

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, FEBRUARY 14, 2005

COMMENCING AT *4:30 P.M.*



(1) Confirmation of the Minutes of the Budget Meeting of Wednesday, January 26, 2005, the Regular Meeting of Monday, January 31, 2005 and the Budget Meeting of Tuesday, February 1, 2005

(2) UNFINISHED BUSINESS

(3) PUBLIC HEARINGS

(4) REPORTS

1. Parkland Community Planning Services – Re: *West Park Extension / Neighbourhood Area Structure Plan Amendment 3217/F-2004 / Trademark Western Properties*
(Consideration of 1st Reading of the Bylaw)

2. Land & Economic Development Manager – Re: *Johnstone Crossing, Phases 4 & 5:*
 - (a) *Road Closure Bylaw 3342/2005 – Road Plan 822 0501*
(Consideration of 1st Reading of the Bylaw) . .9
 - (b) *Parkland Community Planning Services – Re: Land Use Bylaw Amendment 3156/A-2005 / Rezoning of Portion of Road from Road to A1 Future Urban Development District / Johnstone Crossing*
(Consideration of 1st Reading of the Bylaw) . .13
3. Public Works Manager – Re: *Utility Rate Changes Recommended from 2005 Public Works Department Business Plan / Utility Bylaw Amendment 3215/A-2005 / Changes to Schedules "A", "B" and "D" – Rates Effective March 1, 2005.*
(Consideration of 3 Readings of the Bylaw) . .16
4. City Manager – Re: *Regional Partnership Initiative Grant Application (Exploration)* . .37
- (5) CORRESPONDENCE
- (6) PETITIONS AND DELEGATIONS
- (7) NOTICES OF MOTION
- (8) WRITTEN INQUIRIES
- (9) BYLAWS
 1. *3217/F-2005 – West Park Extension Neighbourhood Area Structure Plan Amendment 3217/F-2004 / Trademark Western Properties Inc.*
(1st Reading) . .49
. .1



1

**KLAND
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: February 2, 2005

TO: Kelly Kloss, Legislative & Administrative Services Manager

RE: **Neighbourhood Area Structure Plan Amendment No. 3217/F-2004
West Park Extension Neighbourhood Area Structure Plan**

INTRODUCTION

The City of Red Deer has received written application to amend the existing West Park Extension Neighbourhood Area Structure Plan (NASP). The proposed amendments directly affect currently undeveloped lands within the NASP. This proposal has been prepared by Interplan Strategies and Al-Terra Engineering Ltd. for Trademark Western Properties Inc.

PROPOSAL

The following amendments to the NASP are proposed. Please refer to Map A, which illustrates the existing land use concept, and Map B, which illustrates the land use concept including the proposed amendments. Map C indicates the changes proposed to the central park plan.

Overall, the proposed amendment bylaw contains three (3) main intents. They are:

- 1) the allocation of public roads within the presently identified adult living community;
- 2) the designation of seven (7) R1 lots for permitted use secondary suite development; and
- 3) the deletion and relocation of recreation facilities/structures within the central park area and the provision of a skating surface within the storm pond area.

REFERRAL

Upon receipt of the application, the proposed amendment was referred to all applicable City Departments, relevant agencies and authorities, and Red Deer County. No objections were received.

Comment was received from the Social Planning Department. The Department had indicated that six months advertising is required for sites proposing social care uses and, accordingly, that the applicant's text and mapping within the NASP should be revised to reflect this requirement of the Planning and Subdivision Guidelines. Furthermore, the Department is supportive of the concept regarding innovative housing such as secondary suites. The Department also supports the change within the existing adult living community, but would be further supportive of a

change to include more narrow lot and secondary suite housing rather than the proposed R1 designation, as the Department encourages a mix of housing types.

PUBLIC CONSULTATION

A meeting was conducted on the evening of December 15, 2004 at West Park Middle School. Flyers were delivered to approximately 150 residences deemed to be directly affected by the proposed amendment. The meeting, hosted by Parkland Community Planning Services (PCPS), presented the proposed changes to the NASP. Presentations were respectfully made by Steve Banack of Al-Terra Engineering and Doug Evans of the Recreation, Parks, and Culture Department. Approximately 14 area residents and a City Council representative attended the meeting. Two comments sheets were received at the meeting, while a written comment and a telephone call were received outside the meeting.

Public Road Allocation

At the neighbourhood meeting, no concern or objection was voiced regarding the allocation of the public roads within presently designated adult living community area. It was explained that the proposed road configuration would be similar to that previously approved.

Secondary Suite Designation

Regarding the designation of permitted use secondary suite development, concerns were raised over the exterior appearance and parking requirements associated with such a development. PCPS explained that secondary suites may only be developed within single-detached dwellings in the R1 District and that all required parking must be provided on-site.

Another concern raised was that of a possible increase of local traffic volumes associated with the proposed secondary suite lots. It was explained that a large increase in local vehicular traffic would not be anticipated. The proposed secondary suite designations have been targeted at the larger lots within the Westlake development and do not necessarily reflect the development wishes of those future property owners. It is quite possible that none of the designated lots will be developed for such a use. No comment or concern was received from Engineering Services regarding additional vehicular trip generation.

The above-mentioned telephone call was also regarding vehicular traffic. The resident expressed concern that the additional traffic generated by the proposed secondary suite lots would become excessive along Wilson Crescent, where he resides. The seven proposed secondary suite lots are located within the most southerly portion of Westlake. It is anticipated that the majority, if not all, of any such generated vehicular traffic would travel via Webster Drive from 32nd Street. The above-mentioned written comment also noted this concern.

Full build-out of these secondary suite lots would result in a density increase of 0.20 persons per hectare to a total of 36.97 persons per hectare, which amounts to a population increase of 12 persons within the overall plan area.

Park Facilities Redistribution

The City's Recreation, Parks, and Culture Department wishes to modify the current central park concept. Such modifications consist of the deletion of the parking area and multi-site, along with

the relocation of the play area/structure (Map C). The play area is proposed to be moved to approximately the location of the parking area's southwest boundary.

A concern was raised regarding the location of any vegetation removal and the amount thereof. It was explained that some trees would require removal to accommodate the proposed changes. In order to locate the proposed play facility/structure within a safe and secure area, the structure must be sited in a visible location and any nearby possibly hazardous or health-declining vegetation must be removed.

The majority of the residents were pleased with the proposed changes to the play area, as it was believed that it would be less intensive and/or intrusive on adjacent land uses in comparison to the approved existing plan, which includes a parking lot, multi-use pad, and a play structure.

With the proposed skating surfaces on the storm pond, concerns were raised regarding access to the pond. It was explained that pedestrian traffic is anticipated, as the surface would serve the surrounding community residents, and that no access point has yet been confirmed. In addition, a request was made that some form of landing/skate change area be constructed.

MUNICIPAL PLANNING COMMISSION

In accordance with the Planning & Subdivision Guidelines all NASP amendments must be forwarded to the Municipal Planning Commission (MPC) for recommendation prior to any submission to Council. The Plan Amendment No. 3217/F-2004 was considered by the Municipal Planning Commission on January 31, 2005, and the Municipal Planning Commission resolved to recommend that Council consider giving it first reading.

Upon request from the Municipal Planning Commission the developer deleted two secondary suite lots which were proposed in an area where lots had been subdivided and sold to individuals. Planning staff supports this request based on the requirement in the Neighbourhood Planning & Design Guidelines & Standards that where an area structure plan adjoins existing development (i.e. the existing West Park neighbourhood located east of West Park Extension) it shall propose housing of a similar type and density than that of the existing development.

RECOMMENDATION

That City Council proceed with first reading of Amendment Bylaw No. 3217/F-2004.



Johan van der Bank
Planner

attachments

c. Colleen Jensen, Director of Community Services

West Park Extension in Red Deer

Neighbourhood Structure Plan

Within:
Section 7, Township 38, Range 27, W of 4

Prepared for: Trademark Western Properties.

Plan Statistics	Acres	Hectares	%
Total Area	156.26	63.24	
Environmental Reserve	11.19	4.53	
Total Developable	145.07	58.71	

Category	Acres	Hectares	%
Single family Large Lots	8.08	3.27	5.57
Single family Std. Lots	46.31	18.74	31.92
Single family Narrow Lots	8.18	3.31	5.64
Single family Adult Living	19.84	8.03	13.68
Multi family - Town House	8.21	3.32	5.66
Street and Lanes	28.73	11.63	19.80
Public Utility Lots	7.86	3.18	5.42
Church Site	1.0	0.40	0.69
Social Care Site (Social Housing/Day Care/ Retirement Home/R2)	0.30	0.12	0.21
Municipal Reserve *	16.56	6.70	11.42

Category	Acres	Hectares	%
Net Developable Area	145.07	58.71	100.0

* Municipal Reserve Summary		
Category	Acres	Hectares
Central Park	8.87	3.58
Highway 2 Buffer	4.19	1.70
Buffer - Existing Community	1.16	0.47
Tot Lot	0.55	0.22
Feature Park	1.03	0.42
N.E. Storm Pond	0.76	0.31
Total Area for Municipal Reserve	16.56	6.70

- Legend**
- Neighbourhood Structure Plan Boundary
 - Existing Power Poles
 - Proposed 1.5m Pathway
 - Proposed Walkway
 - Existing Tree Cover
 - Children Play Area
 - Potential Walkout lots
 - Landscaped Medians
 - Proposed 2.5m Regional Pathway
 - Existing Contours

Planning Team
 InterPlan Strategies Inc.
 At-Terra Engineering Ltd.
 Lim Associates Inc.
 Finn Transportation Consultants
 Westhoff Resources Engineering Inc.
 McElhenny Consulting Services Ltd.
 Group 2 Architects

Prepared By
InterPlan strategies inc.
 Land Planning Services

Date Nov 2001	Scale 0 20 50 100m	Figure 4
Rev R2B 14/03 (WPC)		



MAP 'A' - EXISTING

West Park Extension

in Red Deer
Neighbourhood Structure Plan
Within:
Section 7, Township 38, Range 27, W of 4

Prepared for: Trademark Western Properties.

Plan Statistics	Acres ±	Hectares ±	%
Total Area	156.26	63.24	
Environmental Reserve	11.19	4.53	
Total Developable	145.07	58.71	

Category	Acres ±	Hectares ±	%
Single family Large Lots	8.08	3.27	5.57
Single family Std Lots	60.07	24.31	41.41
Single family Narrow Lots	8.18	3.31	5.64
Multi family - Town House	8.20	3.32	5.65
Secondary Suite Lots	1.19	0.48	0.82
Street and Lanes	33.63	13.61	23.18
Public Utility Lots	7.86	3.18	5.42
Church Site/R1	1.0	0.40	0.69
Social Care Site (Social Housing/Day Care/Retirement Home/R2)	0.30	0.12	0.21
Municipal Reserve *	16.56	6.70	11.42

Net Developable Area	145.07	58.71	100.0
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* Municipal Reserve Summary		
Category	Acres ±	Hectares ±
Central Park	8.87	3.58
Highway 2 Buffer	4.19	1.70
Buffer - Existing Community	1.16	0.47
Tot Lot	0.55	0.22
Feature Park	1.03	0.42
N.E. Storm Pond	0.76	0.31
Total Area for Municipal Reserve	16.56	6.70

Redistribution of recreation facilities
(see Map C for detail of central park area)

Two Secondary Suites deleted

Designation of seven (7) R1 lots for permitted use secondary suite development

Allocation of public roads and lanes
(Wiley Crescent)



Legend

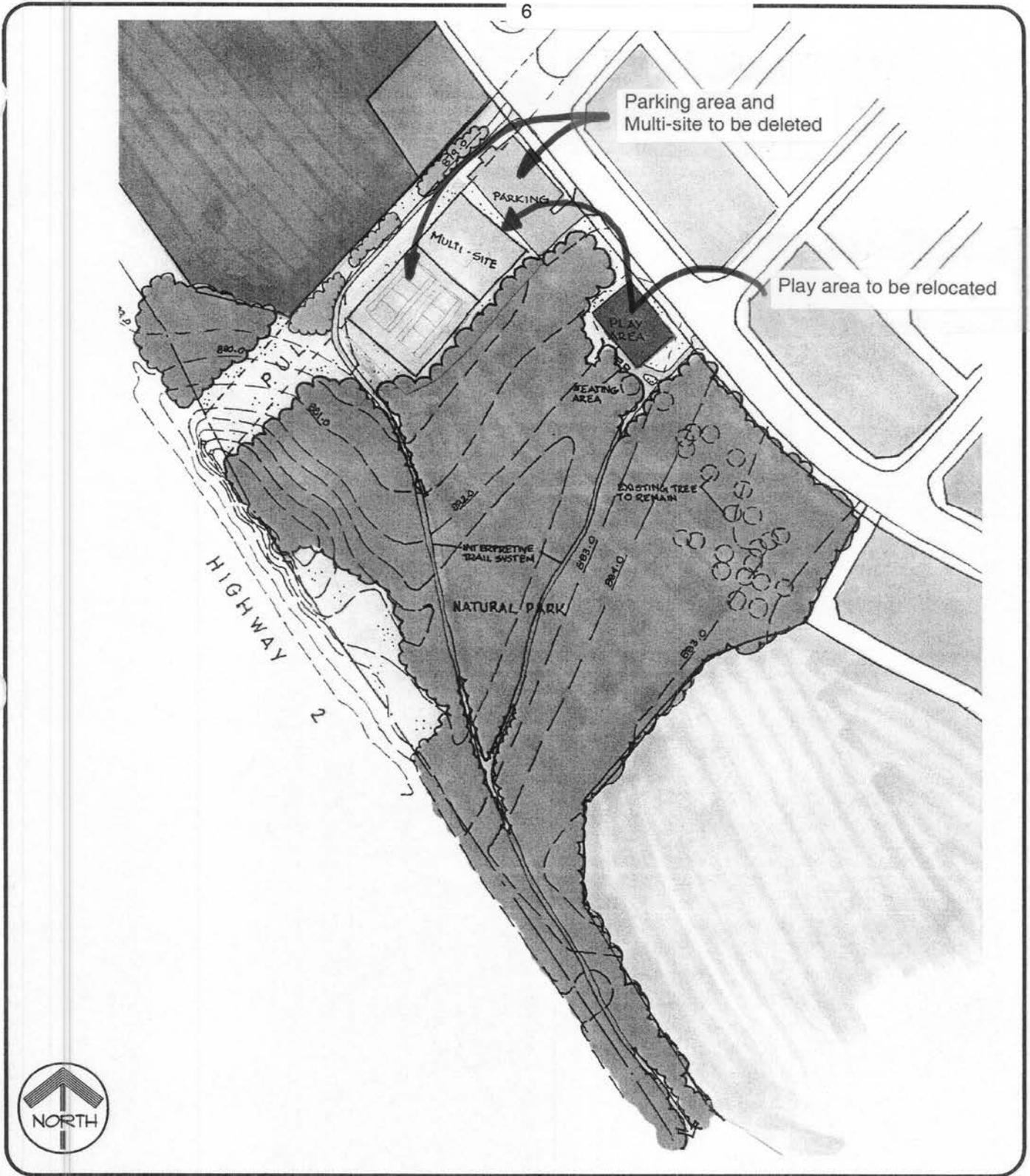
- - - - - Neighbourhood Structure Plan Boundary
- - - - - Existing Power Poles
- Proposed 1.5m Pathway
- ==== Proposed Walkway
- * Existing Tree Cover
- ⊛ Children Play Area
- Potential Walkout lots
- ▬ Landscaped Medians
- ▬ Proposed 2.5m Regional
- ▬ Existing Contours

Planning Team: InterPlan Strategies Inc., Al-Terra Engineering Ltd., Lim Associates Inc., Finn Transportation Consultants, Westhoff Resources Engineering Inc., McElhenny Consulting Services Ltd., Group 2 Architects

Prepared By: InterPlan strategies inc. Land Planning Services

Date	Nov. 2001	Scale	0 20 50 100m	Figure	4
Rev	JAN 24/05 (ALT)				

MAP 'B' - PROPOSED



West Park Extension
 Central Nature Park Concept Plan

Lim Associates Inc.

FIGURE 8

MAP 'C'



Legislative & Administrative Services

DATE: February 1, 2005
TO: City Council
FROM: Municipal Planning Commission
RE: West Park Extension Neighbourhood Area Structure Plan
Neighbourhood Area Structure Plan Amendment No. 3217/F-2004

On January 31, 2004 the Municipal Planning Commission gave consideration to a report from Parkland Community Planning Services, Re: Proposed Plan Amendment – West Park Extension Neighbourhood Area Structure Plan / Bylaw 3217/F-2004. Following discussion the motion as shown below was introduced and passed.

“Resolved that the Municipal Planning Commission recommend that City Council consider first reading of the West Park Extension Neighbourhood Area Structure Plan Amendment No. 3217/F-2004, which provides for the allocation of public roads within the presently identified adult living community; the designation of seven (7) R1 lots for permitted use secondary suite development; and the deletion and relocation of recreation facilities/structures within the central park area and the provision of a skating surface within the storm pond area.”

This is provided for Council’s information and consideration.

Mayor Morris Flewwelling, Chair
Municipal Planning Commission

Comments:

We agree that Council proceed with First Reading of the Neighbourhood Area Structure Plan Bylaw Amendment. A Public Hearing would be held on Monday, March 14, 2005 at 7:00 p.m. in Council Chambers during Council's regular meeting.

"Morris Flewwelling"
Mayor

"Norbert Van Wyk"
City Manager

Backup

CHAPMAN RIEBEEK

Barristers & Solicitors

NICK P. W. RIEBEEK*
T. KENT CHAPMAN*
LORNE E. GODDARD*, Q.C.
GAYLENE D. BOBB
KEVIN A. BEATTIE

DONALD J. SIMPSON*
GARY W. WANLESS*
NANCY A. BERGSTROM*
SUZANNE M. ALEXANDER-SMITH

300, 4808 Ross Street
Red Deer, Alberta
T4N 1X5

TELEPHONE (403) 346-6603

FAX (403) 340-1280

e-mail: dsimpson@chapmanriebeek.com

*Denotes Professional Corporation

Your file:

Our file: LUB DJS

February 2, 2005

City of Red Deer
P.O. Box 5008
Red Deer, AB
T4N 3T4

CONFIDENTIAL

**Attention: Kelly Kloss
Legislative & Administrative Services Manager**

**Re: Proposed Amendment to the Neighbourhood Area Structure Plan for
West Park Extension to Provide for Secondary Suites**

In connection with the above matter please find a copy of our letters to MPC dated January 20 and January 28, 2005, which confirm our view that there is no legal problem with amending the NASP to allow for secondary suites.

Yours truly,



DONALD J. SIMPSON
DJS/vjh
Enclosures

CHAPMAN RIEBEEK

Barristers & Solicitors

NICK P. W. RIEBEEK*
T. KENT CHAPMAN*
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DONALD J. SIMPSON*
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NANCY A. BERGSTROM*
SUZANNE M. ALEXANDER-SMITH

300, 4808 Ross Street
Red Deer, Alberta
T4N 1X5

TELEPHONE (403) 346-6603
FAX (403) 340-1280

e-mail: dsimpson@chapmanriebeek.com

*Denotes Professional Corporation

Your file:

Our file:

January 28, 2005

City of Red Deer
P.O. Box 5008
Red Deer, AB
T4N 3T4

Attention: Joyce Boon
Permit & Licensing Inspector

COPY

Re: Secondary Suites
Amendments to Neighbourhood Area Structure Plans – Additional Comments

This letter is further to the question which arose at MPC on Monday January 17th as to whether the Land Use Bylaw authorizes MPC to amend an Area Structure Plan ("ASP") so as to permit secondary suites, or whether such suites are confined to the locations shown on the original unamended plan.

On January 24, 2005, a question was raised at MPC whether the ownership of lots which have not yet been developed alters the opinion expressed in the previous correspondence. The suggestion has been made that, if people bought property not knowing that secondary suites might be developed nearby, this would be a problem and, for this reason, and NASP ought not to be amended.

One of the functions of planning law is to balance public and private interests in the development of land. It is important that everyone affected by a plan should be aware of the types of developments that are proposed. It is precisely for this reason that the *Municipal Government Act* requires that a public hearing be held before an NASP is adopted or amended. At the public hearing, any person who opposed the proposed change could appear and make their concerns known. This would include the owners of existing lots nearby who object to the introduction of secondary suites. They would have the right to make their objections known to Council. It would then be up to Council to decide whether those concerns were sufficiently important that the proposed

amendment to the NASP not be approved. The position of existing owners is protected through their right to object at the public hearing stage.

I hope this clarifies the issue to the satisfaction of MPC.

Yours truly,

DONALD J. SIMPSON
DJS/vjh

CHAPMAN RIEBEEK

Barristers & Solicitors

NICK P. W. RIEBEEK*
T. KENT CHAPMAN*
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GAYLENE D. BOBB
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DONALD J. SIMPSON*
GARY W. WANLESS*
NANCY A. BERGSTROM*
SUZANNE M. ALEXANDER-SMITH

300, 4808 Ross Street
Red Deer, Alberta
T4N 1X5

TELEPHONE (403) 346-6603
FAX (403) 340-1280

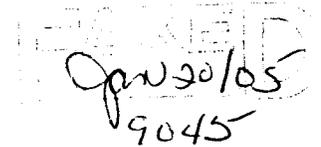
e-mail: dsimpson@chapmanriebeek.com

*Denotes Professional Corporation

Your file:
Our file:

January 20, 2005

City of Red Deer
P.O. Box 5008
Red Deer, AB
T4N 3T4



Attention: Paul Meyette, Inspections and Licensing Manager

Re: Secondary Suites – Amendments to Neighbourhood Area Structure Plans

This letter is further to the question which arose at MPC on Monday January 17th as to whether the Land Use Bylaw authorizes MPC to amend an Area Structure Plan ("ASP") so as to permit secondary suites, or whether such suites are confined to the locations shown on the original unamended plan.

We have examined the wording of section 71.1 of the Land Use Bylaw and reviewed the report that was presented to Council at the time that the amendment allowing secondary suites was first considered. In addition, we have consulted with Planning staff as to MPC's past practice of in this area.

Conclusion

Our conclusion is that the Land Use Bylaw does allow secondary suites to be authorized in an area by way of an amendment to the Area Structure Plan. However, it is also clear that the original intention was that property owners who would potentially be affected by secondary suites should be aware of the existence of such suites prior to purchasing their properties. Therefore to achieve this objective, secondary suites should only be allowed in areas that have not yet been constructed.

Bylaw Interpretation

Section 71.1 (2) and (9) of the Land Use Bylaw read as follows:

"(2) Permitted use secondary suites must be pre-designated in an area structure plan or an area redevelopment plan.

COPY

(9) Not more than 10% of the total number of lots in the R1 Residential (Low Density) District within an area structure plan or an area redevelopment plan may be pre-designated for secondary suite development."

A plan is a statutory instrument that is amended from time to time. Once amendments are approved, they are incorporated into the plan and become part of it. From a legal point of view, when a term like "area structure plan" is used, it is understood that this term would include amendments to the plan.

This treatment is similar to the interpretation given to the term "bylaw". For example, section 8 of the Land Use Bylaw provides that no one may develop land in the City "unless the development conforms to this bylaw". Of course, this means the bylaw as it is amended from time to time. There is no need to add a reference to amendments because they become part of the original bylaw once they are passed.

From a plain language point of view, secondary suites are permitted provided they are included in an area structure plan (original or amended).

The term "pre-designated" is a bit unusual and raises the question of whether in using this term Council intended something different from "designated".

The report to Council on Secondary Suites dated August 26, 2003 explains the City's proposed two-stage process for dealing with Secondary suites: the first stage is to allow them in new neighbourhoods and "Stage Two" is to consider allowing them in existing older R-1 neighbourhoods. The report contains this specific sentence:

"The bylaw amendment proposed for Stage One would sooner enable developers to introduce secondary suite development in undeveloped phases of their subdivisions through the plan amendment process;"

It is clear from this report that the original intention was to permit amendments to plans so as to allow suites in undeveloped areas.

This intention is repeated in the subsequent report to Council dated February 24, 2004 which again talks of the first stage of the program as follows:

"The advantages of allowing secondary suites as a permitted use where land has been pre-designated in an area structure plan include the following:

- It involves a public consultation process where the developer would identify land for permitted secondary suite development at a time when the area structure plan is prepared or with subsequent amendments."

It seems clear that secondary suites are intended to be permitted in any areas where permitted by an area structure plan or amendment to that plan. Council did approve the bylaw based on these reports. The term "pre-designated" has no particular magic,

but based on the context of the reports to Council the term can be taken to mean "designated before construction has taken place".

Policy Considerations

Neighbourhood Area Structure Plans ("NASP") are approved by Council after a public hearing. The role of MPC is really to consider whether it supports the proposed changes or not. Of course, whatever decision MPC makes, Council could approve the plan. The issue for MPC in considering the proposed amendment to the West Park Extension NASP is whether there are any planning or other concerns which affect the proposed new plan and which should be considered by Council.

If Council supports the amendment to the plan, MPC will be obliged to implement the plan. It would be up to Council to decide whether or not the public consultation process that accompanies all plan amendments is sufficient protection for those persons who may be affected by the development of secondary suites.

Past Practice

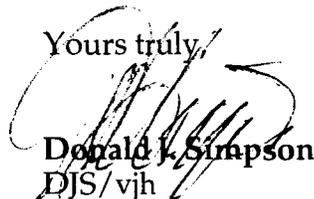
PCPS have advised that MPC and City Council previously approved amendments to Area Structure Plans which allowed secondary suites not shown on the original plans. Those situations were as follows:

1. April 2004 – Johnstone Crossing amended partway through construction of the neighbourhood to allow secondary suites, similar to the West Park Extension situation.
2. October 2004 – Inglewood: the plan was amended after it was phased and subdivided, but prior to final signature of the plan and before any actual construction.

Summary

It is consistent with the plain language reading of the Land Use Bylaw and with past practice, for the City to allow secondary suites to be designated by way of an amendment to a NASP, provided this is done in unconstructed areas of the neighbourhood. There is no policy reason why this should not continue to be the City's practice since there is ample provision for public input through both the initial public consultation process and the public hearing process which applies before an amendment is approved.

Yours truly,



Donald J. Simpson
DJS/vjh



LEGISLATIVE & ADMINISTRATIVE SERVICES
February 15, 2005

FILE

Fax: 1-604-590-6766

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

Dear Mr. Grelish:

***West Park Neighbourhood Area Structure Plan
Bylaw Amendment 3217/F-2004***

Red Deer City Council gave first reading to *West Park Neighbourhood Area Structure Plan Bylaw Amendment 3217/F-2004* at the City of Red Deer's Council meeting held Monday, February 14, 2005. For your information, a copy of the bylaw is attached.

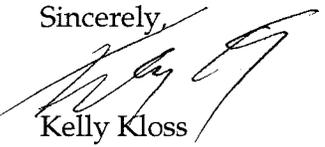
West Park Extension Neighbourhood Area Structure Plan Bylaw Amendment 3217/F-2004 provides for the allocation of public roads within the presently identified adult living community and the designation of seven R1 lots for permitted use secondary suite development. It also provides for the deletion and relocation of recreation facilities/structures within the central park area and the provision of a skating surface within the storm pond area.

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, March 14, 2005 at 7:00 p.m. in Council Chambers of City Hall during Council's regular meeting.

According to the *Land Use Bylaw*, The City requires a deposit before public advertising. An amount equal to the estimated cost of advertising, which in this instance is \$400, is required by Wednesday, February 23, 2005. You will be invoiced for or refunded the difference once the actual cost of advertising is known.

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

Sincerely,



Kelly Kloss
Manager

/attach.

c Parkland Community Planning Services
C. Adams, Administrative Assistant

Legislative & Administrative Services

DATE: February 15, 2005

TO: Johan van der Bank, Parkland Community Planning Services

FROM: Kelly Kloss, Legislative & Administrative Services Manager

SUBJECT: Neighbourhood Area Structure Plan Amendment 3217/F-2004
West Park Extension Neighbourhood Area Structure Plan

Reference Report:

Parkland Community Planning Services, dated February 2, 2005

Bylaw Readings:

West Park Extension Neighbourhood Area Structure Plan Bylaw Amendment 3217/F-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, March 14, 2005 at 7:00 p.m. in Council Chambers during Council's regular meeting

Comments/Further Action:

West Park Extension Neighbourhood Area Structure Plan Bylaw Amendment 3217/F-2004 provides for the allocation of public roads within the presently identified adult living community and the designation of seven R1 lots for permitted use secondary suite development. It also provides for the deletion and relocation of recreation facilities/structures within the central park area and the provision of a skating surface within the storm pond area. This office will now advertise for a Public Hearing. Trademark Western Properties Inc. will be responsible for the advertising costs in this instance.


Kelly Kloss
Manager/chk
attchs.

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

BYLAW NO. 3217/F-2004

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

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

That Bylaw No. 3217/98 is hereby amended:

1. By substituting the revised and updated text pages and maps, attached hereto and forming part of the bylaw, in the West Park Extension Neighbourhood Area Structure Plan [i.e. pages 12 to 17 and Figures 4, 8, 9, 16, 17, 20, 21, 22].

READ A FIRST TIME IN OPEN COUNCIL this 14th day of February, A.D. 2005.

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

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

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

MAYOR

CITY CLERK

townhouse site are provided as either a response to a particular residential market niche or a specific land use or site issue.

The concept plan also provides opportunities for walkout basements. The potential locations are identified in **Figure 4**.

The proposed land use allocation is illustrated in **Table 1**.

TABLE 1 LAND USE ALLOCATION

	Acres± (Ha±)	Percentage
Total Neighbourhood Area	156.26 (63.24)	-
Environmental Reserve	11.19 (4.53)	-
Developable Area	145.07 (58.71)	100.00
Land Use		
Single Family – Large Lots	8.08 (3.27)	5.57
Single Family – Standard Lots	60.07 (24.31)	41.40
Multi - Family – Townhouse	8.20 (3.32)	5.65
Single Family – Narrow Lot	8.18 (3.31)	5.64
Secondary Suite Lots	1.19 (0.48)	0.82
Municipal Reserve	16.56 (6.70)	11.42
Streets and Lanes	33.63 (13.61)	23.18
Public Utility Lots	7.86 (3.18)	5.42
Church Site	1.00 (0.40)	0.69
Social Care Site*	0.30 (0.12)	0.21

* Social Housing/Day Care/ Retirement Home/R2

Traffic will move efficiently and safely through the neighbourhood on a curvilinear road network that emphasizes cul-de-sac access to single family residences. The road network is supported by a complete rear lane system. Connections to the existing West Park and its local road network are strategically located to optimize efficiency of movement and safety, and to minimize through traffic.

A significant natural area along the western boundary is provided for recreation purposes and buffering of highway noise. Similarly, the existing natural wetland found at the southern end of the site is protected as habitat but is also upgraded for stormwater detention purposes.

It should be noted that the smaller wetland and associated park area located to the east of the 60th Avenue alignment is not within the site boundaries, even though each of these contribute to the neighbourhood. As such, they have not been included in the Neighbourhood Structure Plan area.

4.1.1 Single Family Detached

There are five single family detached lot types being proposed, all of which fall under the City of Red Deer's Residential Low Density District (R1) and Residential Narrow Lot District (R1N). Each of the lot types is described below.

Standard A: The typical and minimum widths of standard A lots are 15.2 metres \pm (49.9 feet \pm) and 12.8 metres \pm (42.0 feet \pm) respectively. Standard A lots account for 364 of the 692 (approximately 53 percent) dwelling units anticipated on the site, the highest proportion of any residential land use. They are found throughout the neighborhood

Secondary Suite: Similar in lot dimensions to Standard A, these lots are located in Phases 5 of the subdivision. These lots account for 7 of the 692 dwelling units anticipated on the site.

Standard B: At 16.8 metres \pm (55 feet \pm) wide standard B lots are wider than standard A lots. They are found along the neighborhood's eastern boundary where they back onto lots with similar dimensions in the adjoining established neighbourhood. They are intended to enhance compatibility and cohesiveness between existing and future residential development.

Large: Large lots are characterized by a 22.9 metre \pm (75 feet \pm) width, and lot depths of 48.8 metres \pm (160 feet \pm) and 40 metres \pm (132 feet \pm). Located along

the south side of Cronquist Drive these lots are intended to enhance compatibility with larger suburban lots located on the north side of the road.

Narrow: Narrow lots are characterized by a minimum lot width of 10.4 metres (34.1 feet) and rear drive garages. They are located near the center of the neighbourhood in close proximity to major neighbourhood roads and park and natural areas.

4.1.2 Townhouses

A single, 3.32 gross hectare \pm (8.21 acre \pm) medium density townhouse site is strategically located in close proximity to a park / natural area and the internal collector road network. Townhouse units will be a maximum two stories high. They are intended for a range of potential homebuyers.

