through mail outs, phone calls and office calls to generate over \$750,000 in gross sales annually.
- Developed promotional ideas and secured sponsorship for these promotions, helping to raise over \$50,000 / year for not-for-profit organizations in Central Alberta.
- Oversaw 6 promotional activities within the community as part of public / media relations campaigns.
- Design and layout of all marketing brochures, ticket brochures and game day program.

Related Professional Activities

- Board of Directors – Tourism Red Deer
- Marketing Committee Chair – Tourism Red Deer
- Vice-President – Canadian Association for Sport Heritage (national association for sports museums and halls of fame)
- Citizen-at-Large – City of Red Deer Recreation & Parks Board

Volunteer Involvement

- Coached hockey at numerous levels; from head coach at the minor hockey levels to assistant coach with the Red Deer College Kings Hockey Team.
- Involved with Hockey Alberta from coaching and Director of Operations with their High Performance Programs to Course Instructor at the NCCP Initiation and Coach Level courses.
- Volunteer staff member of the gold medal winning Canadian National Junior Hockey Team during the 1995 World Junior Hockey Championships.
- Organizing committee for the 1991 Pan Pacific Long Distance Swimming Championships and the 1992 & 1993 Sylvan Lake Association of Marathon Swimming, which staged international marathon-swimming events at Sylvan Lake.

Education

University of Alberta
Bachelor of Arts in Recreation Administration

Edmonton, AB
1992

Christine Kenzie

To: Kerry Dawson
Subject: Culture Board Meeting Date

Good Morning Kerry.

I am in the process of contacting persons who may be interested in the citizen-at-large position on the Culture Board, recently vacated by Brian Plastow. I have contacted Derryn Yeomans and she is willing to have her name put forward. I have also contacted Ron Lebsack, who applied for a Culture Board position this year. Both are OK with the noon hour meeting times.

I wanted to clarify that the date of the Culture Board meetings is still the first Tuesdays of the month and not the first Wednesdays of the month. If the date has changed from Tuesdays to Wednesdays, I will have to contact Derryn and Ron again to confirm they are OK with the change in date - before I put together my report to Council for the December 20th Council Meeting.

Thanks Kerry.

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



FILE

LEGISLATIVE & ADMINISTRATIVE SERVICES
December 21, 2004

Ms P. Derryn Yeomans
Box 92
Eckville, AB T0M 0X0

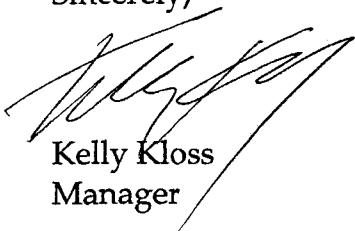
Dear Ms. Yeomans:

Appointment of Citizen-at-Large to the Culture Board

Thank you for agreeing to let your name stand for a citizen-at-large vacancy on the Culture Board. At the City of Red Deer's Council Meeting held on Monday, December 20, 2004, Council appointed you to fill the unexpired term of Mr. Brian Plastow, to October, 2005.

Congratulations on your appointment. The staff liaison for the *Culture Board* will contact you in the near future regarding meeting dates and times. If, in the interim, you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,



Kelly Kloss
Manager

/chk

c Kerry Dawson, Culture Development Superintendent
Culture Board



LEGISLATIVE & ADMINISTRATIVE SERVICES
December 21, 2004

Mr. Ron Lebsack
56 Dixon Crescent
Red Deer, AB T4R 2H3

Dear Mr. Lebsack:

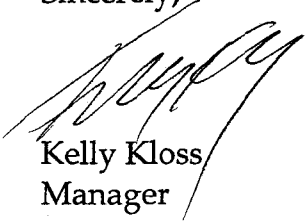
Appointment of Citizen-at-Large to the Culture Board

At the City of Red Deer's Council Meeting held on Monday, December 20, 2004, Council appointed Ms. Derryn Yeomans to fill the unexpired term of Mr. Brian Plastow, to October, 2005.

Although you were not appointed to sit on this committee, on behalf of Council, thank you for agreeing to let your name stand to sit on this Board in addition to the Recreation and Parks Board.

Council appreciates your commitment to this community.

Sincerely,



Kelly Kloss
Manager

/chk

c Kerry Dawson, Culture Development Superintendent



FILE
Council Decision – December 20, 2004

Legislative & Administrative Services

DATE: December 21, 2004
TO: Kerry Dawson, Culture Development Superintendent
FROM: Kelly Kloss, Legislative & Administrative Services Manager
SUBJECT: Appointment of Citizen-at-Large to Culture Board

Reference Report:

Legislative & Administrative Services Manager, dated December 15, 2004

Resolutions:

"Resolved that Council of the City of Red Deer having considered the report from the Legislative & Administrative Services Manager, dated December 15, 2004, re: Appointment of Citizen-at-Large to the Culture Board, hereby appoints the following to fill the un-expired term of Brian Plastow to October, 2005:

Derryn Yeomans"

Report Back to Council: No

Comments/Further Action:

Please contact Ms Yeomans regarding future meeting dates of the Culture Board.

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

Kelly Kloss
Manager
/chk

c Community Services Director
Recreation, Parks & Culture Manager
Culture Board



Legislative & Administrative Services

DATE: December 15, 2004
TO: City Council
FROM: Legislative & Administrative Services Manager
SUBJECT: Resolutions for the 2005 Federation of Canadian Municipalities
(FCM) Annual Convention
June 3 – 6, 2005, St. John's Newfoundland

The Federation of Canadian Municipalities (FCM) is requesting submission of resolutions by Municipalities to be considered at the 2005 FCM Convention to be held June 3 – 6, 2005 in St. John's Newfoundland.

The following resolutions are attached for Council's consideration:

- Water Conservation – Use of Fresh Water By Industry
- Canada Social Transfer
- National Child Care Program

The City Manager has reviewed these resolutions with the Senior Management Team and he is in agreement that they be forwarded to Council for approval.

Recommendation

The above resolutions are presented to Council for consideration.

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

Kelly Kloss
Manager

/attach.

FCM RESOLUTION**WATER CONSERVATION - USE OF FRESH WATER BY INDUSTRY**

Whereas Communities across Canada are concerned about the sufficiency of fresh water to meet the needs of communities; and

Whereas Drought and water shortage conditions now exist in significant areas of the Province of Alberta and in other parts of Canada; and

Whereas Large quantities of fresh water are being utilized by Industry, including the Oil and Gas Industry for Deep Well Flooding (Enhanced Oil Recovery) purposes and other purposes which takes fresh water permanently out of the Hydrological Cycle; and

Whereas Alternate practices to the use of fresh water are available.

Therefore be it resolved that the Federation of Canadian Municipalities requests that the Government of Canada work with stakeholder involvement to end the practice of using fresh water for deep well flooding (Enhanced Oil Recovery) and other purposes which remove fresh water permanently from the Hydrological Cycle.

FCM RESOLUTION - WATER CONSERVATION

Background

Over the past several years increasingly communities across Canada have experienced concerns about water levels within river basins and aquifers which provide the water needs to their communities.

Drought and water shortage conditions are of general concern but have been most dramatic in Southern Alberta. Communities in Southern Alberta rely primarily on the South Saskatchewan River Basin for the water needs of all its citizens. The South Saskatchewan River Basin comprises 26 sub-basins and well over 100 jurisdictions including 5 cities. The land area comprises approximately one-quarter of the Province of Alberta. Further North, some Communities in Central Alberta are finding that aquifers, the traditional source of water for their communities no longer have sufficient capacity and these communities in some instances have instituted water rationing while working towards alternate sources of water.

Industry will have increased demands and there would be significant cause for concern if inter-basin transfers of water from north to south become necessary to support the water needs of the southern part of the Province.

Other Provinces have similar issues and concerns. Farmers across North America generally are experiencing drought and the drying up or lowering of water levels in wells, dugouts and streams. All available scientific evidence is clear that in Canada, North America and Globally fresh water is being consumed at a rate, which inevitably will lead to a water crisis in many regions.

In light of the above it is timely that the FCM urge the Government of Canada to address future diversion or use of fresh water in such a manner as to remove water from the Hydrological Cycle.

**FCM RESOLUTION – 2005
CANADA SOCIAL TRANSFER**

Submitted by: **The City of Red Deer
The City of Edmonton
The City of Calgary**

WHEREAS Canadians have historically been envied worldwide for their caring and compassion displayed through national health and social programs; and

WHEREAS support for these national programs have suffered significant decline since the elimination of the Canada Assistance Plan (CAP) and Established Programs Financing (EPF) in 1995 in favour of a new Canada Health and Social Transfer (CHST); and

WHEREAS the CHST was replaced on April 1, 2004 with two new funds; the Canada Health Transfer (CHT) and the Canada Social Transfer (CST) as mechanisms to provide funding to Canada's provincial governments for health, social programs and post-secondary education; and

WHEREAS funding levels have decreased significantly since 1995 and Canada's social framework has deteriorated to a level of inconsistent and insufficient levels of supports for many Canadian citizens; and

WHEREAS Canadian municipalities are witnessing unprecedented economic and social challenges being faced by our residents and the voluntary sector expected to support our residents;

BE IT RESOLVED THAT the Federation of Canadian Municipalities support the Canadian Council on Social Development's call for a national debate on Canada's Social Transfer and urge the Government of Canada to:

1. Split the Canada Social Transfer into two parts; one for social programs and the other for post-secondary education.
2. Restore funding to the Canada Social Transfer to 1994-95 levels and guarantee predictability and stability of funding.
3. Agree to common principles and objectives for the social transfer through broad engagement with Canadians.
4. Establish a pan-Canadian body to foster citizen involvement, share innovations and measure outcomes from Canada's Social Transfer.

BACKGROUND

Over the past decade, Canadians have witnessed significant changes to their health and social services systems. These changes are due, in large part, to the manner in which provinces have received transfer payments from the Government of Canada.

In 1995, the Government of Canada established the Canada Health and Social Transfer (CHST) at a funding level \$7 billion less than the Canada Assistance Plan (CAP) and Established Programs Financing (EPF) it was established to replace. The new CHST combined health and social transfers at the expense of social programs due the rising concerns among Canadians to protect universal health care. Further, the CHST failed to preserve the social funding conditions contained in CAP with the exception of the right to claim welfare, regardless of one's province of origin.

Since 1995, municipalities have witnessed a significant impact on community volunteer organizations as they have struggled to meet the increased demands for basic human needs such as food, shelter and clothing. Canadian municipalities are seeing, first hand, the impact of our nation's poverty issues – one of the highest poverty rates in the OECD (Organisation for Economic Co-operation and Development).¹

On April 1, 2004 the Government of Canada split the CHST into the Canada Health Transfer (CHT) and the Canada Social Transfer (CST). The Canada Health Transfer (CHT) was recommended in the Romanow Commission and health advocates across the country have been successful in establishing a Health Council; a body that “will publicly report through Ministers of Health and will include representatives of both orders of government, experts and the public.”² The Canada Social Transfer (CST) – which combines post-secondary education and social transfers – was created by default from leftovers after the creation of the health fund.

The Canadian Council on Social Development (CCSD) recognizes that opportunity exists within the creation of the CST to engage Canadians in a healthy debate on the social standards we wish to strive for in our communities. This debate should be centred on the four points included in the FCM Resolution statement.

1. **Splitting the CST**

The Romanow Commission recommended a separate Health Transfer to ensure predictability and stability of funding for health care and to increase the accountability and transparency of these expenditures. For the same good reasons, social programs should also have their own transfer fund.

2. **Predictable and Stable Funding**

Social services and post-secondary education now receive approximately \$2.8 billion less than they did a decade ago. To maximize investments at the provincial and municipal levels, predictable and stable funding is absolutely critical. Local voluntary organizations are fighting hard to provide necessary services while relying on short-term, project based funding and community fundraising to make ends meet.

3. **Common Principles and Objectives**

Jurisdiction for social policy and social programs in Canada is divided. With the abolition of most of the principles that protected people in need under the

Canada Assistance Plan, the federal government adopted a *laissez-faire* approach to social transfers. The new Canada Social Transfer provides an opportune time for Canadians to engage in a debate about common principles and objectives for social programs that are also crucial to our way of life.

4. Measuring Outcomes, Sharing Innovation and Engaging Canadians

An independent organization that includes stakeholders from governments, communities and private citizens should be established to measure social investments and outcomes, to proactively share innovations across jurisdictions, and engage Canadians in discussions about policies and priorities for social programs.

1. Canadian Council on Social Development, What Kind of Canada? A Call for a National Debate on the Canada Social Transfer, April, 2004
2. <http://www.medicalpost.com/ROMANOW2.html#6>

National Child Care Program

Jointly submitted by the Cities of Calgary, Edmonton and Red Deer, Alberta

WHEREAS Canada's cities and provinces need sound quality social programs to maintain a high quality of life, including child care programs; and

WHEREAS in the June 4, 2004 federal election, the Liberal Party of Canada made a commitment to develop a national child care program based on four principles:

- Quality,
- Universality,
- Accessibility, and
- Developmentally appropriate programming; and;

WHEREAS the Government of Canada's October 5, 2004 Speech from the Throne proposed a national child care program; and

WHEREAS the Honourable Ken Dryden, Minister of Social Development Canada announced at the Canadian Council on Social Development's national early learning and child care conference entitled "Child Care for a Change!," held in Winnipeg, Manitoba on November 12, 2004 that there was a commitment of \$5 billion over five years to help build a national child care system; and

WHEREAS the announcement by the Honourable Ken Dryden, Minister of Social Development Canada mentions care for children under age six years; and

WHEREAS the need for care for children does not end at age six; and

WHEREAS child care is a shared provincial and municipal responsibility in some provinces;

BE IT RESOLVED that the Federation of Canadian Municipalities offer the Government of Canada its support as the membership organization of municipalities in Canada in developing a national child care program that will meet the child care needs of Canada's cities and municipalities;

BE IT FURTHER RESOLVED that the Federation of Canadian Municipalities make representations to the Government of Canada to help ensure that a developed national child care program be flexible to meet provincial and municipal child care priorities in relation of age, quality and cost of subsidies and programs.

BACKGROUND

The Government of Canada has made proposals for a national child care program since the early 1990's. A national child care program was a platform of the federal Liberal party for the 2004 federal election. Mention of a national child care program was mentioned in the October 5, 2004 Speech from the Throne. The Honourable Ken Dryden, Minister of Social Development Canada at a conference on child care sponsored by the Canadian Council on Social Development, held in Winnipeg Manitoba, mentioned that the Government of Canada was committing \$5 billion over five years to the development of a national child care system.

Generally, Alberta receives approximately 10% of Federal cost sharing dollars for national programs. In this instance the amount could be approximately \$100 million per year for five years.

In Alberta subsidy for low income families for pre-school child care is a provincial responsibility and subsidy for low income families for school age out-of-school care is in the municipal jurisdiction through the Family and Community Support Services program (F.C.S.S.).

The Cities of Calgary, Edmonton and Red Deer are investing \$5.3 million, \$6.4 million and \$0.179 million, respectively, in 2004. The Provincial government budgeted \$68.557 million for child care in 2004-2005. A program in Alberta that would include pre-school children as well as school age children (up to age 12) is feasible for the entire province with the proposed funds from the government of Canada, despite that Edmonton, Calgary and Red Deer have only approximately half the population of Alberta.

Comments:

We recommend that Council proceed with approval of these FCM Resolutions. With regard to the Canada Social Transfer and National Child Care Program, we are planning a joint submission with Edmonton and Calgary. If these communities recommend any substantial changes to the resolutions, we will bring these back to Council on January 17, 2005.

"Morris Flewwelling"
Mayor

"Norbert Van Wyk"
City Manager

Legislative & Administrative Services

DATE: December 21, 2004

TO: Scott Cameron, Social Planning Manager

FROM: Kelly Kloss, Legislative & Administrative Services Manager

SUBJECT: Resolutions for the 2005 Federation of Canadian Municipalities (FCM)
Annual Convention
June 3- 6, 2005, St. John's Newfoundland

Reference Report:

Legislative & Administrative Services Manager, dated December 15, 2004

*Resolutions:***Canada Social Transfer**

Whereas Canadians have historically been envied worldwide for their caring and compassion displayed through national health and social programs; and

Whereas support for these national programs have suffered significant decline since the elimination of the Canada Assistance Plan (CAP) and Established Programs Financing (EPF) in 1995 in favour of a new Canada Health and Social Transfer (CHST); and

Whereas the CHST was replaced on April 1, 2004 with two new funds; the Canada Health Transfer (CHT) and the Canada Social Transfer (CST) as mechanisms to provide funding to Canada's provincial governments for health, social programs and post-secondary education; and

Whereas funding levels have decreased significantly since 1995 and Canada's social framework has deteriorated to a level of inconsistent and insufficient levels of supports for many Canadian citizens; and

Whereas Canadian municipalities are witnessing unprecedented economic and social challenges being faced by our residents and the voluntary sector expected to support our residents;

Therefore be it resolved that the Federation of Canadian Municipalities support the Canadian Council on Social Development's call for a national debate on Canada's Social Transfer and urge the Government of Canada to:

1. Split the Canada Social Transfer into two parts; one for social programs and the other for post-secondary education.
2. Restore funding to the Canada Social transfer to 1994 – 95 levels and guarantee predictability and stability of funding.
3. Agree to common principles and objectives for the social transfer through broad engagement with Canadians.
4. Establish a pan-Canadian body to foster citizen involvement, share innovations and measure outcomes from Canada's Social Transfer."

National Child Care Program

Whereas Canada's cities and provinces need sound quality social programs to maintain a high quality of life, including child care programs; and

Whereas in the June 4, 2004 federal election, the Liberal Party of Canada made a commitment to develop a national child care program based on four principles;

- Quality
- Universality
- Accessibility, and
- Developmentally appropriate programming; and

Whereas the Government of Canada's October 5, 2004 Speech from the Throne proposed a national child care program; and

Whereas the Honourable Ken Dryden, Minister of Social Development Canada announced at the Canadian Council on Social Development's national early learning and child care conference entitled "Child Care for a Change!" held in Winnipeg, Manitoba on November 12, 2004, that there was a commitment of \$5 billion over five years to help build a national child care system, and

Whereas the announcement by the Honourable Ken Dryden, Minister of Social Development Canada mentions care for children under age six years; and

Whereas the need for care for children does not end at age six; and

Whereas child care is a shared provincial and municipal responsibility in some provinces;

Be it resolved that the Federation of Canadian Municipalities offer the Government of Canada its support as the membership organization of municipalities in Canada in developing a national child care program that will meet the child care needs of Canada's cities and municipalities;

Therefore be it further resolved that the Federation of Canadian Municipalities make representations to the Government of Canada to help ensure that a developed national child care program be flexible to meet provincial and municipal child care priorities in relation of age, quality and cost of subsidies and programs.

Report Back to Council: No – Unless there are changes to the resolutions prior to January 17, 2005.

Comments/Further Action:

The Canada Social Transfer Resolution and the National Child Care Program Resolution are being prepared jointly with The City of Red Deer, The City of Edmonton and The City of Calgary. Following discussions between the three groups, should the wording of these resolutions change, they are to be brought back to Red Deer City Council on Monday, January 17, 2005 for further review. The deadline for submissions of resolutions to FCM is January 26, 2005.



Kelly Kloss
Manager
/chk

c Community Services Director

Legislative & Administrative Services

DATE: December 21, 2004

TO: Nick Riebeek, City Solicitor

FROM: Kelly Kloss, Legislative & Administrative Services Manager

SUBJECT: Resolutions for the 2005 Federation of Canadian Municipalities (FCM)
Annual Convention
June 3- 6, 2005, St. John's Newfoundland

Reference Report:

Legislative & Administrative Services Manager, dated December 15, 2004

*Resolutions:***Water Conservation – Use of Fresh Water By Industry**

Whereas Communities across Canada are concerned about the sufficiency of fresh water to meet the needs of communities, and

Whereas Drought and water shortage conditions now exist in significant areas of the Province of Alberta and in other parts of Canada; and

Whereas Large quantities of fresh water are being utilized by Industry, including the Oil and Gas Industry for Deep Well Flooding (Enhanced Oil Recovery) purposes and other purposes which takes fresh water permanently out of the Hydrological Cycle; and

Whereas Alternate practices to the use of fresh water are available.

Therefore be it resolved that the Federation of Canadian Municipalities requests that the Government of Canada work with stakeholder involvement to end the practices of using fresh water for deep well flooding (Enhanced Oil Recovery) and other purposes which remove fresh water permanently from the Hydrological Cycle.

"Resolved that Council of the City of Red Deer hereby agrees to table consideration of the FCM Resolution regarding Water Conservation to the January 17, 2005 Council meeting to allow alternative words to come forth reflecting more of a national impact of this issue."

Report Back to Council: Yes, for the Monday, January 17, 2005 Council Meeting.

Comments/Further Action:

The Water Conservation resolution needs to be reworded to reflect more of a national feeling. The backgrounder should be expanded to include hydrological issues as well what was recently approved by the AUMA and the Association of Municipal Districts & Counties.



Kelly Kloss
Manager

/chk

Legislative & Administrative Services

DATE: December 21, 2004
TO: Norm Ford, Tax Collector
FROM: Kelly Kloss, Legislative & Administrative Services Manager
SUBJECT: Jake's Portable Welding Ltd. – Property Tax Penalties
Roll No. 31-1-0850, Civic Address: Bay 6, 7675 Edgar Industrial Drive

Reference Report:

Tax Collector, dated December 6, 2004

Resolutions:

"Resolved that Council of the City of Red Deer having considered the correspondence from Jake's Portable Welding Ltd, dated October 23, 2004 and the report from the Tax Collector, dated December 6, 2004, re: Property Tax Penalties, Roll No. 31-1-0850, Civic Address: Bay 6 – 7675 Edgar Industrial Drive, hereby agree that the tax penalties not be cancelled."

Report Back to Council: No



Kelly Kloss
Manager
/chk

c Director of Corporate Services
Assessment & Taxation Manager



LEGISLATIVE & ADMINISTRATIVE SERVICES

December 21, 2004

Mr. Rick Jacob
Jake's Portable Welding Ltd.
#7 Reighley Close
Red Deer, AB T4P 3V7

Dear Mr. Jacob:

Request To Waive Property Tax Penalties

At the Monday, December 20, 2004 Red Deer City Council Meeting, Council reviewed your request to waive property tax penalties on the property located at Bay 6 – 7675 Edgar Industrial Drive. Council also reviewed your letter submitted December 17, 2004.

Upon reviewing all the information, Council did not agree to waive the property tax penalties on the property in question.

Please contact Mr. Norm Ford, Tax Collection Officer for The City of Red Deer to arrange payment of the outstanding penalties. Please note that a further penalty is applied on January 1, 2005 for any unpaid portion of taxes.

If you have any questions, please feel free to contact me.

Sincerely,



Kelly Kloss
Manager

c Tax Collector

December 17/2004

page 1

Rick Jacob
Jake's Portable Welding Ltd.
#7 Reighley Close
Red Deer AB.
T4P 3V7
Tel. 357-9852

The City Council
City of Red Deer
City Hall
4919 -48ave.
Red Deer, Ab.

Dear Sir:

Regarding the up coming council meeting on December 20/04 during which my request to cancel property tax penalties will be addressed.

Due to contractual business commitments, I am out of town on that date and unable to be in attendance.

I respond to the administrative comments to this issue now, in an effort to alleviate the need of questioning at the meeting, and to further substantiate my request.

The average person is not aware of the legal sections of the Municipal Government Act. I am a welder not a municipal lawyer, and only now do I understand my obligations as a taxpayer. Yes, I was somewhat negligent in assuring that the City had my correct address.

By the same token, City staff was negligent in following the review process for returned mail. The third step of the process according to Norm Ford, (tax collector) in his comments on this issue dated December 6/04, "check the utility system for an alternate address". This was obviously not done at all over the course of two years and multiple returned mailings. The utilities for this condominium complex is billed to a local property management company, whom surely would clarify an address of the property owner.

As stated in my letter of October 23/04 a simple search of the corporate registry would also have produced a correct address. Norm Ford states in his December 6/04 comments, that typically the city does not do corporate searches because it costs \$11.70. Being two years behind in taxes surely is not typical.

Not to spend this minute amount to expedite the collection of over \$15000.00 ! is preposterous!

In closing, I feel that with a little resourcefulness on the city's part ,this entire fiasco over a simple billing could have been avoided as it surely would have in the private sector. It is disturbing that a government on this level can be burdened with the inefficiencies and bogged down in bureaucratic quagmires that we see so often in big governments.

With the City of Red Deer's newly elected Mayor and councilors hopefully we will have a more efficiently run city in the years to come.

Thanks again, for your consideration on this matter.

A handwritten signature in black ink, appearing to read 'Rick Jacob', with a stylized, flowing script.

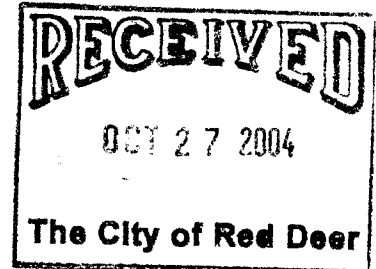
Rick Jacob

October 23/2004

page 1

Rick Jacob
Jake's Portable Welding Ltd.
#7 Reighley Close
Red Deer AB.
T4P 3V7
Tel. 357-9852

The City Clerk
City of Red Deer
City Hall
4919 -48ave.
Red Deer, Ab.



Dear Sir:

Regarding the attached tax notices and statements(2003+2004) for a newly constructed commercial revenue property ,which my small business corporation purchased in mid 2002 from the land developer.

I hereby ask you to **waive** the accumulated penalty/arrears charges on the grounds that :

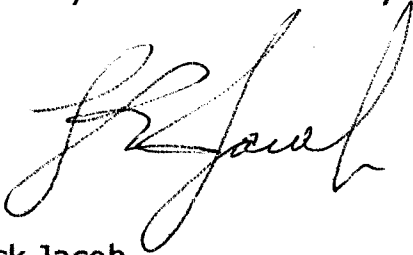
- A) -The first Property Assessment & Tax Notice that I received was on October 20/04.** Yes , two years worth of notices and periodic statements arrived in a single envelope! This was due to the fact that the city did not use due diligence in their efforts in obtaining a correct mailing address for me. Upon being returned by Canada Post the notices was simply re-mailed a few months later with the arrears fees added on. This was repeated over and over during the course of almost two years. A simple search of the provincial Corporate Registry would have produced a address of the corporate office which by law must be and is kept up to date.
- B) – I was lead to believe that being a brand new vacant property, an assessment would not be done until I had secured a tenant for the property.** --On or around the possession date, on instruction from the lawyer handling the real-estate transaction, (see attachment "A") I made a visit in person to city hall and spoke with a tax assessor. I was told that considering this is a new vacant building presently offered for lease , an accurate first assessment would be done after it was leased out. Now, at that time neither me nor the assessor had envisioned the property to remain vacant for the next two years! We thought maybe a few months. Only in June of 2004 did it

page2

C) become occupied. Shortly after which I was expecting a tax levy and when it did arrive I was shocked to find that I was two years behind!

On Oct. 22/04, two days after receiving the notice, the base amount of \$15093.75 was paid in full.(see attachment "B") The arrears charges are of \$2477.69 are outstanding. I am requesting your forgiveness of this amount being the total arrears charges over the two years.

Thank you in advance for your consideration.

A handwritten signature in black ink, appearing to read 'Rick Jacob', with a stylized, cursive script.

Rick Jacob

Cc; Norm Ford (tax collector)

Assessment and Taxation Services

DATE: December 6, 2004

TO: Kelly Kloss, Legislative and Administrative Services Manager

FROM: Norman Ford, Tax Collector

SUBJECT: Jake's Portable Welding Ltd. – Property Tax Penalties
Roll No. 31-1-0850, Civic Address: Bay 6 – 7675 Edgar Industrial Drive

Background:

Mr. Rick Jacob, of Jake's Portable Welding Ltd., is requesting the cancellation of 2003 and 2004 property tax penalties in the amount of \$2,552.02 which was applied to the property identified above.

Only City Council has the right to cancel all or part of a tax levy according to Section 347(1) of the Municipal Government Act, which states:

"If a Council considers it equitable to do so, it may, generally or with respect to a particular taxable property or business or a class of taxable property or business, do one or more of the following, with or without conditions:

- a) cancel or reduce tax arrears
- b) cancel or refund all or part of a tax
- c) defer the collection of a tax"

Mr. Jacob suggests two reasons for why the penalties should be cancelled and are summarised as follows:

- Since purchasing the property in 2002, the first property assessment and tax notice was received by Mr. Jacob on October 20, 2004.
- Mr. Jacob alleges City staff led him to believe that an assessment would not be completed on the brand new vacant property until a tenant was secured.

History:

The following is a brief summary of the history of this property account.

November 22, 2001 – A permit was issued to construct a multi-bay warehouse. The subject property is one bay of the warehouse.

April 29, 2002 – Property was subdivided into condominium warehouse units.

June 7, 2002 – One of the condominium units (bay) was transferred into the name of Jake's Portable Welding Ltd. The land title document indicated a mailing address of Bay 6 – 7675 Edgar Industrial Drive.

December 6, 2004

To Kelly Kloss

Jake's Portable Welding Ltd. – Property Tax Penalties

June 29, 2002 – The previous owner paid the 2002 property tax bill for the subject property which was assessed and taxed, based on the physical condition of the property as of December 31, 2001. Even though the property was registered as a condominium, the assessment and tax bill included the value of all the individual units as one value and property.

December, 2002 - No supplementary assessment and tax notice was prepared for the subject property as the building was considered to be not completed.

May 2003 and 2004 – Tax notices mailed to address noted on the land title documents.

September 5, 2004 – Notes in the tax system indicate that the registered owner called and requested that we change the mailing address to #7 Reighley Close.

October, 2004 – Had discussion with Rick Jacob of Jake's Portable Welding regarding the outstanding property taxes and penalties levied on the tax account. Indicated to Mr. Jacob that the correct mailing address was used from the land title document. As well, the Statement of Adjustments from the solicitor Mr. Garry Boris indicated that the purchaser (Jake's Portable Welding Ltd.) was responsible for the property taxes.

October 22, 2004 – Received payment from Jake's Portable Welding Ltd. in the amount of \$15,093.75 which represented the outstanding taxes for 2003 and 2004, but did not include the penalties. For a detailed transaction record see attached Schedule 1.

Discussion:

Section 304(1) of the Municipal Government Act states that the owner must be recorded on the assessment notice. This ownership information, which includes the mailing address, comes from the Land Titles Office. In addition, subsection (4) of the same section states that a property owner must provide the municipality written notice of the mailing address for any property that they own. The Tax office did not receive notification from Mr. Jacob as to an alternate mailing address until September 2004.

In addition to the municipalities legal requirement of using ownership information as registered with the Land Titles Office, staff review returned mail. The review process followed is:

- Confirm the information recorded in our system is the same as that registered at Land Titles,
- Check the telephone directory to try to contact the property owner, and
- Check the utility system for an alternate address.

Mr Jacob states the City should conduct corporate searches as part of our review. Currently, we do not typically order corporate searches as the cost to the City for the search is \$11.70.

Mr. Jacob also questions why all previous undelivered assessment and tax notices were sent to him. Sections 310 and 335 of the Municipal Government Act state that the municipality must retain all returned notices when the mailing address is unknown. Upon receiving notification from Mr. Jacob as to an alternate mailing address, all previously returned notices were then forwarded to him.

Mr. Jacob's second comment is that a staff member lead him to believe a vacant property does not pay taxes until a tenant is secured. Whether a property is vacant or occupied, does not have

December 6, 2004

To Kelly Kloss

Jake's Portable Welding Ltd. – Property Tax Penalties

any impact on whether it is exempt or taxable. An assessment and tax notice is prepared annually for all property in the City of Red Deer, regardless if it is vacant or occupied.

Recommendation:

That the request for tax cancellation be denied as it is the responsibility of the registered owner to ensure their taxes are paid.

A handwritten signature in black ink, appearing to read 'Norm Ford', written in a cursive style.

Norm Ford

/jmb
Attach.

Schedule A

Transaction Record
Jake's Portable Welding Ltd.
6-7659 Edgar Industrial Drive
Roll no. 31-1-0850

Date	Type of Transaction	Amount	Balance Due
May 2, 2003	2003 Property Tax Levy	\$7,290.28	\$7,290.28
July 1, 2003	Levied 6% penalty	\$437.42	\$7,727.70
September 1, 2003	Levied 3% penalty	\$231.83	\$7,959.53
November 1, 2003	Levied 3% penalty	\$238.79	\$8,198.32
January 1, 2004	Levied 2% penalty	\$163.97	\$8,362.29
March 1, 2004	Levied 2% penalty	\$167.25	\$8,529.54
May 1, 2004	Levied 2% penalty	\$170.59	\$8,700.13
May 5, 2004	2004 Property Tax Levy	\$7,803.47	\$16,503.60
July 1, 2004	Levied 2% penalty (2003 taxes)	\$174.00	\$16,677.60
	Levied 6% penalty (2004 taxes)	\$468.21	\$17,145.81
September 1, 2004	Levied 2% penalty (2003 taxes)	\$177.48	\$17,323.29
	Levied 3% penalty (2004 taxes)	\$248.15	\$17,571.44
October 22, 2004	Received payment	\$15,093.75	\$2,477.69
November 1, 2004	Levied 3% penalty	\$74.33	\$2,552.02



Backup

LEGISLATIVE & ADMINISTRATIVE SERVICES

December 6, 2004

Rick Jacob
Jake's Portable Welding Ltd.
#7 Reighley Close
Red Deer, AB T4P 3V7

Dear Mr. Jacob:

Request for Council to Waive Accumulated Penalty/Arrears Charges on Your Property

Further to my letter to you dated November 3, 2004, your request to have Red Deer City Council waive accumulated penalty/arrears charges on your property will be placed on the Council Agenda of *Monday, December 20, 2004*.

A copy of administrative comments will be available to you prior to the Council Meeting and can be picked up at our office on the second floor of City Hall on *Friday, December 17, 2004*.

If you wish to be present and/or speak at the Council Meeting, please telephone our office on *Friday, December 17, 2004* and we will advise you of the approximate time that Council will be discussing this item. Upon arrival at City Hall, please enter the park side entrance and proceed to the Council Chambers on the second floor.

Your letter will be presented to an open meeting of Council and will be available to the public and media. As well, Council Meetings are open to the general public and are televised on Shaw Cable, Channel 10. Council Meetings commence at 4:30 p.m., adjourn for the supper hour at 6:00 p.m., and reconvene at 7:00 p.m. Council agendas are available to the public and media from the Legislative & Administrative Services Department.

If you have any questions or require further assistance, please do not hesitate to contact me.

Sincerely,



Kelly Kloss
Manager

c Assessment & Tax Manager



LEGISLATIVE & ADMINISTRATIVE SERVICES

November 3, 2004

Rick Jacob
Jake's Portable Welding Ltd.
#7 Reighley Close
Red Deer, AB T4P 3V7

Dear Mr. Jacob:

I have received your letter, dated October 23, 2004, regarding your request for Council to waive accumulated penalty/arrears charges on your property. Your letter has been forwarded to City Administration for their comments.

Your request will be brought to a future Council meeting and you will be advised in writing of when this item will be reviewed.

Please call if you have any questions.

Sincerely,



Kelly Kloss
Manager

c Assessment & Taxation Manager

Comments:

We agree with the recommendation of Administration that the tax penalties not be cancelled.

“Morris Flewwelling”
Mayor

“Norbert Van Wyk”
City Manager

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:

Bylaw No. 3156/96 is hereby amended as follows:

1. In Section 2 the following new definitions are added:

"Clearing and Grading" means clearing land of trees or shrubs, or stripping and removal of topsoil, or the initial recontouring of the surface of land prior to development.

"Escarpment Area" means a Site, any part of which lies within the shaded areas shown on Schedule A - Figure 4 or the corresponding Land Use District Maps in Schedule B and includes any Site which contains or is adjacent to an escarpment or slope which in the reasonable opinion of the Development Officer could be affected by soil instability.

"Professional Engineer" means a professional engineer or registered professional technologist (engineering) who holds a certificate of registration to engage in the practice of engineering under the Engineering, Geological and Geophysical Professions Act."
2. In Section 2 the definition of "Flood Risk Overlay" is amended by deleting the words "Figures 7A and 7B" and replacing them with "Figure 2".
3. Section 5(2), Establishment of Districts; subdistrict D, is amended by deleting the words "Density (Persons Per Hectare) District" and replacing them with the words "Density (Dwelling Units Per Hectare) District".
4. Section 8 is renumbered as Section 8(l) and the following new Sections 8(2), 8(3) and 8(4) are added:

"8(2) No person shall perform any Clearing or Grading on a parcel of land greater than one (1) hectare in size without first having a Clearing and Grading Permit issued by the Engineering Services Department or a signed development agreement with the City in respect of the affected lands which contains provisions governing site preparation.

8(3) All Clearing and Grading operations must conform with the guidelines contained in the City of Red Deer Engineering Design Guidelines, as amended.

8(4) Notwithstanding anything in this bylaw, no development, redevelopment, Clearing or Grading is permitted in an Escarpment Area without a development permit."

5. New Subsection 10(6) is added as follows:

- "10(6) (a) Notwithstanding the foregoing, in the case of a proposed development, redevelopment, or Clearing or Grading within an Escarpment Area, the applicant shall provide as part of its application for a development permit:
- (i) the proposed development plan showing representative cross-sections of the slope in the Escarpment Area both prior to the development and following development and final grading; and
 - (ii) a Geotechnical Study and Report or other evidence satisfactory to the Development Officer and the Engineering Services Manager of the City of Red Deer, or their respective delegates, showing that the soil is suitable for the proposed development.
- (b) For greater clarity, the Geotechnical Study and Report must be prepared by a Professional Engineer, address short and long term soil movement, establish soil strength and groundwater parameters for foundation design, define recommended construction methodology including drainage measures and identify any effect on adjoining properties of the proposed construction. If adjacent properties may be affected, the report should also identify measures to mitigate these potential impacts."

6. New Section 14(3) is added as follows:

- "14(3) Notwithstanding any other section of this bylaw, the Development Authority, having reviewed the information submitted under Section 10(6) may:
- (a) determine that the site is unsuitable and refuse to issue a development permit; or
 - (b) acting on the advice of the Engineering Services Manager, attach such conditions to the development permit as may reasonably be necessary to ensure the integrity of the proposed development and of the Escarpment Area. Such conditions may include but shall not be limited to the following:
 - (i) a requirement that the landowner enter into an Indemnity Agreement to the satisfaction of the City;
 - (ii) a requirement that the development be constructed in accordance with:
 - A. a foundation design prepared by a Professional Engineer which matches the foundation requirements of the structure to the existing site soil strength and soil

support conditions to ensure that short and long term structural damage is not incurred;

- B. a site drainage plan prepared by a Professional Engineer that addresses final lot grading and surface drainage, roof drainage, drainage of swimming or wading pools (if applicable) and the need for and design of a weeping tile system or other drainage measures; and

- (iii) a requirement that the Professional Engineer who provided the Geotechnical Study and Report for the site also provide a post construction certificate confirming that the development has in fact been constructed in accordance with the recommendations of the Geotechnical Study and Report.”

7. Section 37 is amended by deleting subsection (3) in its entirety and replacing it with the following new section:

“37(3) Notwithstanding subsection 37(1) and 37(2), the minimum front and side yard setbacks of a site abutting other streets are illustrated on the following figures:

- 55 Street (Gaetz Avenue to 42A Avenue) - See Figures 1A, 1C & 1D
- Ross Street (45 Avenue to west boundary of N.E. 15-38-27-4) - See Figures 1E, 1F & 1G
- 40 Avenue (44 Street to 52 Street) - See Figures 1H & 1I
- 45 Street (Taylor Drive to 51 Avenue) - See Figure 1J”

8. Section 40 (1) Restrictions on Corner Sites (Sight Lines) is amended by deleting subsections (a) and (b) and replacing them with the following new subsections:

“(a) where the corner site is at the intersection of two lanes and a corner cut-off has not been registered, within a triangular area the two sides of which shall be 4.5m long, measured from the corner of the corner site along the boundaries of the lot which meet at the said intersection, and the third side by drawing a line to connect the points so determined on each such boundary, or

(b) in the case of a site which is at the intersection of a lane and a street, within a triangular area two sides of which shall be 6m long, measured from the corner of the corner site along the boundaries of the lot which meet at the said intersection, and the third side by drawing a line to connect the points so determined on each such boundary.”

9. Section 73(1) Building and Landscaping Design Standards For Development on Major Entry Areas - Application, is amended by deleting the words "Schedule A - Figure 8" and replacing them with the words "Schedule A - Figure 5".

10. Sections 177(5) and 183(5), Side Yards, are amended by deleting the words "Schedule A - Figure 9" and replacing them with "Schedule A - Figure 6.
11. Section 213(1), Flood Plain Provisions, Flood Risk Overlays, is amended by deleting the words "Schedule A - Figures 7A and 7B" and replacing them with the words "Schedule A - Figure 2".
12. Subsection 214(1) is deleted and replaced with the following new subsection:

"214(1) The only uses permitted in the Floodway are private open space, environmental reserve, natural areas, parks, bridge support structures and related roadways."
13. Section 215 is renumbered as section 215(1) and the following new subsections are added:

"215 (2) Industrial, commercial, institutional, or residential development will not be permitted in the Flood Fringe unless the area is flood proofed by filling to a level equivalent to the 1:100 year flood level plus 0.3m.

(3) Notwithstanding the foregoing, low risk activities such as temporary outside storage or parks use, may be permitted in the Flood Fringe at the discretion of the Development Authority, having considered comments from both the Director of Development Services and Parkland Community Planning Services."
14. The Figures set out in Schedule A are amended by deleting Figures 1 to 9 inclusively and Figure 11 and replacing them with the following new Figures, copies of which are attached to this Bylaw:
 - a) "Figure 1, Front/Side Yard Building Setbacks (overview)
 - Figure 1A, Front/Side Yard Building Setbacks (49 Avenue/55 Street)
 - Figure 1B, Front/Side Yard Building Setbacks (49 Avenue)
 - Figure 1C, Front/Side Yard Building Setbacks (55 Street)
 - Figure 1D, Front/Side Yard Building Setbacks (55 Street)
 - Figure 1E, Front/Side Yard Building Setbacks (Ross Street)
 - Figure 1F, Front/Side Yard Building Setbacks (Ross Street/40 Avenue)
 - Figure 1G, Front/Side Yard Building Setbacks (Ross Street)
 - Figure 1H, Front/Side Yard Building Setbacks (40 Avenue)
 - Figure 1I, Front/Side Yard Building Setbacks (40 Avenue)
 - Figure 1J, Front/Side Yard Building Setbacks (45 Street -Taylor Drive to 51 Avenue)
 - b) Figure 2, Flood Plains
 - c) Figure 3, Known Landfill Sites
 - d) Figure 4, Escarpment Plan
 - e) Figure 5, Major Entry Areas
 - f) Figure 6, Restrictions on Corner Sites
 - g) Figure 7, Mature Neighbourhood - Parkvale District"

15. Schedule B, Land Use District Maps, is amended by adding a new Index Map and the following constraint Maps C10, D8, D9, E4, E5, E8 to E11, F4 to F11, G3 to G15, H3 to H15, I2, I3, I9 to I17, J2, J3, J10, J12 to J17, K9, K10 and L10 copies of which are attached to this Bylaw.
16. Schedule D – Sign Regulations is amended by deleting the phrase "the Sign Bylaw" in Section 53 and replacing it with "Schedule D - Sign Regulations".

READ A FIRST TIME IN OPEN COUNCIL this day of , 2004

READ A SECOND TIME IN OPEN COUNCIL this day of , 2004

READ A THIRD TIME IN OPEN COUNCIL this day of , 2004

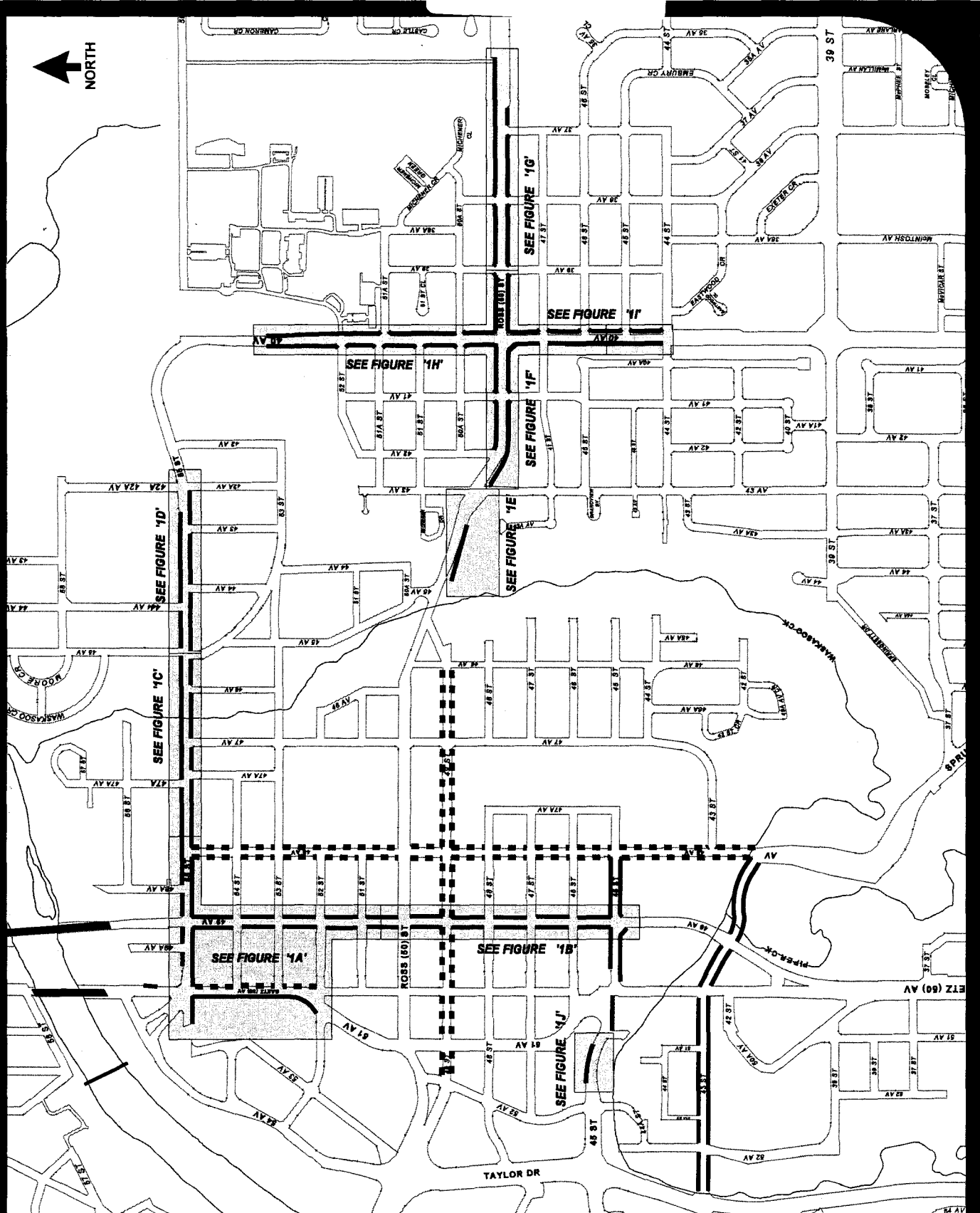
AND SIGNED BY THE MAYOR AND CITY CLERK this day of , 2004

MAYOR

CITY CLERK

SCHEDULE "A"

Figures 1 to 7






NTS


THE CITY OF
Red Deer
 ENGINEERING SERVICES

FRONT/SIDE YARD BUILDING SETBACKS

Bylaw No. 3156/96

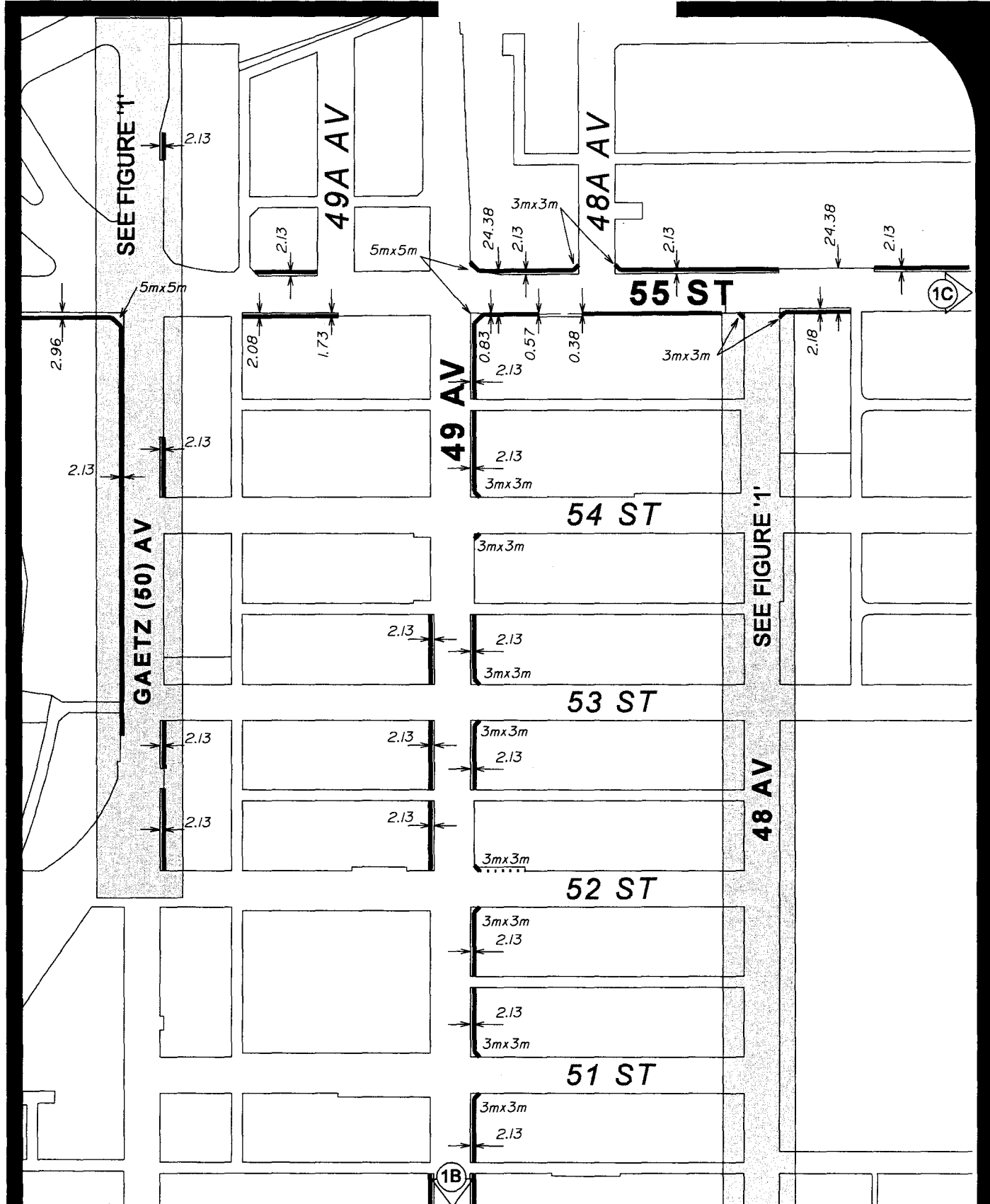
LEGEND

-  2.13m (7') or as noted -Setbacks required for Traffic Operation Improvement
-  2.13m (7') - Setbacks required for Future Pedestrian Enhancement
-  See noted figure, for specific setback dimensions

*NOTE: Corner cutoffs to be provided as shown on figures 1A to 1J

Bylaw No. 3156/0-2004

FIGURE 1



NTS

**FRONT/SIDE YARD BUILDING SETBACKS
49 AVENUE & 55 STREET**

— Setback

*NOTE: Total road right of way width to be
24.38m (80') including setbacks



Bylaw No. 3159/96

FIGURE 1A

ROSS (50) ST

SEE FIGURE '1'

48 ST

47 ST

46 ST

45 ST

SEE FIGURE '1'

47A AV

NTS

**FRONT/SIDE YARD BUILDING SETBACKS
49 AVENUE**

**THE CITY OF
Red Deer
ENGINEERING SERVICES**

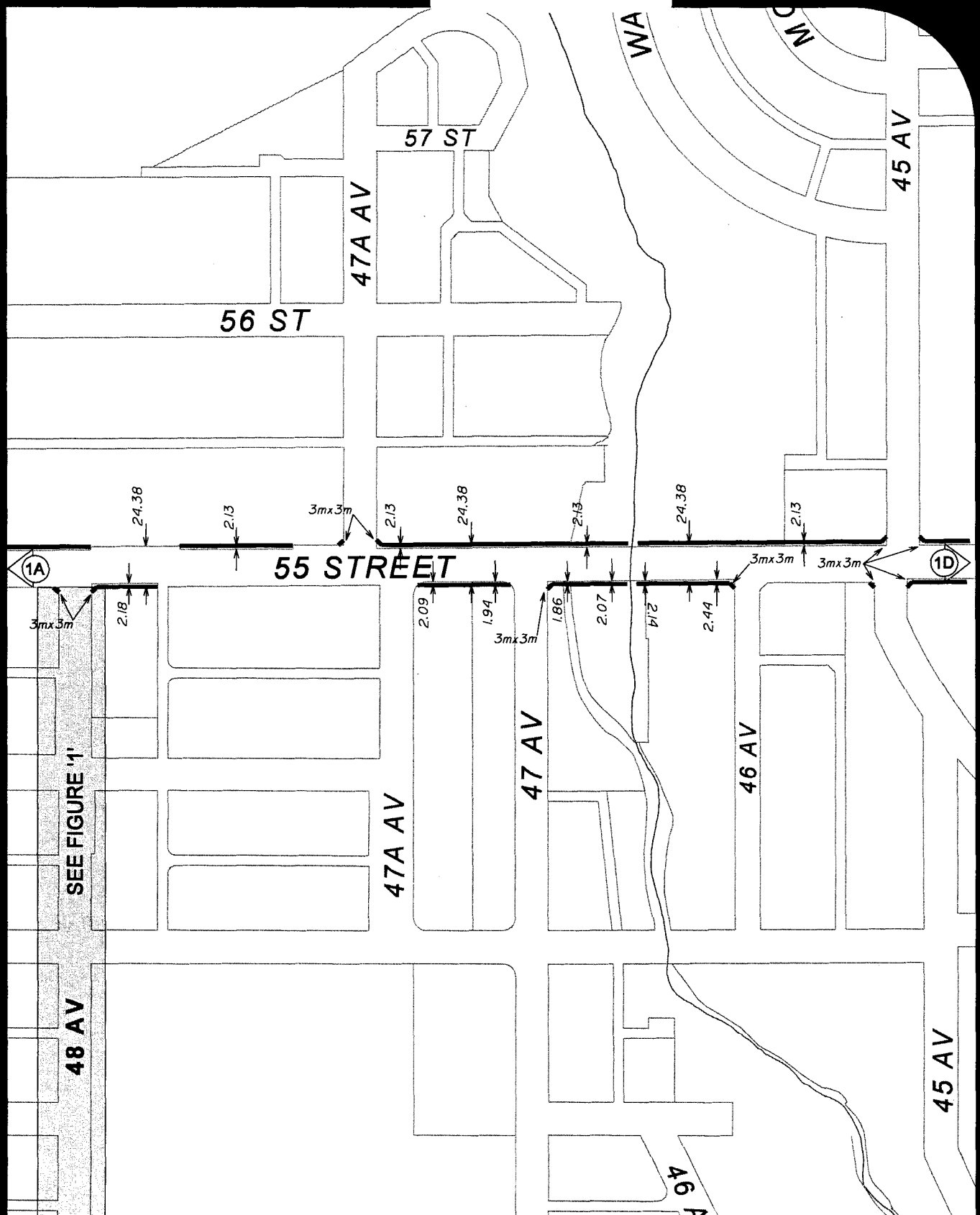
Setback

*NOTE: Total road right of way width to be
24.38m (80') including setbacks



Bylaw No. 3159/96

FIGURE 1B

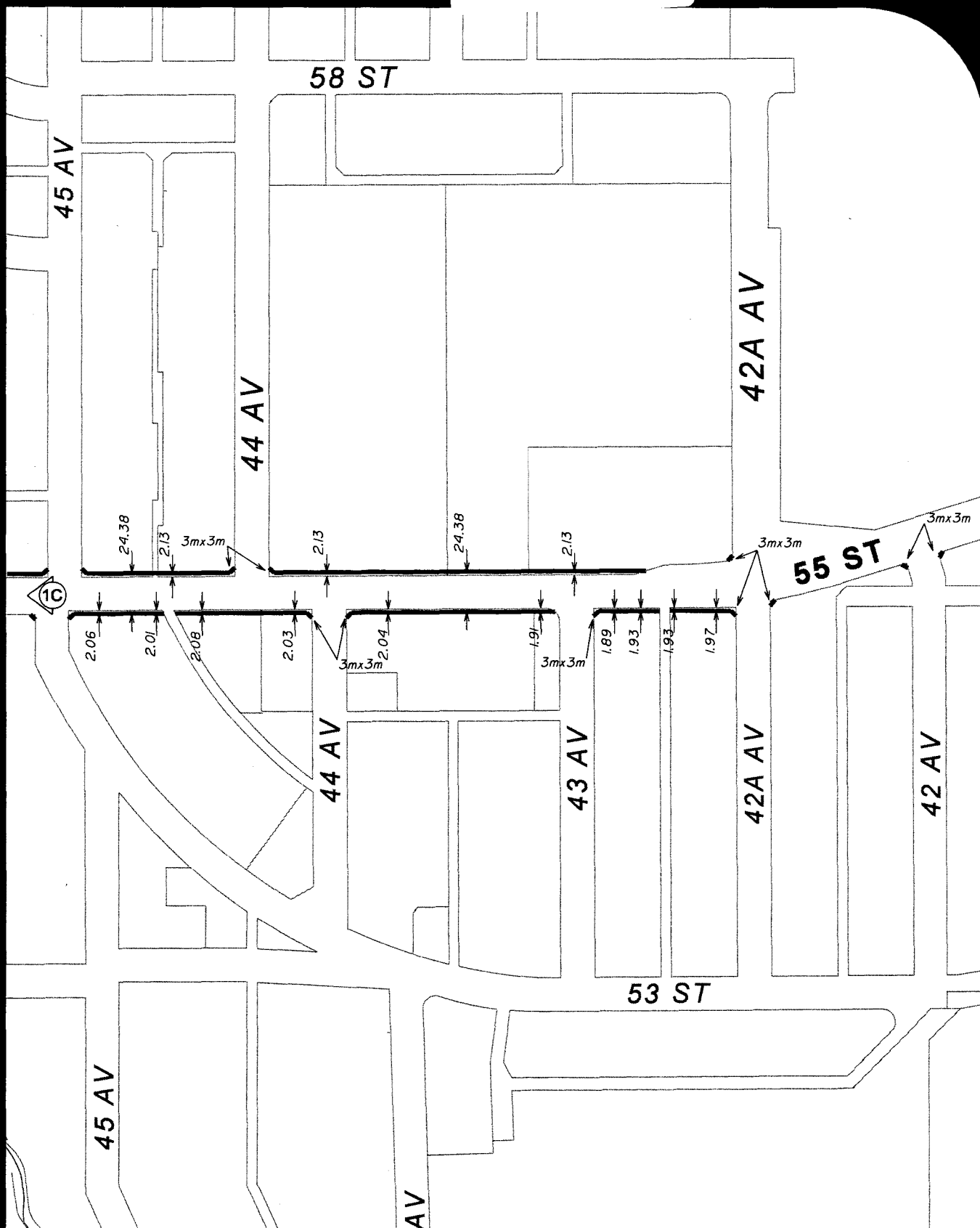


NTS

FRONT/SIDE YARD BUILDING SETBACKS
55 STREET

— Setback





NTS

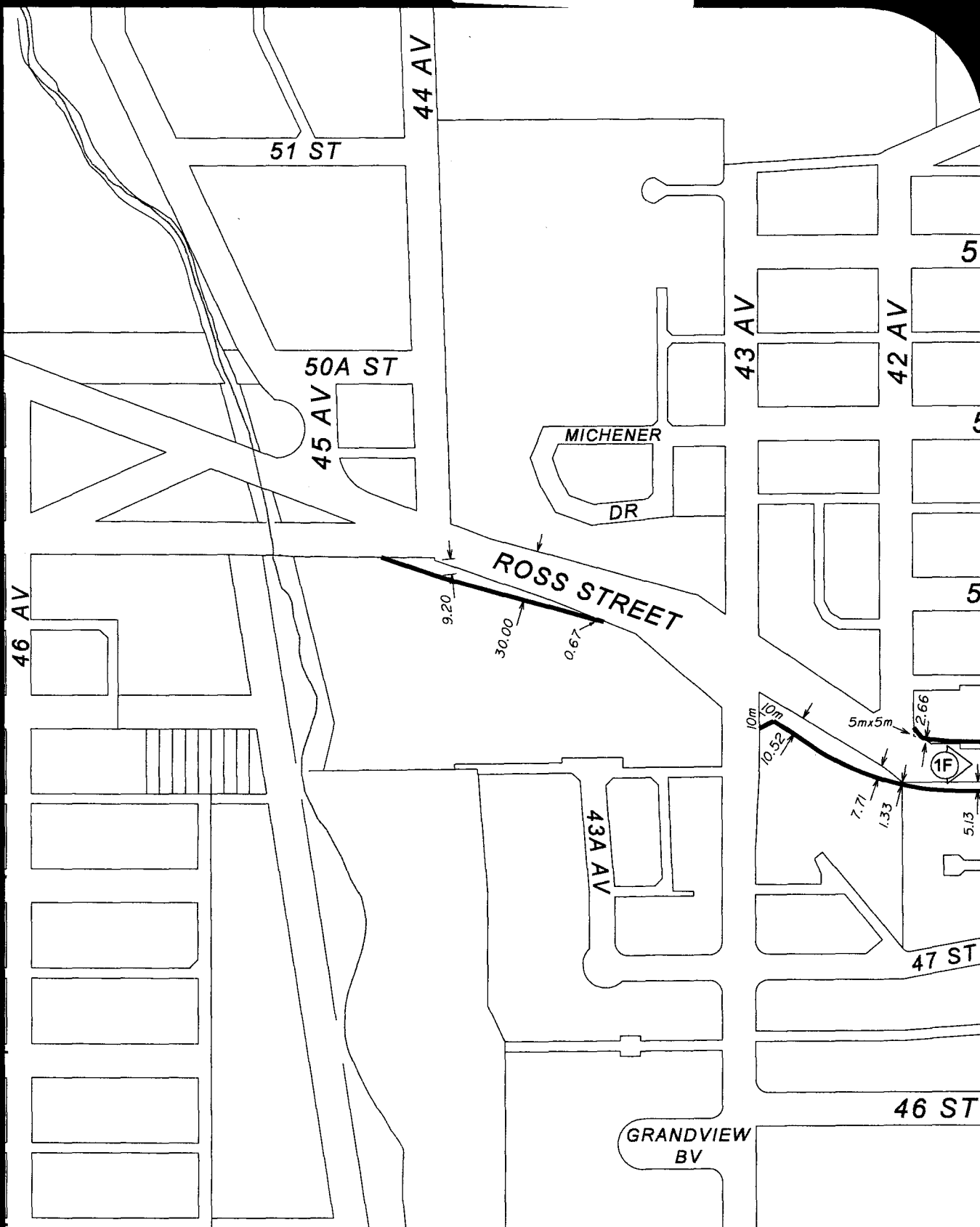
THE CITY OF
Red Deer
ENGINEERING SERVICES

**FRONT/SIDE YARD BUILDING SETBACKS
55 STREET**

— Setback



Bylaw No. 3156/96
FIGURE 1D



NTS

THE CITY OF
Red Deer
ENGINEERING SERVICES

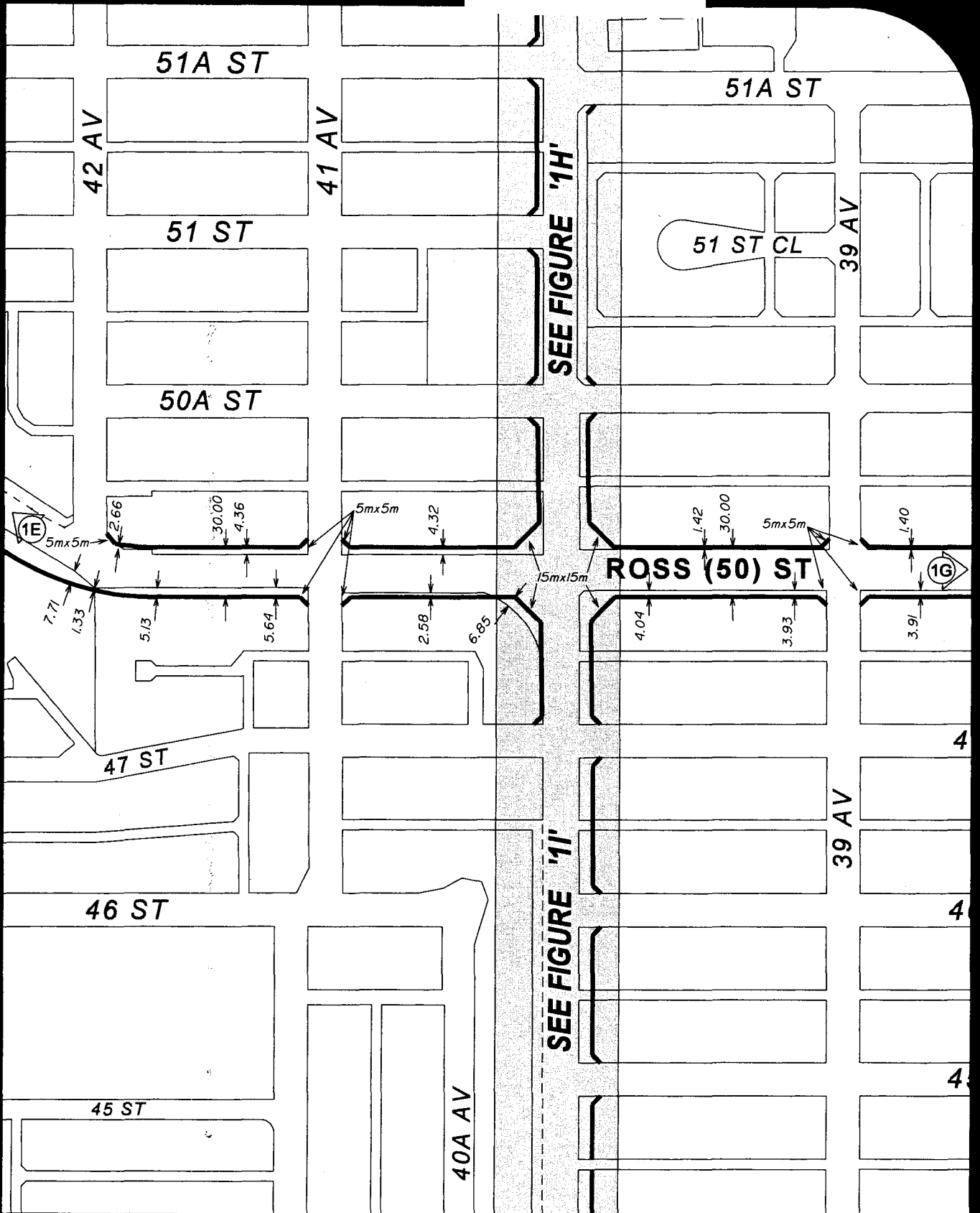
**FRONT/SIDE YARD BUILDING SETBACKS
ROSS STREET**

— Setback



Bylaw No. 3156/98

FIGURE 1E



NTS

THE CITY OF
Red Deer
ENGINEERING SERVICES

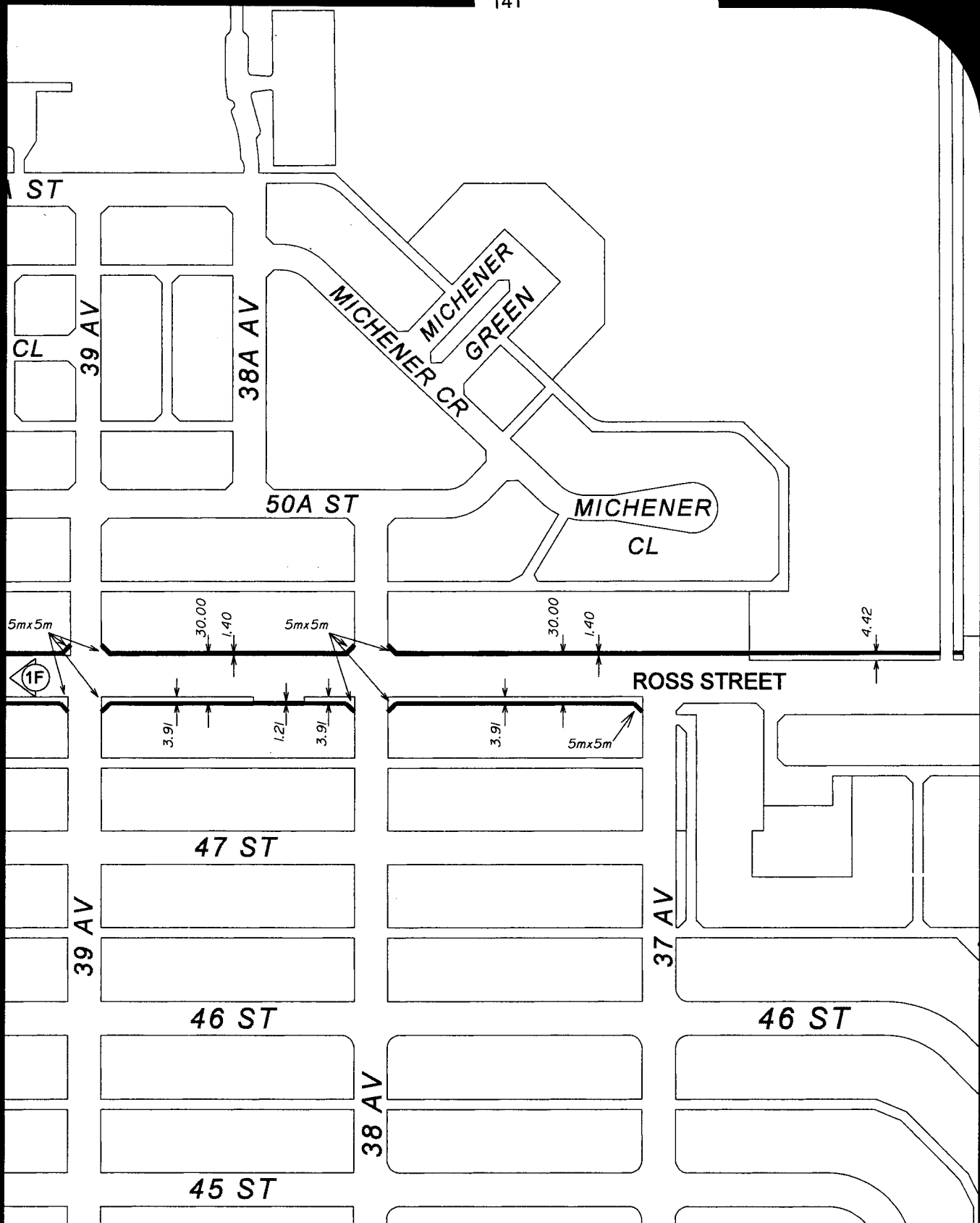
**FRONT/SIDE YARD BUILDING SETBACKS
ROSS STREET**

——— Setback
- - - - Future P.L.