4.2 Development Density

As noted in Section 3.1 maximum density for new residential areas in the City of Red Deer is 45 persons per gross hectare. Based upon the existing policy and given a total neighbourhood development area of 63.24 hectares \pm (156.26 acres \pm), a maximum population of 2846 persons could be accommodated in the West Park Extension area.

The proposed development concept, however, is well below the maximum, as the estimated population density is 36.97 persons per hectare. This is based upon an estimated build-out of 692 dwelling units, City of Red Deer occupancy factors and a population of 2338 persons.

The population density calculation is summarized in **Table 2**. Table 2 also shows the estimated number of dwelling units and associated population for each of the residential land uses when the neighbourhood is fully developed. Single family Standard A lots account for the majority of dwelling units (494) and population (1679) as compared to the other residential land uses.

TABLE 2 ESTIMATED POPULATION DENSITIES

Land Use	Lot Width (m±)	Number of Dwelling Units	Number of Persons/ Unit	Total Population (Maximum)	Density Persons/Ha
Single Family, Large Lot	22.9	30	3.4	102	-
Single Family, Standard A Lots	12.8	494	3.4	1679	-
Single Family, Standard B Lots	16.8	14	3.4	48	
Single Family, Narrow Lots	10.4	81	3.4	275	
Single Family, Secondary Suite Lots	12.8	7	5.1	36	-
Multiple Family, Townhouse	8.21 ac@8upa	66	3.0	198	-
Total (With church and social care site)		692	-	2338	36.97
Multiple Family, Townhouse (Additional- no social care site)*	0.30 ac@8upa	2	3.0	6	
Single Family, Standard Lot A (Additional- no church)	12.9	5	3.4	17	
Total (No church or social care site*)		699	-	2361	37.33

* Social Housing /Daycare /Retirement Home /R2

The relatively low estimated population density can be attributed to the amount of park and natural areas that are provided and the quantity of lower density single family detached development.

It should be noted that the calculations are based on the assumption that the church and community care sites would be developed for these intended purposes. Should the two sites be developed for residential purposes, the estimated population density for the entire neighbourhood would marginally increase to 37.33 persons per hectare (15.11 persons per acre). This is well within the 45 persons per hectare limit stipulated in the *City of Red Deer Municipal Development Plan*.

4.3 Parks and Open Space

The parks and open space system includes several different types of parks and an extensive pedestrian / cycling trail system connecting parks and neighbourhoods. The park and trail systems represent important community amenities and focal points for new West Park Extension residents as well as those from neighbouring communities. Approximately 10 per cent of the site is provided as municipal reserve, satisfying the *Municipal Government Act* and City of Red Deer requirements. It is comprised of a balance of natural areas, local play areas, buffer and linear parks. The percentage increases to 21 per cent when the environmental reserve areas and public utility lots such as the storm detention facility are included.

4.3.1 West Area Park

The neighbourhood's largest and most significant park is the linear park that runs the length of neighbourhood's western boundary. It includes a 3.58 hectare \pm (8.87 acre \pm) natural park located at approximately the midway point along the boundary (see **Figure 8**). A "play area", complete with a elementary playground facilities and a open green space are integrated into the natural area park. The final location and layout of the play area will be determined in cooperation with the City of Red Deer Recreation Parks and Culture Department. The western linear park system connects the northern and southern detention ponds to form a

corridor of public use open space encompassing the entire western and southern boundaries of the neighbourhood.

The western boundary park serves several important purposes by offering excellent outdoor amenity and recreation opportunities to the community, protecting important tree stands and wildlife habitat, and acting as a noise and visual barrier to Highway 2. An approximately 30 metre (100 ft.) wide, landscaped berm complete with sound attenuation faculty, will be constructed adjacent to portions of the highway right-of-way for added noise and visual abatement. The design details of the berm are illustrated in **Figure 9**.

4.3.2 East Area Park

A second linear open space incorporating a 2.5 metre regional path will be created along the 60th Avenue alignment (see **Figure 6**). It connects the historical northeast feature park at the intersection of Cronquist Drive and 60th Avenue in the north to the combination wetland / storm detention pond found in the south. The school site monument is the focus of the northeast feature park. This park and monument site will be enhanced with paved walking areas and seating facilities as illustrated in **Figure 10**. The feature park is also connected to the storm detention facility located to the southwest and ultimately to the Grand Boulevard.

4.3.3 Grand Boulevard

The high-tension power line corridor has been integrated into the neighbourhood park and open space system by serving as a median for the main entry road (see **Figure 7**). Special design treatments, such as extensive landscaping are intended to improve its visual and aesthetic quality and establish the Grand Boulevard as a neighbourhood gateway.

4.3.4 Local Parks

A 0.22 hectare \pm (0.55 acre \pm) "tot lot" in the east central area (see **Figure 10**) is provided as a local play and amenity area.

West Park Extension

In Red Deer

Neighbourhood Structure Plan

Within:
Section 7, Township 38, Range 27, W of 4

Prepared for: Trademark Western Properties.

Plan Statistics		Acres ±	Hectares ±	%
Total Area		156.26	63.24	
Environmental Reserve		11.19	4.53	
Total Developable		145.07	58.71	

Single family Large Lots	8.08	3.27	5.57
Single family Std. Lots	60.07	24.31	41.41
Single family Narrow Lots	8.18	3.31	5.64
Multi family - Town House	8.20	3.32	5.65
Secondary Suite Lots	1.19	0.48	0.82
Street and Lanes	33.63	13.61	23.18
Public Utility Lots	7.86	3.18	5.42
Church Site/R1	1.0	0.40	0.69
Social Care Site (Social Housing/Day Care/Retirement Home/R2)	0.30	0.12	0.21
Municipal Reserve *	16.56	6.70	11.42

Net Developable Area 145.07 58.71 100.0

* Municipal Reserve Summary Acres ± Hectares ±

Central Park	8.87	3.58
Highway 2 Buffer	4.19	1.70
Buffer - Existing Community	1.16	0.47
Tot Lot	0.55	0.22
Feature Park	1.03	0.42
N.E. Storm Pond	0.76	0.31
Total Area for Municipal Reserve	16.56	6.70

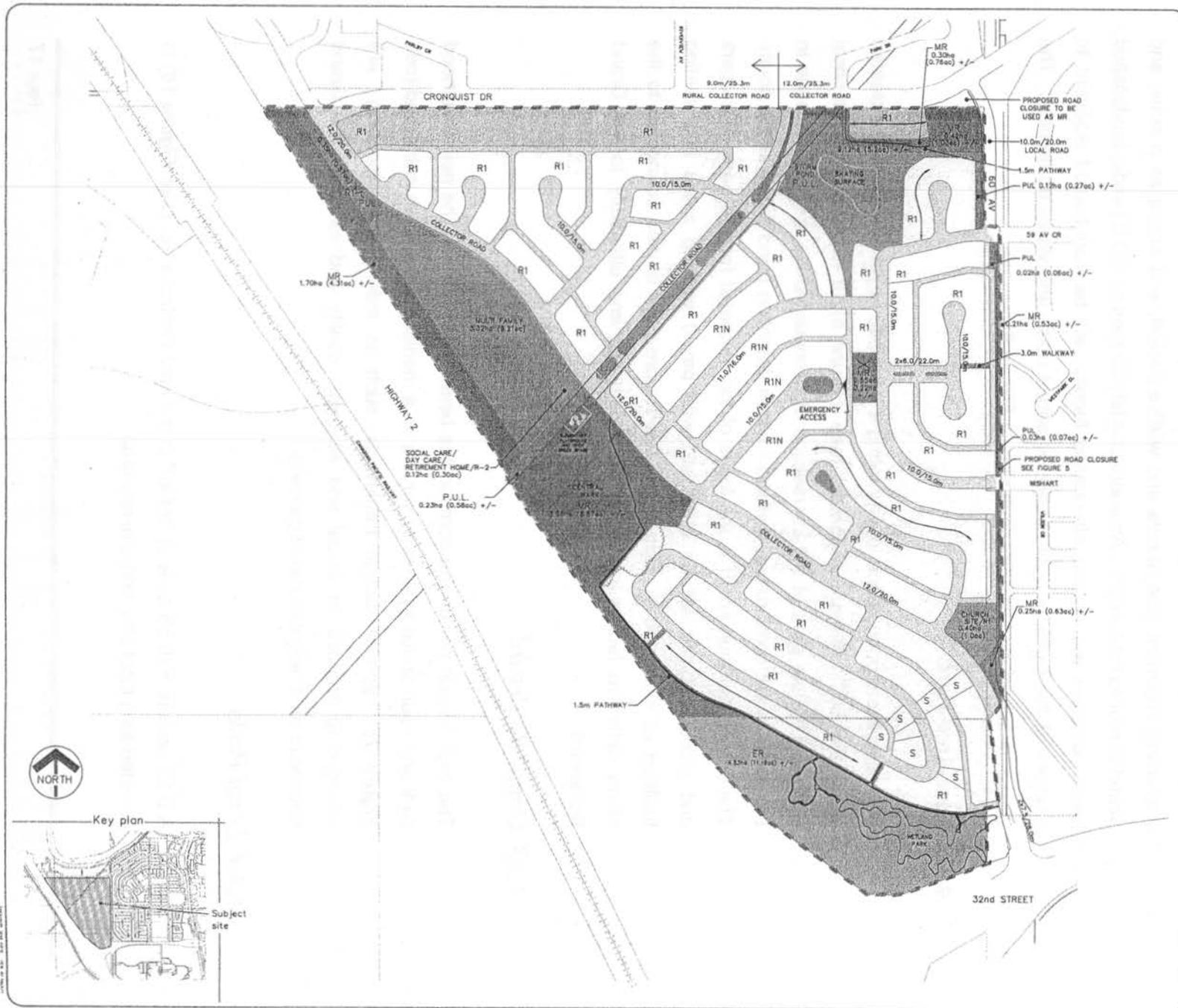
Legend

- Neighbourhood Structure Plan Boundary
- Existing Power Poles
- Proposed 1.5m Pathway
- Proposed Walkway
- Existing Tree Cover
- Children Play Area
- Potential Walkout lots
- Landscaped Medians
- Proposed 2.5m Regional Pathway
- Existing Contours

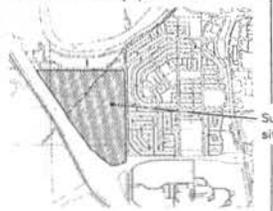
Planning Team
InterPlan Strategies Inc.
Al-Terra Engineering Ltd.
Lim Associates Inc.
Finn Transportation Consultants
Westhoff Resources Engineering Inc.
McElhannan Consulting Services Ltd.
Group 2 Architects

Prepared By
InterPlan strategies inc.
Lead Planning Services

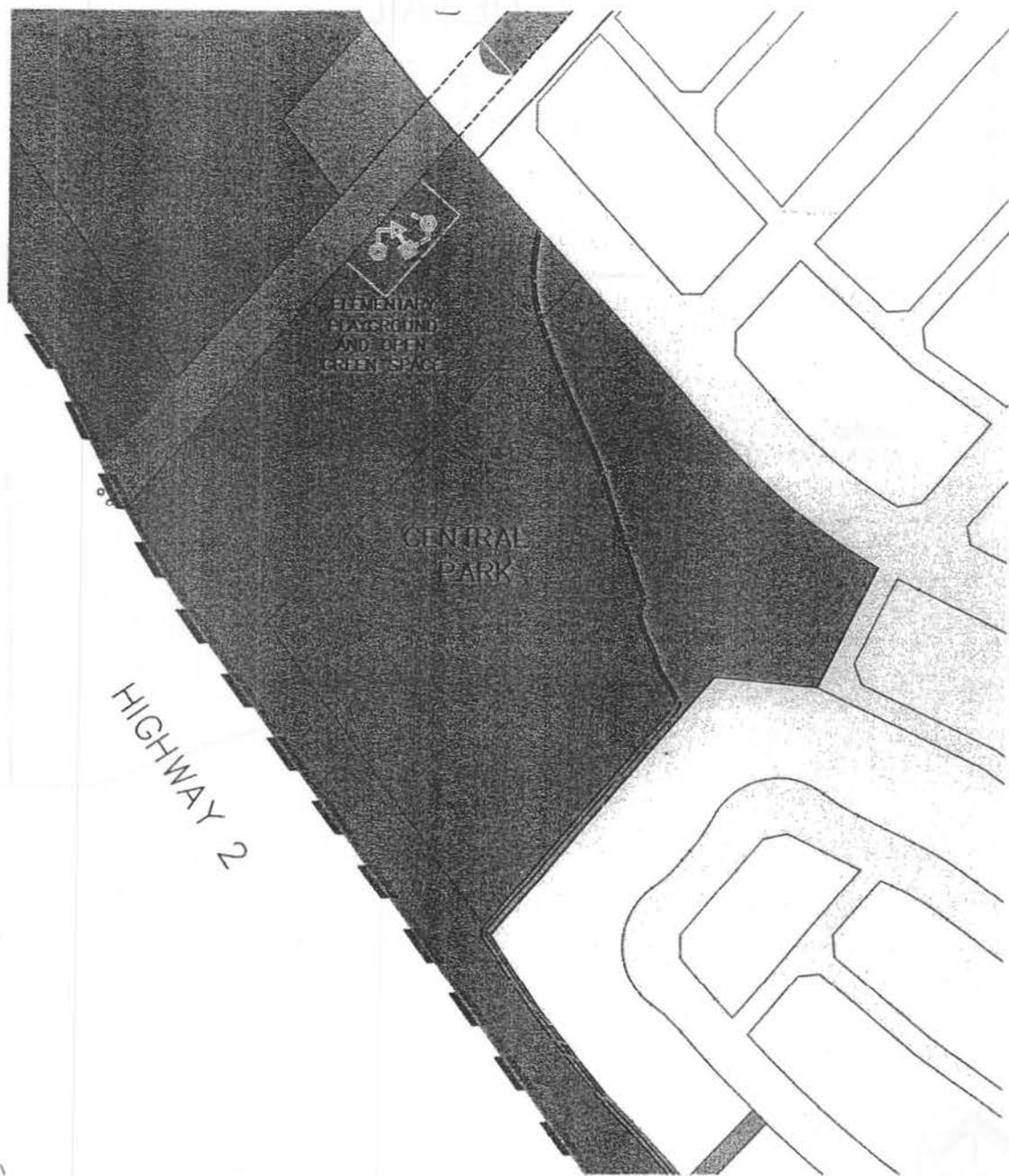
Date: Nov. 2001
Rev: JAN 24/05 (ALT)
Scale: 0 20 50 100m
Figure: 4



Key plan



Subject site

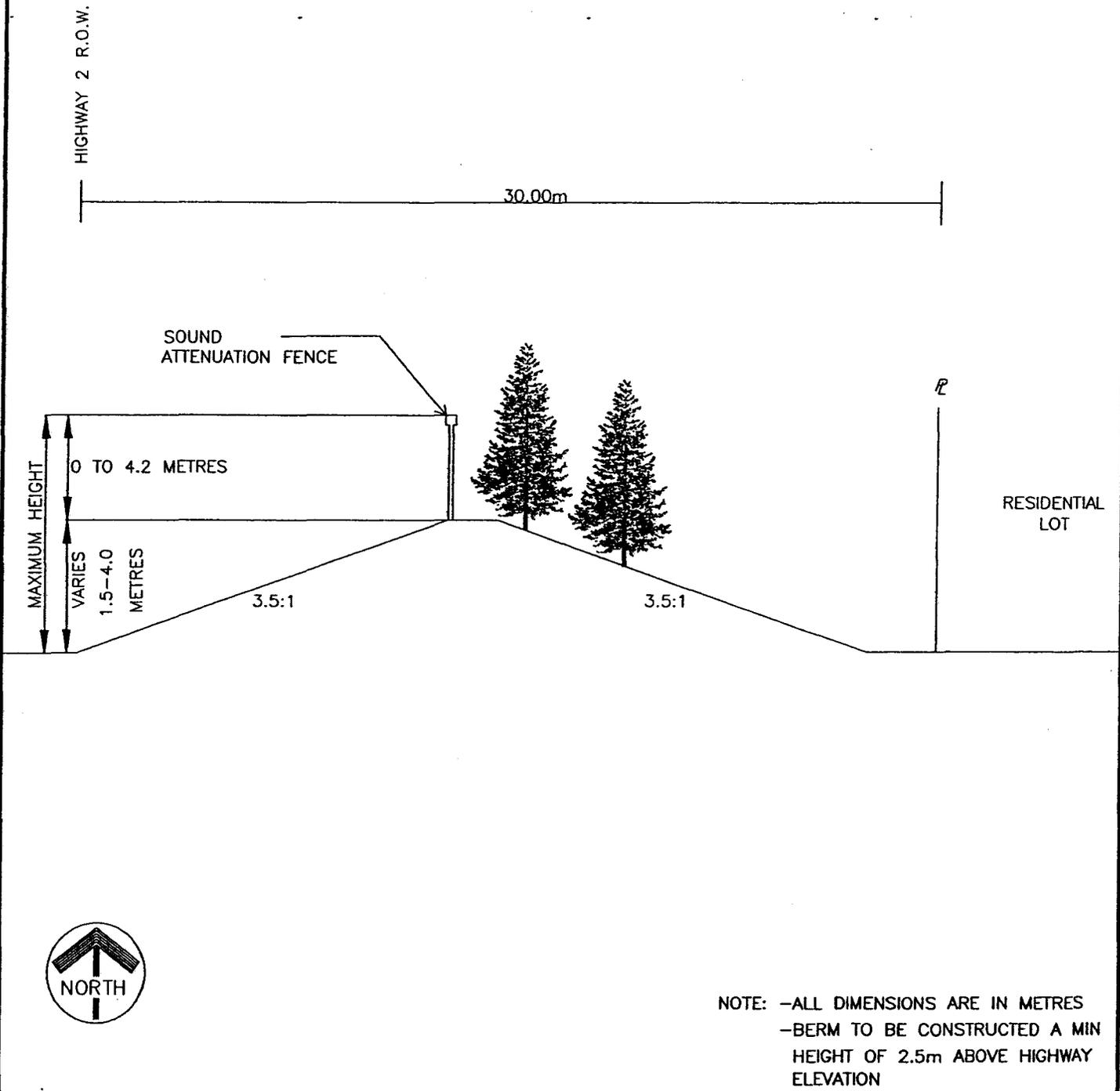


*West Park Extension
Central Nature Park Concept Plan*

Al-Terra Engineering Ltd.

FIGURE 8

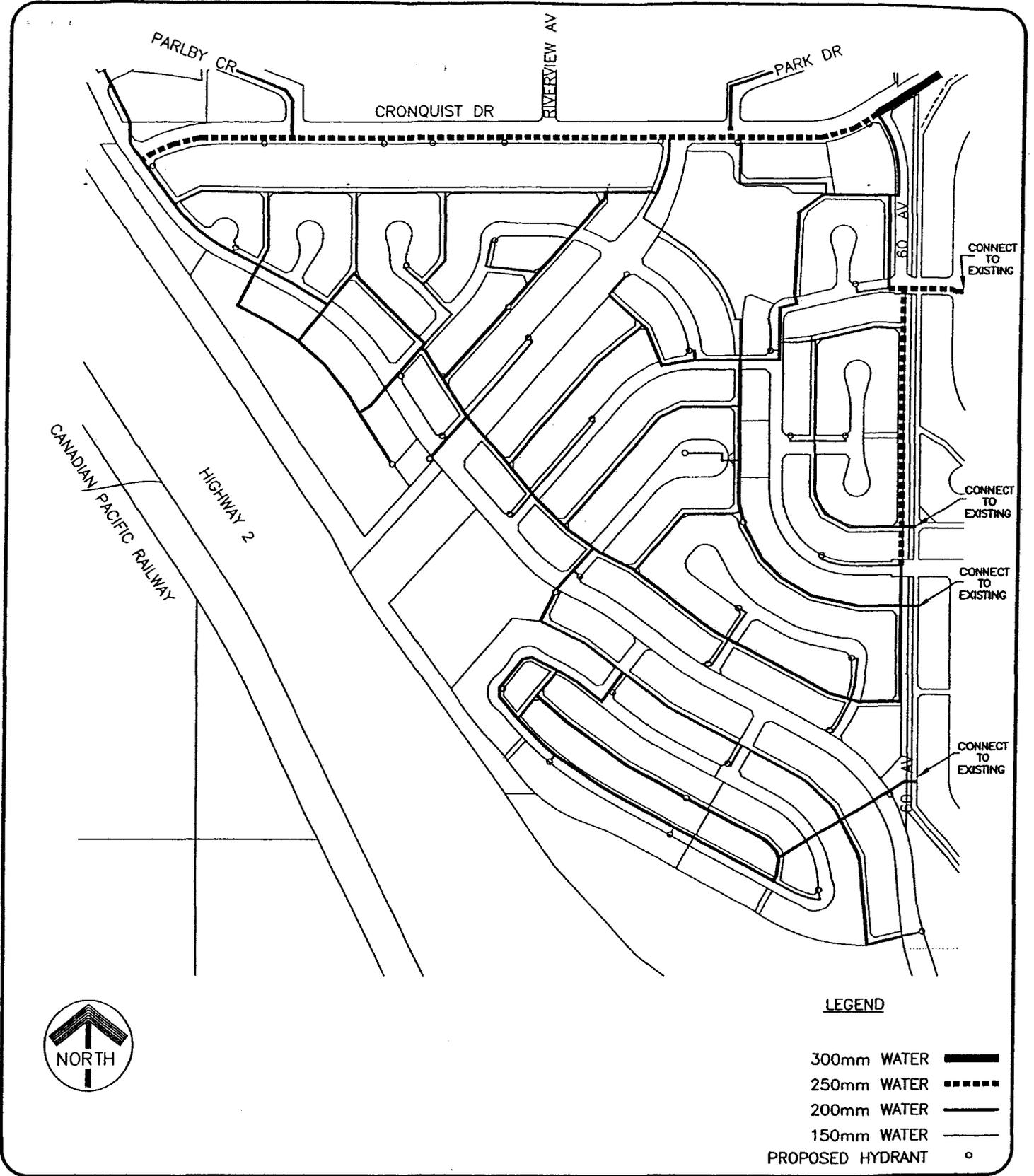
HIGHWAY BERM DETAIL



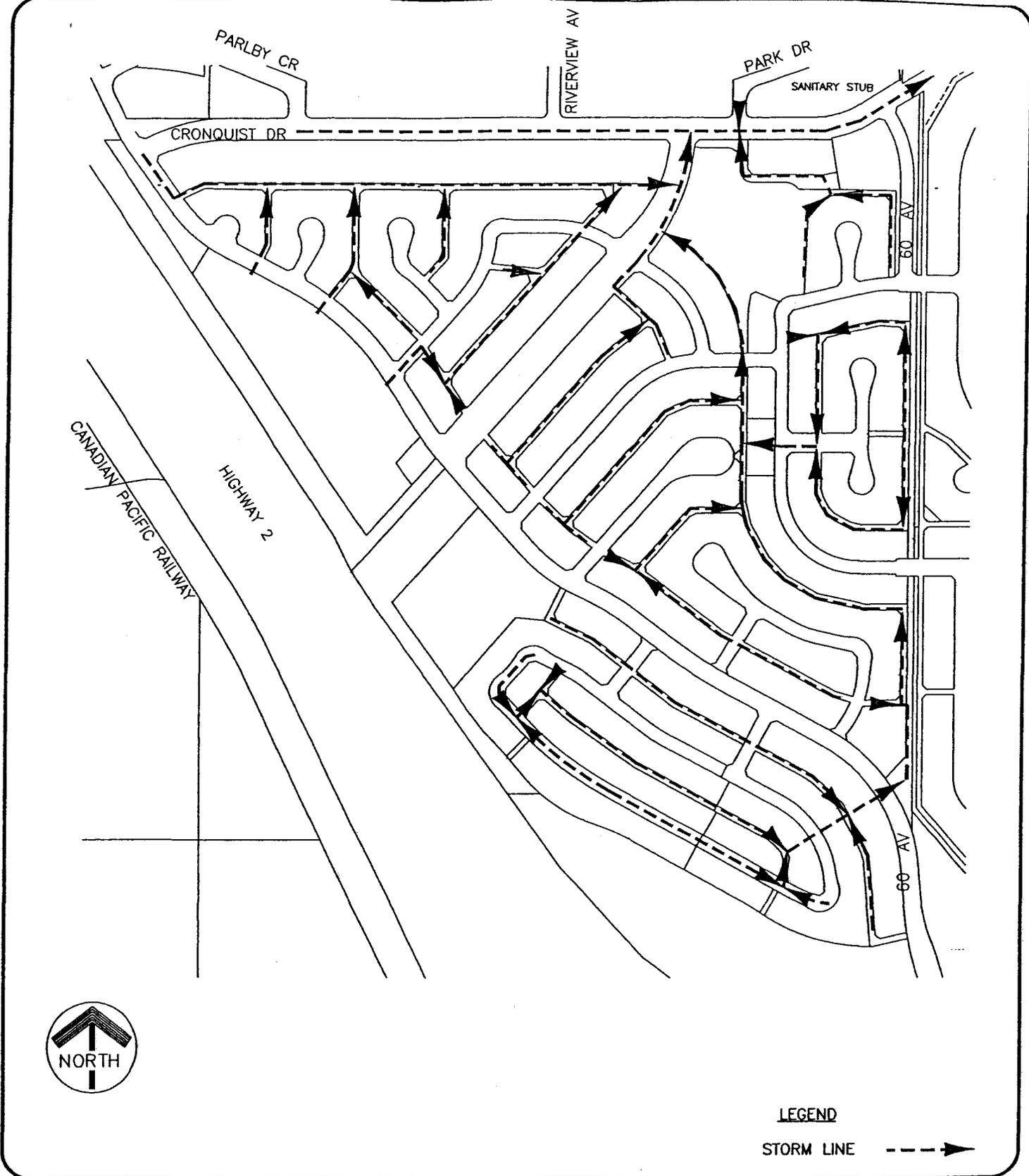
NOTE: -ALL DIMENSIONS ARE IN METRES
 -BERM TO BE CONSTRUCTED A MIN
 HEIGHT OF 2.5m ABOVE HIGHWAY
 ELEVATION

West Park Extension HIGHWAY BERM DETAIL

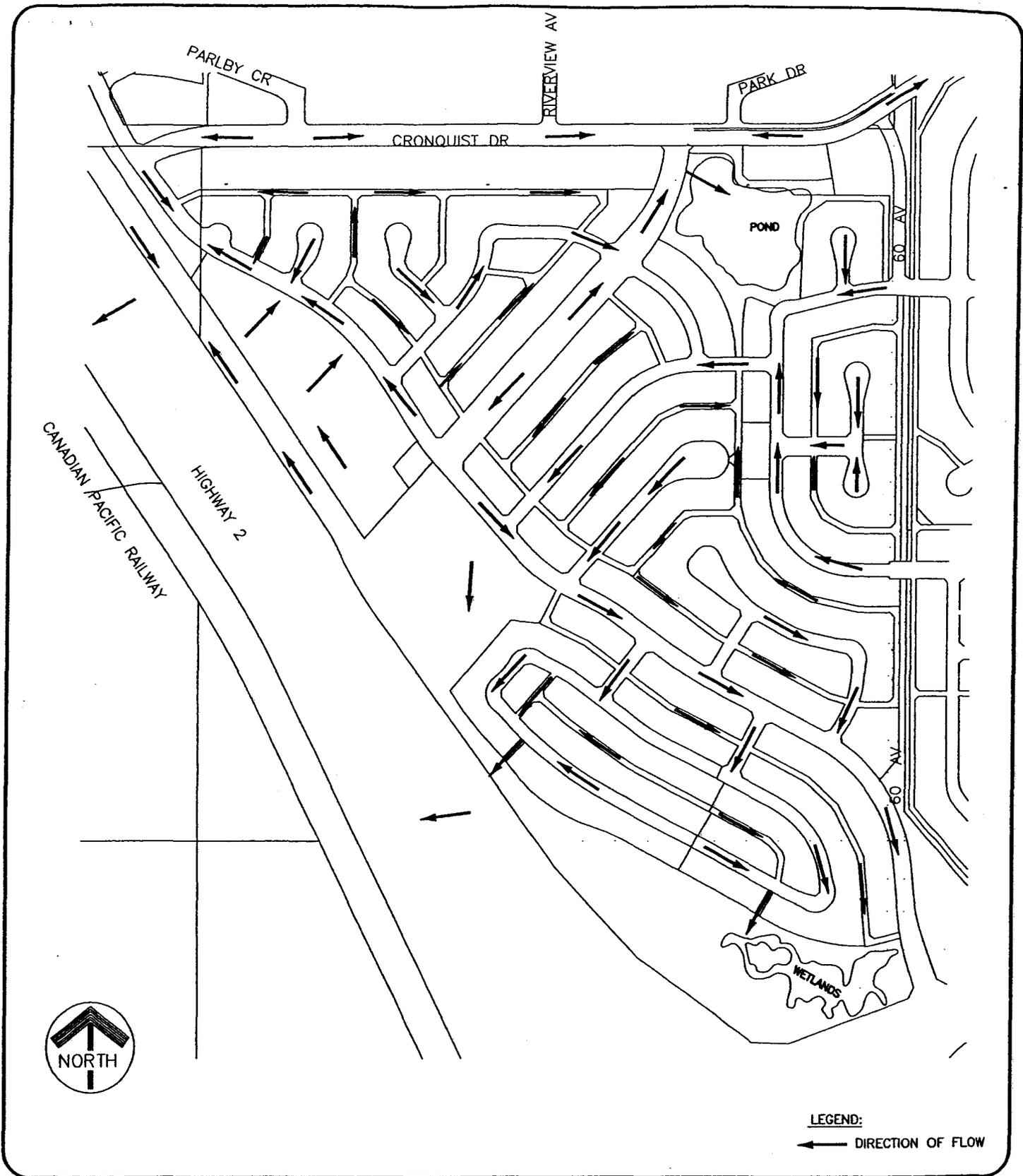
FIGURE 9



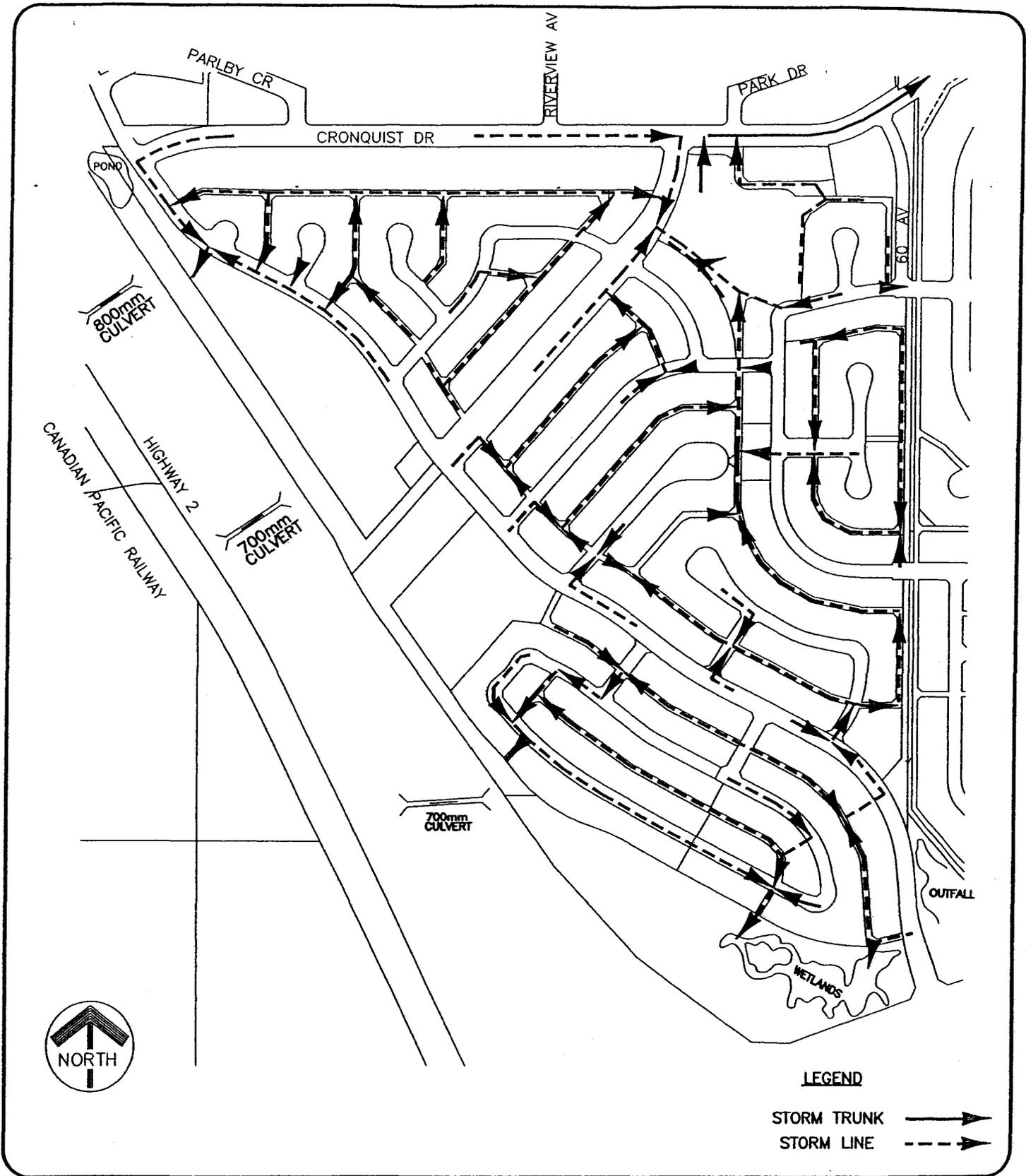
West Park Extension
Proposed Water Main



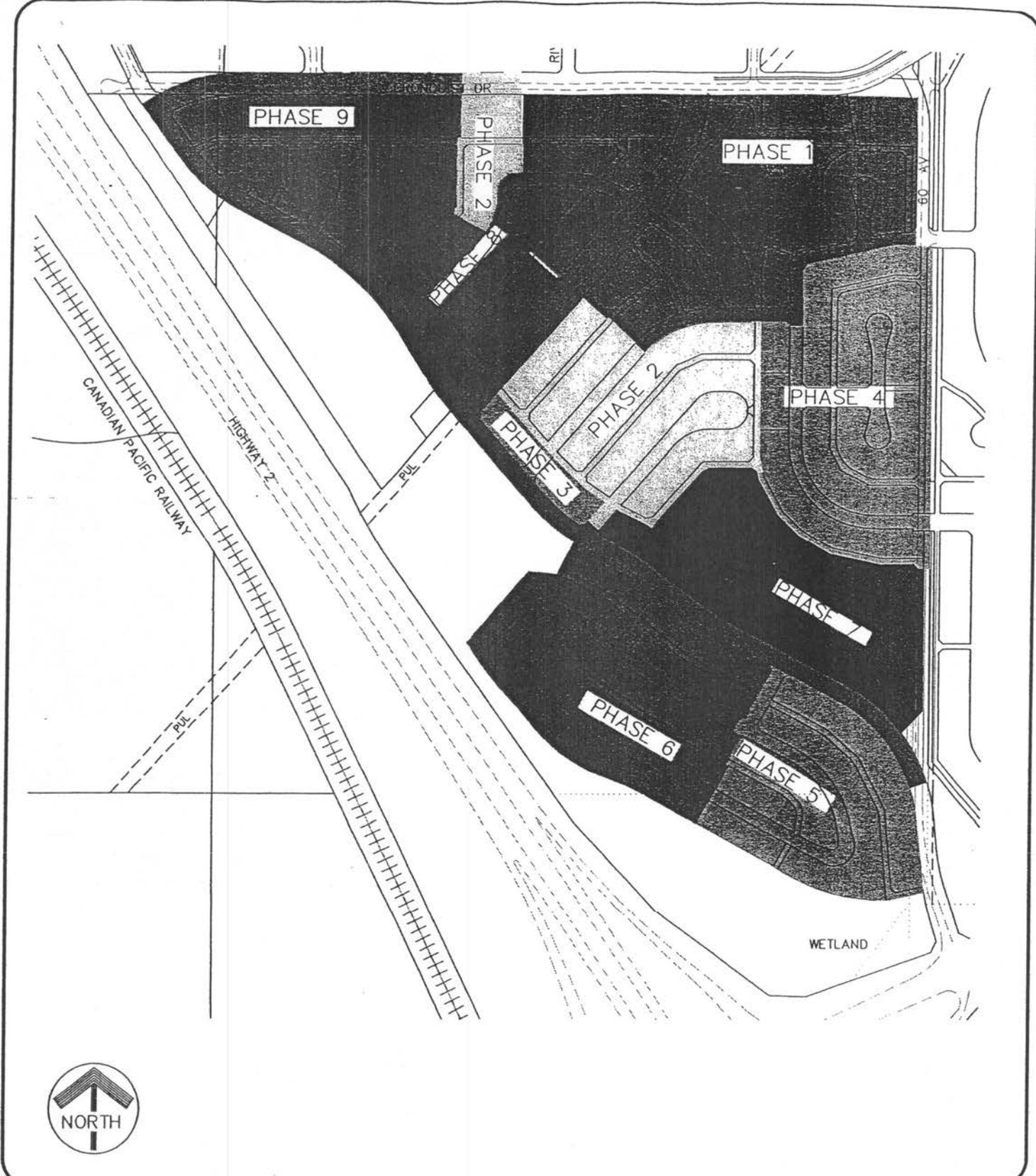
West Park Extension
 Proposed Sanitary
 Sewer



West Park Extension
 Proposed Overland
 Drainage



West Park Extension
 Proposed Storm
 Sewer



West Park Extension
Phasing

FIGURE
22

West Park Extension NASP Amendment 3217/F-2004

DESCRIPTION: Allocation of public roads within the presently identified adult living community; designation of seven R1 lots for permitted use secondary suite development; deletion and relocation of recreation facilities/structures within the central park area; provision of a skating surface within the storm pond area.

FIRST READING: February 14, 2005

FIRST PUBLICATION: February 25, 2005

SECOND PUBLICATION: March 4, 2005

PUBLIC HEARING & SECOND READING: March 14, 2005

THIRD READING: March 14, 2005

LETTERS REQUIRED TO PROPERTY OWNERS: YES NO

DEPOSIT? YES \$ 400.- NO BY: Trademark West Park Inc.

ACTUAL COST OF ADVERTISING:

\$ 469.20 X 2

TOTAL: \$ 938.40

MAP PREPARATION:

\$ —

TOTAL COST:

\$ 938.40

LESS DEPOSIT RECEIVED:

\$ (400.-)

AMOUNT OWING/ (REFUND):

\$ 538.40

INVOICE NO.:

Date: 6/8/465, Saw 161476



THE CITY OF RED DEER RECEIPT

RECEIVED FROM Trademark West Park \$400. 05 02 22
THE SUM OF Four hundred 121 Dollars YY MM DD
DESCRIPTION West Park Extension NASH Od.

	Account Number (Business Unit. Object. Subsidiary)	Subledger	T	Asset ID No.	Amount
G.L. DIST	<u>180.5901</u>				<u>400.-</u>
G.L. DIST					
G.L. DIST					
G.L. DIST					
G.L. DIST					
G.L. DIST					
G.S.T.	<u>2.3210</u>				

PAID
CITY OF RED DEER
FEB 22 2005
AMT 400.-



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

T R A N S M I T T A L

Monday, February 21, 2005

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

Attention: Kelly Kloss, Manager

**Re: West Park Neighbourhood Area Structure Plan
Bylaw Amendment 3217/F-2004**

Items Transmitted:

Attached is our cheque in the amount of \$400.00 to pay the deposit for public advertising for the Public Hearing to be held on March 14, 2005.

From: Alvin Schellenberg

Legislative & Administrative Services

DATE: February 15, 2005
TO: Johan van der Bank, Parkland Community Planning Services
FROM: Kelly Kloss, Legislative & Administrative Services Manager
SUBJECT: Neighbourhood Area Structure Plan Amendment 3217/F-2004
West Park Extension Neighbourhood Area Structure Plan

Reference Report:

Parkland Community Planning Services, dated February 2, 2005

Bylaw Readings:

West Park Extension Neighbourhood Area Structure Plan Bylaw Amendment 3217/F-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, March 14, 2005 at 7:00 p.m. in Council Chambers during Council's regular meeting

Comments/Further Action:

West Park Extension Neighbourhood Area Structure Plan Bylaw Amendment 3217/F-2004 provides for the allocation of public roads within the presently identified adult living community and the designation of seven R1 lots for permitted use secondary suite development. It also provides for the deletion and relocation of recreation facilities/structures within the central park area and the provision of a skating surface within the storm pond area. This office will now advertise for a Public Hearing. Trademark Western Properties Inc. will be responsible for the advertising costs in this instance.


Kelly Kloss
Manager/chk
attchs.

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

BYLAW NO. 3217/F-2004

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

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

That Bylaw No. 3217/98 is hereby amended:

1. By substituting the revised and updated text pages and maps, attached hereto and forming part of the bylaw, in the West Park Extension Neighbourhood Area Structure Plan [i.e. pages 12 to 17 and Figures 4, 8, 9, 16, 17, 20, 21, 22].

READ A FIRST TIME IN OPEN COUNCIL this 14th day of February, A.D. 2005.

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

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

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

MAYOR

CITY CLERK

townhouse site are provided as either a response to a particular residential market niche or a specific land use or site issue.

The concept plan also provides opportunities for walkout basements. The potential locations are identified in **Figure 4**.

The proposed land use allocation is illustrated in **Table 1**.

TABLE 1 LAND USE ALLOCATION

	Acres± (Ha±)	Percentage
Total Neighbourhood Area	156.26 (63.24)	-
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Developable Area	145.07 (58.71)	100.00
Land Use		
Single Family – Large Lots	8.08 (3.27)	5.57
Single Family – Standard Lots	60.07 (24.31)	41.40
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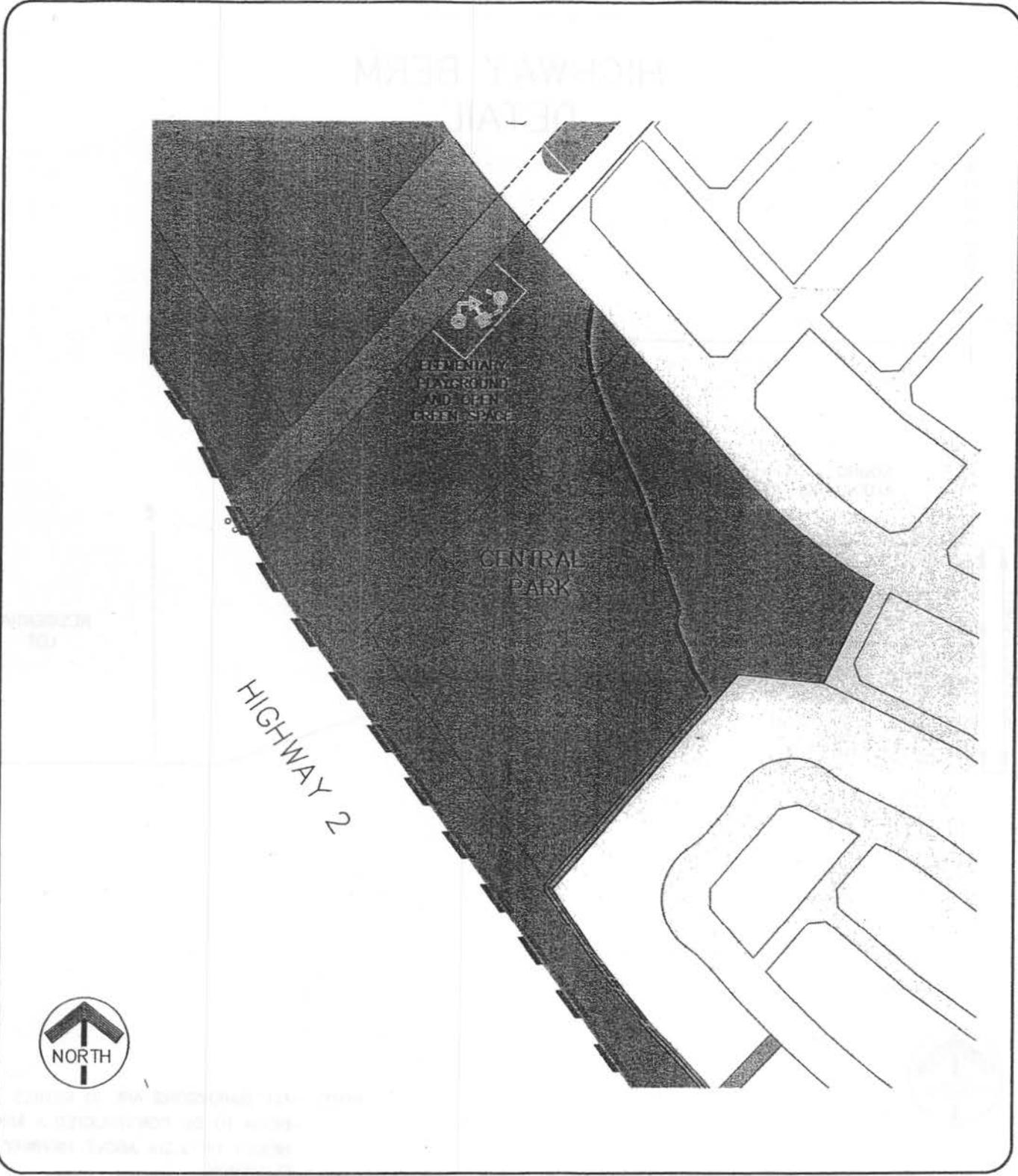
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4.3.4 Local Parks

A 0.22 hectare \pm (0.55 acre \pm) "tot lot" in the east central area (see **Figure 10**) is provided as a local play and amenity area.

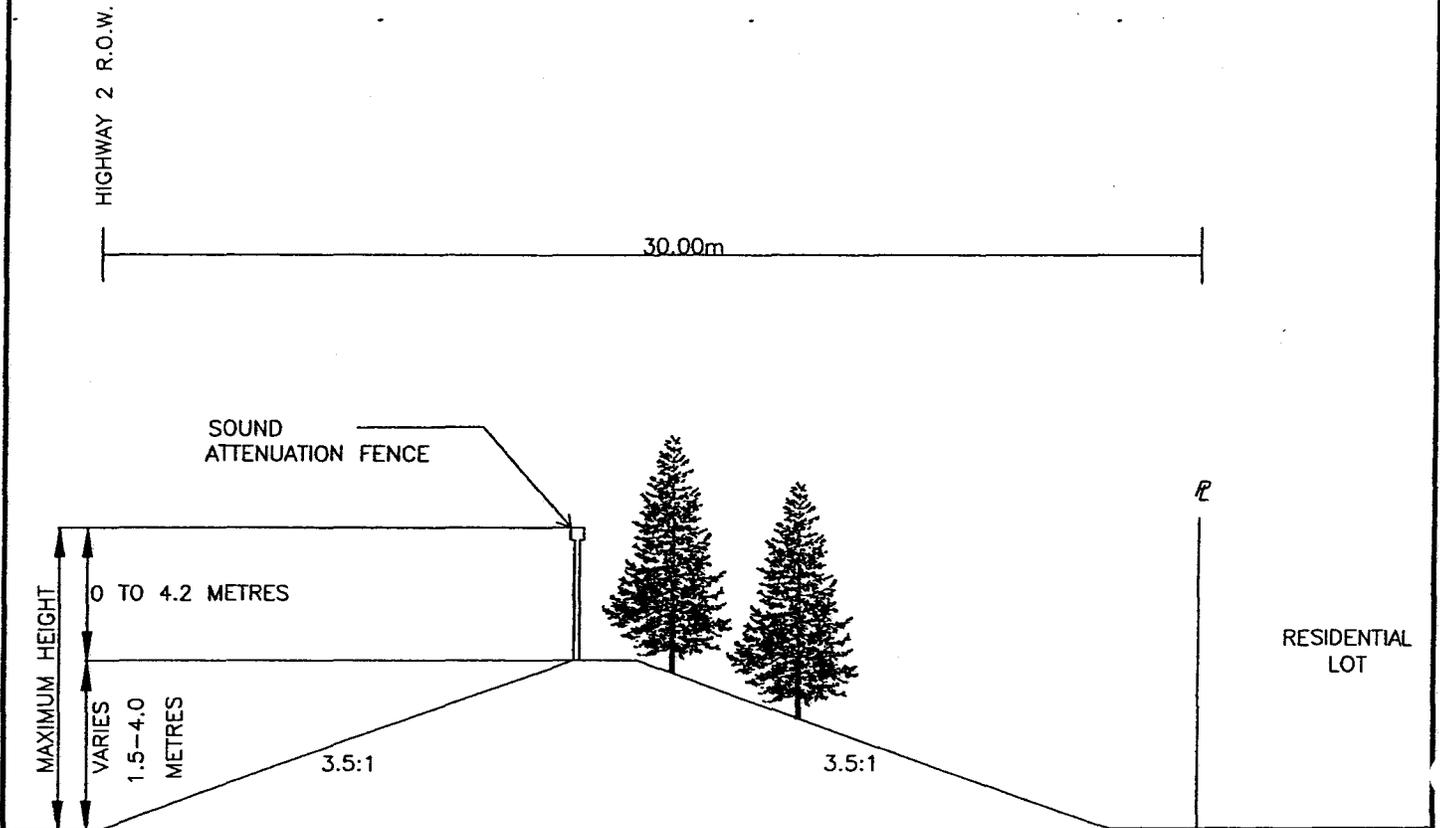


*West Park Extension
 Central Nature Park Concept Plan*

Al-Terra Engineering Ltd.

FIGURE 8

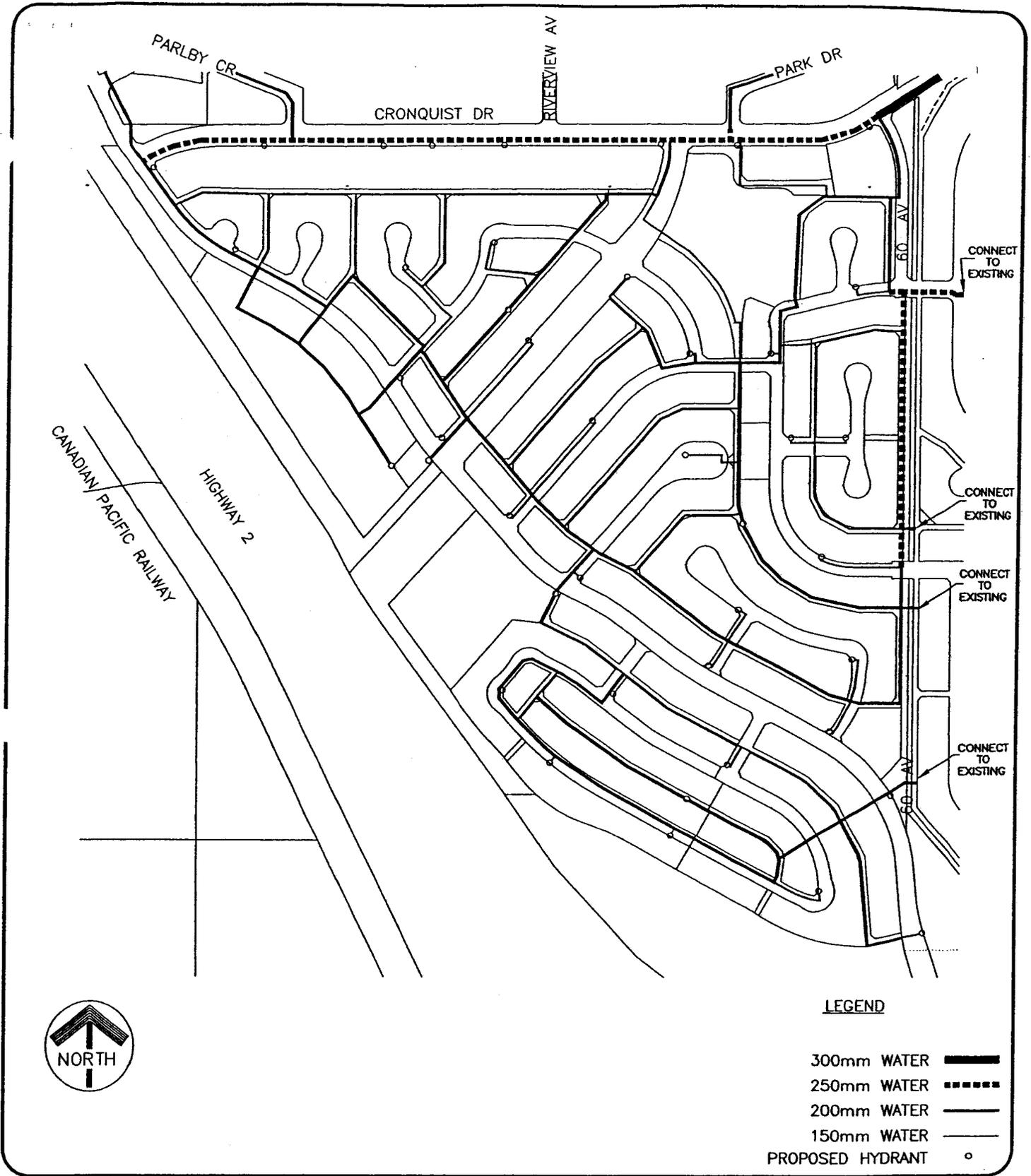
HIGHWAY BERM DETAIL



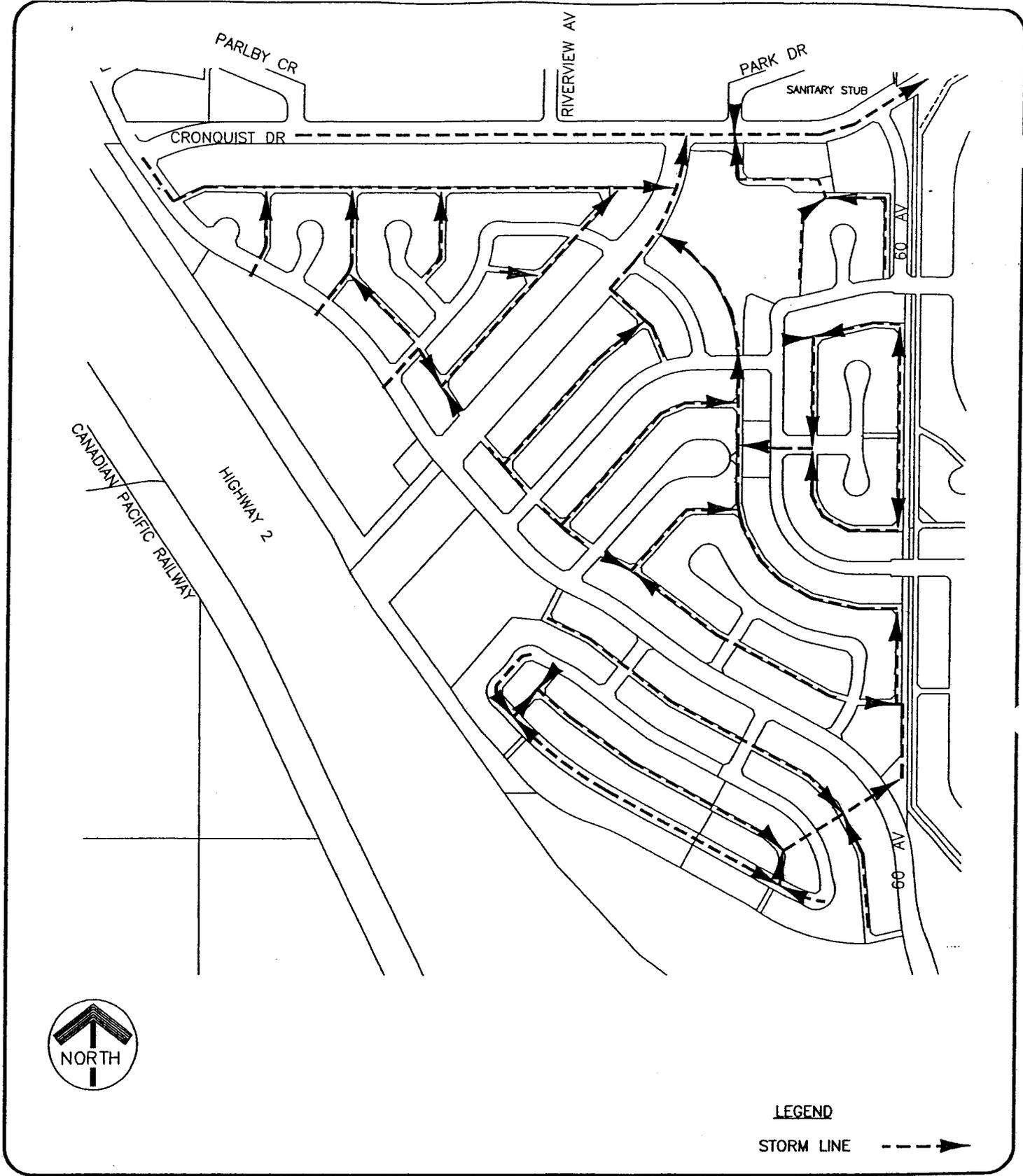
NOTE: -ALL DIMENSIONS ARE IN METRES
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West Park Extension HIGHWAY BERM DETAIL

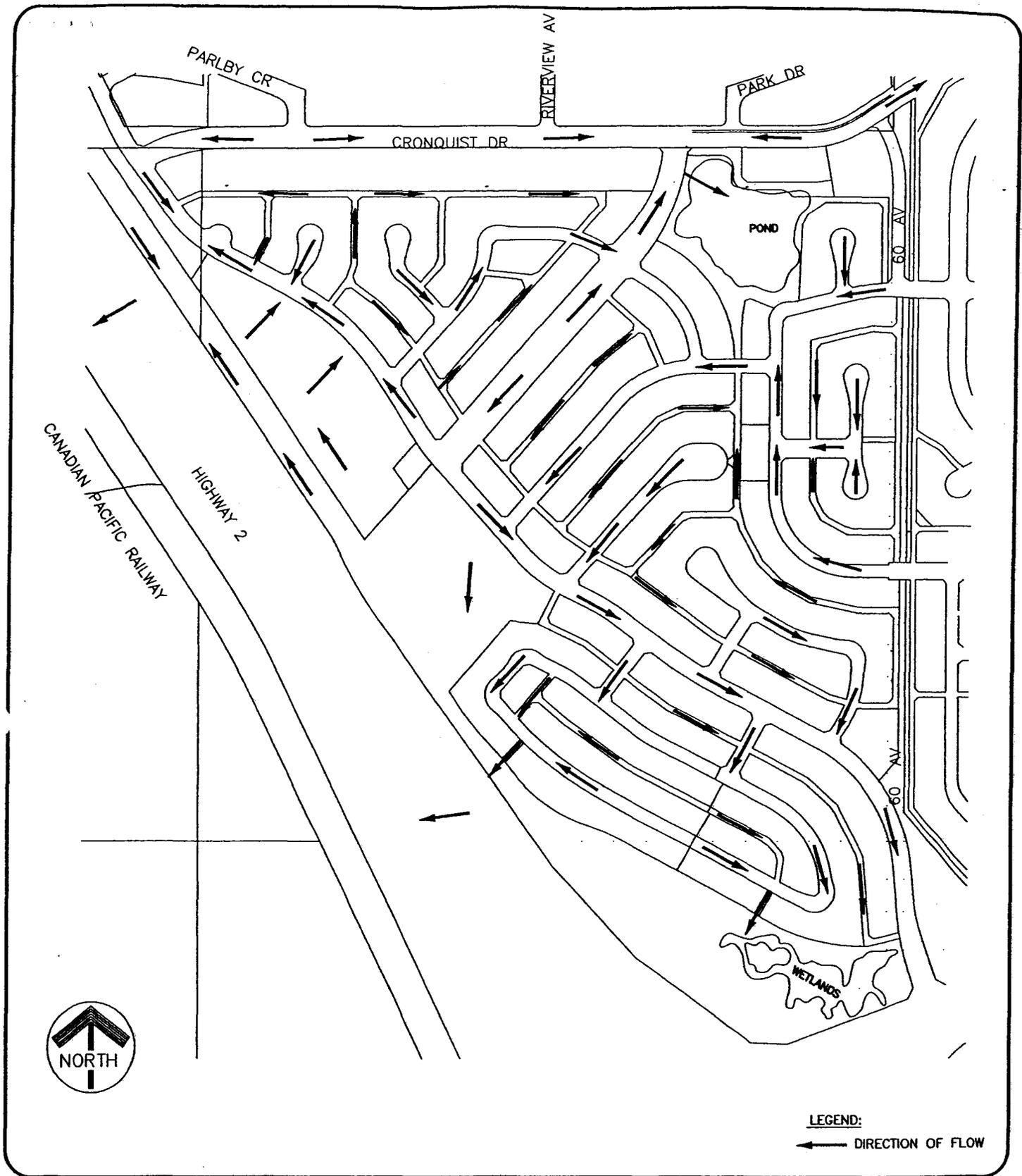
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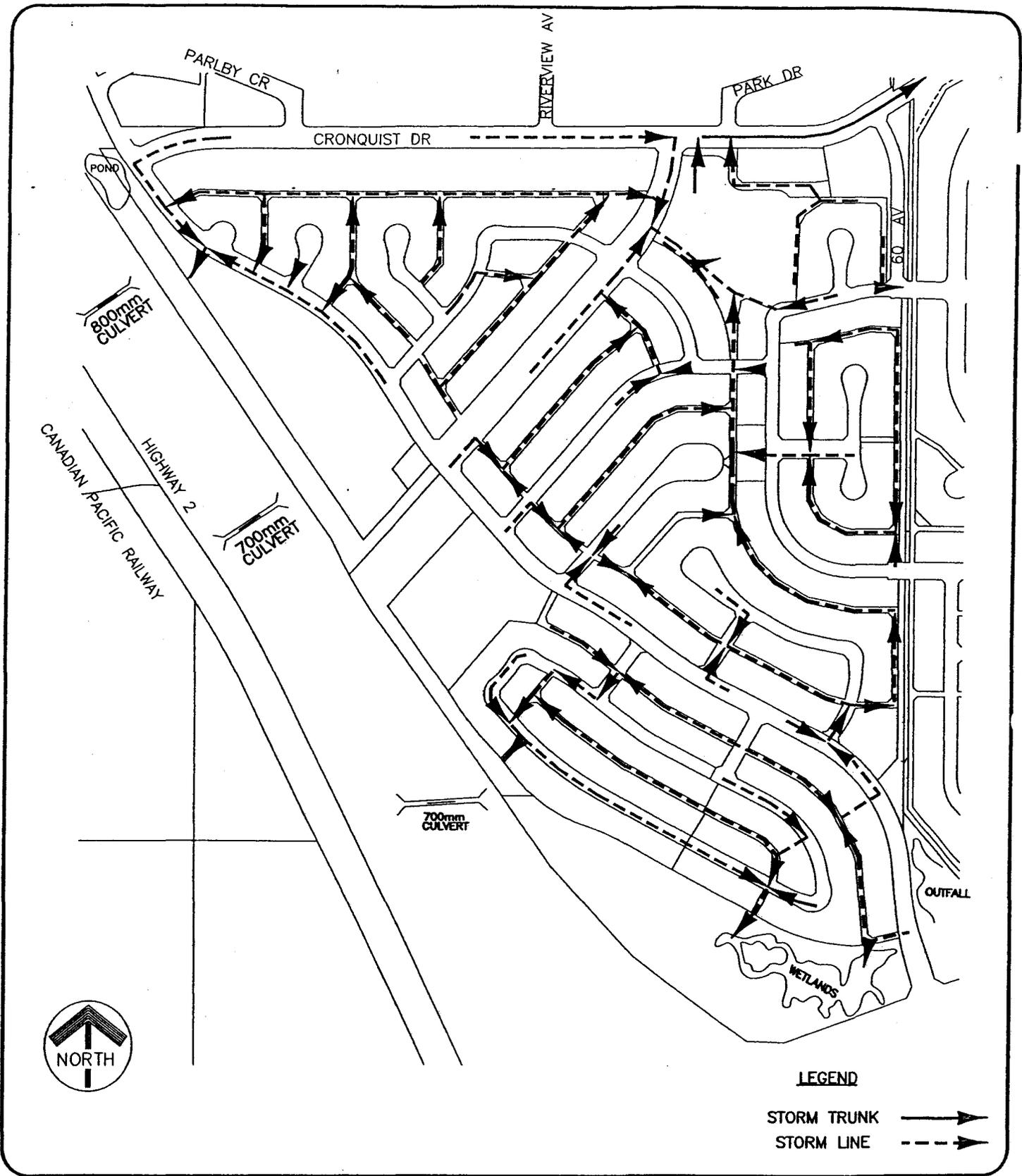
West Park Extension
Proposed Water Main



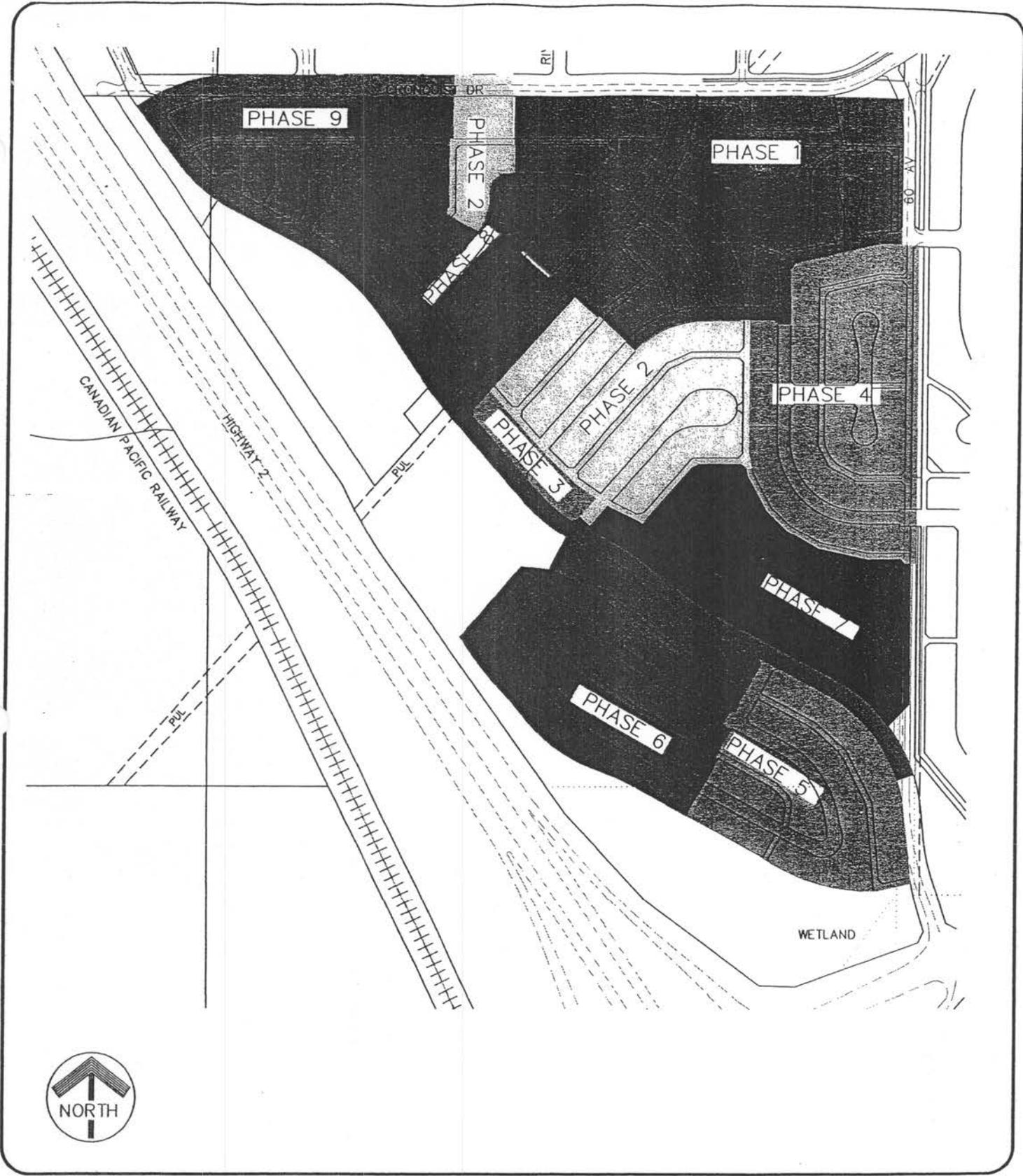
West Park Extension
 Proposed Sanitary
 Sewer



West Park Extension
 Proposed Overland
 Drainage



West Park Extension
 Proposed Storm
 Sewer



West Park Extension
Phasing

FIGURE
22

Legislative & Administrative Services

DATE: February 15, 2005
TO: Johan van der Bank, Parkland Community Planning Services
FROM: Kelly Kloss, Legislative & Administrative Services Manager
SUBJECT: Neighbourhood Area Structure Plan Amendment 3217/F-2004
West Park Extension Neighbourhood Area Structure Plan

Reference Report:

Parkland Community Planning Services, dated February 2, 2005

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Report Back to Council: Yes

A Public Hearing will be held on Monday, March 14, 2005 at 7:00 p.m. in Council Chambers during Council's regular meeting

Comments/Further Action:

West Park Extension Neighbourhood Area Structure Plan Bylaw Amendment 3217/F-2004 provides for the allocation of public roads within the presently identified adult living community and the designation of seven R1 lots for permitted use secondary suite development. It also provides for the deletion and relocation of recreation facilities/structures within the central park area and the provision of a skating surface within the storm pond area. This office will now advertise for a Public Hearing. Trademark Western Properties Inc. will be responsible for the advertising costs in this instance.