Bylaw No. 3156/96

FIGURE 1F



NTS

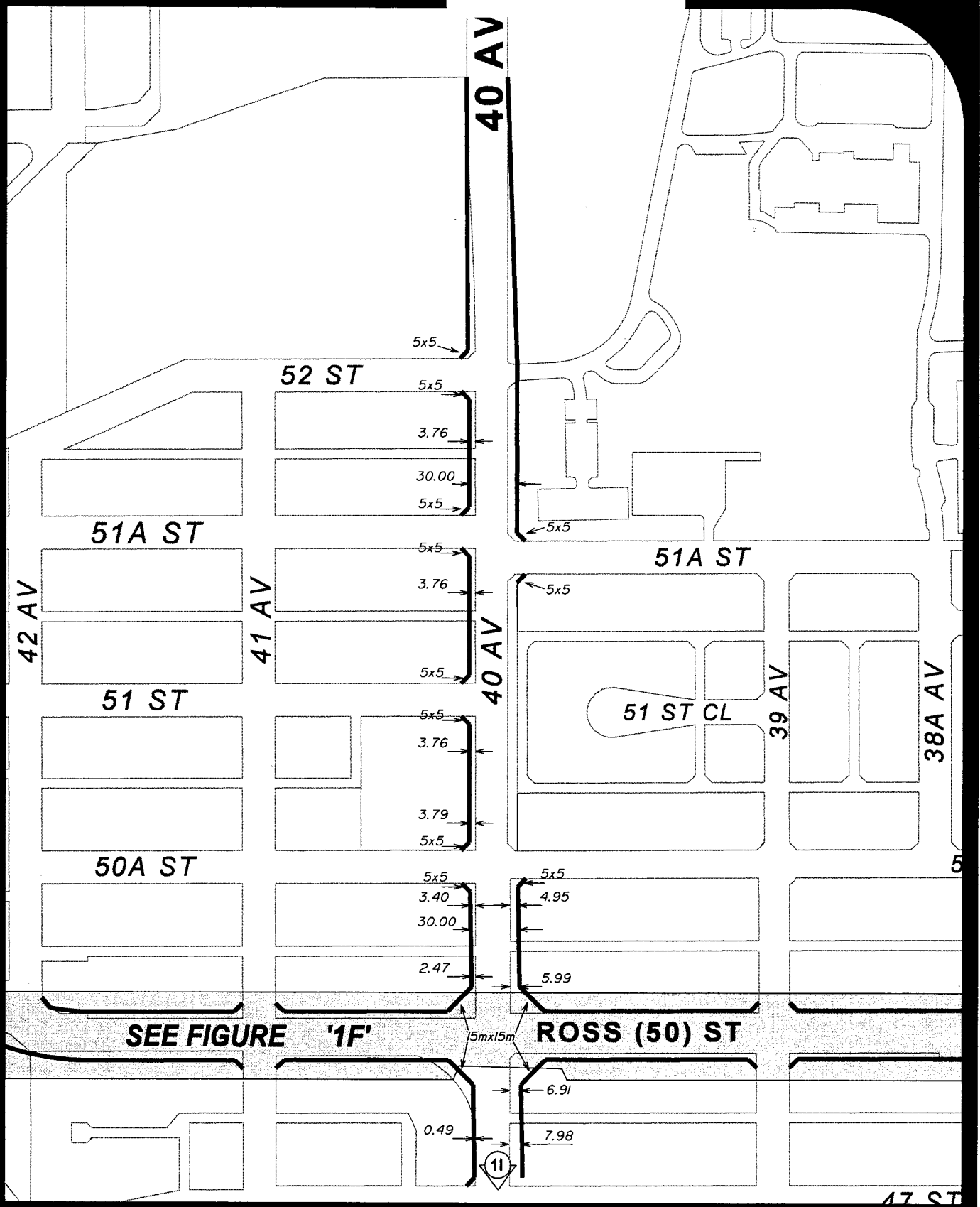
**FRONT/SIDE YARD BUILDING SETBACKS
ROSS STREET**

— Setback



Bylaw No. 3158/96

FIGURE 1G



NTS

THE CITY OF
Red Deer
ENGINEERING SERVICES

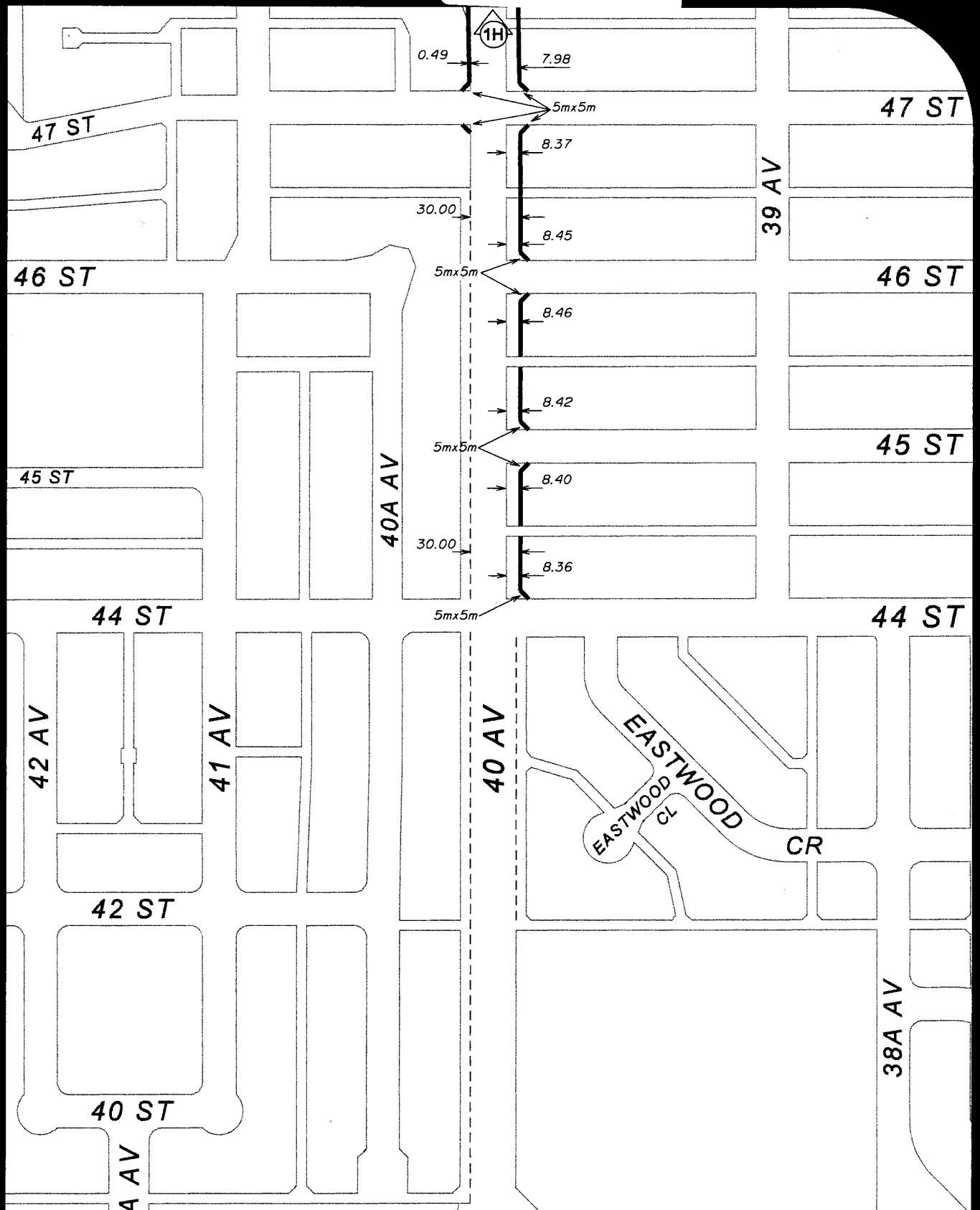
**FRONT/SIDE YARD BUILDING SETBACKS
40 AVENUE**

— Setback



Bylaw No. 3156/96

FIGURE 1H



NTS

THE CITY OF
Red Deer
 ENGINEERING SERVICES

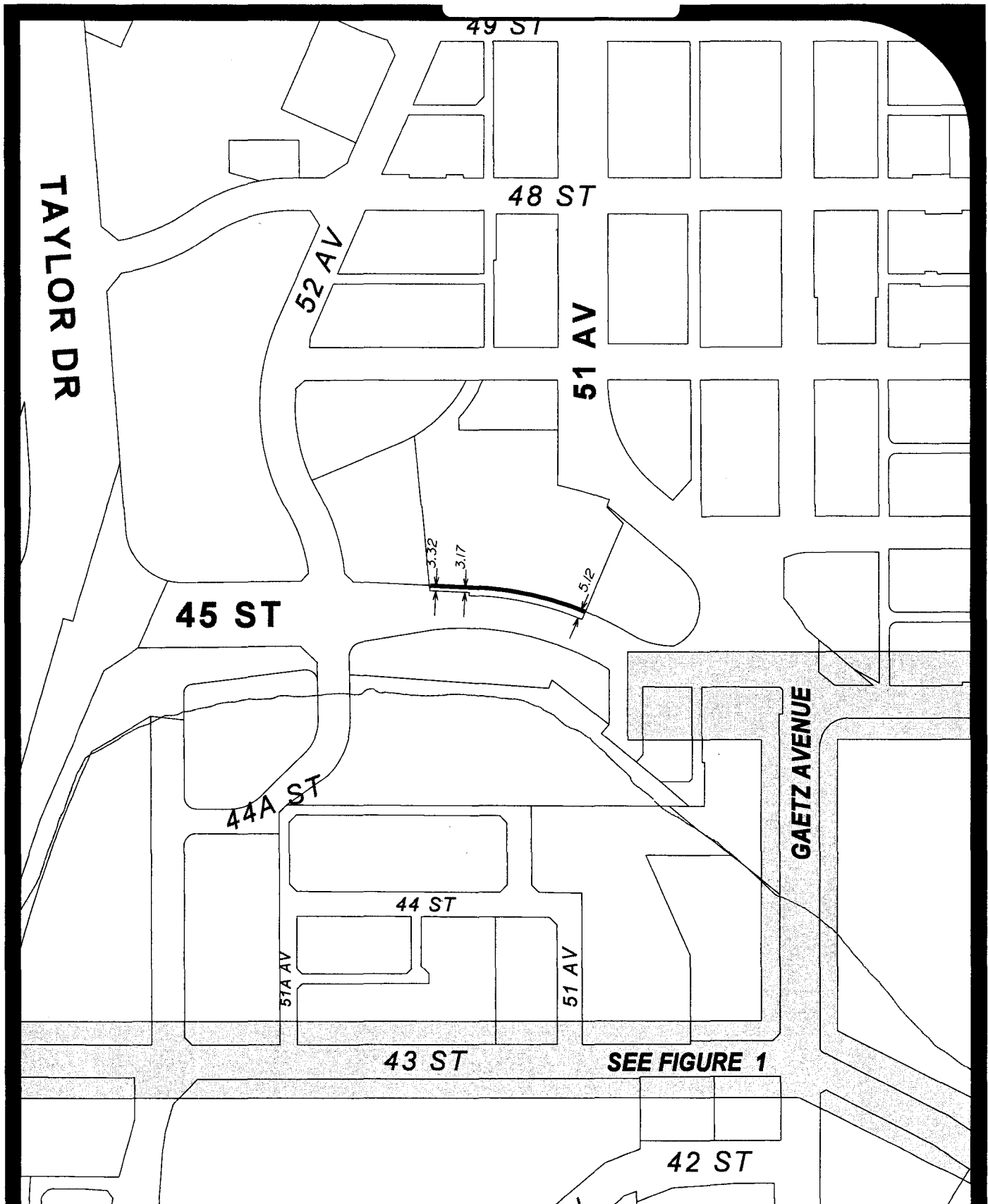
FRONT/SIDE YARD BUILDING SETBACKS
40 AVENUE

— Setback



Bylaw No. 3158/96

FIGURE 11



NTS

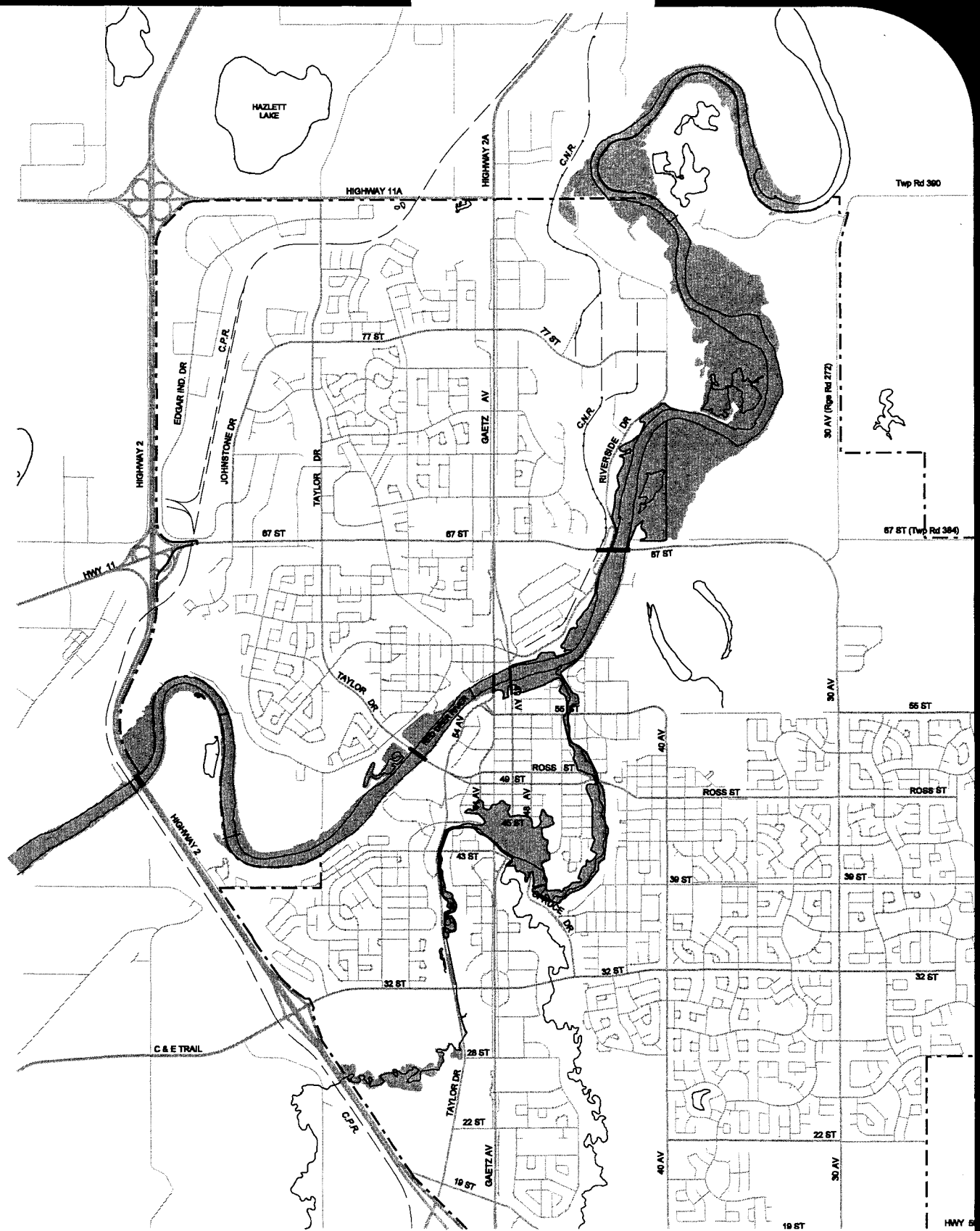
FRONT/SIDE YARD BUILDING SETBACKS
45 STREET

— Setback



Bylaw No. 3156/96

FIGURE 1J



NTS

THE CITY OF
Red Deer
 ENGINEERING SERVICES

FLOOD PLAINS

Bylaw No. 2672/K-94

Flood Plain Area Bylaw No. 2672/K-94

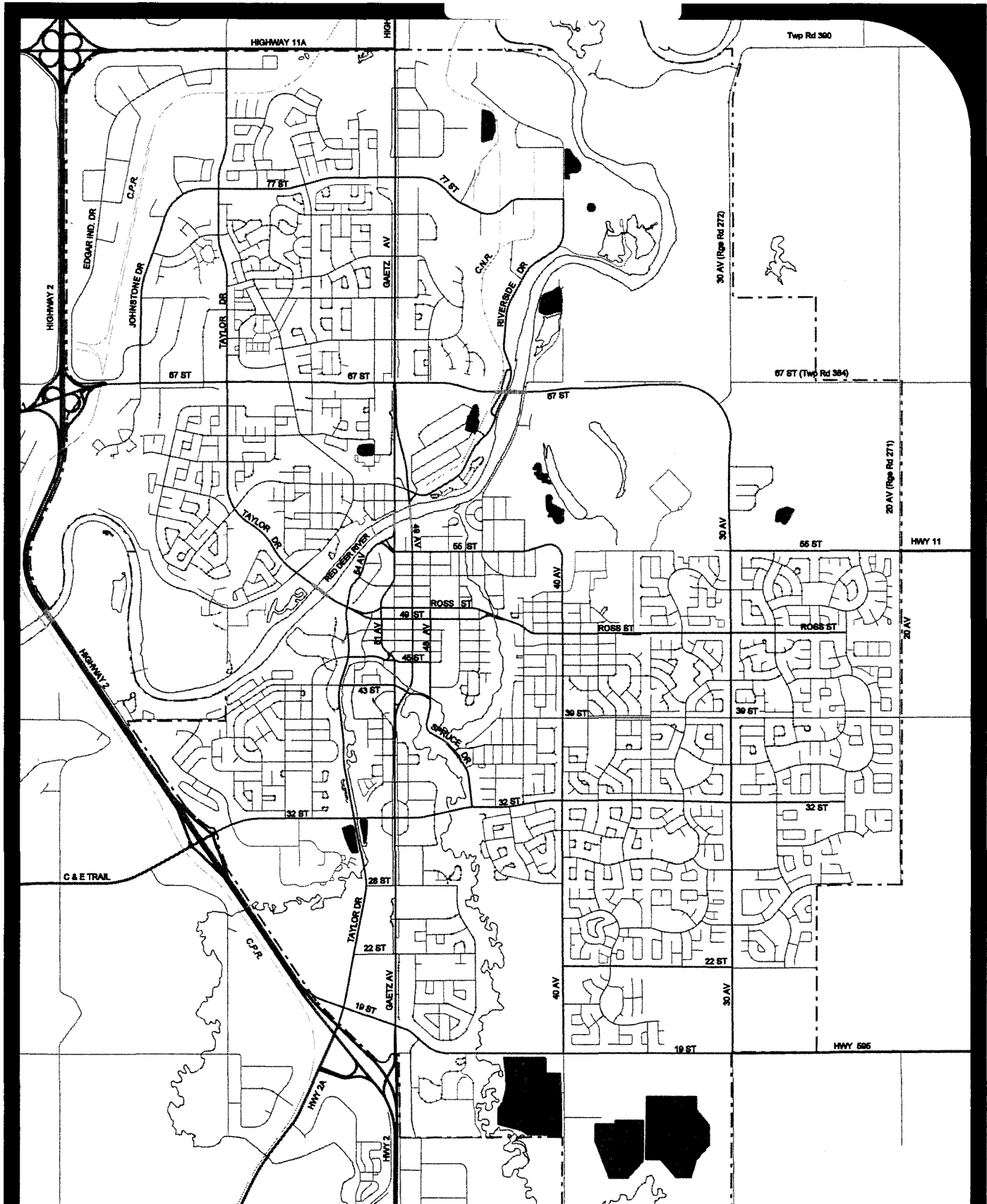
Flood Plain Area Bylaw No. 3156/0-2004

BASED ON INFORMATION PROVIDED BY:
 CANADA-ALBERTA FLOOD DAMAGE REDUCTION PROGRAM



Bylaw No. 3156/0-2004

FIGURE 2

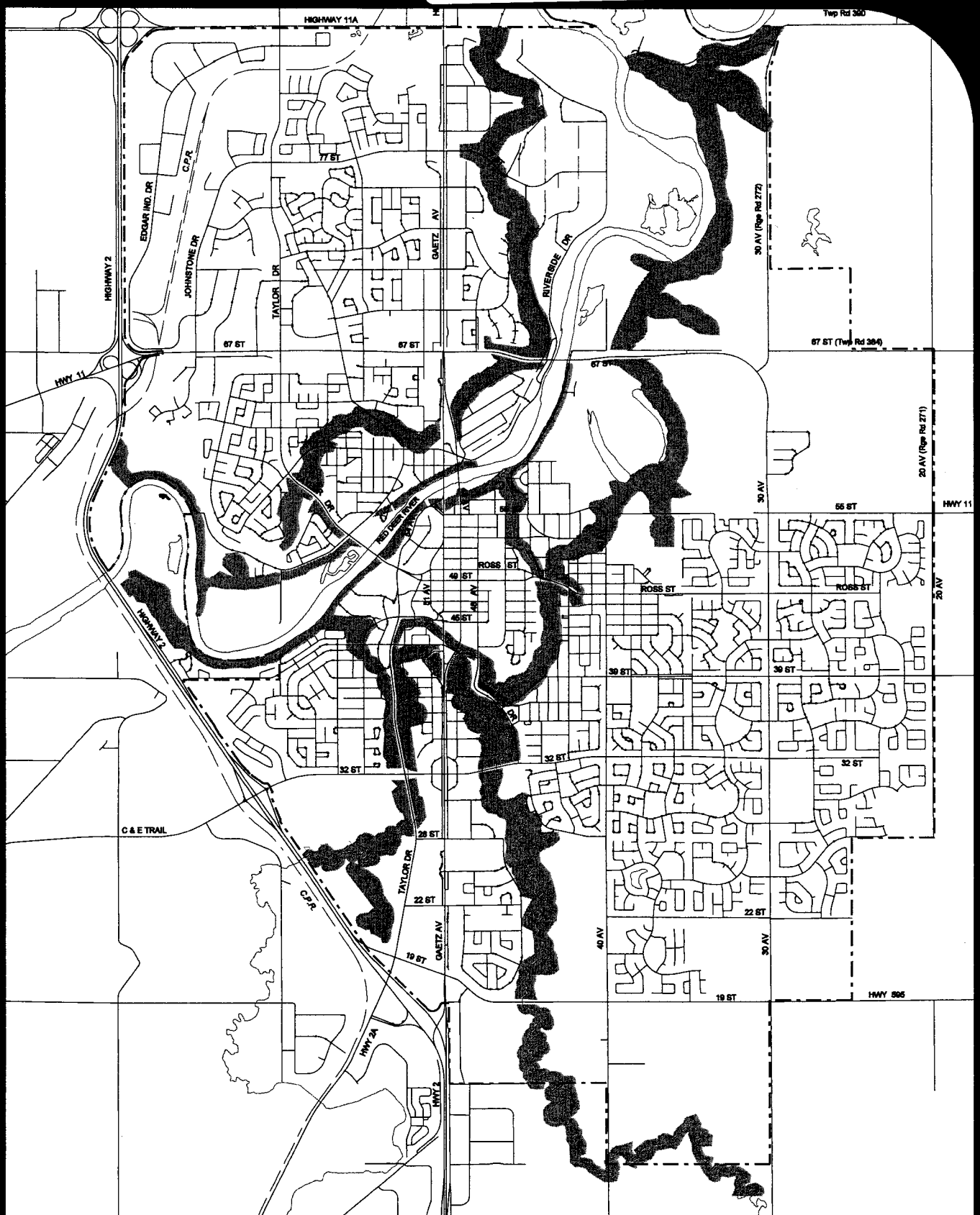


KNOWN LANDFILL SITES

NTS

Landfill Area





ESCARPMENT PLAN

NTS

 Escarpment Area

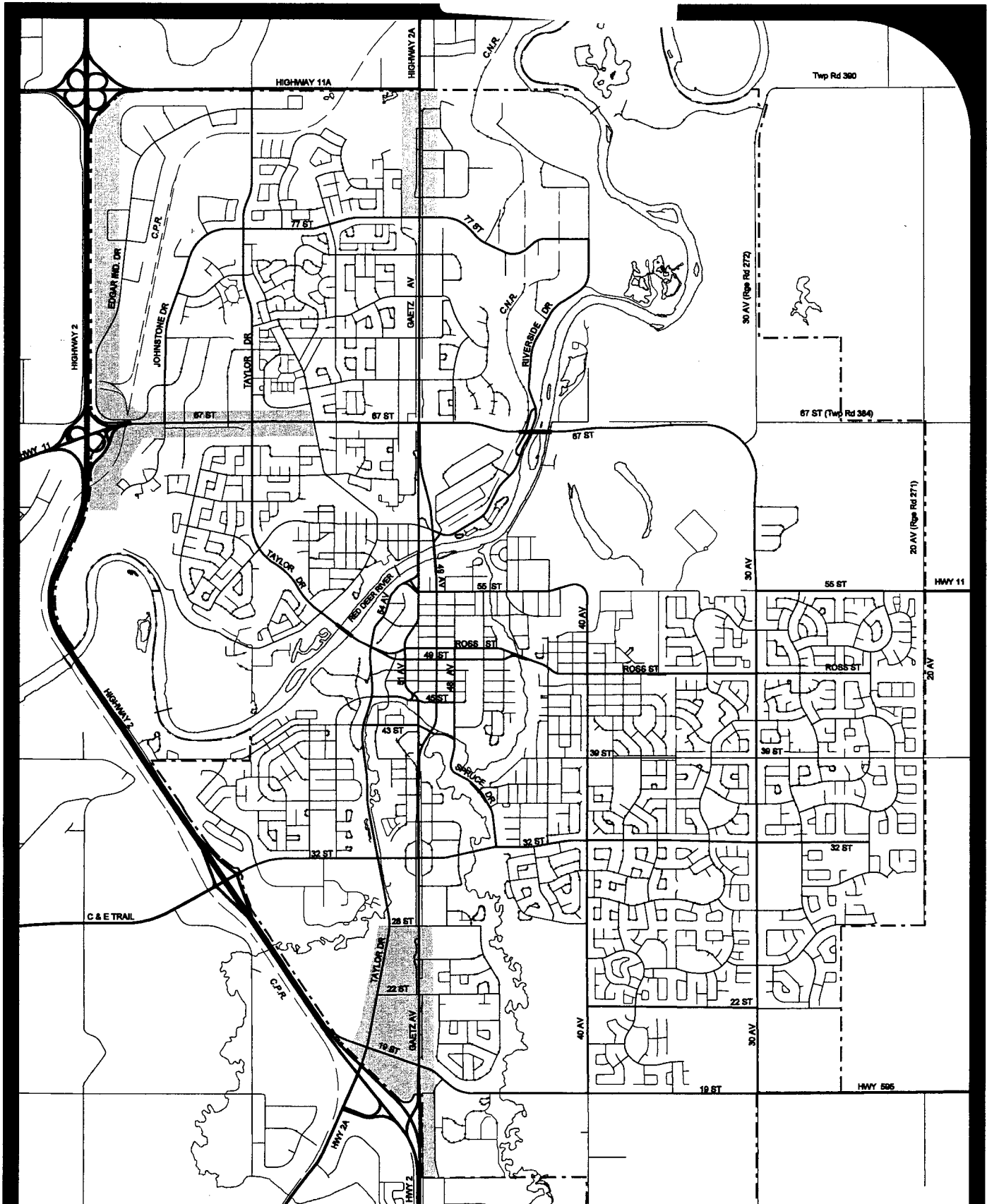
 **THE CITY OF**
Red Deer
ENGINEERING SERVICES

This plan has been developed as a guide to identify areas of potential slope stability concerns, where Geotechnical Reports are required prior to new or re-development. This plan may not be conclusive therefore reference to the Land Use Bylaw and Engineering Design Guidelines are required to satisfy construction issues on or adjacent to slopes exceeding 15%.

Bylaw No. 3158/0-2004

FIGURE 4





NTS

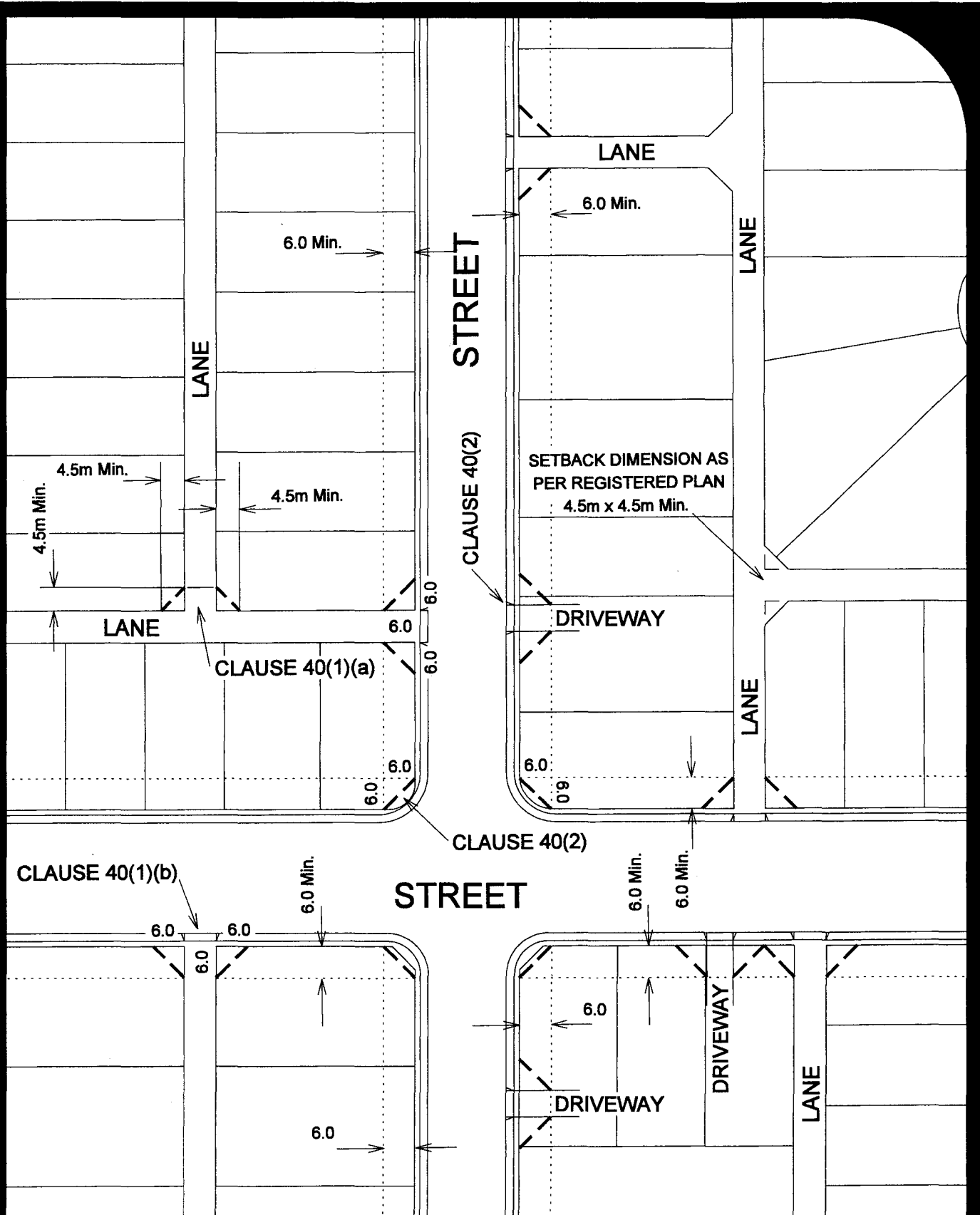
THE CITY OF
Red Deer
ENGINEERING SERVICES

MAJOR ENTRY AREAS
SUBJECT TO LANDSCAPING REQUIREMENTS
AND RESTRICTION ON BILLBOARDS
Bylaw No. 2672/M-92

Major Entry Areas

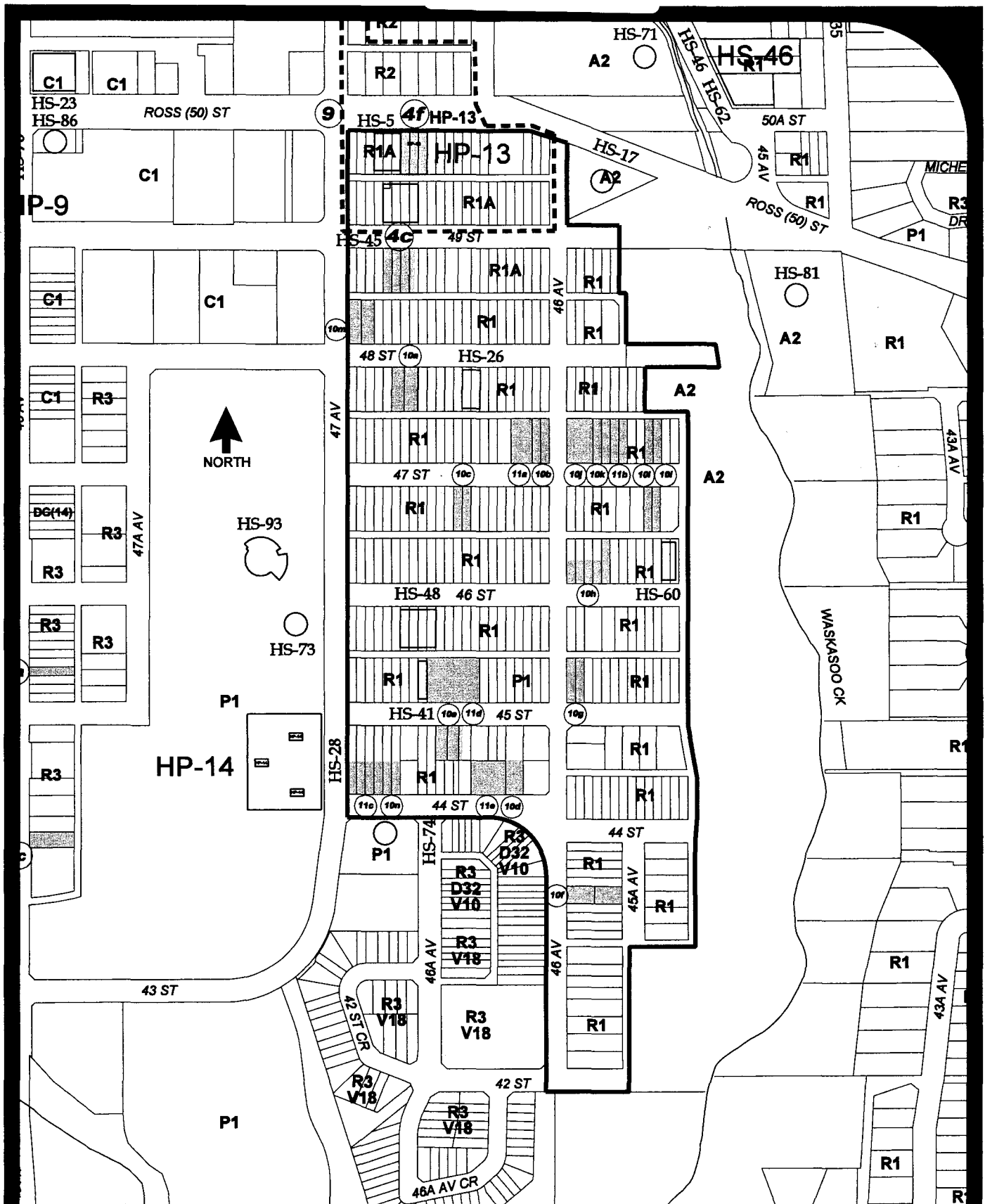


Bylaw No. 3158/96
FIGURE 5



RESTRICTIONS ON CORNER SITES

Bylaw No. 3156/96



THE CITY OF
Red Deer
ENGINEERING SERVICES

MATURE NEIGHBOURHOOD - PARKVALE DISTRICT
FOR LOW DENSITY RESIDENTIAL DEVELOPMENT

Bylaw No. 3158/RR-2003

Area of Application



Bylaw No. 3156/0-2004

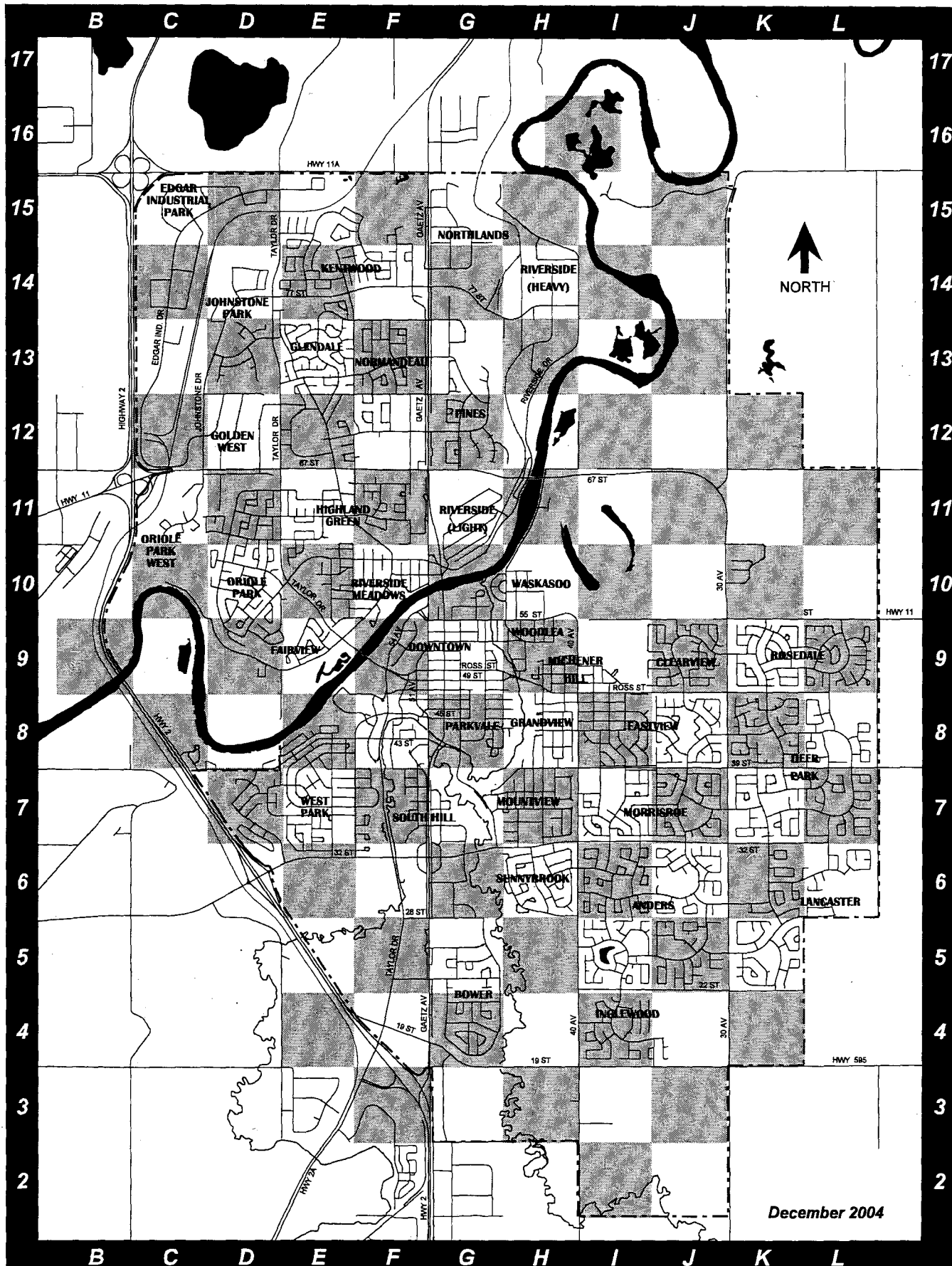
FIGURE 7

SCHEDULE “B”

Land Use District Maps

Constraint Maps:

**C10, D8, D9, E4, E5, E8 to E11,
F4 to F11, G3 to G15, H3 to H15,
I2, I3, I9 to I17, J2, J3, J10,
J12 to J17, K9, K10, and L10**



--- City Boundary

--- Railway

16 Lot Number

2 Block Number

S Secondary Suite

R1 Land Use District

4C Exception (detailed in Section 54)

HP-11 Historical Preservation Buildings and Sites

HS-74 Historically Significant Resources

**The City of Red Deer
Land Use Bylaw**

INDEX MAP

Christine Kenzie

From: Kelly Kloss
Sent: December 03, 2004 1:56 PM
To: Greg Scott; Kerry Dawson
Cc: Christine Kenzie
Subject: RE: Culture Board

Greg,

Christine was putting together a report for the 20th agenda. We were going to bring forward the names that were submitted to this year's Organizational meeting. I know one of them can meet at noon. Also Kerry had previously put forth a name that I will include. I was not planning on expanding the search for members further than this unless you have other names.

Kelly

-----Original Message-----

From: Greg Scott
Sent: December 03, 2004 1:52 PM
To: Kerry Dawson
Cc: Kelly Kloss
Subject: FW: Culture Board

Kerry can you please follow this up with Kelly.

Thanks,
Greg S

-----Original Message-----

From: Colleen Jensen
Sent: December 03, 2004 1:34 PM
To: Greg Scott
Cc: Kerry Dawson
Subject: FW: Culture Board

I believe this is Brian Plastow....I am surprised they want to continue to meet at noon, given our discussion the other day. This will mean that you need to talk with Kelly about getting another person appointed.

CJ
Colleen Jensen
Director, Community Services
(403) 342-8323
colleen.jensen@reddeer.ca

-----Original Message-----

From: Kelly Kloss
Sent: December 02, 2004 4:50 PM
To: Norbert Van Wyk; Colleen Jensen
Cc: Christine Kenzie
Subject: Culture Board

Hi Norbert & Colleen,

As you may recall, immediately following this year's organizational meeting we discovered that one of the appointments to the Culture Board had to resign as he could not make noon hour meetings. Before accepting his resignation you suggested that we put the question back to the Culture Board as to if the meeting times could be changed. This was recently done and the Culture Board reconfirmed its desire to meet at noon. As a result the Board member will be resigning and we will be bringing a report to the December 20 Council meeting to appoint a new Culture Board member.

FYI

Kelly

-----Original Message-----

From: Brian Plastow [mailto:bplastow@rdpsd.ab.ca]
Sent: December 01, 2004 5:15 PM
To: Kerry Dawson
Subject: Re: FW: Returned Mail - Error During Delivery

Kerry

Thank you for your efforts. It is too bad that my schedule is not very flexible. You should still have my original resignation letter from November 2, 2004.

Brian Plastow

>

>

>

>

>Dear Brian,

>As you are aware, City Council appointed you to the culture Board and we
>anticipated that you would be able to join us in the New Year. At the
>board meeting today, the chair introduced the topic of dates, time &
>place to hold the Culture Board meetings. After much discussion, the
>Board voted unanimously. to continue to hold their meetings on the first
>Wednesday of each month, at 12 noon. I have been informed by our city
>clerk's office that you are a teacher at Lindsey Thurber High School and
>would be unable to make noon hour meetings. The City of Red Deer
>certainly appreciates all of the volunteers that come forward to assist
>them in the work they do and to assist City Council in the decisions they
>make. It is unfortunate, that in this particular case we cannot
>accommodate your time restrictions, as I truly believe that input from
>the education community, would be a valuable asset to the Board. If you
>are able to make the noon hours we would welcome your participation
>however i

>f your are not able to commit to these meeting times would you please
>email me by return mail tendering your resignation and I will forward to
>city clerks. Thank you for your interest in the City of Red Deer.

>Sincerely Yours

>Kerry Dawson

>Culture Development Superintendent

>City of Red Deer

>Box 5008

>T4N 3T4

>Ph. 403 342 8264

>Fax 403 346 4970

>mailto:kerryd@city.red-deer.ab.ca

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>intended for the addressee only. If you have received this message in
>error, please notify the sender immediately and delete the message. The
>unauthorized use, disclosure, copying or alteration of this message is
>strictly forbidden.]

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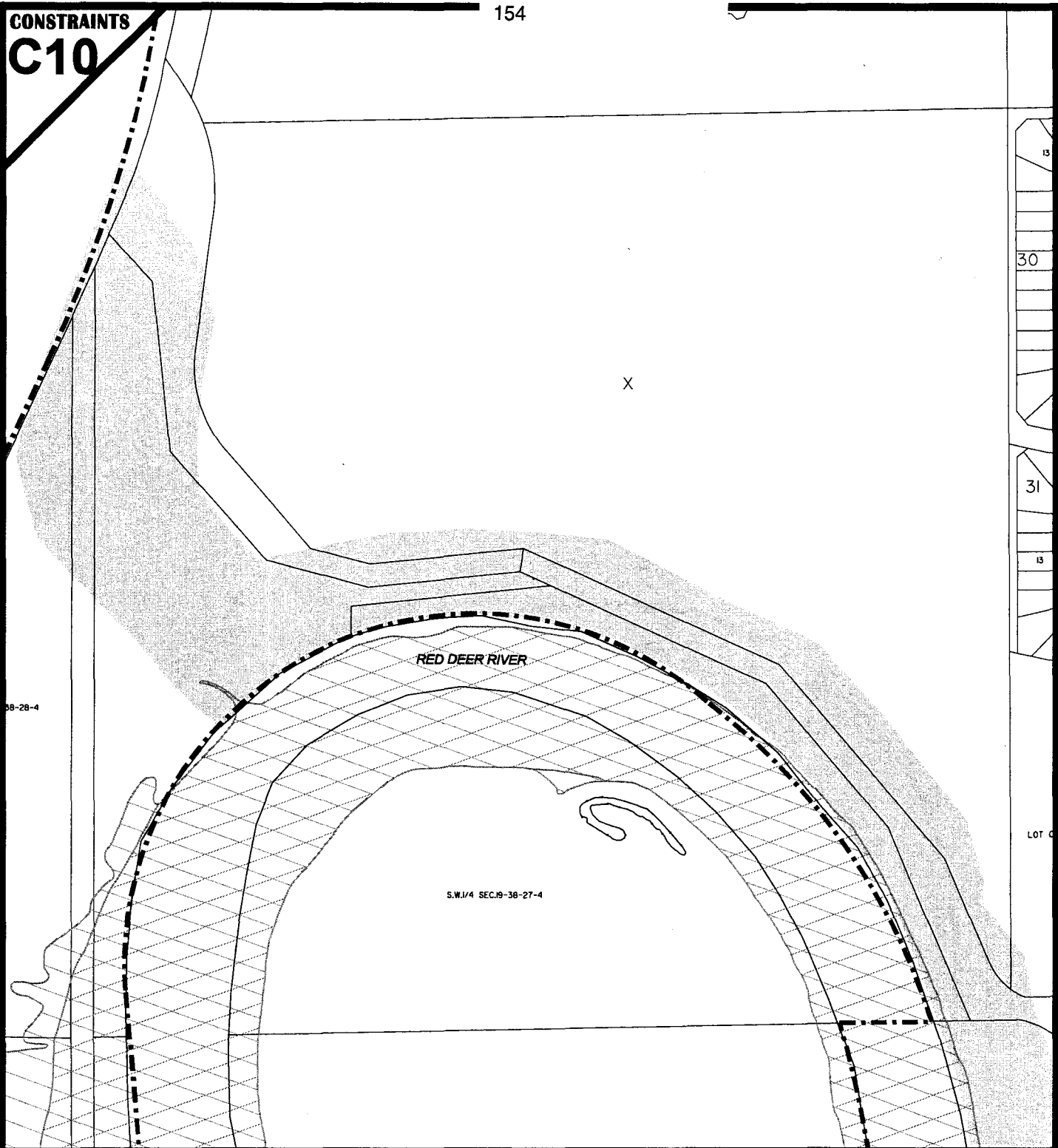
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>[The information contained in this message is confidential and is
>intended for the addressee only. If you have received this message in
>error, please notify the sender immediately and delete the message. The
>unauthorized use, disclosure, copying or alteration of this message is
>strictly forbidden.]

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


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

printed on
December 06, 2004



The City of Red Deer Land Use Bylaw 3156/96

LEGEND

-  Escarpment Area
-  Flood Fringe
-  Floodway
-  Landfill Setback (Development Restrictions may apply)
-  Landfill Sites (approximate)



NORTH

Scale 1:5,000

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Engineering Department

NOTE Landfills identified on map are approximate in location and may not include all sites within the City Limits. Other landfill sites may exist.

B11	C11	D11
B10	C10	D10
B9	C9	D9

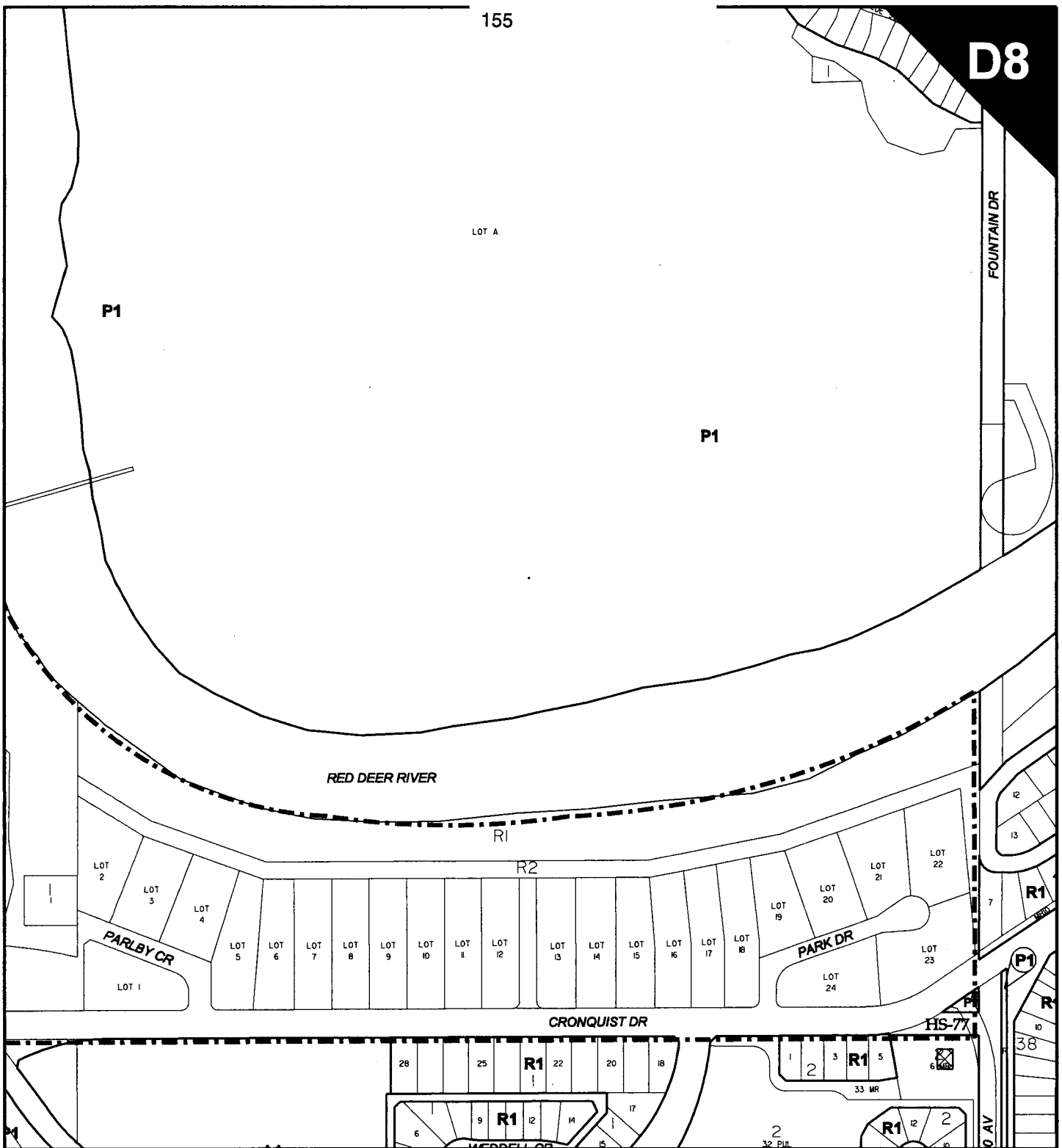
SW¼ Sec 19

Twp 38 - Rge 27 - W4th

Bylaw No. 3156/0-2004

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December 06, 2004



Part Six of the Bylaw
outlines the Land Use
District Definitions

refer to the Index Map
for the Legend



NORTH
Scale 1:5,000

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The City of Red Deer

Land Use Bylaw 3156/96

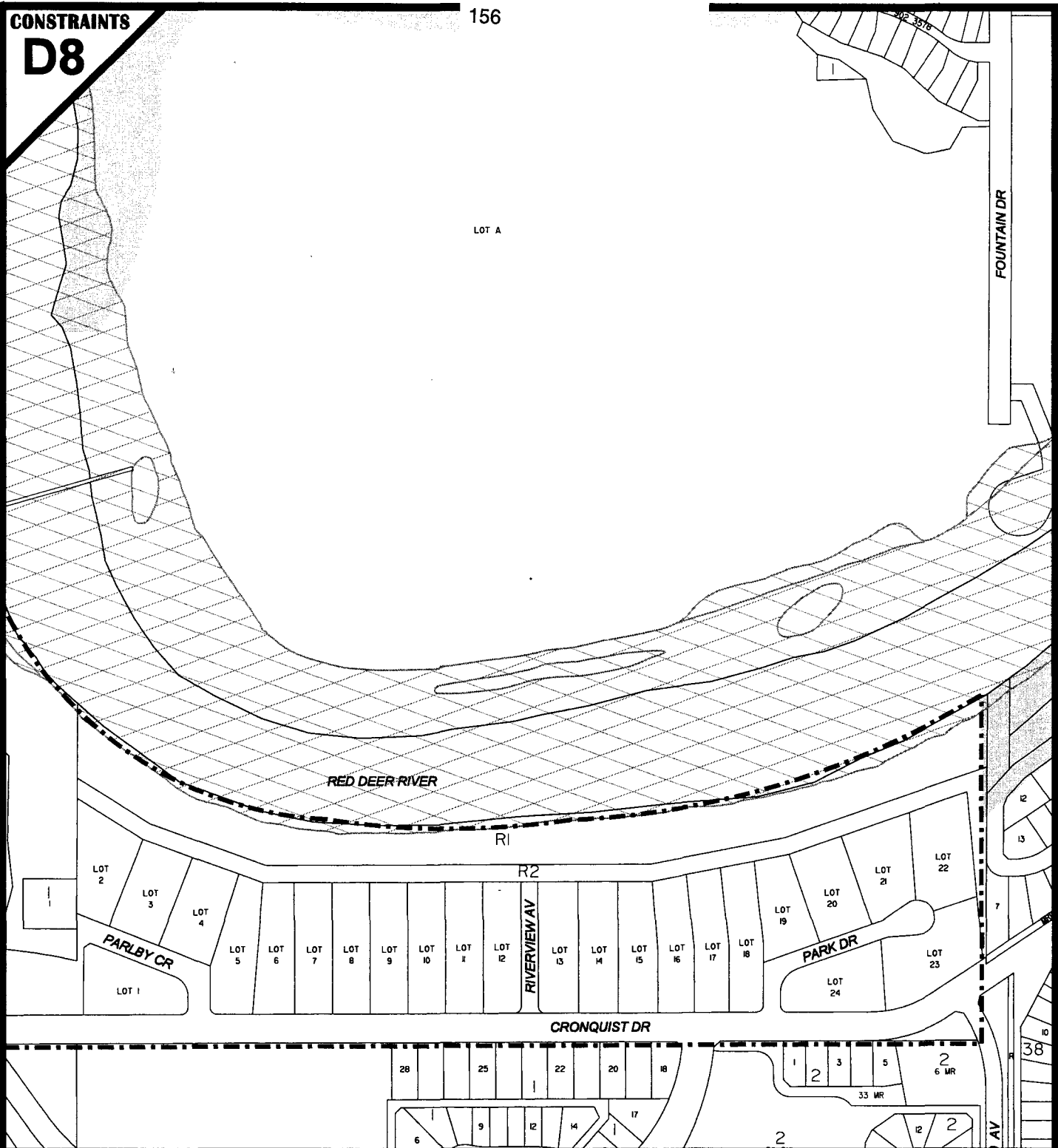
Amendments to SE¼ Sec 18

C9	D9	E9
C8	D8	E8
C7	D7	E7

SE¼ Sec 18
Twp 38- Rge 27 - W4th






see reverse for additional constraints

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December 06, 2004



The City of Red Deer Land Use Bylaw 3156/96

LEGEND

-  Escarpment Area
-  Flood Fringe
-  Floodway
-  Landfill Setback (Development Restrictions may apply)
-  Landfill Sites (approximate)

C9	D9	E9
C8	D8	E8
C7	D7	E7

SE1/4 Sec 18

Twp 38 - Rge 27 - W4th

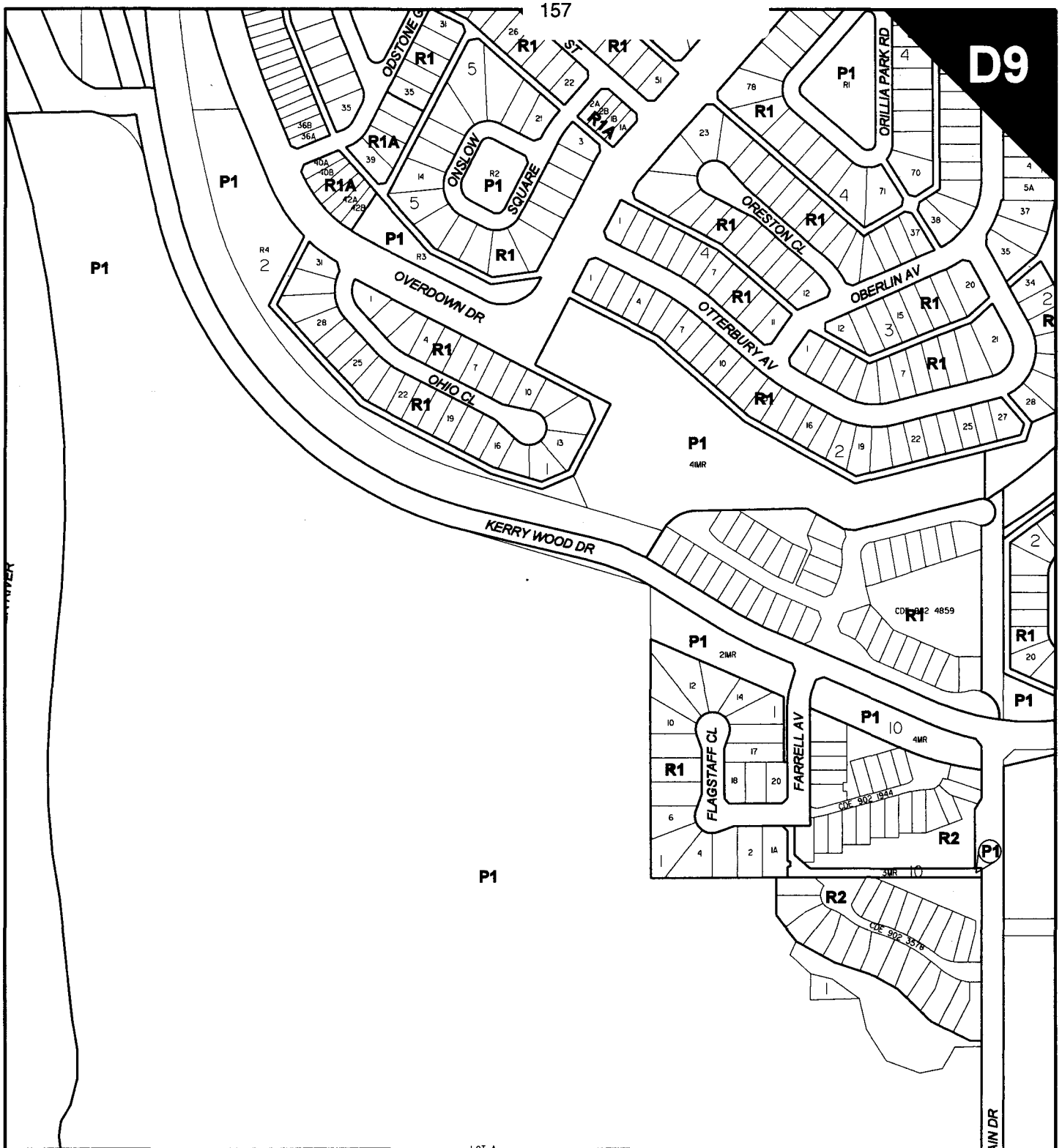
Bylaw No. 3156/0-2004

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Part Six of the Bylaw
outlines the Land Use
District Definitions

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The City of Red Deer

Land Use Bylaw 3156/96

Amendments to NE¼ Sec 18

3156 / M-97

Jan 26, 1998

C10	D10	E10
C9	D9	E9
C8	D8	E8

NE¼ Sec 18
Twp 38- Rge 27 - W4th

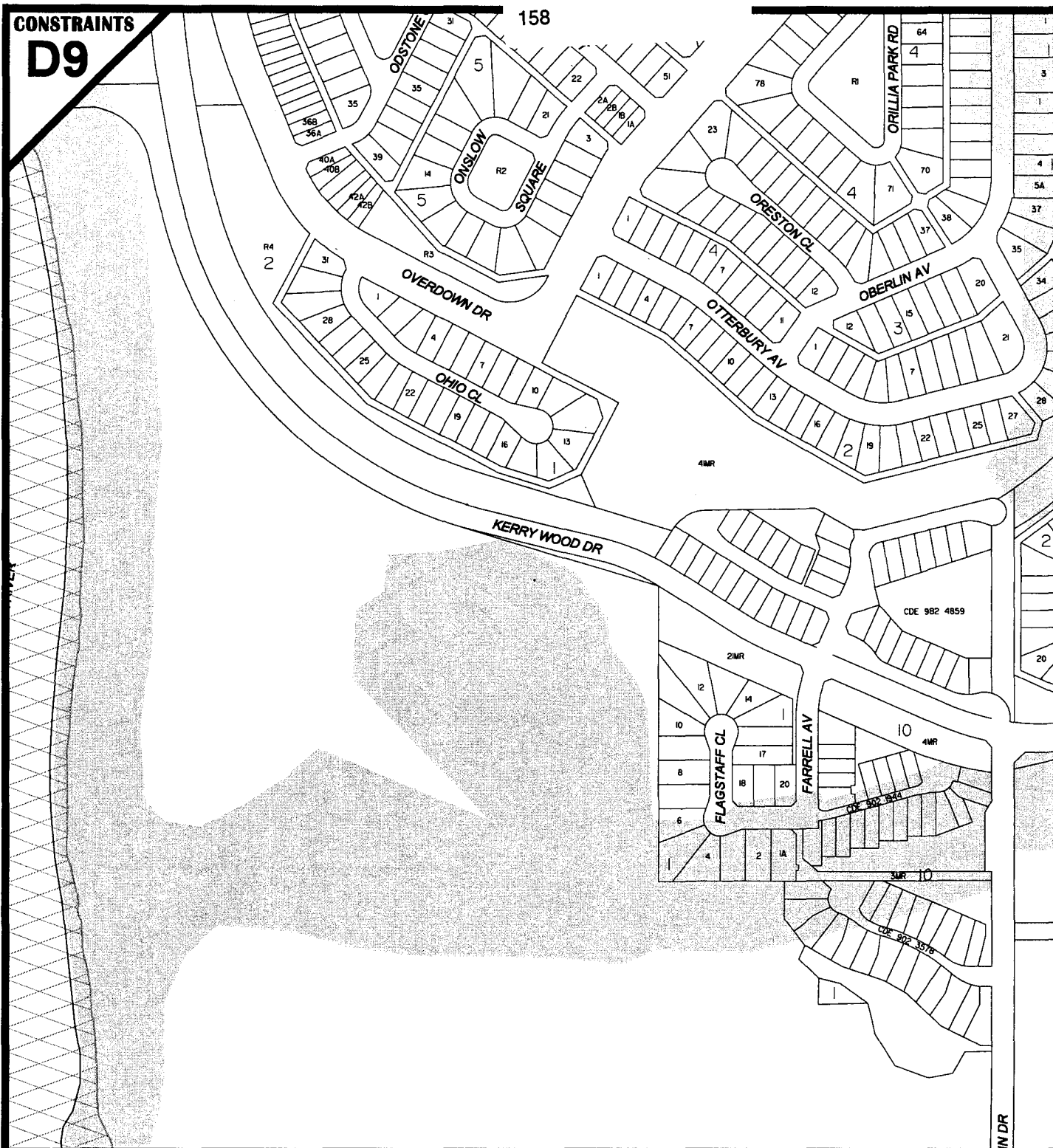
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December 06, 2004

CONSTRAINTS

D9






158



The City of Red Deer

Land Use Bylaw 3156/96

LEGEND

-  Escarpment Area
-  Flood Fringe
-  Floodway
-  Landfill Setback (Development Restrictions may apply)
-  Landfill Sites (approximate)



NORTH

Scale 1:5,000

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NOTE Landfills identified on map are approximate in location and may not include all sites within the City Limits. Other landfill sites may exist.

C10	D10	E10
C9	D9	E9
C8	D8	E8

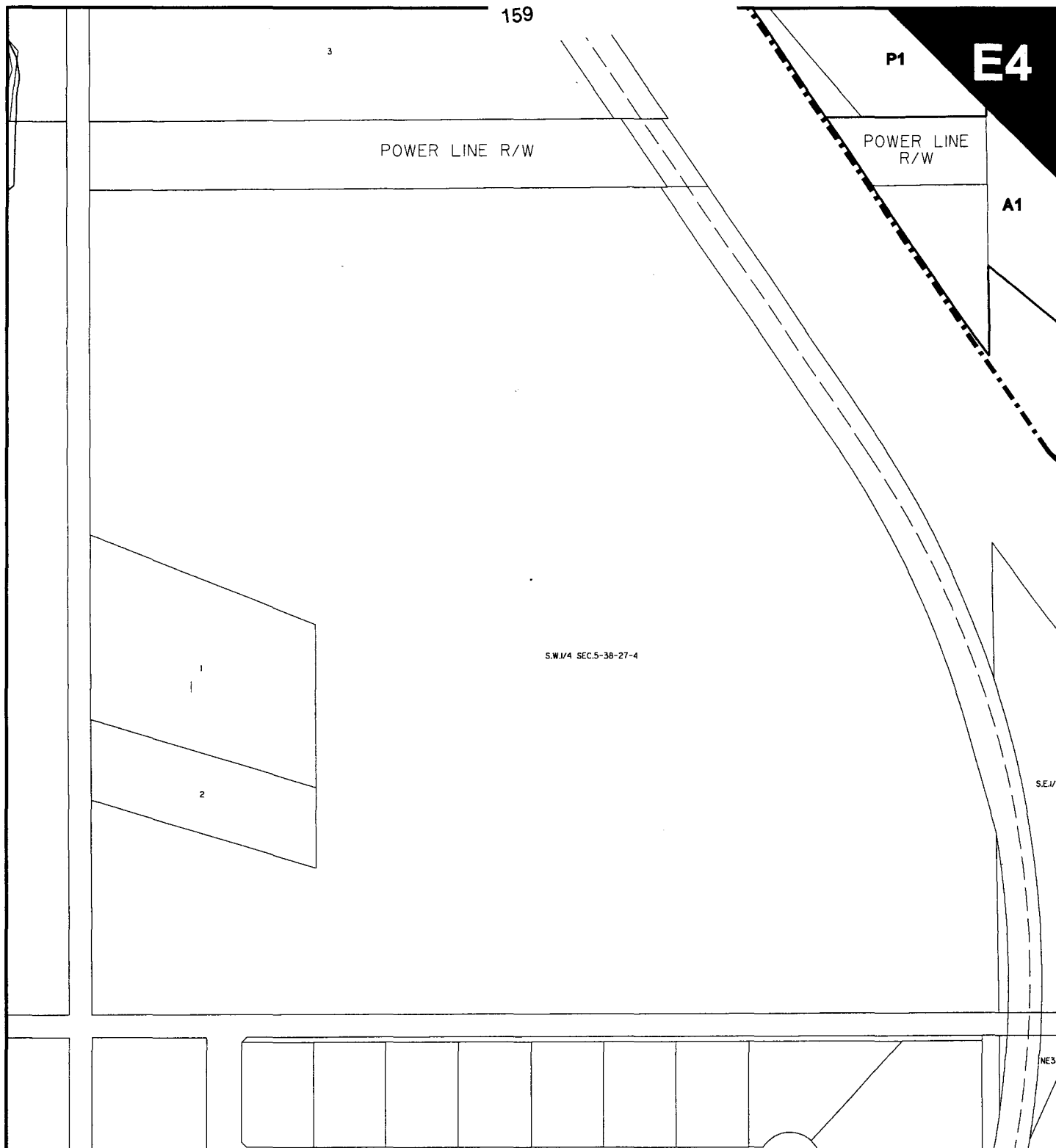
NE¼ Sec 18

Twp 38 - Rge 27 - W4th

Bylaw No. 3156/0-2004

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December 06, 2004



Part Six of the Bylaw
outlines the Land Use
District Definitions

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NORTH
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Land Use Bylaw 3156/96

Amendments to SW 1/4 Sec 05

D5	E5	F5
D4	E4	F4
D3	E3	F3

SW 1/4 Sec 05
Twp 38- Rge 27 - W4th

see reverse for additional constraints

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December 06, 2004

CONSTRAINTS

E4

160

POWER LINE R/W

POWER LINE
R/W

S.W.1/4 SEC.5-38-27-4






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S.E.

The City of Red Deer

Land Use Bylaw 3156/96

LEGEND

-  Escarpment Area
-  Flood Fringe
-  Floodway
-  Landfill Setback (Development Restrictions may apply)
-  Landfill Sites (approximate)

D5	E5	F5
D4	E4	F4
D3	E3	F3

SW1/4 Sec 05

Twp 38 - Rge 27 - W4th

Bylaw No. 3156/0-2004

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December 06, 2004

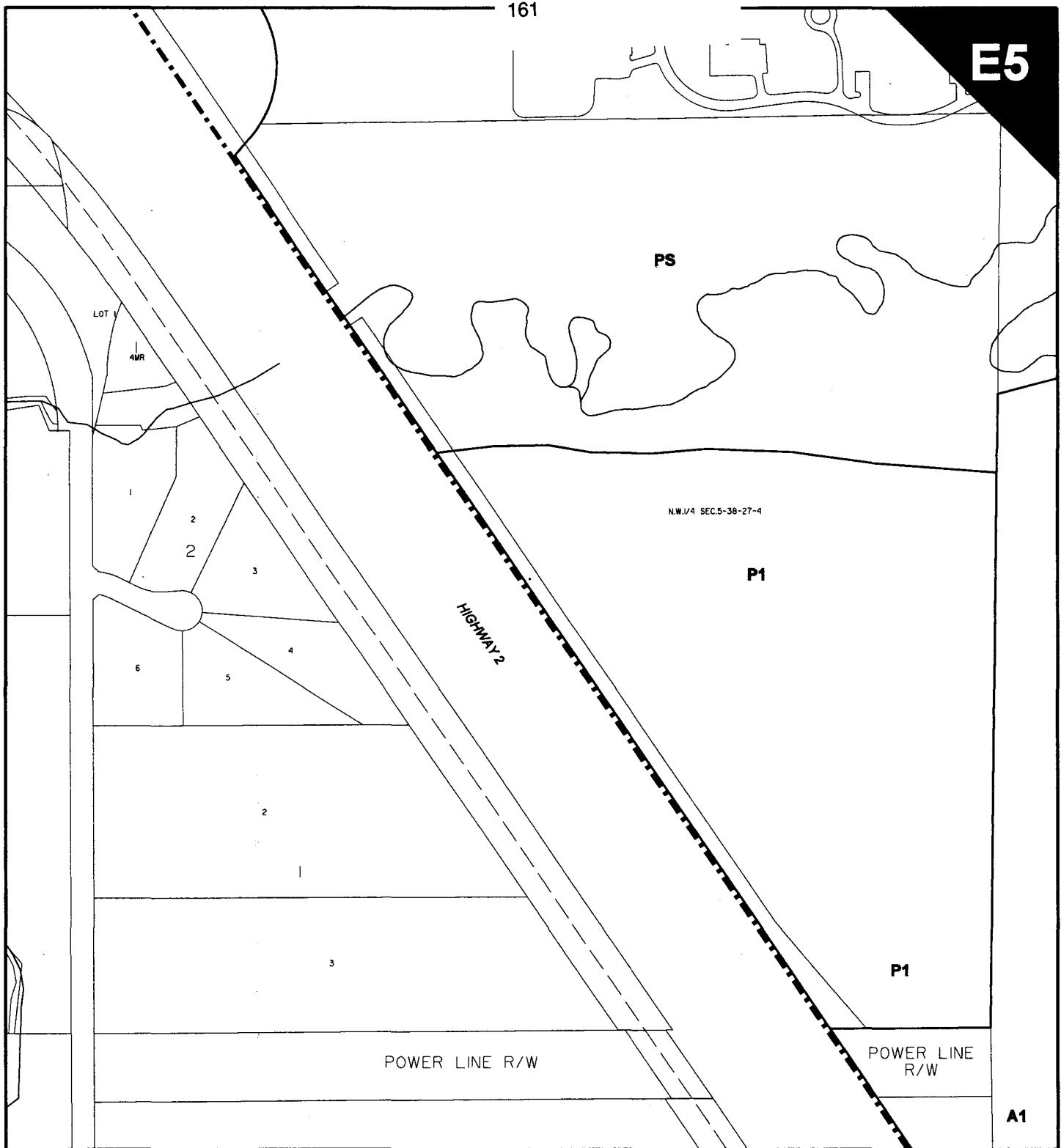


NORTH

Scale 1:5,000

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NOTE Landfills identified on map are approximate in location and may not include all sites within the City Limits. Other landfill sites may exist.



Part Six of the Bylaw
outlines the Land Use
District Definitions

refer to the Index Map
for the Legend



NORTH
Scale 1:5,000

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Land Use Bylaw 3156/96

Amendments to NW 1/4 Sec 05

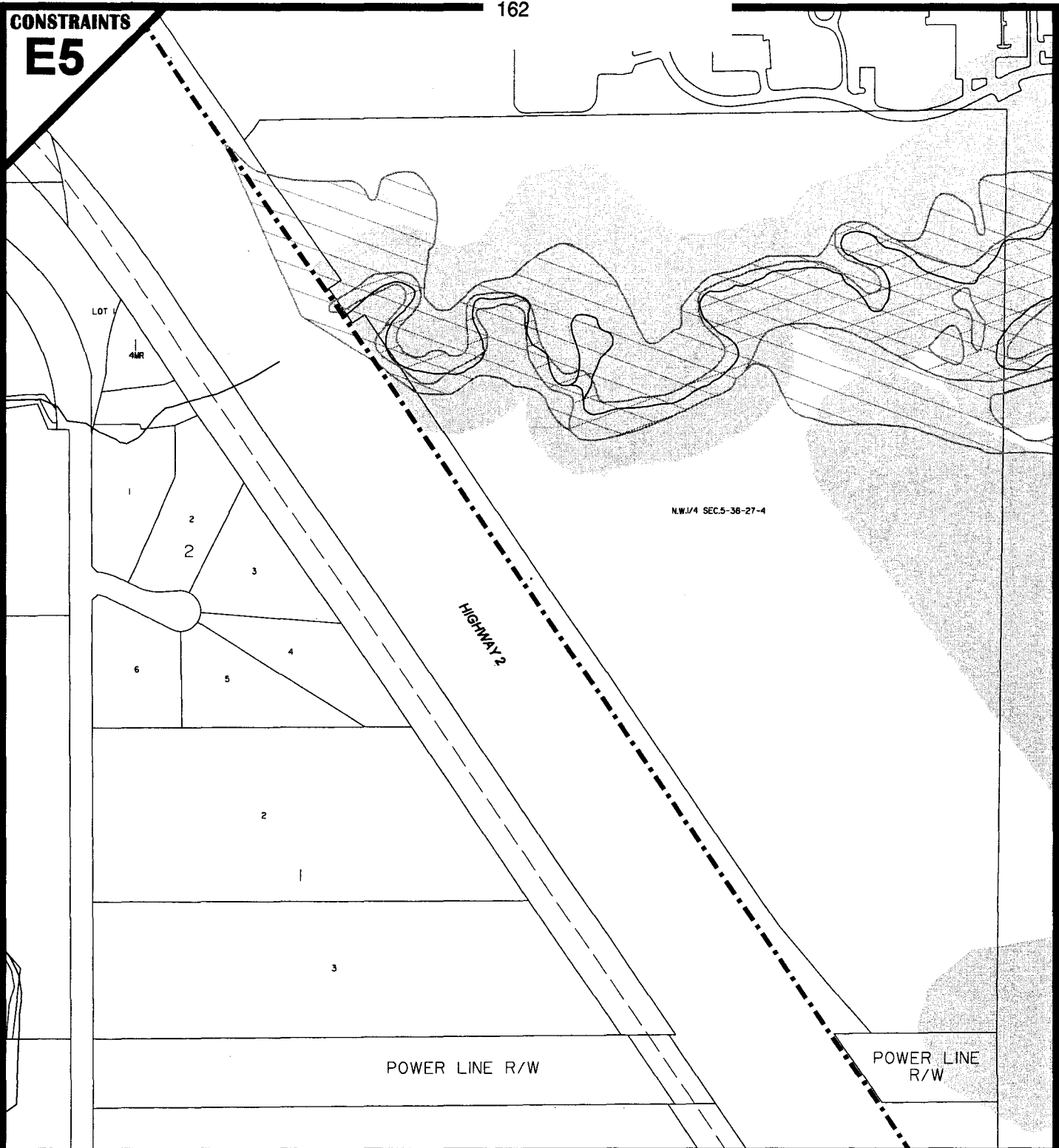
D6	E6	F6
D5	E5	F5
D4	E4	F4

NW 1/4 Sec 05
Twp 38- Rge 27 - W4th

see reverse for additional constraints

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December 06, 2004






E5



The City of Red Deer

Land Use Bylaw 3156/96

LEGEND

-  Escarpment Area
-  Flood Fringe
-  Floodway
-  Landfill Setback (Development Restrictions may apply)
-  Landfill Sites (approximate)

D6	E6	F6
D5	E5	F5
D4	E4	F4

NW 1/4 Sec 05

Twp 38 - Rge 27 - W4th

Bylaw No. 3156/0-2004

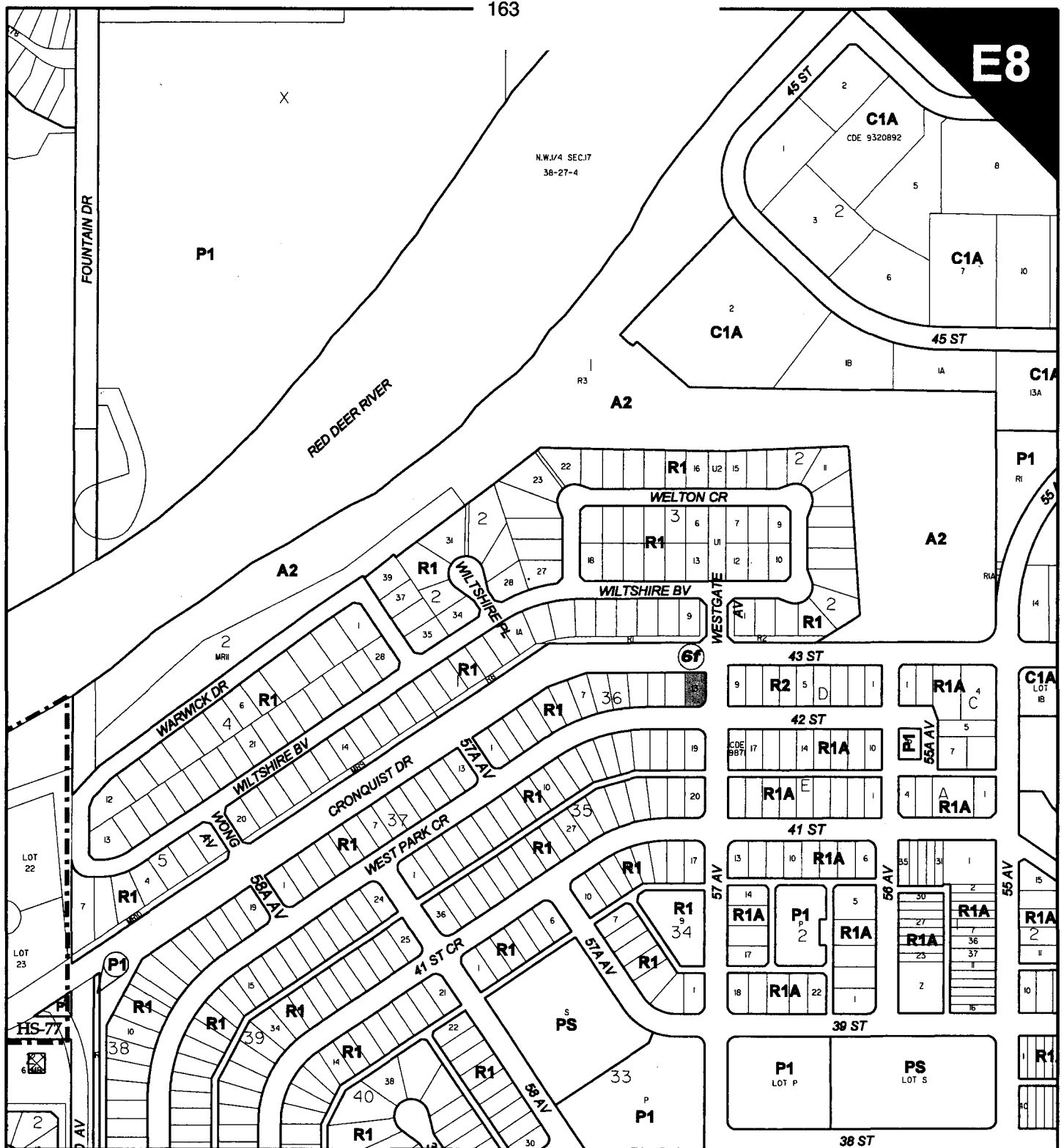
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December 06, 2004



NORTH

Scale 1:5,000



Part Six of the Bylaw
outlines the Land Use
District Definitions

refer to the Index Map
for the Legend



NORTH
Scale 1:5,000

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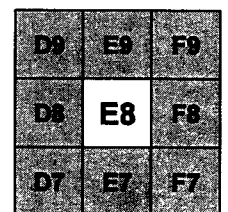
The City of Red Deer

Land Use Bylaw 3156/96

Amendments to SW 1/4 Sec 17

3156 / B-98

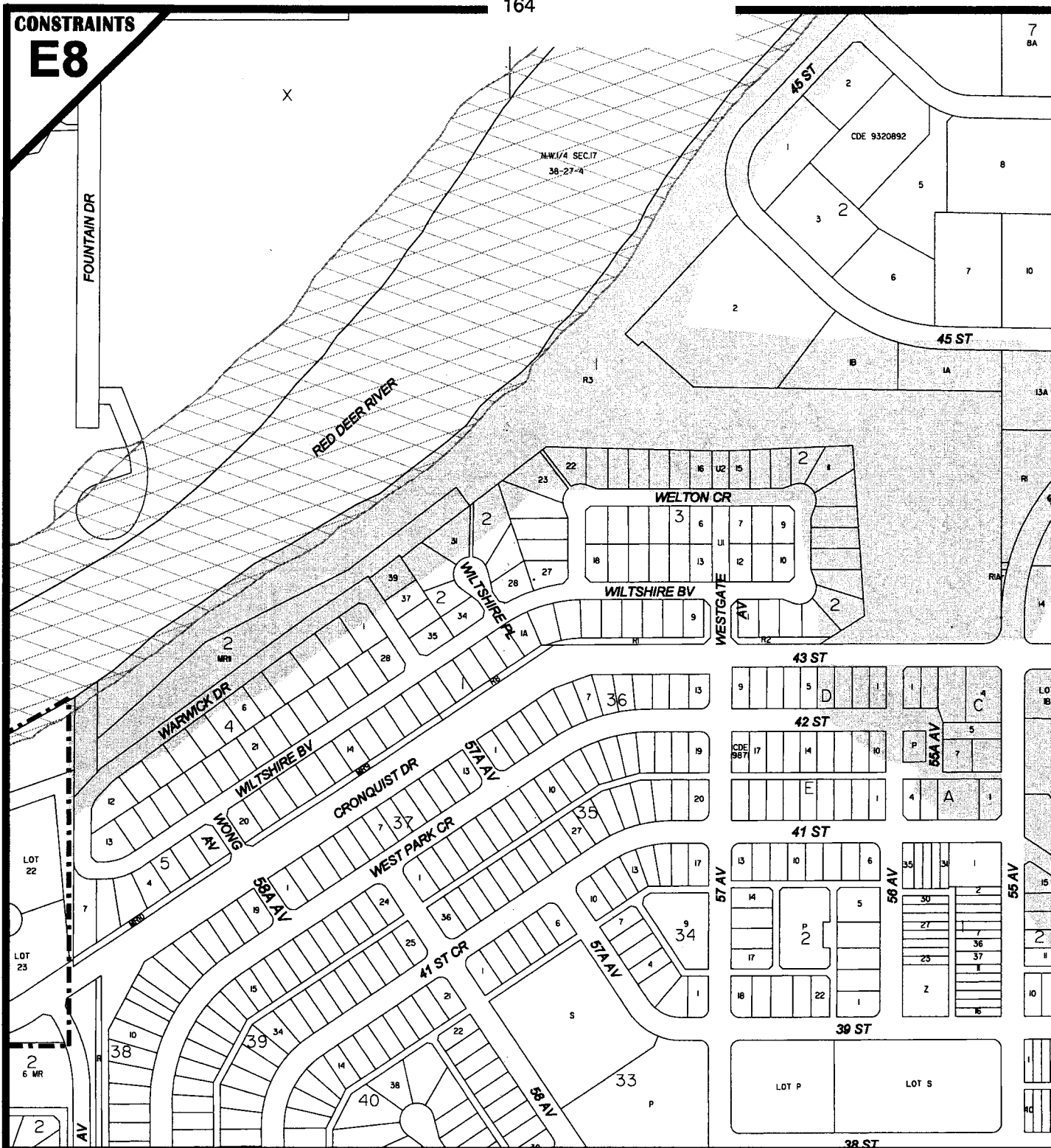
Feb 23, 1998



SW 1/4 Sec 17
Twp 38- Rge 27 - W4th





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The City of Red Deer
Land Use Bylaw 3156/96

LEGEND

-  **Escarpment Area**
 **Flood Fringe**
 **Floodway**
 **Landfill Setback (Development Restrictions may apply)**
- - - - Landfill Sites (approximate)



NORTH
Scale 1:5,000

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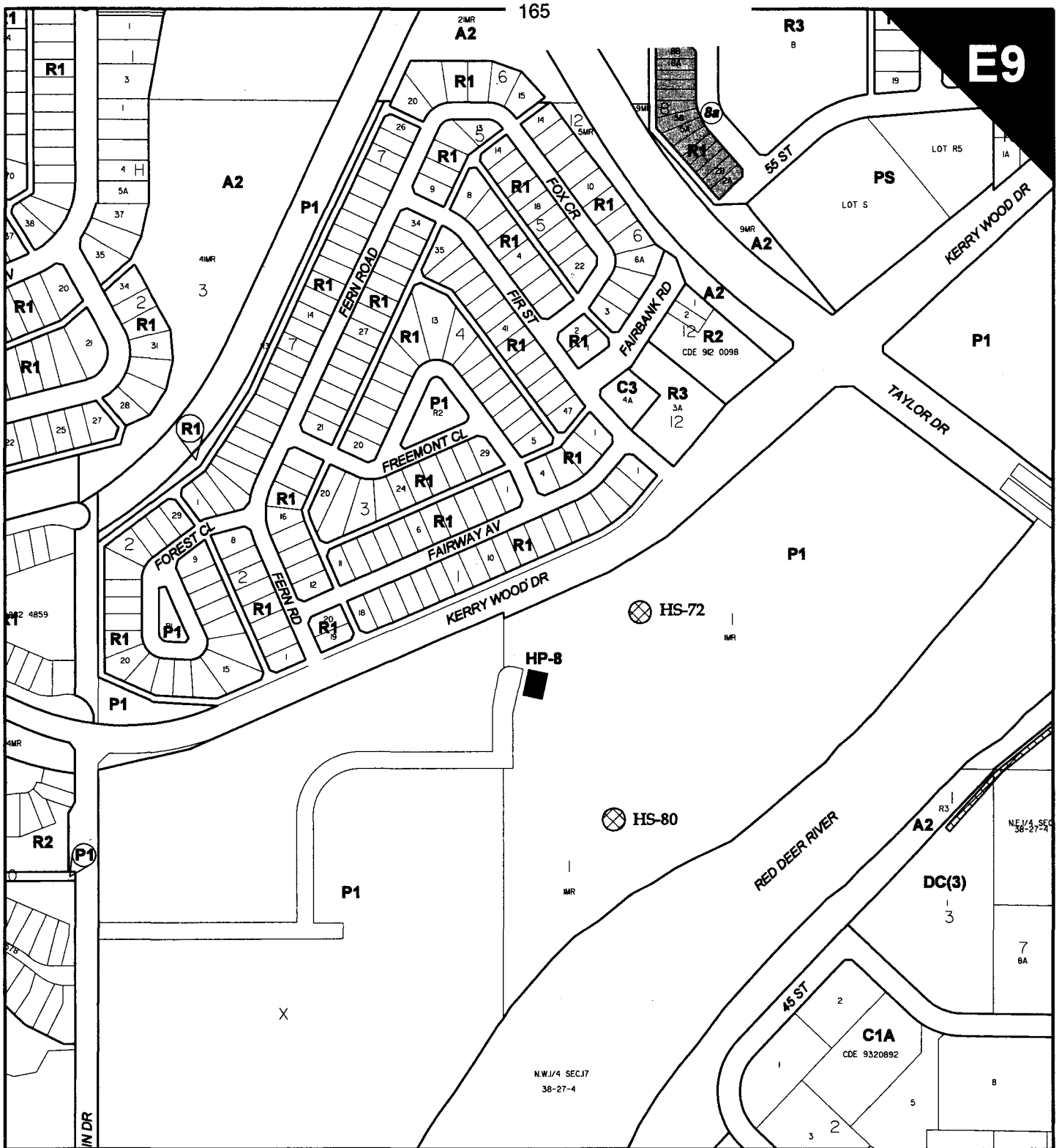
***NOTE* Landfills identified on map are approximate in location and may not include all sites within the City Limits. Other landfill sites may exist.**

D9	E9	F9
D8	E8	F8
D7	E7	F7

SW¼ Sec 17

Twp 38 - Rge 27 - W4th

Bylaw No. 3156/0-2004
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Land Use Bylaw 3156/96

Amendments to NW 1/4 Sec 17

D10	E10	F10
D9	E9	F9
D8	E8	F8

NW 1/4 Sec 17
Twp 38-Rge 27 - W4th

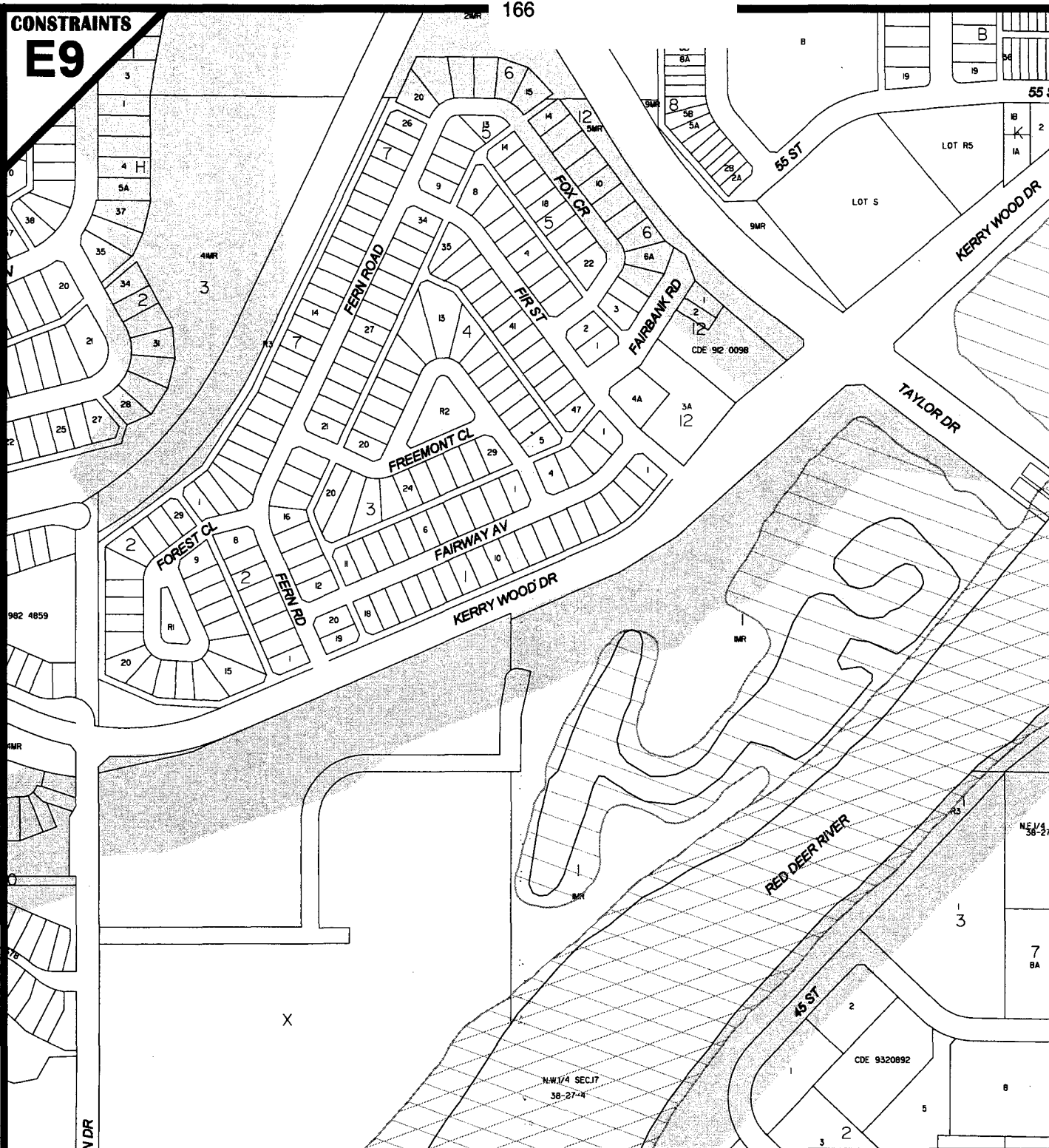
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see reverse for additional constraints

CONSTRAINTS






E9

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The City of Red Deer Land Use Bylaw 3156/96

LEGEND

-  Escarpment Area
-  Flood Fringe
-  Floodway
-  Landfill Setback (Development Restrictions may apply)
-  Landfill Sites (approximate)

D10	E10	F10
D9	E9	F9
D8	E8	F8

NW 1/4 Sec 17

Twp 38 - Rge 27 - W4th

Bylaw No. 3156/0-2004

printed on

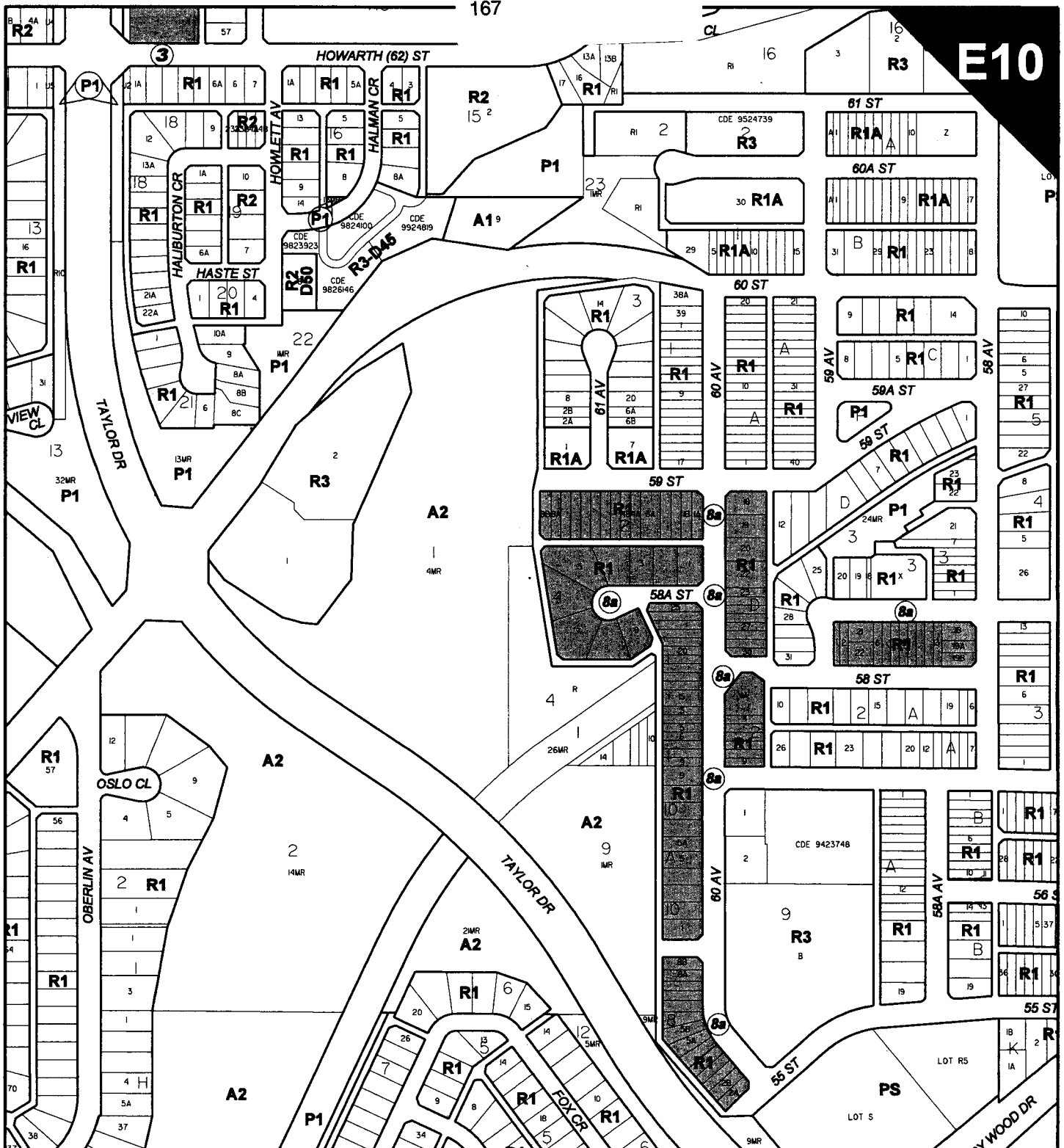
December 06, 2004



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NOTE Landfills identified on map are approximate in location and may not include all sites within the City Limits. Other landfill sites may exist.



Part Six of the Bylaw
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Land Use Bylaw 3156/96

Amendments to SW¼ Sec 20

3156 / H-96	Aug 26, 1996
3156 / M-98	May 19, 1998
3156 / R-2000	June 19, 2000
3156 / V-2000	July 17, 2000
3156 / NN-2000	Jan 15, 2001
3156 / G-2002	June 17, 2002

All properties in Riverside Meadows
are subject to exceptions 8b and 8c
see reverse for additional constraints

D11	E11	F11
D10	E10	F10
D9	E9	F9

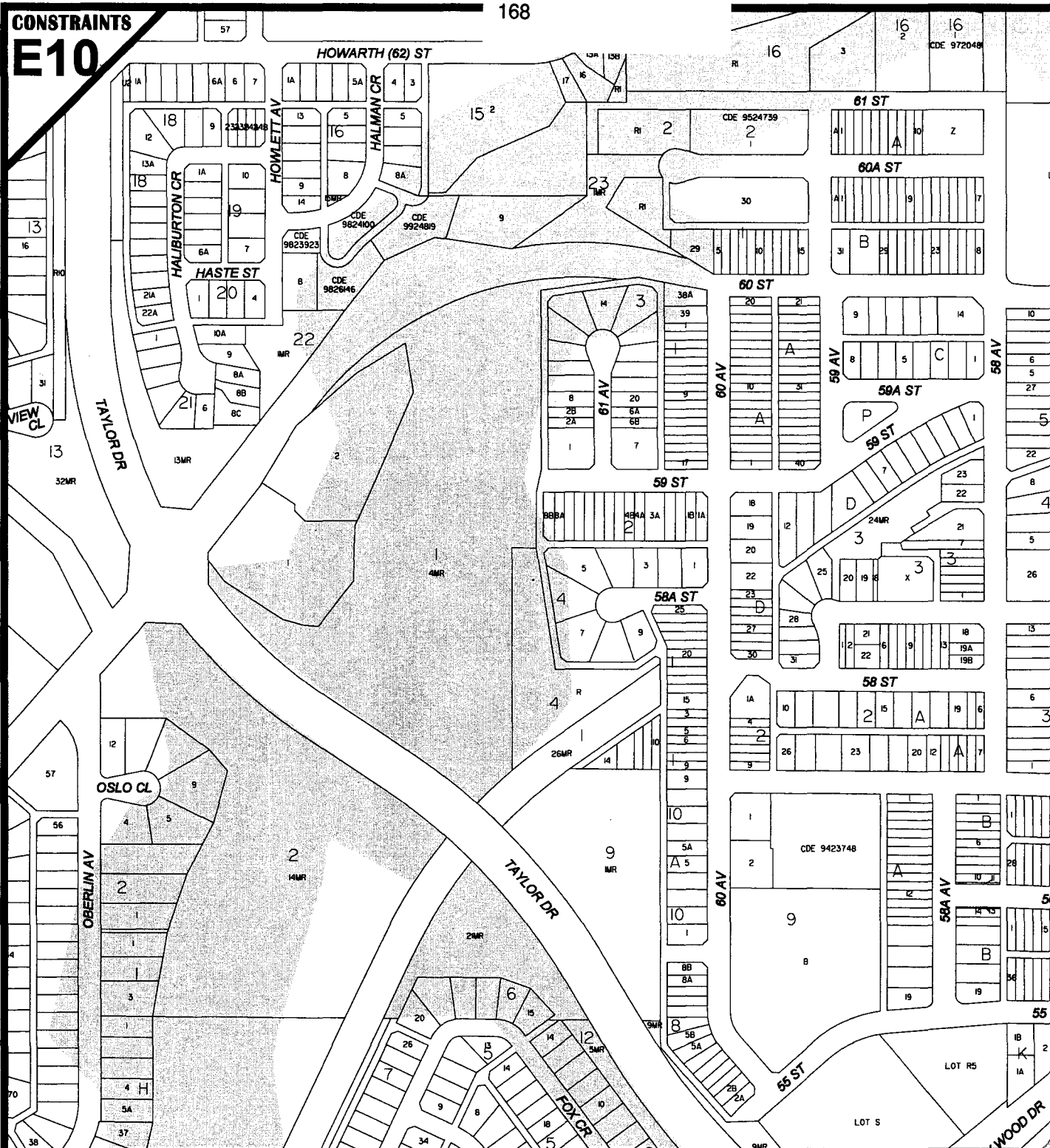
SW¼ Sec 20
Twp 38- Rge 27 - W4th

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CONSTRAINTS

E10






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The City of Red Deer

Land Use Bylaw 3156/96

LEGEND

-  Escarpment Area
-  Flood Fringe
-  Floodway
-  Landfill Setback (Development Restrictions may apply)
-  Landfill Sites (approximate)

D11	E11	F11
D10	E10	F10
D9	E9	F9

SW¼ Sec 20

Twp 38 - Rge 27 - W4th

Bylaw No. 3156/0-2004

printed on

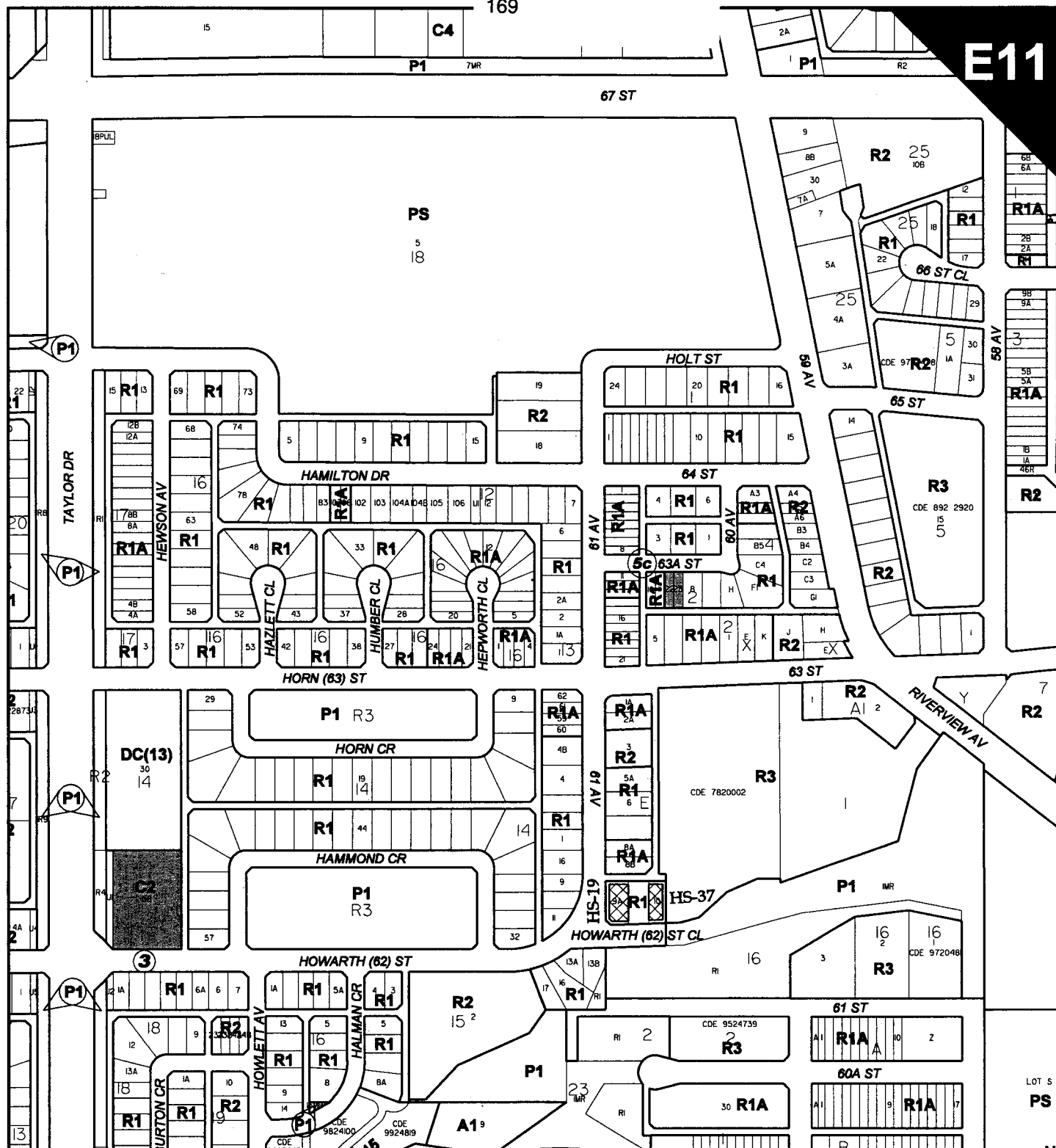
December 06, 2004

NORTH

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NOTE Landfills identified on map are approximate in location and may not include all sites within the City Limits. Other landfill sites may exist.



Part Six of the Bylaw
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Land Use Bylaw 3156/96

Amendments to NW 1/4 Sec 20

3156 / W-97 Sep 17, 1997

3156 / MM-98 Nov 9, 1998

3156 / A-2000 Feb 28, 2000

D12	E12	F12
D11	E11	F11
D10	E10	F10

NW 1/4 Sec 20
Twp 38- Rge 27 - W4th

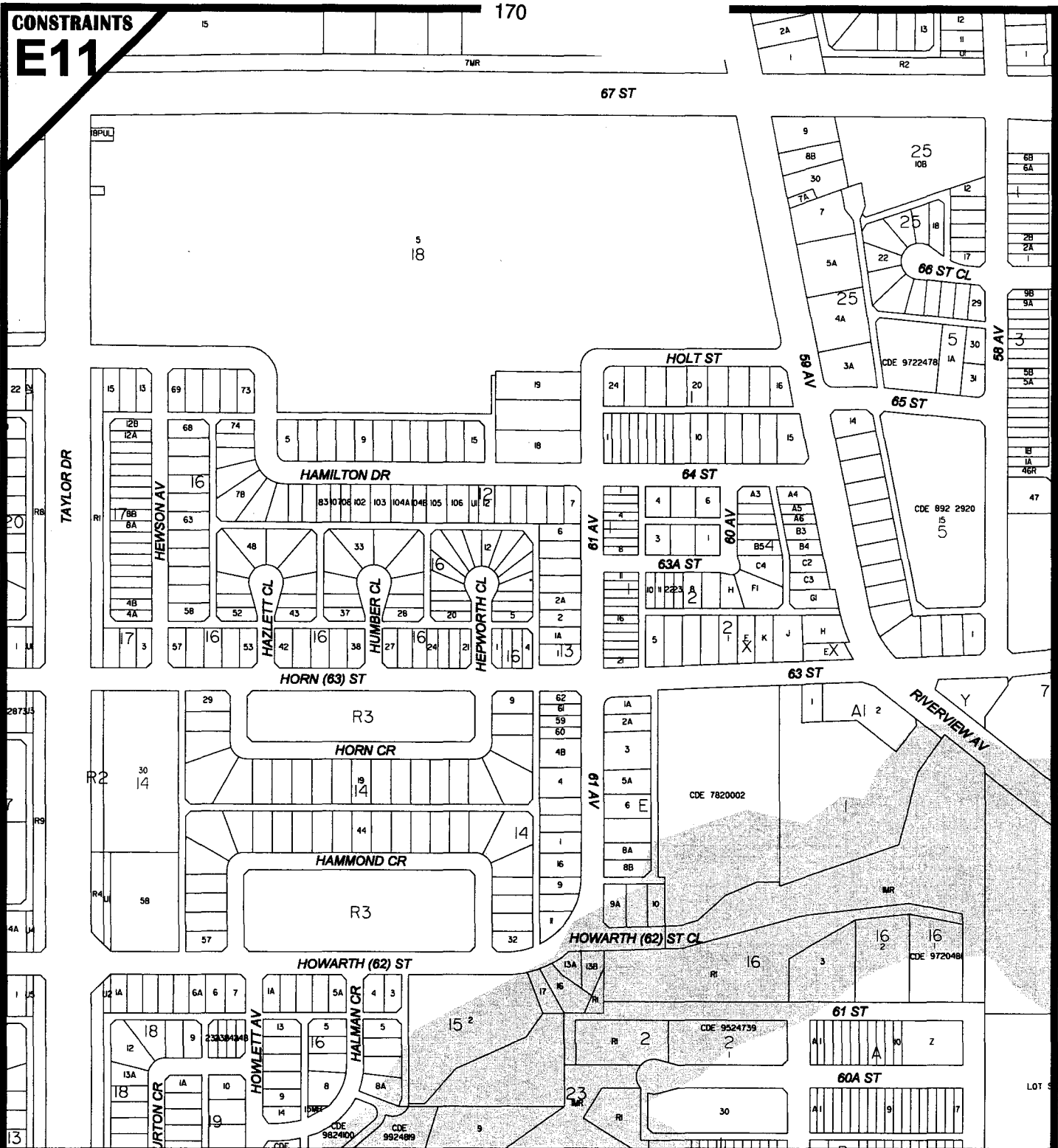
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see reverse for additional constraints

CONSTRAINTS






E11

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The City of Red Deer Land Use Bylaw 3156/96

LEGEND

-  Escarpment Area
-  Flood Fringe
-  Floodway
-  Landfill Setback (Development Restrictions may apply)
-  Landfill Sites (approximate)



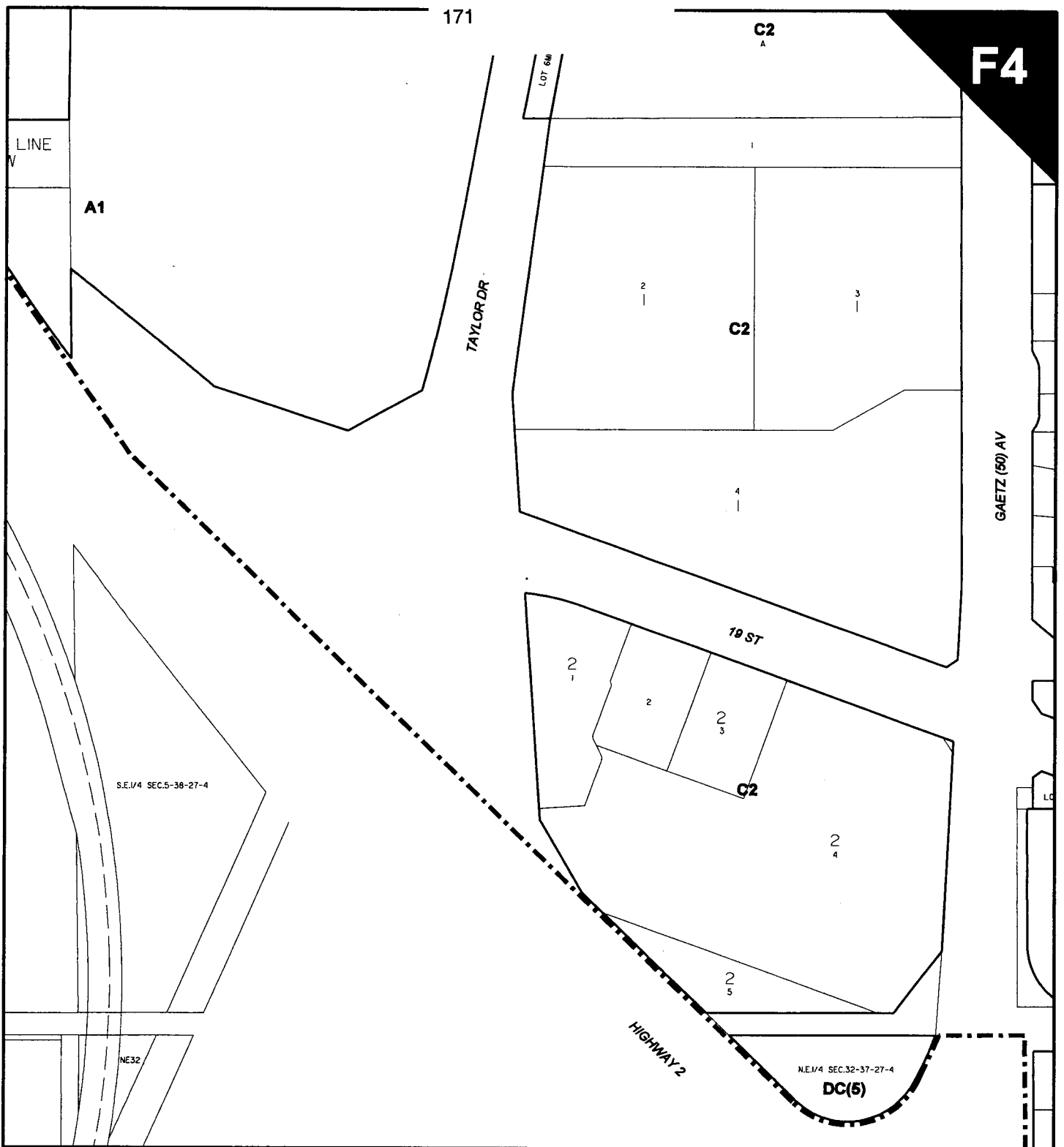
NORTH
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NOTE Landfills identified on map are approximate in location and may not include all sites within the City Limits. Other landfill sites may exist.

D12	E12	F12
D11	E11	F11
D10	E10	F10

NW¼ Sec 20
Twp 38 - Rge 27 - W4th
Bylaw No. 3156/0-2004
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The City of Red Deer Land Use Bylaw 3156/96

Amendments to SE 1/4 Sec 05

3156 / FF-98

Jan 12, 1998

3156 / VV-2002

Oct 7, 2002

E6	F5	G5
E4	F4	G4
E3	F3	G3

SE 1/4 Sec 05
Twp 38- Rge 27 - W4th

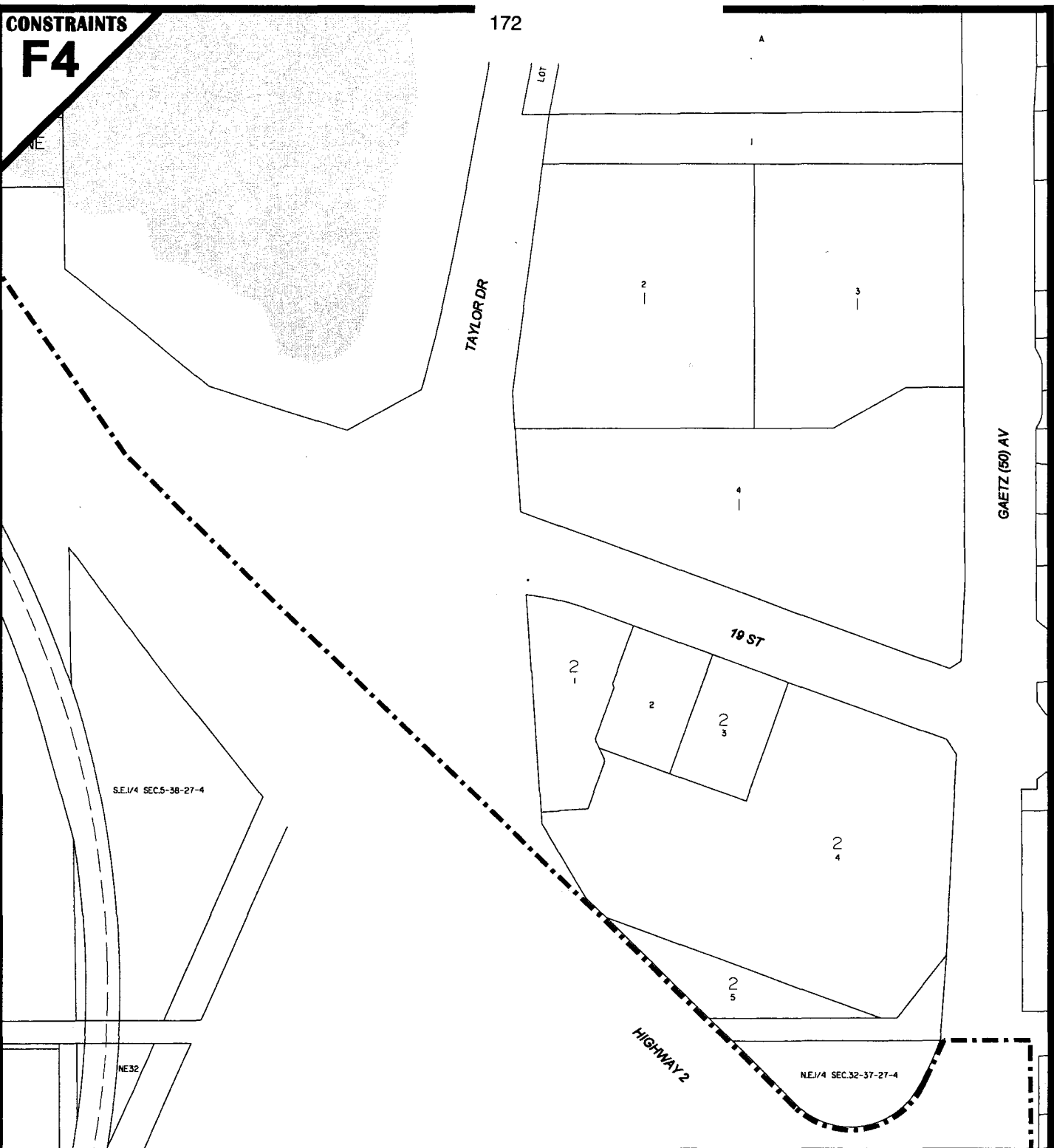
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CONSTRAINTS

F4






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The City of Red Deer

Land Use Bylaw 3156/96

LEGEND

-  Escarpment Area
-  Flood Fringe
-  Floodway
-  Landfill Setback (Development Restrictions may apply)
-  Landfill Sites (approximate)

E5	F5	G5
E4	F4	G4
E3	F3	G3

SE 1/4 Sec 05

Twp 38 - Rge 27 - W4th

Bylaw No. 3156/0-2004

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December 06, 2004

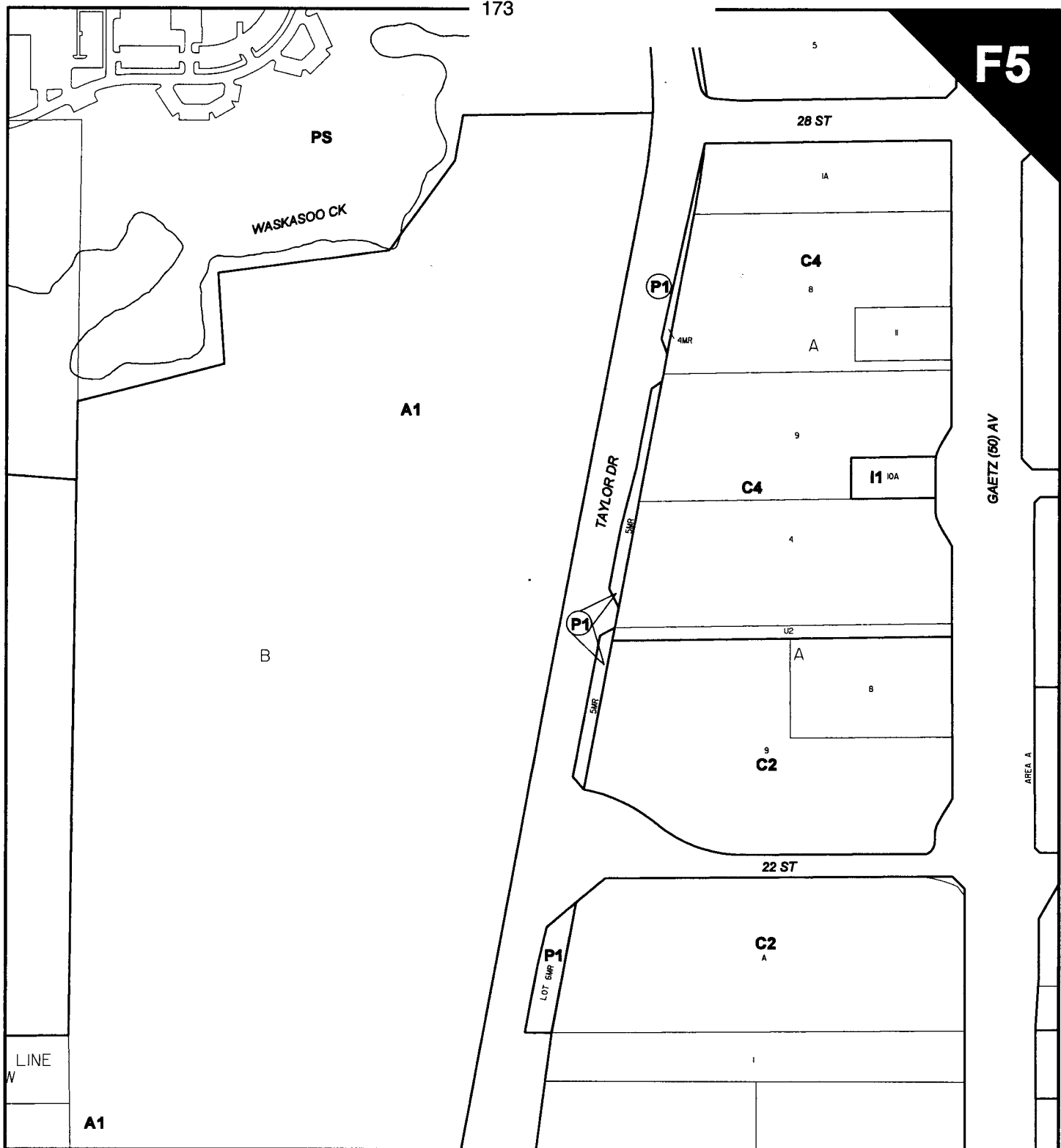


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NOTE Landfills identified on map are approximate in location and may not include all sites within the City Limits. Other landfill sites may exist.



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Land Use Bylaw 3156/96

Amendments to NE 1/4 Sec 05

3156 / I-97 May 5, 1997

3156 / H-99 Mar 29, 1999

3156 / UU-2001 Dec 17, 2001

E6	F6	G6
E5	F5	G5
E4	F4	G4

NE 1/4 Sec 05
Twp 38- Rge 27 - W4th

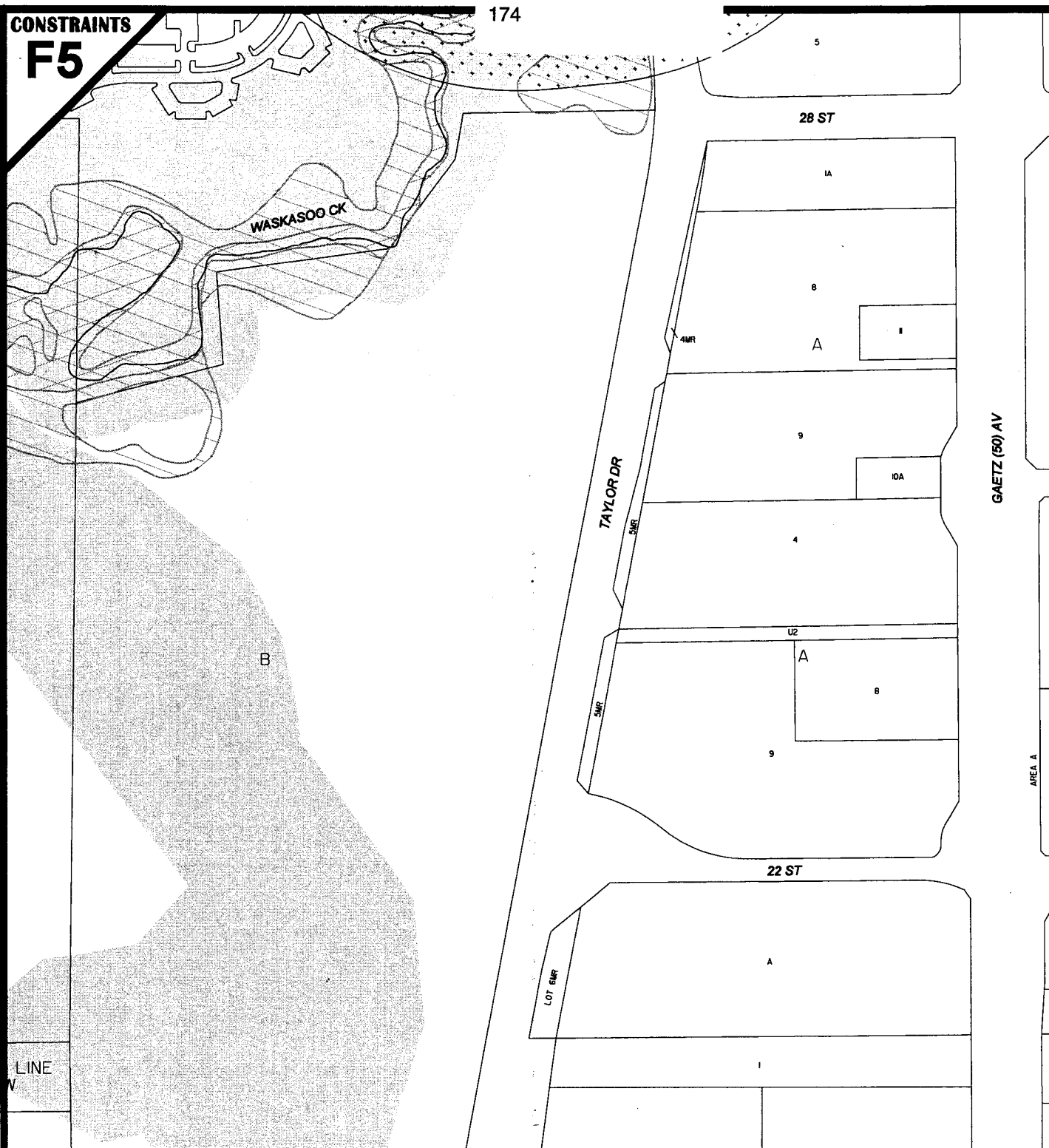
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December 06, 2004

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CONSTRAINTS

F5






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The City of Red Deer

Land Use Bylaw 3156/96

LEGEND

-  Escarpment Area
-  Flood Fringe
-  Floodway
-  Landfill Setback (Development Restrictions may apply)
-  Landfill Sites (approximate)



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NOTE Landfills identified on map are approximate in location and may not include all sites within the City Limits. Other landfill sites may exist.

E6	F6	G6
E5	F5	G5
E4	F4	G4

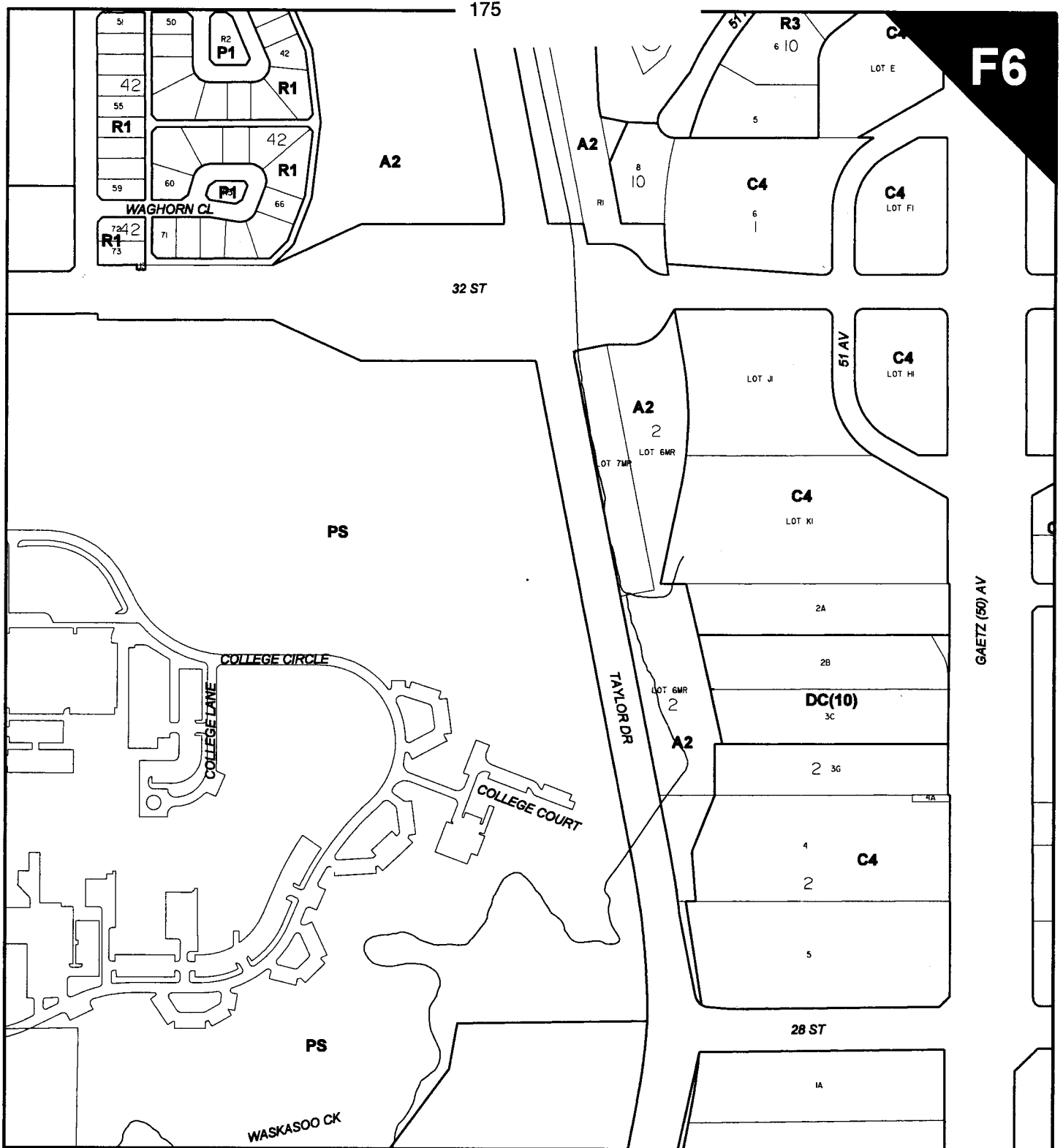
NE 1/4 Sec 05

Twp 38 - Rge 27 - W4th

Bylaw No. 3156/0-2004

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Land Use Bylaw 3156/96

Amendments to SE 1/4 Sec 08

3156 / Q-99 June 21, 1999

3156 / W-99 Aug 16, 1999

3156 / P-2003 June 16, 2003

E7	F7	G7
E8	F6	G6
E5	F5	G5

SE 1/4 Sec 08
Twp 38 - Rge 27 - W4th

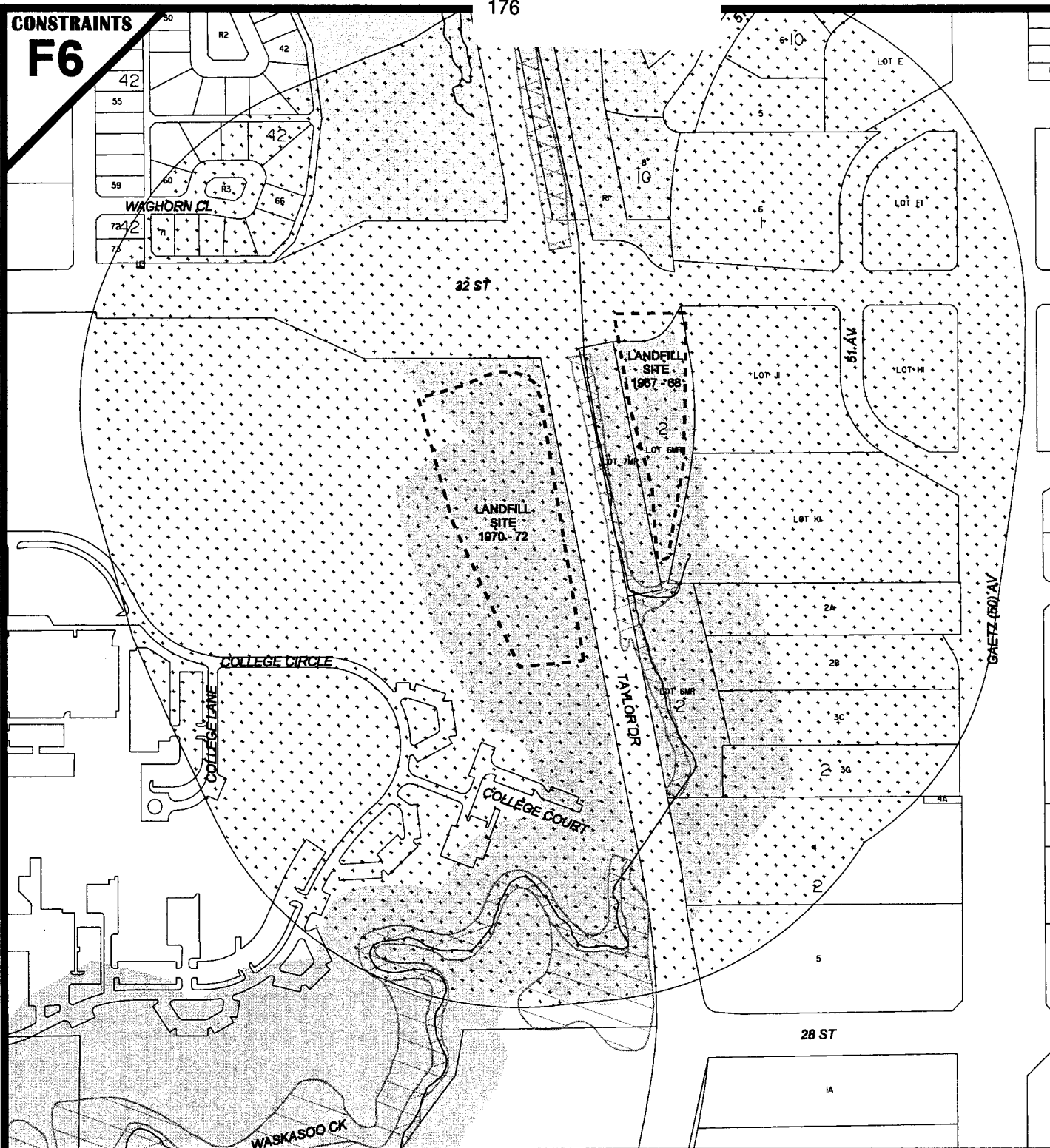
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CONSTRAINTS

F6

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The City of Red Deer

Land Use Bylaw 3156/96

LEGEND

- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Setback (Development Restrictions may apply)
- Landfill Sites (approximate)



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NOTE Landfills identified on map are approximate in location and may not include all sites within the City Limits. Other landfill sites may exist.