Kelly Kloss
Manager

/chk
attchs.

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



LEGISLATIVE & ADMINISTRATIVE SERVICES
February 15, 2005

Fax: 1-604-590-6766

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

Dear Mr. Grelish:

***West Park Neighbourhood Area Structure Plan
Bylaw Amendment 3217/F-2004***

Red Deer City Council gave first reading to *West Park Neighbourhood Area Structure Plan Bylaw Amendment 3217/F-2004* at the City of Red Deer's Council meeting held Monday, February 14, 2005. For your information, a copy of the bylaw is attached.

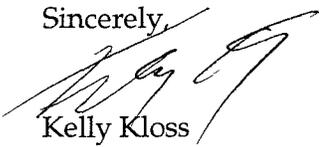
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Council must hold a Public Hearing before giving second and third readings to the bylaw. This office will now advertise for a Public Hearing to be held on Monday, March 14, 2005 at 7:00 p.m. in Council Chambers of City Hall during Council's regular meeting.

According to the *Land Use Bylaw*, The City requires a deposit before public advertising. An amount equal to the estimated cost of advertising, which in this instance is \$400, is required by Wednesday, February 23, 2005. You will be invoiced for or refunded the difference once the actual cost of advertising is known.

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

Sincerely,



Kelly Kloss
Manager

/attach.

c Parkland Community Planning Services
C. Adams, Administrative Assistant

Item No. 2

Memo

Date: January 27, 2005

To: Kelly Kloss, Manager Legislative and Administrative Services

From: Howard Thompson, Land & Economic Development Manager

Re: **Road Closure – Road Plan 822 0501 – Johnstone Crossing**

In 1982 the City of Red Deer registered Road Plan 822 0501 (shown on the attached sketch) for utilities and future collector roadway. The registration was consistent with the NW Major Area Structure Plan at that time.

The statutory plans have since changed and the current Johnstone Crossing Neighbourhood Area Structure Plan calls for the road to be registered in a similar but not identical alignment. Our legal survey consultant advises that the most efficient way to accomplish this is to close the existing road plan in its entirety. The registration of phases 5 and 6 of the Johnstone Crossing subdivision is intended for this spring and will include registration of Jordan Parkway from Taylor Drive to the north limit of phases 1 and 3 of this neighbourhood.

Our survey consultant has provided us with a description of the area to be closed as “All that area lying within road plan 822-0501”.

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:

“All that area lying within road plan 822-0501”.

2. Amend the Land Use Bylaw to rezone the closed road to A1 – Future Urban Development District.

Howard S. Thompson
Land & Economic Development Manager

Attach.

Johnstone Crossing

Neighbourhood Area Structure Plan

Scale 1:5,000

April 2004

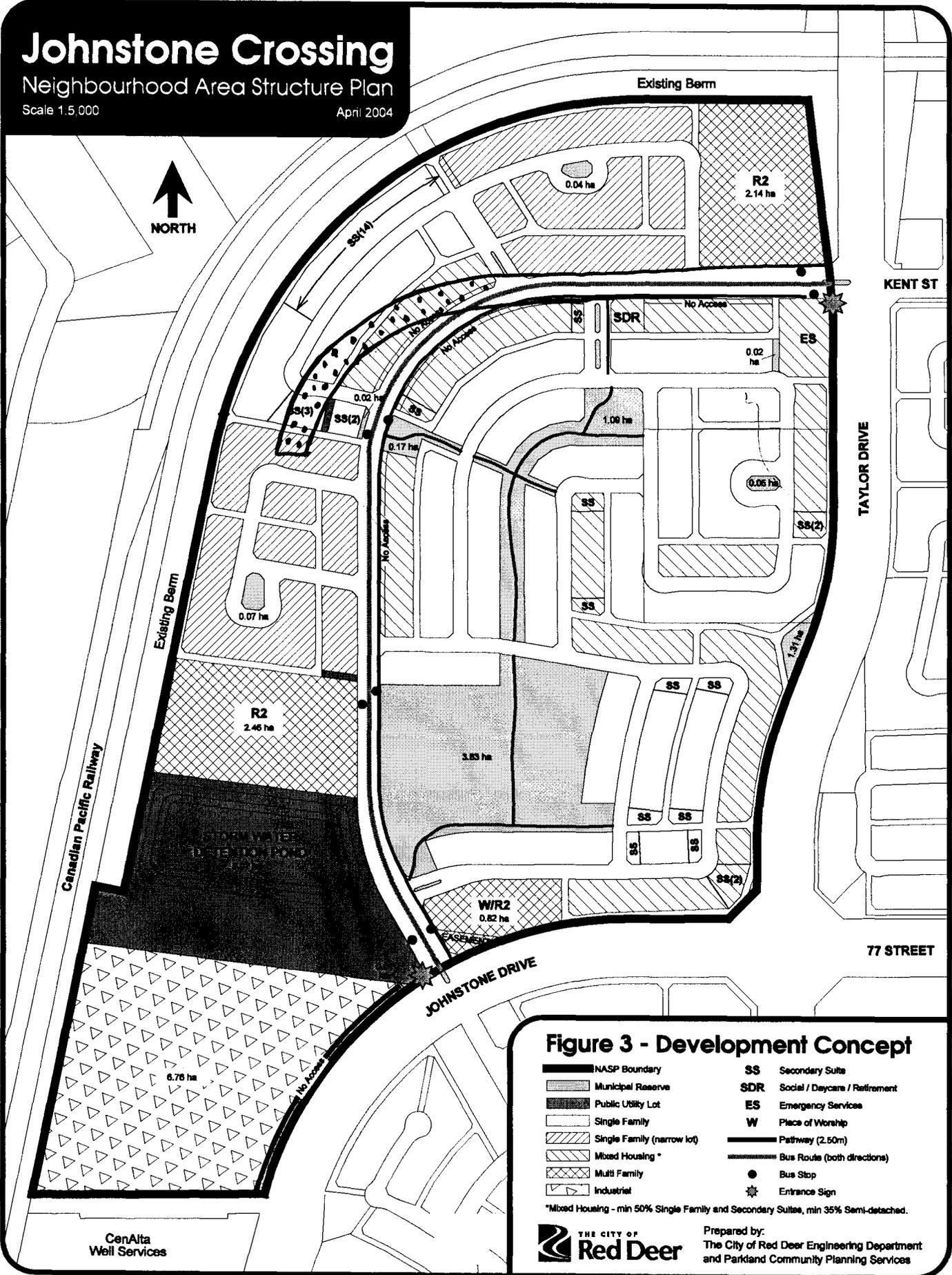


Figure 3 - Development Concept

- | | | | | |
|--|----------------------------|--|-----|-------------------------------|
| | NASP Boundary | | SS | Secondary Suite |
| | Municipal Reserve | | SDR | Social / Daycare / Retirement |
| | Public Utility Lot | | ES | Emergency Services |
| | Single Family | | W | Place of Worship |
| | Single Family (narrow lot) | | | Pathway (2.50m) |
| | Mixed Housing * | | | Bus Route (both directions) |
| | Multi Family | | | Bus Stop |
| | Industrial | | | Entrance Sign |

*Mixed Housing - min 50% Single Family and Secondary Suites, min 35% Semi-detached.



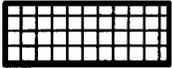
Prepared by:
The City of Red Deer Engineering Department
and Parkland Community Planning Services

CenAlta
Well Services

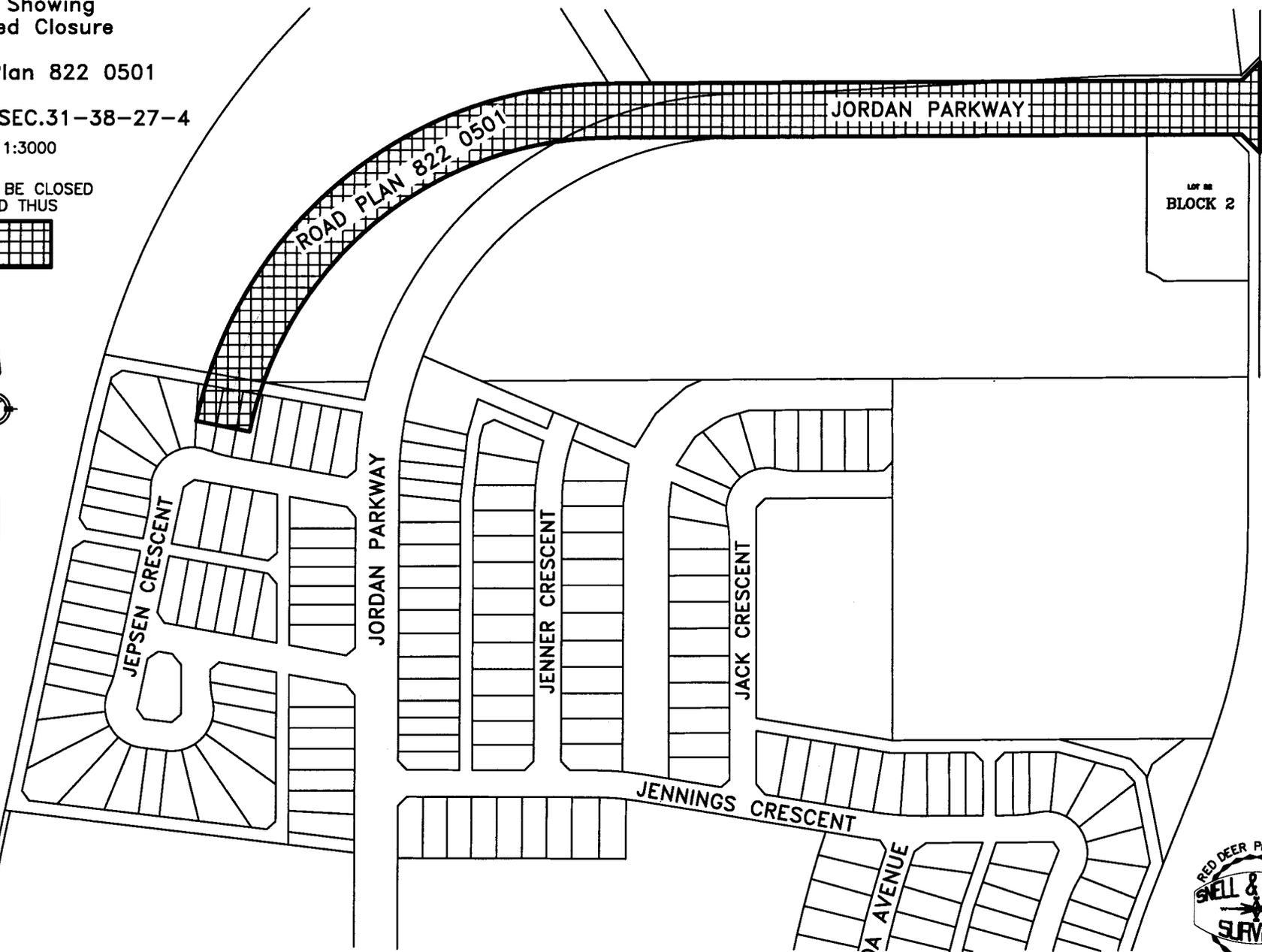
RED DEER
Sketch Showing
Proposed Closure
of
Road Plan 822 0501
in the
E.1/2 SEC.31-38-27-4

SCALE = 1:3000

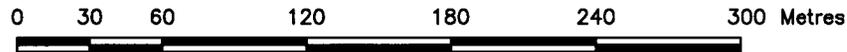
ROAD TO BE CLOSED
IS SHADED THUS



11

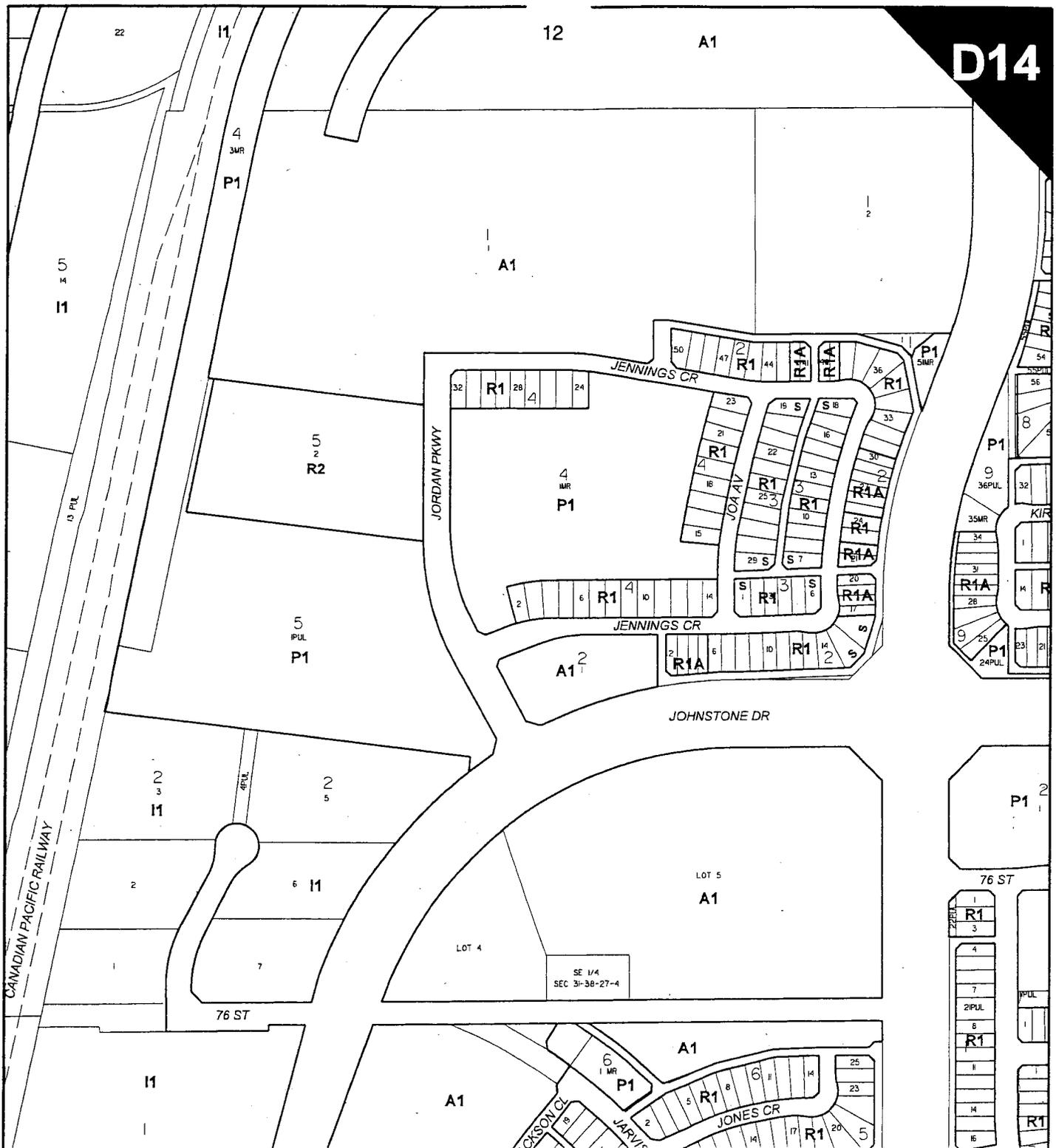


TAYLOR DRIVE (ROAD ALLOWANCE)



JANUARY 27, 2005
JOB No.: 25-216

D14



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

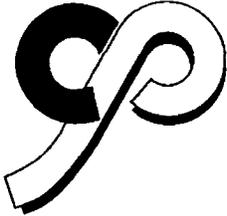
Amendments to SE¼ Sec 31

- 3156 / OO-99 Jan 17, 2000
- 3156 / GG-2000 Sept 25, 2000
- 3156 / K-2004 Apr 19, 2004
- 3156 / N-2004 May 17, 2004

C15	D15	E15
C14	D14	E14
C13	D13	E13

SE¼ Sec 31
Twp 38- Rge 27 - W4th

printed on
Jun 17, 2004



**PARKLAND
COMMUNITY
PLANNING
SERVICES**

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

DATE: February 2, 2005

TO: Kelly Kloss, Legislative & Administrative Services Manager

RE: Land Use Bylaw Amendment No. 3156/A-2005
Map No. 1/2005
Johnstone Crossing Phases 4 & 5
NE and SE ¼ Section 31-38-27-W4M
City of Red Deer

BACKGROUND

In phases 4 and 5 of the Johnstone Crossing Neighbourhood Area Structure Plan (NASP) is an existing roadway plan 082 0501, which was subdivided in 1982 as a future collector street and to facilitate the extension of utilities to Edgar Industrial Park.

The Johnstone Crossing NASP which was adopted in 2003 proposes a collector street with an alignment which is slightly different to the extent that Roadway Plan 082 0501 is no longer needed (see attached Figure 3: Development Concept).

PLANNING COMMENT

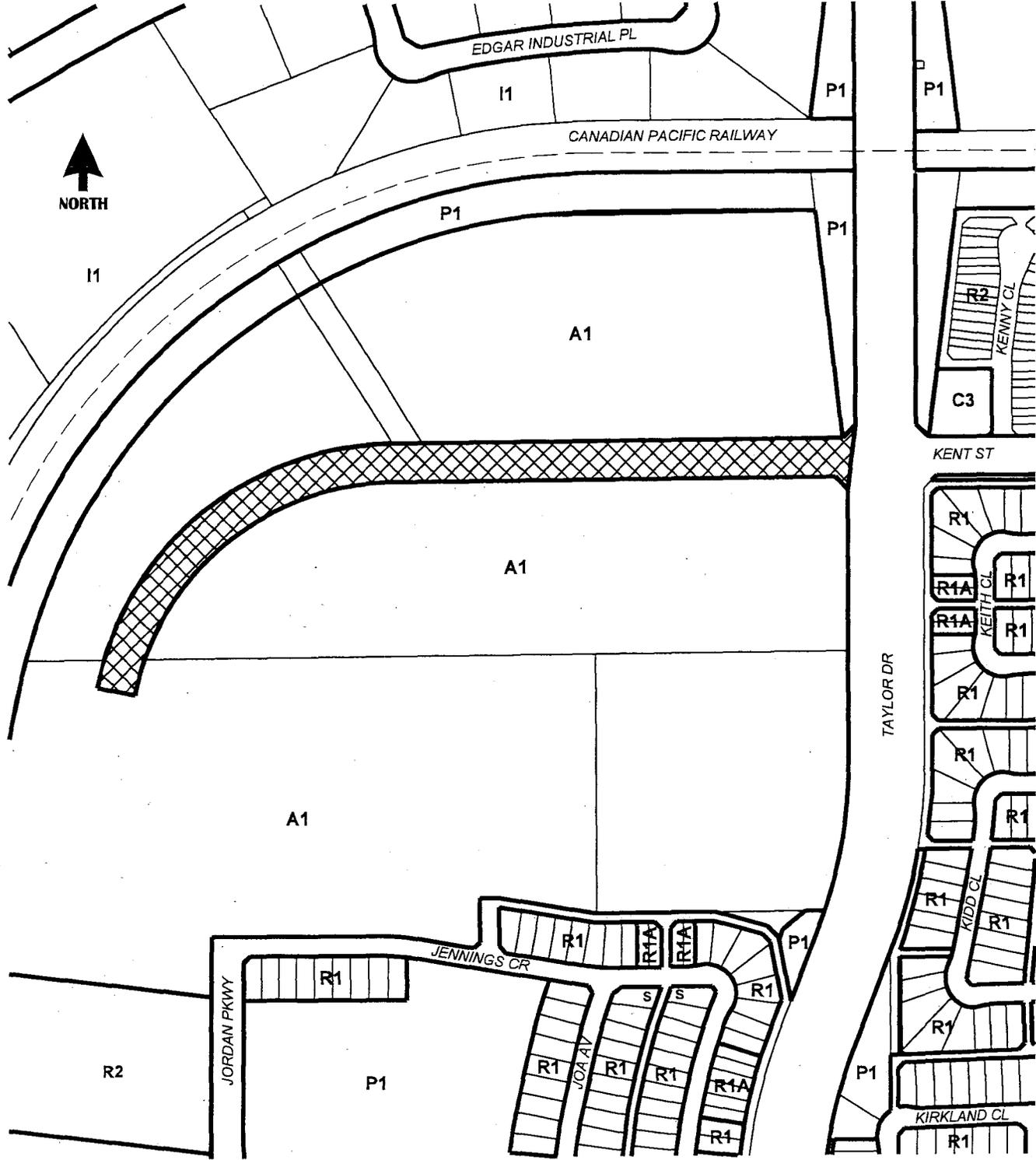
In another item on this agenda a road closure bylaw is being proposed. When a roadway is closed it is recreated as a new lot. Since roadways are not designated into any particular land use district, when the road closure bylaw is adopted the newly created lot will not carry any land use designation. All land within the City limits is required to be designated into a land use district, and therefore it is proposed that this land be designated as A1 Future Urban Development District. This will facilitate the future redesignation and subdivision of the land in accordance with the Johnstone Crossing NASP.

RECOMMENDATION

Subject to City Council giving first reading to Road Closure Bylaw No. 3342/2005, planning staff recommends that City Council considers first reading of Land Use Bylaw Amendment 3156/A-2005.

Johan van der Bank
Planner
Attachment

The City of Red Deer PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:
 A1 - Future Urban Development

Change from :
 Road to A1 

MAP No. 1 / 2005
 BYLAW No. 3156 / A - 2005

Comments:

We agree that Council proceed with First Reading of the Road Closure Bylaw and the Land Use Bylaw Amendment. Public Hearings would be held on Monday, March 14, 2005 at 7:00 p.m. in Council Chambers, during Council's regular meeting.

"Morris Flewwelling"
Mayor

"Norbert Van Wyk"
City Manager

LUB Amendment 3156/A-2005

DESCRIPTION: Johnstone Crossing – Jordan Parkway Road Closure and LUB Amendment from Road to A1 Future Urban Development.

FIRST READING: February 14, 2005

FIRST PUBLICATION: February 25, 2005

SECOND PUBLICATION: March 4, 2005

PUBLIC HEARING & SECOND READING: March 14, 2005

THIRD READING: March 14, 2005

LETTERS REQUIRED TO PROPERTY OWNERS: YES NO

DEPOSIT? YES \$ _____ NO BY: City

ACTUAL COST OF ADVERTISING:

\$ 296.48 X 2

TOTAL: \$ 592.96

MAP PREPARATION: \$ _____

TOTAL COST: \$ _____

LESS DEPOSIT RECEIVED: \$ _____

AMOUNT OWING/ (REFUND): \$ _____

INVOICE NO.: _____

(Account No. 180.5901)

FILE

February 23, 2005

Ms. Geraldine Tronnes
3510 – 44 Avenue
Red Deer, AB T4N 3H3

Dear Madam:

Re: Jordan Parkway - Johnstone Crossing
Land Use Bylaw Amendment 3156/A-2005
Road Closure Bylaw 3342/2005

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 3342/2005** for the purpose of closing a portion of Jordan Parkway to provide for compliance with the Johnstone Crossing Neighbourhood Area Structure Plan. All that area lying within road plan 822-0501 would be closed.

City Council also proposes to pass **Land Use Bylaw Amendment 3156/A-2005**, which provides for the rezoning of the closed portion road on Jordan Parkway from Road to A1 Future Urban Development District. 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 bylaws at a Public Hearing on **Monday, March 14, 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, March 8, 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

/bg
encl.



EDGAR INDUSTRIAL PL

CANADIAN PACIFIC RAILWAY

P1

P1

P1

I1

A1

ROAD CLOSURE

R2

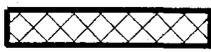
KENNY CL

C3

KENT ST

A1

Change from :
Road to A1



R1

R1A

R1

R1A

R1

R1

TAYLOR DR

Future Development

A1

R1

R1

R1

R1

R1

KIRKLAND CL

R1

JORDAN PKWY

R1

JENNINGS CR

R1

R1A

R1A

P1

R2

P1

R1

R1

R1

R1

R1

R1

R1A

R1

P1

s

s

R1

JORDAN PARKWAY – JOHNSTONE CROSSING
Road Closure & Land Use Bylaw Amendment

Red Deer City Council proposes to pass **Road Closure Bylaw 3342/2005** for the purpose of closing a portion of Jordan Parkway to provide for compliance with the Johnstone Crossing Neighbourhood Area Structure Plan. All that area lying within road plan 822-0501 would be closed.

“Map”

Council also proposes to pass Land Use Bylaw Amendment **3156/A-2005**, which provides for the rezoning of the closed portion of road on Jordan Parkway from Road to A1 Future Urban Development District. 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: February 25 & March 4, 2005)

Legislative & Administrative Services

DATE: February 15, 2005

TO: Howard Thompson, Land & Economic Development Manager
Johan van der Bank, Parkland Community Planning Services

FROM: Kelly Kloss, Legislative & Administrative Services Manager

SUBJECT: Road Closure Bylaw 3342/2005 – Road Plan 822 0501
Land Use Bylaw Amendment 3156/A-2005
Johnstone Crossing Phases 4 & 5

Reference Report:

Land & Economic Development Manager, dated January 27, 2005 and Parkland Community Planning Services, dated February 2, 2005

Bylaw Readings:

Road Closure Bylaw 3342/2005 and Land Use Bylaw Amendment 3156/A-2005 were given first readings. Copies of the bylaws are attached.

Report Back to Council: Yes

Public Hearings will be held on Monday, March 14, 2005 at 7:00 p.m. in Council Chambers during Council's regular meeting

Comments/Further Action:

Road Closure Bylaw 3342/2005 provides for the closure of a portion of Road from Jordan Parkway in Johnstone Crossing. Land Use Bylaw Amendment 3156/A-2005 provides for the rezoning of the portion of Road to A1 Future Urban Development District. This office will now advertise for a Public Hearing. The City will be responsible for the advertising costs in this instance.


Kelly Kloss
Manager

/chk
attchs.

c Director of Development Services
Inspections & Licensing Manager
C. Adams, Administrative Assistant
B. Greter, Clerk Steno

BYLAW NO. 3342/2005

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

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

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

“All that area lying within Road Plan 822-0501”

READ A FIRST TIME IN OPEN COUNCIL this 14th day of February 2005.

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

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

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

MAYOR

CITY CLERK

BYLAW NO. 3156/A-2005

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

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

1. The "Land Use District Map D15" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use Bylaw Amendment Map No. 1/2005 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 14th day of February, A.D. 2005.