E7	F7	G7
E6	F6	G6
E5	F5	G5

SE 1/4 Sec 08

Twp 38 - Rge 27 - W4th

Bylaw No. 3156/0-2004

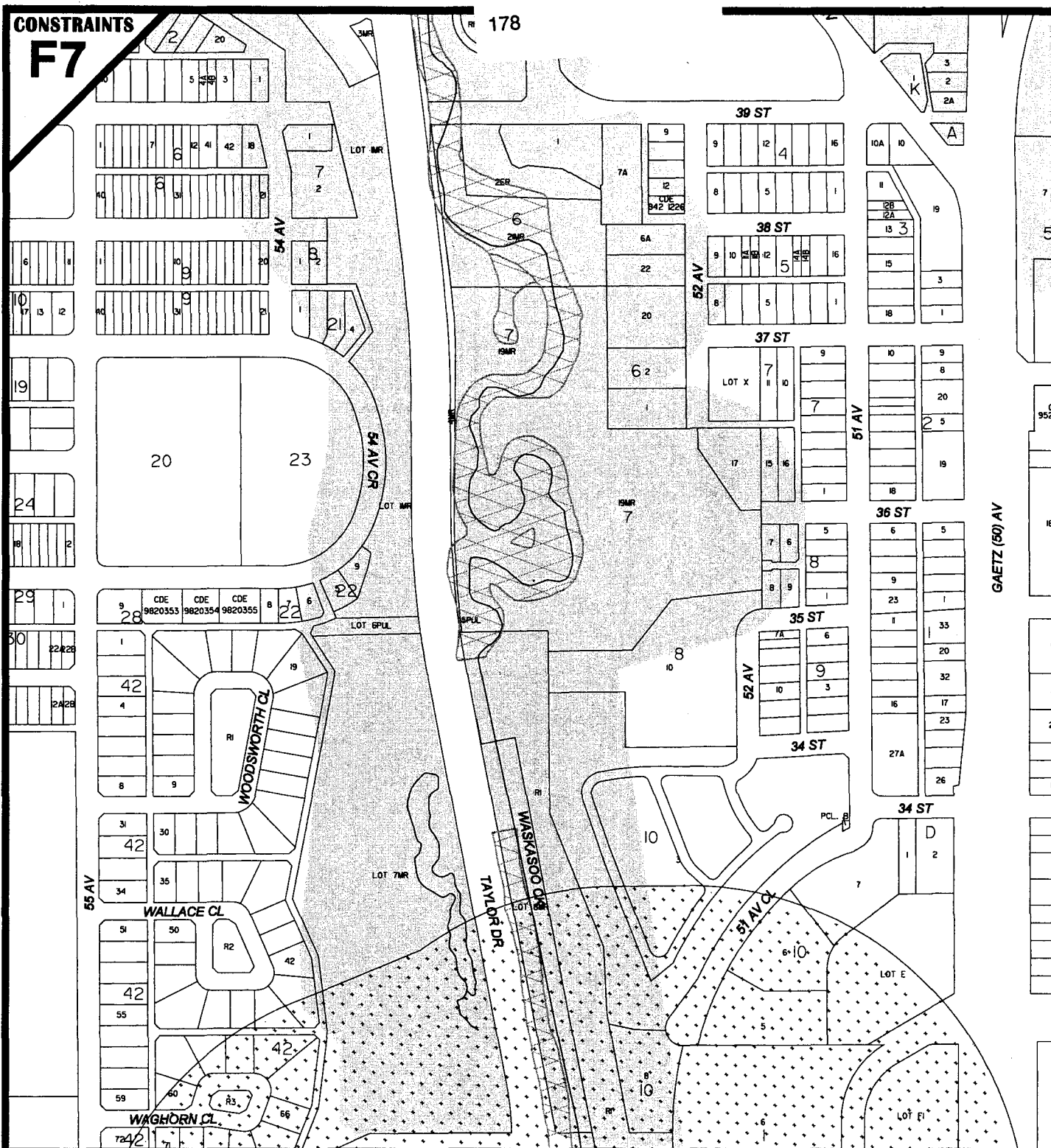
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F7






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The City of Red Deer

Land Use Bylaw 3156/96

LEGEND

-  Escarpment Area
-  Flood Fringe
-  Floodway
-  Landfill Setback (Development Restrictions may apply)
-  Landfill Sites (approximate)



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NOTE Landfills identified on map are approximate in location and may not include all sites within the City Limits. Other landfill sites may exist.

E8	F8	G8
E7	F7	G7
E6	F6	G6

NE¼ Sec 08

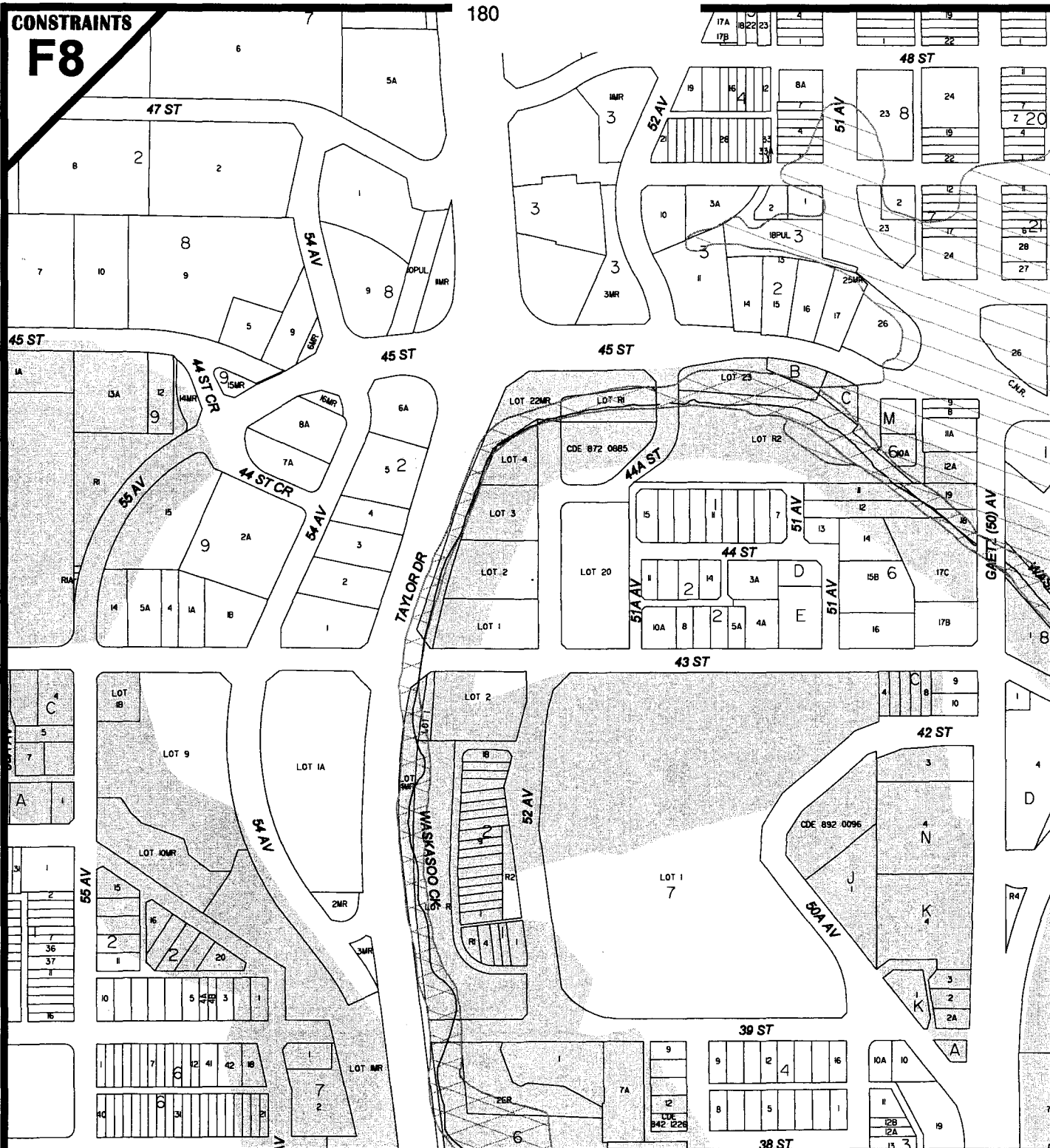
Twp 38 - Rge 27 - W4th

Bylaw No. 3156/0-2004
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




F8

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The City of Red Deer Land Use Bylaw 3156/96

LEGEND

-  Escarpment Area
-  Flood Fringe
-  Floodway
-  Landfill Setback (Development Restrictions may apply)
-  Landfill Sites (approximate)

E9	F9	G9
E8	F8	G8
E7	F7	G7

SE¼ Sec 17

Twp 38 - Rge 27 - W4th

Bylaw No. 3156/0-2004

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December 06, 2004

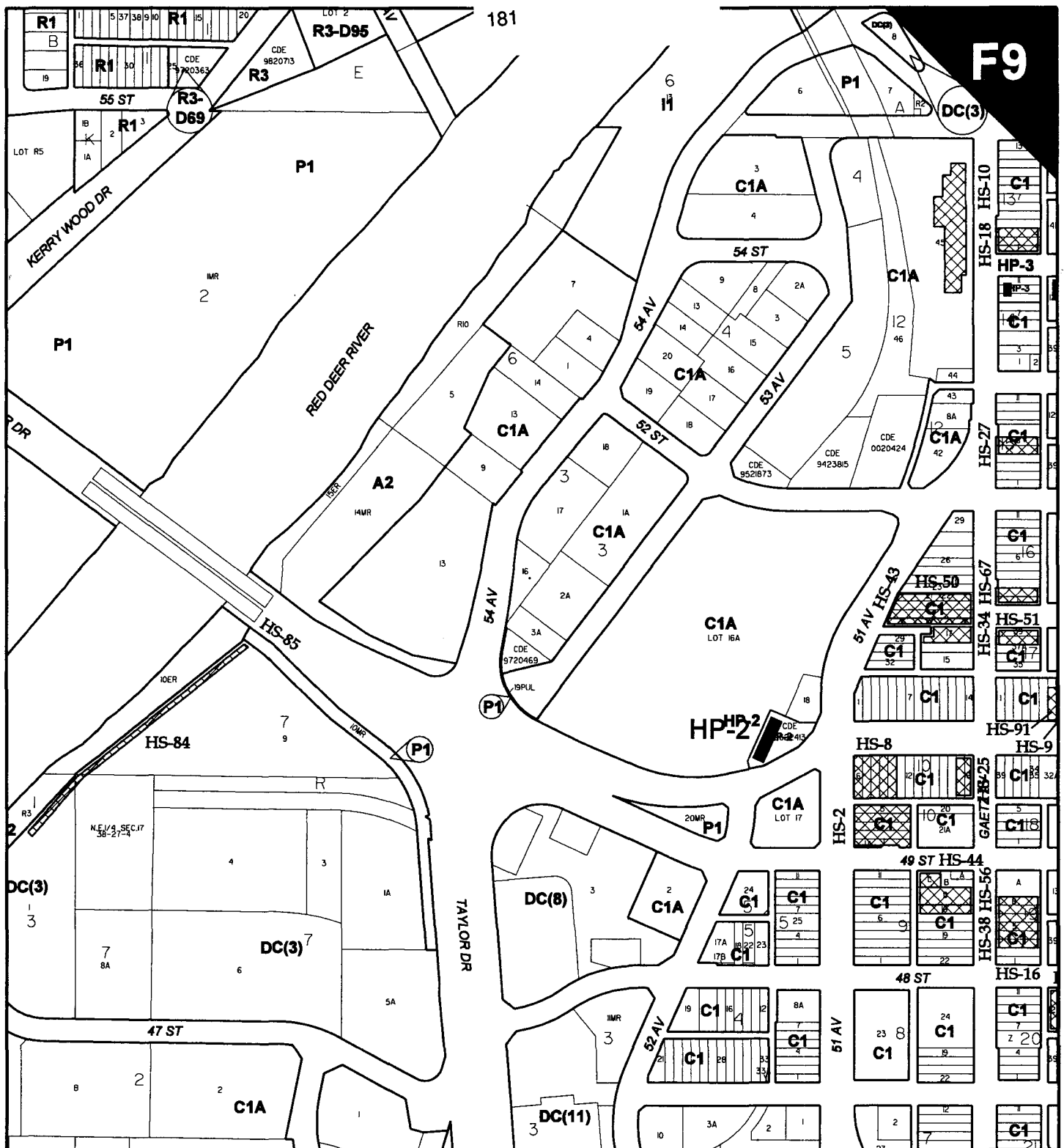


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Land Use Bylaw 3156/96

Amendments to NE 1/4 Sec 17

3156 / E-99

Mar 15, 1999

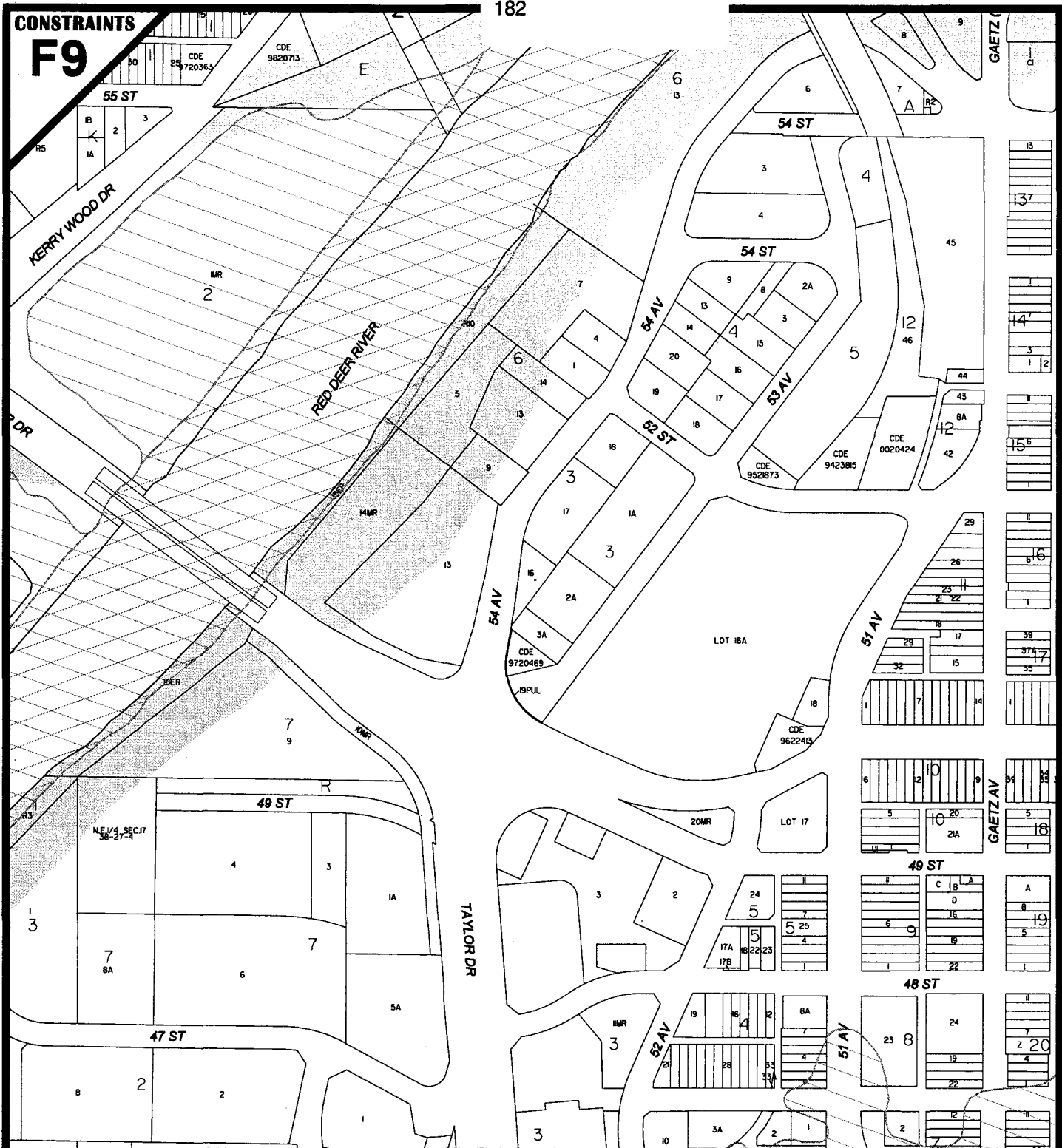
E10	F10	G10
E9	F9	G9
E8	F8	G8

NE 1/4 Sec 17
Twp 38-Rge 27 - W4th

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CONSTRAINTS

F9

The City of Red Deer

Land Use Bylaw 3156/96**LEGEND**

- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Setback (Development Restrictions may apply)
- Landfill Sites (approximate)

**NORTH**

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NOTE Landfills identified on map are approximate in location and may not include all sites within the City Limits. Other landfill sites may exist.

E10	F10	G10
E9	F9	G9
E8	F8	G8

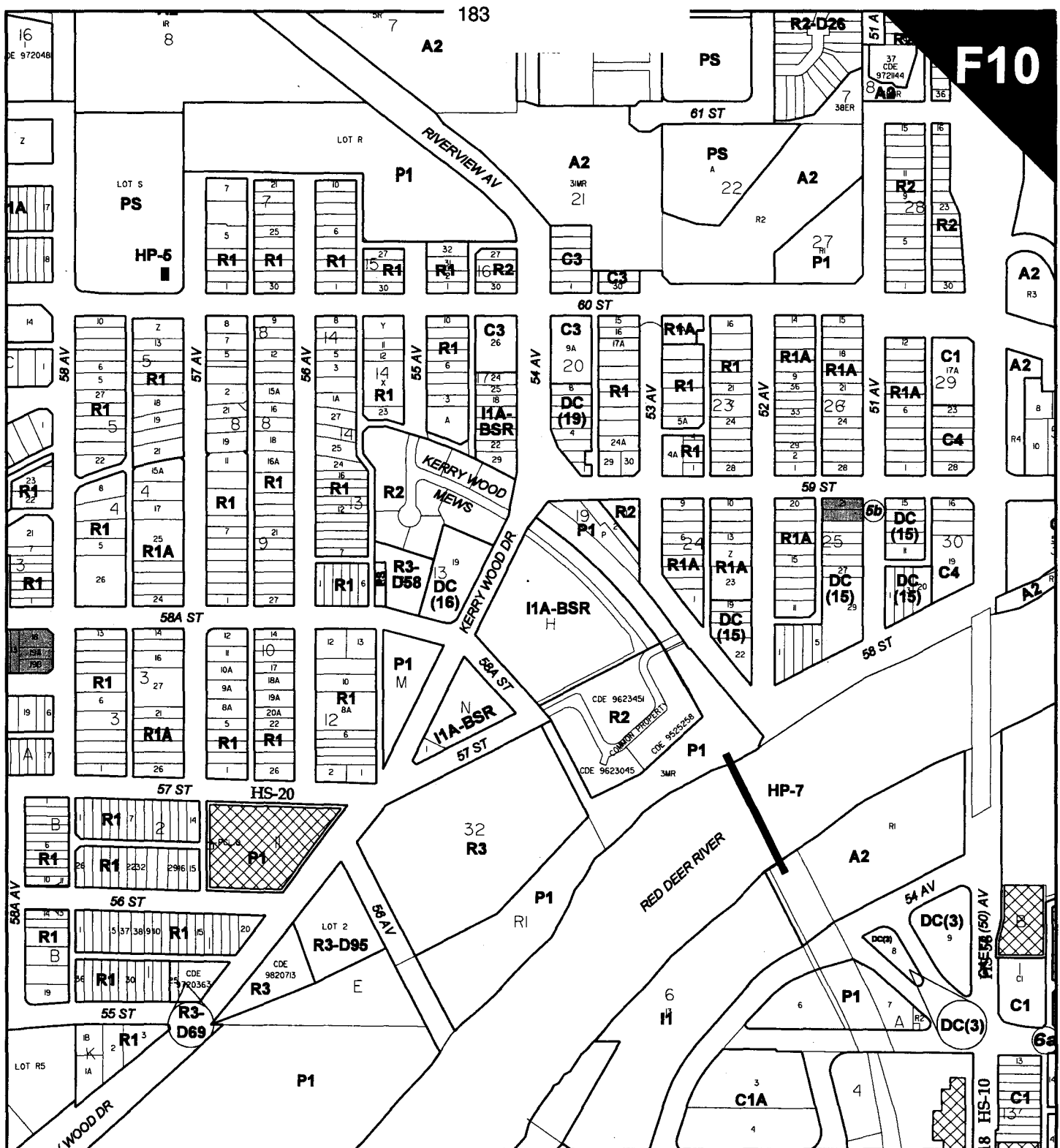
NE¼ Sec 17

Twp 38 - Rge 27 - W4th

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Land Use Bylaw 3156/96

Amendments to SE¼ Sec 20

2672 / C-96	April 9, 1996
3156 / A-96	May 6, 1996
3156 / II-98	Oct 5, 1998
3156 / K-99	May 10, 1999
3156 / U-99	Aug 3, 1999
3156 / EE-99	Sept 27, 1999
3156 / MM-2000	Dec 18, 2000
3156 / NN-2000	Jan 15, 2001

3156 / QQ-2000	Jan 15, 2001
3156 / RR-2000	Jan 15, 2001
3156 / NN-2001	Oct 9, 2001
3156 / E-2002	Mar 25, 2002
3156 / G-2002	June 17, 2002
3156 / BB-2003	July 14, 2003
3156 / CC-2003	July 14, 2003
3156 / TT-2003	Nov 3, 2003

see reverse for additional constraints

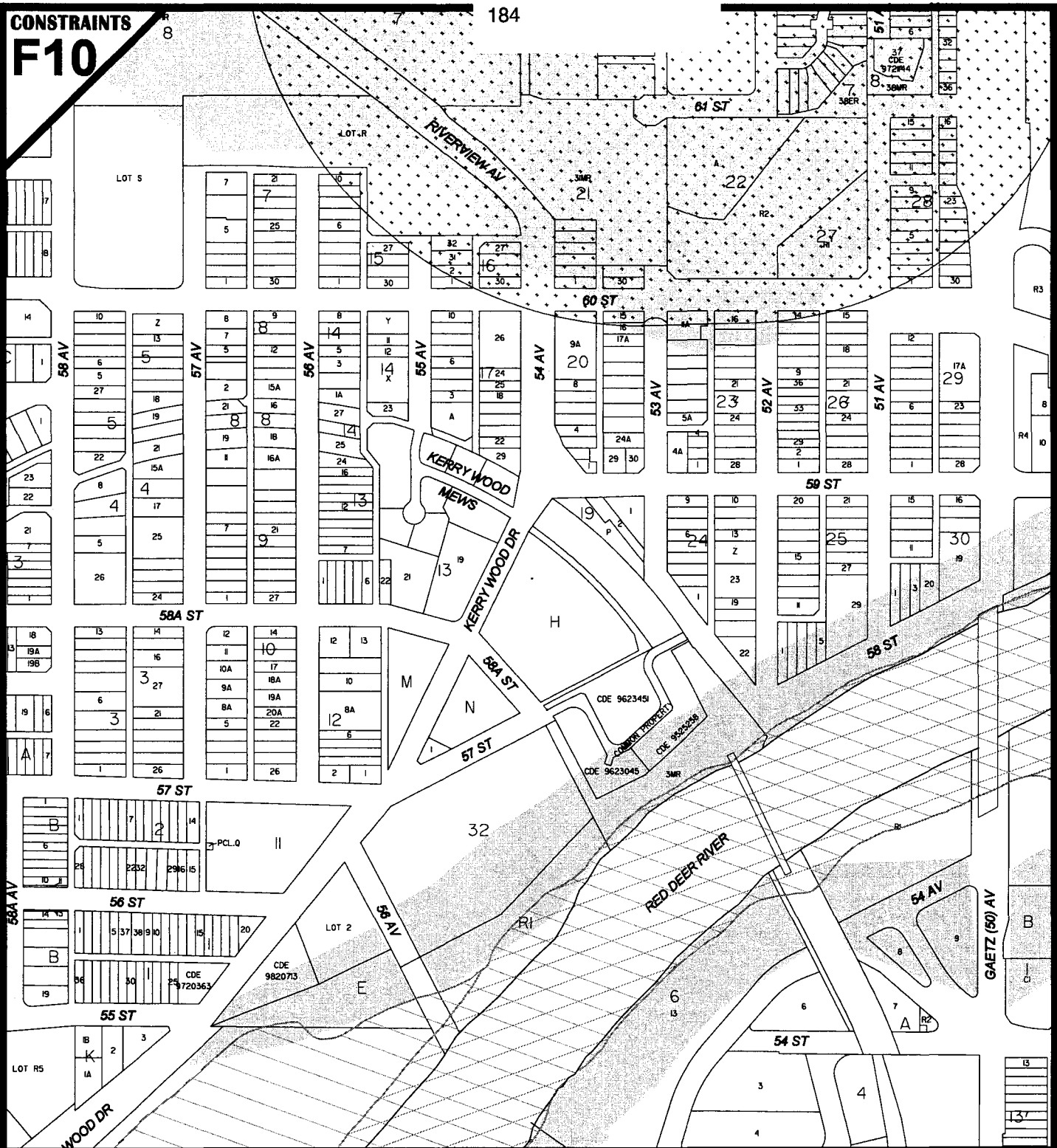
E11	F11	G11
E10	F10	G10
E9	F9	G9

SE¼ Sec 20
Twp 38- Rge 27 - W4th

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December 06, 2004

CONSTRAINTS
F10






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The City of Red Deer

Land Use Bylaw 3156/96

LEGEND

-  Escarpment Area
-  Flood Fringe
-  Floodway
-  Landfill Setback (Development Restrictions may apply)
-  Landfill Sites (approximate)



NORTH
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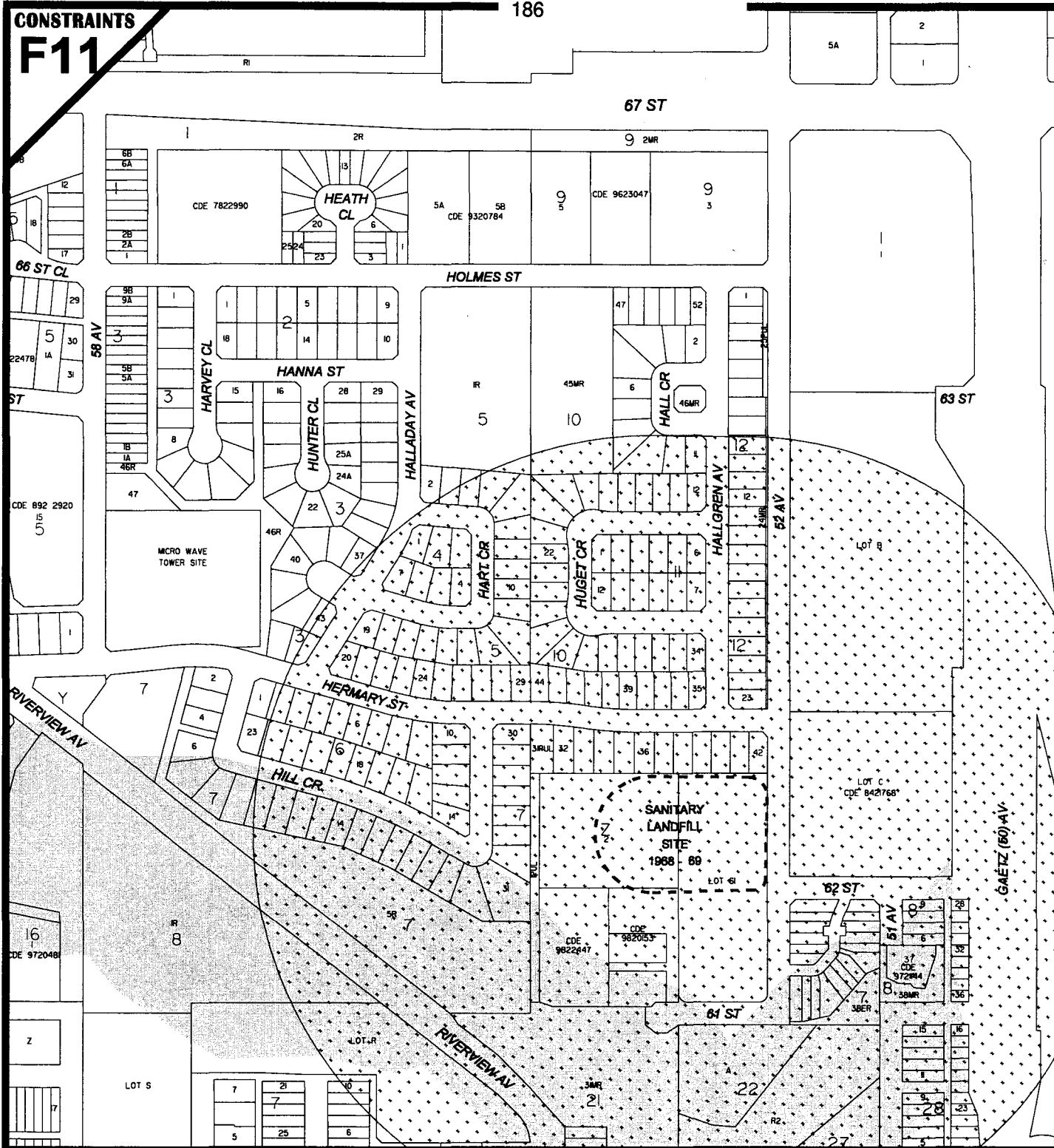
E11	F11	G11
E10	F10	G10
E9	F9	G9

SE¼ Sec 20

Twp 38 - Rge 27 - W4th

Bylaw No. 3156/0-2004
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The City of Red Deer Land Use Bylaw 3156/96

LEGEND

- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Setback (Development Restrictions may apply)
- Landfill Sites (approximate)

E12	F12	G12
E11	F11	G11
E10	F10	G10

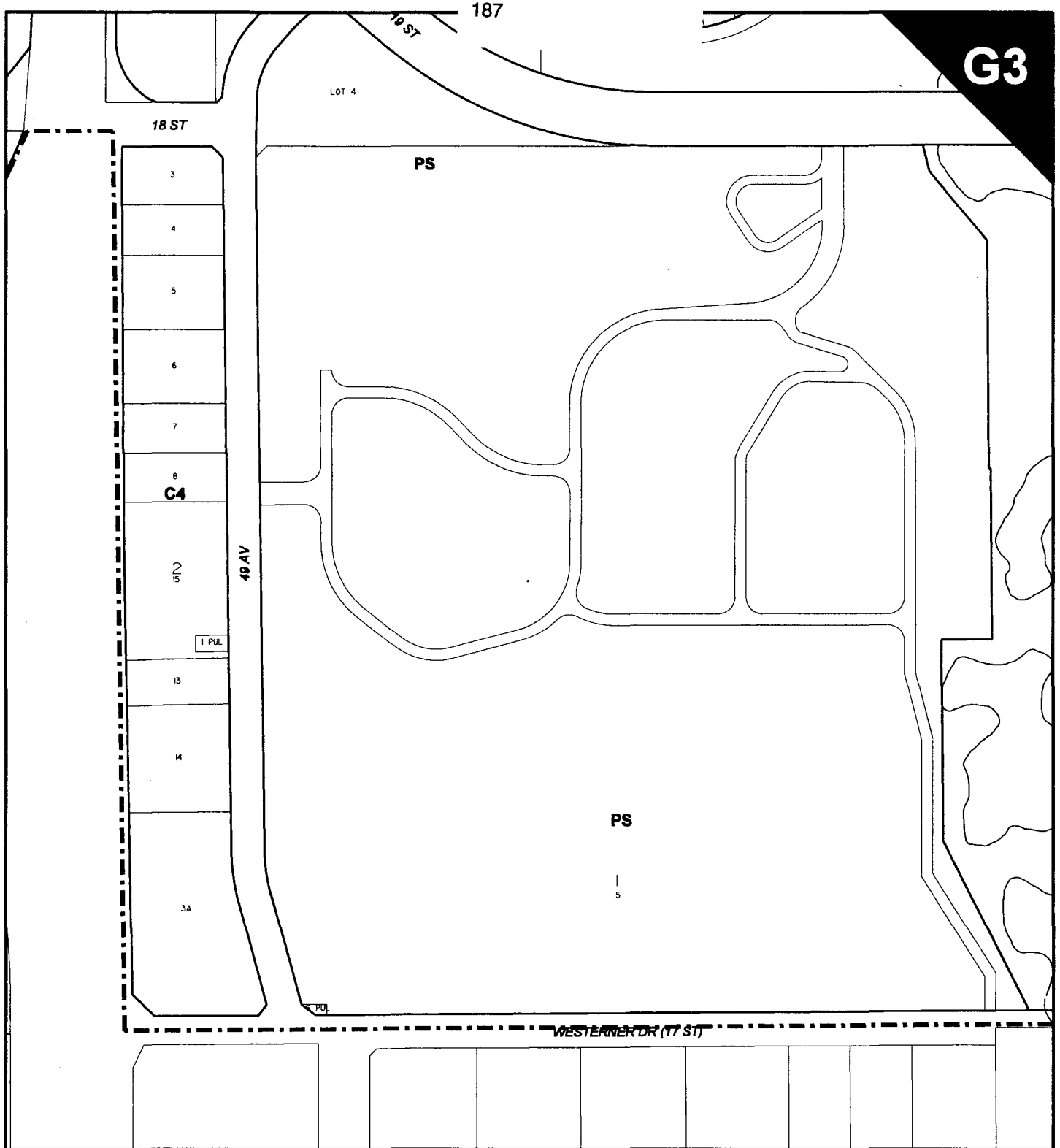
NE 1/4 Sec 20

Twp 38 - Rge 27 - W4th

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NORTH
Scale 1:5,000



Part Six of the Bylaw
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NORTH
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Land Use Bylaw 3156/96

Amendments to NW¼ Sec 33

F4	G4	H4
F3	G3	H3
F2	G2	H2

NW¼ Sec 33
Twp 37 - Rge 27 - W4th

see reverse for additional constraints

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CONSTRAINTS

G3

188

LOT 4

18 ST

3

4

5

6

7

8

9

1 PUL

13

14

3A

49 AV

5

WESTERN DR (17 ST)

The City of Red Deer

Land Use Bylaw 3156/96

LEGEND



Escarpment Area



Flood Fringe



Floodway



Landfill Setback (Development Restrictions may apply)



Landfill Sites (approximate)



NORTH

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NOTE Landfills identified on map are approximate in location and may not include all sites within the City Limits. Other landfill sites may exist.

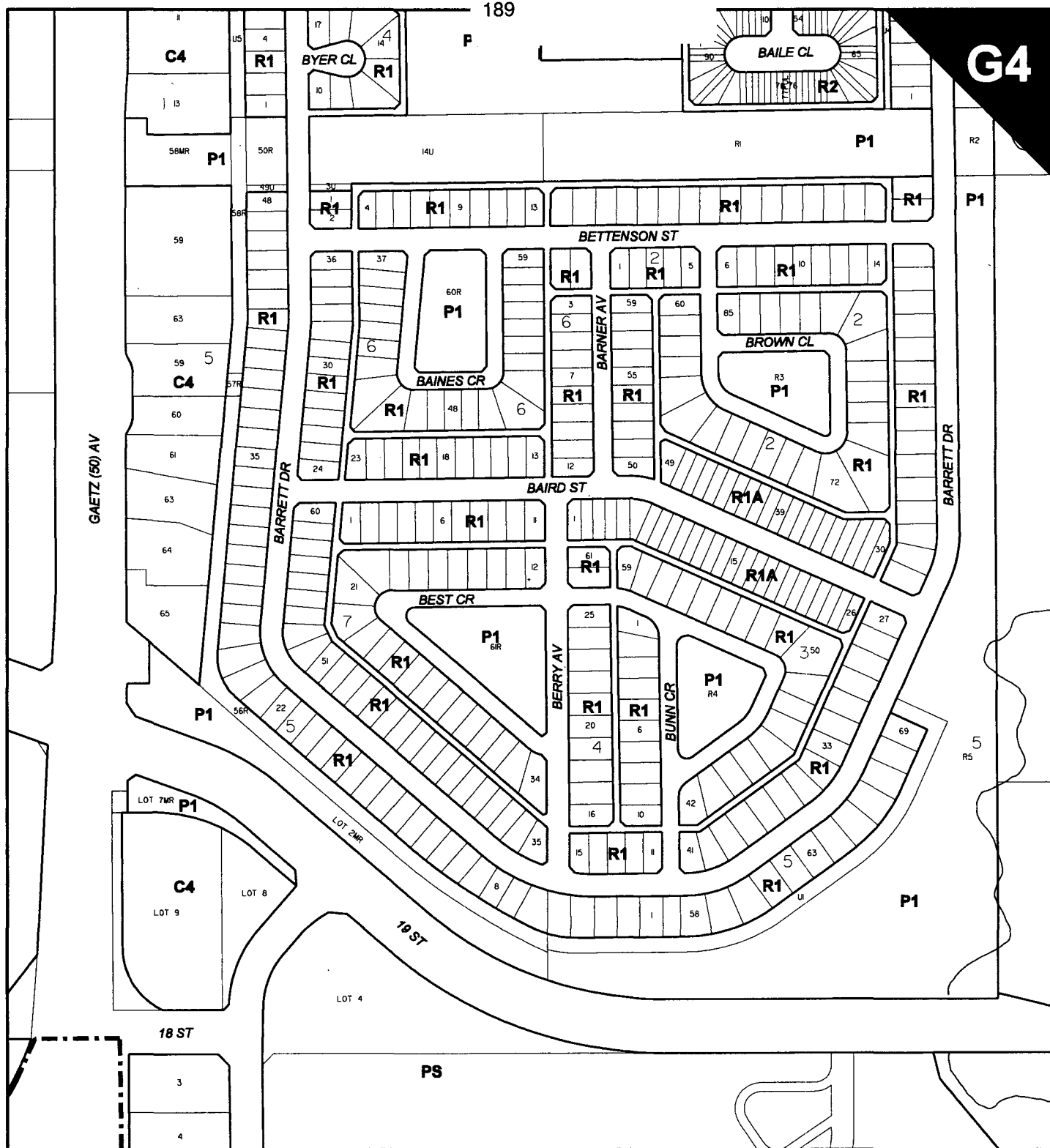
F4	G4	H4
F3	G3	H3
F2	G2	H2

NW¼ Sec 33

Twp 37 - Rge 27 - W4th

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Land Use Bylaw 3156/96

Amendments to SW¼ Sec 04

F5	G5	H5
F4	G4	H4
F3	G3	H3

SW¼ Sec 04
Twp 38- Rge 27 - W4th

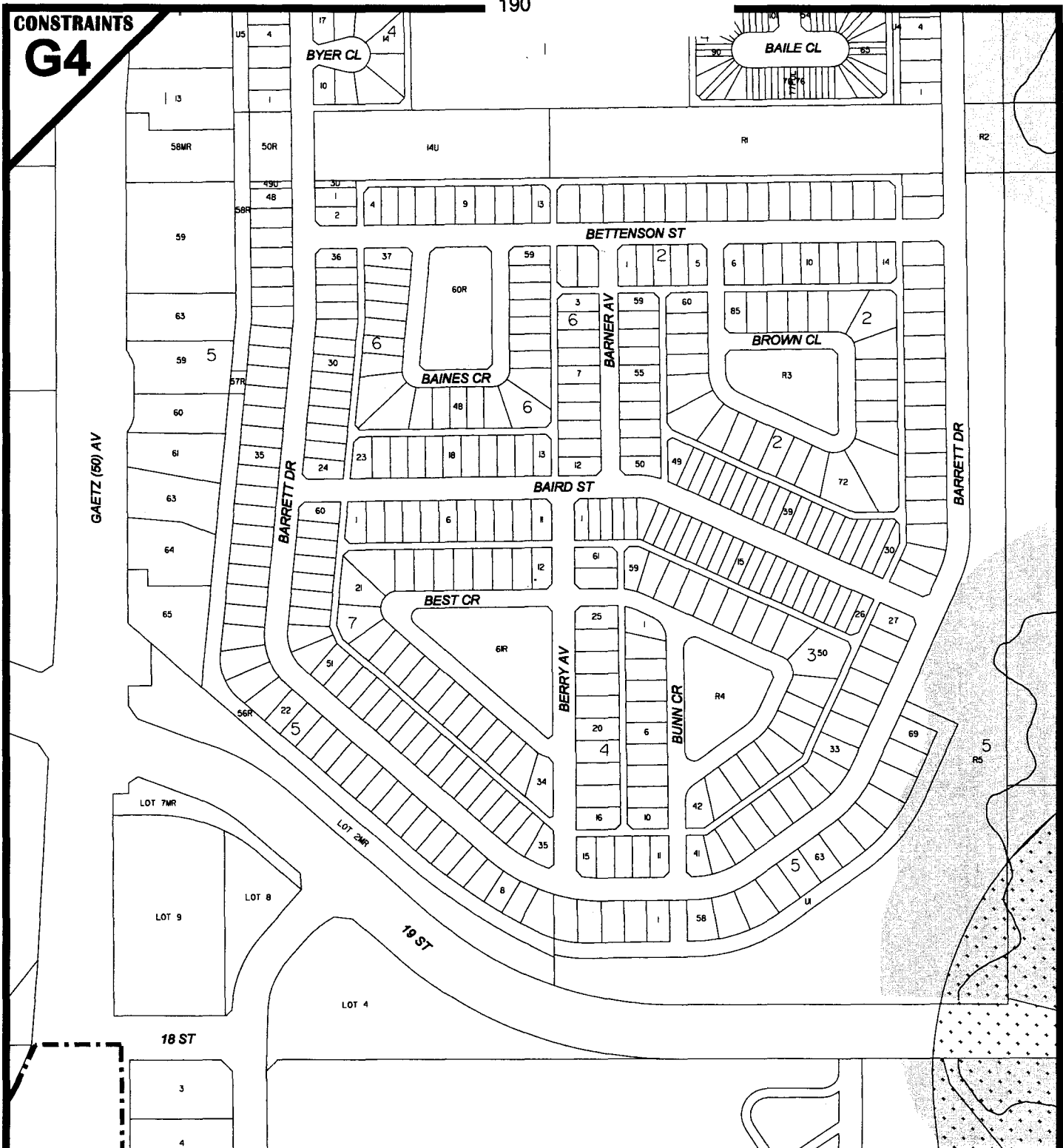
see reverse for additional constraints

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CONSTRAINTS






G4

190



The City of Red Deer Land Use Bylaw 3156/96

LEGEND

-  Escarpment Area
-  Flood Fringe
-  Floodway
-  Landfill Setback (Development Restrictions may apply)
-  Landfill Sites (approximate)

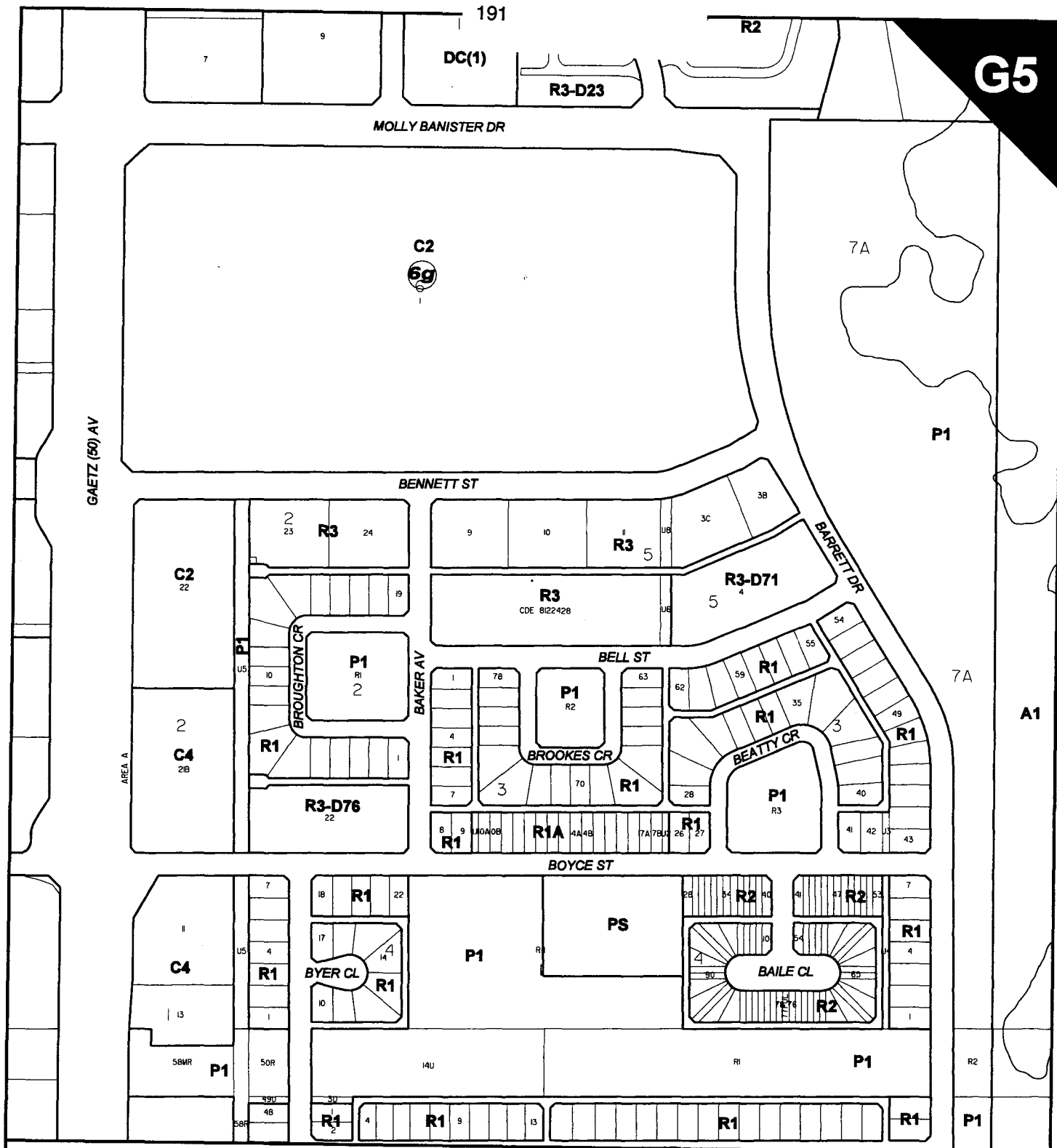
F5	G5	H5
F4	G4	H4
F3	G3	H3


NORTH
Scale 1:5,000

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NOTE Landfills identified on map are approximate in location and may not include all sites within the City Limits. Other landfill sites may exist.

SW¹/₄ Sec 04
Twp 38 - Rge 27 - W4th
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Land Use Bylaw 3156/96

Amendments to NW 1/4 Sec 04

3156 / G-2002 June 17, 2002

3156 / BBB-2002 Dec 16, 2002

3156 / W-2003 June 16, 2003

F6	G6	H6
F5	G5	H5
F4	G4	H4

NW 1/4 Sec 04
Twp 38- Rge 27 - W4th

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see reverse for additional constraints

CONSTRAINTS

G5

192

MOLLY BANISTER DR

6

7A

GAETZ (50) AV

BENNETT ST

BAKER AV

BELL ST

BARETT DR

7A

BROUGHTON CR

R2

CDE 9122428

BROOKES CR

BOYCE ST

BEATTY CR

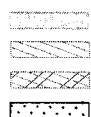
BAILE CL

BYER CL

The City of Red Deer

Land Use Bylaw 3156/96

LEGEND



Escarpment Area

Flood Fringe

Floodway

Landfill Setback (Development Restrictions may apply)

----- Landfill Sites (approximate)



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NOTE Landfills identified on map are approximate in location and may not include all sites within the City Limits. Other landfill sites may exist.

F6	G6	H6
F5	G5	H5
F4	G4	H4

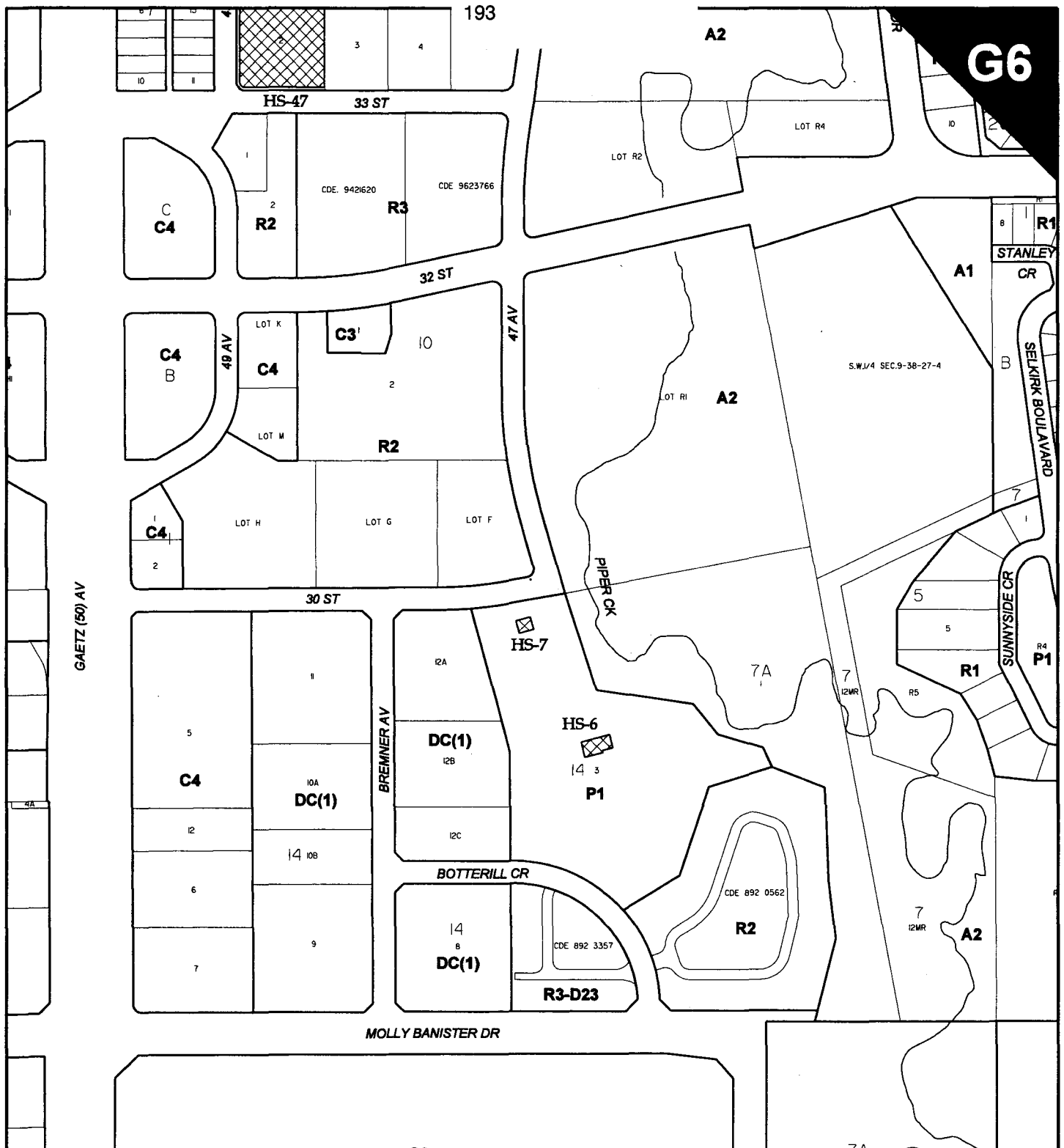
NW¼ Sec 04

Twp 38 - Rge 27 - W4th

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Land Use Bylaw 3156/96

Amendments to SW¼ Sec 09

3156 / G-2002 June 17, 2002

F7	G7	H7
F6	G6	H6
F5	G5	H5

SW¼ Sec 09
Twp 38- Rge 27 - W4th

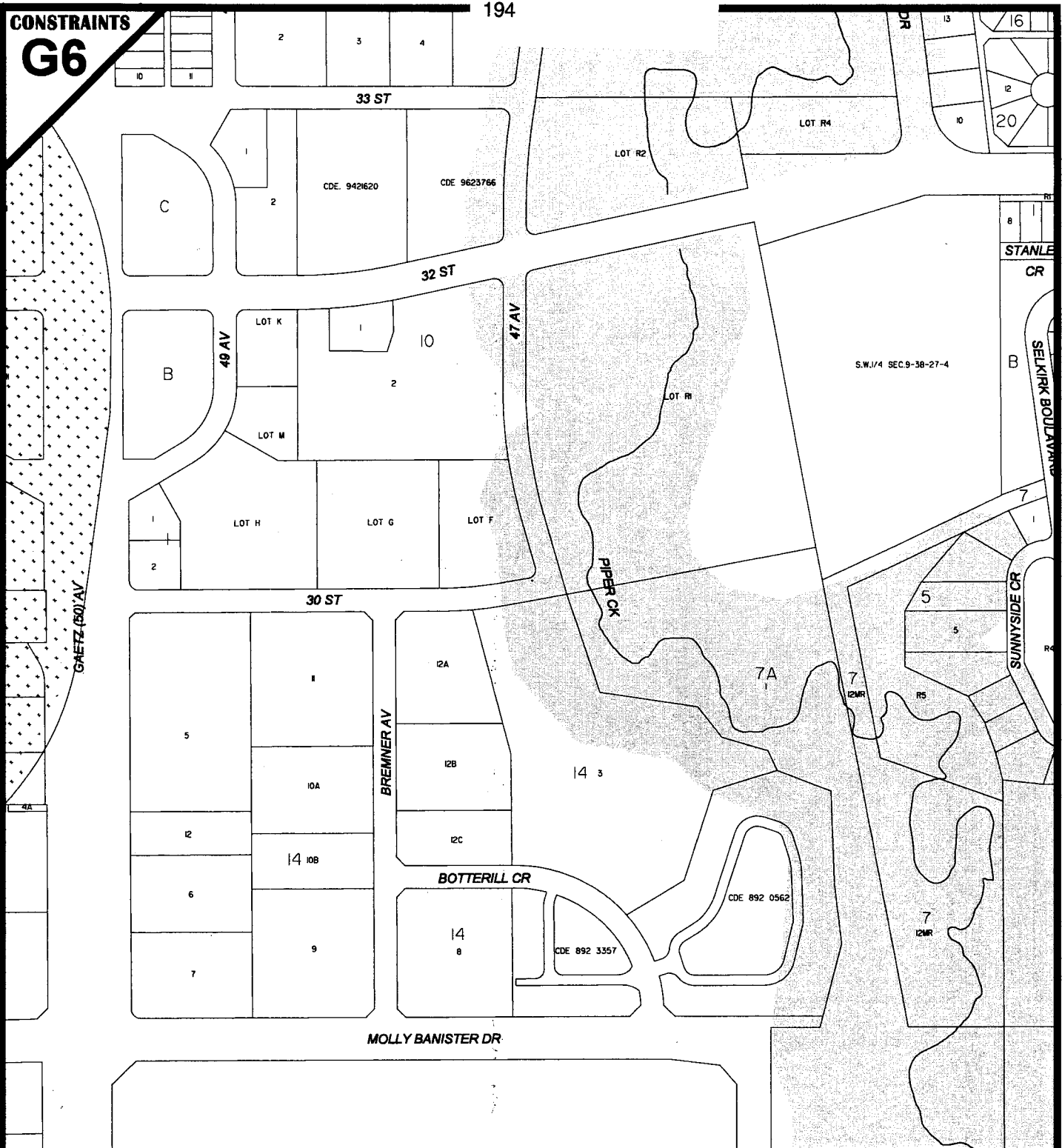
printed on
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see reverse for additional constraints

CONSTRAINTS

G6

194



The City of Red Deer Land Use Bylaw 3156/96

LEGEND

- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Setback (Development Restrictions may apply)
- Landfill Sites (approximate)

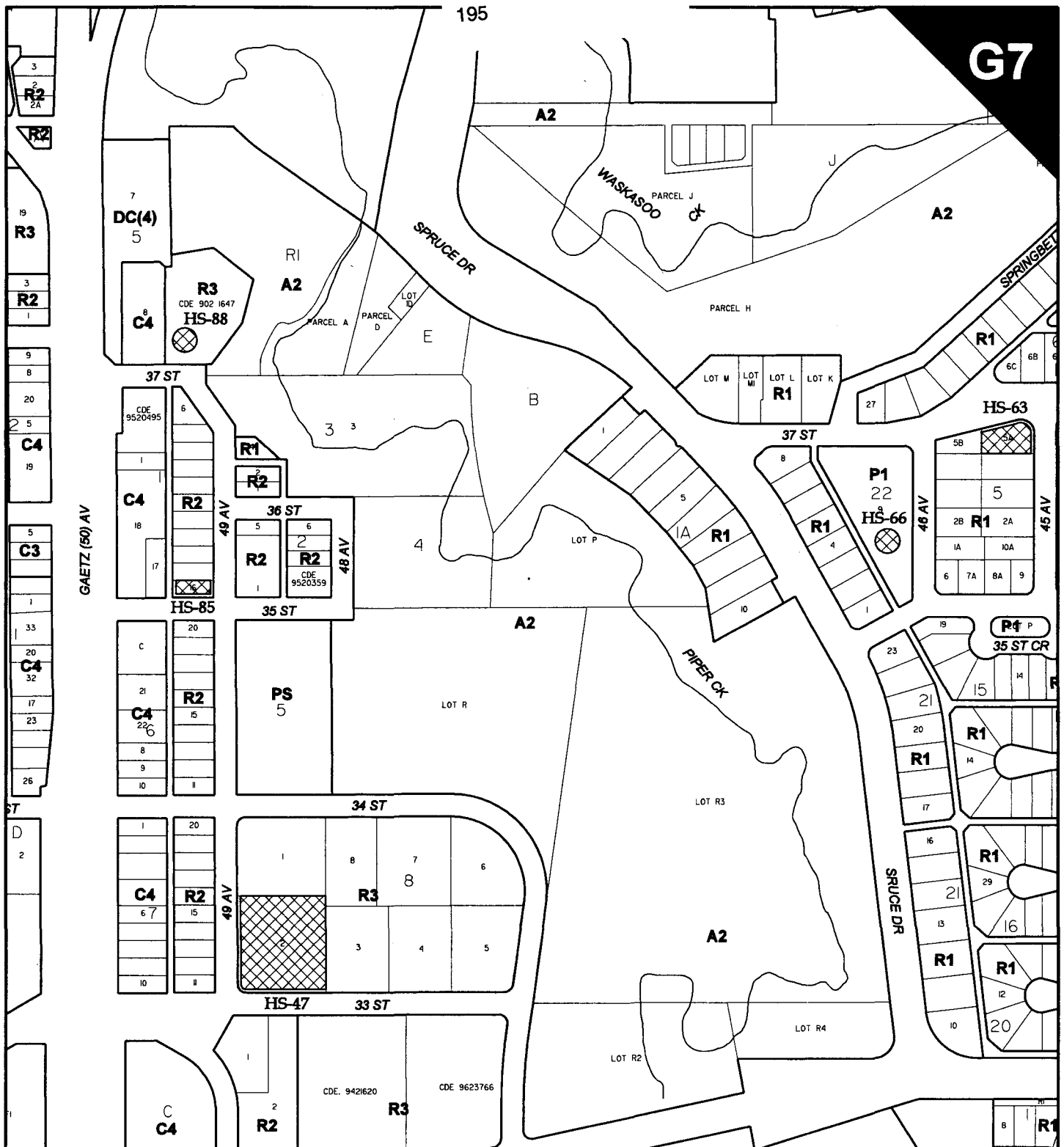
F7	G7	H7
F6	G6	H6
F5	G5	H5



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NOTE Landfills identified on map are approximate in location and may not include all sites within the City Limits. Other landfill sites may exist.

SW 1/4 Sec 09
Twp 38 - Rge 27 - W4th
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Land Use Bylaw 3156/96

Amendments to NW 1/4 Sec 09

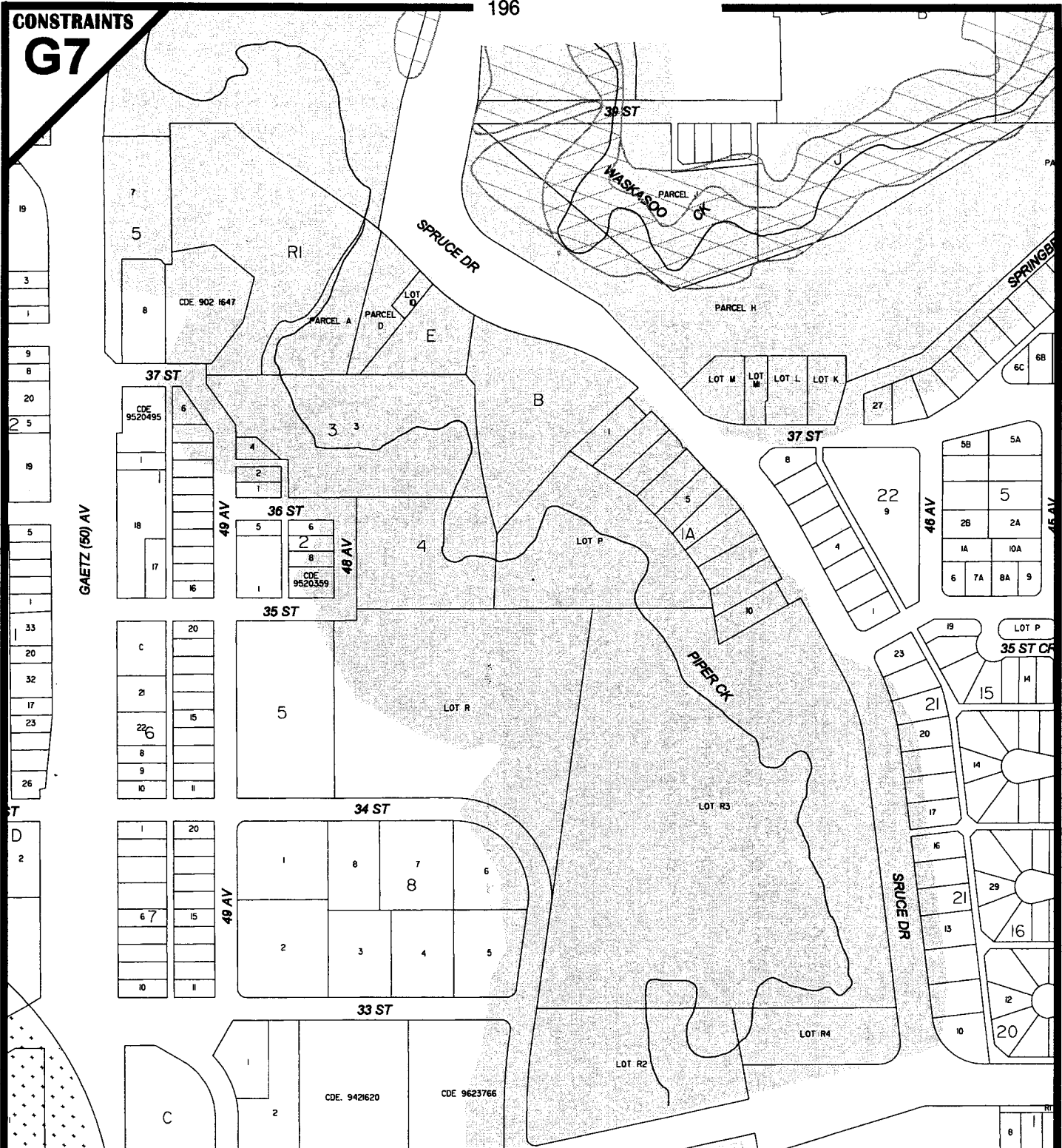
3156 / RR-98	Dec 7, 1998
3156 / D-2000	Mar 27, 2000
3156 / B-2001	Feb 12, 2001
3156 / WW-2001	Jan 14, 2002

F8	G8	H8
F7	G7	H7
F6	G6	H6

NW 1/4 Sec 09
Twp 38- Rge 27 - W4th

see reverse for additional constraints






printed on
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The City of Red Deer

Land Use Bylaw 3156/96

LEGEND

-  Escarpment Area
-  Flood Fringe
-  Floodway
-  Landfill Setback (Development Restrictions may apply)
-  Landfill Sites (approximate)



NORTH
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NOTE Landfills identified on map are approximate in location and may not include all sites within the City Limits. Other landfill sites may exist.

F8	G8	H8
F7	G7	H7
F6	G6	H6

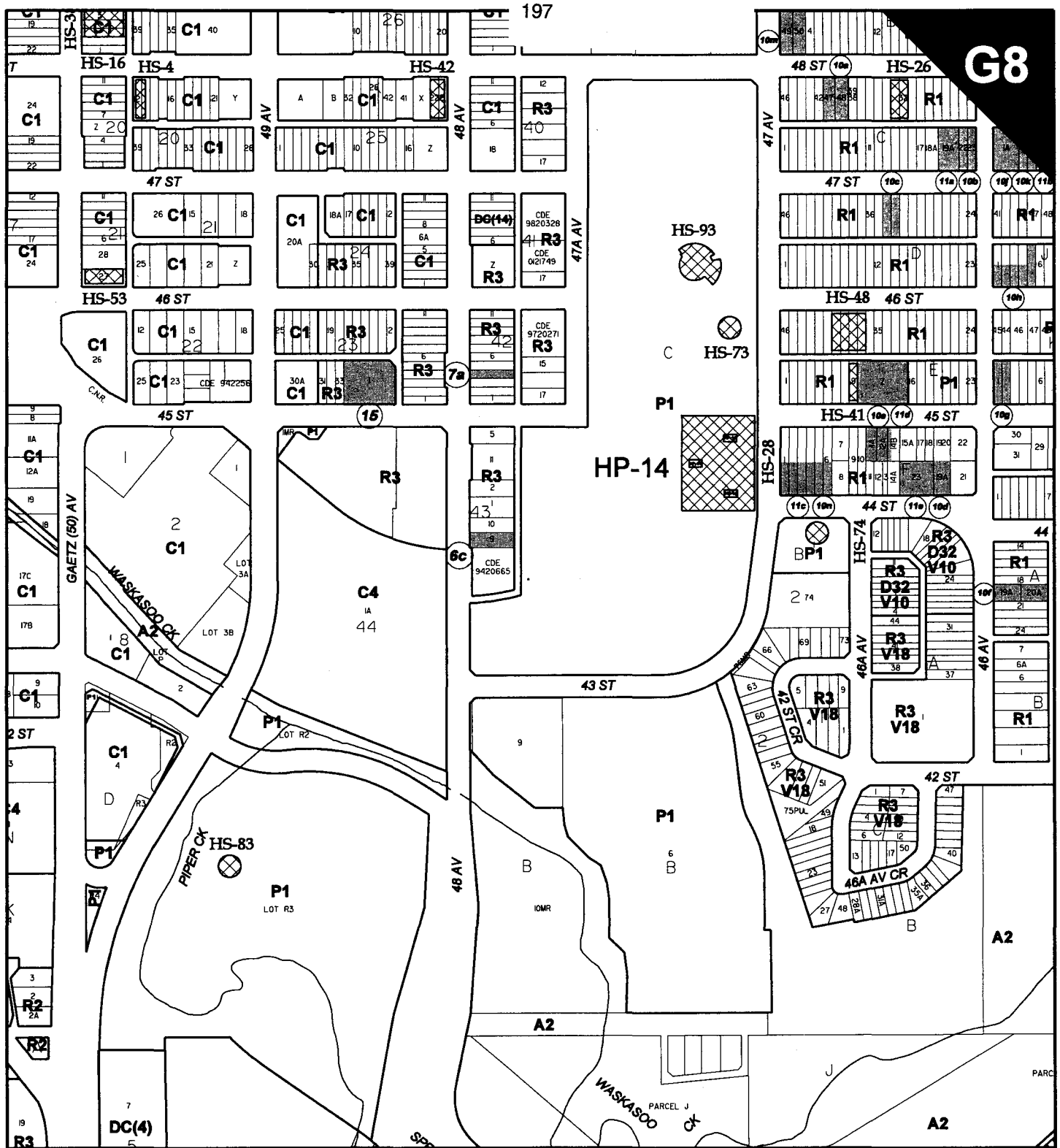
NW¼ Sec 09

Twp 38 - Rge 27 - W4th

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Land Use Bylaw 3156/96

Amendments to SW 1/4 Sec 16

3156 / J-96	Sept 23, 1996
3156 / C-98	Feb 23, 1998
3156 / H-2000	Apr 10, 2000
3156 / I-2000	Apr 10, 2000
3156 / U-2001	June 18, 2001
3156 / G-2002	June 17, 2002
3156 / R-2003	May 20, 2003
3156 / Q-2003	June 16, 2003
3156 / C-2004	Feb 23, 2004

3156 / H-2004	Apr 5, 2004
3156 / M-2004	May 3, 2004
3156 / I-2004	June 14, 2004
3156 / FF-2004	Nov 8, 2004

see reverse for additional constraints

F9	G9	H9
F8	G8	H8
F7	G7	H7

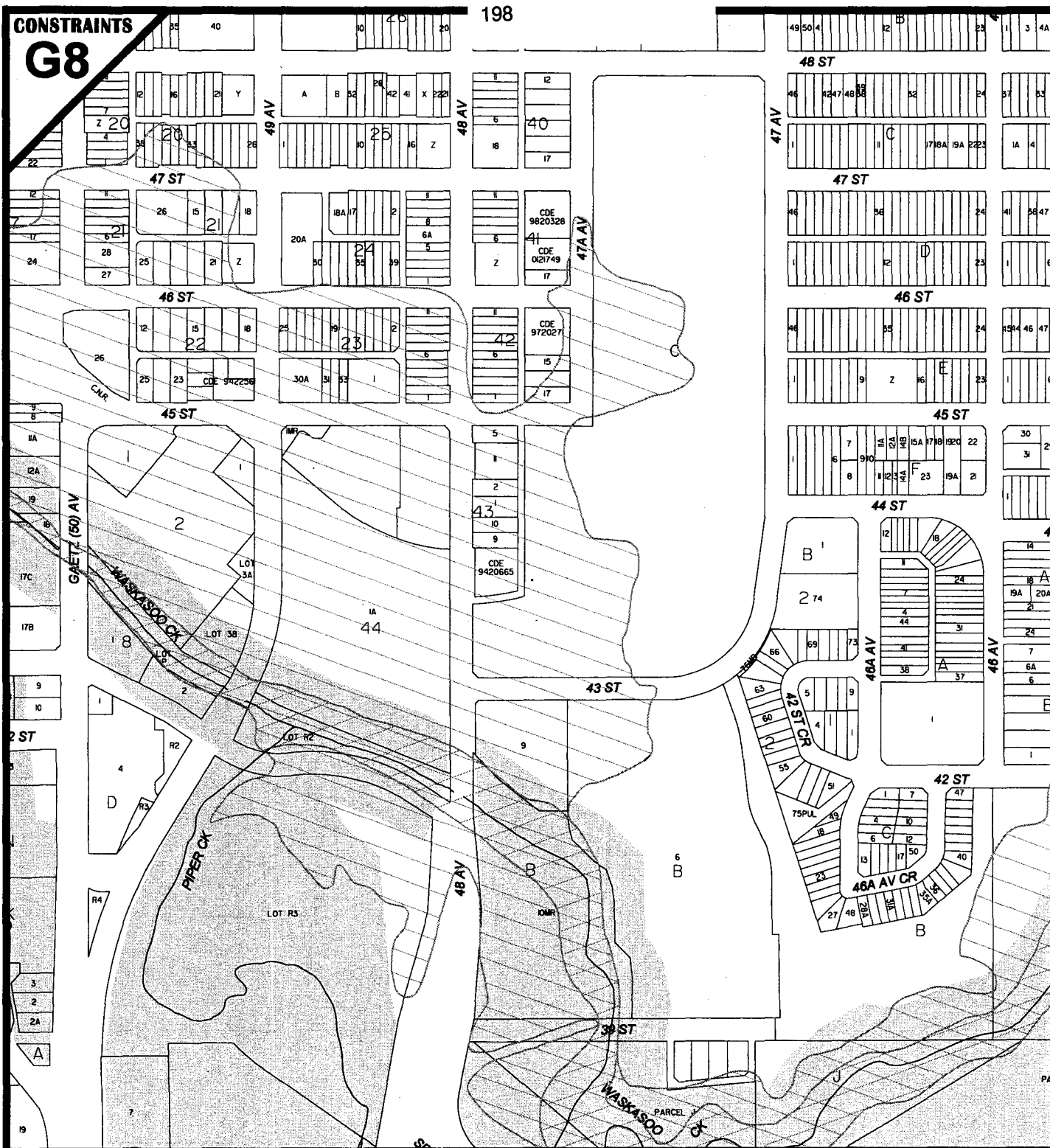
SW 1/4 Sec 16
Twp 38 - Rge 27 - W4th

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CONSTRAINTS

G8






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The City of Red Deer

Land Use Bylaw 3156/96

LEGEND

-  Escarpment Area
-  Flood Fringe
-  Floodway
-  Landfill Setback (Development Restrictions may apply)
-  Landfill Sites (approximate)

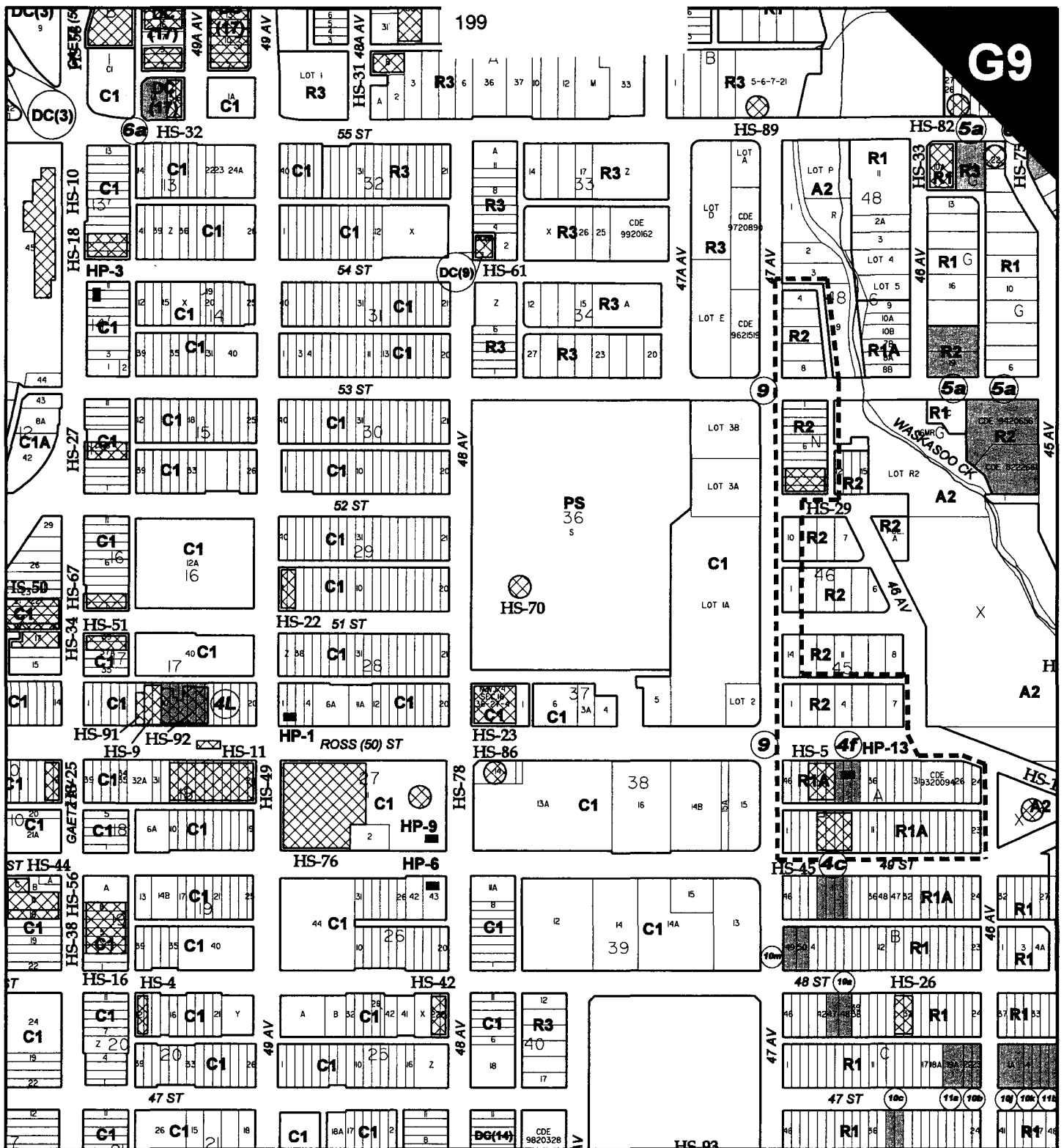
F9	G9	H9
F8	G8	H8
F7	G7	H7



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NOTE Landfills identified on map are approximate in location and may not include all sites within the City Limits. Other landfill sites may exist.

SW¼ Sec 16
Twp 38 - Rge 27 - W4th
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Land Use Bylaw 3156/96

Amendments to NW¼ Sec 16

3156 / F-99	Mar 29, 1999
3156 / LL-2001	Sept 24, 2001
3156 / U-2001	June 18, 2001
3156 / LL-2002	Dec 16, 2002
3156 / R-2003	May 20, 2003
3156 / Q-2003	June 16, 2003

F10	G10	H10
F9	G9	H9
F8	G8	H8

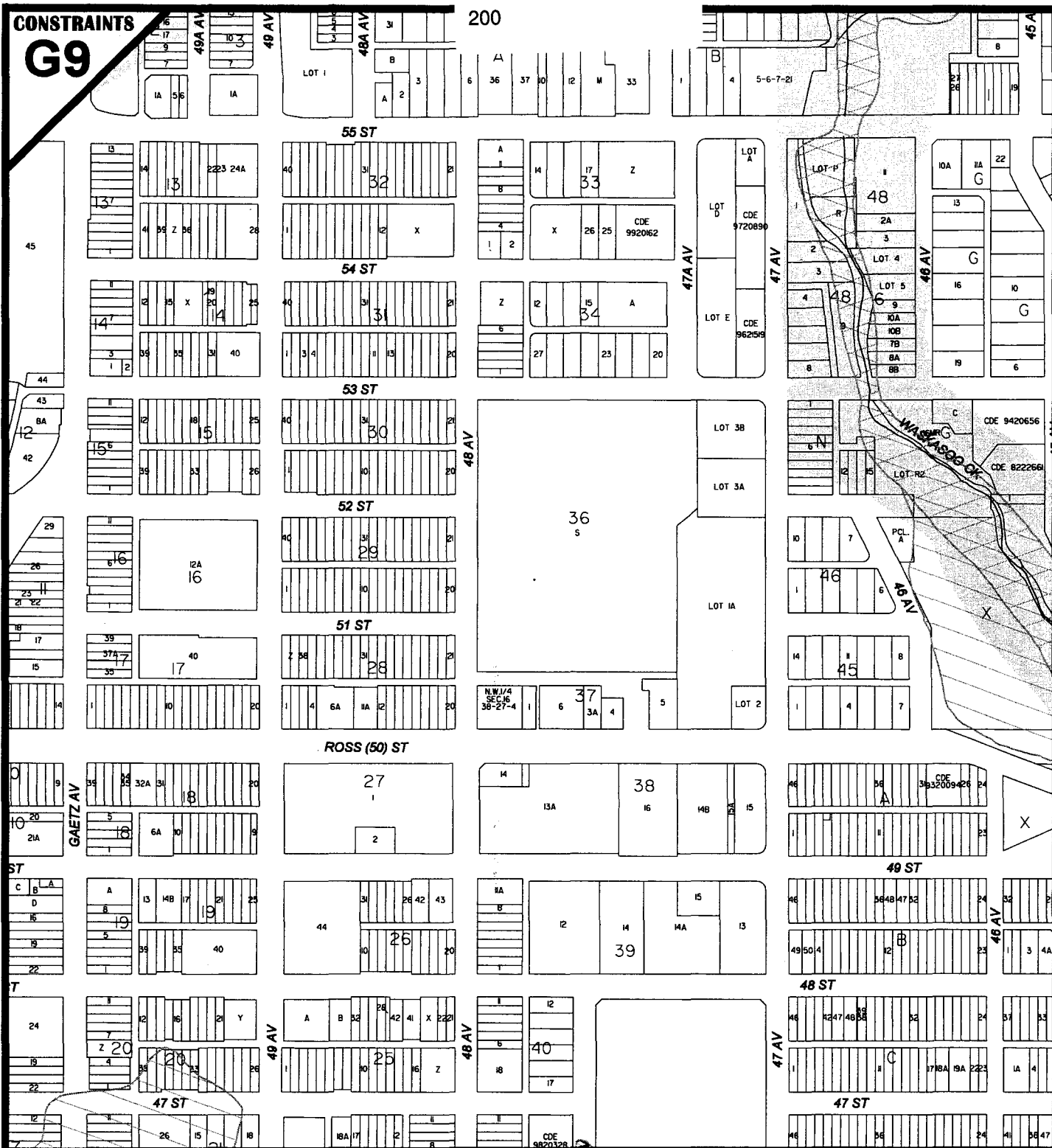
NW¼ Sec 16
Twp 38- Rge 27 - W4th

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CONSTRAINTS






G9



The City of Red Deer

Land Use Bylaw 3156/96

LEGEND

-  Escarpment Area
-  Flood Fringe
-  Floodway
-  Landfill Setback (Development Restrictions may apply)
-  Landfill Sites (approximate)



NORTH
Scale 1:5,000

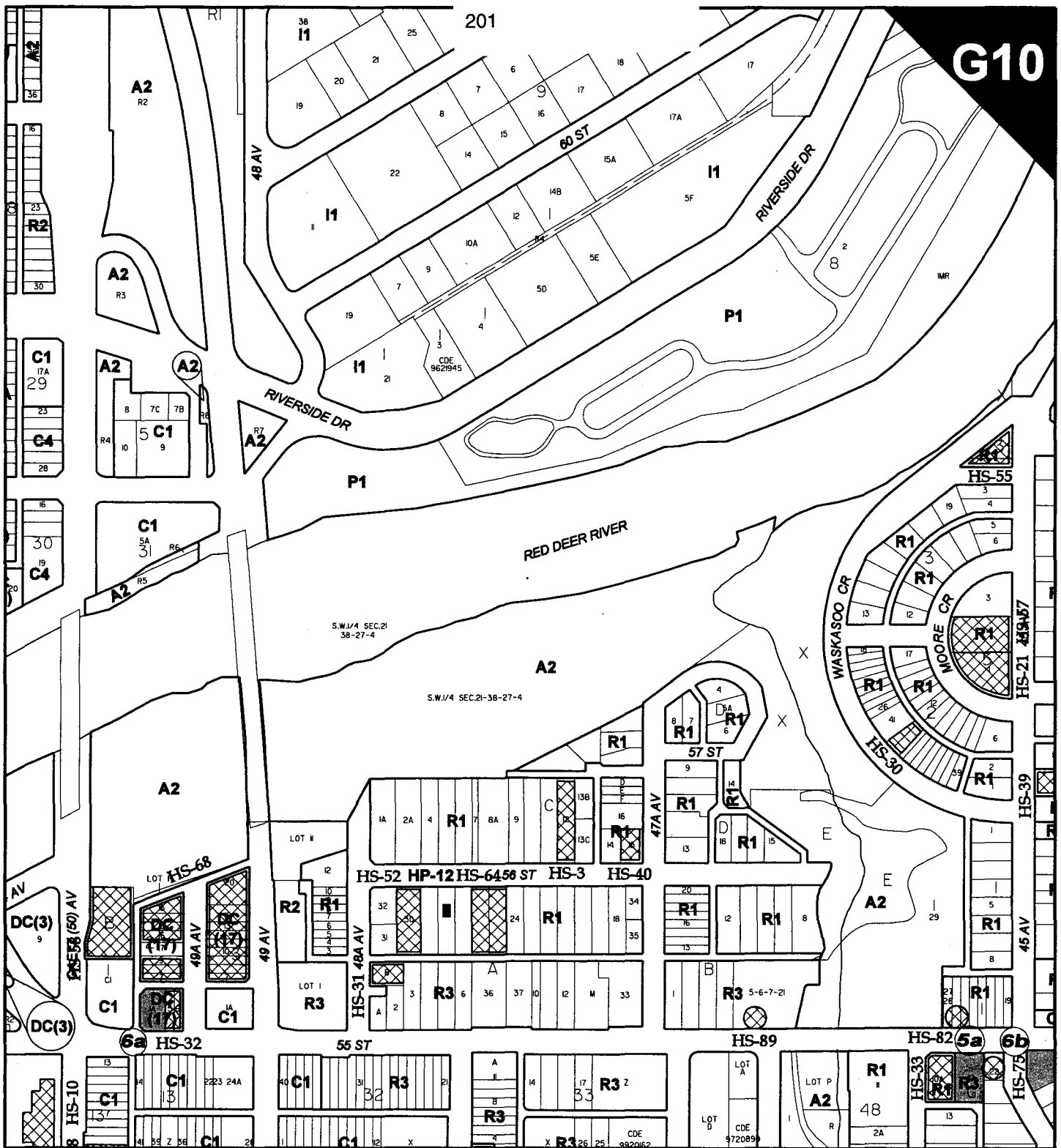
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NOTE Landfills identified on map are approximate in location and may not include all sites within the City Limits. Other landfill sites may exist.

F10	G10	H10
F9	G9	H9
F8	G8	H8

NW¼ Sec 16
Twp 38 - Rge 27 - W4th
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Land Use Bylaw 3156/96

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

F11	G11	H11
F10	G10	H10
F9	G9	H9

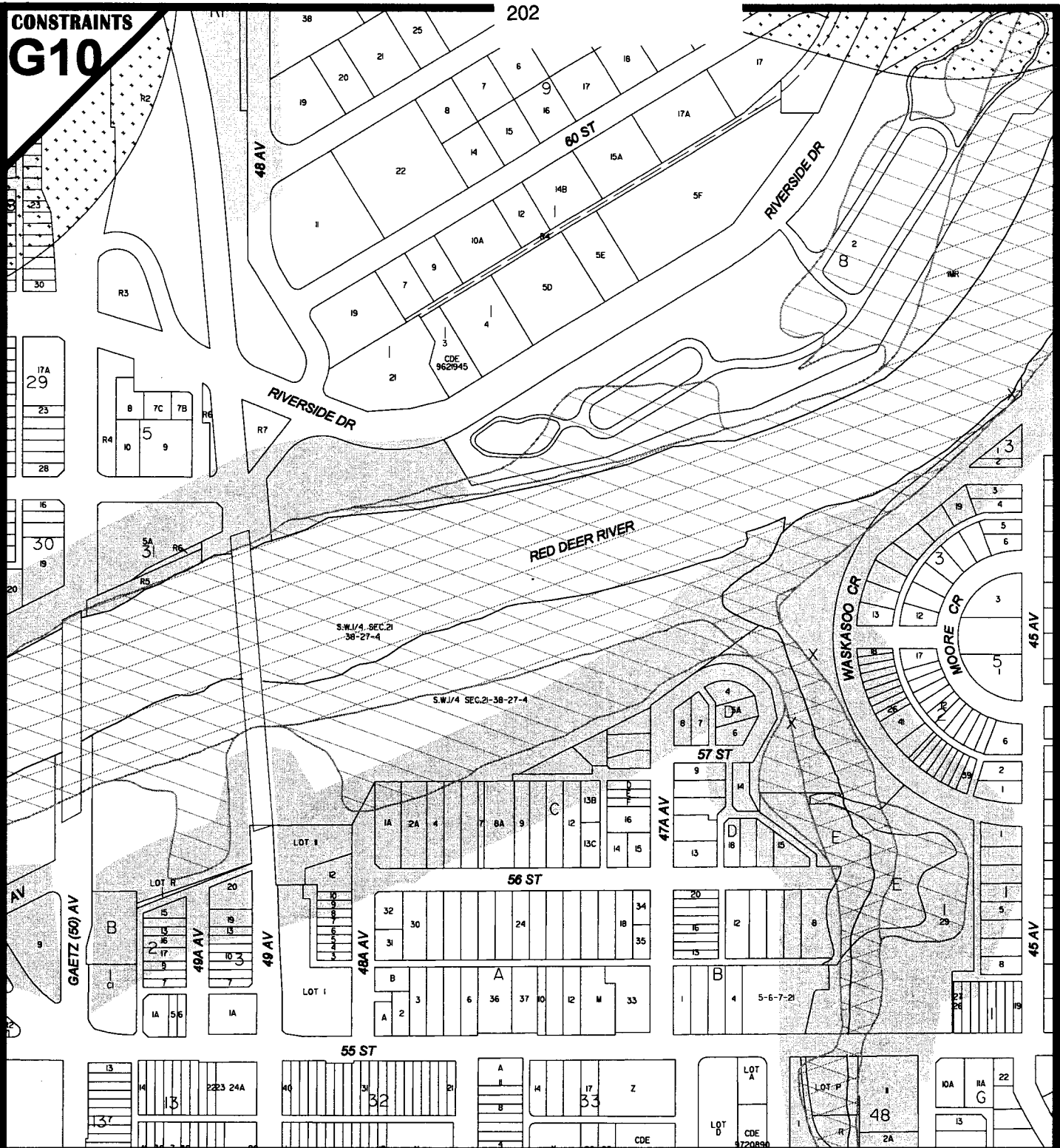
SW 1/4 Sec 21
Twp 38-Rge 27 - W4th

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

CONSTRAINTS
G10

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The City of Red Deer **Land Use Bylaw 3156/96**

LEGEND

-  Escarpment Area
-  Flood Fringe
-  Floodway
-  Landfill Setback (Development Restrictions may apply)
-  Landfill Sites (approximate)

F11	G11	H11
F10	G10	H10
F9	G9	H9

SW¼ Sec 21

Twp 38 - Rge 27 - W4th

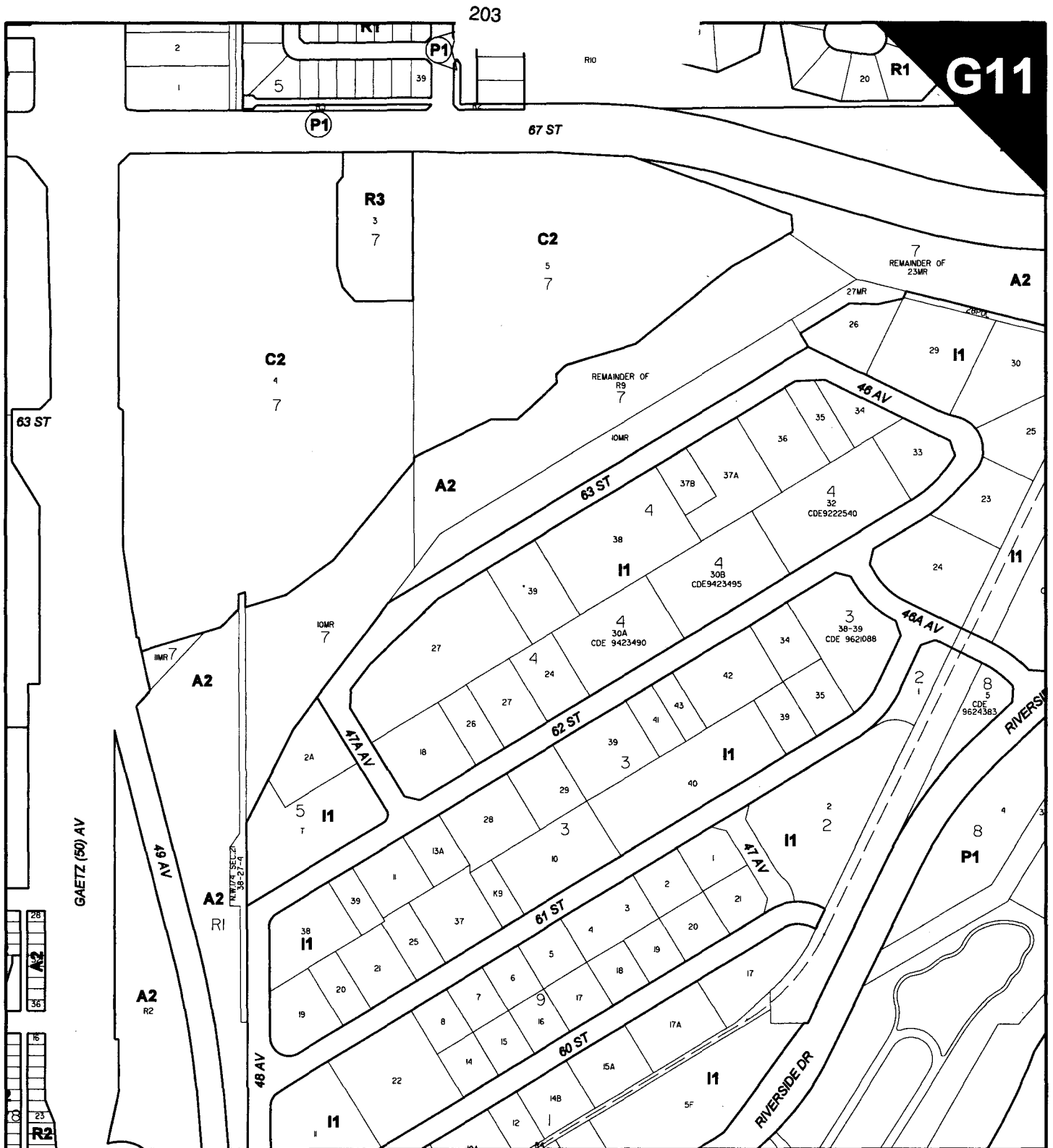
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NOTE Landfills identified on map are approximate in location and may not include all sites within the City Limits. Other landfill sites may exist.



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Land Use Bylaw 3156/96

Amendments to NW 1/4 Sec 21

3156 / TT-2000 Jan 15, 2001

F12	G12	H12
F11	G11	H11
F10	G10	H10

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

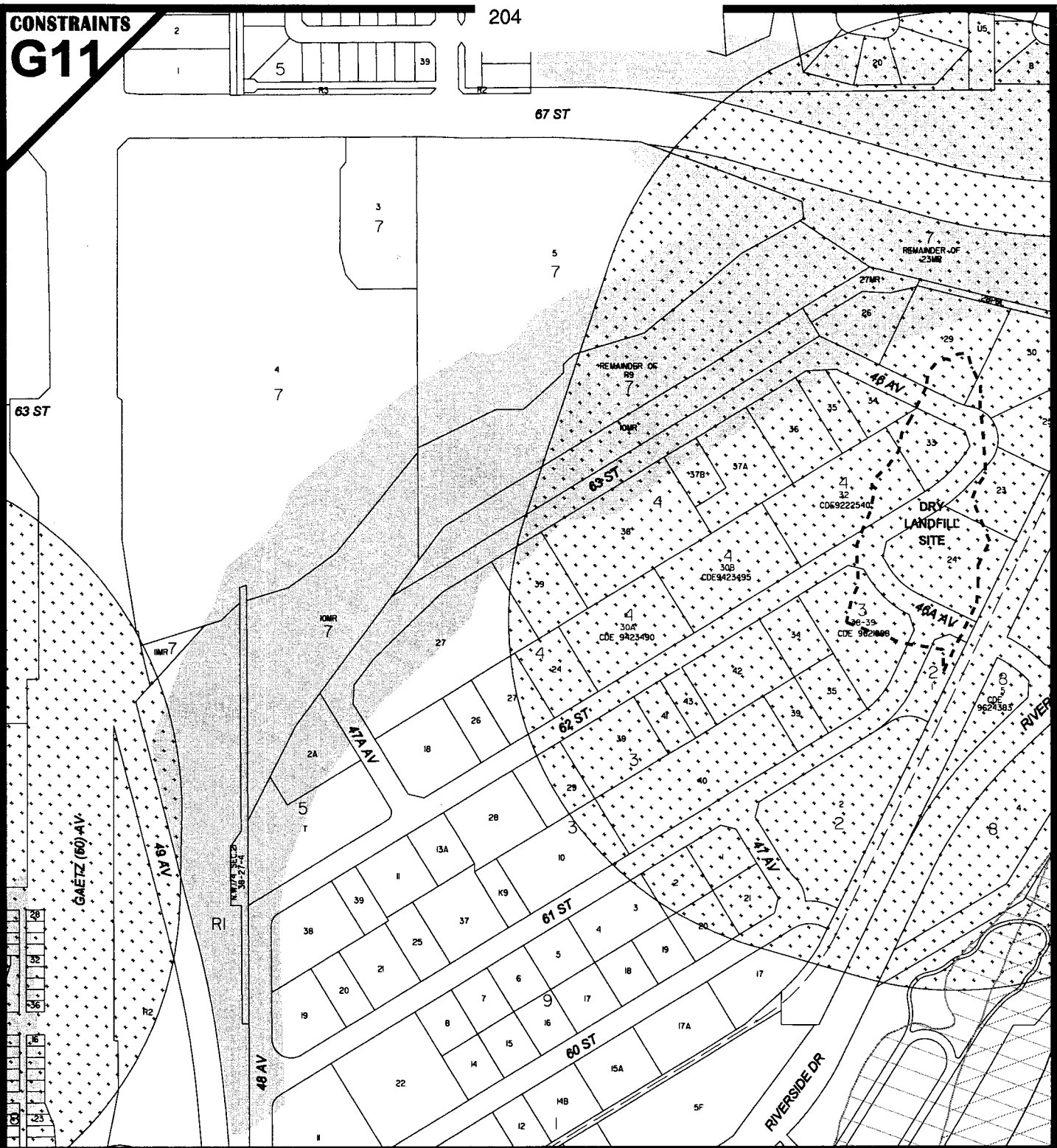
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CONSTRAINTS

G11






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The City of Red Deer

Land Use Bylaw 3156/96

LEGEND

-  Escarpment Area
-  Flood Fringe
-  Floodway
-  Landfill Setback (Development Restrictions may apply)
-  Landfill Sites (approximate)

F12	G12	H12
F11	G11	H11
F10	G10	H10

NW 1/4 Sec 21

Twp 38 - Rge 27 - W4th

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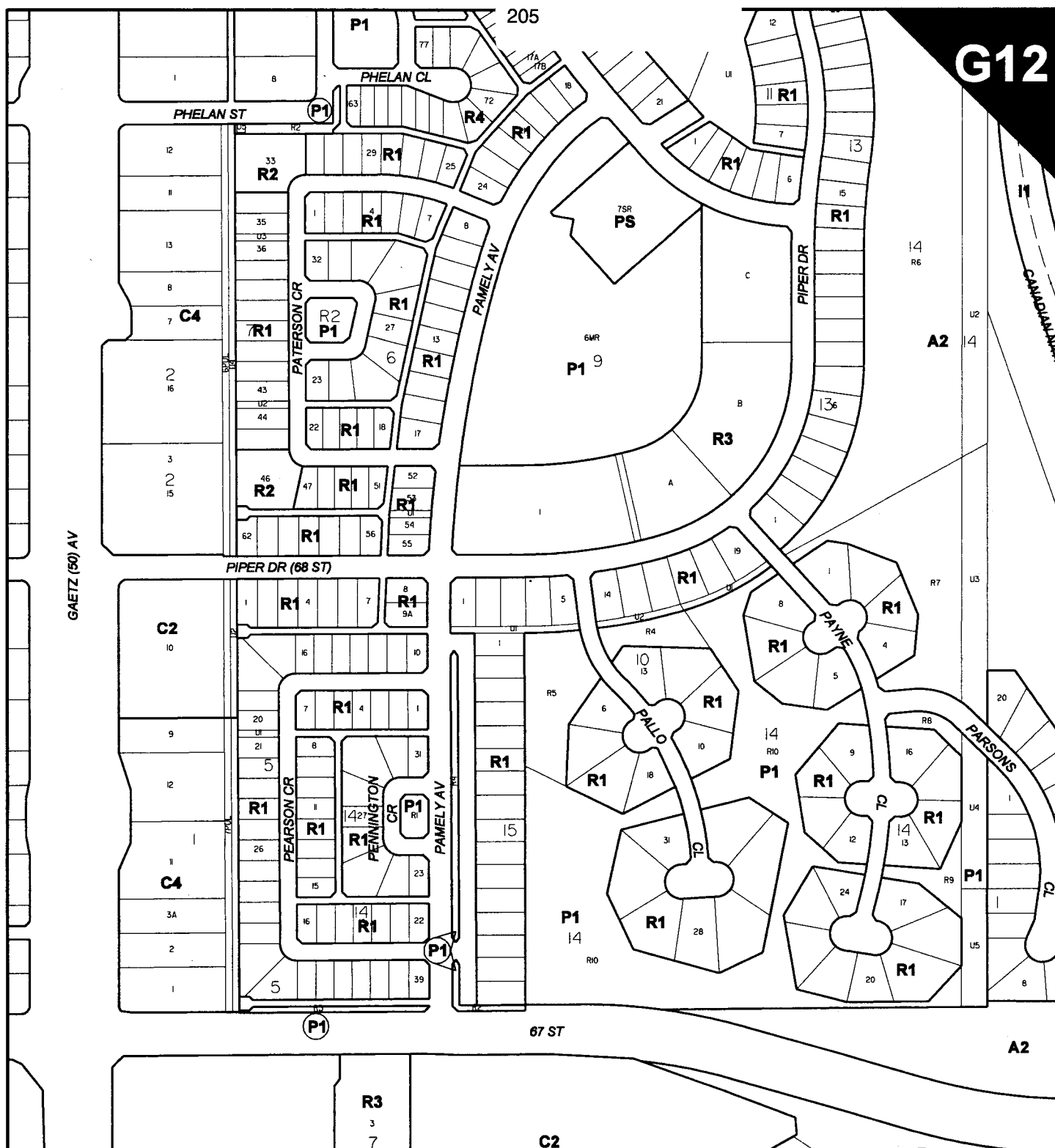
NORTH

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NOTE Landfills identified on map are approximate in location and may not include all sites within the City Limits. Other landfill sites may exist.

G12



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Land Use Bylaw 3156/96

Amendments to SW¼ Sec 28

3156 / F-2003

Mar 10, 2003

F13	G13	H13
F12	G12	H12
F11	G11	H11

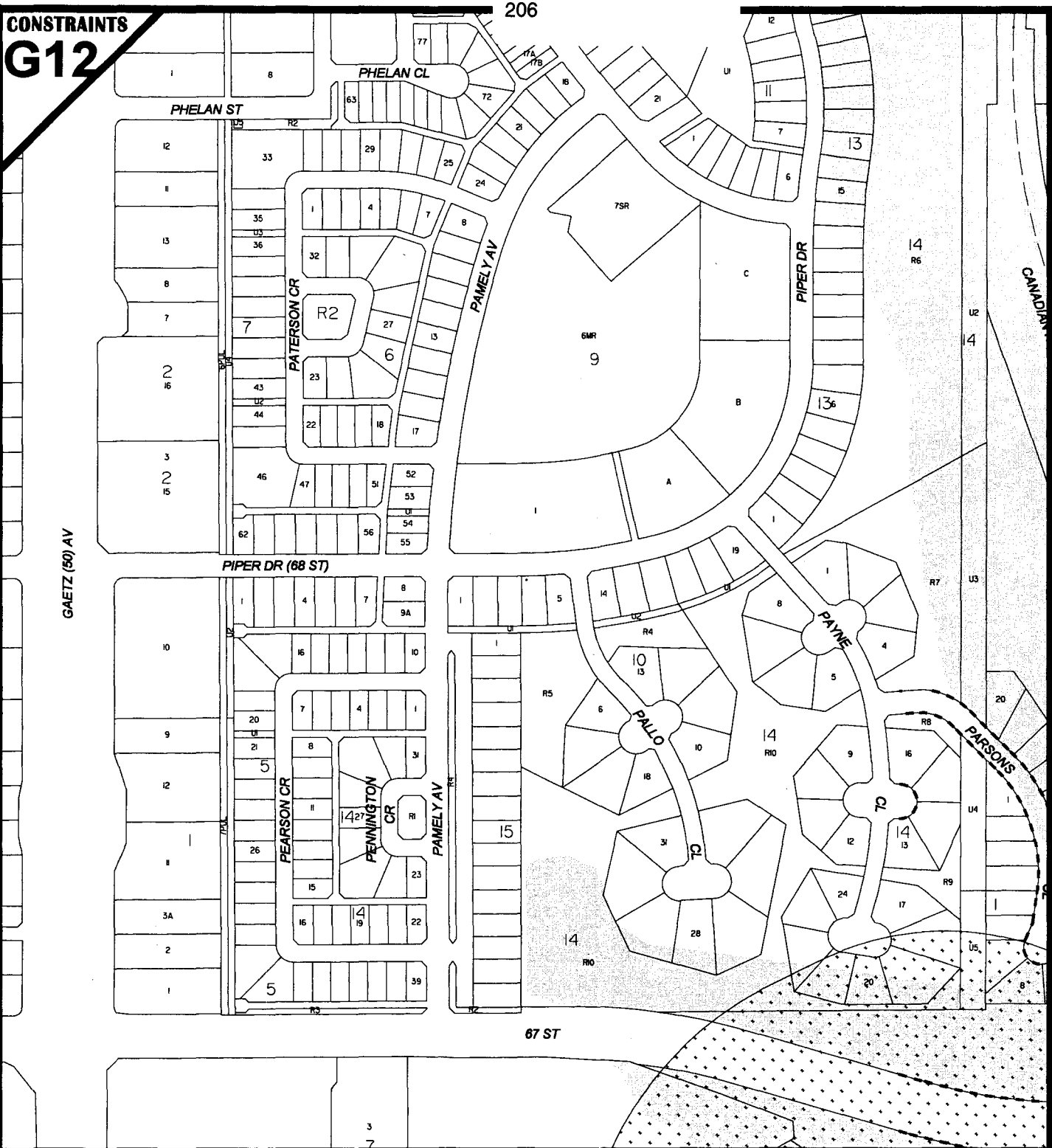
SW¼ Sec 28
Twp 38- Rge 27 - W4th

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


CONSTRAINTS
G12

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The City of Red Deer **Land Use Bylaw 3156/96**

LEGEND

-  Escarpment Area
-  Flood Fringe
-  Floodway
-  Landfill Setback (Development Restrictions may apply)
-  Landfill Sites (approximate)

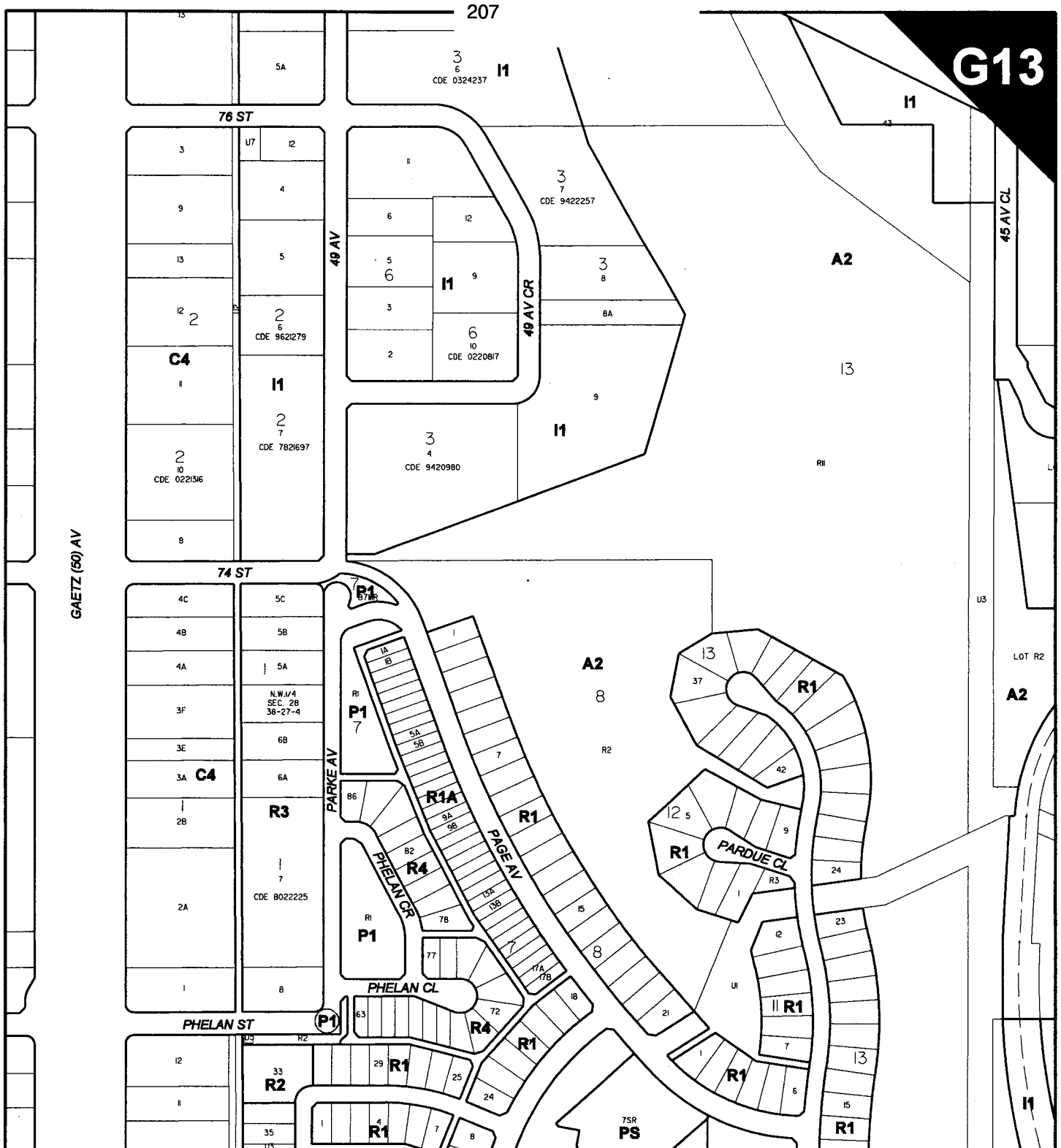
F13	G13	H13
F12	G12	H12
F11	G11	H11



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SW¼ Sec 28
Twp 38 - Rge 27 - W4th
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The City of Red Deer Land Use Bylaw 3156/96

Amendments to NW 1/4 Sec 28
3156 / YY-2002 Dec 2, 2002
3156 / T-2003 June 16, 2003

F14	G14	H14
F13	G13	H13
F12	G12	H12

NW 1/4 Sec 28
Twp 38- Rge 27 - W4th

see reverse for additional constraints

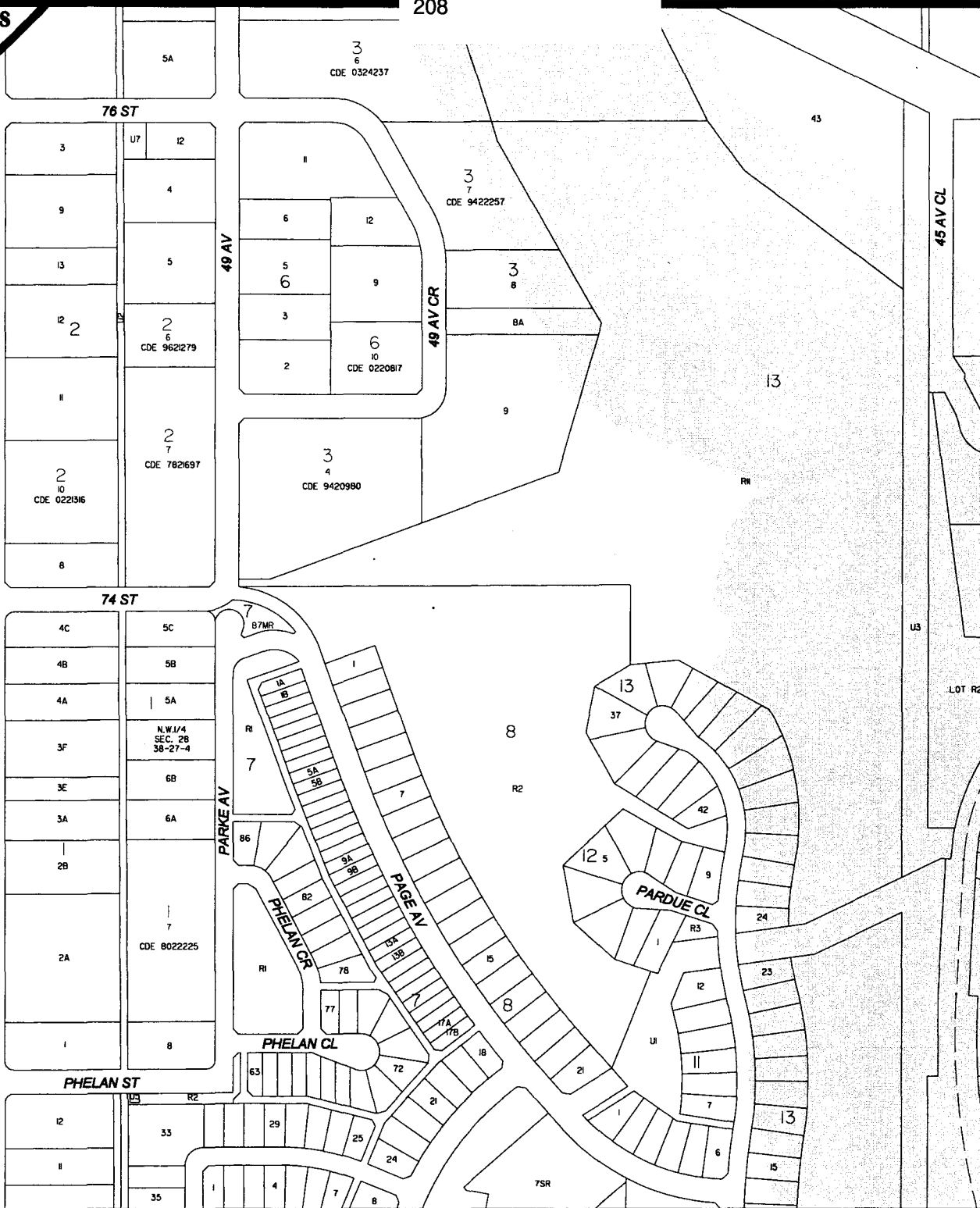
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CONSTRAINTS

G13

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


GAETZ (50) AV



The City of Red Deer

Land Use Bylaw 3156/96

LEGEND

-  Escarpment Area
-  Flood Fringe
-  Floodway
-  Landfill Setback (Development Restrictions may apply)
-  Landfill Sites (approximate)



NORTH
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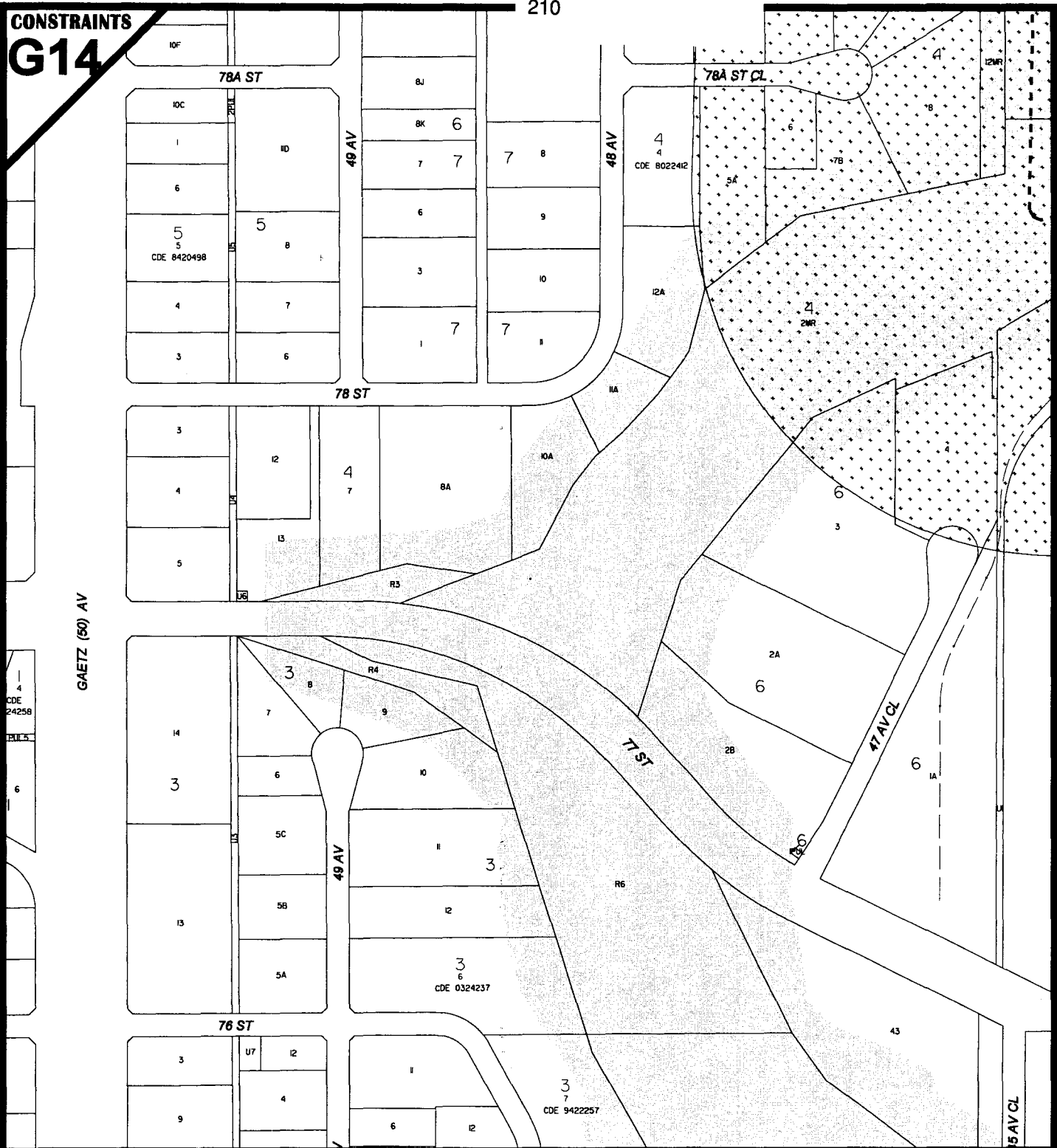
NOTE Landfills identified on map are approximate in location and may not include all sites within the City Limits. Other landfill sites may exist.

F14	G14	H14
F13	G13	H13
F12	G12	H12

NW¼ Sec 28
Twp 38 - Rge 27 - W4th
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


CONSTRAINTS G14

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The City of Red Deer Land Use Bylaw 3156/96

LEGEND

-  Escarpment Area
-  Flood Fringe
-  Floodway
-  Landfill Setback (Development Restrictions may apply)
-  Landfill Sites (approximate)

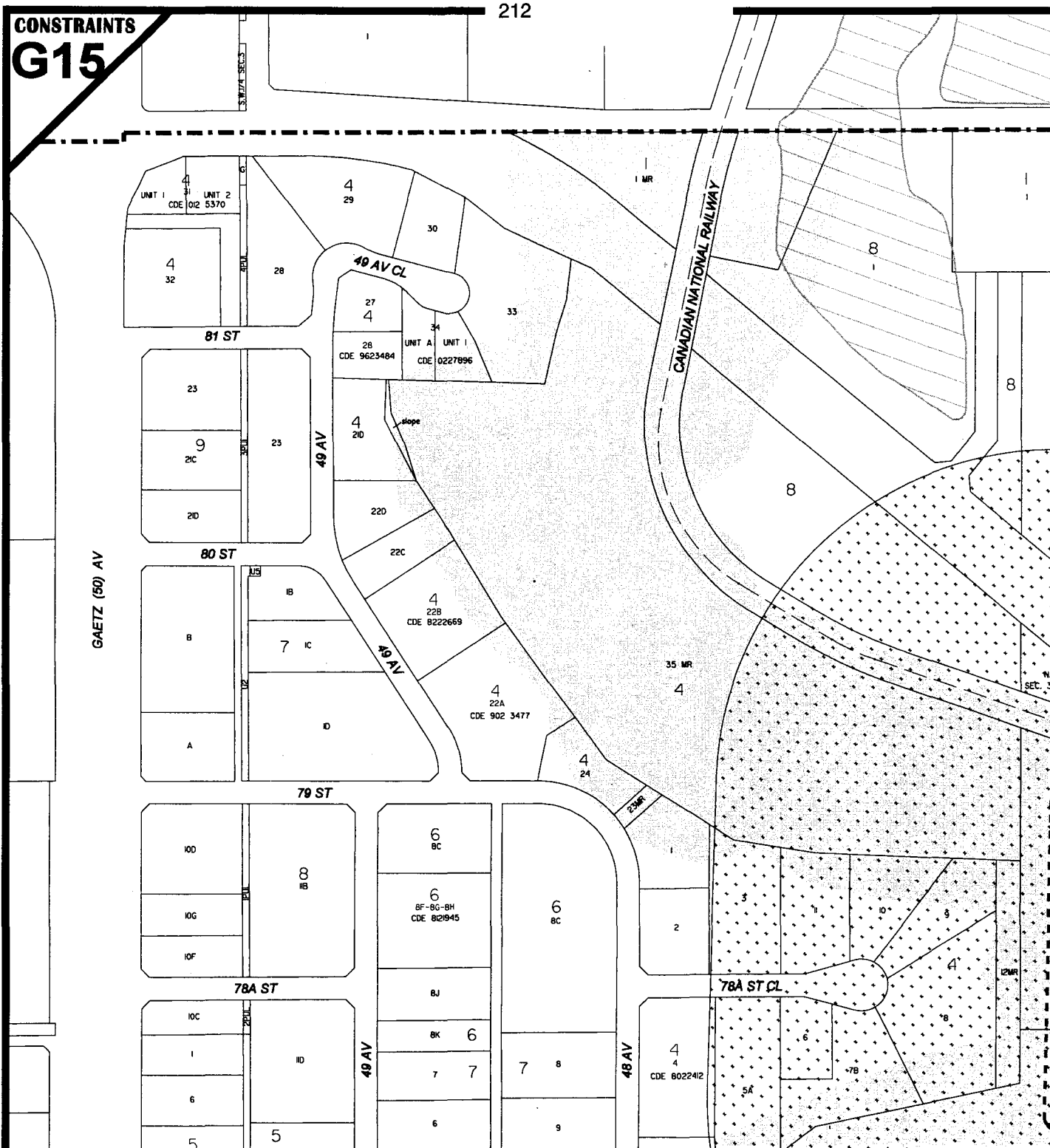
F15	G15	H15
F14	G14	H14
F13	G13	H13


NORTH
Scale 1:5,000

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NOTE Landfills identified on map are approximate in location and may not include all sites within the City Limits. Other landfill sites may exist.

SW¼ Sec 33
Twp 38 - Rge 27 - W4th
Bylaw No. 3156/0-2004
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December 07, 2004








The City of Red Deer Land Use Bylaw 3156/96

LEGEND



NORTH
Scale 1:5,000

-  **Escarpment Area**
 **Flood Fringe**
 **Floodway**
 **Landfill Setback (Development Restrictions may apply)**
 **Landfill Sites (approximate)**

F16	G16	H16
F15	G15	H15
F14	G14	H14

NW¹/₄ Sec 33
Twp 38 - Rge 27 - W4th

Bylaw No. 3156/0-2004
printed on
December 07, 2004

19 ST

7

P1

A1

2

4MR

PIPER CK

40 AV

A1

1

3

P1

Part Six of the Bylaw
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Land Use Bylaw 3156/96

Amendments to NE¼ Sec 33

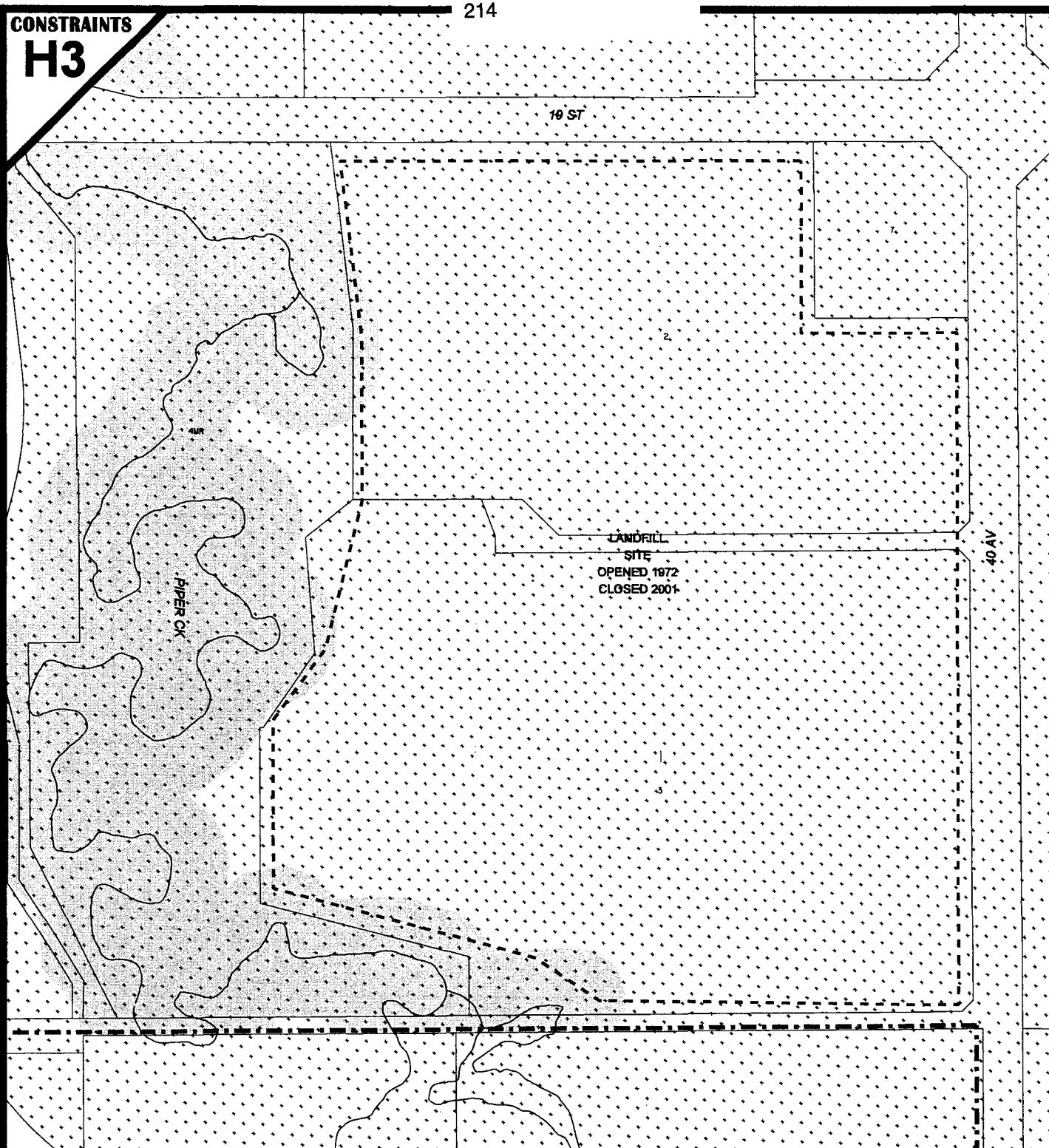
G4	H4	I4
G3	H3	I3
G2	H2	I2

NE¼ Sec 33
Twp 37- Rge 27 - W4th

see reverse for additional constraints

printed on
December 06, 2004






H3



The City of Red Deer

Land Use Bylaw 3156/96

LEGEND

-  Escarpment Area
-  Flood Fringe
-  Floodway
-  Landfill Setback (Development Restrictions may apply)
-  Landfill Sites (approximate)



NORTH
Scale 1:5,000

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NOTE Landfills identified on map are approximate in location and may not include all sites within the City Limits. Other landfill sites may exist.

G4	H4	I4
G3	H3	I3
G2	H2	I2

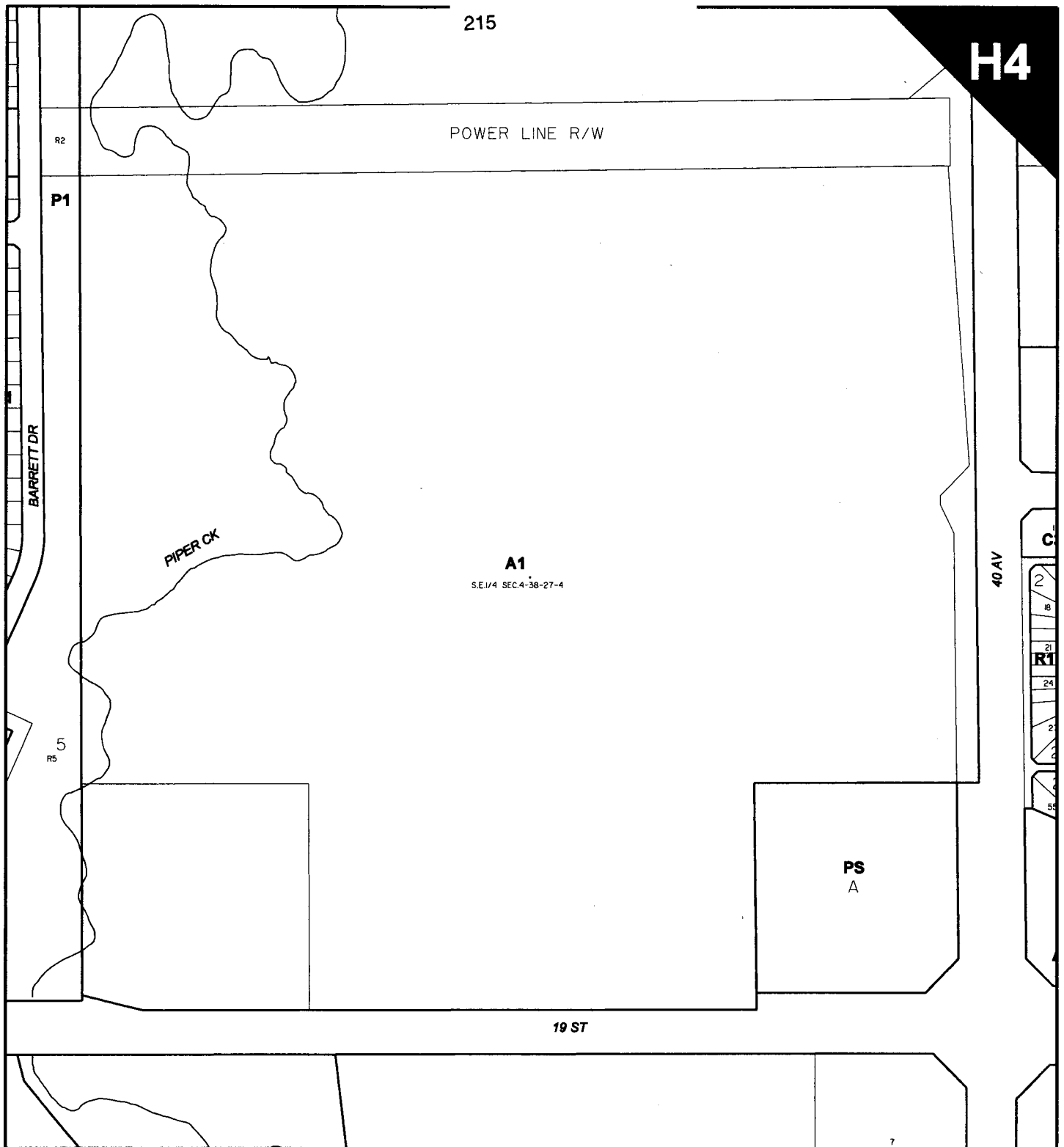
NE 1/4 Sec 33

Twp 37 - Rge 27 - W4th

Bylaw No. 3156/0-2004

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Land Use Bylaw 3156/96

Amendments to SE 1/4 Sec 04

3156 / Z-2002

June 17, 2002

G5	H5	I5
G4	H4	I4
G3	H3	I3

SE 1/4 Sec 04
Twp 38- Rge 27 - W4th

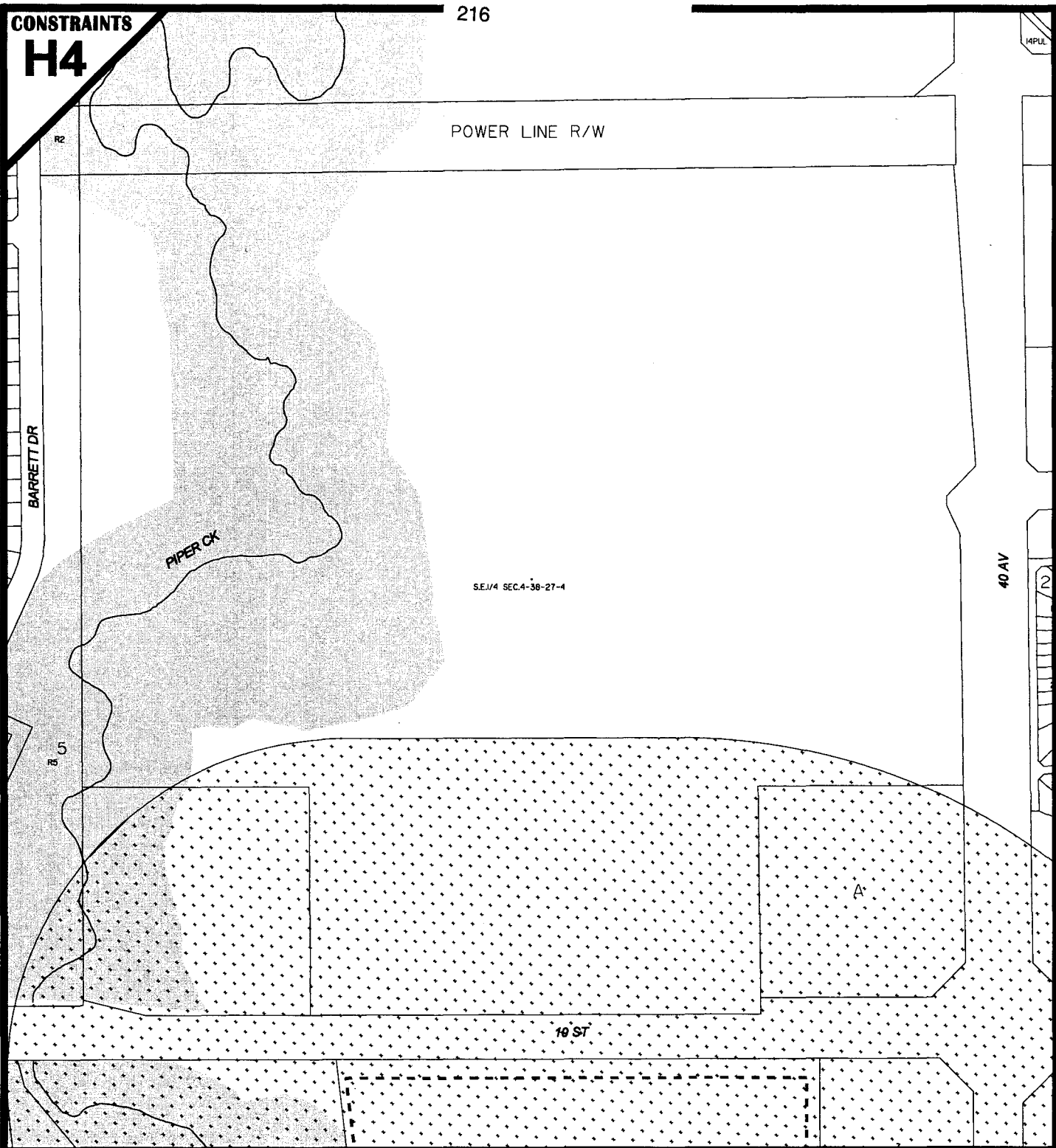
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December 06, 2004

CONSTRAINTS

H4






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The City of Red Deer

Land Use Bylaw 3156/96

LEGEND

-  Escarpment Area
-  Flood Fringe
-  Floodway
-  Landfill Setback (Development Restrictions may apply)
-  Landfill Sites (approximate)



NORTH

Scale 1:5,000

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NOTE Landfills identified on map are approximate in location and may not include all sites within the City Limits. Other landfill sites may exist.