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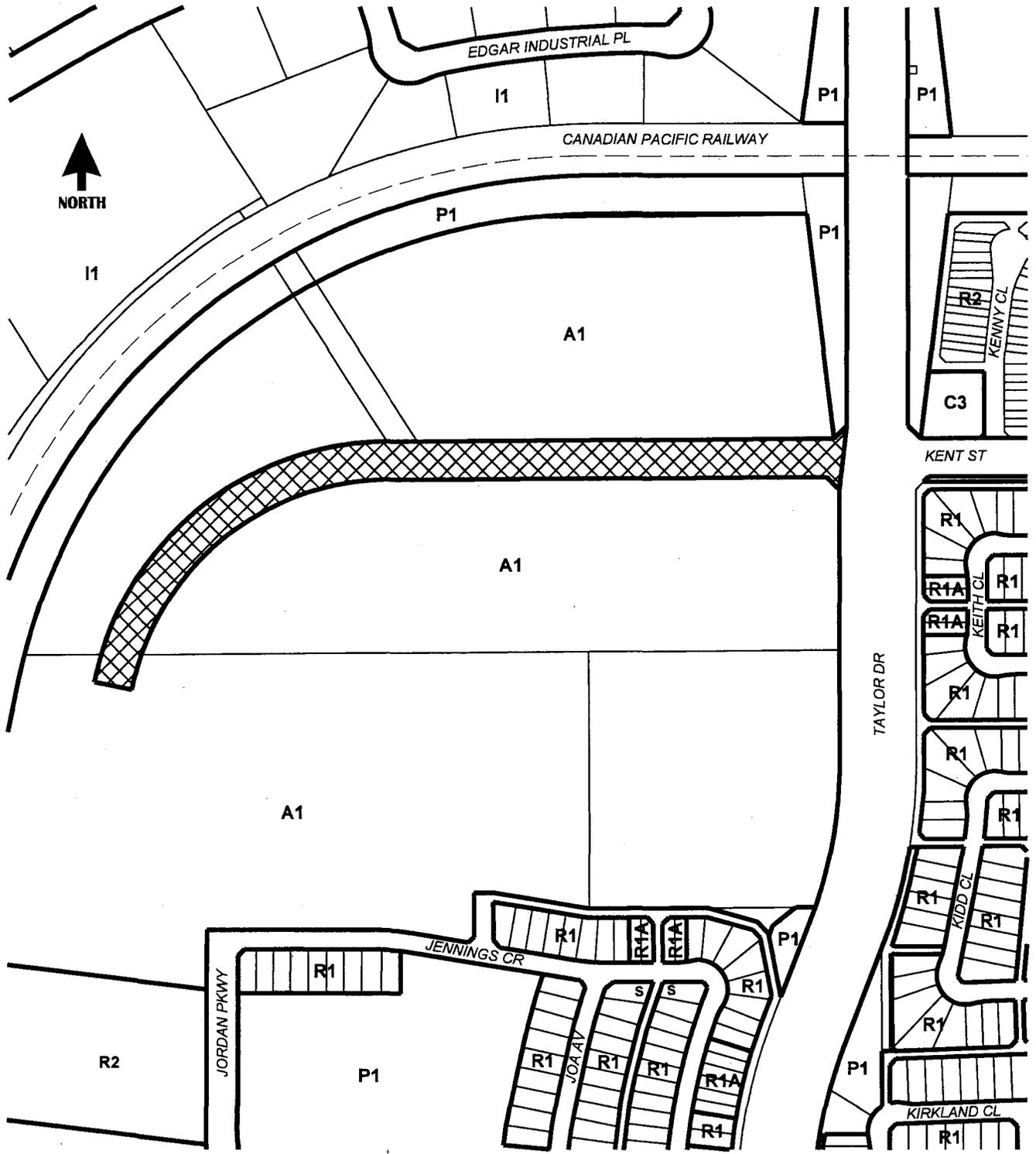
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MAYOR

CITY CLERK

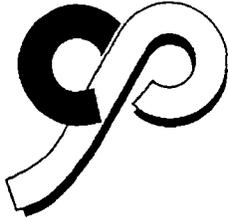
The City of Red Deer PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:
 A1 - Future Urban Development

Change from :
 Road to A1 

MAP No. 1 / 2005
 BYLAW No. 3156 / A - 2005



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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: February 2, 2005

TO: Kelly Kloss, Legislative & Administrative Services Manager

RE: Land Use Bylaw Amendment No. 3156/A-2005
Map No. 1/2005
Johnstone Crossing Phases 4 & 5
NE and SE ¼ Section 31-38-27-W4M
City of Red Deer

BACKGROUND

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The Johnstone Crossing NASP which was adopted in 2003 proposes a collector street with an alignment which is slightly different to the extent that Roadway Plan 082 0501 is no longer needed (see attached Figure 3: Development Concept).

PLANNING COMMENT

In another item on this agenda a road closure bylaw is being proposed. When a roadway is closed it is recreated as a new lot. Since roadways are not designated into any particular land use district, when the road closure bylaw is adopted the newly created lot will not carry any land use designation. All land within the City limits is required to be designated into a land use district, and therefore it is proposed that this land be designated as A1 Future Urban Development District. This will facilitate the future redesignation and subdivision of the land in accordance with the Johnstone Crossing NASP.

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Johan van der Bank
Planner
Attachment

Item No. 2

Memo

Date: January 27, 2005

To: Kelly Kloss, Manager Legislative and Administrative Services

From: Howard Thompson, Land & Economic Development Manager

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RECOMMENDATION

Land and Economic Development recommend that City Council:

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

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2. Amend the Land Use Bylaw to rezone the closed road to A1 – Future Urban Development District.

Howard S. Thompson
Land & Economic Development Manager

Attach.

Legislative & Administrative Services

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Johan van der Bank, Parkland Community Planning Services

FROM: Kelly Kloss, Legislative & Administrative Services Manager

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Comments/Further Action:

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Kelly Kloss
Manager

/chk
attchs.

c Director of Development Services
Inspections & Licensing Manager
C. Adams, Administrative Assistant
B. Greter, Clerk Steno

BYLAW NO. 3342/2005

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

MAYOR

CITY CLERK

BYLAW NO. 3156/A-2005

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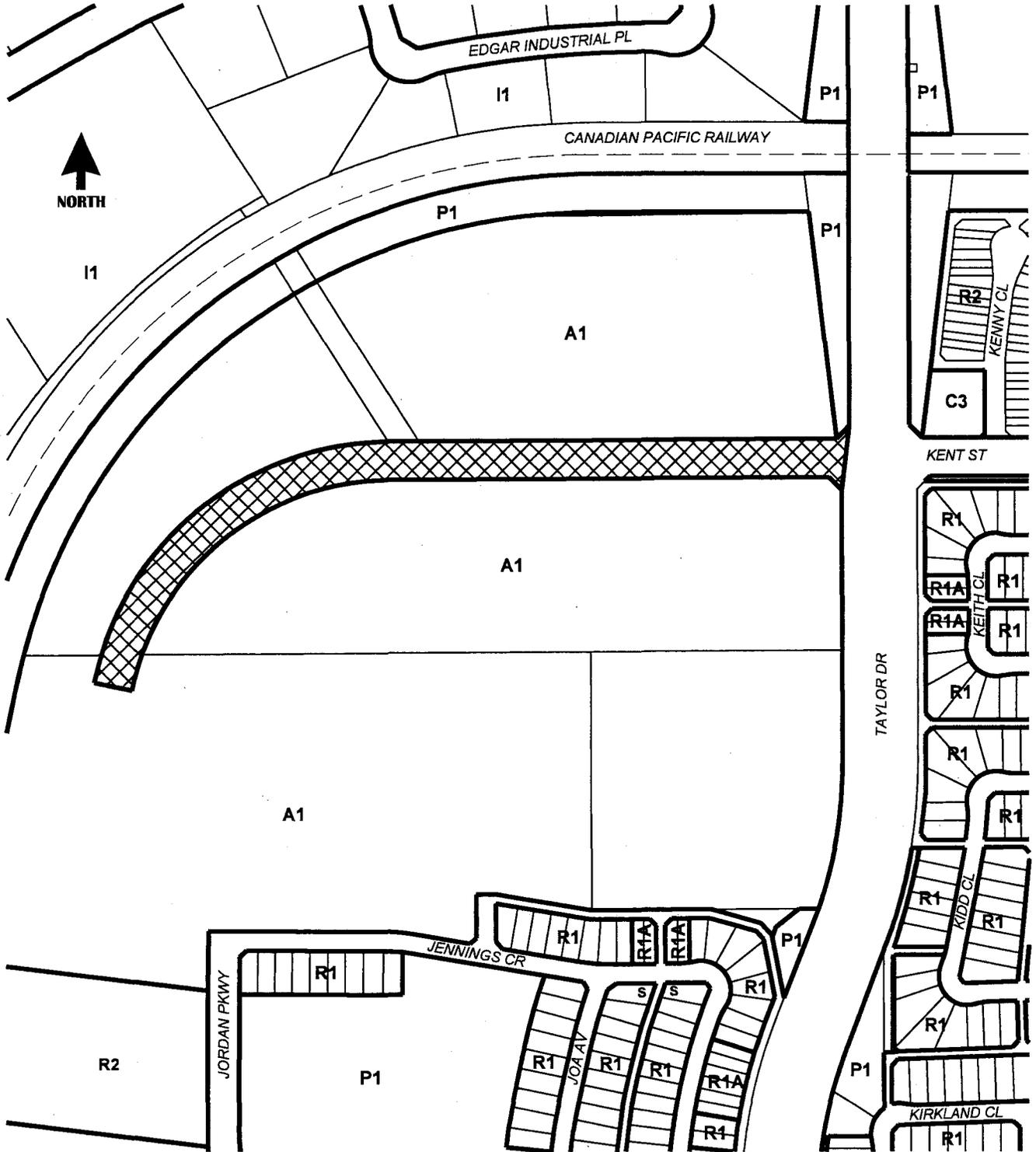
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MAYOR

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. 1 / 2005
 BYLAW No. 3156 / A - 2005


Public Works Department

Date: February 7, 2005
To: Legislative and Administrative Services Manager
From: Public Works Manager
Re: **Utility Rate Changes Recommended from 2005 Public Works Department Business Plan**

The Public Works Department 2005 Business Plan indicated that there would be changes in rates for services provided. The proposed changes are to Bylaw 3215/98. The rates are broken into four different categories: Miscellaneous Rates, Water Rates, Wastewater Rates, and Waste Management Rates. The following sections describe the rate changes proposed, provide a history of rate changes, and give the rationale for the changes.

Miscellaneous Rates

These are a variety of rates related to the operation of the Water and Wastewater Utilities and utility billing. They include items such as: utility application fees, service call fees, water and sewer service connection fees, water kills, fire hydrant and valve installation, clearing plugged sewers, and numerous other items.

An increase is recommended to Part 4 Section 7(1), the Application Fee to offset increased utility billing operating costs related to administering utility contracts (increase from \$14.00 to \$15.00 per application).

The changes to Part 8 Sections 21 and 22 and the Miscellaneous Water and Wastewater Rates in Schedule A are a result of an analysis of the 2004 revenues and expenditures of the applicable accounts. Increases are proposed to some rates, decreases to others, and several are to remain unchanged. The proposed changes are to achieve a zero balance of accounts by 2005 year-end. The proposed changes to the rates are generally a result of adjusted labour, material, and equipment costs.

Table 1 is an example of the impact of the Miscellaneous Water and Wastewater Rate changes from Schedule A for a typical service installation (water and sanitary sewer). The changes result in an increase of approximately 2%.

February 7, 2005
 Legislative and Administrative Manager
 Page 2 of 5

Table 1 - 25mm Water and 150mm Sanitary Service Connection and Restoration Costs

	2004 Rates	2005 Rates
Service	\$4,300.00	\$4,440.00
Asphalt repair	\$1,350.00	\$1,350.00
Concrete repair	\$1,045.00	\$1,045.00
Turf repair	\$ 120.00	\$ 125.00
Total	\$6,815.00	\$6,960.00

Water Rates

The sales projections for water are based on a 2.3% residential growth and a 1.15% commercial growth in annual sales volume above the 2004 estimated actual. The rate forecasts use a deemed debt to equity ratio of 60/40, a deemed debt interest of 6%, and a return on equity of 9.13%. Based on utilizing the Council-approved utility rate model, the required rate increases are 3.5% in 2005, 1.0% in 2006, and 0.0% in 2007. The rate increase from 2004 is mainly due to increases in depreciation (\$175,000) and increases in return (\$314,000). Note that future rates do not include allowances for inflation. Table 2 indicates the trends in water rate changes since 2001. The rates to fund the operation of the water utility are projected to be slightly lower for 2005 than was predicted at this time last year. This is mainly due to lower return on rate base (7.3% to 7.05% combined). With the recommended increases for 2005, the City average rates will still be 37% below the average municipality rates in Alberta. The attached Schedule "A" indicates all of the recommended changes to the Water Rates.

**Table 2
 Rate Increase in Water Treatment Fees 2001 – 2005**

	2001	2002	2003	2004	2005
Fee per Cubic Metre	\$0.3743	\$0.3837	\$0.4067	\$0.4270	\$0.4419
Fixed Monthly Fee (5/8" meter)	9.87	10.12	10.73	11.27	11.66
Typical Bill Monthly (based on 25m ³ /household)	19.23	19.71	20.90	21.95	22.71
% Increase	0%	2.5%	6.0%	5.0%	3.5%

Wastewater Rates

The sales projections for wastewater are based on a 0.0% growth in residential and 0.0% growth in commercial annual sales volumes above 2004 actual. There was a significant increase (+/-10%) from 2003 to 2004 that may be an anomaly that will not

February 7, 2005
 Legislative and Administrative Manager
 Page 3 of 5

continue in future years. The rate forecasts use a deemed debt/equity ratio of 60/40, a deemed debt of 6.0% and a rate of return on equity of 9.13%. The Council-approved utility rate model was applied to develop the required revenues. These were prudently adjusted in order to balance future increases. The recommended rate increases are: 6.5% in 2005, 6.5% in 2006, and 6.0% in 2007. The main reasons for increased rates from 2004 are: return (up \$599,000) and depreciation (up \$287,000). Note that future rates do not include allowances for inflation.

These rates are higher than forecast for 2005 at this time last year (was forecast at 5.0%) due to a combination of increased operating costs (utility billing up \$120,000, personnel up \$137,000) and more conservative growth estimates (used 2.5% now using 0%).

The projected change in residential wastewater rates, with the projected increases, will remain 16% less than the average of the 10 large cities current rates. Table 3 indicates the rate changes since 2001. The attached Schedule "B" indicates all of the recommended changes to the Wastewater Rates.

Table 3
Rate Increase in Wastewater Treatment Fees 2001 – 2005

	2001	2002	2003	2004	2005
Residential fee per month	\$16.44	\$16.77	\$17.61	\$18.49	\$19.69
% increase	2.7%	2.0%	5.0%	5.0%	6.5%

Waste Management Rates

Required collection rate changes are based on assumed 1.4% growth in house count and a 0% landfill rate increase. A residential rate increase of 2.1% is proposed. Based on the typical commercial garbage service (three cubic yard bin collected once per week) the commercial rate will increase by 3.8%. The primary reasons for the increases are an increase in salary costs of \$29,000, an increase in allocations for support costs, and utility billing of \$53,000 and a decrease in funding from reserves of \$49,000.

Table 4 indicates sample rate changes since 2001.

February 7, 2005
 Legislative and Administrative Manager
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Table 4
Rate Increase in Solid Waste Collection Fees 2001 – 2005

	2001	2002	2003	2004	2005
Residential Monthly Fee	\$6.78	\$6.78	\$7.02	\$7.05	\$7.20
% residential increase	3.5%	0%	3.5%	0.4%	2.1%
Typical Collection Rate 3y ³ /week	\$55.84	\$55.84	\$57.79	\$55.79	\$57.93
% commercial increase/ decrease	3.5%	0%	3.5%	<3.5%>	3.8%

The attached Schedule "D" shows the entire recommended rate changes for residential and commercial solid waste collection.

The recycling rates are proposed to increase significantly this year. A rate increase of 8.1% for single family and a 5.4% increase for multi-family is proposed. The primary reasons for the increases are an increase in salary costs of \$15,000, an increase in contracted service costs of \$63,000, an increase in the allocations for support costs, and utility billing of \$66,000 and a decrease in funding from reserves of \$17,000.

Table 5 indicates the rate changes to recycling fees since 2001.

Table 5
Rate Increase in Recycling Fees 2001 – 2005

	2001	2002	2003	2004	2005
Single family dwelling monthly fee	\$2.83	\$2.83	\$2.93	\$3.32	\$3.59
% increase	0%	0%	3.5%	13.3%	8.1%
Multi-family dwelling monthly fee	\$2.37	\$2.37	\$2.45	\$2.94	\$3.10
% increase	0%	0%	3.5%	20.0%	5.4%

Landfill tipping fee rates remain unchanged.

Table 6 indicates the rate changes since 2001.

Table 6
Rate Increase in Landfill Tipping Fees 2001 – 2005

	2001	2002	2003	2004	2005
Tipping fee per Tonne	\$32	\$33	\$35	\$36	\$36
% increase	3.2%	3.1%	6.1%	2.9%	0%

Dry waste disposal rates remain unchanged.

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Detailed Rate Changes

Attached is a copy of the Utility Bylaw which indicates the proposed rates shown as underlined text and existing rates with a line through, as ~~existing rates~~. The rates are intended to come into effect March 1, 2005.

Housekeeping Changes

Housekeeping changes and updates have been made to Bylaw 3215/98. These changes include:

- Removal of references to cost per pound in Schedule B.
- Clarification of item 5(7) in Schedule D

Recommendation

It is respectfully recommended that Council approve the proposed rates and give three readings to the Bylaw amendments at this time. Budgeted revenue is based on the rates becoming effective March 1, 2005.



Paul Goranson, P.Eng., MBA
Public Works Manager

PAG/CB/LW/blm

Att.

- c Director of Development Service
Senior Corporate Accountant – Revenue

ASSIGNMENT OF CONTRACT

- 5 The contract for utility service is not transferable by the customer and shall remain in full force and effect until the customer notifies the City of their desire to terminate the contract or until the said contract shall have been terminated by the City.

CITY RESPONSIBILITY AND LIABILITY

- 6 The City does not guarantee the continuous uninterrupted supply of any utility, and reserves the right at any time without notice to shut off such supply where required in the maintenance or operation of the utility and the City, its officers, employees or agents shall not be liable for any damages of any kind due to or arising out of a failure to supply a utility.

PART 4

APPLICATION FOR AND CONDITIONS OF SERVICE

APPLICATION

- 7 (1) Any customer who requires utility services shall apply to the City and pay an application fee of ~~\$14.00~~15.00 and may be required to sign an application or a contract for service, and to supply information respecting load and the manner in which the services will be utilized, and credit references.
- (2) The utility account shall be set up:
- (a)¹ in the name of the owner of the property to which the utilities are to be supplied, or”.
 - (b) where there is evidence of a landlord-tenant situation, in the name of the tenant or;
 - (c) in the name of the general contractor in the case of a new building under construction.
- (3) An application shall be supported by such identification and legal authority of the applicant as the Treasurer may require.

¹ 3215/D-2000

regular scheduled time for meter reading, the customer may be assessed a fee of \$21.00 for such reading. Provided, however, if upon such reading, it appears that the previous billed meter reading is incorrect, no service charge shall be required.

PART 8

SERVICE CALLS

SERVICE CHARGE

21¹ When a customer requests that the City attend at their premises with respect to any matter relating to the supply of utility services or the servicing of the same, and for any reason whatsoever the City is unable to enter the said premises, or if the call is for failure of service not attributable to the City utility service, the customer shall pay a fee of ~~\$36.00~~\$38.00.

AFTER HOURS CALLS

22² Notwithstanding anything herein provided, if a meter is required to be installed or connected, or should a utility service be required to be disconnected or reconnected, or should a service call requested, be required after 4:00 p.m. or before 7:30 a.m., Monday through Friday, or on a Saturday, Sunday, or statutory or civic holiday, a fee of ~~\$110.00~~\$128.00 shall be paid by the customer.

DISCONNECTION

23 Where a service call is made at the owner's request, for whatever reason, for the purpose of discontinuing a utility service, pursuant to sections 35, 36 and 37 of this bylaw, a disconnection service charge of \$45.00 may be assessed and added to the owner's account.

RECONNECTION

24 Where a service call is made for the purpose of restoring services to the

¹ 3215/C-2000 (Rate Effective March 20, 2000), 3215/A-2001 (Rate Effective March 15, 2001)
3215/A-2002 (Rate Effective March 15, 2002), 3215/A-2003 (Rate Effective March 3, 2003)

² 3215/A-2003 (Rate Effective March 3, 2003), 3215/A-2004 (Rate Effective March 1, 2004)

SCHEDULE "A"¹**Effective for all consumption, estimated or actual, on or after March 1, 2004 2005****WATER RATES**

Every customer shall pay for water supplied to him the aggregate of amount determined as follows:

- 1 A consumption charge of ~~\$0.42700.4419~~ for each cubic metre (~~\$1.21321.2557~~ for each 100 cubic feet) of water supplied.
- 2 A fixed monthly charge shall be determined by the size of the meter supplied to each customer as follows:

METER SIZE	FIXED MONTHLY CHARGE
5/8" (16 mm)	11.27 <u>11.66</u>
3/4" (19 mm)	18.04 <u>18.67</u>
1" (25 mm)	32.84 <u>33.99</u>
1½ " (38 mm)	76.65 <u>79.33</u>
2" (50 mm)	185.02 <u>191.50</u>
3" (75 mm)	312.41 <u>323.34</u>
4" (100 mm)	661.34 <u>684.49</u>
6" (150 mm)	1,239.29 <u>1,282.67</u>
8" (200 mm)	2,190.02 <u>2,266.67</u>

MISCELLANEOUS WATER AND WASTEWATER RATES

1	New service connection:		
		From Main In Street	From Main In Lane
	(a) Basic charge for 1" (25 mm) water and 6" (150 mm) sanitary	\$4,300.00 <u>4,440.00</u>	\$3,635.00 <u>3,750.00</u>
	(b) Basic charge for 1" (25 mm) water	\$3,790.00 <u>3,935.00</u>	\$3,130.00 <u>3,250.00</u>

¹ 3215/A-99 (Effective March 17, 1999), 3215/B-2000 (Effective March 20, 2000), 3215/A-2001 (Effective March 15, 2001), 3215/A-2002 (Effective March 15, 2002), 3215/A-2003 (Effective March 3, 2003) 3215/A-2004 (Effective March 1, 2004)

SCHEDULE "A"¹

(c) Basic charge for 6" (150 mm) sanitary sewer	\$3,790.00 <u>3,935.00</u>	\$3,130.00 <u>3,250.00</u>
(d) Basic charge for 4" (100 mm) storm sewer	\$3,790.00 <u>3,935.00</u>	\$3,130.00 <u>3,250.00</u>
(e) Basic charge for 1" (25 mm) water main, 150 mm sanitary and 4" (100 mm) storm sewer	\$4,630.00 <u>4,770.00</u>	\$3,970.00 <u>4,090.00</u>
(f) Dual service upon approval	\$5,180.00 <u>5,340.00</u>	N/A
(g) Water service renewal upon approval	\$3,660.00 <u>3,810.00</u>	N/A

Extra charge for:

Larger water service:

1.5" (38 mm)	250.00
2" (50 mm)	705.00
4" (100 mm)	2,200.00
6" (150 mm)	3,040.00
8" (200 mm)	3,700.00
10" (250 mm)	4,200.00
12" (300 mm)	5,000.00

Larger sanitary or storm sewer:

8" 200 mm Ribbed DR35	100.00 125.00
10" (250 mm) Ribbed DR35	170.00 250.00

¹ 3215/A-99 (Effective March 17, 1999), 3215/B-2000 (Effective March 20, 2000), 3215/A-2001 (Effective March 15, 2001), 3215/A-2002 (Effective March 15, 2002), 3215/A-2003 (Effective March 3, 2003) 3215/A-2004 (Effective March 1, 2004)

SCHEDULE "A"¹

	12" (300 mm) Ribbed DR35	245.00 380.00
	15" (375 mm) Ribbed DR35	375.00 610.00
	18" (450 mm) Ribbed DR35	620.00 1000.00
	24" (600 mm) Ribbed	1200.00
2	Additional fee for winter construction of service (Nov. 15 - May 15)	
	Lane	780.00 800.00
	Street	1,105.00 <u>1,135.00</u>
3	Temporary water supply for construction purposes includes 5/8" (16 mm) water meter with up to 4000 cubic feet consumption. (consumption in excess of 4000 cubic feet will be billed at current rate)	55.00
4	Disconnection of service (water kill)	
	up to 50 mm in size	1,450.00 <u>1,500.00</u>
	up to 50 mm in size, same dig at time of basic service	780.00
	over 50 mm in size	2,820.00 <u>2,915.00</u>
5	Turn water off or on for repairs or line testing	

¹ 3215/A-99 (Effective March 17, 1999), 3215/B-2000 (Effective March 20, 2000), 3215/A-2001 (Effective March 15, 2001), 3215/A-2002 (Effective March 15, 2002), 3215/A-2003 (Effective March 3, 2003), 3215/A-2004 (Effective March 1, 2004)

SCHEDULE "A"¹

	(a)	during regular working hours	36.00 <u>38.00</u>
	(b)	after regular working hours	74.00 <u>75.00</u>
6		Other Charges	
		Construction of manhole to 3.1 metres in depth	2,560.00 <u>2,625.00</u>
	(a)	Additional cost per vertical metre in excess of 3.1 metres in depth	362.00 <u>376.00</u>
		Inspection Chamber	1,630.00 <u>1,660.00</u>
		Fire Hydrant and Valve Installation	3,085.00 <u>3,090.00</u>
		Cutting and replacing pavement:	
	(a)	Single or double service 3" (75 mm) and under	1,350.00
	(b)	Single or double service over 3" (75 mm)	1,700.00
	(c)	Triple service 3" (75 mm) and under	1,890.00
	(d)	Triple service over 3" (75 mm)	2,380.00
	(e)	For service kill 3" (75 mm) and under	540.00
	(f)	For service kill over 3" (75 mm)	680.00
	(g)	For water service renewal	675.00
		Replacing sidewalks:	
	(a)	Single or double service residential	1,045.00
	(b)	Single or double service commercial	2,090.00
	(c)	Triple service residential	1,425.00
	(d)	Triple service commercial	2,850.00
		Replacing curb only:	
	(a)	Single or double service	660.00
	(b)	Triple or dual service	880.00 <u>980.00</u>
		Landscaping Repairs (boulevard area)	120.00 <u>125.00</u>

¹ 3215/A-99 (Effective March 17, 1999), 3215/B-2000 (Effective March 20, 2000), 3215/A-2001 (Effective March 15, 2001), 3215/A-2002 (Effective March 15, 2002), 3215/A-2003 (Effective March 3, 2003), 3215/A-2004 (Effective March 1, 2004)

	Landscaping Repairs (utility lot/reserve)	435.00 <u>440.00</u>
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SCHEDULE "A"¹

7	Clearing plugged sewer	
	(a) During regular working hours	72.00 <u>76.00</u>
	(b) After regular working hours	125.00 <u>130.00</u>
8	Repairs to water meters	at cost
9	Thawing water service	at cost
10	Repair to damaged stand pipe	at cost
11	Meter Test	-47.50 <u>48.00</u>
12	Televise sewer lines	
	(a) Service (regular hours only)	118.00 <u>121.00</u>
	(b) Mains (regular hours only)	at cost
13	Private fire hydrant maintenance	
	(a) Spring inspection (Mar. 2 - June 30)	26.00/hydrant
	(b) Fall inspection (Aug. 1 - Oct. 31)	26.00/hydrant
	(c) Winter inspection (Nov. 1 - Mar. 1)	51.00/hydrant
	(d) Damage evaluation	26.00/hydrant
	(e) Paint	61.25 <u>60.00</u> /hydrant
14	Bulk Water	
	Use of designated fire hydrant to obtain water, \$25.00 per permit (job)	
15	Replace valve at water meter at time of water	

¹ 3215/A-99 (Effective March 17, 1999), 3215/B-2000 (Effective March 20, 2000), 3215/A-2001 (Effective March 15, 2001), 3215/A-2002 (Effective March 15, 2002), 3215/A-2003 (Effective March 3, 2003), 3215/A-2004 (Effective March 1, 2004)

| meter replacement

~~44.00~~45.00

SCHEDULE "B"¹

Effective for all rates, estimated or actual, on or after March 1, 2004~~2005~~

WASTEWATER RATES

- 1 The cost of wastewater service for residential premises connected to the City sewerage system and which contains not more than two dwelling units shall be a flat fee of ~~\$18.49~~19.69 per month.
- 2 Where there are more than two dwelling units in residential premises or for other properties served by a single water meter, the customer shall pay at the rate of ~~\$0.7456~~0.7941 per cubic metre (~~\$2.1142~~2.2516 per 100 cu. ft.) of wastewater calculated in the manner herein set forth with a minimum of ~~\$18.49~~19.69 per month.
- 3 Where the Director has tested the discharge of wastewater into the sewerage system pursuant to Clause 91 and found that the wastewater exceeds the limits of B.O.D., suspended solids or grease set out therein, then that customer shall pay for wastewater service at the following rates:
 - (a) A volume charge based on ~~\$0.4706~~0.5012 per cubic metre (~~\$1.3327~~1.4193 per 100 cu. ft.)
 - (b) A treatment charge based on the amount of B.O.D., grease or suspended solids at the following rates:
 - B.O.D.: ~~\$0.4108~~0.4375 per kg (~~\$0.1864~~ per pound)
 - Suspended Solids: ~~\$0.4439~~0.4728 per kg (~~\$0.2014~~ per pound)
 - Grease: ~~\$0.1269~~0.1351 per kg (~~\$0.0574~~ per pound)

¹ 3215/A-99 (Effective March 17, 1999), 3215/B-2000 (Effective March 20, 2000), 3215/A-2001 (Effective March 15, 2001) 3215/A-2002 (Effective March 15, 2002), 3215/A-2003 (Effective March 3, 2003), 3215/A-2004 (Effective March 1, 2004)

SCHEDULE "B"¹

- 4 For the purpose of calculating the sewerage charge payable by a customer, the volume of wastewater contributed by the customer to the sewerage works shall be deemed to be equal to 80% of the water delivered to the customer's premises, whether the water was received from the City or from sources other than the City. Where no meter or other exact means exist to determine the quantity of water consumed by any person, the Director shall make an estimate thereof for the purpose of determining the sewerage service charges. The customer may, at his own expense, install and maintain a meter approved by the Director upon which the service charge shall thereafter be determined.
- 5 Liquid waste disposal at Wastewater Treatment Plant disposal station:
- | | |
|-----------------------------|---|
| Single axle load | \$15.75 <u>\$16.77</u> |
| Tandem axle load | \$26.25 <u>\$27.96</u> |
| Multi-axle load | \$67.08 <u>\$71.44</u> |
| Vans (carpet cleaning unit) | \$30.00/month <u>\$31.95</u> |

Note: See Schedule "A" for Miscellaneous Wastewater Rates

¹ 3215/A-99 (Effective March 17, 1999), 3215/B-2000 (Effective March 20, 2000), 3215/A-2001 (Effective March 15, 2001), 3215/A-2002 (Effective March 15, 2002), 3215/A-2003 (Effective March 3, 2003), 3215/A-2004 (Effective March 1, 2004)

SCHEDULE "C"¹

**(Deleted by authority of Bylaw 3215/D-2000,
Effective January 1, 2001)**

¹ 3215/A-99 (Effective March 17, 1999), 3215/A-2000, 3215/B-2000 (Effective March 20, 2000), 3215/D-2000 (Effective January 1, 2001)

SCHEDULE "D"¹***Effective for all rates, on or after March 1, 2004~~2005~~******SCHEDULE OF SOLID WASTE COLLECTION RATES***

1. Rates to be applicable for premises when supplied with a container by the contractor engaged by the City. Scheduled Service includes Contractor-provided container.

SOLID WASTE COLLECTION RATES FOR COMMERCIAL FRONT-END CONTAINERS				
Type of Service	Monthly Rate			
	1.529 m ³ (2 yd ³)	2.294 m ³ (3 yd ³)	3.058 m ³ (4 yd ³)	4.587 m ³ (6 yd ³)
<u>Service on Demand:</u>				
Container rental	21.16 <u>21.97</u>	28.25 <u>29.33</u>	35.29 <u>36.64</u>	42.34 <u>43.96</u>
Lift charge	21.16 <u>21.97</u>	28.25 <u>29.33</u>	35.29 <u>36.64</u>	42.34 <u>43.96</u>
<u>Scheduled Service:</u>				
1 lift per month	22.85 <u>23.73</u>	27.22 <u>28.26</u>	31.59 <u>32.80</u>	40.31 <u>41.85</u>
1 lift every 2 weeks	31.59 <u>32.80</u>	40.31 <u>41.85</u>	49.08 <u>50.96</u>	66.55 <u>69.10</u>
1 lift per week	37.19 <u>38.61</u>	55.79 <u>57.93</u>	72.53 <u>75.31</u>	97.63 <u>101.37</u>
2 lifts per week	74.41 <u>77.26</u>	111.60 <u>115.87</u>	145.07 <u>150.63</u>	180.77 <u>187.69</u>
3 lifts per week	111.60 <u>115.87</u>	167.39 <u>173.80</u>	205.34 <u>213.20</u>	264.47 <u>274.60</u>
4 lifts per week	148.81 <u>154.51</u>	223.19 <u>231.74</u>	267.84 <u>278.10</u>	357.09 <u>370.77</u>
5 lifts per week	185.98 <u>193.10</u>	278.98 <u>289.66</u>	334.80 <u>347.62</u>	444.62 <u>461.65</u>
6 lifts per week	223.19 <u>231.74</u>	334.80 <u>347.62</u>	401.77 <u>417.16</u>	535.67 <u>556.19</u>
Extra lift for scheduled service	21.16 <u>21.97</u>	28.25 <u>29.33</u>	35.29 <u>36.64</u>	42.34 <u>43.96</u>

¹ 3215/A-99 (Effective March 17, 1999), 3215/B-99, 3215/B-2000 (Effective March 20, 2000), 3215/A-2001 (Effective March 15, 2001), 3215/A-2002 (Effective March 15, 2002), 3215/A-2003 (Effective March 3, 2003), 3215/A-2004 (Effective March 1, 2004)

SCHEDULE "D"¹
SCHEDULE OF SOLID WASTE COLLECTION RATES

Charges for special container services in addition to the above rates will be as follows:

RATES PER CONTAINER

Standard Lid

No charge

Castors on Containers

~~\$5.625~~.84 per month

2. Rates to be applicable for premises where the owner or agent is charged and such owner or agent provides receptacles for hand pickup of solid waste.