G5	H5	I5
G4	H4	I4
G3	H3	I3

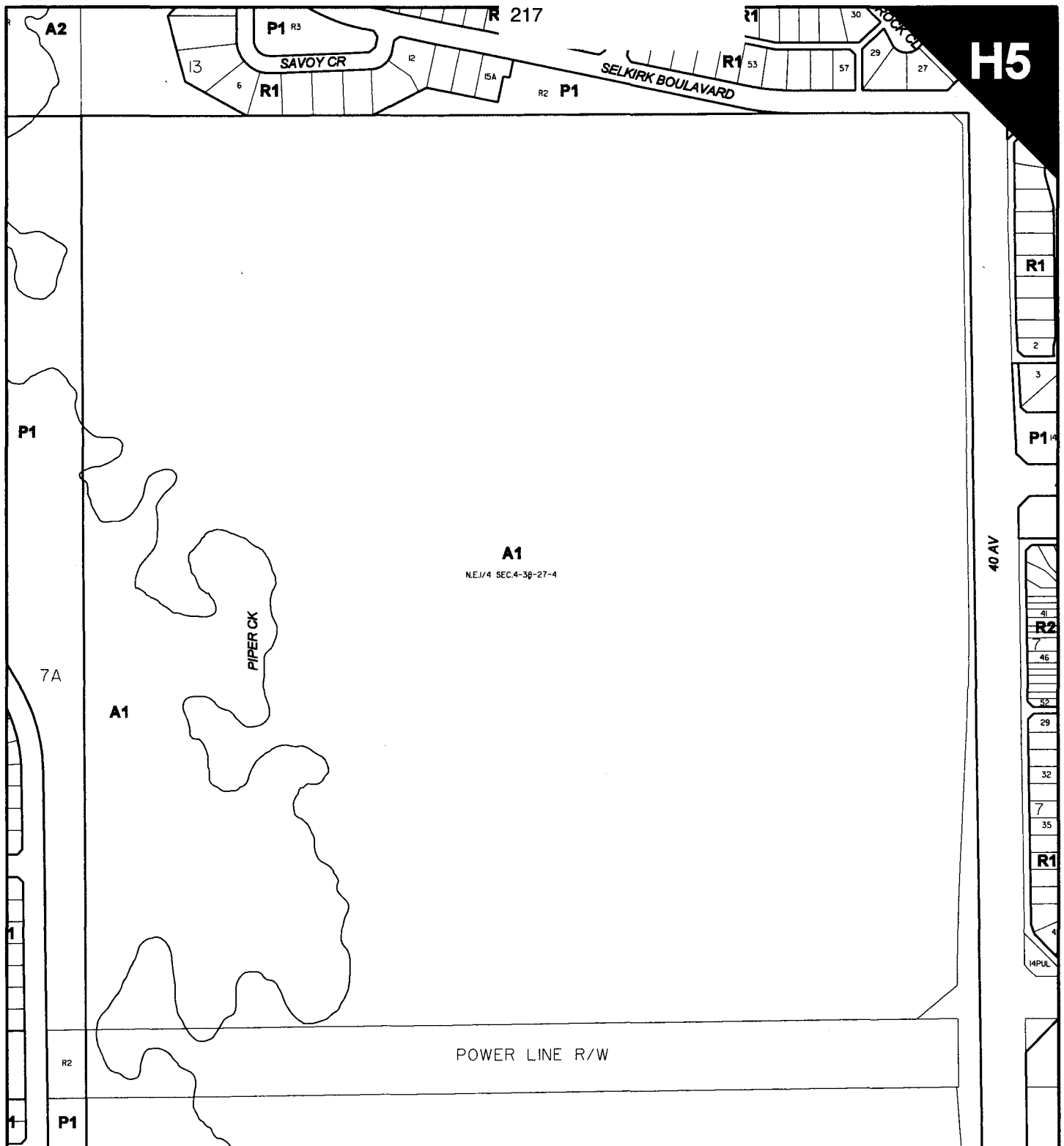
SE 1/4 Sec 04

Twp 38 - Rge 27 - W4th

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Land Use Bylaw 3156/96

Amendments to NE 1/4 Sec 04

G6	H6	I6
G5	H5	I5
G4	H4	I4

NE 1/4 Sec 04
Twp 38- Rge 27 - W4th

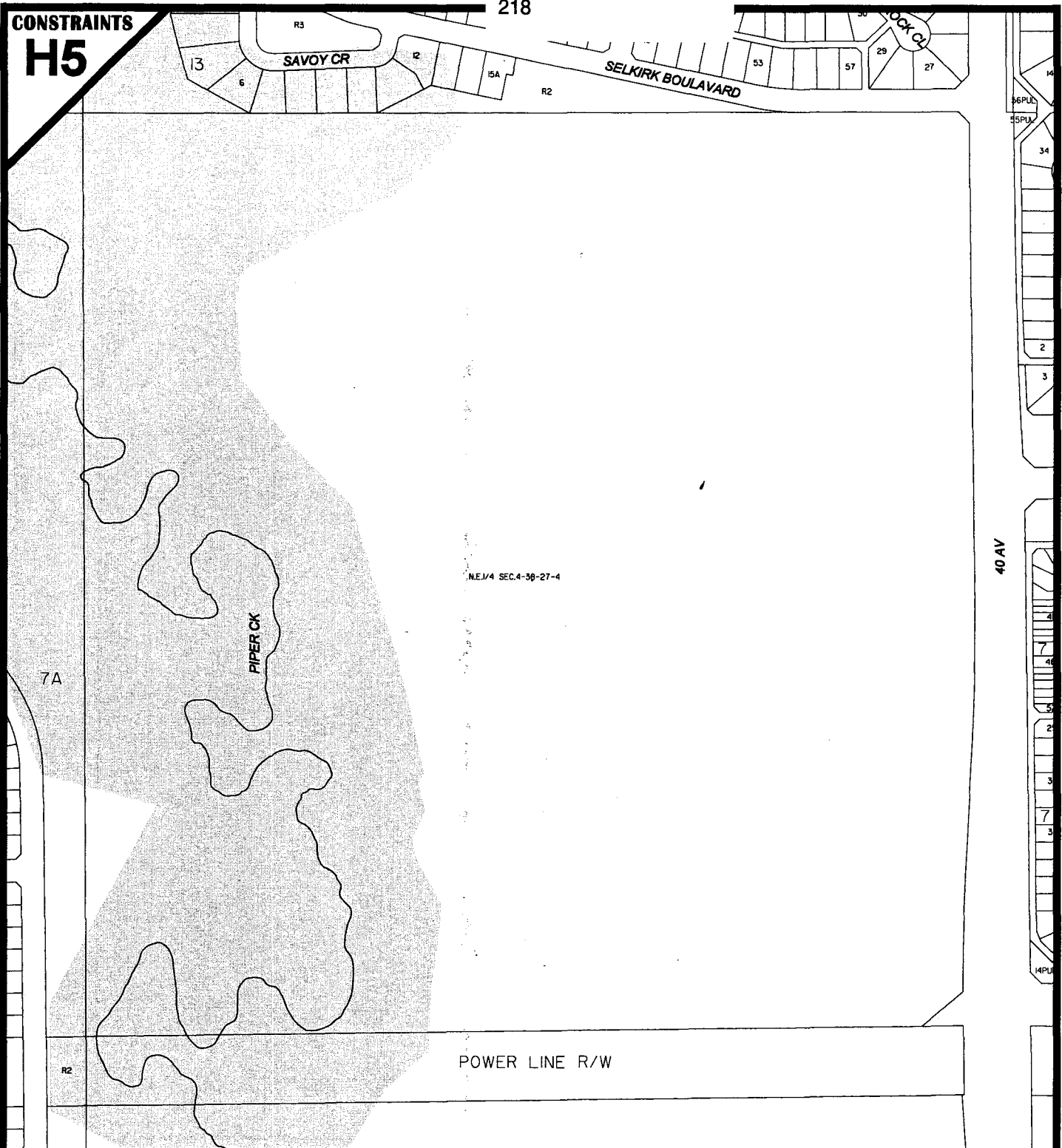
printed on
December 06, 2004

see reverse for additional constraints

CONSTRAINTS

H5






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The City of Red Deer

Land Use Bylaw 3156/96

LEGEND

-  Escarpment Area
-  Flood Fringe
-  Floodway
-  Landfill Setback (Development Restrictions may apply)
-  Landfill Sites (approximate)

G6	H6	I6
G5	H5	I5
G4	H4	I4

NE 1/4 Sec 04

Twp 38 - Rge 27 - W4th

Bylaw No. 3156/0-2004

printed on

December 06, 2004



NORTH

Scale 1:5,000

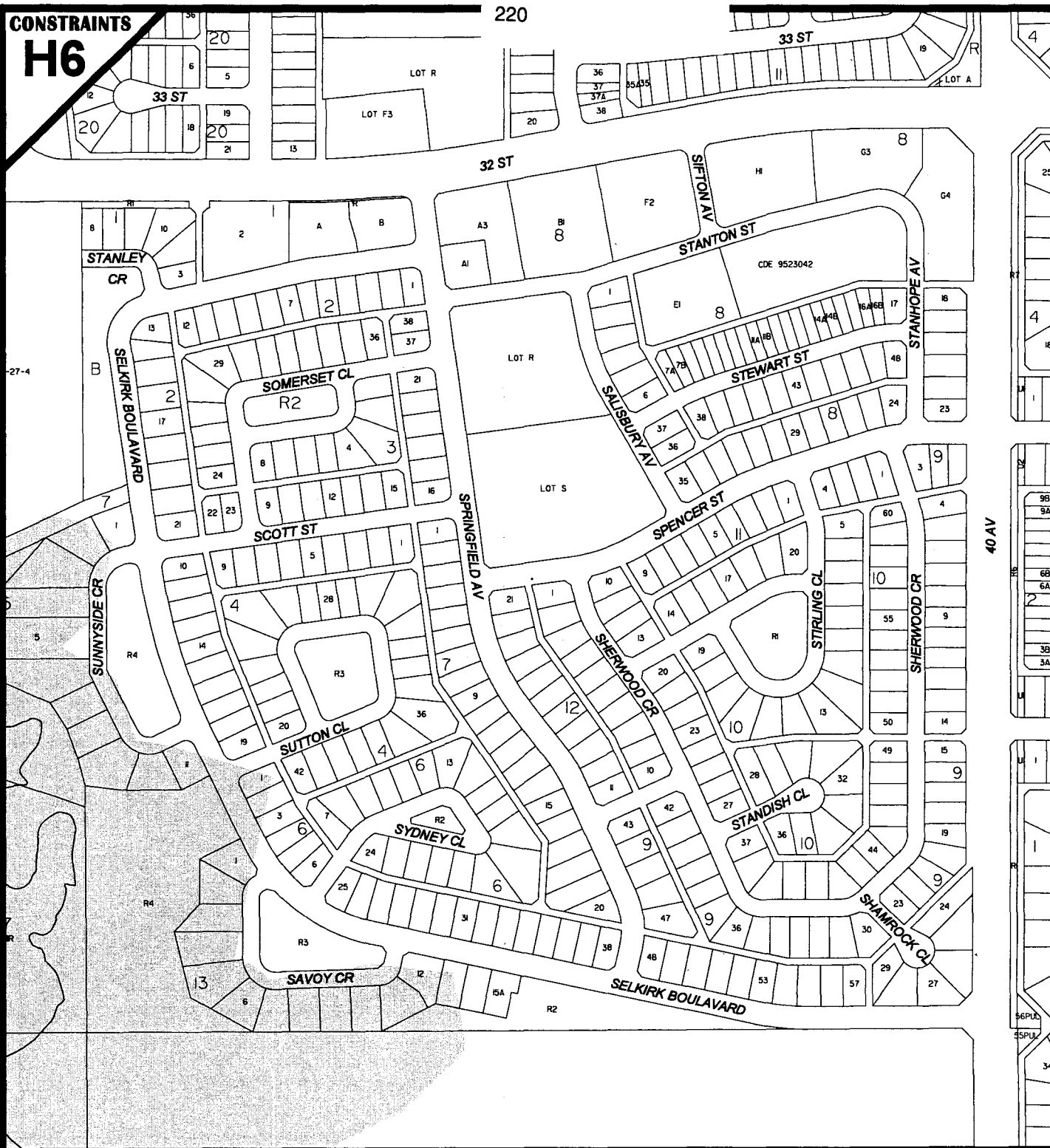
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NOTE Landfills identified on map are approximate in location and may not include all sites within the City Limits. Other landfill sites may exist.

CONSTRAINTS

H6






220



The City of Red Deer

Land Use Bylaw 3156/96

LEGEND

-  Escarpment Area
-  Flood Fringe
-  Floodway
-  Landfill Setback (Development Restrictions may apply)
-  Landfill Sites (approximate)



NORTH
Scale 1:5,000

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NOTE Landfills identified on map are approximate in location and may not include all sites within the City Limits. Other landfill sites may exist.

G7	H7	I7
G6	H6	I6
G5	H5	I5

SE 1/4 Sec 09

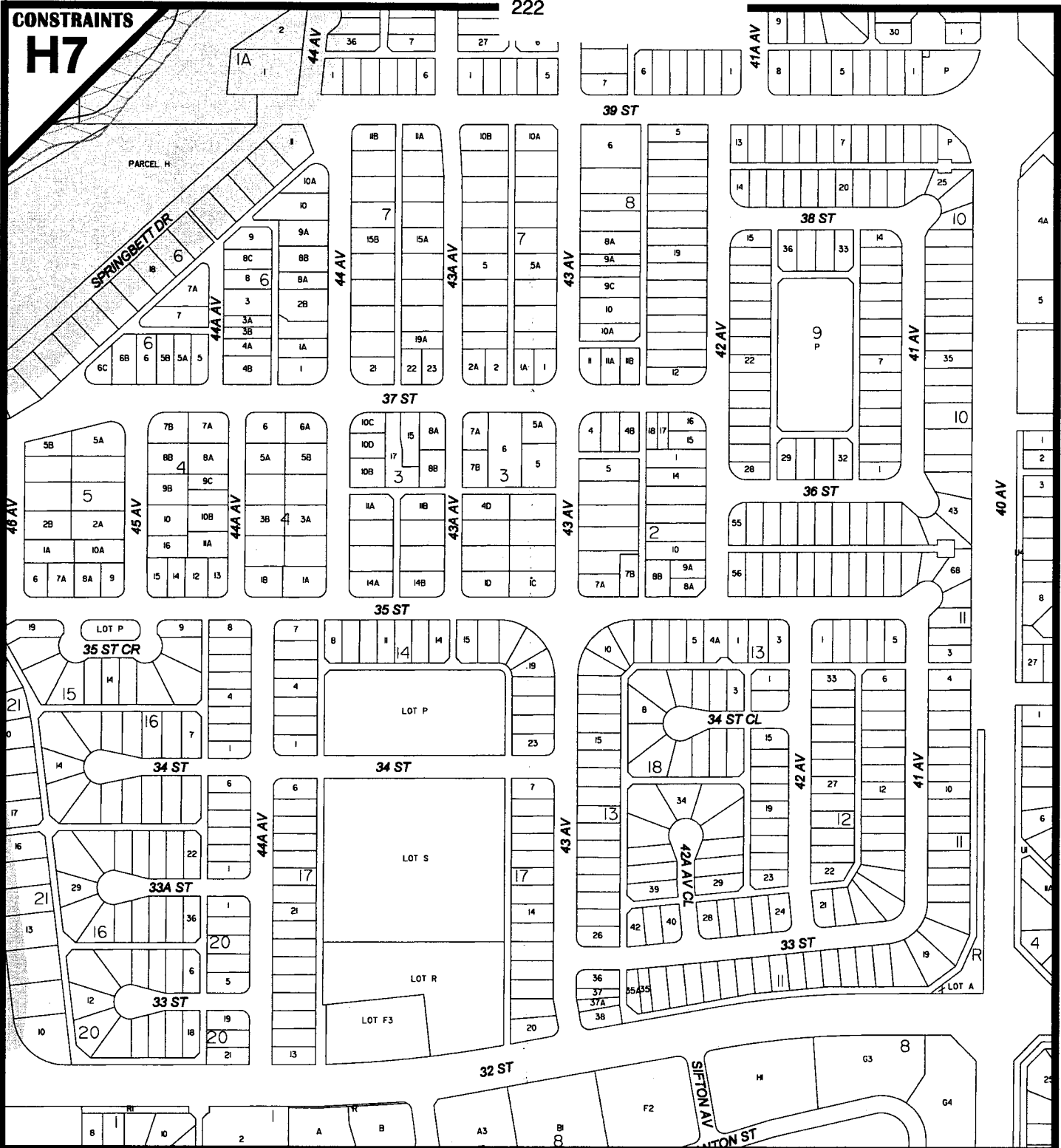
Twp 38 - Rge 27 - W4th

Bylaw No. 3156/0-2004
printed on
December 06, 2004

CONSTRAINTS

H7






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The City of Red Deer

Land Use Bylaw 3156/96

LEGEND

-  Escarpment Area
-  Flood Fringe
-  Floodway
-  Landfill Setback (Development Restrictions may apply)
-  Landfill Sites (approximate)



NORTH
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NOTE Landfills identified on map are approximate in location and may not include all sites within the City Limits. Other landfill sites may exist.

G8	H8	I8
G7	H7	I7
G6	H6	I6

NE¼ Sec 09

Twp 38 - Rge 27 - W4th

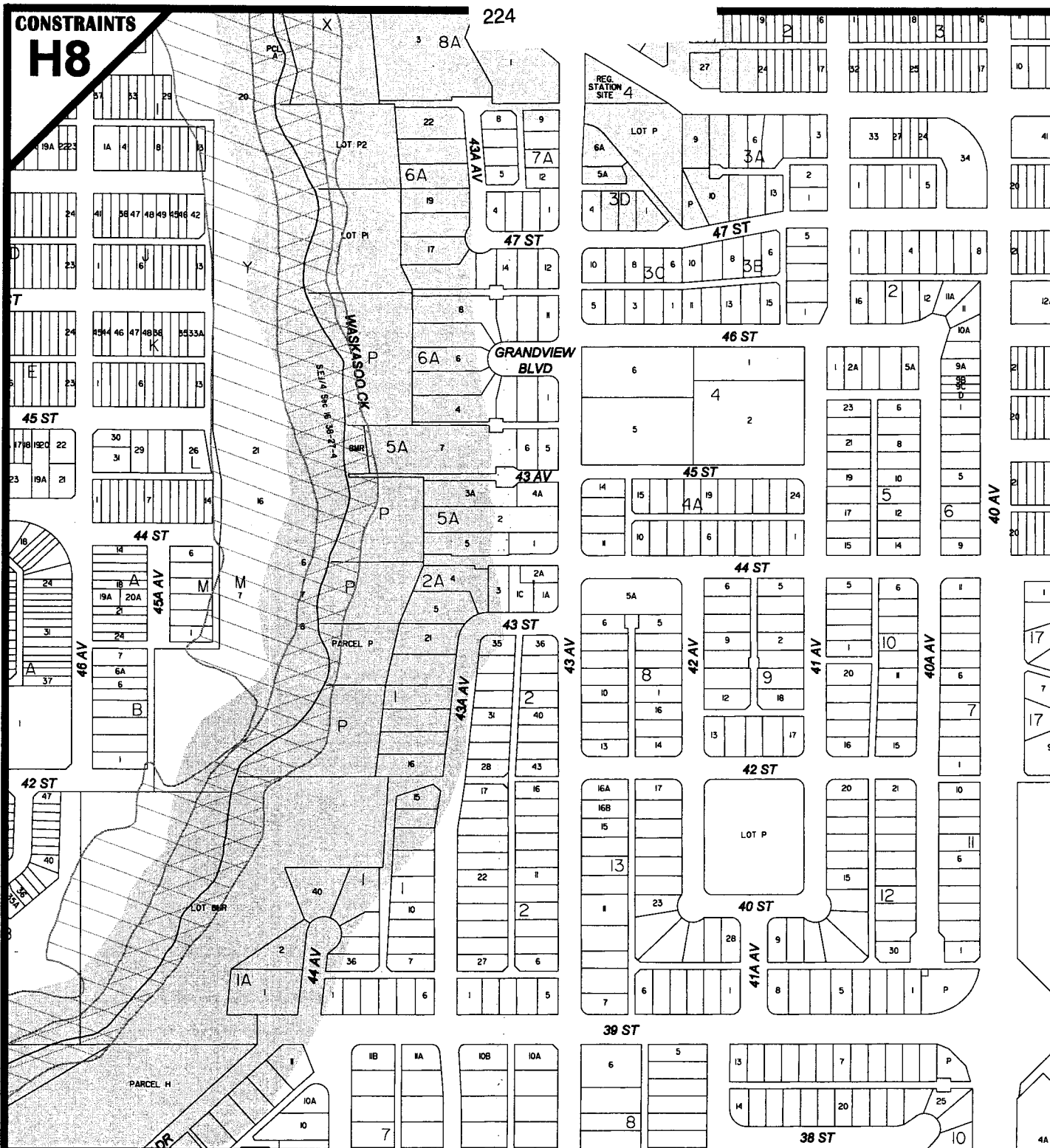
Bylaw No. 3156/0-2004

printed on

December 06, 2004






CONSTRAINTS

H8



The City of Red Deer Land Use Bylaw 3156/96

LEGEND

-  Escarpment Area
-  Flood Fringe
-  Floodway
-  Landfill Setback (Development Restrictions may apply)
-  Landfill Sites (approximate)

G9	H9	I9
G8	H8	I8
G7	H7	I7

SE¼ Sec 16

Twp 38 - Rge 27 - W4th

Bylaw No. 3156/0-2004
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NORTH
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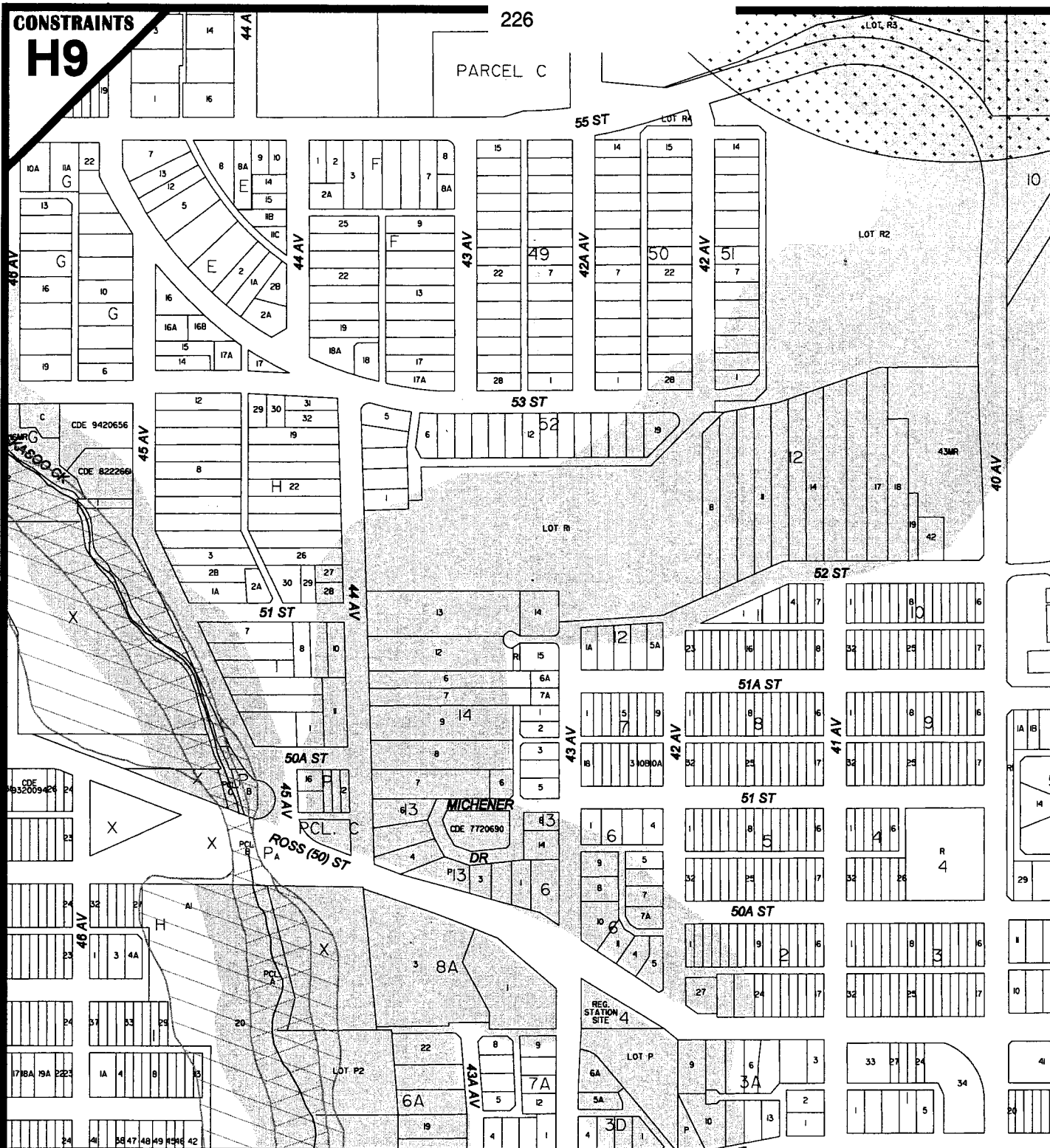
NOTE Landfills identified on map are approximate in location and may not include all sites within the City Limits. Other landfill sites may exist.

CONSTRAINTS

H9

226






PARCEL C



The City of Red Deer

Land Use Bylaw 3156/96

LEGEND

-  Escarpment Area
-  Flood Fringe
-  Floodway
-  Landfill Setback (Development Restrictions may apply)
-  Landfill Sites (approximate)



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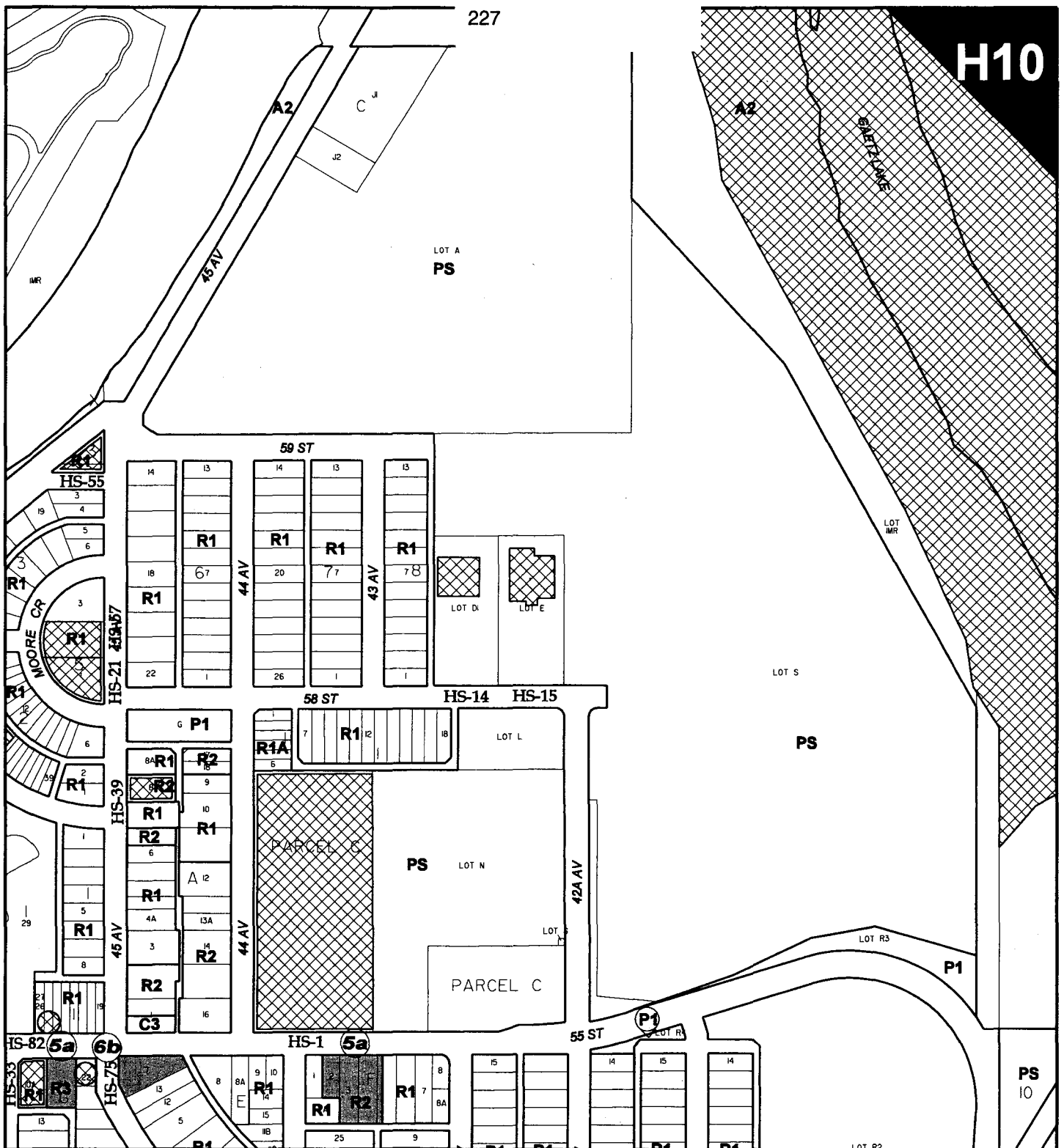
NOTE Landfills identified on map are approximate in location and may not include all sites within the City Limits. Other landfill sites may exist.

G10	H10	I10
G9	H9	I9
G8	H8	I8

NE¼ Sec 16

Twp 38 - Rge 27 - W4th

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Land Use Bylaw 3156/96

Amendments to SE¼ Sec 21

'3156 / Y-97

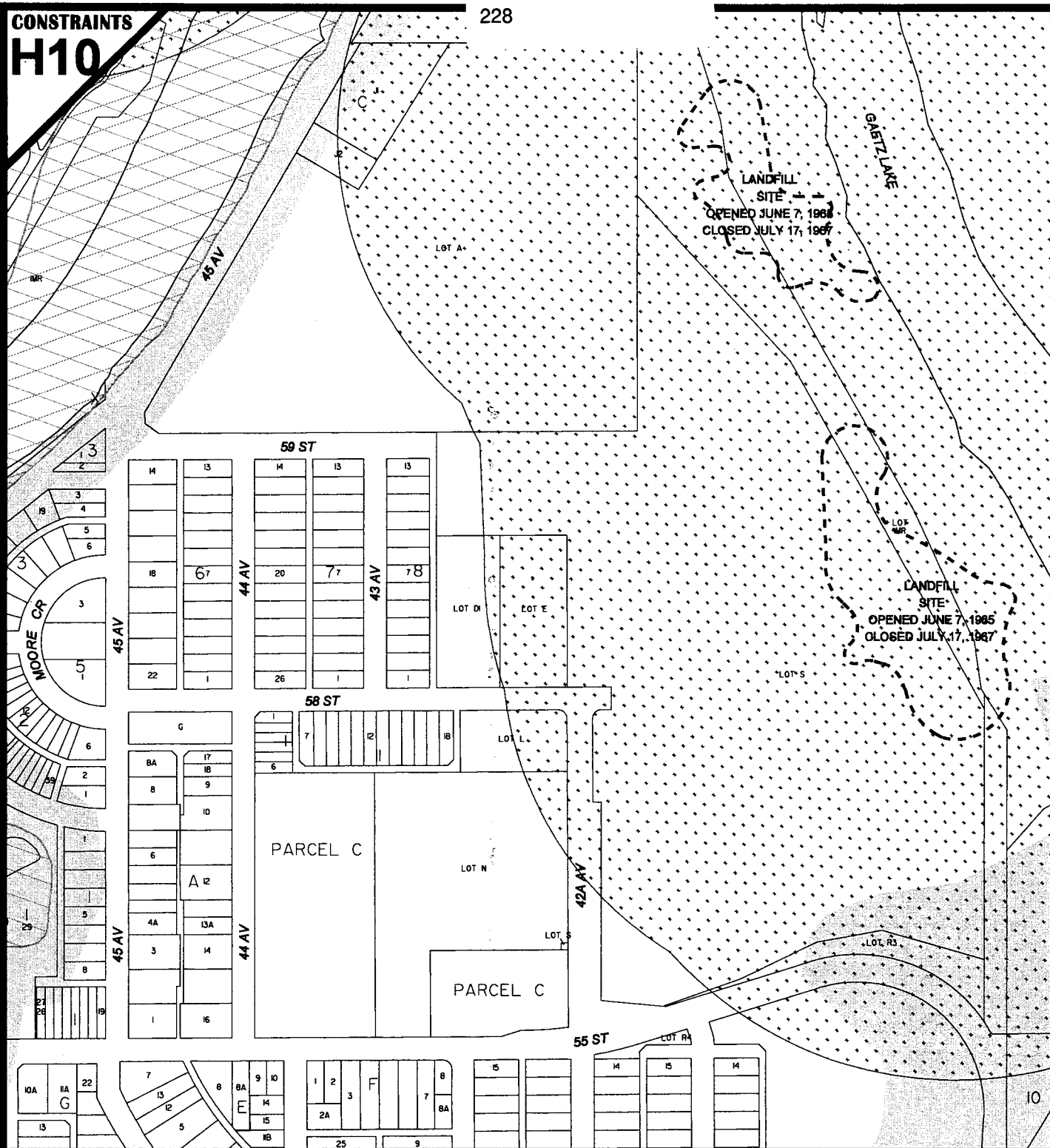
Sept 17, 1997

G11	H11	I11
G10	H10	I10
G9	H9	I9

SE¼ Sec 21
Twp 38- Rge 27 - W4th

printed on
December 06, 2004

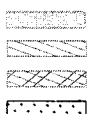
see reverse for additional constraints



The City of Red Deer

Land Use Bylaw 3156/96

LEGEND



Escarpment Area

Flood Fringe

Floodway

Landfill Setback (Development Restrictions may apply)

--- Landfill Sites (approximate)



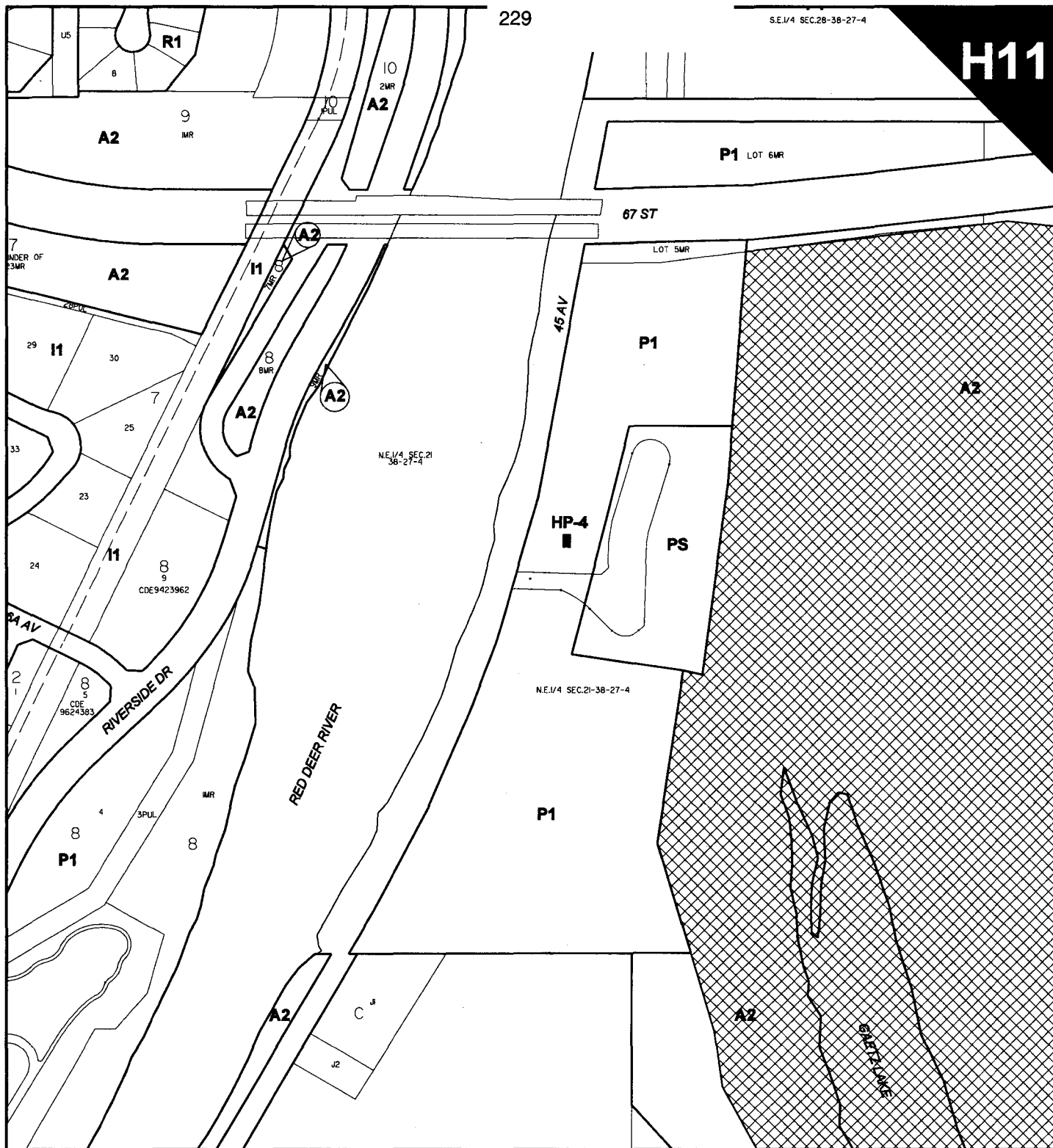
NORTH

Scale 1:5,000

G11	H11	I11
G10	H10	I10
G9	H9	I9

SE¼ Sec 21

Twp 38 - Rge 27 - W4th



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Land Use Bylaw 3156/96

Amendments to NE 1/4 Sec 21

G12	H12	I12
G11	H11	I11
G10	H10	I10

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

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December 06, 2004

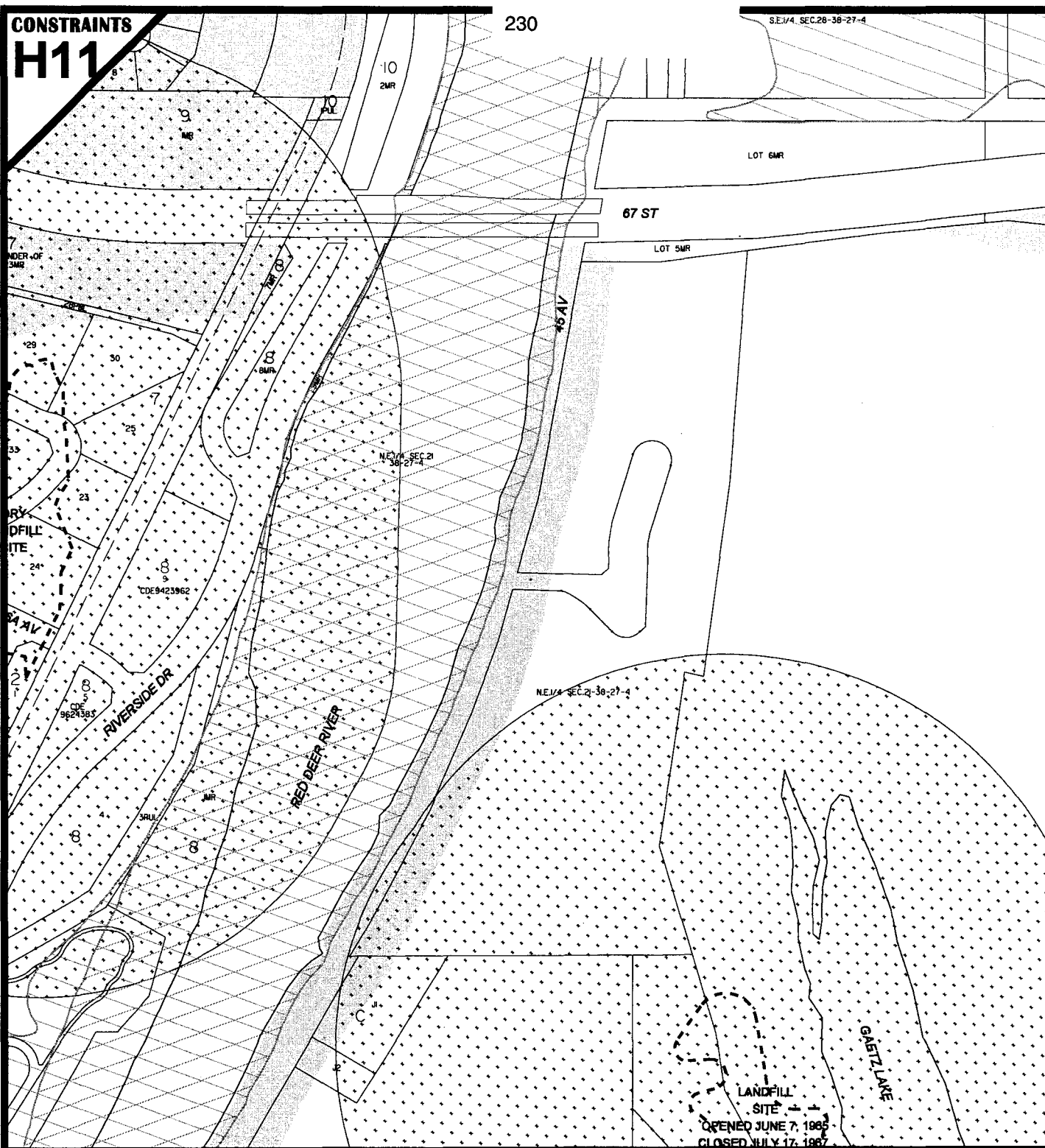
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CONSTRAINTS

H11

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

S.E.1/4 SEC.28-30-27-4



The City of Red Deer

Land Use Bylaw 3156/96

LEGEND

-  Escarpment Area
-  Flood Fringe
-  Floodway
-  Landfill Setback (Development Restrictions may apply)
-  Landfill Sites (approximate)

G12	H12	I12
G11	H11	I11
G10	H10	I10

NE 1/4 Sec 21

Twp 38 - Rge 27 - W4th

Bylaw No. 3156/0-2004

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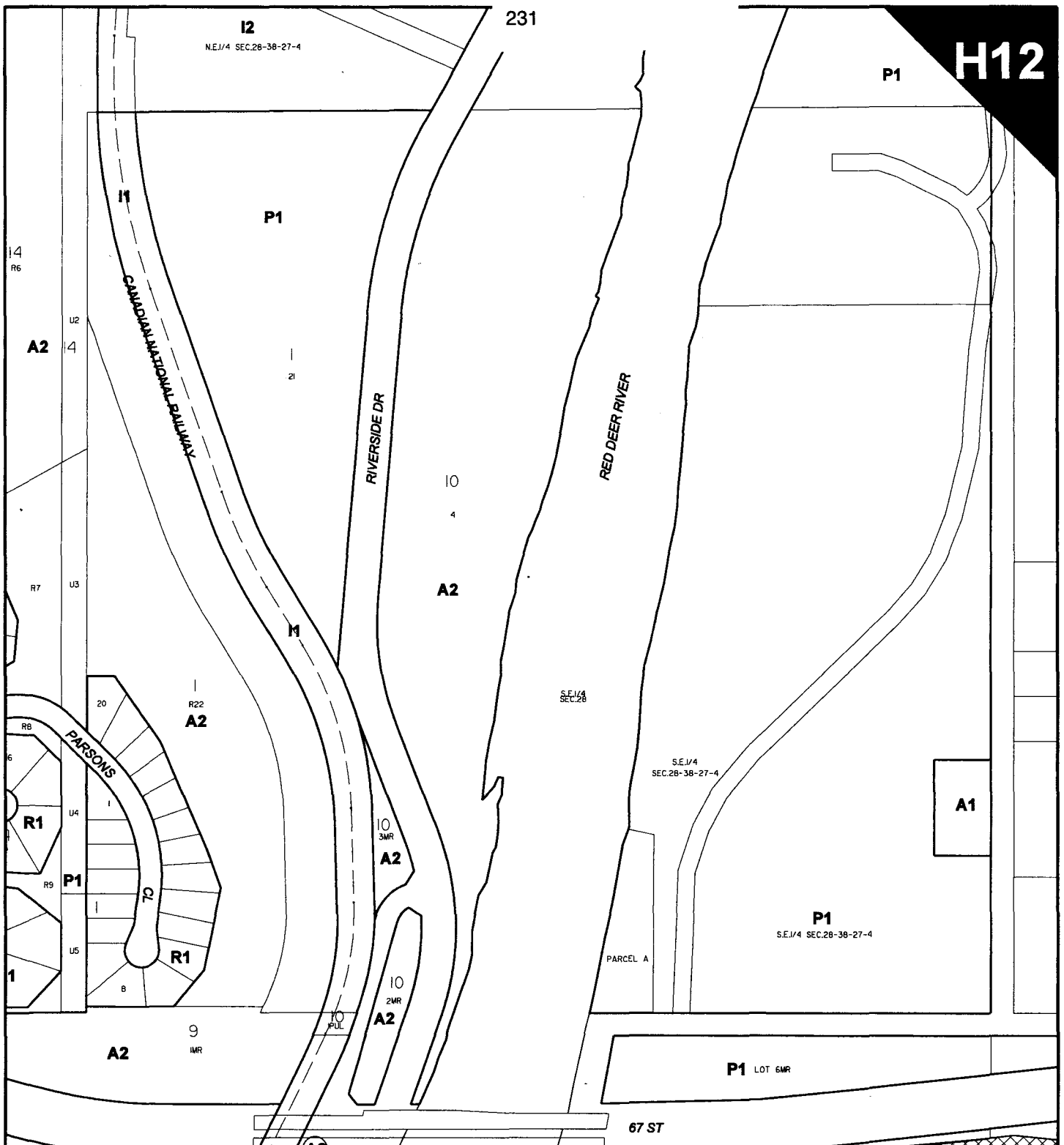


NORTH

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NOTE Landfills identified on map are approximate in location and may not include all sites within the City Limits. Other landfill sites may exist.



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Land Use Bylaw 3156/96

Amendments to SE 1/4 Sec 28

G13	H13	I13
G12	H12	I12
G11	H11	I11

SE 1/4 Sec 28
Twp 38- Rge 27 - W4th

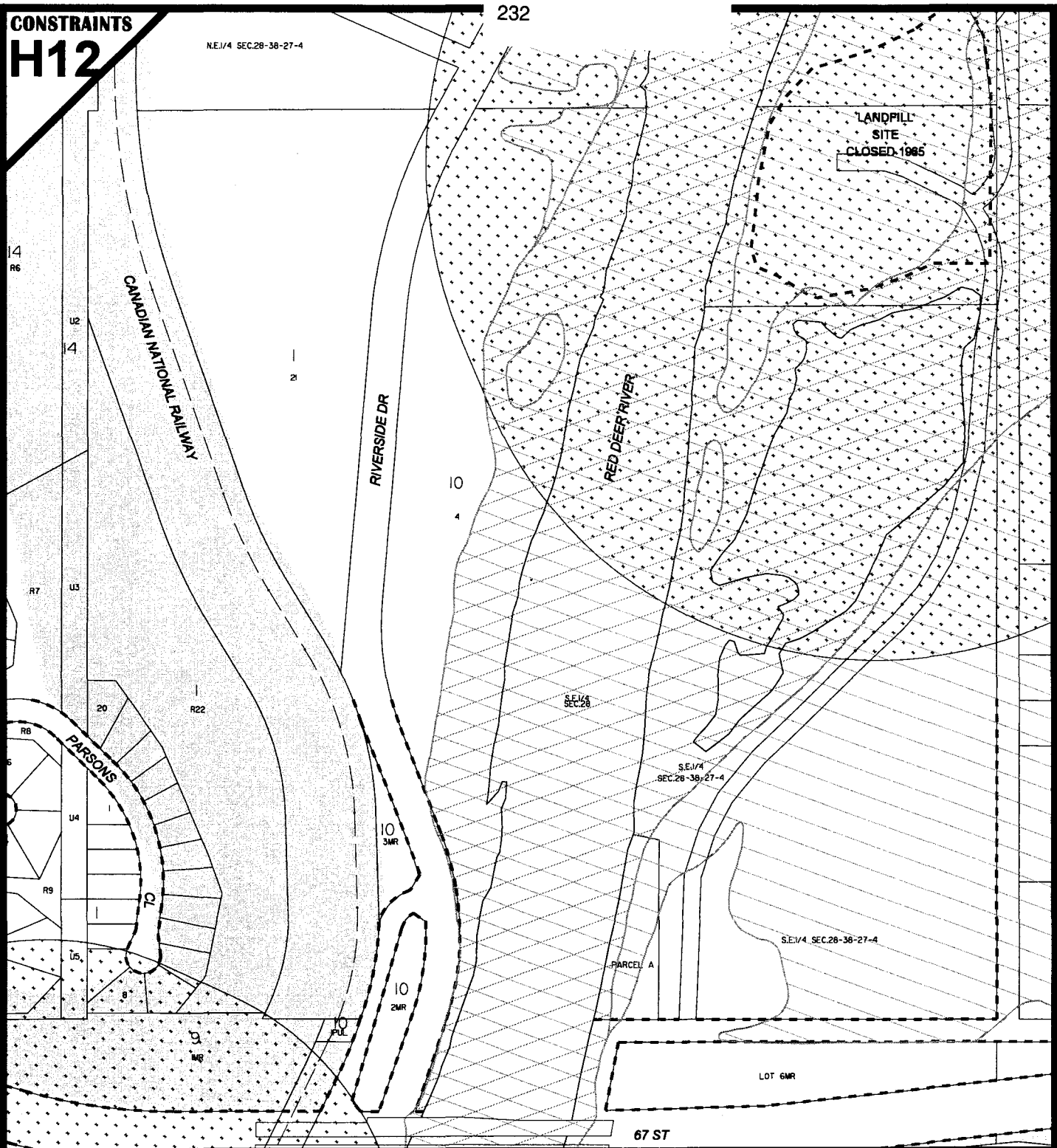
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December 07, 2004

CONSTRAINTS H12






N.E.1/4 SEC.28-36-27-4

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The City of Red Deer Land Use Bylaw 3156/96

LEGEND

-  Escarpment Area
-  Flood Fringe
-  Floodway
-  Landfill Setback (Development Restrictions may apply)
-  Landfill Sites (approximate)

G13	H13	I13
G12	H12	I12
G11	H11	I11

SE1/4 Sec 28

Twp 38 - Rge 27 - W4th

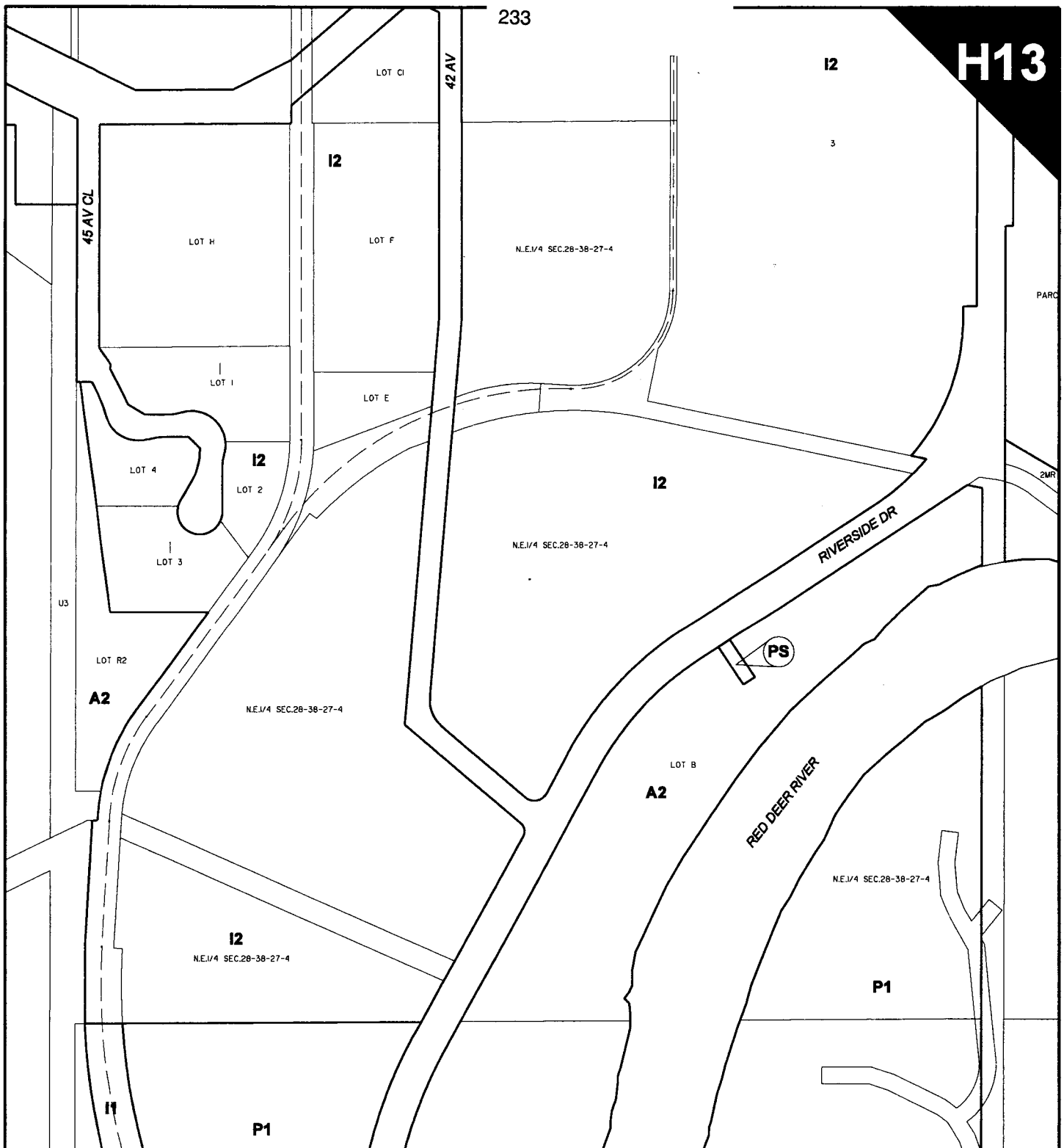
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Land Use Bylaw 3156/96

Amendments to NE 1/4 Sec 28

3156 / R-99

Aug 3, 1999

G14	H14	I14
G13	H13	I13
G12	H12	I12

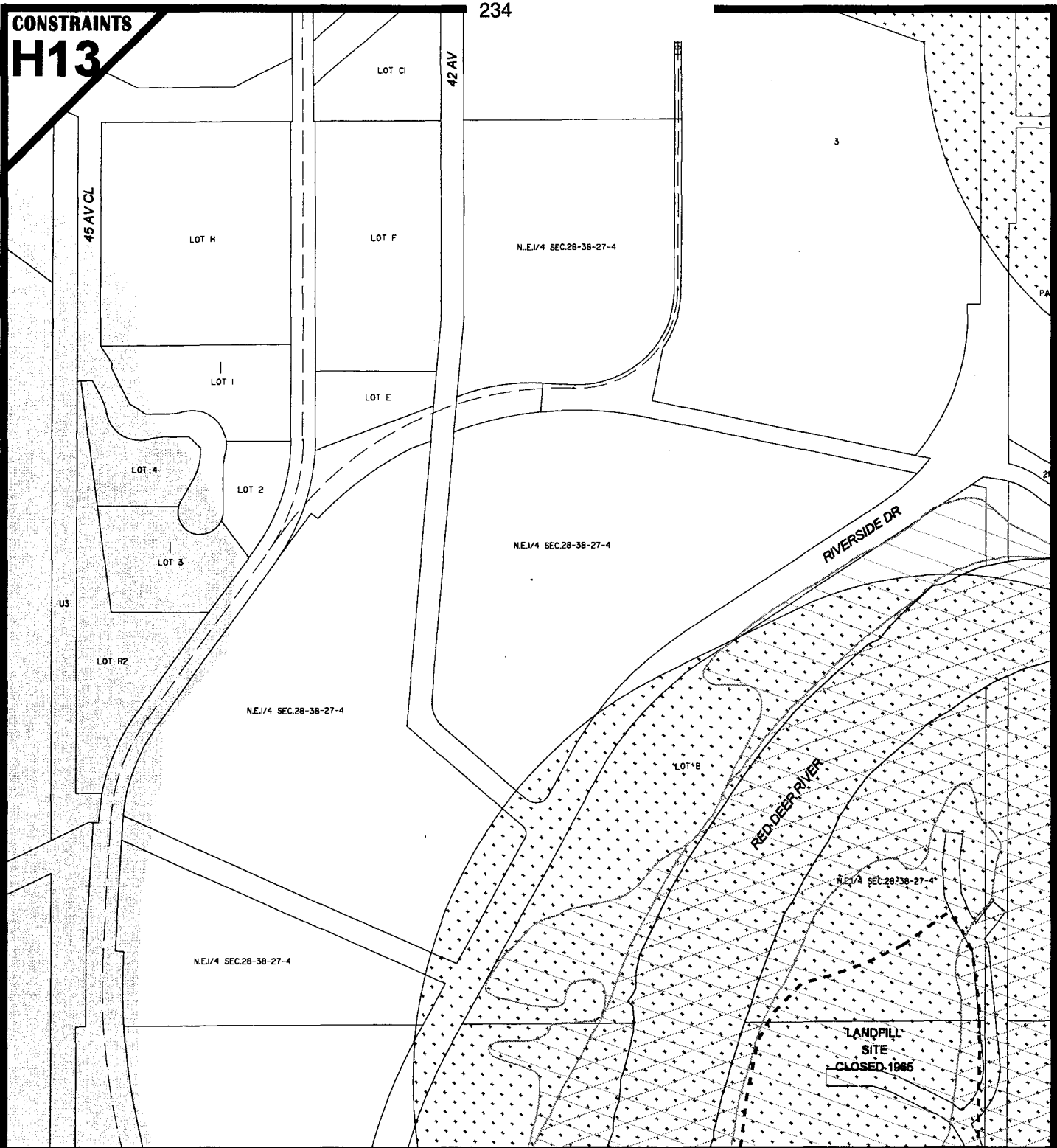
NE 1/4 Sec 28
Twp 38- Rge 27 - W4th

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December 07, 2004






CONSTRAINTS
H13

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The City of Red Deer **Land Use Bylaw 3156/96**

LEGEND

-  **Escarpment Area**
-  **Flood Fringe**
-  **Floodway**
-  **Landfill Setback (Development Restrictions may apply)**
-  **Landfill Sites (approximate)**

G14	H14	I14
G13	H13	I13
G12	H12	I12

NE 1/4 Sec 28

Twp 38 - Rge 27 - W4th

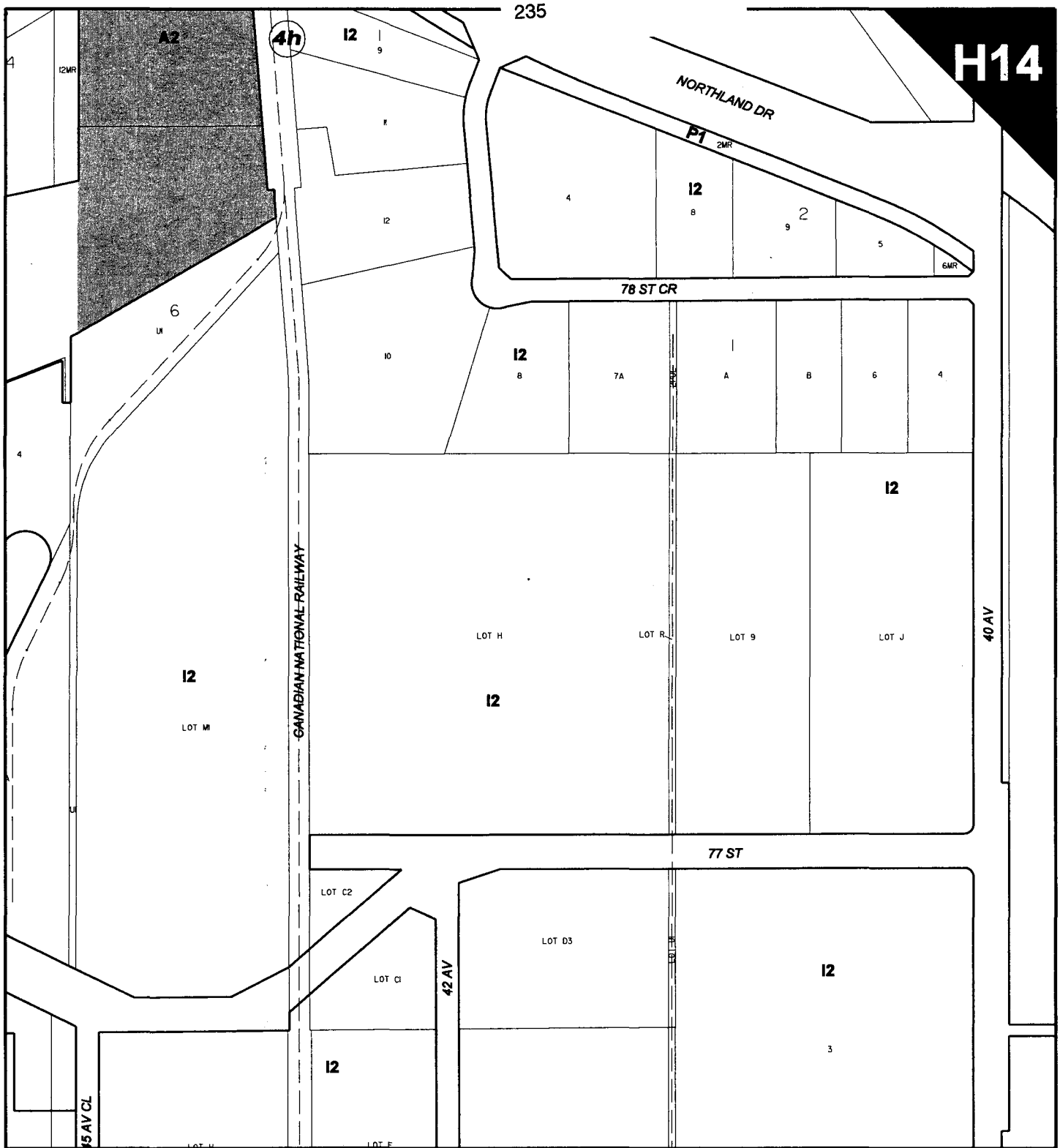
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Amendments to SE¼ Sec 33

G15	H15	I15
G14	H14	I14
G13	H13	I13

SE¼ Sec 33
Twp 38- Rge 27 - W4th

see reverse for additional constraints

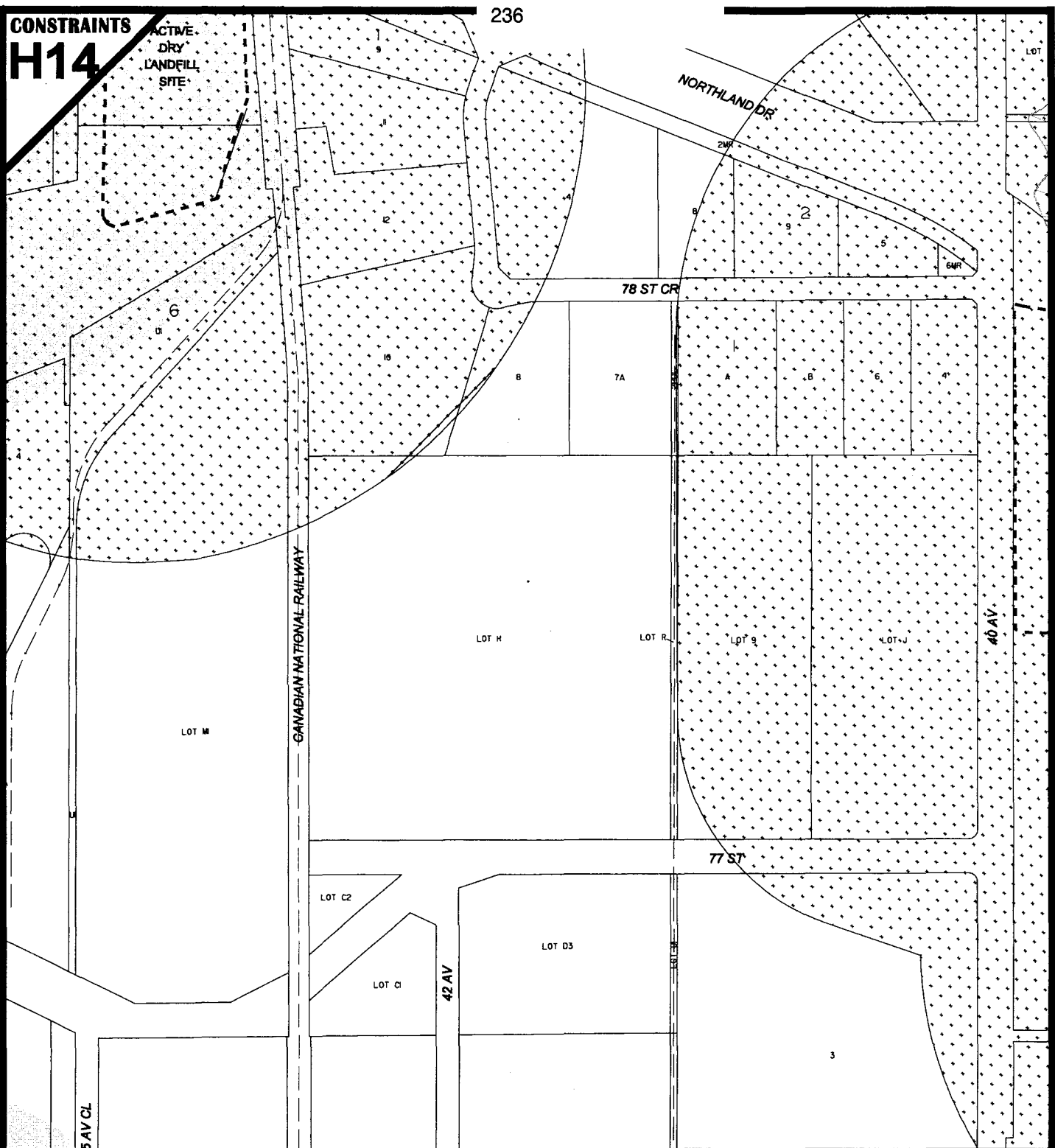
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December 07, 2004

CONSTRAINTS

H14

ACTIVE
DRY
LANDFILL
SITE






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The City of Red Deer

Land Use Bylaw 3156/96

LEGEND

-  Escarpment Area
-  Flood Fringe
-  Floodway
-  Landfill Setback (Development Restrictions may apply)
-  Landfill Sites (approximate)



NORTH

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G15	H15	I15
G14	H14	I14
G13	H13	I13

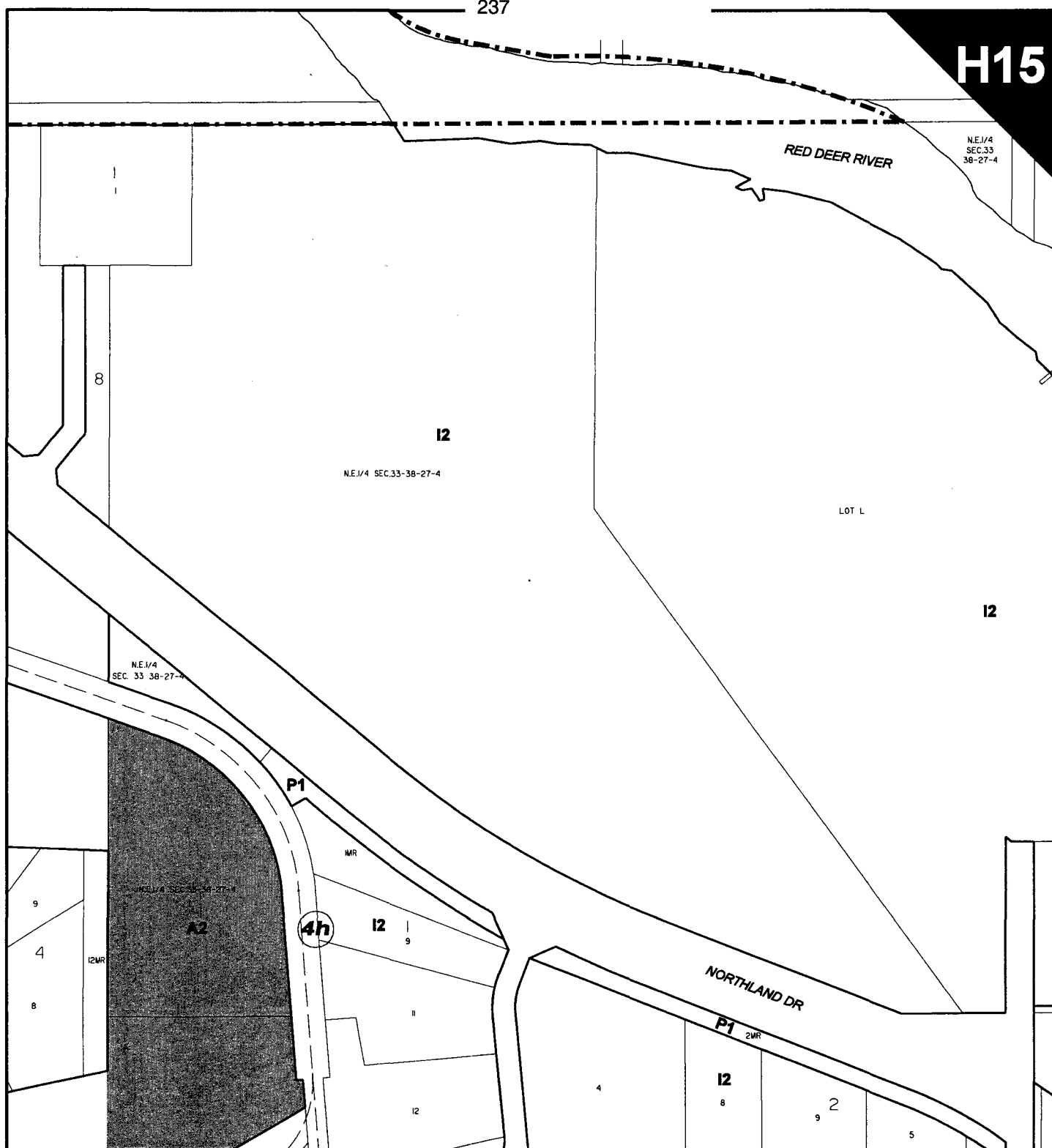
SE¼ Sec 33

Twp 38 - Rge 27 - W4th

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Land Use Bylaw 3156/96

Amendments to NE 1/4 Sec 33
3156 / DD-2004 Oct 4, 2004

G16	H16	I16
G15	H15	I15
G14	H14	I14

NE 1/4 Sec 33
Twp 38- Rge 27 - W4th

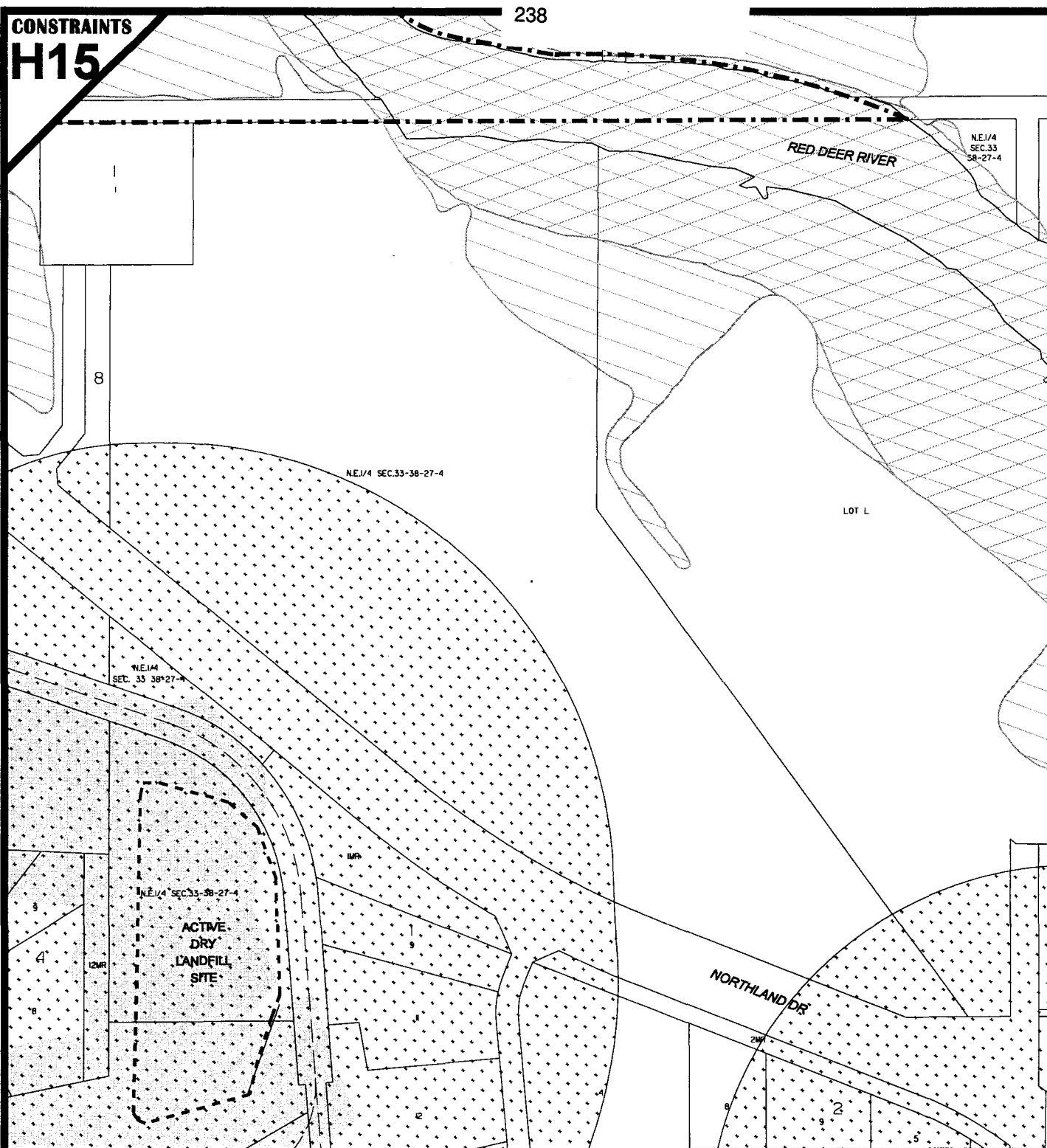
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CONSTRAINTS






H15

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The City of Red Deer Land Use Bylaw 3156/96

LEGEND

-  Escarpment Area
-  Flood Fringe
-  Floodway
-  Landfill Setback (Development Restrictions may apply)
-  Landfill Sites (approximate)

G16	H16	I16
G15	H15	I15
G14	H14	I14

NE 1/4 Sec 33

Twp 38 - Rge 27 - W4th

Bylaw No. 3156/0-2004

printed on

December 07, 2004



NORTH

Scale 1:5,000

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NOTE Landfills identified on map are approximate in location and may not include all sites within the City Limits. Other landfill sites may exist.