MONTHLY SOLID WASTE COLLECTION RATES FOR COMMERCIAL HAND PICK-UP							
Volume per Pick-Up	Frequency of Pick-Up per Week						Cost per Extra Pick- Up
	1	2	3	4	5	6	
≤ 0.4 m ³ (≤ .5 yd ³)	6.01	12.02	18.03	24.04	30.05	36.06	6.17
	<u>6.24</u>	<u>12.48</u>	<u>18.72</u>	<u>24.96</u>	<u>31.20</u>	<u>37.44</u>	<u>6.41</u>
> 0.4 – 0.8 m ³ (≥ 5-1 yd ³)	12.02	24.04	36.06	48.08	60.10	72.11	12.34
	<u>12.48</u>	<u>24.96</u>	<u>37.44</u>	<u>49.92</u>	<u>62.40</u>	<u>74.87</u>	<u>12.81</u>
> 0.8-1.5 m ³ (≥ 1-2 yd ³)	24.04	48.08	72.11	96.15	120.19	144.23	18.51
	<u>24.96</u>	<u>49.92</u>	<u>74.87</u>	<u>99.83</u>	<u>124.79</u>	<u>149.75</u>	<u>19.22</u>
≥ 1.5-2.3 m ³ (≥ 2-3 yd ³)	36.06	72.11	108.17	144.23	180.29	216.34	24.68
	<u>37.44</u>	<u>74.87</u>	<u>112.31</u>	<u>149.75</u>	<u>187.20</u>	<u>224.63</u>	<u>25.63</u>
> 2.3-3.1 m ³ (≥ 3-4 yd ³)	48.08	96.15	144.23	192.31	240.38	288.46	30.85
	<u>49.92</u>	<u>99.83</u>	<u>149.75</u>	<u>199.68</u>	<u>249.59</u>	<u>299.51</u>	<u>32.03</u>
> 3.1-3.8 m ³ (≥ 4-5 yd ³)	60.16	120.19	180.29	240.38	300.48	360.57	37.02
	<u>62.46</u>	<u>124.79</u>	<u>187.20</u>	<u>249.59</u>	<u>311.99</u>	<u>374.38</u>	<u>38.44</u>
> 3.8-4.6 m ³ (≥ 5-6 yd ³)	72.11	144.23	216.34	288.46	360.57	432.69	43.19
	<u>74.87</u>	<u>149.75</u>	<u>224.63</u>	<u>299.51</u>	<u>374.38</u>	<u>449.26</u>	<u>44.84</u>
> 4.6-5.3 m ³ (≥ 6-7 yd ³)	84.13	168.27	252.40	336.54	420.67	504.80	49.36
	<u>87.35</u>	<u>174.71</u>	<u>262.07</u>	<u>349.43</u>	<u>436.78</u>	<u>524.13</u>	<u>51.25</u>

Note: 0.383 m³ (1/2 yd³) is approximately equal to 3 units (bags or cans) of garbage

¹ 3215/A-99 (Effective March 17, 1999), 3215/B-99, 3215/B-2000 (Effective March 20, 2000), 3215/A-2001 (Effective March 15, 2001), 3215/A-2002 (Effective March 15, 2002), 3215/A-2003 (Effective March 3, 2003), 3215/A-2004 (Effective March 1, 2004)

SCHEDULE "D"¹**SCHEDULE OF SOLID WASTE COLLECTION RATES**

3. For a single family dwelling unit, a semi-detached residential unit, a single family dwelling unit with a basement dwelling unit situated therein, or a dwelling unit in a multiple family building or multiple family development, the charge for basic residential collection shall be ~~\$7.05~~7.20 per month per dwelling unit for the collection of a maximum of 5 units of solid waste per week year round and once a week collection of yard waste for six months per year. The charge for solid waste tags for units in excess of the basic residential collection service shall be \$1.00 per garbage tag.
4. (a) For a single family dwelling unit, a semi-detached residential unit, a single family dwelling unit with a basement dwelling unit situated therein, or any dwelling unit otherwise designated as an "R10" or "R63" account in the utility billing system, the charge for one pick-up per week of recyclable material shall be ~~\$3.32~~3.59 per month per dwelling unit.
- (b) For a multiple family building, designated as either an "R11" or "R62" account in the utility billing system, the charge for one pick-up per week of recyclable materials shall be ~~\$2.94~~3.10 per month per dwelling unit.
5. Disposal Grounds Rates for Acceptance of Solid Waste and Refuse

	Description	Rate
(1)	Residents hauling residential refuse from their own residences	\$36.00 per metric tonne
(2)	Private companies or commercial haulers with commercial or residential refuse	\$36.00 per metric tonne
(3)	Demolition, concrete, asphalt and tree rubble	\$36.00 per metric tonne
(4)	Special Waste	\$55.00 per metric tonne
(5)	Asbestos	\$55.00 per metric tonne

¹ 3215/A-99 (Effective March 17, 1999), 3215/B-99, 3215/B-2000 (Effective March 20, 2000), 3215/A-2001 (Effective March 15, 2001), 3215/A-2002 (Effective March 15, 2002), 3215/A-2003 (Effective March 3, 2003), 3215/A-2004 (Effective March 1, 2004)

SCHEDULE "D"¹

SCHEDULE OF SOLID WASTE COLLECTION RATES

Description	Rate
(6) When fractional metric tonnes are delivered, the rate charged for the same shall be determined by prorating the above rates per tonne in the same ratio as the weight of such refuse, waste or rubble delivered bears to a metric tonne. In any event, a minimum charge of \$5.00 shall apply for items 5 (1), 5 (2), 5 (3), 5 (4), and a minimum charge of \$55.00 shall apply for item 5 (5).	
(7) <u>Cover Material as defined in The City of Red Deer Waste Management Facility Disposal Guidelines</u>	No Charge
(8) A surcharge of \$20.00 per load will be applied to unsecured loads as outlined in section 129 (3)	

6. Dry Waste Disposal Site

	Dirt	Concrete and Asphalt
Single Axle	\$ 10.00	\$ 32.00
Tandem	\$ 10.00	\$ 32.00
End Dumps	\$ 20.00	\$ 64.00
Pups and Trucks	\$ 20.00	\$ 64.00
Service charge for opening the gate (If special trip is required)		\$15.00/trip

¹ 3215/A-99 (Effective March 17, 1999), 3215/B-99, 3215/B-2000 (Effective March 20, 2000), 3215/A-2001 (Effective March 15, 2001), 3215/A-2002 (Effective March 15, 2002), 3215/A-2003 (Effective March 3, 2003), 3215/A-2004 (Effective March 1, 2004)

Comments:

We agree with the recommendations of the Public Works Manager.

“Morris Flewwelling”
Mayor

“Norbert Van Wyk”
City Manager

FILE



Council Decision – February 14, 2005

Legislative & Administrative Services

DATE: February 15, 2005
TO: Paul Goranson, Public Works Manager
FROM: Kelly Kloss, Legislative & Administrative Services Manager
SUBJECT: Utility Rate Changes Recommended from 2005 Public Works Department Business Plan
Utility Bylaw Amendment 3215/A-2005

Reference Report:

Public Works Manager, dated February 7, 2005

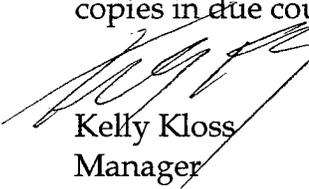
Bylaw Readings:

Utility Bylaw Amendment 3215/A-2005 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 Utility Bylaw 3215/98 and distribute copies in due course.



Kelly Kloss
Manager

/chk
attchs.

c Director of Development Services
Treasury Services Manager

BYLAW 3215/A-2005

Being a bylaw to amend Bylaw No. 3215/98, the Utility Bylaw of The City of Red Deer.

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

Bylaw No. 3215/98 is hereby amended by:

- 1 Deleting from Section 7 (1) the number "\$14.00" and substituting the number "\$15.00".
- 2 Deleting from Section 21 the number "\$36.00" and substituting the number "\$38.00".
- 3 Deleting from Section 22 the number "\$110.00" and substituting the number "\$128.00".
- 4 Deleting Schedule "A" in its entirety and replacing it with the attached new Schedule "A".
- 5 Deleting Schedule "B" in its entirety and replacing it with the attached new Schedule "B".
- 6 Deleting Schedule "D" in its entirety and replacing it with the attached new Schedule "D".
- 7 This bylaw will come into full force and effect March 1, 2005.

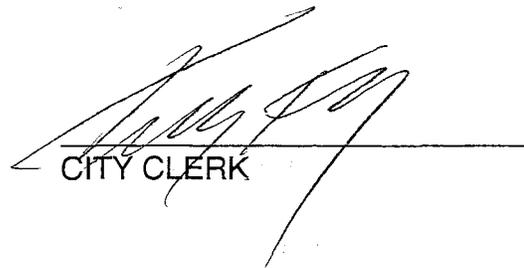
READ A FIRST TIME IN OPEN COUNCIL this 14th day of February 2005.

READ A SECOND TIME IN OPEN COUNCIL this 14th day of February 2005.

READ A THIRD TIME IN OPEN COUNCIL this 14th day of February 2005.

AND SIGNED BY THE MAYOR AND CITY CLERK this 14th day of February 2005.


MAYOR


CITY CLERK

SCHEDULE "A"

Effective for all consumption, estimated or actual, on or after March 1, 2005

WATER RATES

Every customer shall pay for water supplied to him the aggregate of amount determined as follows:

- 1 A consumption charge of \$0.4419 for each cubic metre (\$1.2557 for each 100 cubic feet) of water supplied.
- 2 A fixed monthly charge shall be determined by the size of the meter supplied to each customer as follows:

METER SIZE	FIXED MONTHLY CHARGE
5/8" (16 mm)	11.66
3/4" (19 mm)	18.67
1" (25 mm)	33.99
1½ " (38 mm)	79.33
2" (50 mm)	191.50
3" (75 mm)	323.34
4" (100 mm)	684.49
6" (150 mm)	1,282.67
8" (200 mm)	2,266.67

MISCELLANEOUS WATER AND WASTEWATER RATES

1	New service connection:	From Main In Street	From Main In Lane
	(a) Basic charge for 1" (25 mm) water and 6" (150 mm) sanitary	\$4,440.00	\$3,750.00
	(b) Basic charge for 1" (25 mm) water	\$3,935.00	\$3,250.00

SCHEDULE "A"

(c) Basic charge for 6" (150 mm) sanitary sewer	\$3,935.00	\$3,250.00
(d) Basic charge for 4" (100 mm) storm sewer	\$3,935.00	\$3,250.00
(e) Basic charge for 1" (25 mm) water main, 150 mm sanitary and 4" (100 mm) storm sewer	\$4,770.00	\$4,090.00
(f) Dual service upon approval	\$5,340.00	N/A
(g) Water service renewal upon approval	\$3,810.00	N/A

Extra charge for:

Larger water service:

1.5" (38 mm)	250.00
2" (50 mm)	705.00
4" (100 mm)	2,200.00
6" (150 mm)	3,040.00
8" (200 mm)	3,700.00
10" (250 mm)	4,200.00
12" (300 mm)	5,000.00

Larger sanitary or storm sewer:

8" 200 mm Ribbed	100.00
DR35	125.00
10" (250 mm) Ribbed	170.00
DR35	250.00
12" (300 mm) Ribbed	245.00
DR35	380.00

SCHEDULE "A"

	15" (375 mm)		
	Ribbed	375.00	
	DR35	610.00	
	18" (450 mm)		
	Ribbed	620.00	
	DR35	1,000.00	
	24" (600 mm)		
	Ribbed	1,200.00	
2	Additional fee for winter construction of service (Nov. 15 - May 15)		
	Lane	800.00	
	Street	1,135.00	
3	Temporary water supply for construction purposes includes 5/8" (16 mm) water meter with up to 4000 cubic feet consumption. (consumption in excess of 4000 cubic feet will be billed at current rate)		
		55.00	
4	Disconnection of service (water kill)		
	up to 50 mm in size	1,500.00	
	up to 50 mm in size, same dig at time of basic service	780.00	
	over 50 mm in size	2,915.00	
5	Turn water off or on for repairs or line testing		
	(a) during regular working hours	38.00	
	(b) after regular working hours	75.00	

SCHEDULE "A"

6	Other Charges	
	Construction of manhole to 3.1 metres in depth	2,625.00
	(a) Additional cost per vertical metre in excess Of 3.1 metres in depth	376.00
	Inspection Chamber	1,660.00
	Fire Hydrant and Valve Installation	3,090.00
	Cutting and replacing pavement:	
	(a) Single or double service 3" (75 mm) and under	1,350.00
	(b) Single or double service over 3" (75 mm)	1,700.00
	(c) Triple service 3" (75 mm) and under	1,890.00
	(d) Triple service over 3" (75 mm)	2,380.00
	(e) For service kill 3" (75 mm) and under	540.00
	(f) For service kill over 3" (75 mm)	680.00
	(g) For water service renewal	675.00
	Replacing sidewalks:	
	(a) Single or double service residential	1,045.00
	(b) Single or double service commercial	2,090.00
	(c) Triple service residential	1,425.00
	(d) Triple service commercial	2,850.00
	Replacing curb only:	
	(a) Single or double service	660.00
	(b) Triple or dual service	980.00
	Landscaping Repairs (boulevard area)	125.00
	Landscaping Repairs (utility lot/reserve)	440.00

SCHEDULE "A"

7	Clearing plugged sewer	
	(a) During regular working hours	76.00
	(b) After regular working hours	130.00
8	Repairs to water meters	at cost
9	Thawing water service	at cost
10	Repair to damaged stand pipe	at cost
11	Meter Test	48.00
12	Televise sewer lines	
	(a) Service (regular hours only)	121.00
	(b) Mains (regular hours only)	at cost
13	Private fire hydrant maintenance	
	(a) Spring inspection (Mar. 2 - June 30)	26.00/hydrant
	(b) Fall inspection (Aug. 1 - Oct. 31)	26.00/hydrant
	(c) Winter inspection (Nov. 1 - Mar. 1)	51.00/hydrant
	(d) Damage evaluation	26.00/hydrant
	(e) Paint	60.00/hydrant
14	Bulk Water	
	Use of designated fire hydrant to obtain water, \$25.00 per permit (job).	
15	Replace valve at water meter at time of water meter replacement	45.00

SCHEDULE "B"

Effective for all rates, estimated or actual, on or after March 1, 2005

WASTEWATER RATES

- 1 The cost of wastewater service for residential premises connected to the City sewerage system and which contains not more than two dwelling units shall be a flat fee of \$19.69 per month.
- 2 Where there are more than two dwelling units in residential premises or for other properties served by a single water meter, the customer shall pay at the rate of \$0.7941 per cubic metre (\$2.2516 per 100 cu. ft.) of wastewater calculated in the manner herein set forth with a minimum of \$19.69 per month.
- 3 Where the Director has tested the discharge of wastewater into the sewerage system pursuant to Clause 91 and found that the wastewater exceeds the limits of B.O.D., suspended solids or grease set out therein, then that customer shall pay for wastewater service at the following rates:
 - (a) A volume charge based on \$0.5012 per cubic metre (\$1.4193 per 100 cu. ft.)
 - (b) A treatment charge based on the amount of B.O.D., grease or suspended solids at the following rates:

B.O.D.: \$0.4375 per kg

Suspended Solids: \$0.4728 per kg

Grease: \$0.1351 per kg
- 4 For the purpose of calculating the sewerage charge payable by a customer, the volume of wastewater contributed by the customer to the sewerage works shall be deemed to be equal to 80% of the water delivered to the customer's premises, whether the water was received from the City or from sources other than the City. Where no meter or other exact means exist to determine the quantity of water consumed by any person, the Director shall make an estimate thereof for the purpose of determining the sewerage service charges. The customer may, at his own expense, install and maintain a meter approved by the Director upon which the service charge shall thereafter be determined.

SCHEDULE "B"

5	Liquid waste disposal at Wastewater Treatment Plant disposal station:	
	Single axle load	\$16.77
	Tandem axle load	\$27.96
	Multiaxle load	\$71.44
	Vans (carpet cleaning unit)	\$31.95/month

Note: See Schedule "A" for Miscellaneous Wastewater Rates

SCHEDULE "D"

Effective for all rates, on or after March 1, 2005

SCHEDULE OF SOLID WASTE COLLECTION RATES

1. Rates to be applicable for premises when supplied with a container by the contractor engaged by the City. Scheduled Service includes Contractor-provided container.

SOLID WASTE COLLECTION RATES FOR COMMERCIAL FRONT-END CONTAINERS				
Type of Service	Monthly Rate			
	1.529 m ³ (2 yd ³)	2.294 m ³ (3 yd ³)	3.058 m ³ (4 yd ³)	4.587 m ³ (6 yd ³)
<u>Service on Demand:</u>				
Container rental	21.97	29.33	36.64	43.96
Lift charge	21.97	29.33	36.64	43.96
<u>Scheduled Service:</u>				
1 lift per month	23.73	28.26	32.80	41.85
1 lift every 2 weeks	32.80	41.85	50.96	69.10
1 lift per week	38.61	57.93	75.31	101.37
2 lifts per week	77.26	115.87	150.63	187.69
3 lifts per week	115.87	173.80	213.20	274.60
4 lifts per week	154.51	231.74	278.10	370.77
5 lifts per week	193.10	289.66	347.62	461.65
6 lifts per week	231.74	347.62	417.16	556.19
Extra lift for scheduled service	21.97	29.33	36.64	43.96

SCHEDULE "D"**SCHEDULE OF SOLID WASTE COLLECTION RATES**

Charges for special container services in addition to the above rates will be as follows:

	RATES PER CONTAINER
Standard Lid	No charge
Castors on Containers	\$ 5.84 per month

2. Rates to be applicable for premises where the owner or agent is charged and such owner or agent provides receptacles for hand pickup of solid waste.

MONTHLY SOLID WASTE COLLECTION RATES FOR COMMERCIAL HAND PICK-UP							
Volume per Pick-Up	Frequency of Pick-Up per Week						Cost per Extra Pick- Up
	1	2	3	4	5	6	
$\leq 0.4 \text{ m}^3$ ($< .5 \text{ yd}^3$)	6.24	12.48	18.72	24.96	31.20	37.44	6.41
$>0.4-0.8 \text{ m}^3$ ($\geq .5-1 \text{ yd}^3$)	12.48	24.96	37.44	49.92	62.40	74.87	12.81
$>0.8 - 1.5 \text{ m}^3$ ($\geq 1-2 \text{ yd}^3$)	24.96	49.92	74.87	99.83	124.79	149.75	19.22
$\geq 1.5-2.3 \text{ m}^3$ ($\geq 2-3 \text{ yd}^3$)	37.44	74.87	112.31	149.75	187.20	224.63	25.63
$>2.3-3.1 \text{ m}^3$ ($\geq 3-4 \text{ yd}^3$)	49.92	99.83	149.75	199.68	249.59	299.51	32.03
$>3.1-3.8 \text{ m}^3$ ($\geq 4-5 \text{ yd}^3$)	62.46	124.79	187.20	249.59	311.99	374.38	38.44
$>3.8-4.6 \text{ m}^3$ ($\geq 5-6 \text{ yd}^3$)	74.87	149.75	224.63	299.51	374.38	449.26	44.84
$>4.6-5.3 \text{ m}^3$ ($\geq 6-7 \text{ yd}^3$)	87.35	174.71	262.07	349.43	436.78	524.13	51.25

Note: 0.383 m^3 ($1/2 \text{ yd}^3$) is approximately equal to 3 units (bags or cans) of garbage.

SCHEDULE "D"

SCHEDULE OF SOLID WASTE COLLECTION RATES

3. For a single family dwelling unit, a semi-detached residential unit, a single family dwelling unit with a basement dwelling unit situated therein, or a dwelling unit in a multiple family building or multiple family development, the charge for basic residential collection shall be \$7.20 per month per dwelling unit for the collection of a maximum of 5 units of solid waste per week year round and once a week collection of yard waste for six months per year. The charge for solid waste tags for units in excess of the basic residential collection service shall be \$1.00 per garbage tag.
4.
 - (a) For a single family dwelling unit, a semi-detached residential unit, a single family dwelling unit with a basement dwelling unit situated therein, or any dwelling unit otherwise designated as an "R10" or "R63" account in the utility billing system, the charge for one pick-up per week of recyclable material shall be \$3.59 per month per dwelling unit.
 - (b) For a multiple family building, designated as either an "R11" or "R62" account in the utility billing system, the charge for one pick-up per week of recyclable materials shall be \$3.10 per month per dwelling unit.
5. Disposal Grounds Rates for Acceptance of Solid Waste and Refuse

	Description	Rate
(1)	Residents hauling residential refuse from their own residences	\$36.00 per metric tonne
(2)	Private companies or commercial haulers with commercial or residential refuse	\$36.00 per metric tonne
(3)	Demolition, concrete, asphalt and tree rubble	\$36.00 per metric tonne
(4)	Special Waste	\$55.00 per metric tonne
(5)	Asbestos	\$55.00 per metric tonne

SCHEDULE "D"

SCHEDULE OF SOLID WASTE COLLECTION RATES

Description	Rate	
(6) When fractional metric tonnes are delivered, the rate charged for the same shall be determined by prorating the above rates per tonne in the same ratio as the weight of such refuse, waste or rubble delivered bears to a metric tonne. In any event, a minimum charge of \$5.00 shall apply for items 5 (1), 5 (2), 5 (3), 5 (4), and a minimum charge of \$55.00 shall apply for item 5 (5).		
(7) Cover Material as defined by The City of Red Deer Waste Management Facility Disposal Guidelines		No Charge
(8) A surcharge of \$20.00 per load will be applied to unsecured loads as outlined in section 129 (3)		
6. Dry Waste Disposal Site		
	Dirt	Concrete and Asphalt
Single Axle	\$ 10.00	\$ 32.00
Tandem	\$ 10.00	\$ 32.00
End Dumps	\$ 20.00	\$ 64.00
Pups and Trucks	\$ 20.00	\$ 64.00
Service charge for opening the gate (If special trip is required)		\$15.00/trip

Item No. 4



Office of the Mayor and City Manager

DATE: February 8, 2005

TO: City Council

FROM: City Manager

SUBJECT: Regional Partnership Initiative Grant Application (Exploration)

Background

The City of Red Deer has been invited by the Town of Sylvan Lake to participate in an exploration of the potential of a more regional approach to the treatment and distribution of water and wastewater in Central Alberta. As the owner and operator of two large treatment plants for water and wastewater, The City of Red Deer has an important interest in participating in this project.

Sylvan Lake is to be commended for this initiative and we look forward to working with the participating partner municipalities on this project.

An application for funding has been prepared for consideration by Alberta Municipal Affairs and a Council resolution is a requirement for the application process.

Recommendation

That City Council authorize the participation in a Regional Partnership Initiative Exploration process with the Town of Sylvan Lake, Lacombe County, Red Deer County, and the Sylvan Lake Summer Villages.



Norbert Van Wyk
City Manager

/attach.

Regional Partnership Initiative Grant Application (Exploration)

Managing Partner:

Town of Sylvan Lake
4926 – 50th Avenue
Sylvan Lake, Alberta T4S 1A1

Contact Person: Myron Thompson
Assistant Chief Administrative Officer

Participating Partner Municipalities:

Red Deer County	Rob Coon, Manager	350-2150
Lacombe County	Terry Hager, Commissioner	782-6601
City of Red Deer	Norbert Van Wyk, Manager	342-8111
Summer Villages:	Myra Reiter, Administrator	887-2822
	Half Moon Bay	
	Norglenwold	
	Jarvis Bay	
	Birchcliff	
	Sunbreaker Cove	

PART ONE – GENERAL INFORMATION

- 1(a)** The Name of the proposed project is the **Intermunicipal Partnership Program**.
- 1(b)** The amount of funding requested is \$150,000.00
- 1(c)** The projected completion date is October 31, 2005.

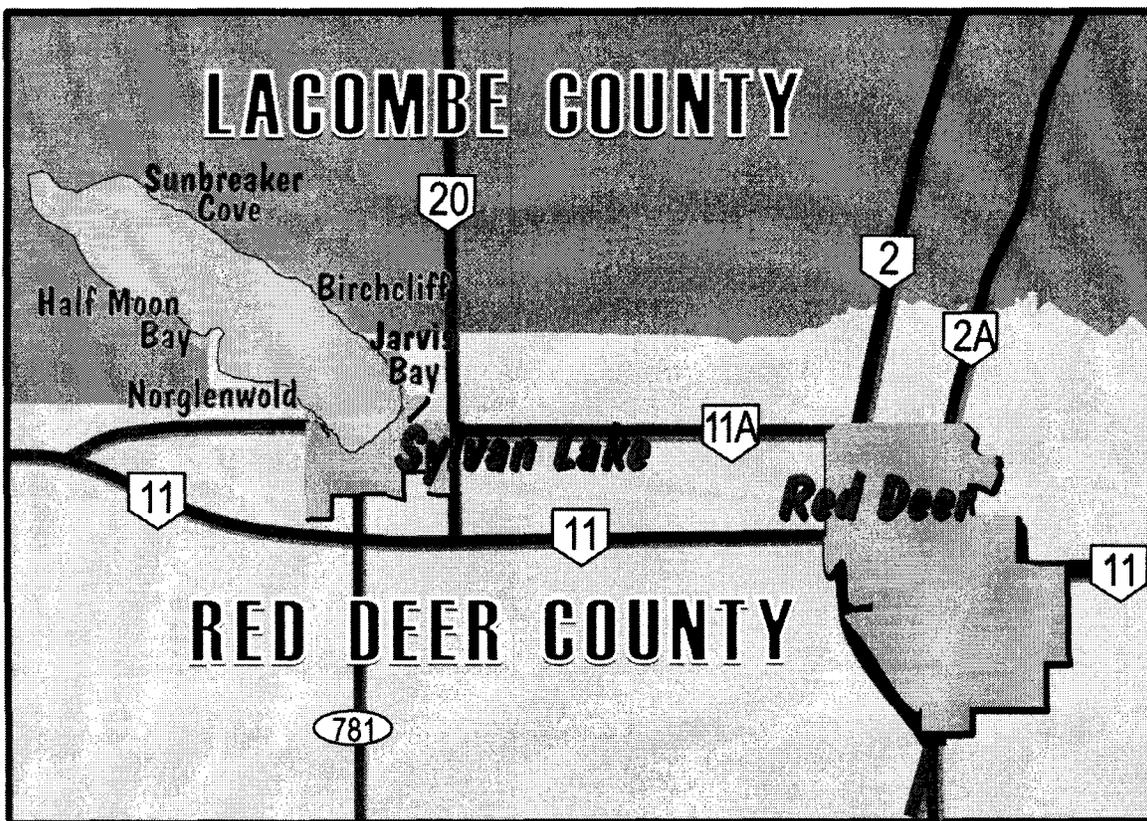
PART TWO – GRANT ELIGIBILITY

- 2(a)** No funds will be used towards the municipal share of a provincial-municipal cost-shared program or project.
- (b)** No funds will be used to pay for work done or materials obtained before the Conditional Grant Agreement is signed by the Minister.

PART THREE – APPLICATION FOR FUNDING

The Town of Sylvan Lake, City of Red Deer, Red Deer County, Lacombe County, and the Summer Villages Of Norglenwold, Jarvis Bay, Birchcliff, Half Moon Bay, and Sunbreaker Cove are the municipalities seeking grant funding through the Regional Partnership Initiative Grant. The membership team (Steering Committee) consists of an appointed administrator from each of the Counties, City, Town, and one appointee from the Summer Villages. The makeup of the Committee could be amended as the process commences. Many of the members listed currently have thought about and/or participated in some form of partnership activity on a small scale and are interested in participating together to realize the benefits of a more substantial partnering activity.

The map below indicates the geographical relationship of the membership municipalities.



These municipalities all possess a shared interest in taking sustainable partnerships to a higher and more comprehensive level in the provision of key municipal service elements. In doing so it is anticipated that many positive outcomes will result some of which include:

- reduced negative effect on the environment
- increased service level to the respective communities
- reduced operating costs
- extended life expectancy for infrastructure
- overall efficiencies

As municipalities struggle to “do more with less” and the demand for increased service levels rise, it becomes increasingly important for municipalities to seek partnership opportunities.

Of major interest and concern to the member municipalities are shared opportunities in the areas of sewage collection and treatment and water treatment and distribution.

Sanitary – Many properties bordering the lake within the summer villages and in adjacent rural sectors of the County’s of Red Deer and Lacombe have no formal sewage system. In addition increased development and pending pressures for development spreading outward from the lake basin have necessitated many of the municipalities to look at improved sanitary sewage systems. This is compounded by the concern of many municipalities for the long-term requirements of their respective communities. Ongoing discussions, requests, concepts, studies, and localized agreements are all indicators that it is timely to look at a global approach to the issue with all municipalities pulling in one direction toward a common goal.

Water - Most communities rely on well water as their source of water and there is growing concern for the long-term viability of the underground producing aquifers. Some municipalities have regional river systems as their water source. Again, concern has been raised as the region has recently experienced several drought years. Improving and expanding distribution systems are also important as the region continues to experience record growth. Viable partnership opportunities do exist but any initiatives will require considerable research, assessment, and cooperation of all members. The 2003 Alberta Environment initiative *Water for Life – Alberta Strategy* outlined the need for regional water systems. This initiative is further supported through enhanced funding made available under the Alberta Water Wastewater Program. The grant funding available through this program will assist us in meeting this provincial objective.

3(a) (b) (c) – Activity and Funding

The following objectives/activities have been identified for this regional partnership initiative.

- Research Organizational and Governance models for regional water, sewer and other municipal services and establish a project charter.
- Analysis of a Business Case and establishment of a Business Plan to be utilized for the regional water, sewer and other municipal services.
- Establishment of a Service Partnership Pact to determine other components and opportunities for shared servicing between partnering municipalities.

The member municipalities have a shared commonality in that all (except the City of Red Deer) border the physical water body of Sylvan Lake and all are impacted by its importance as a premier tourist destination. In addition, significant development along and in close proximity to the lake and an increasing demand for development opportunities are in turn providing further pressures on provision, expansion, and improvement of infrastructure services.

Project Charter

The member municipalities (Steering Committee) will work together with the assistance of a facilitator and consultant to establish the specific needs, guidelines, and project management options as they relate to the parameters of both infrastructure initiatives.

The initial exercise will include substantial discussion, identification and visioning so as to determine every municipality's need, inter-relationships, expectations, and level of participation as it relates to the global purpose.

Regional sewer and water servicing, as previously stated, will be the main focus of this initiative however, should funding allow, the Committee will investigate other regional partnership opportunities with the knowledge that the members may opt in or out of specific initiatives while still included under the membership umbrella.

An inventory and study of specific needs will precipitate the establishment of subset activities. Following this exercise, the Committee will be more successful at identifying the best method of incorporating and implementing its operations. Discussion and merits of all options including a formal commission, authority, association, and/or joint venture will be explored. Alternately, the member municipalities may wish to work together on an informal basis. Regardless of the form, this function will provide the corner stone for the entire initiative and the end result should be reflective of the wishes of all members.

The outcomes that will be achieved are:

- A vision that will include the framework and over-all objectives of the group
- The operating structure that would be employed to integrate such matters as the number of members from each community, inclusion of political entity, formal or informal structure, decision-making processes, and communication processes between member entities.

Business Plan

The application for this grant, the current environment surrounding the need for regional cooperation, and the multitude of studies that have been commissioned to date all point to the existence of an informal Business Case.

The analysis of this Business Case will be a very important element of the exploration process and will take the form of a business plan. This process will be championed by a Consultant and contracted Project Administrator and will form the backbone of this important initiative. This process will require input and participation from a number of people with the skills and expertise in virtually every discipline of municipal operation. An example would be the specific need for Class "C" engineering as various concepts and analyses are reviewed in respect to the major infrastructure systems identified. Environmental assessments, short and long term planning strategies, and development implementation processes and concepts would also be envisioned as key elements in this process. By exploring all aspects and impacts of the development of a regional water and sewer initiative and at the same time assessing the opportunities that exist in the other areas of municipal services we can be confident that all opportunities for cooperation are visible.

Service Partnership Pact

In addition to the regional sewer and water partnership initiative, the membership municipalities have recognized the value of exploring other shared municipal services. Due to the anticipated scope of the project (regional sewer and water) for both the exploration and implementation phase, it is realized that additional funding may have to be provided by the membership municipalities. However, it is seen as critical that this area be explored as it relates to an inventory of services and an incorporated study that would identify areas of opportunity. Developing a Service Partnership Pact would include, but would not be limited to, a research and assessment of shared service opportunities among all member municipalities in the following areas:

- Solid waste (landfills, transfer stations, recycling)
- Protective services (police, bylaw enforcement, fire, ambulance)
- Recreation programs and facilities
- FCSS programs

- Economic Development (positive results derived from improved regional planning)

The work within this function will be extensive and will require a consultant to assist the member municipalities to determine how services are provided in each municipality, identification of areas where opportunities exist for shared opportunities, and identification of options available for shared service delivery. It would be through these many exercises that a common vision could be captured and applied to a working agreement benefiting all participants.