A1

S.W.1/4 SEC.34-37-27-4

40 AV

Part Six of the Bylaw
outlines the Land Use
District Definitions

refer to the Index Map
for the Legend



NORTH
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Land Use Bylaw 3156/96

Amendments to SW¼ Sec 34

3156 / Z-98

Aug 24, 1998

H3	I3	J3
H2	I2	J2
H1	I1	J1

SW¼ Sec 34
Twp 37- Rge 27 - W4th

see reverse for additional constraints

printed on
December 06, 2004

ACTIVE
LANDFILL
SITE
OPENED 2001

FUTURE






SW 1/4 SEC 34-37-27-4

40-41-42

The City of Red Deer

Land Use Bylaw 3156/96

LEGEND

-  Escarpment Area
-  Flood Fringe
-  Floodway
-  Landfill Setback (Development Restrictions may apply)
-  Landfill Sites (approximate)

H3	I3	J3
H2	I2	J2
H1	I1	J1

SW 1/4 Sec 34

Twp 37 - Rge 27 - W4th

Bylaw No. 3156/0-2004

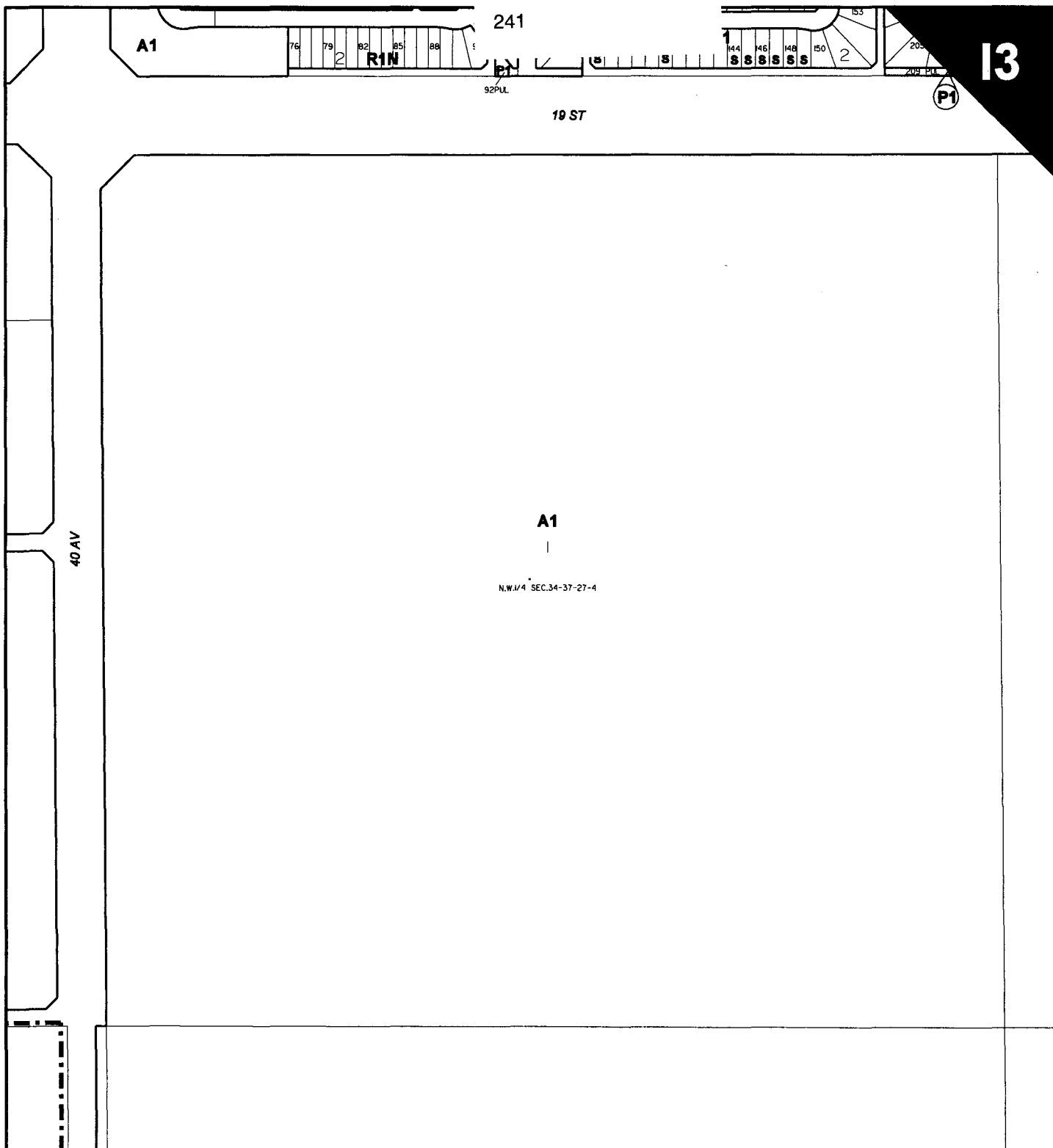
printed on

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NORTH

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Land Use Bylaw 3156/96

Amendments to NW 1/4 Sec 34

3156 / Z-98

Aug 24, 1998

H4	I4	J4
H3	I3	J3
H2	I2	J2

NW 1/4 Sec 34
Twp 37- Rge 27 - W4th

see reverse for additional constraints

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December 06, 2004

CONSTRAINTS

I3

242

76 79 82 85 88 144 146 148 150 2 205 208

92PUL

19 ST






40 AV

N.W. 1/4 SEC. 34 - 37-27-4

ACTIVE
LANDFILL
SITE
OPENED 2001

The City of Red Deer **Land Use Bylaw 3156/96**

LEGEND

-  Escarpment Area
-  Flood Fringe
-  Floodway
-  Landfill Setback (Development Restrictions may apply)
-  Landfill Sites (approximate)

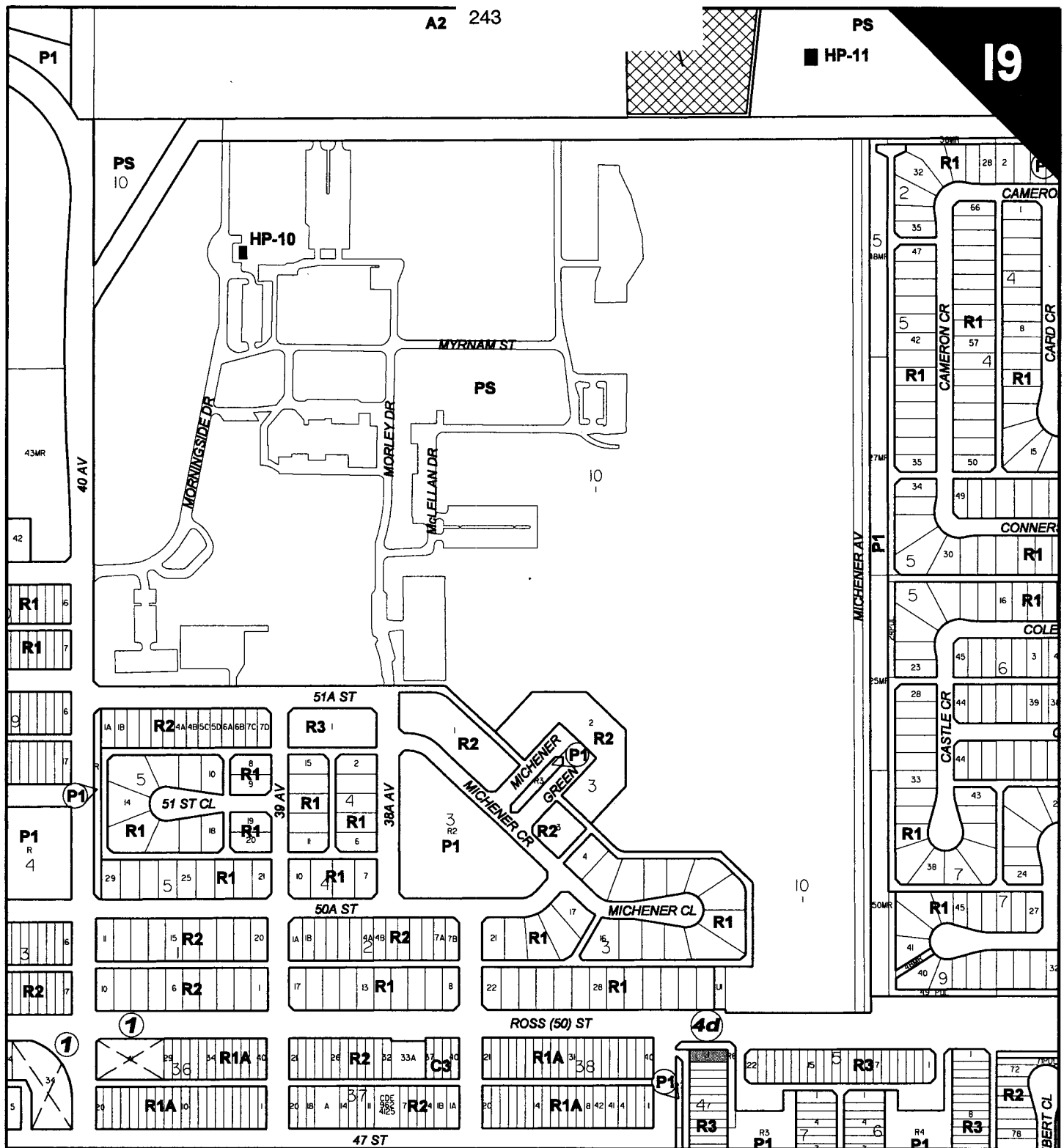
H4	I4	J4
H3	I3	J3
H2	I2	J2


NORTH
Scale 1:5,000

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NOTE Landfills identified on map are approximate in location and may not include all sites within the City Limits. Other landfill sites may exist.

NW 1/4 Sec 34
Twp 37 - Rge 27 - W4th
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Part Six of the Bylaw
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The City of Red Deer

Land Use Bylaw 3156/96

Amendments to NW 1/4 Sec 15

H10	H10	J10
H9	19	J9
H8	18	J8

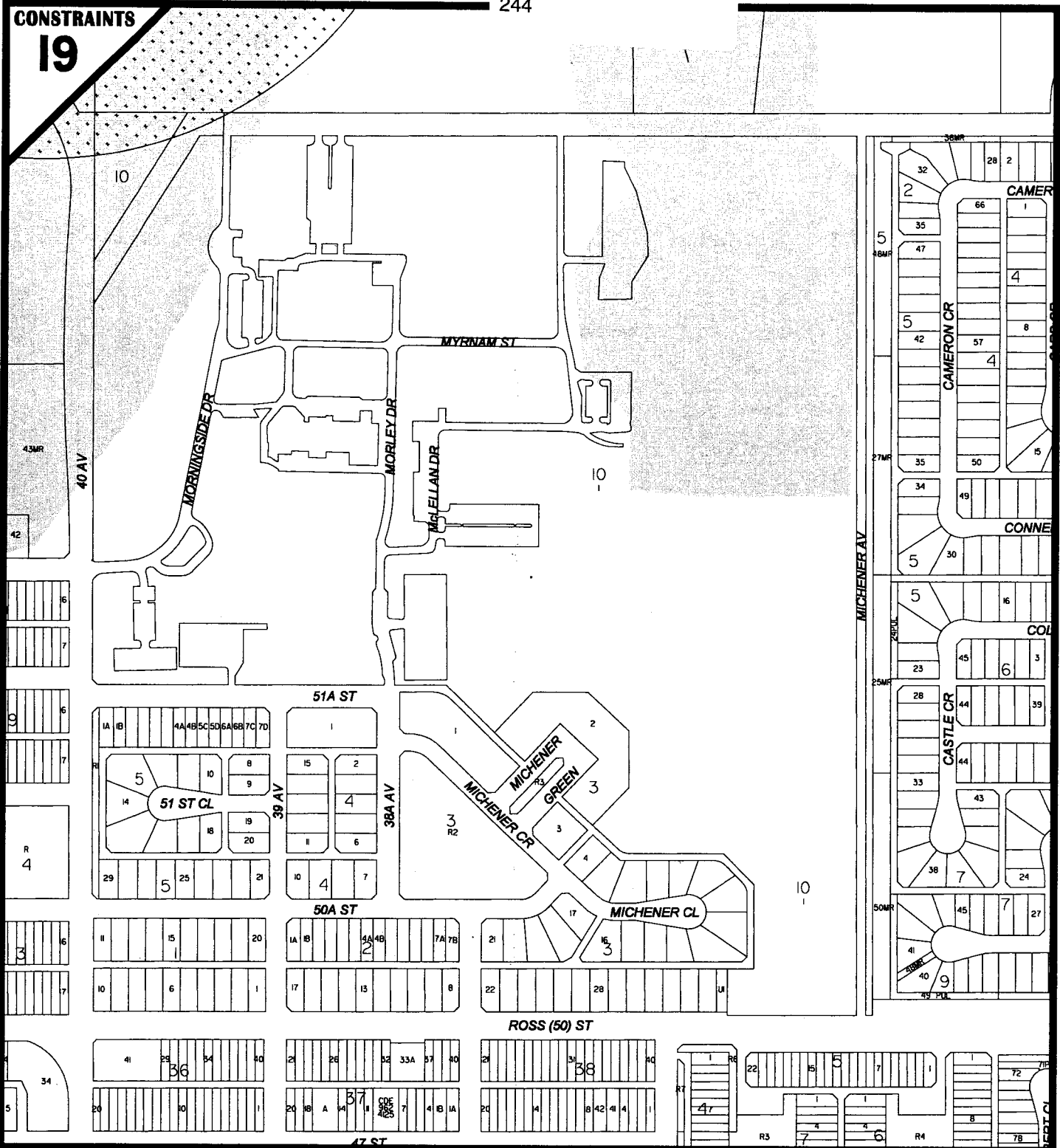
NW 1/4 Sec 15
Twp 38 - Rge 27 - W4th

see reverse for additional constraints

printed on
December 06, 2004

CONSTRAINTS






19



The City of Red Deer

Land Use Bylaw 3156/96

LEGEND

-  Escarpment Area
-  Flood Fringe
-  Floodway
-  Landfill Setback (Development Restrictions may apply)
-  Landfill Sites (approximate)



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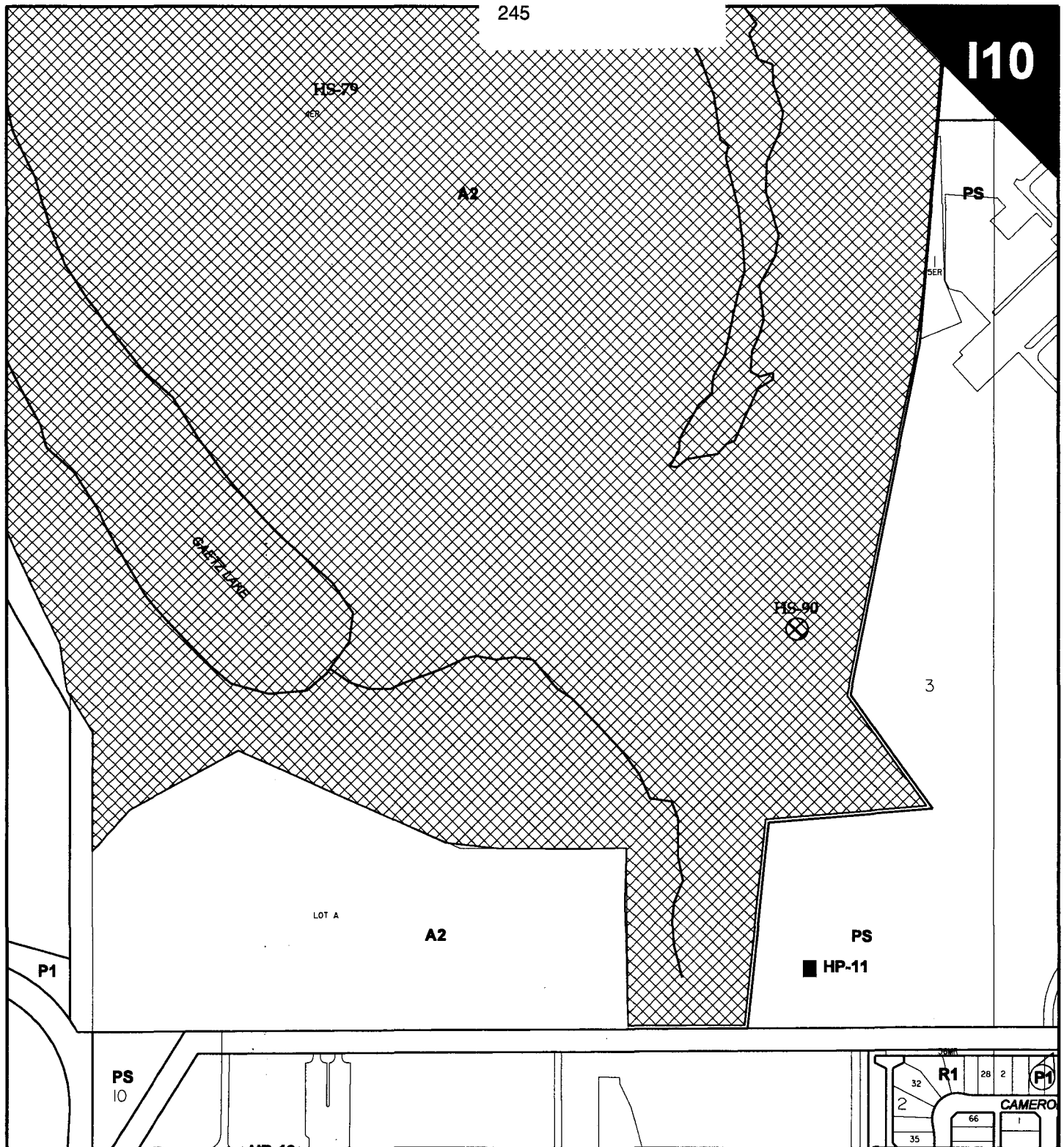
NOTE Landfills identified on map are approximate in location and may not include all sites within the City Limits. Other landfill sites may exist.

H10	I10	J10
H9	I9	J9
H8	I8	J8

NW¼ Sec 15

Twp 38 - Rge 27 - W4th

Bylaw No. 3156/0-2004
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The City of Red Deer

Land Use Bylaw 3156/96

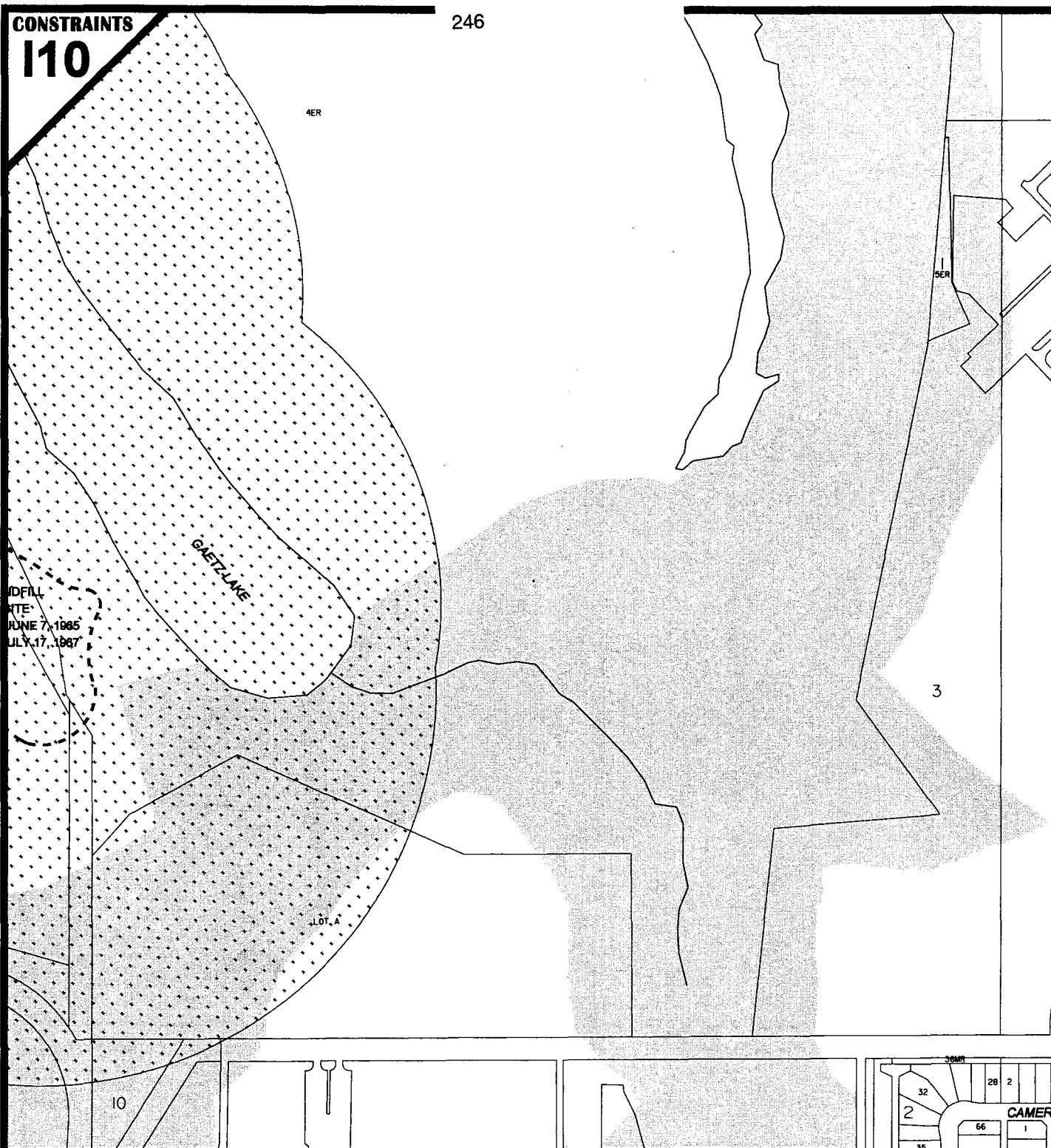
Amendments to SW 1/4 Sec 22

H11	I11	J11
H10	I10	J10
H9	I9	J9

SW 1/4 Sec 22
Twp 38- Rge 27 - W4th

see reverse for additional constraints





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The City of Red Deer

Land Use Bylaw 3156/96

LEGEND

-  **Escarpment Area**
 **Flood Fringe**
 **Floodway**
 **Landfill Setback (Development Restrictions may apply)**
- - - - Landfill Sites (approximate)



NORTH
Scale 1:5,000

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***NOTE* Landfills identified on map are approximate in location and may not include all sites within the City Limits. Other landfill sites may exist.**

H11	I11	J11
H10	I10	J10
H9	I9	J9

SW¼ Sec 22

Twp 38 - Rge 27 - W4th

Bylaw No. 3156/0-2004
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67 ST

P1

LOT 2M

LOT 4MB

LOT 3MR

A2

A1

A2

HC-79

435

A2

PS



H12	I12	J12
H11	I11	J11
H10	I10	J10

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December 06, 2004

see reverse for additional constraints

CONSTRAINTS

248

I11

LOT 1MR

67 ST

LOT 2MR

LOT 4MR

LOT 3MR

2






GAETZ LAKE

4ER

The City of Red Deer

Land Use Bylaw 3156/96

LEGEND

-  Escarpment Area
-  Flood Fringe
-  Floodway
-  Landfill Setback (Development Restrictions may apply)
-  Landfill Sites (approximate)



NORTH

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NOTE Landfills identified on map are approximate in location and may not include all sites within the City Limits. Other landfill sites may exist.

H12	I12	J12
H11	I11	J11
H10	I10	J10

NW¼ Sec 22

Twp 38 - Rge 27 - W4th

Bylaw No. 3156/0-2004

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S.W.1/4 SEC.27-38-27-4

2

3

4 2

A1

1

LOT 1MR P1

67 ST

P1

LOT 2MR

LOT 4MR

LOT 3MR

Part Six of the Bylaw
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The City of Red Deer

Land Use Bylaw 3156/96

Amendments to SW¼ Sec 27

H13	I13	J13
H12	I12	J12
H11	I11	J11

SW¼ Sec 27
Twp 38- Rge 27 - W4th

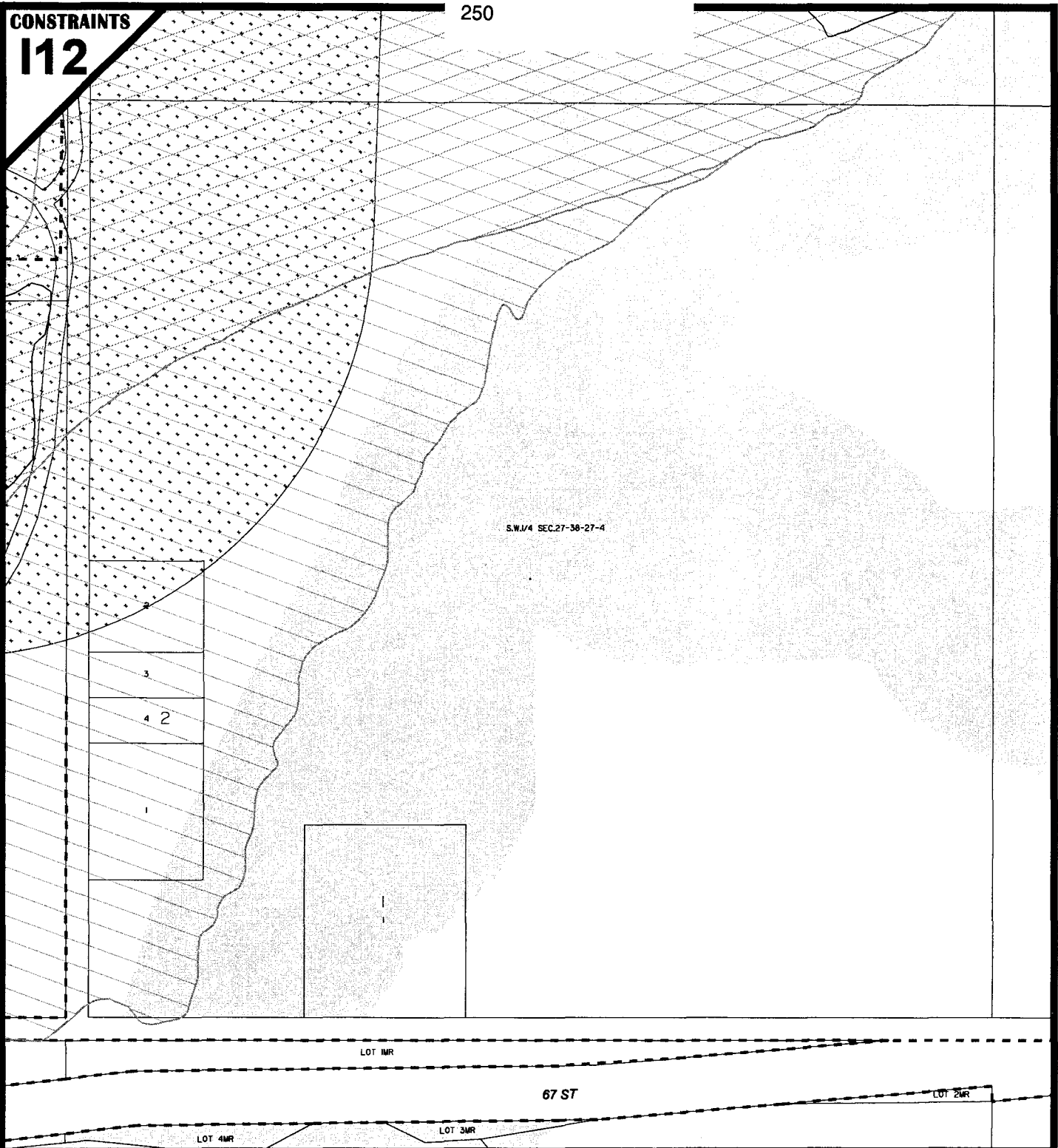
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printed on
December 07, 2004

CONSTRAINTS






250

I12



The City of Red Deer Land Use Bylaw 3156/96

LEGEND

-  Escarpment Area
-  Flood Fringe
-  Floodway
-  Landfill Setback (Development Restrictions may apply)
-  Landfill Sites (approximate)



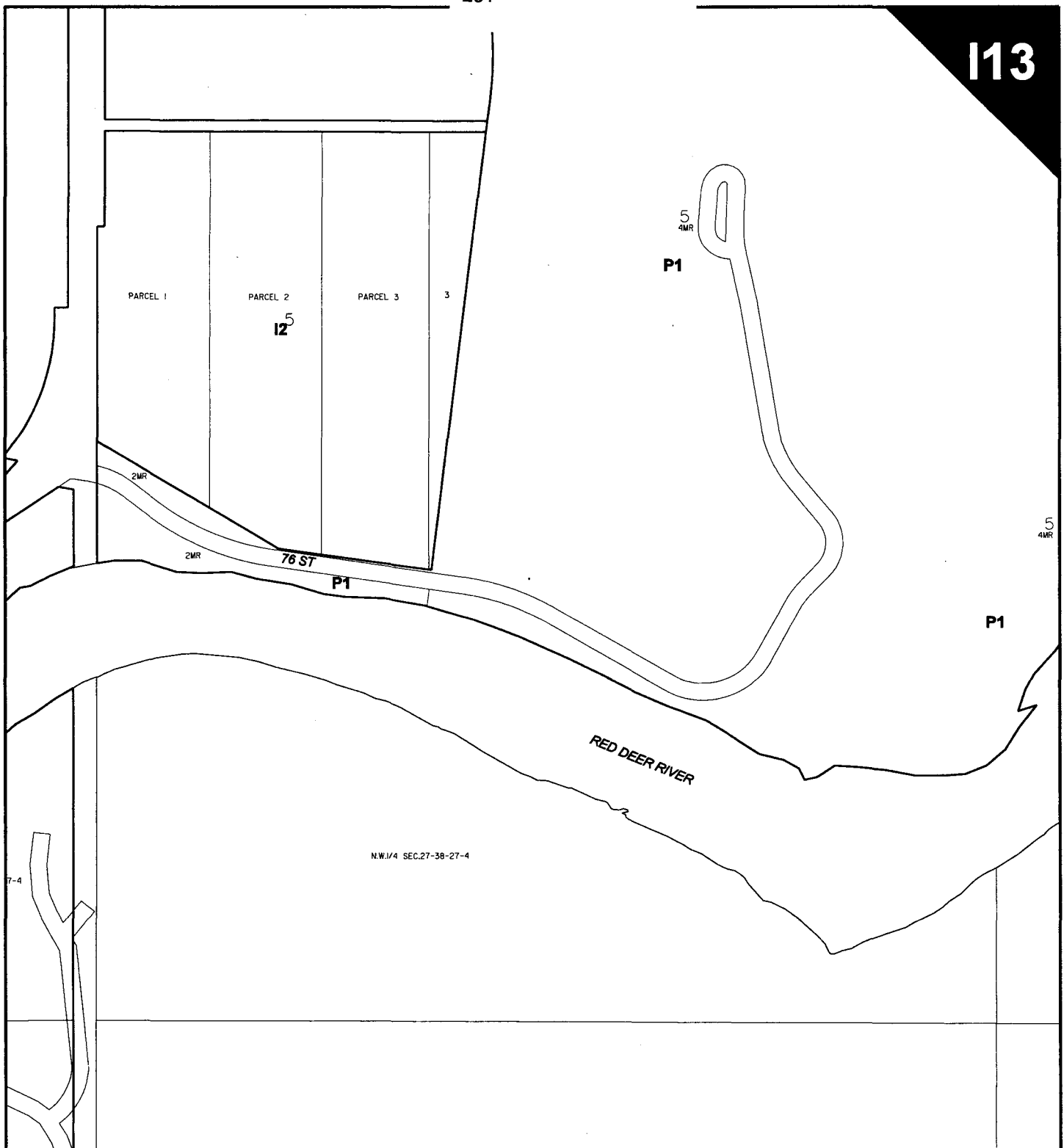
NORTH
Scale 1:5,000

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NOTE Landfills identified on map are approximate in location and may not include all sites within the City Limits. Other landfill sites may exist.

H13	I13	J13
H12	I12	J12
H11	I11	J11

SW 1/4 Sec 27
Twp 38 - Rge 27 - W4th
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Land Use Bylaw 3156/96

Amendments to NW 1/4 Sec 27

H14	I14	J14
H13	I13	J13
H12	I12	J12

NW 1/4 Sec 27
Twp 38- Rge 27 - W4th

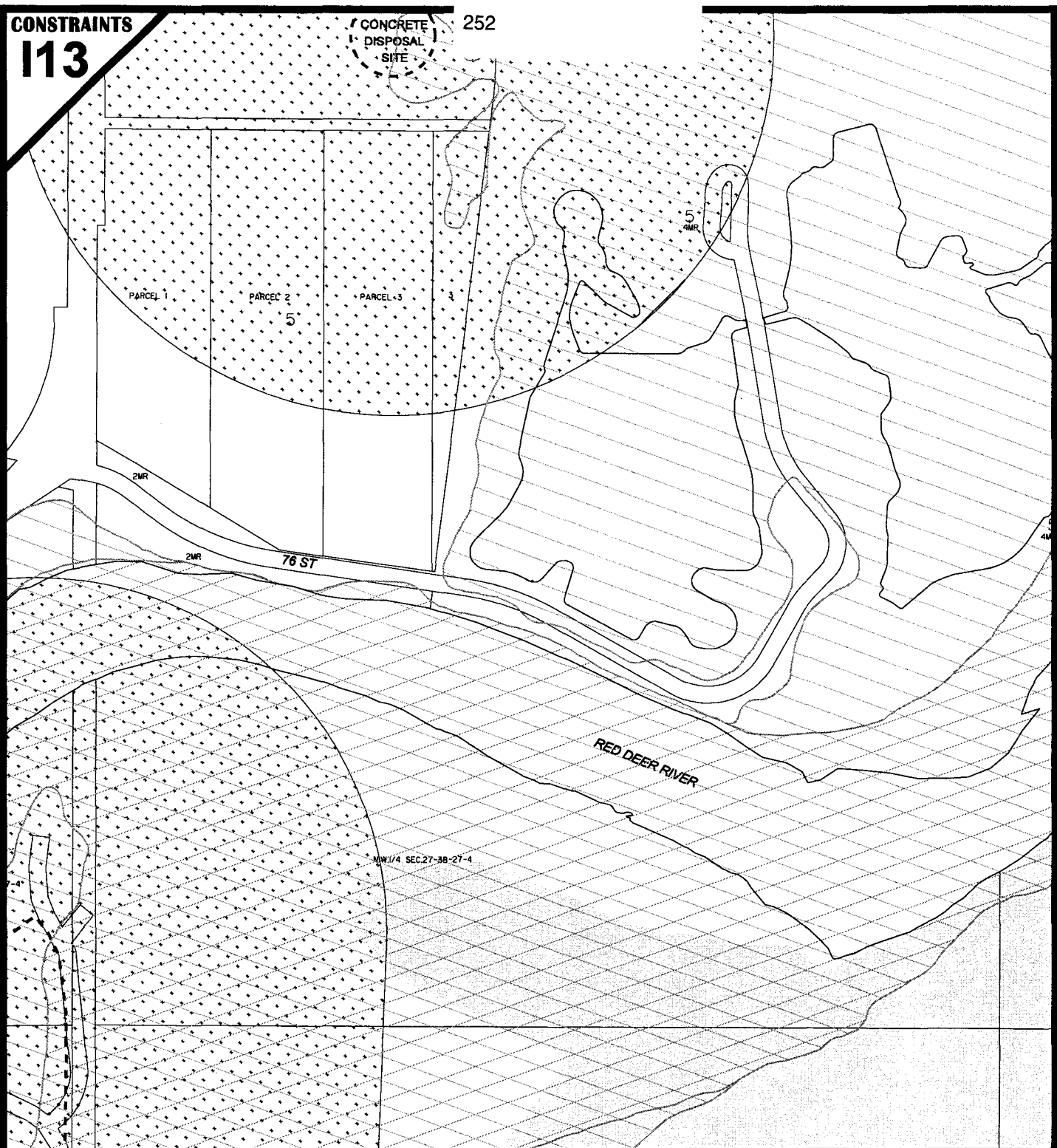
see reverse for additional constraints

printed on
December 07, 2004

CONSTRAINTS






I13

CONCRETE DISPOSAL SITE 252



The City of Red Deer Land Use Bylaw 3156/96

LEGEND

-  Escarpment Area
-  Flood Fringe
-  Floodway
-  Landfill Setback (Development Restrictions may apply)
-  Landfill Sites (approximate)

H14	I14	J14
H13	I13	J13
H12	I12	J12

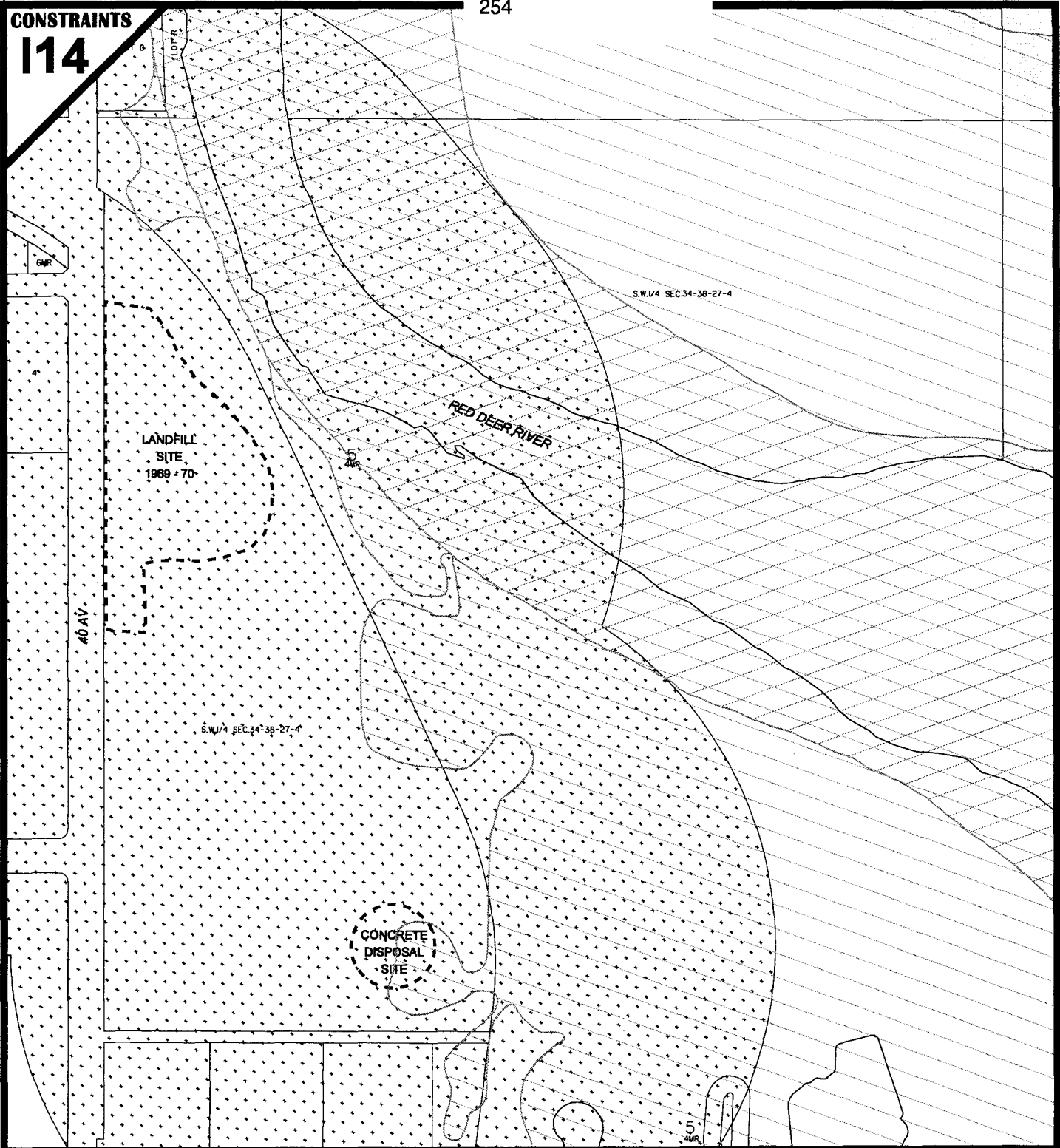

NORTH
Scale 1:5,000

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NOTE Landfills identified on map are approximate in location and may not include all sites within the City Limits. Other landfill sites may exist.

NW 1/4 Sec 27
Twp 38 - Rge 27 - W4th
Bylaw No. 3156/0-2004
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





The City of Red Deer

Land Use Bylaw 3156/96

LEGEND

-  Escarpment Area
-  Flood Fringe
-  Floodway
-  Landfill Setback (Development Restrictions may apply)
-  Landfill Sites (approximate)



NORTH
Scale 1:5,000

H15	I15	J15
H14	I14	J14
H13	I13	J13

N.E.1/4
SEC.33
38-27-4

I2

38-27-4

N.W.1/4 SEC.34-38-27-4

RED DEER RIVER

LOT G

LOT R

P1

Part Six of the Bylaw
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NORTH
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Land Use Bylaw 3156/96

Amendments to NW¼ Sec 34

H16	I16	J16
H15	I15	J15
H14	I14	J14

NW¼ Sec 34
Twp 38- Rge 27 - W4th

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SE 1/4
SEC. 33
38-27-4

NW 1/4 SEC. 34-38-27-4

38-27-4

RED DEER RIVER






LOT 6

LOT 7

The City of Red Deer

Land Use Bylaw 3156/96

LEGEND

-  Escarpment Area
-  Flood Fringe
-  Floodway
-  Landfill Setback (Development Restrictions may apply)
-  Landfill Sites (approximate)

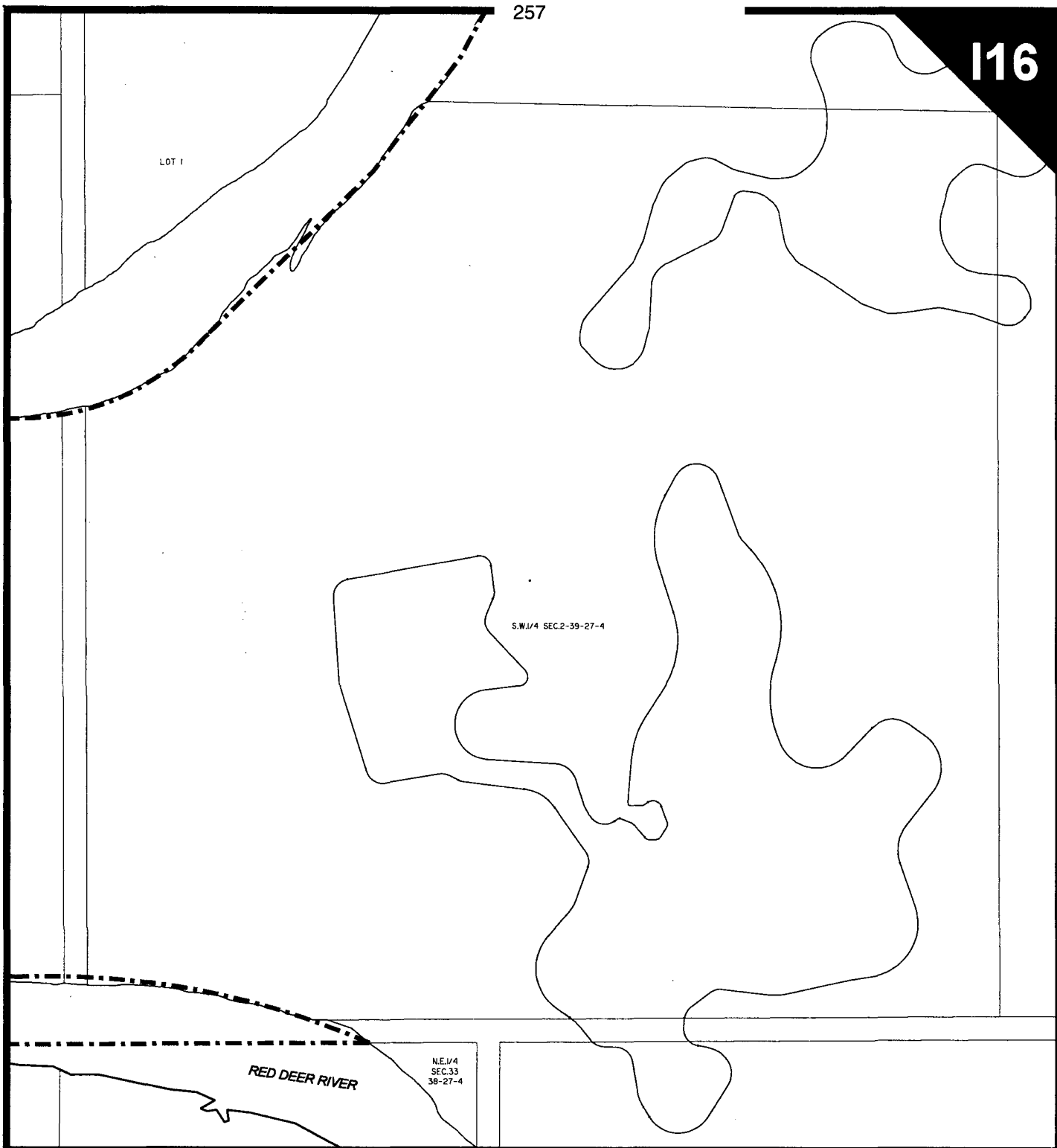
H16	I16	J16
H15	I15	J15
H14	I14	J14


NORTH
Scale 1:5,000

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NOTE Landfills identified on map are approximate in location and may not include all sites within the City Limits. Other landfill sites may exist.

NW 1/4 Sec 34
Twp 38 - Rge 27 - W4th
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I16

Part Six of the Bylaw outlines the Land Use District Definitions

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NORTH
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The City of Red Deer

Land Use Bylaw 3156/96

Amendments to SW 1/4 Sec 02

H17	I17	J17
H16	I16	J16
H15	I15	J15

SW 1/4 Sec 02
Twp 39 - Rge 27 - W4th

CONSTRAINTS
I16

258

LOT 1

S.W.1/4 SEC.2-39-27-4

NE.1/4
SEC.33
38-27-4

RED-DEER RIVER

The City of Red Deer

Land Use Bylaw 3156/96

LEGEND

Escarpment Area

Flood Fringe

Floodway

Landfill Setback (Development Restrictions may apply)

Landfill Sites (approximate)

Escarpment Area

Flood Fringe

Floodway

Landfill Setback (Development Restrictions may apply)

Landfill Sites (approximate)



NORTH

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NOTE Landfills identified on map are approximate in location and may not include all sites within the City Limits. Other landfill sites may exist.

H17	I17	J17
H16	I16	J16
H15	I15	J15

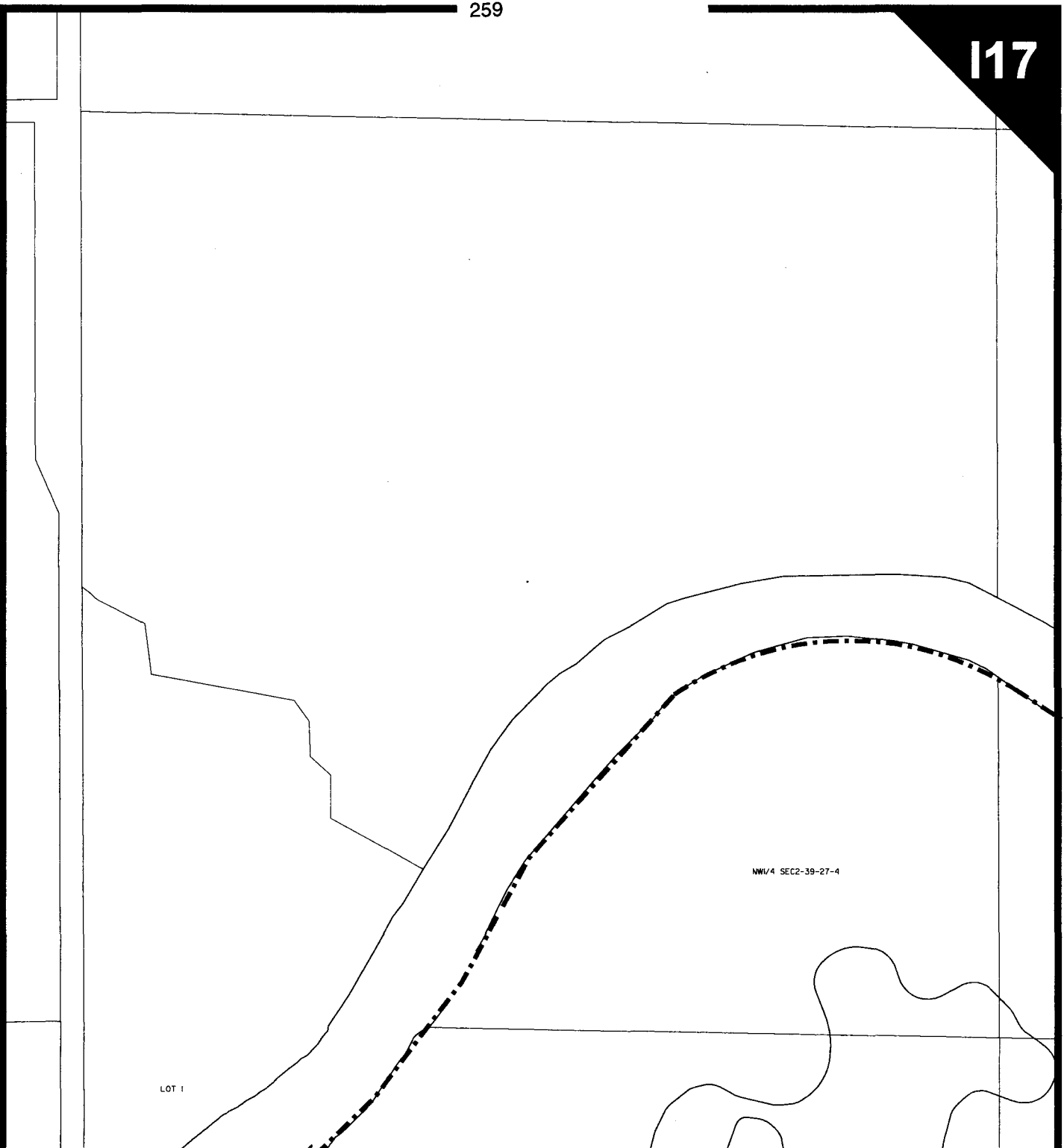
SW¹/₄ Sec 02

Twp 39 - Rge 27 - W4th

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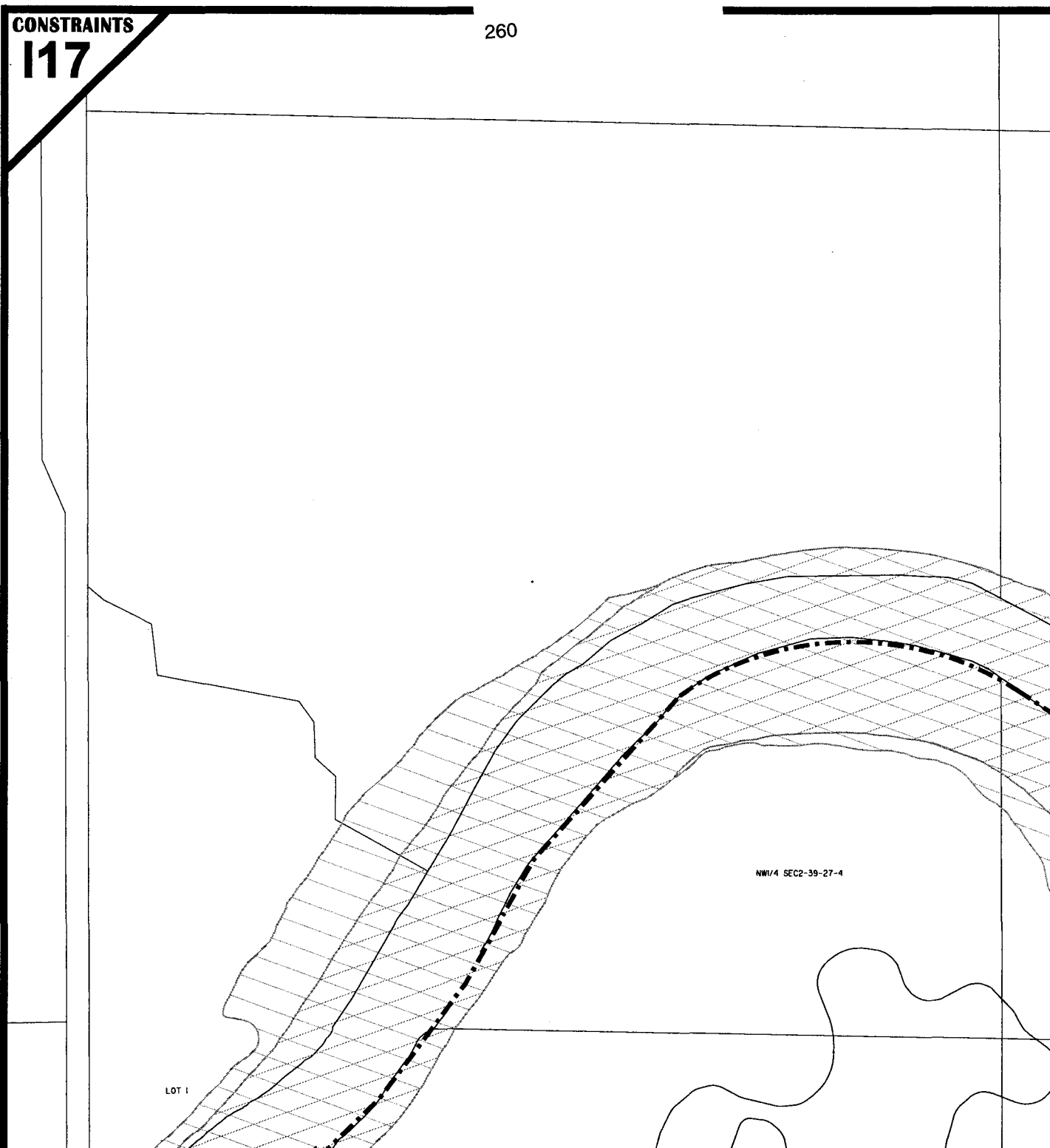
The City of Red Deer

Land Use Bylaw 3156/96

Amendments to NW 1/4 Sec 02






H18	I18	J18
H17	I17	J17
H16	I16	J16

NW 1/4 Sec 02
Twp 39 - Rge 27 - W4th



The City of Red Deer Land Use Bylaw 3156/96

LEGEND

-  Escarpment Area
-  Flood Fringe
-  Floodway
-  Landfill Setback (Development Restrictions may apply)
-  Landfill Sites (approximate)



NORTH
Scale 1:5,000

H18	I18	J18
H17	I17	J17
H16	I16	J16

A1

S.E.1/4 SEC.34-37-27-4

30 A

Part Six of the Bylaw
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Land Use Bylaw 3156/96

Amendments to SE1/4 Sec 34

3156 / Z-98

Aug 24, 1998

13	J3	K3
12	J2	K2
11	J1	K1

SE1/4 Sec 34
Twp 37- Rge 27 - W4th

see reverse for additional constraints

printed on
December 06, 2004

CONSTRAINTS

J2

262

FUTURE
PHASE 2






SE 1/4, SEC. 34-37-27-4

30th

The City of Red Deer

Land Use Bylaw 3156/96

LEGEND

-  Escarpment Area
-  Flood Fringe
-  Floodway
-  Landfill Setback (Development Restrictions may apply)
-  Landfill Sites (approximate)



NORTH
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NOTE Landfills identified on map are approximate in location and may not include all sites within the City Limits. Other landfill sites may exist.

I3	J3	K3
I2	J2	K2
I1	J1	K1

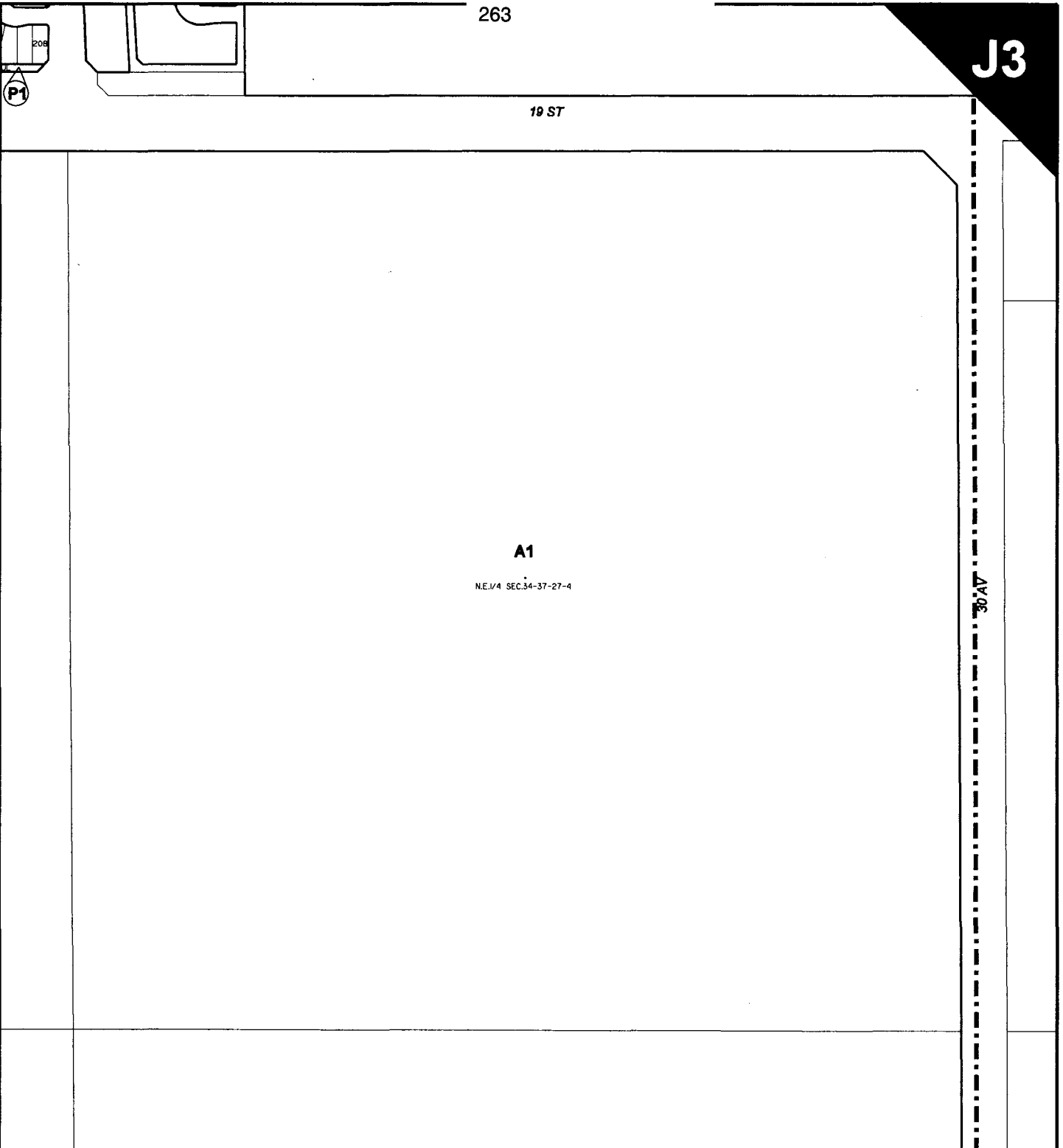
SE 1/4 Sec 34

Twp 37 - Rge 27 - W4th

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Land Use Bylaw 3156/96

Amendments to NE 1/4 Sec 34

3156 / Z-98

Aug 24, 1998

J4	J4	K4
J3	J3	K3
J2	J2	K2

NE 1/4 Sec 34
Twp 37- Rge 27 - W4th

see reverse for additional constraints

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CONSTRAINTS

J3

264






REGULATORY
STATE
SITE

19 ST

FUTURE
PHASE 2

The City of Red Deer Land Use Bylaw 3156/96

LEGEND

-  Escarpment Area
-  Flood Fringe
-  Floodway
-  Landfill Setback (Development Restrictions may apply)
-  Landfill Sites (approximate)

I4	J4	K4
I3	J3	K3
I2	J2	K2

NE 1/4 Sec 34
Twp 37 - Rge 27 - W4th

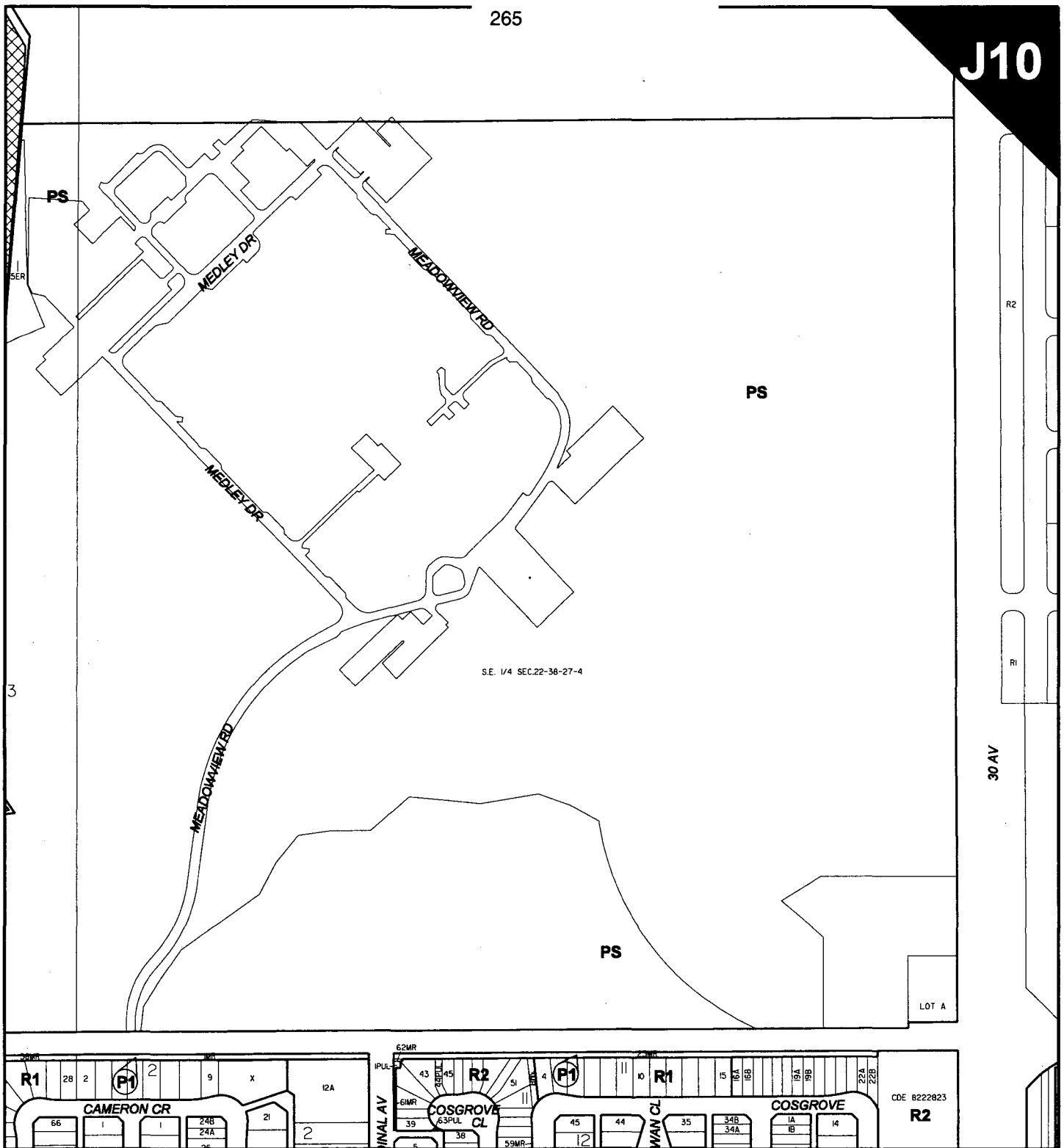
Bylaw No. 3156/0-2004
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Part Six of the Bylaw
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Land Use Bylaw 3156/96

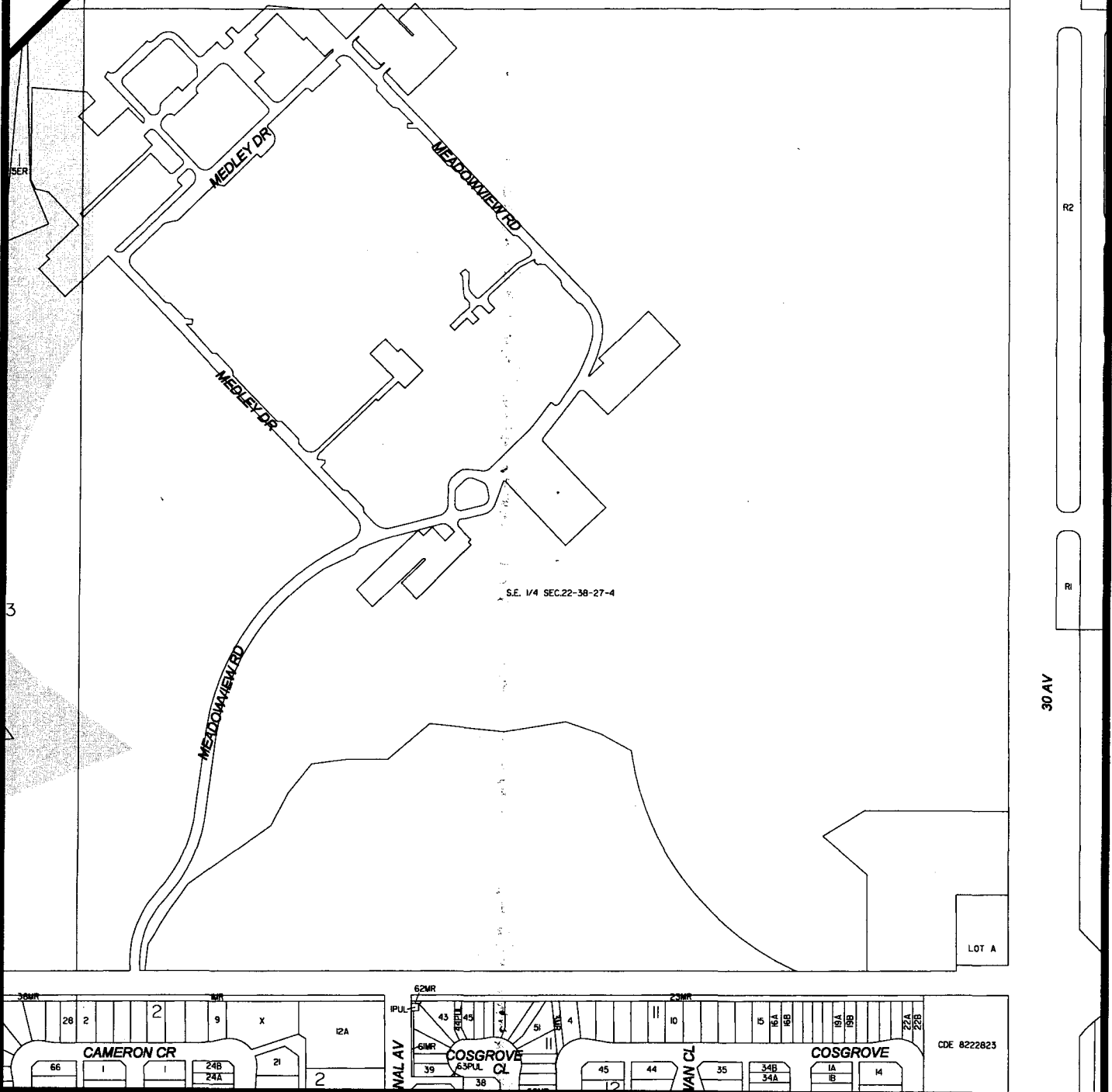
Amendments to SE 1/4 Sec 22

J11	J11	K11
H10	J10	K10
I9	J9	K9

SE 1/4 Sec 22
Twp 38- Rge 27 - W4th

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see reverse for additional constraints



The City of Red Deer Land Use Bylaw 3156/96

LEGEND

- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Setback (Development Restrictions may apply)
- Landfill Sites (approximate)



I11	J11	K11
I10	J10	K10
I9	J9	K9

J12

S.E.1/4 SEC.27-38-27-4

30 AV (Rgs Rd 272)

67 ST

P1

LON 2MR

LOT 1
A1

Part Six of the Bylaw
outlines the Land Use
District Definitions

refer to the Index Map
for the Legend



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Land Use Bylaw 3156/96

Amendments to SE¼ Sec 27

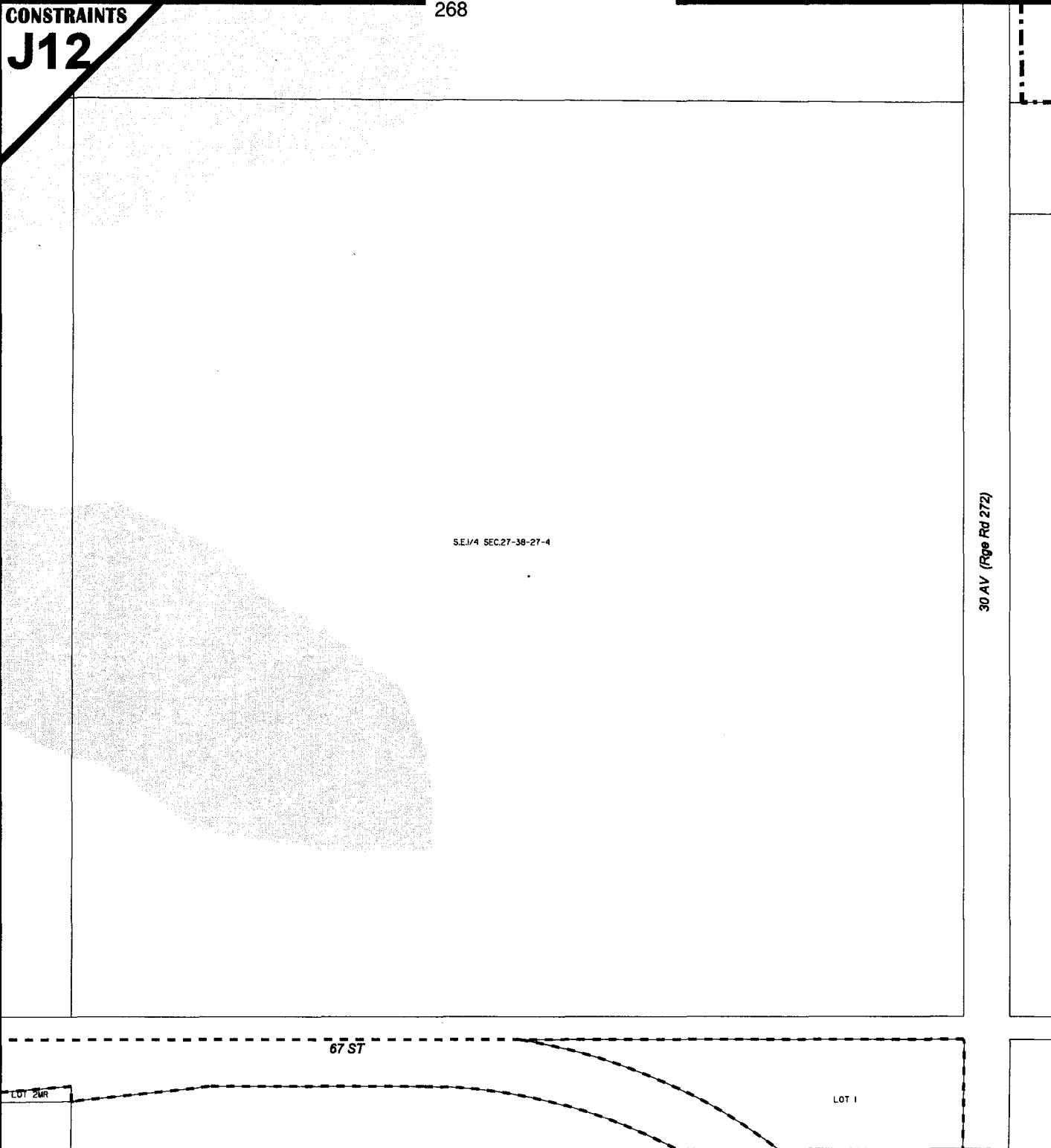
I13	J13	K13
I12	J12	K12
I11	J11	K11

SE¼ Sec 27
Twp 38- Rge 27 - W4th

see reverse for additional constraints






printed on
December 07, 2004

J12



**The City of Red Deer
Land Use Bylaw 3156/96**

LEGEND

-  **Escarpment Area**
-  **Flood Fringe**
-  **Floodway**
-  **Landfill Setback (Development Restrictions may apply)**
-  **Landfill Sites (approximate)**



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NOTE Landfills identified on map are approximate in location and may not include all sites within the City Limits. Other landfill sites may exist.