Making it Work

It may be necessary to seek more than one (1) consulting firm due to the diverse functions and the complexities and knowledge that must exist in order to properly meet the objectives. It will be extremely important for the chosen consultant(s) to seek and work effectively with those staff members within the communities that have the critical knowledge of the various disciplines being reviewed.

Timelines

The first step would be to secure the services of a facilitator experienced in working with municipalities and preferably in similar functions. Secondly, there will be a need to solicit "Request for Proposals" to retain the services of a consultant to assist in the facilitation of the three core functions identified. It is thought that these elements are inter-related and the benefits through continuity from one element to the next will result in the most desirable outcome. Many qualified agencies with the required expertise have current and past working relationships with the participating municipalities therefore it is anticipated that the selection process will not present a large challenge. By incorporating all elements into one contract it would be expected that there would be efficiencies in the quality of work and also in time savings. Breakdown of time according to elements and based on an end of February grant approval notification and one (1) month selection process for a Consultant is as follows:

1. **Project Charter** – two (2) months with completion expected by April 30th
2. **Business Plan** – two (2) to three (3) months with completion expected by July 31st (Note - some work to take place concurrently with Project Charter.)
3. **Service Partnership Pact** – two (2) months with expected completion by October 31st.

The eight (8) month period is anticipated to be sufficient to properly carry out the identified objectives of this regional cooperative effort. The consultant will have the benefit of cooperation and quality input/advice from the numerous personnel available through the member municipalities. As well, it would be expected that information contained within existing studies and plans would be referred to and consolidated.

Budget

Due to the complex nature of this proposal, the Steering Committee feels that the budget below is reasonable and accurately illustrates the scope of this undertaking.

Facilitator (contract)	\$ 10,000.00
Consultant	110,000.00
Project Administrator (contract)	30,000.00
In Kind Costs	
Staff (Steering Committee)	20,000.00
Staff & support services	10,000.00
Total Exploration Phase Cost	\$180,000.00

Breakdown of In-Kind Services:

Steering Committee costs are those associated with the involvement of the Administrative staff members representing their respective communities. Included in these costs is the allocation of salary amounts for the numerous meetings and other functions related to the project and expenses related to travel costs.

Staff and Support Services include costs related to functions such as attendance at meetings as well as a significant amount of clerical support. Costs relating to communications (telephone, faxes, advertising, public open houses) are also included in this area as are meeting costs such as food, beverages, etc.

3d (i) – Exploration Activity

Several sewer and water infrastructure studies have been carried out over a period of many years by many of the membership municipalities. Most of these are in relation to the requirements of that specific municipality however there have been a few studies investigating regional concepts especially in relation to sewer systems. Due to the value of the information contained within these documents it will be critical that the information is utilized during the exploration exercise by the consultants. The membership municipalities have all agreed that the exploration phase will concentrate on the feasibility of sharing water and sewer infrastructure systems. This will include a governance model for this sharing initiative, a business plan, and a partnership pact to formalize a structure and process and align the regional sharing opportunities.

3d (ii) – Partnership Development Spectrum

Stage 1 - Opportunity

An initial meeting was held on January 6th between the member municipalities to determine the level of commitment of the group in proceeding with this initiative. Due to the positive response, a further commitment was made to meet again on January 26th to formalize the regionalization endeavor. A decision was made to also include the City of Red Deer in the process because of close proximity and current existing relationships. These meetings were by no means the only ones to take place regarding regional initiatives but virtually the first time that all municipalities have met together to solely focus on the issue in hopes of determining and developing a “formal” process.

Stage 2 - Parameters

Through the assistance of a facilitator, the Steering Committee will be able to establish a formal document that will be the umbrella by which the municipalities would function. The issues that will be identified and included in this process would be:

- Framework of the regional partnership
- Scope of work (boundaries and initiatives)
- Project Charter
- Delivery method(s)
- Cost sharing formula (capital and operating)
- System options
- Other requirements which arise through the discussion process

Once these core guidelines are determined, a consultant (retained through a formal process) will develop a business plan for the regional sewer and water systems. Included in the business plan will be options for administering the objective, determined short term and long term financial obligations for both the capital and operational component, and as well other consulting costs that may have to be incorporated such as engineering services. Following this process, work will take place to examine other service partnerships and the feasibility of establishing a “Service Partnership Pact”.

Stage 3 – Groundwork

Once the processes identified in stages 1 and 2 are complete, the membership communities will embark on various communication initiatives to assist in receiving public awareness. This will be accomplished through the media, open houses, and other special events hosted by the various membership municipalities.

The Steering Committee will be conscious of the targeted end date for the completion of the “Exploration Phase” and be poised to immediately merge into the “Implementation Phase” should grant approval be provided.

Stage 4 - Delivery

The Steering Committee will determine which initiative should receive first priority and the intention would be to commence action in this area first. This will require a review of existing data, development of concept plans and feasibility strategies, and the choosing of an optimal concept that most closely reflects the needs of all members.

3d (iii) – Community Need, Rationale, and Objectives

Regional Water Supply Partnership

The Town of Sylvan Lake, as the largest community located beside the lake, is the only one presently operating a water supply and distribution system. Using high-quality ground water supply wells, this system provides potable water to approximately 16,000 - 18,000 people with fire protection. The other communities, with the exception of the City of Red Deer, have individual wells only, with no fire protection capabilities available.

A recent initiative to provide several communities north of Red Deer with treated water from the City's system has spurred interest in reviewing short and long-term requirements of the lakeside communities. It is proposed to determine what, if any, measures are necessary to help ensure long-term viability of water supply to the region, whether by continuation of ground water supply development, obtaining additional or replacement supplies from surface water sources and to consider the feasibility of partnerships to extend a supply line from Red Deer to the regional communities.

Regional Sewage Collection, Treatment and Disposal

At this time, the Town of Sylvan Lake operates a collection, treatment and disposal system for Town properties, the Summer Village of Jarvis Bay, Jarvis Bay Provincial Park campground and a portion of the Summer Village of Norglenwold. Other existing and proposed development areas around the lake have only individual systems for this very important function.

All stakeholders have a significant role to play in collectively protecting the environment and it is hoped to advance the process of determining future needs and solutions to allow long-term planning objectives to be met responsibly.

The Town has existing capacity to serve approximately 17,000 year-round residents. A Feasibility Study done in 2001 reviewed several possible regional collection alternatives and recommended further detailed study. Use of the Town's treatment facility or connection to Red Deer's system has been tentatively proffered.

This new initiative offers an opportunity to promote a serious review of the present situation and to plan proactively for medium and long-term commitment to ensure sewage treatment and disposal methods are developed in an economically sustainable and practical manner.

3d (iv) – Measures of Success

Success will be measured on numerous fronts (no rank assumed):

- reduced environmental impact realized by unified initiatives;
- the establishment of a project charter with a mandate to coordinate and organize the partner municipalities around regional issues;
- the elimination of piece meal and/or stand alone initiatives to regional issues that really require long term, forward thinking processes and answers;
- the positive results achieved by the coordinated effort of all municipalities and resulting spin offs that will be achieved in other areas based on the principles adopted.

3d (v) – Target Outcomes and Deliverables

The target outcome of this initiative would be to establish a governance model and buy in of all nine (9) municipalities and further to identify a model for regional sewer and water service delivery that is equitable and cost effective for all municipalities. The second targeted outcome will be to work toward the development of a regional service partnership pact that will identify areas where additional partnering activities could exist realizing there would be some “opt in – opt out” relationships experienced.

3d (vi) – Risk Factors and Barriers

The nine (9) participating municipalities all possess diverse needs and it will require significant communication and dedicated effort in the facilitation of the numerous issues and ideals that will be worked on over the course of the year. A risk factor may be in not recruiting a facilitator or consultant with the experience, skill sets, or ability to work effectively with the Committee. Another risk factor is not meeting timelines as shear volume of work by the Consultant as well as the time required for the various formal processes to take place with the respective communitys’ Council approvals. Other possible barriers may be lack of resources both human and financial as well as the possibility that one or more municipalities may choose to withdraw. However, it is felt that there is a strong commitment by all municipalities to work together towards a regional vision that will have a positive impact on many fronts for the region.

PART FOUR - ADDITIONAL REQUIREMENTS

1. Other Municipal Affairs grants received or applied for in the current or previous year:

Municipal Sponsorship Grants (2003, 2004, and current year)

2. Any other program funding, received or applied for, to support regional partnership activities.

None to date

3. Other Partnerships funded by Alberta Municipal Affairs in which any of the nine (9) members has participated.

None to date

Comments:

I agree with the recommendation of the City Manager.

“Morris Flewwelling”
Mayor

Red Deer County



OFFICE OF THE COUNTY MANAGER

Phone (403) 350-2152 Fax (403) 350-2164

FAX FROM
SYLVAN
LAKE

February 2, 2005

Myron Thompson
Assistant CAO
Town of Sylvan Lake
4926 - 50 Avenue
SYLVAN LAKE, AB T4S 1A1

Dear Mr. Thompson

Re: Regional Partnership Initiative Grant Application (Exploration)

The above-mentioned proposed initiative being considered by the municipalities surrounding Sylvan Lake, was reviewed at the February 1, 2005, regular meeting of County Council.

At that time, the following resolution was passed unanimously: *"Moved to support Red Deer County's participation with Lacombe County, the City of Red Deer, Town of Sylvan Lake, and the Summer Villages of Half Moon Bay, Norglenwold, Jarvis Bay, Birchcliff, and Sun Breaker Cove in the Regional Partnerships Initiative Exploration Grant Application, sponsored by Alberta Municipal Affairs, with the Town of Sylvan Lake being the managing partner for this initiative."*

Red Deer County is intrigued by this regional initiative as we believe there will be a continuation of future regional initiatives and projects for our municipalities to partnership together on.

Yours truly

RED DEER COUNTY

Rob Coon
County Manager

nel

Date/Time: Feb.15. 2005 9:10AM

File No.	Mode	Destination	Pg (s)	Result	Page Not Sent
9294	Memory TX	8873660	P. 2	OK	

Reason for error

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

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



P.O. Box 5008, Red Deer, Alberta T4N 3T4
Web Site: www.city.red-deer.ab.ca

Legislative & Administrative Services (403) 342-8132
Email: las@city.red-deer.ab.ca

DATE: FEBRUARY 15, 2005

OUR FAX NO: (403) 346-6195

NUMBER OF PAGES INCLUDING THIS PAGE: 2

FAX TO: TOWN OF SKYVAN LAKE

ATTENTION: VALERIE STECKLER

THEIR FAX NO: 887-3660

FROM: CHRISTINE KEUZIE

DEPARTMENT: LEG. + ADMIN. SERVICES

PHONE #: (403) 342-8132

MESSAGE AREA (if required):

RE: REGIONAL PARTNERSHIP INITIATIVE GRANT APPLICATION
 - COPY OF RESOLUTION PASSED BY CITY OF RED DEER
 - ORIGINAL IN THE MAIL TO YOU TODAY

Confidentiality Notice

This communication is directed in confidence solely to the person named above and may not otherwise be distributed, copied or disclosed. It may contain information that is confidential or subject to legal privilege. Further disclosure or use of this communication in whole or in part, by any other person, in any manner, may be an offence under the Freedom of Information and Protection of Privacy Act. If you received this fax in error please telephone us immediately. Thank you for your assistance.

ORIGINAL TO FOLLOW: BY MAIL BY COURIER
NO ORIGINAL WILL BE FORWARDED:

IF YOU DO NOT RECEIVE ALL OF THE PAGES, PLEASE CONTACT SENDER AT THE PHONE NUMBER SHOWN ABOVE. THANK YOU.

P.O. Box 5008, Red Deer, Alberta T4N 3T4
Web Site: www.city.red-deer.ab.ca

Legislative & Administrative Services (403) 342-8132
Email: las@city.red-deer.ab.ca

DATE: FEBRUARY 15, 2005

OUR FAX NO: (403) 346-6195

NUMBER OF PAGES INCLUDING THIS PAGE: 2

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ATTENTION: VALERIE STECKLER

THEIR FAX NO: 687-3660

FROM: CHRISTINE KENZIE

DEPARTMENT: LEG. + ADMIN. SERVICES.

PHONE #: (403) 342-8132.

MESSAGE AREA (if required):

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NO ORIGINAL WILL BE FORWARDED:

IF YOU DO NOT RECEIVE ALL OF THE PAGES, PLEASE CONTACT SENDER AT THE PHONE NUMBER SHOWN ABOVE. THANK YOU.



LEGISLATIVE & ADMINISTRATIVE SERVICES

February 15, 2005

Myron Thompson
Assistant CAO
Town of Sylvan Lake
4926 – 50 Avenue
Sylvan Lake, AB T4S 1A1

Dear Mr. Thompson:

Regional Partnership Initiative Grant Application (Exploration)

Red Deer City Council considered the above proposed initiative at the February 14, 2005 Council Meeting. The following resolution was passed:

“Resolved that Council of the City of Red Deer having considered the report from the City Manager, dated February 8, 2005, re: Regional Partnership Initiative Grant Application (Exploration) hereby supports The City of Red Deer’s participation with Red Deer County, Lacombe County, Town of Sylvan Lake and the Summer Villages of Half Moon Bay, Norglenwold, Jarvis Bay, Birchcliff, and Sun Breaker Cove in the Regional Partnerships Initiative Exploration Grant Application, sponsored by Alberta Municipal Affairs, with the Town of Sylvan Lake being the managing partner for this initiative.”

The City of Red Deer looks forward to participating with surrounding municipalities on this initiative.

Sincerely,



Kelly Kloss
Manager

c City Manager

Legislative & Administrative Services

DATE: February 15, 2005
TO: Norbert Van Wyk, City Manager
FROM: Kelly Kloss, Legislative & Administrative Services Manager
SUBJECT: Regional Partnership Initiative Grant Application (Exploration)

Reference Report:

City Manager, dated February 8, 2005

Resolutions:

“Resolved that Council of the City of Red Deer having considered the report from the City Manager, dated February 8, 2005, re: Regional Partnership Initiative Grant Application (Exploration) hereby supports The City of Red Deer’s participation with Red Deer County, Lacombe County, Town of Sylvan Lake and the Summer Villages of Half Moon Bay, Norglenwold, Jarvis Bay, Birchcliff, and Sun Breaker Cove in the Regional Partnerships Initiative Exploration Grant Application, sponsored by Alberta Municipal Affairs, with the Town of Sylvan Lake being the managing partner for this initiative.”

Report Back to Council: No
Kelly Kloss
Manager

/chk

townhouse site are provided as either a response to a particular residential market niche or a specific land use or site issue.

The concept plan also provides opportunities for walkout basements. The potential locations are identified in *Figure 4*.

The proposed land use allocation is illustrated in *Table 1*.

TABLE 1 LAND USE ALLOCATION

	Acres± (Ha±)	Percentage
Total Neighbourhood Area	156.26 (63.24)	-
Environmental Reserve	11.19 (4.53)	-
Developable Area	145.07 (58.71)	100.00
Land Use		
Single Family – Large Lots	8.08 (3.27)	5.57
Single Family – Standard Lots	60.07 (24.31)	41.40
Multi - Family – Townhouse	8.20 (3.32)	5.65
Single Family – Narrow Lot	8.18 (3.31)	5.64
Secondary Suite Lots	1.19 (0.48)	0.82
Municipal Reserve	16.56 (6.70)	11.42
Streets and Lanes	33.63 (13.61)	23.18
Public Utility Lots	7.86 (3.18)	5.42
Church Site	1.00 (0.40)	0.69
Social Care Site*	0.30 (0.12)	0.21

* Social Housing/Day Care/ Retirement Home/R2

Traffic will move efficiently and safely through the neighbourhood on a curvilinear road network that emphasizes cul-de-sac access to single family residences. The road network is supported by a complete rear lane system. Connections to the existing West Park and its local road network are strategically located to optimize efficiency of movement and safety, and to minimize through traffic.

A significant natural area along the western boundary is provided for recreation purposes and buffering of highway noise. Similarly, the existing natural wetland found at the southern end of the site is protected as habitat but is also upgraded for stormwater detention purposes.

It should be noted that the smaller wetland and associated park area located to the east of the 60th Avenue alignment is not within the site boundaries, even though each of these contribute to the neighbourhood. As such, they have not been included in the Neighbourhood Structure Plan area.

4.1.1 Single Family Detached

There are five single family detached lot types being proposed, all of which fall under the City of Red Deer's Residential Low Density District (R1) and Residential Narrow Lot District (R1N). Each of the lot types is described below.

Standard A: The typical and minimum widths of standard A lots are 15.2 metres \pm (49.9 feet \pm) and 12.8 metres \pm (42.0 feet \pm) respectively. Standard A lots account for 364 of the 692 (approximately 53 percent) dwelling units anticipated on the site, the highest proportion of any residential land use. They are found throughout the neighborhood

Secondary Suite: Similar in lot dimensions to Standard A, these lots are located in Phases 5 of the subdivision. These lots account for 7 of the 692 dwelling units anticipated on the site.

Standard B: At 16.8 metres \pm (55 feet \pm) wide standard B lots are wider than standard A lots. They are found along the neighborhood's eastern boundary where they back onto lots with similar dimensions in the adjoining established neighbourhood. They are intended to enhance compatibility and cohesiveness between existing and future residential development.

Large: Large lots are characterized by a 22.9 metre \pm (75 feet \pm) width, and lot depths of 48.8 metres \pm (160 feet \pm) and 40 metres \pm (132 feet \pm). Located along

the south side of Cronquist Drive these lots are intended to enhance compatibility with larger suburban lots located on the north side of the road.

Narrow: Narrow lots are characterized by a minimum lot width of 10.4 metres (34.1 feet) and rear drive garages. They are located near the center of the neighbourhood in close proximity to major neighbourhood roads and park and natural areas.

4.1.2 Townhouses

A single, 3.32 gross hectare \pm (8.21 acre \pm) medium density townhouse site is strategically located in close proximity to a park / natural area and the internal collector road network. Townhouse units will be a maximum two stories high. They are intended for a range of potential homebuyers.

4.2 Development Density

As noted in Section 3.1 maximum density for new residential areas in the City of Red Deer is 45 persons per gross hectare. Based upon the existing policy and given a total neighbourhood development area of 63.24 hectares \pm (156.26 acres \pm), a maximum population of 2846 persons could be accommodated in the West Park Extension area.

The proposed development concept, however, is well below the maximum, as the estimated population density is 36.97 persons per hectare. This is based upon an estimated build-out of 692 dwelling units, City of Red Deer occupancy factors and a population of 2338 persons.

The population density calculation is summarized in **Table 2**. Table 2 also shows the estimated number of dwelling units and associated population for each of the residential land uses when the neighbourhood is fully developed. Single family Standard A lots account for the majority of dwelling units (494) and population (1679) as compared to the other residential land uses.

TABLE 2 ESTIMATED POPULATION DENSITIES

Land Use	Lot Width (m±)	Number of Dwelling Units	Number of Persons/ Unit	Total Population (Maximum)	Density Persons/Ha
Single Family, Large Lot	22.9	30	3.4	102	-
Single Family, Standard A Lots	12.8	494	3.4	1679	-
Single Family, Standard B Lots	16.8	14	3.4	48	
Single Family, Narrow Lots	10.4	81	3.4	275	
Single Family, Secondary Suite Lots	12.8	7	5.1	36	-
Multiple Family, Townhouse	8.21 ac@8upa	66	3.0	198	-
Total (With church and social care site)		692	-	2338	36.97
Multiple Family, Townhouse (Additional- no social care site)*	0.30 ac@8upa	2	3.0	6	
Single Family, Standard Lot A (Additional- no church)	12.9	5	3.4	17	
Total (No church or social care site*)		699	-	2361	37.33

* Social Housing /Daycare /Retirement Home /R2

The relatively low estimated population density can be attributed to the amount of park and natural areas that are provided and the quantity of lower density single family detached development.

It should be noted that the calculations are based on the assumption that the church and community care sites would be developed for these intended purposes. Should the two sites be developed for residential purposes, the estimated population density for the entire neighbourhood would marginally increase to 37.33 persons per hectare (15.11 persons per acre). This is well within the 45 persons per hectare limit stipulated in the *City of Red Deer Municipal Development Plan*.

4.3 Parks and Open Space

The parks and open space system includes several different types of parks and an extensive pedestrian / cycling trail system connecting parks and neighbourhoods. The park and trail systems represent important community amenities and focal points for new West Park Extension residents as well as those from neighbouring communities. Approximately 10 per cent of the site is provided as municipal reserve, satisfying the *Municipal Government Act* and City of Red Deer requirements. It is comprised of a balance of natural areas, local play areas, buffer and linear parks. The percentage increases to 21 per cent when the environmental reserve areas and public utility lots such as the storm detention facility are included.

4.3.1 West Area Park

The neighbourhood's largest and most significant park is the linear park that runs the length of neighbourhood's western boundary. It includes a 3.58 hectare \pm (8.87 acre \pm) natural park located at approximately the midway point along the boundary (see **Figure 8**). A "play area", complete with a elementary playground facilities and a open green space are integrated into the natural area park. The final location and layout of the play area will be determined in cooperation with the City of Red Deer Recreation Parks and Culture Department. The western linear park system connects the northern and southern detention ponds to form a

corridor of public use open space encompassing the entire western and southern boundaries of the neighbourhood.

The western boundary park serves several important purposes by offering excellent outdoor amenity and recreation opportunities to the community, protecting important tree stands and wildlife habitat, and acting as a noise and visual barrier to Highway 2. An approximately 30 metre (100 ft.) wide, landscaped berm complete with sound attenuation faculty, will be constructed adjacent to portions of the highway right-of-way for added noise and visual abatement. The design details of the berm are illustrated in *Figure 9*.

4.3.2 East Area Park

A second linear open space incorporating a 2.5 metre regional path will be created along the 60th Avenue alignment (see *Figure 6*). It connects the historical northeast feature park at the intersection of Cronquist Drive and 60th Avenue in the north to the combination wetland / storm detention pond found in the south. The school site monument is the focus of the northeast feature park. This park and monument site will be enhanced with paved walking areas and seating facilities as illustrated in *Figure 10*. The feature park is also connected to the storm detention facility located to the southwest and ultimately to the Grand Boulevard.

4.3.3 Grand Boulevard

The high-tension power line corridor has been integrated into the neighbourhood park and open space system by serving as a median for the main entry road (see *Figure 7*). Special design treatments, such as extensive landscaping are intended to improve its visual and aesthetic quality and establish the Grand Boulevard as a neighbourhood gateway.

4.3.4 Local Parks

A 0.22 hectare \pm (0.55 acre \pm) "tot lot" in the east central area (see *Figure 10*) is provided as a local play and amenity area.

West Park Extension

in Red Deer

Neighbourhood Structure Plan

Within:
Section 7, Township 38, Range 27, W of 4

Prepared for: Trademark Western Properties.

Plan Statistics	Acres ±	Hectares ±	%
Total Area	156.26	63.24	
Environmental Reserve	11.19	4.53	
Total Developable	145.07	58.71	

Single family Large Lots	8.08	3.27	5.57
Single family Std. Lots	60.07	24.31	41.41
Single family Narrow Lots	8.18	3.31	5.64
Multi family - Town House	8.20	3.32	5.65
Secondary Suite Lots	1.19	0.48	0.82
Street and Lanes	33.63	13.61	23.18
Public Utility Lots	7.86	3.18	5.42
Church Site/R1	1.0	0.40	0.69
Social Care Site (Social Housing/Day Care/Retirement Home/R2)	0.30	0.12	0.21
Municipal Reserve *	16.56	6.70	11.42

Net Developable Area		
Net Developable Area	145.07	58.71 100.0

* Municipal Reserve Summary		
	Acres ±	Hectares ±
Central Park	8.87	3.58
Highway 2 Buffer	4.19	1.70
Buffer - Existing Community	1.16	0.47
Tot Lot	0.55	0.22
Feature Park	1.03	0.42
N.E. Storm Pond	0.76	0.31
Total Area for Municipal Reserve	16.56	6.70

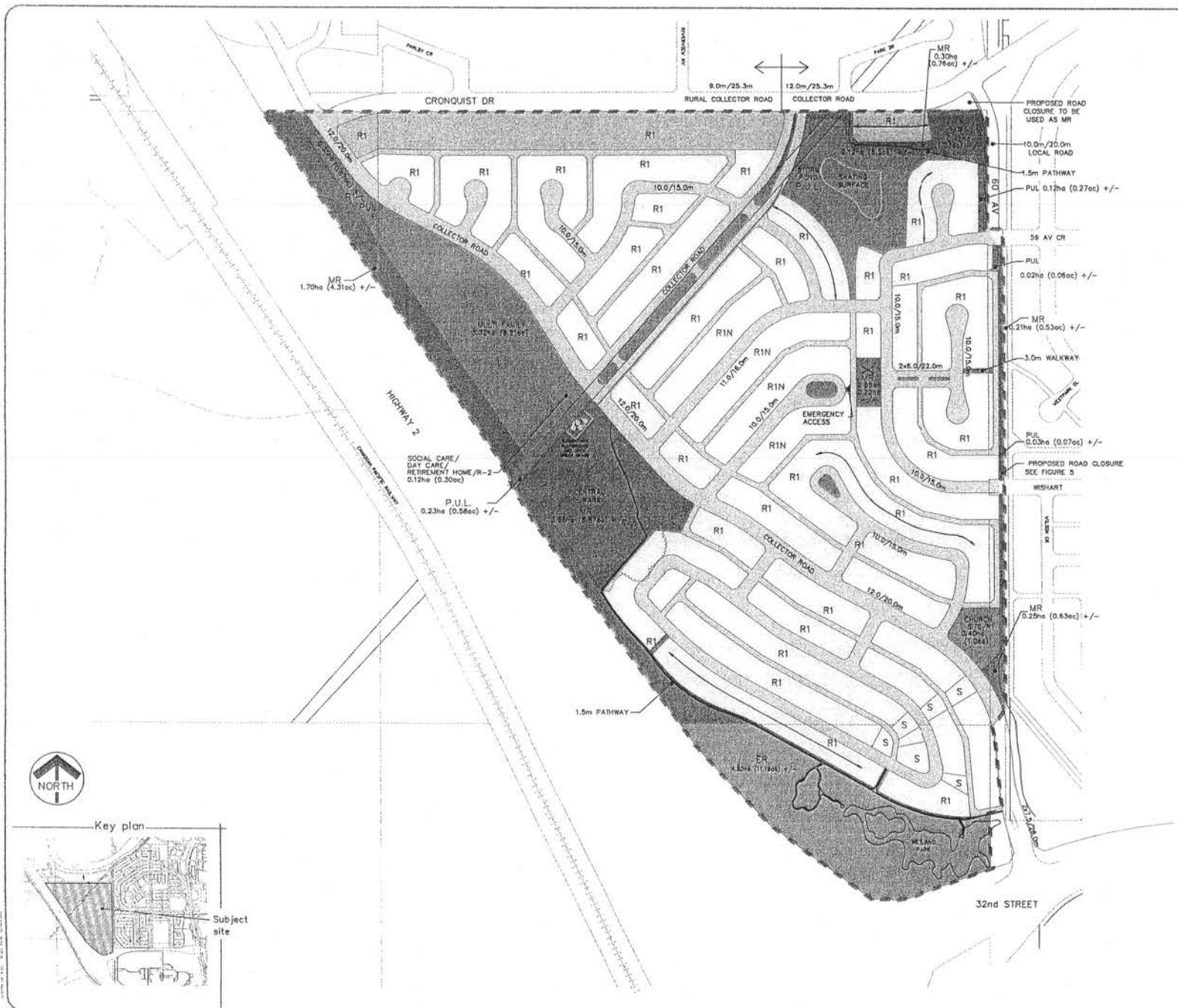
Legend

- Neighbourhood Structure Plan Boundary
- Existing Power Poles
- Proposed 1.5m Pathway
- Proposed Walkway
- Existing Tree Cover
- Children Play Area
- Potential Walkout Lots
- Landscaped Medians
- Proposed 2.5m Regional Pathway
- Existing Contours

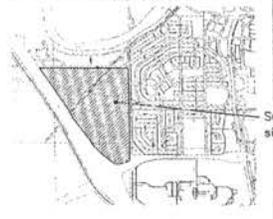
Planning Team: InterPlan Strategies Inc., AI-Terro Engineering Ltd., Lim Associates Inc., Finn Transportation Consultants, Westhoff Resources Engineering Inc., McElhenny Consulting Services Ltd., Group 2 Architects.