I13	J13	K13
I12	J12	K12
I11	J11	K11

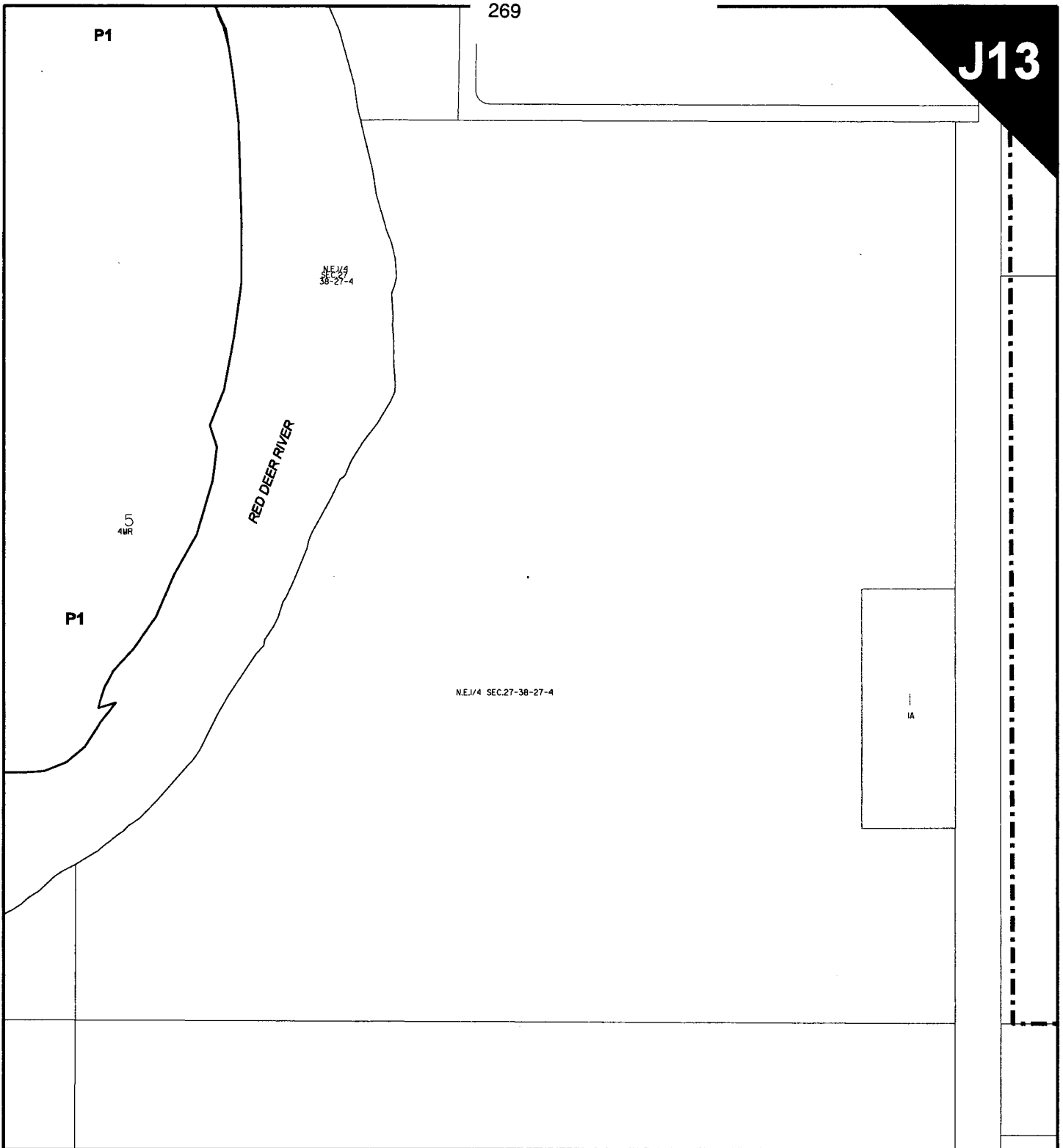
SE 1/4 Sec 27

Twp 38 - Rge 27 - W4th

Bylaw No. 3156/0-2004

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December 07, 2004



Part Six of the Bylaw
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Land Use Bylaw 3156/96

Amendments to NE 1/4 Sec 27

I14	J14	K14
I13	J13	K13
I12	J12	K12

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

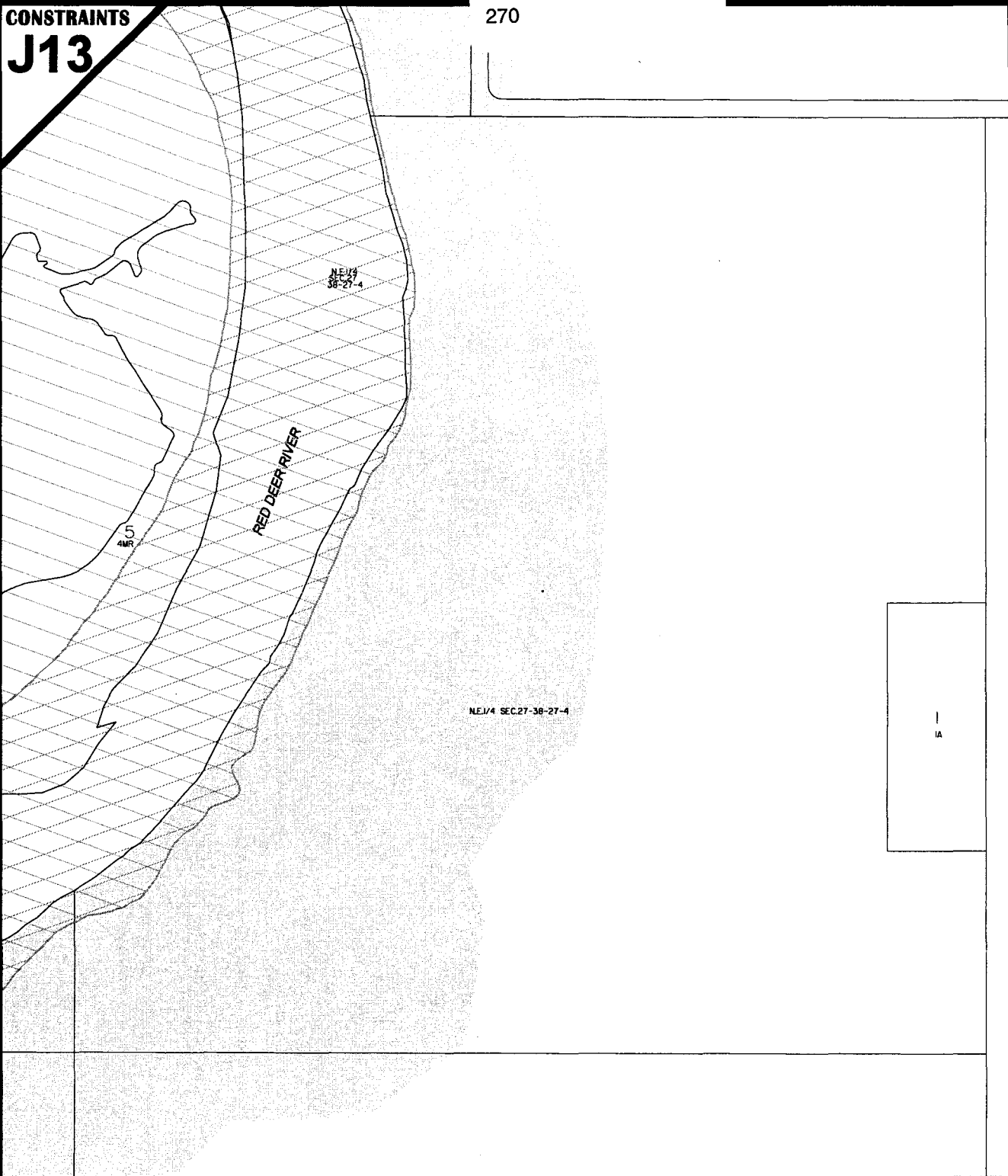
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December 07, 2004

CONSTRAINTS






J13

270



The City of Red Deer Land Use Bylaw 3156/96

LEGEND

-  Escarpment Area
-  Flood Fringe
-  Floodway
-  Landfill Setback (Development Restrictions may apply)
-  Landfill Sites (approximate)

I14	J14	K14
I13	J13	K13
I12	J12	K12

NE 1/4 Sec 27

Twp 38 - Rge 27 - W4th

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NOTE Landfills identified on map are approximate in location and may not include all sites within the City Limits. Other landfill sites may exist.

LOT A

A

S.E.1/4 SEC.34-38-27-4

30 AV (Rgs Rd 272)

3

2

P1

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Land Use Bylaw 3156/96

Amendments to SE¼ Sec 34

I15	J15	K15
I14	J14	K14
I13	J13	K13

SE¼ Sec 34
Twp 38- Rge 27 - W4th

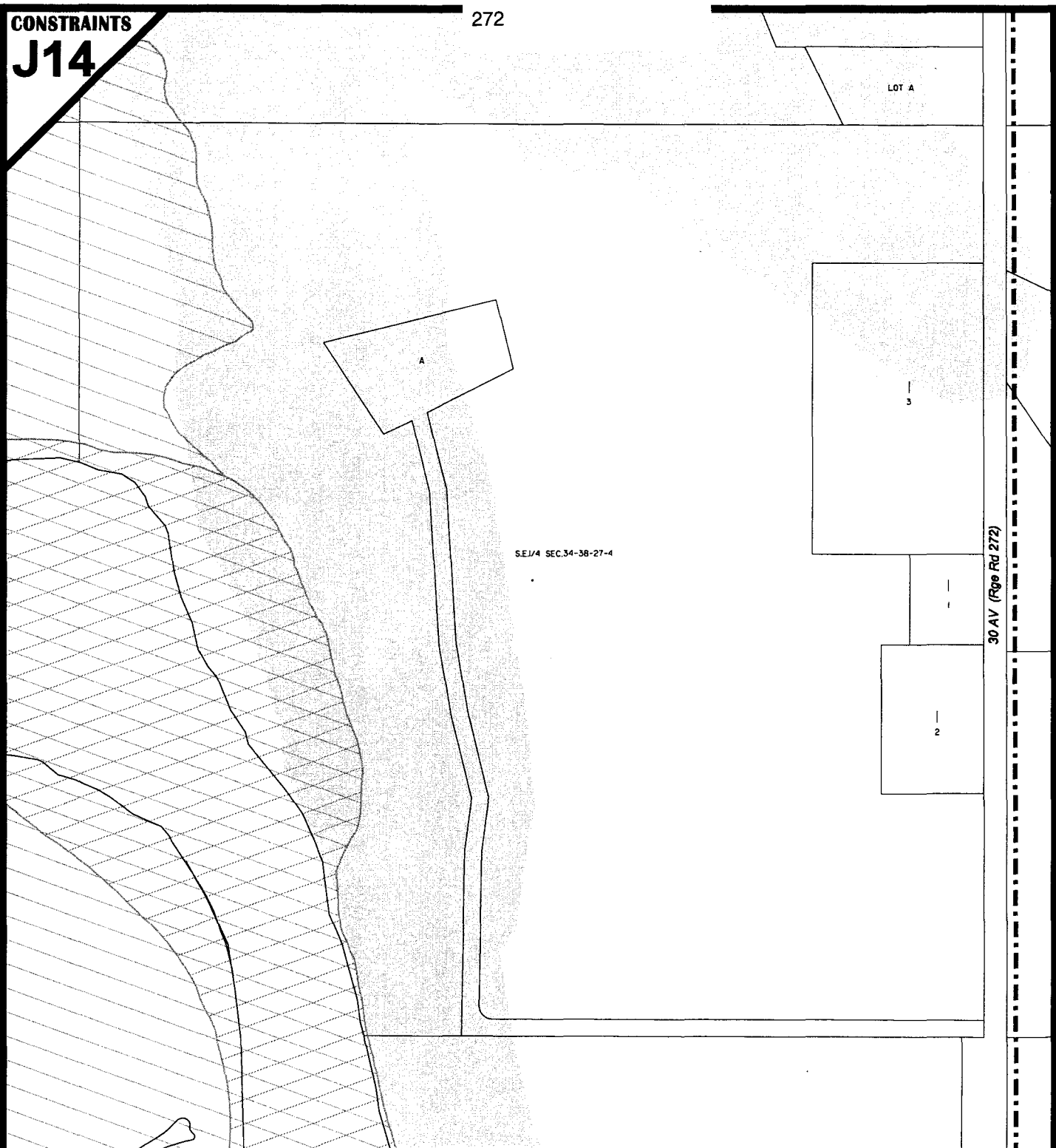
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December 07, 2004

CONSTRAINTS

J14






272



The City of Red Deer

Land Use Bylaw 3156/96

LEGEND

-  Escarpment Area
-  Flood Fringe
-  Floodway
-  Landfill Setback (Development Restrictions may apply)
-  Landfill Sites (approximate)



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NOTE Landfills identified on map are approximate in location and may not include all sites within the City Limits. Other landfill sites may exist.

I15	J15	K15
I14	J14	K14
I13	J13	K13

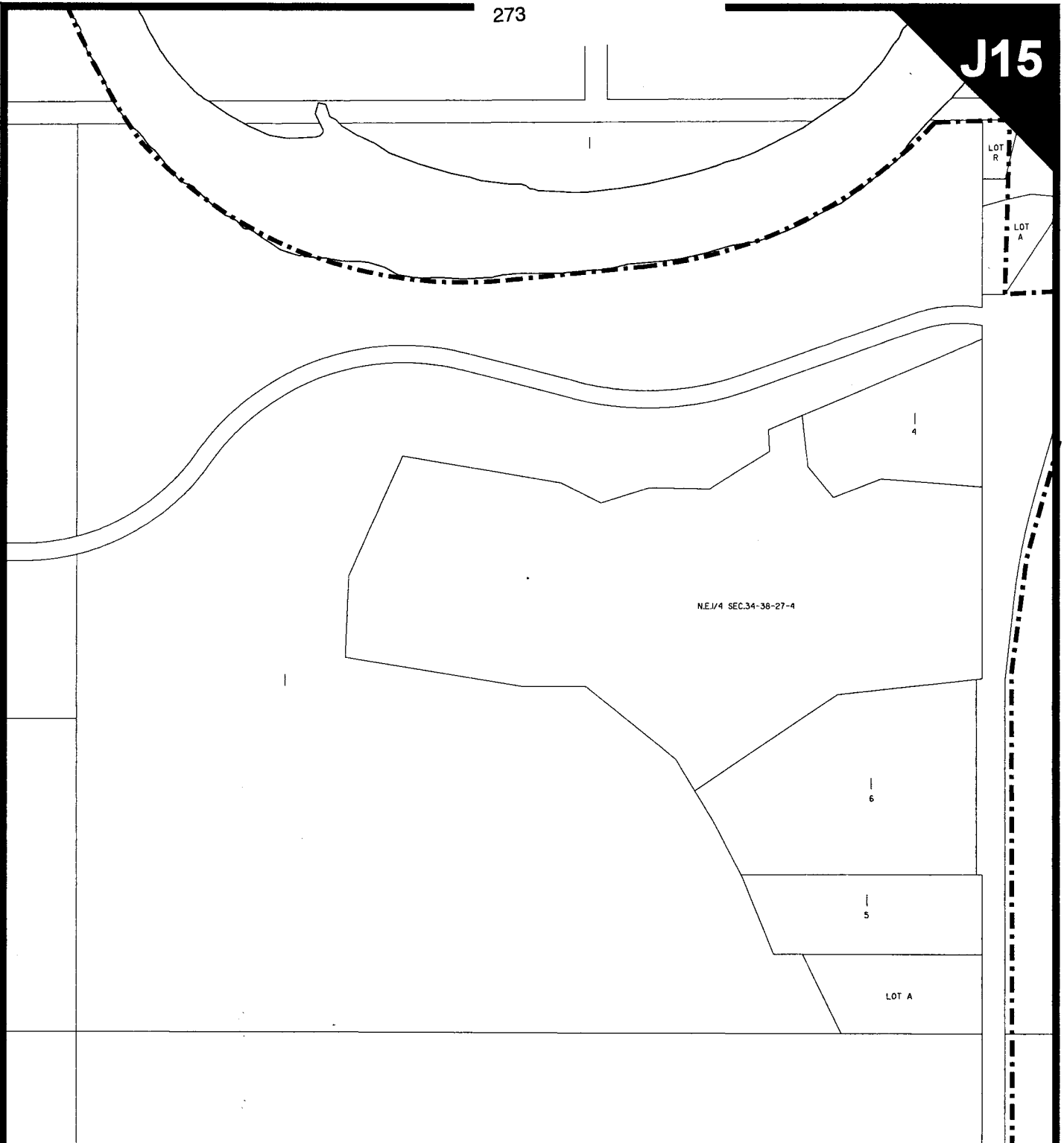
SE 1/4 Sec 34

Twp 38 - Rge 27 - W4th

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Part Six of the Bylaw
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Land Use Bylaw 3156/96

Amendments to NE 1/4 Sec 34

I16	J16	K16
I15	J15	K15
I14	J14	K14

NE 1/4 Sec 34
Twp 38 - Rge 27 - W4th

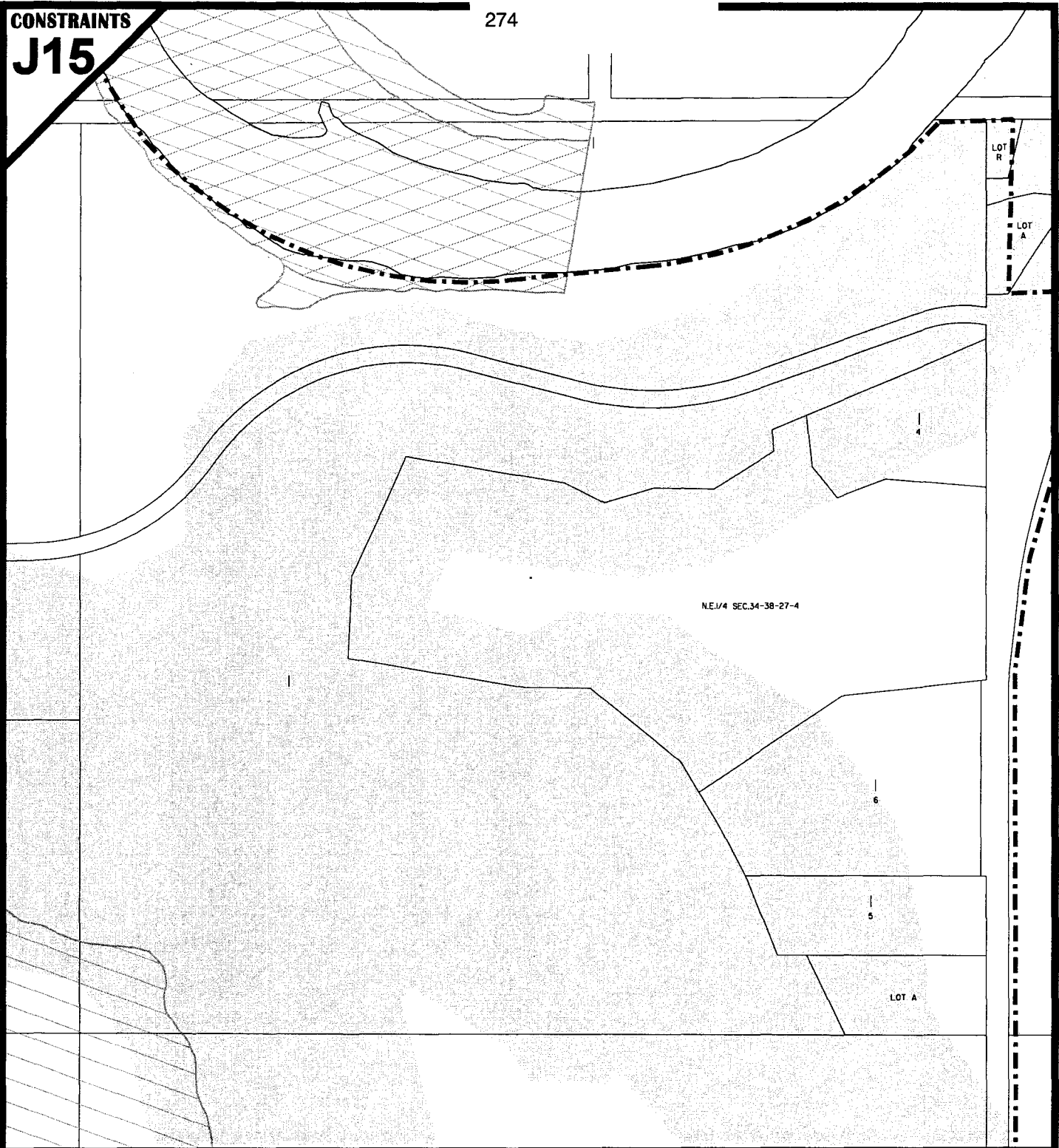
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December 07, 2004

CONSTRAINTS

274






J15



The City of Red Deer

Land Use Bylaw 3156/96

LEGEND

-  Escarpment Area
-  Flood Fringe
-  Floodway
-  Landfill Setback (Development Restrictions may apply)
-  Landfill Sites (approximate)



NORTH

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NOTE Landfills identified on map are approximate in location and may not include all sites within the City Limits. Other landfill sites may exist.

I16	J16	K16
I15	J15	K15
I14	J14	K14

NE 1/4 Sec 34

Twp 38 - Rge 27 - W4th

Bylaw No. 3156/0-2004

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December 07, 2004

S.E.1/4 SEC.2-39-27-4

S.E.1/4 SEC.2-39-27-4

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Land Use Bylaw 3156/96

Amendments to SE¼ Sec 02

I17	J17	K17
I16	J16	K16
I15	J15	K15

SE¼ Sec 02
Twp 39 - Rge 27 - W4th

see reverse for additional constraints

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CONSTRAINTS

J16

276






S.E.1/4 SEC.2-39-27-4

S.E.1/4 SEC.2-39-27-4

The City of Red Deer

Land Use Bylaw 3156/96

LEGEND

-  Escarpment Area
-  Flood Fringe
-  Floodway
-  Landfill Setback (Development Restrictions may apply)
-  Landfill Sites (approximate)

I17	J17	K17
I16	J16	K16
I15	J15	K15

SE 1/4 Sec 02

Twp 39 - Rge 27 - W4th

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NOTE Landfills identified on map are approximate in location and may not include all sites within the City Limits. Other landfill sites may exist.

NE¼ SEC2-39-27-4

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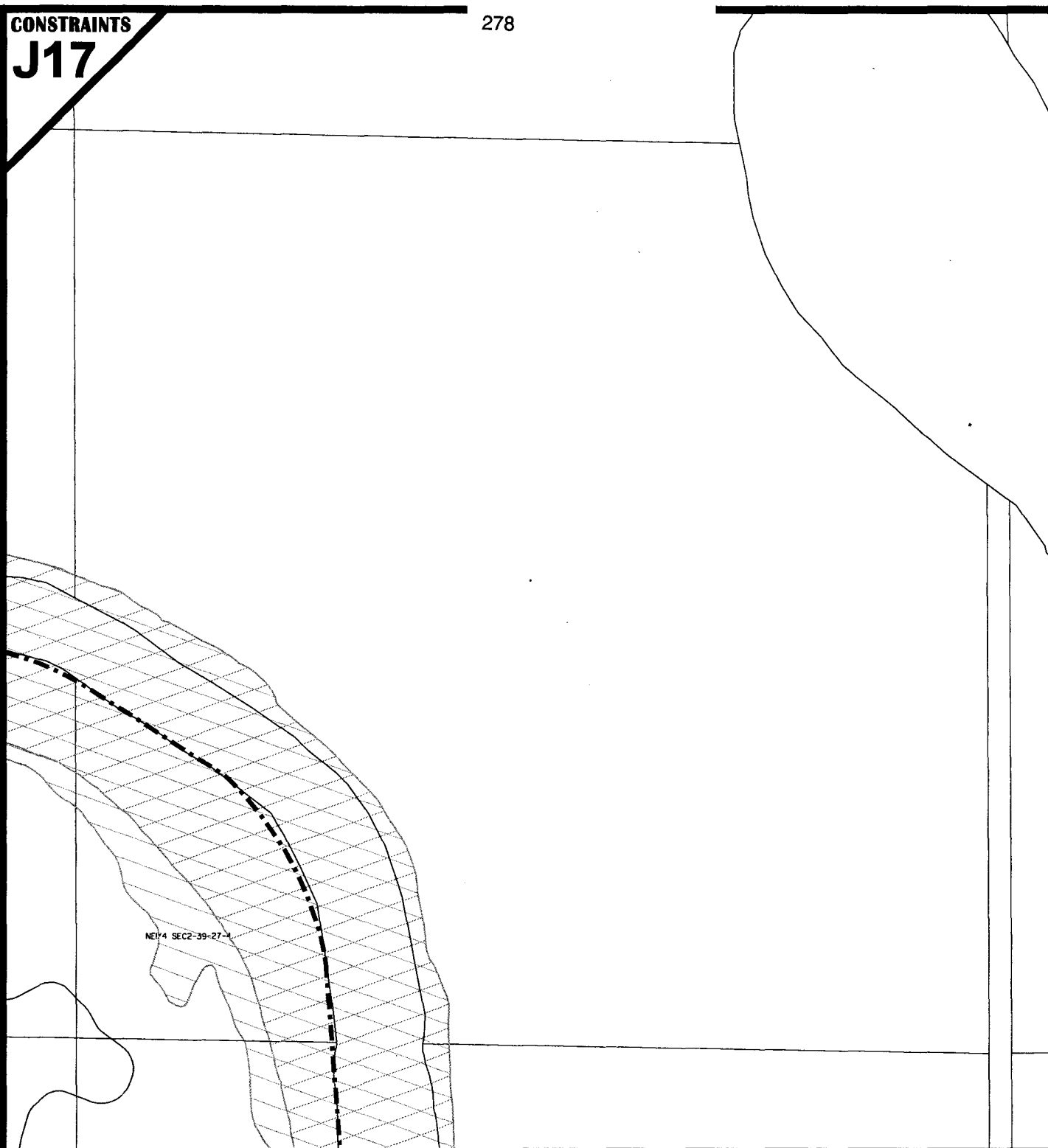
Land Use Bylaw 3156/96

Amendments to NE¼ Sec 02

I18	J18	K18
I17	J17	K17
I16	J16	K16

NE¼ Sec 02
Twp 39 - Rge 27 - W4th






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December 07, 2004



The City of Red Deer

Land Use Bylaw 3156/96

LEGEND

-  Escarpment Area
-  Flood Fringe
-  Floodway
-  Landfill Setback (Development Restrictions may apply)
-  Landfill Sites (approximate)



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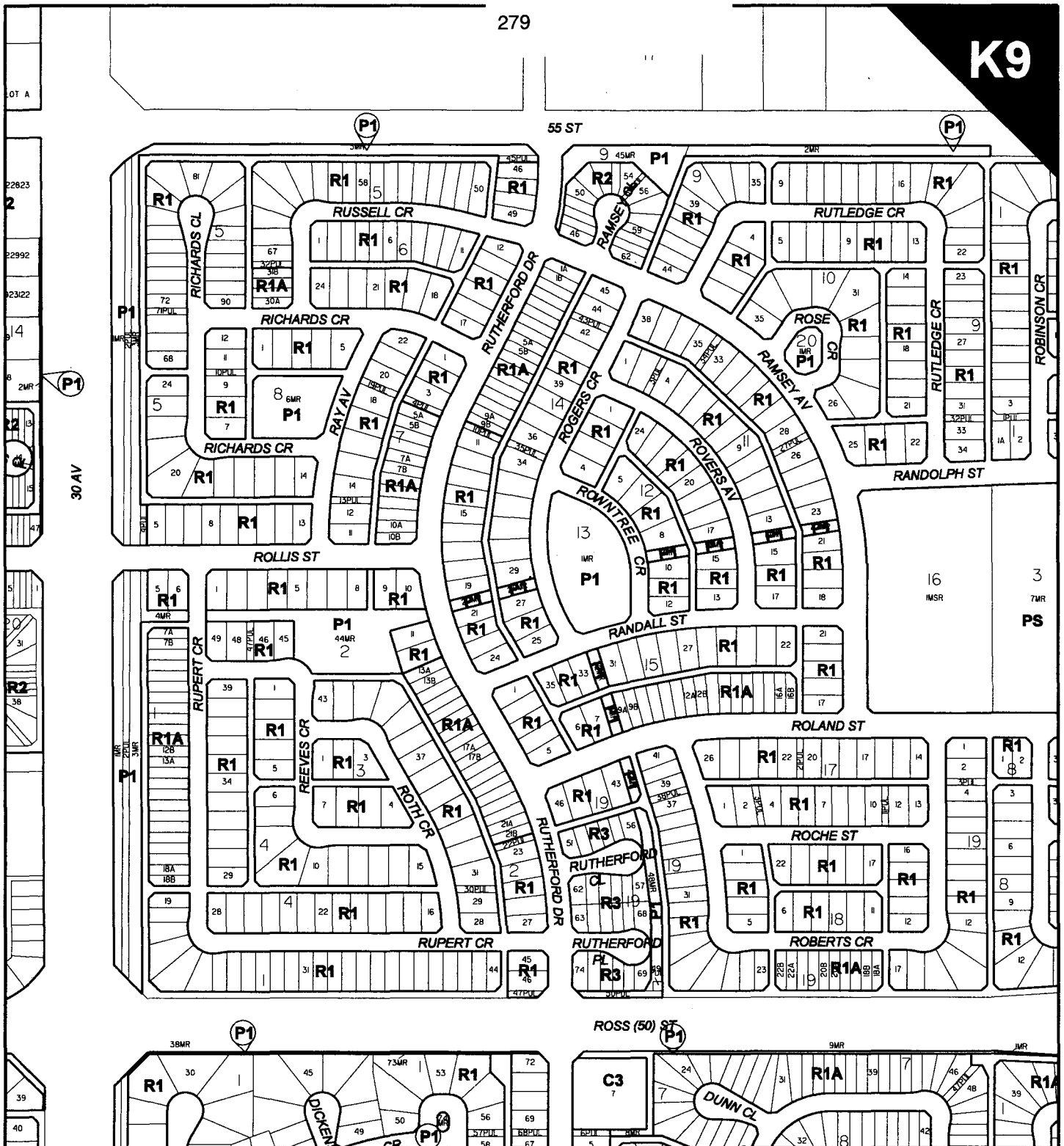
NOTE Landfills identified on map are approximate in location and may not include all sites within the City Limits. Other landfill sites may exist.

I18	J18	K18
I17	J17	K17
I16	J16	K16

NE 1/4 Sec 02

Twp 39 - Rge 27 - W4th

Bylaw No. 3156/0-2004
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December 07, 2004



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Land Use Bylaw 3156/96

Amendments to NW 1/4 Sec 14

3156 / V-2001

July 16, 2001

J10	K10	L10
J9	K9	L9
J8	K8	L8

NW 1/4 Sec 14
Twp 38- Rge 27 - W4th






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December 06, 2004



The City of Red Deer

Land Use Bylaw 3156/96

LEGEND

-  Escarpment Area
-  Flood Fringe
-  Floodway
-  Landfill Setback (Development Restrictions may apply)
-  Landfill Sites (approximate)



NORTH
Scale 1:5,000

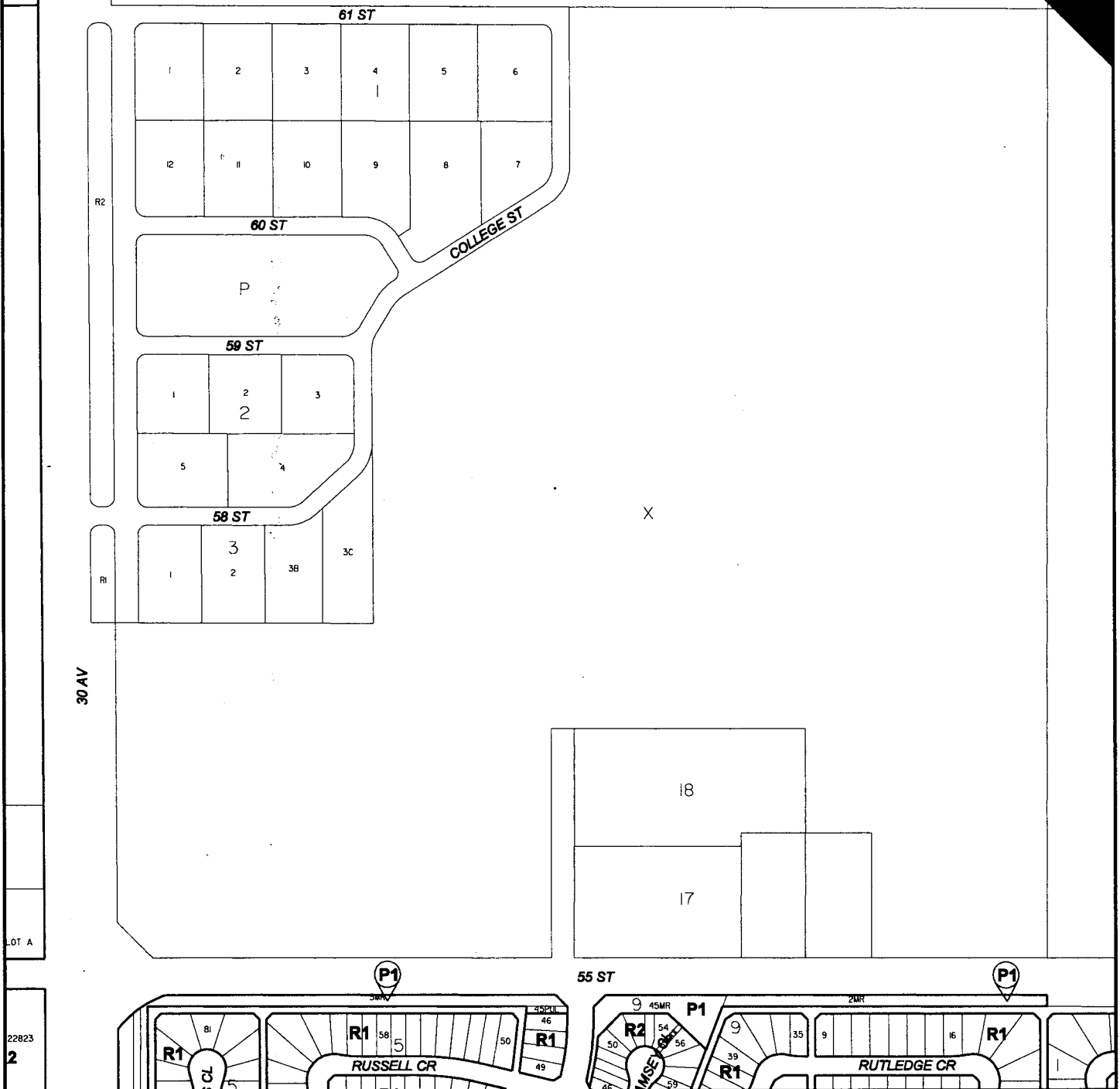
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NOTE Landfills identified on map are approximate in location and may not include all sites within the City Limits. Other landfill sites may exist.

J10	K10	L10
J9	K9	L9
J8	K8	L8

NW¼ Sec 14
Twp 38 - Rge 27 - W4th

Bylaw No. 3156/0-2004
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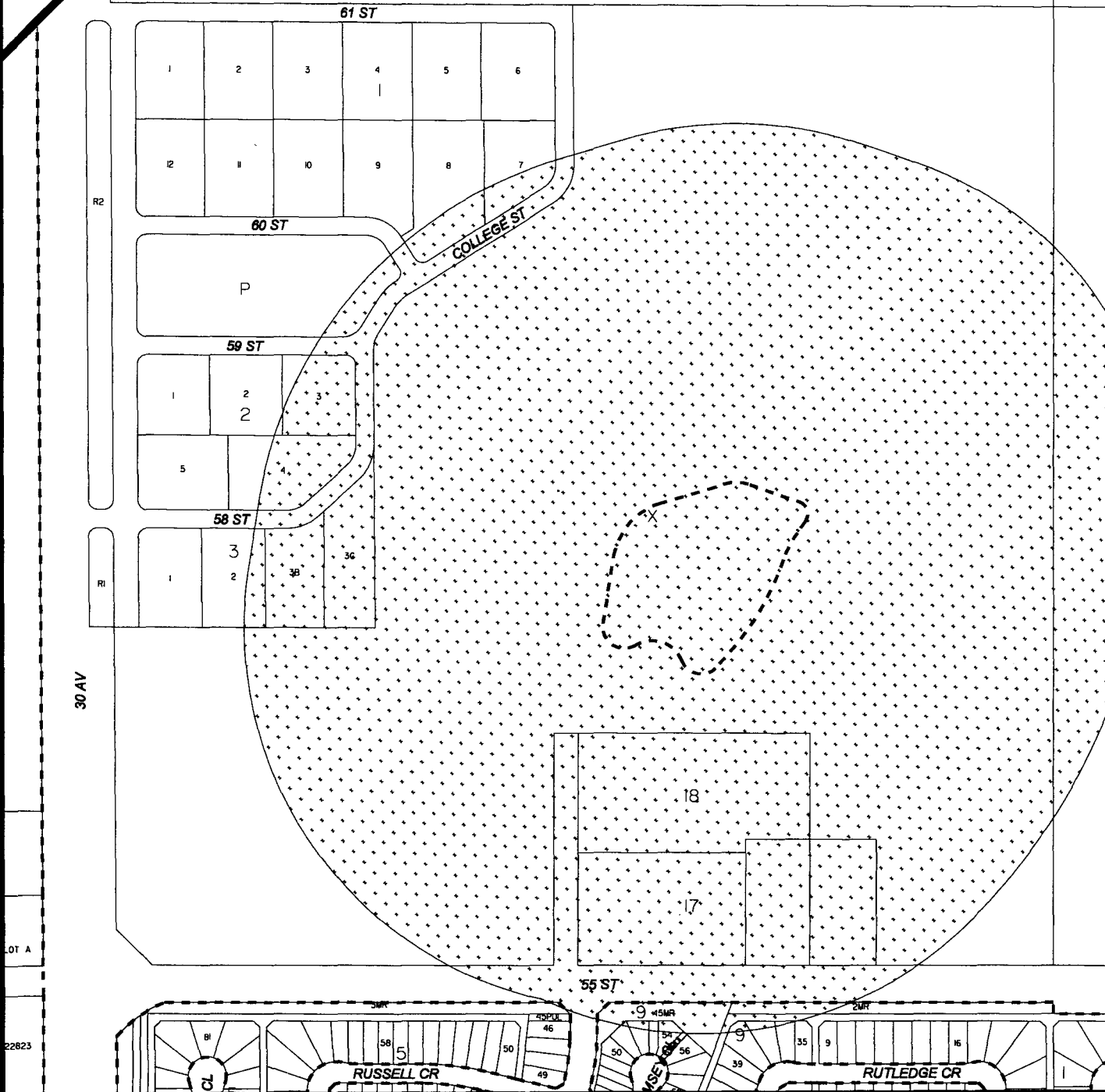
Amendments to SW¼ Sec 23

J11	K11	L11
J10	K10	L10
J9	K9	L9

SW¼ Sec 23
Twp 38- Rge 27 - W4th

see reverse for additional constraints

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December 07, 2004



The City of Red Deer Land Use Bylaw 3156/96

LEGEND

- Escarpment Area
- Flood Fringe
- Floodway
- Landfill Setback (Development Restrictions may apply)
- Landfill Sites (approximate)

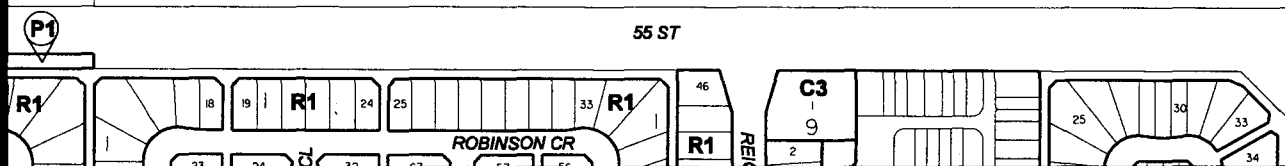
J11	K11	L11
J10	K10	L10
J9	K9	L9



L10

S.E.1/4 SEC.23-38-27-4

20 AV (Rge Rd 271)



Part Six of the Bylaw
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Land Use Bylaw 3156/96

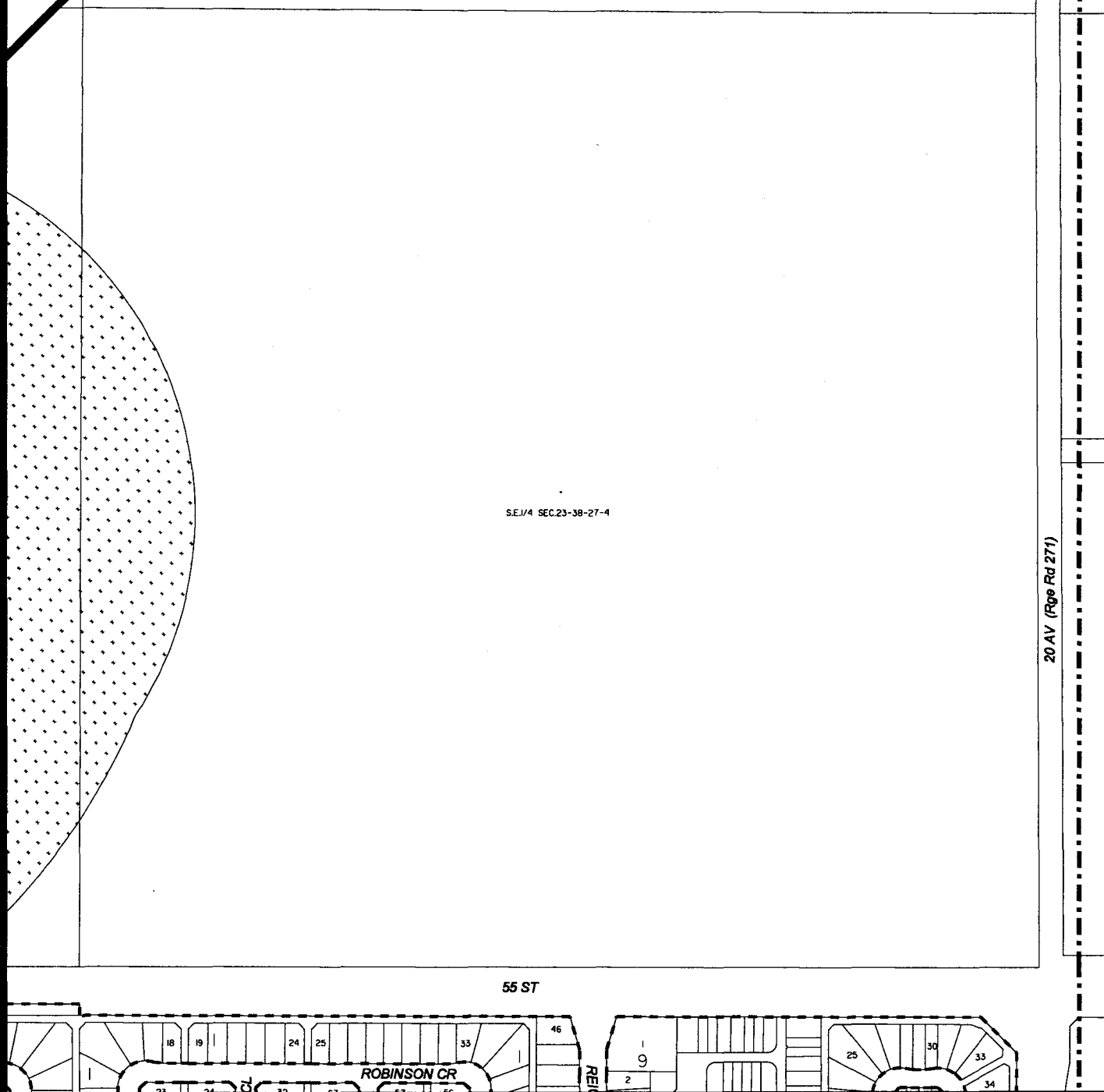
Amendments to SE¼ Sec 23

K11	L11	M11
K10	L10	M10
K9	L9	M9

SE¼ Sec 23
Twp 38 - Rge 27 - W4th






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December 07, 2004



The City of Red Deer
Land Use Bylaw 3156/96

LEGEND

-  Escarpment Area
-  Flood Fringe
-  Floodway
-  Landfill Setback (Development Restrictions may apply)
-  Landfill Sites (approximate)

K11	L11	M11
K10	L10	M10
K9	L9	M9

SE 1/4 Sec 23

Twp 38 - Rge 27 - W4th

Bylaw No. 3156/0-2004
printed on
December 07, 2004



NORTH

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BYLAW NO. 3273/A-2004

Being a bylaw to amend Bylaw No. 3273/2000, the Electric Utility Bylaw of The City of Red Deer.

COUNCIL OF THE CITY OF RED DEER ENACTS AS FOLLOWS:

Bylaw No. 3273/2000 is hereby amended as follows:

1. By deleting under "Tariffs and Schedules of Fees" 3 (3) – "Retail Access Services Schedule of Fees – Appendix C"
2. By deleting Appendix "B" – Distribution Access Services – Schedule of Fees and replacing it with Appendix "B" attached hereto.
3. By deleting Appendix "C" – Retail Access Services – Schedule of Fees in its entirety.
4. By deleting Appendix "D" – Regulated Rate Tariff – and replacing it with Appendix "D" attached hereto.
5. By deleting Appendix "E" – Regulated Rate Tariff – Fee Schedule – and replacing it with Appendix "E" attached hereto.
6. This bylaw shall come into effect on January 1, 2005.

READ A FIRST TIME IN OPEN COUNCIL this day of 2004.

READ A SECOND TIME IN OPEN COUNCIL this day of 2004.

READ A THIRD TIME IN OPEN COUNCIL this day of 2004.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2004.

MAYOR

CITY CLERK

Distribution Access Services Schedule of Fees

The fees and charges required by this schedule are non-refundable and are charged in all circumstances. They apply to the services described in the Terms and Conditions for Distribution Access and in the Terms and Conditions for Retail Access Services.

1. Connection/Disconnection/Reconnection Fee:

Regular Business Hours:	\$35.00 per request
Overtime Hours:	\$190.00 per request

This fee is applicable to a new service connection, disconnection of an energized service or reconnection of a de-energized service requested by a Retailer on behalf of a Customer. Disconnection and reconnection may involve installation or removal of a load limiter.

2. Revoke Disconnection Fee:

Regular Business Hours:	\$35.00 per request
Overtime Hours:	\$190.00 per request

This fee is applied when instructions were received to disconnect service, subsequent instructions were received to cancel the disconnect order but the crew had been mobilized and was en-route to the Site.

3. Emergency Service Fee:

Applicable Overtime Rates

This fee is applied when service is required on an emergency basis. The fee is applicable to a new connection or reconnection or other application for Electricity Services, for all new or existing either metered or flat rated, temporary or permanent, regardless of whether or not a physical electrical connection must be made at that particular time. The fee for emergency Electricity Services is in addition to and not in place of the application fee. Electricity Services is conditional upon clearance having been obtained from the appropriate Safety Codes Officers, and construction having been completed (other than a single span of overhead Service drops), and application having been made during normal City business hours.

4. Extra Service Trip Fee:

Regular Business Hours:	\$35.00 per Call
Overtime Hours:	\$190.00 per Call

Applicable where the extra Service trip is required because of failure of the Customer to comply with conditions for attaching to supply of electricity by the City or because of inadequate or unsafe conditions and equipment. This fee applies to each return trip by the City or its agents.

This fee applies when the City tests a City owned meter at the request of a Retailer or Customer. The fee is charged only if the accuracy proves to be within the limits allowed by the Government of Canada.

This fee is applicable where an actual meter reading by the City cannot be obtained for twelve consecutive months. The fee is applied in the thirteenth month in which an actual meter reading cannot be obtained and every month thereafter until an actual meter reading is obtained.

This fee is applicable for the time associated with City owned meter upgrades performed during regular business hours only. The Customer is also responsible for the cost of the materials, including the meter.

This fee is applied when a Retailer or a Customer requests that an off-cycle meter reading be performed.

12. Settlement History – Consumption \$100.00 per Hour

This fee is applied when a Retailer or Customer requests the consumption history beyond twelve (12) months for a Site.

13. Verification of Settlement Data \$100.00 per Hour

This fee is applied when a Retailer requests that an investigation be performed of suspect Load Settlement data. In the event that the City data is, in the opinion of the City, substantively incorrect, the fee is waived.

14. Custom Load Profile \$100.00 per Hour

This fee is applied when a Retailer requests a custom load profile.

15. Verification of Distribution Access Tariff Data \$100.00 per Hour

This fee is applied when a Retailer requests an investigation of suspect Distribution Access Tariff billing data. In the event that the City data is incorrect, the fee is waived.

16. Verification of Transaction Bill Data \$100.00 per Hour

This fee is applied when a Retailer requests an investigation of suspect billing data for a specific service order. In the event that the City's data is incorrect, the fee is waived.

17. Delivery of Cut-Off Warning Notice \$35.00 per Notice

This fee applies to a request from a Retailer to deliver a cut-off warning notice at a Site where either the Site will be cut off for financial reasons or the customer needs to be warned of impending cut-off due to vacancy or other non-financial reasons. The fee is charged to the requesting Retailer.

18. Request Distribution Tariff History \$100.00 per Hour

This fee applies when a Retailer requests a history of Distribution Tariff billing.

19. Penalty for Late Payment 3.25% of Total Current Charges Outstanding

This fee applies to a Retailer, customer or Distributed Generator. A one-time penalty charge of 3.25% will be applied no less than twenty-five days following the Current Bill Date indicated on the bill to total current charges outstanding.

CITY OF RED DEER
ELECTRIC LIGHT & POWER DEPARTMENT
REGULATED RATE TARIFF

GENERAL

Effective Date

This Tariff is effective on January 1, 2005.

Terms and Conditions

The "Terms and Conditions for the Regulated Rate Tariff", the "Terms and Conditions for Distribution Access Services" and the "Terms and Conditions for Retail Access Services" are part of this Tariff. Furthermore, the "Regulated Rate Tariff Fee Schedule", the "Distribution Access Services Schedule of Fees", and the "Retail Access Service Agreement" are also part of this Tariff.

Billing Demand

The kVA of Billing Demand with respect to the monthly billing period will be the greater of:

1. the highest kVA Metered Demand in the monthly billing period; or
2. the highest kVA Metered Demand in the 12 consecutive months including and ending with the current monthly billing period.

The kVA Metered Demand will be measured by either a thermal demand meter having a demand response period of 90% in 15 minutes and a 30 minute test period, or 15 minute interval demand metering equipment.

The kVA of Billing Demand will be re-established on such shorter periods of time as designated by the Electric Light & Power Manager for the individual customer as warranted by that customer's changing load characteristics.

RESIDENTIAL REGULATED RATE

RATE 61

This tariff is provided in accordance with the Alberta Regulated Default Supply Regulation (A/R 168/2003), Regulated Default Supply Amendment Regulation (A/R 323/2003, A/R 344/2003, A/R 135/2004), and the Alberta Electric Utilities Act, S.A. 2003, c. E-5.1. Rate 61 is available between January 1, 2001 and June 30, 2006.

Application

Applies to all residential premises which

- (1) are measured by a single meter and contain not more than two dwelling units; and
- (2) are not currently enrolled under any other price options or with any alternative retail electricity supplier.

Rate

Administration Charge	\$0.1614 per day
Energy Charge	\$0.0597 per kWh of all energy
System Access Charge	As per Distribution Tariff, Appendix "A" of this Bylaw
Distribution Access Charge	As per Distribution Tariff, Appendix "A" of this Bylaw

Balancing Pool Flow Through

Charges or credits as established by the Alberta Balancing Pool Administrator.

Municipal Consent and Access Fee

As per Distribution Tariff, Appendix "A" of this Bylaw.

Minimum Monthly Charge

Minimum Distribution Tariff charge (Appendix "A" of this Bylaw), plus any applicable Municipal Consent and Access Fee, plus any applicable Administration Charge, plus any applicable Balancing Pool Flow Through.

GENERAL SERVICE REGULATED RATE

RATE 63

This tariff is provided in accordance with the Alberta Regulated Default Supply Regulation (A/R 168/2003), Regulated Default Supply Amendment Regulation (A/R 323/2003, A/R 344/2003, A/R 135/2004), and the Alberta Electric Utilities Act, S.A. 2003, c. E-5.1. Rate 63 is available between January 1, 2001 and June 30, 2006.

Application

- (1) Applies to a non-residential customer, or to a residential premise not entitled to Rate 61, or to the "house lights" service (including common area lighting and utility rooms) of apartment buildings, where the kVA Metered Demand is less than 50 kVA. If the kVA Metered Demand exceeds 50 kVA, Rate 64 will be applied immediately and will be continued to be applied irrespective of future kVA Metered Demand; and
- (2) It is reasonably forecasted that the annual consumption of electricity with respect to each separate property will be less than 250,000 kWh; and
- (3) Customer is not currently enrolled under any other price options or with any alternative retail electricity supplier.

Services are to be taken at one of the following nominal voltages:

120/240 Volts, single phase, 3 wire;
120/208Y Volts, network, 3 wire;
120/208Y Volts, three phase, 4 wire;
347/600Y Volts, three phase, 4 wire.

Rate

Administration Charge	\$0.1614 per day
Energy Charge	\$0.0597 per kWh of all energy
System Access Charge	As per Distribution Tariff, Appendix "A" of this Bylaw
Distribution Access Charge	As per Distribution Tariff, Appendix "A" of this Bylaw

Balancing Pool Flow Through

Charges or credits as established by the Alberta Balancing Pool Administrator.

Municipal Consent and Access Fee

As per Distribution Tariff, Appendix "A" of this Bylaw.

Minimum Monthly Charge

Minimum Distribution Tariff charge (Appendix "A" of this Bylaw), plus any applicable Municipal Consent and Access Fee, plus any applicable Administration Charge, plus any applicable Balancing Pool Flow Through.

GENERAL SERVICE REGULATED RATE

RATE 64

This tariff is provided in accordance with the Alberta Regulated Default Supply Regulation (A/R 168/2003), Regulated Default Supply Amendment Regulation (A/R 323/2003, A/R 344/2003, A/R 135/2004), and the Alberta Electric Utilities Act, S.A. 2003, c. E-5.1. Rate 64 is available between January 1, 2001 and June 30, 2006.

Application

- (1) Applies to a commercial or industrial installation where service is taken at the voltage listed for Rate 63 but where the kVA Metered Demand is 50 kVA or greater; and
- (2) It is reasonably forecasted that the annual consumption of electricity will be less than 250,000 kWh; and
- (3) Customer is not currently enrolled under any other price options or with any alternative retail electricity supplier.

Rate

Administration Charge	\$0.1614 per day
Energy Charge	\$0.0597 per kWh of all energy
System Access Charge	As per Distribution Tariff, Appendix "A" of this Bylaw
Distribution Access Charge	As per Distribution Tariff, Appendix "A" of this Bylaw

Balancing Pool Flow Through

Charges or credits as established by the Alberta Balancing Pool Administrator.

Municipal Consent and Access Fee

As per Distribution Tariff, Appendix "A" of this Bylaw.

Minimum Monthly Charge

Minimum Distribution Tariff charge (Appendix "A" of this Bylaw), plus any applicable Municipal Consent and Access Fee, plus any applicable Administration Charge, plus any applicable Balancing Pool Flow Through.

GENERAL SERVICE REGULATED RATE

RATE 78

This tariff is provided in accordance with the Alberta Regulated Default Supply Regulation (A/R 168/2003), Regulated Default Supply Amendment Regulation (A/R 323/2003, A/R 344/2003, A/R 135/2004), and the Alberta Electric Utilities Act, S.A. 2003, c. E-5.1. Rate 78 is available between January 1, 2001 and June 30, 2006.

Application

- (1) Applies to a commercial or industrial installation where 4,160 volts or greater is available with adequate system capacity and service is taken at 4,160 volts or greater, balanced three phase and the kVA Metered Demand is not less than 1000 kVA; and
- (2) It is reasonably forecasted that the annual consumption of electricity will be less than 250,000 kWh; and
- (3) Customer is not currently enrolled under any other price options or with any alternative retail electricity supplier.

Rate

Administration Charge	\$0.1614 per day
Energy Charge	\$0.0597 per kWh of all energy
System Access Charge	As per Distribution Tariff, Appendix "A" of this Bylaw
Distribution Access Charge	As per Distribution Tariff, Appendix "A" of this Bylaw

Balancing Pool Flow Through

Charges or credits as established by the Alberta Balancing Pool Administrator.

Municipal Consent and Access Fee

As per Distribution Tariff, Appendix "A" of this Bylaw.

Minimum Monthly Charge

Minimum Distribution Tariff charge (Appendix "A" of this Bylaw), plus any applicable Municipal Consent and Access Fee, plus any applicable Administration Charge, plus any applicable Balancing Pool Flow Through.

Regulated Rate Tariff Fee Schedule

The fees and charges required by this schedule are non-refundable and are charged in all circumstances. They apply to the services described in the Terms and Conditions for the Regulated Rate Tariff

1. Application for Service Fee: \$10.00 per Request

This fee is applicable when a Customer requests services at a new site.

2. Dishonoured Cheques: \$25.00 per Cheque

This fee applies to all dishonoured cheques returned for any reason.

3. Security Deposit: Situation Specific

A security deposit may be requested from a Customer, or the Customer's credit history may be accepted.

4. Penalty for Late Payment: 3.25% of Total Current Charges Outstanding

A one-time penalty charge of 3.25% will be applied, no less than twenty-five (25) days following the Current Bill Date indicated on the bill, to total current charges outstanding.

5. Final Notice: \$15.00 per Notice

Applied to a customer account, when the account is over 60 days in arrears and a final letter of notice has been issued.

BYLAW NO. 3340/2004

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 4067J

All that portion of road which lies west of the limit of Taylor Drive, Plan 952 4451 and east of the production northerly of the west boundary of Lot 3, Plan 962 4094, excepting thereout all mines and minerals.”

READ A FIRST TIME IN OPEN COUNCIL this	day of	2004.
READ A SECOND TIME IN OPEN COUNCIL this	day of	2004.
READ A THIRD TIME IN OPEN COUNCIL this	day of	2004.
AND SIGNED BY THE MAYOR AND CITY CLERK this	day of	2004.

MAYOR

CITY CLERK

BYLAW NO. 3156/HH-2004

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 "Land Use District Map D14" contained within "Schedule B" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 23/2004 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this day of 2004.

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

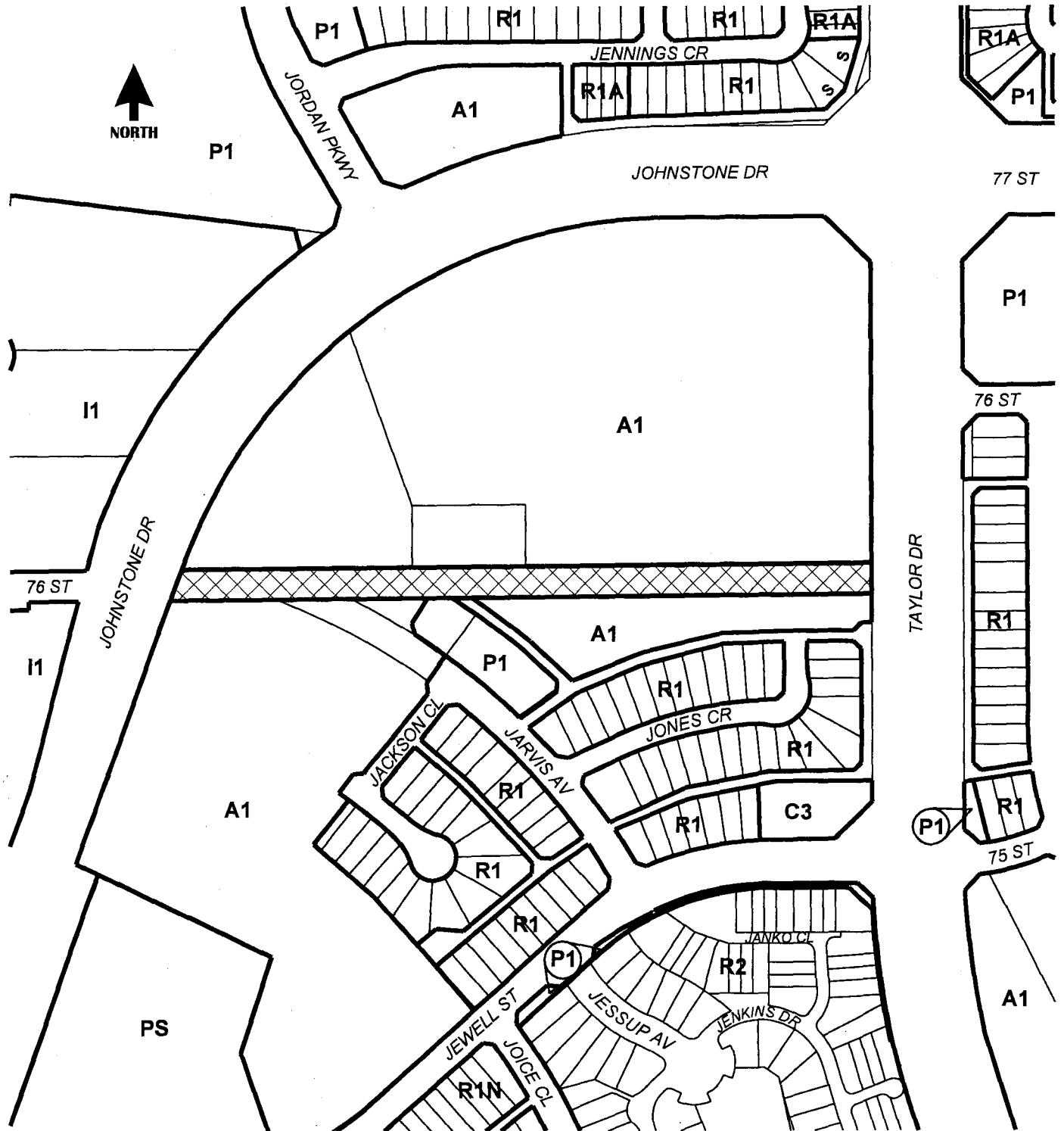
READ A THIRD TIME IN OPEN COUNCIL this day of 2005.

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

Change from :

Road to A1 

MAP No. 23 / 2004
BYLAW No. 3156 / HH - 2004

BYLAW NO. 3156/II-2004

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 "Land Use District Map D7" contained within "Schedule B" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 24/2004 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this day of 2004.

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

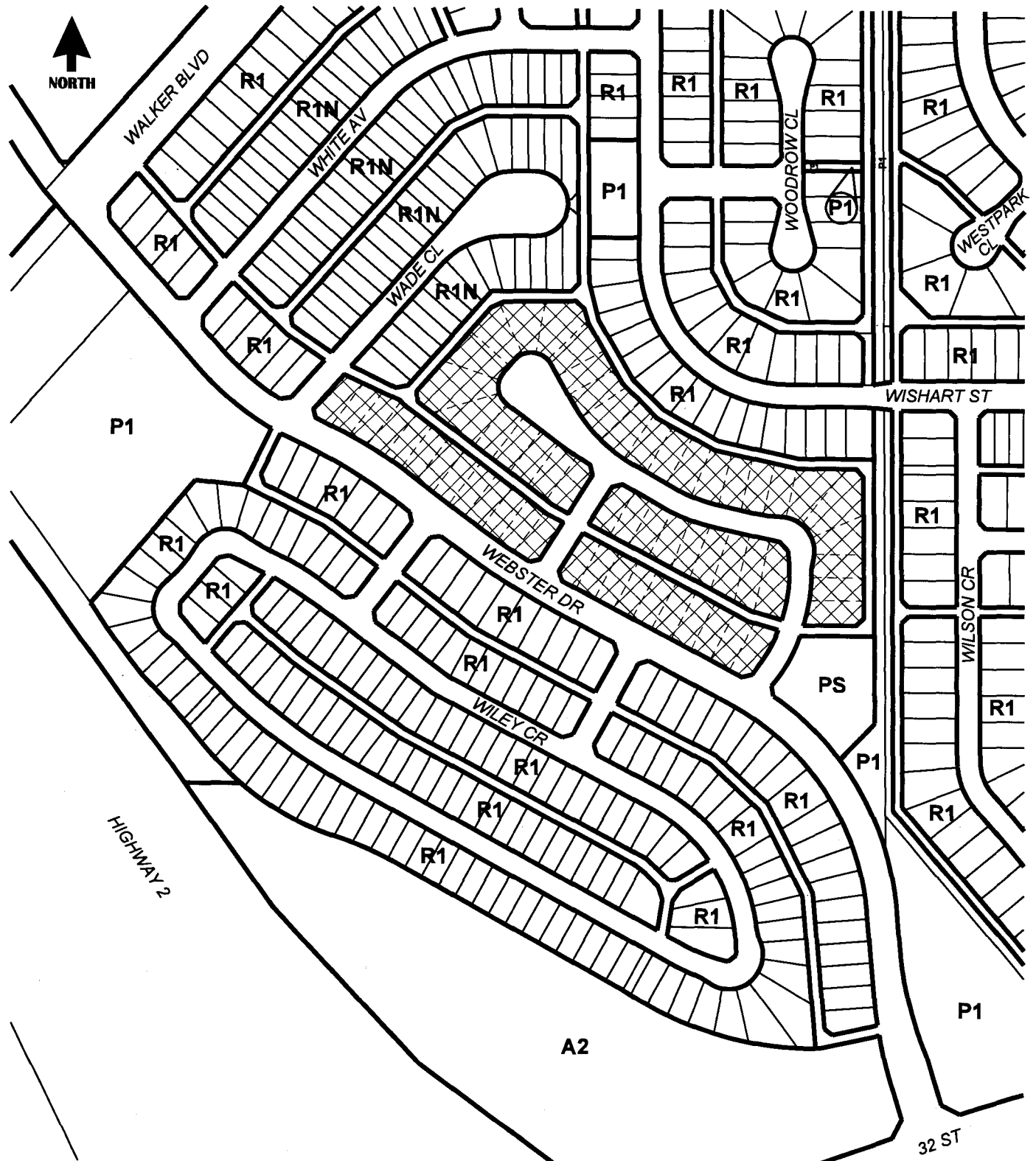
READ A THIRD TIME IN OPEN COUNCIL this day of 2005.

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)

Change from :

A1 to R1 

MAP No. 24 / 2004
BYLAW No. 3156 / II - 2004