Prepared By: **InterPlan strategies inc.**
Land Planning Services

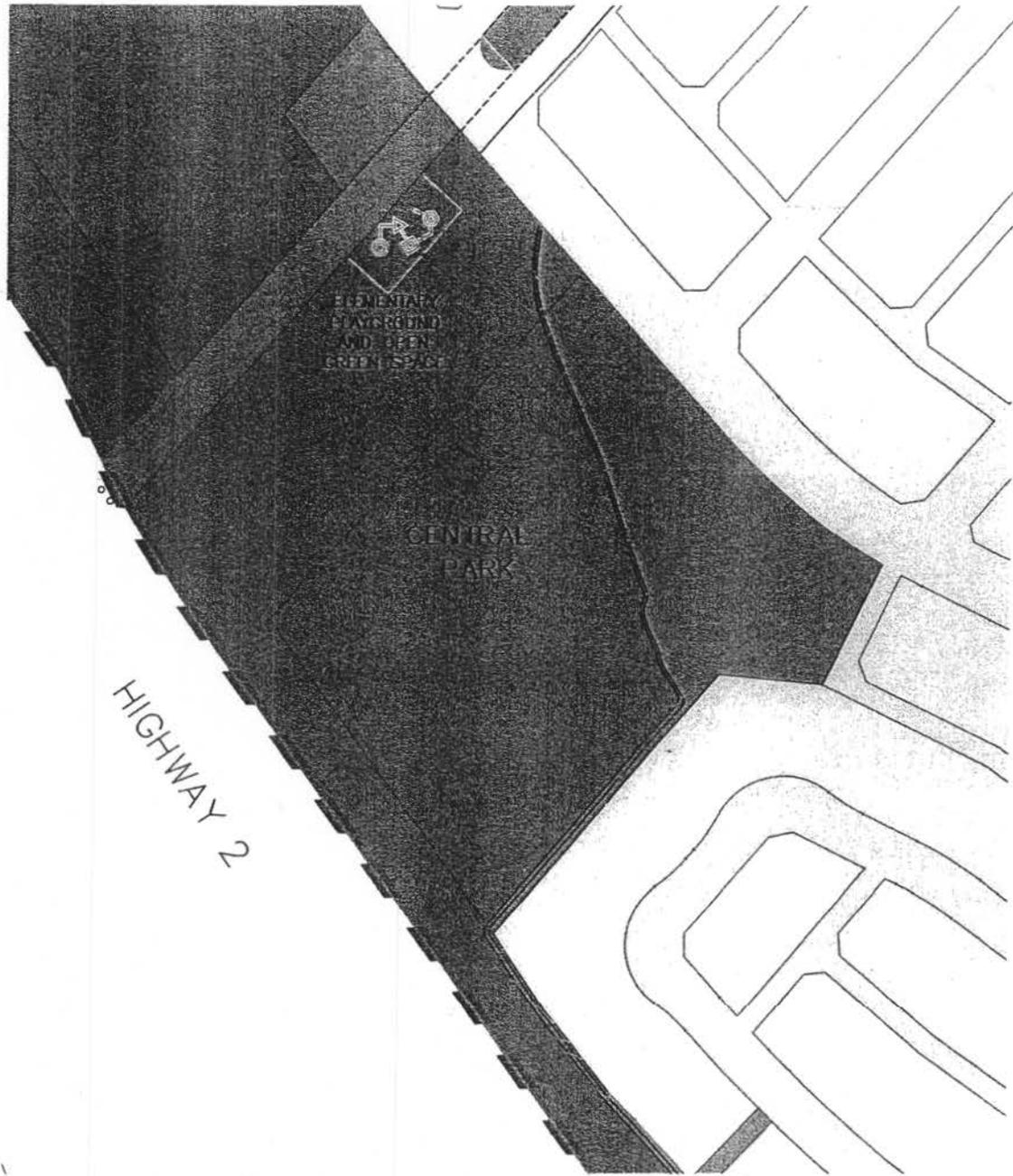
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Nov. 2001	0 20 50 100m	4
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JAN 24/05 (ALT)		



Key plan

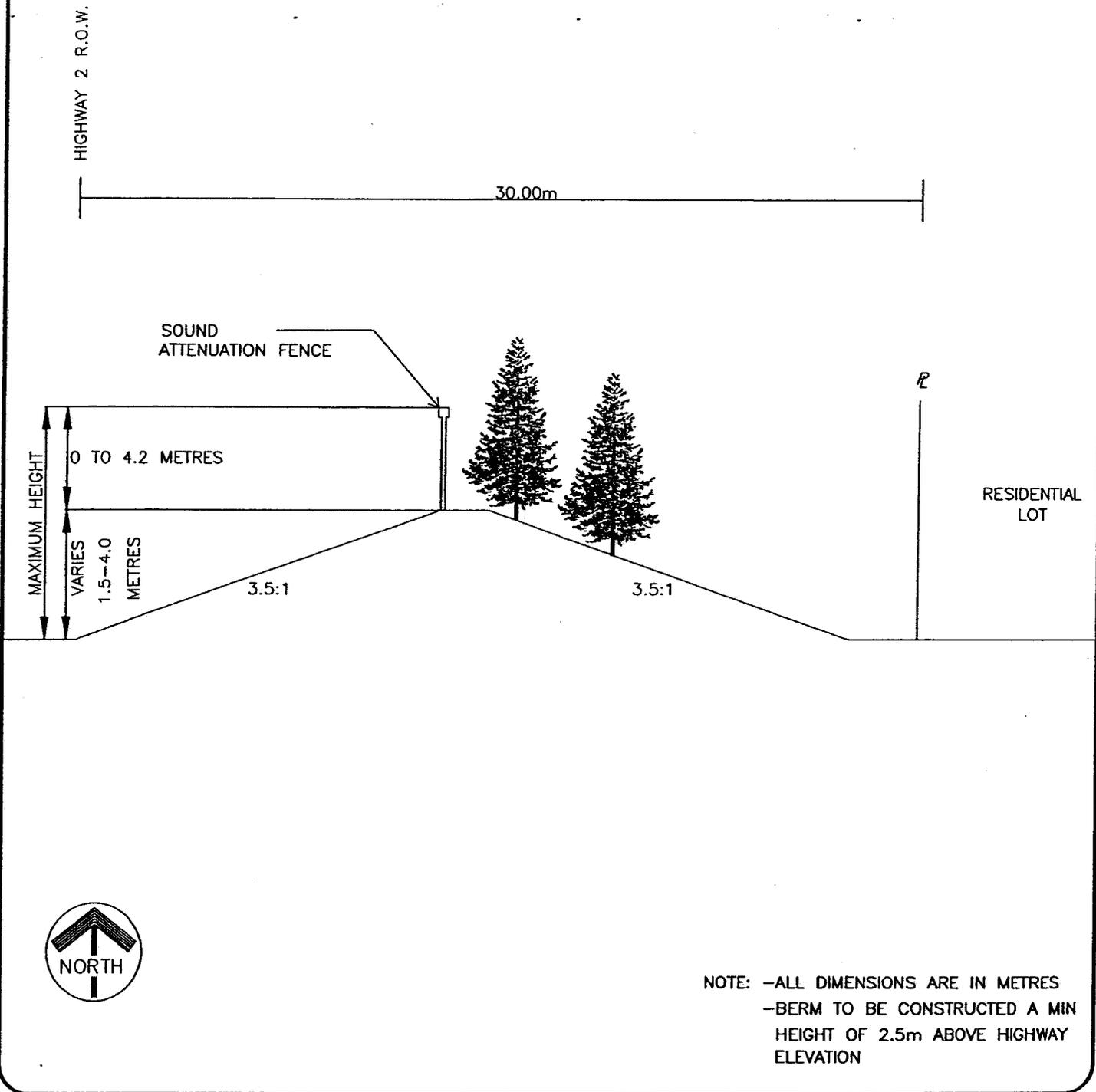


Subject site

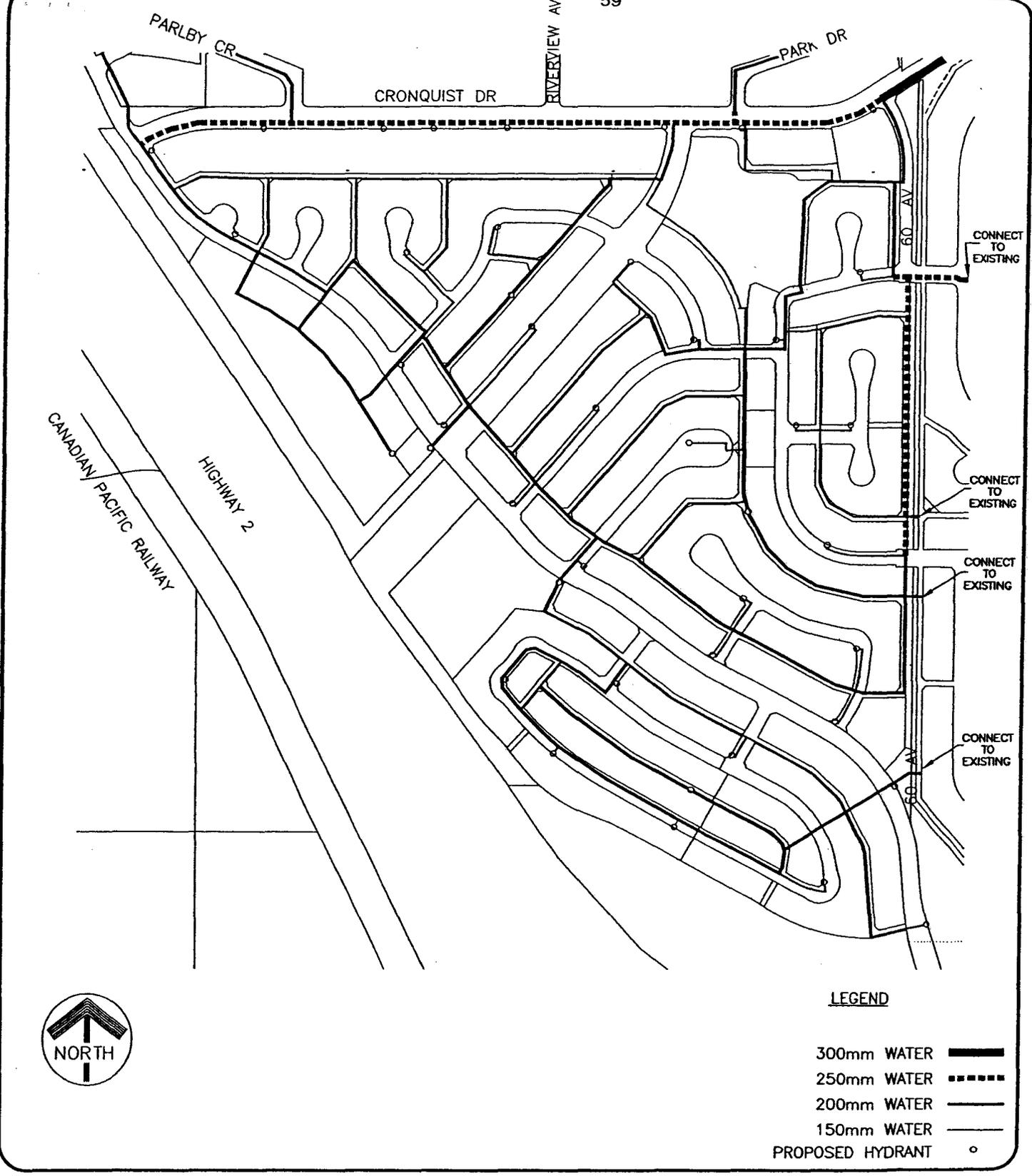


*West Park Extension
Central Nature Park Concept Plan*

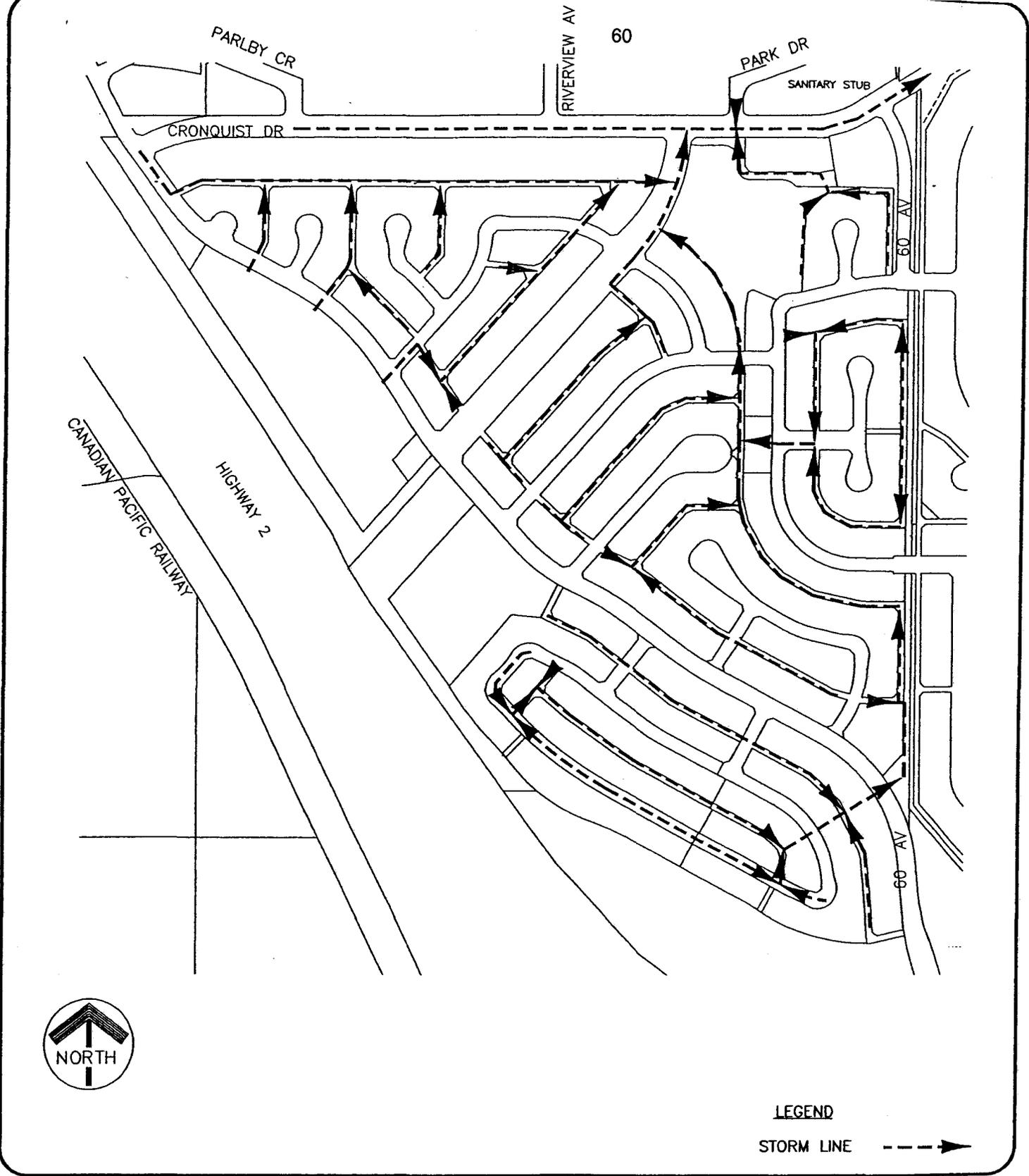
HIGHWAY BERM DETAIL



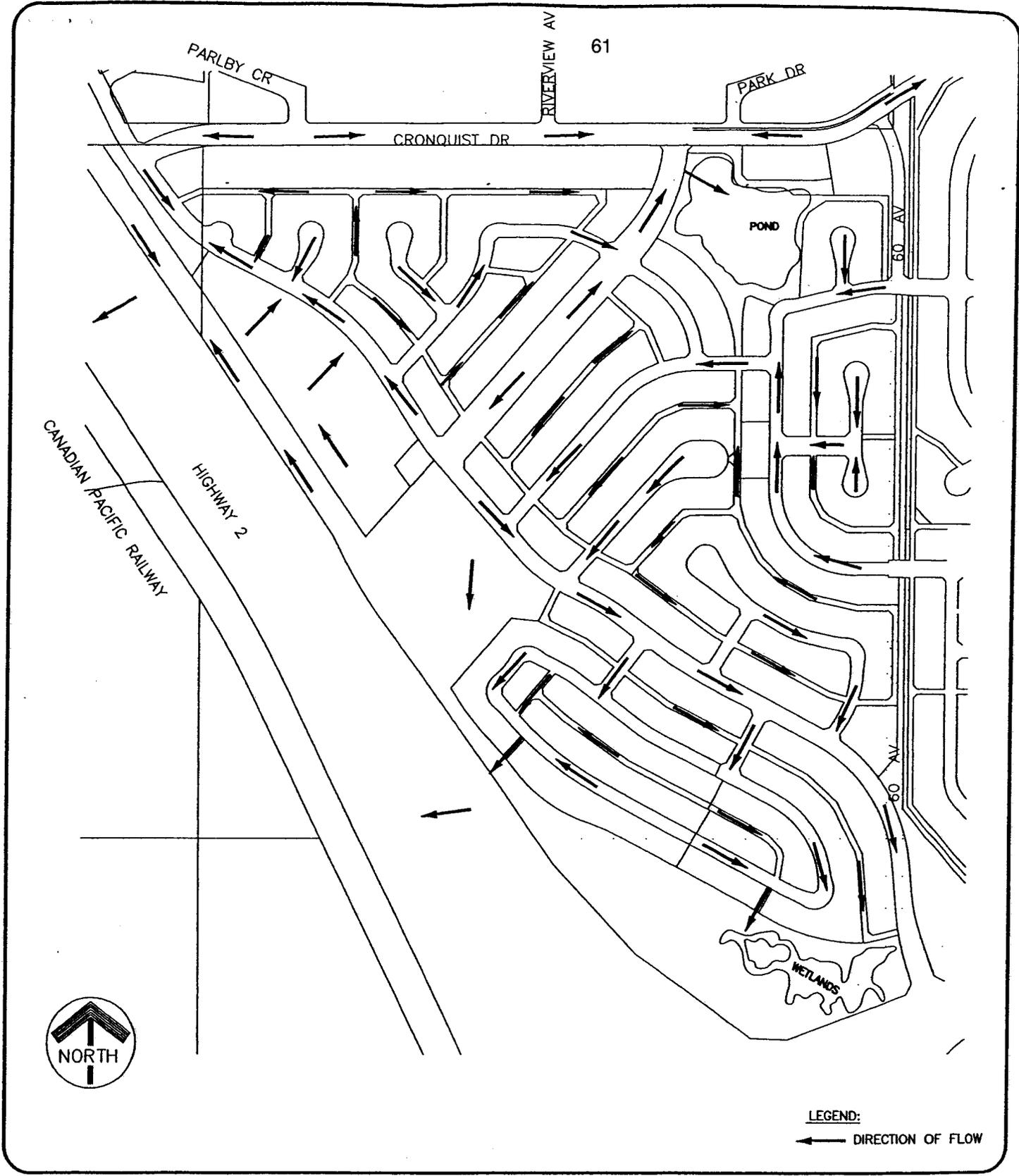
West Park Extension
HIGHWAY BERM
DETAIL



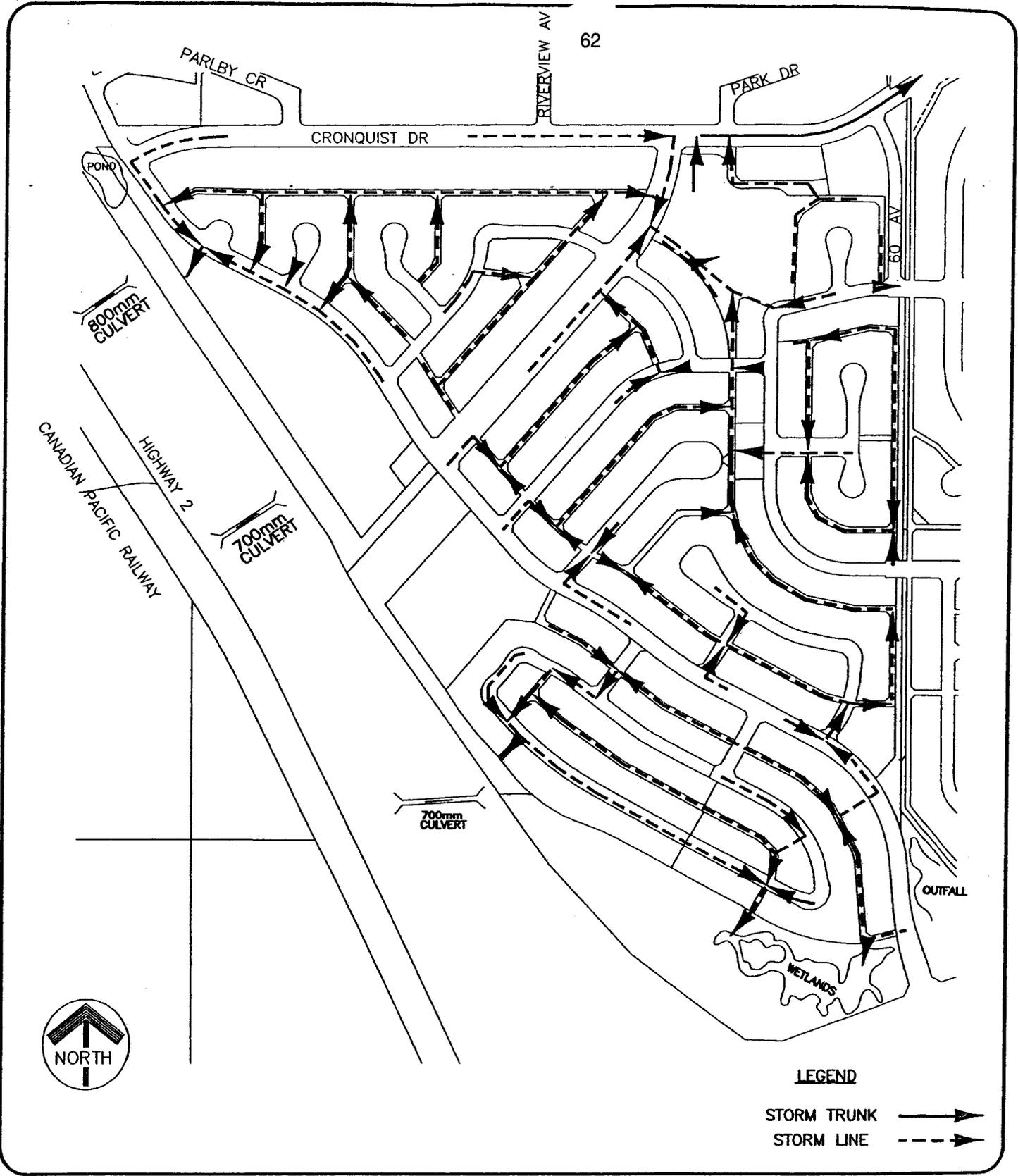
West Park Extension
Proposed Water Main



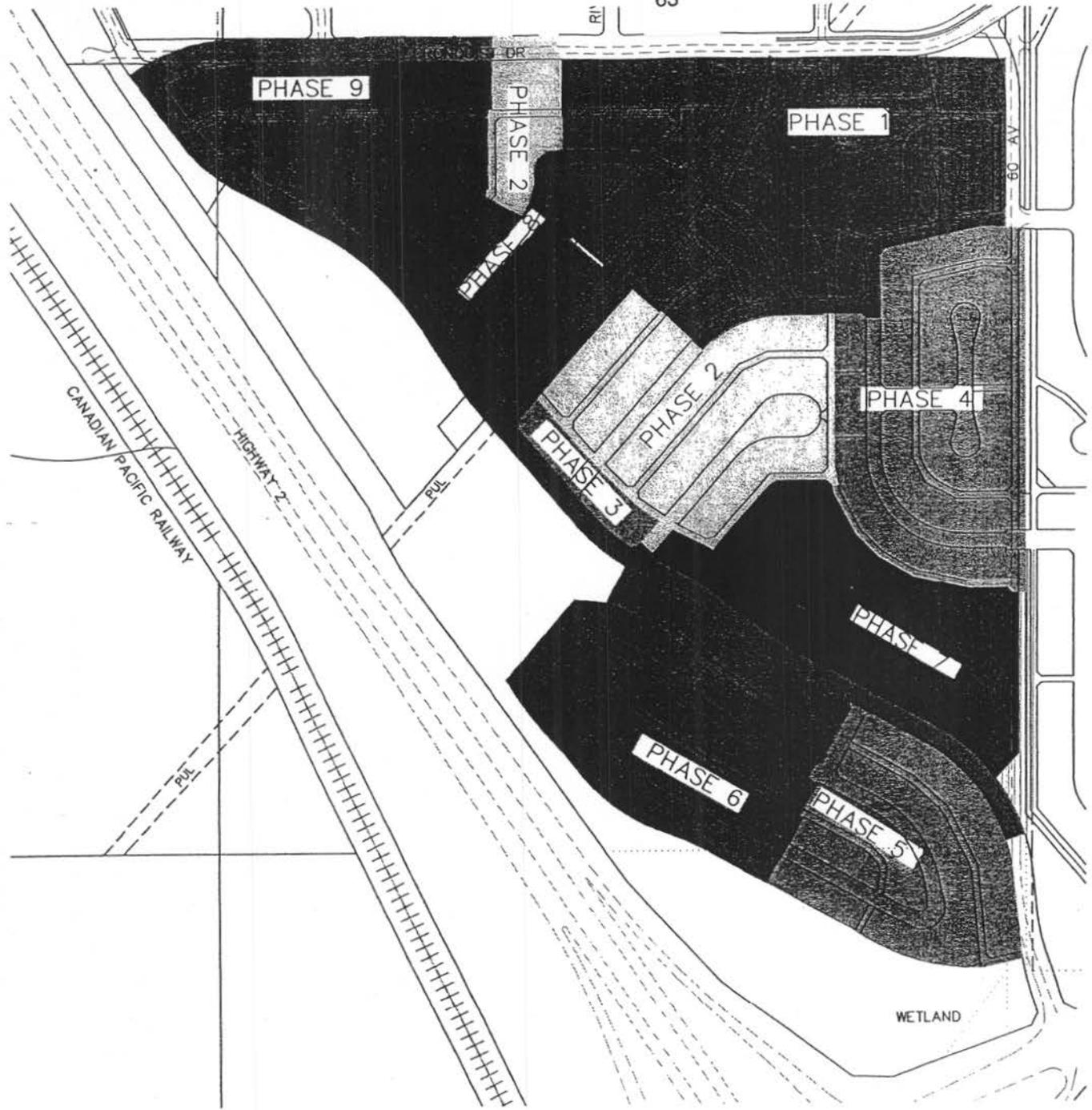
West Park Extension
 Proposed Sanitary
 Sewer



West Park Extension
 Proposed Overland
 Drainage



West Park Extension
Proposed Storm
Sewer



West Park Extension Phasing

FIGURE 22

Item No. 2

BYLAW NO. 3342/2005

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

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

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

“All that area lying within Road Plan 822-0501”

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

MAYOR

CITY CLERK

BYLAW NO. 3156/A-2005

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

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

1. The "Land Use District Map D15" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use Bylaw Amendment Map No. 1/2005 attached hereto and forming part of the bylaw.

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

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

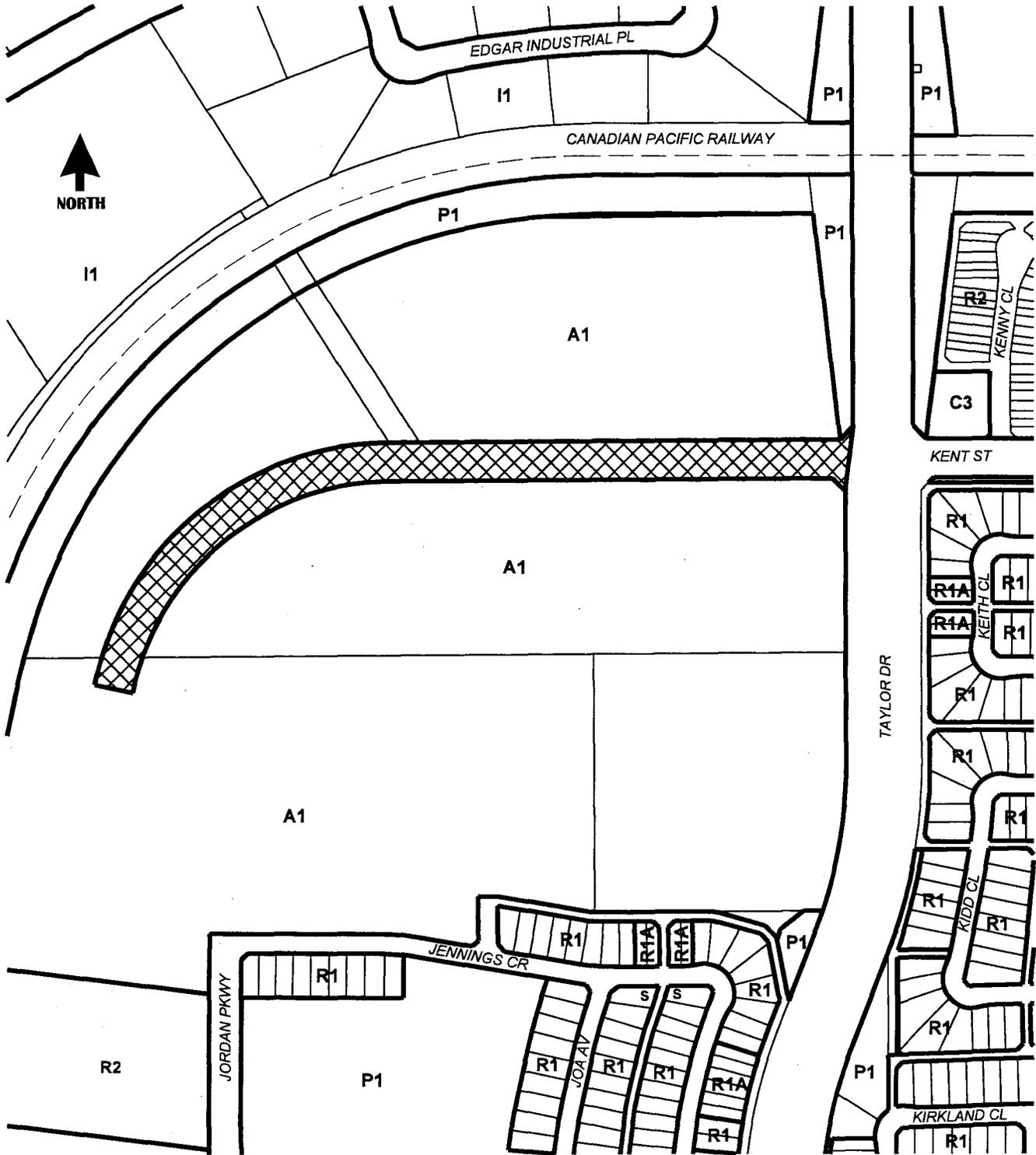
READ A THIRD TIME IN OPEN COUNCIL this day of , A.D. 2005.

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

MAYOR

CITY CLERK

The City of Red Deer PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:
 A1 - Future Urban Development

Change from :
 Road to A1 

MAP No. 1 / 2005
 BYLAW No. 3156 / A - 2005

BYLAW 3215/A-2005

Being a bylaw to amend Bylaw No. 3215/98, the Utility Bylaw of The City of Red Deer.

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

Bylaw No. 3215/98 is hereby amended by:

- 1 Deleting from Section 7 (1) the number "\$14.00" and substituting the number "\$15.00".
- 2 Deleting from Section 21 the number "\$36.00" and substituting the number "\$38.00".
- 3 Deleting from Section 22 the number "\$110.00" and substituting the number "\$128.00".
- 4 Deleting Schedule "A" in its entirety and replacing it with the attached new Schedule "A".
- 5 Deleting Schedule "B" in its entirety and replacing it with the attached new Schedule "B".
- 6 Deleting Schedule "D" in its entirety and replacing it with the attached new Schedule "D".
- 7 This bylaw will come into full force and effect March 1, 2005.

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

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

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

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

MAYOR

CITY CLERK

SCHEDULE "A"

Effective for all consumption, estimated or actual, on or after March 1, 2005

WATER RATES

Every customer shall pay for water supplied to him the aggregate of amount determined as follows:

- 1 A consumption charge of \$0.4419 for each cubic metre (\$1.2557 for each 100 cubic feet) of water supplied.
- 2 A fixed monthly charge shall be determined by the size of the meter supplied to each customer as follows:

METER SIZE	FIXED MONTHLY CHARGE
5/8" (16 mm)	11.66
3/4" (19 mm)	18.67
1" (25 mm)	33.99
1½ " (38 mm)	79.33
2" (50 mm)	191.50
3" (75 mm)	323.34
4" (100 mm)	684.49
6" (150 mm)	1,282.67
8" (200 mm)	2,266.67

MISCELLANEOUS WATER AND WASTEWATER RATES

1	New service connection:	From Main In Street	From Main In Lane
	(a) Basic charge for 1" (25 mm) water and 6" (150 mm) sanitary	\$4,440.00	\$3,750.00
	(b) Basic charge for 1" (25 mm) water	\$3,935.00	\$3,250.00

SCHEDULE "A"

(c) Basic charge for 6" (150 mm) sanitary sewer	\$3,935.00	\$3,250.00
(d) Basic charge for 4" (100 mm) storm sewer	\$3,935.00	\$3,250.00
(e) Basic charge for 1" (25 mm) water main, 150 mm sanitary and 4" (100 mm) storm sewer	\$4,770.00	\$4,090.00
(f) Dual service upon approval	\$5,340.00	N/A
(g) Water service renewal upon approval	\$3,810.00	N/A

Extra charge for:

Larger water service:

1.5" (38 mm)	250.00
2" (50 mm)	705.00
4" (100 mm)	2,200.00
6" (150 mm)	3,040.00
8" (200 mm)	3,700.00
10" (250 mm)	4,200.00
12" (300 mm)	5,000.00

Larger sanitary or storm sewer:

8" 200 mm Ribbed	100.00
DR35	125.00
10" (250 mm) Ribbed	170.00
DR35	250.00
12" (300 mm) Ribbed	245.00
DR35	380.00

SCHEDULE "A"

	15" (375 mm) Ribbed DR35	375.00 610.00
	18" (450 mm) Ribbed DR35	620.00 1,000.00
	24" (600 mm) Ribbed	1,200.00
2	Additional fee for winter construction of service (Nov. 15 - May 15)	
	Lane	800.00
	Street	1,135.00
3	Temporary water supply for construction purposes includes 5/8" (16 mm) water meter with up to 4000 cubic feet consumption. (consumption in excess of 4000 cubic feet will be billed at current rate)	55.00
4	Disconnection of service (water kill)	
	up to 50 mm in size	1,500.00
	up to 50 mm in size, same dig at time of basic service	780.00
	over 50 mm in size	2,915.00
5	Turn water off or on for repairs or line testing	
	(a) during regular working hours	38.00
	(b) after regular working hours	75.00

SCHEDULE "A"

6	Other Charges	
	Construction of manhole to 3.1 metres in depth	2,625.00
	(a) Additional cost per vertical metre in excess Of 3.1 metres in depth	376.00
	Inspection Chamber	1,660.00
	Fire Hydrant and Valve Installation	3,090.00
	Cutting and replacing pavement:	
	(a) Single or double service 3" (75 mm) and under	1,350.00
	(b) Single or double service over 3" (75 mm)	1,700.00
	(c) Triple service 3" (75 mm) and under	1,890.00
	(d) Triple service over 3" (75 mm)	2,380.00
	(e) For service kill 3" (75 mm) and under	540.00
	(f) For service kill over 3" (75 mm)	680.00
	(g) For water service renewal	675.00
	Replacing sidewalks:	
	(a) Single or double service residential	1,045.00
	(b) Single or double service commercial	2,090.00
	(c) Triple service residential	1,425.00
	(d) Triple service commercial	2,850.00
	Replacing curb only:	
	(a) Single or double service	660.00
	(b) Triple or dual service	980.00
	Landscaping Repairs (boulevard area)	125.00
	Landscaping Repairs (utility lot/reserve)	440.00

SCHEDULE "A"

7	Clearing plugged sewer	
	(a) During regular working hours	76.00
	(b) After regular working hours	130.00
8	Repairs to water meters	at cost
9	Thawing water service	at cost
10	Repair to damaged stand pipe	at cost
11	Meter Test	48.00
12	Televise sewer lines	
	(a) Service (regular hours only)	121.00
	(b) Mains (regular hours only)	at cost
13	Private fire hydrant maintenance	
	(a) Spring inspection (Mar. 2 - June 30)	26.00/hydrant
	(b) Fall inspection (Aug. 1 - Oct. 31)	26.00/hydrant
	(c) Winter inspection (Nov. 1 - Mar. 1)	51.00/hydrant
	(d) Damage evaluation	26.00/hydrant
	(e) Paint	60.00/hydrant
14	Bulk Water	
	Use of designated fire hydrant to obtain water, \$25.00 per permit (job).	
15	Replace valve at water meter at time of water meter replacement	45.00

SCHEDULE "B"

Effective for all rates, estimated or actual, on or after March 1, 2005

WASTEWATER RATES

- 1 The cost of wastewater service for residential premises connected to the City sewerage system and which contains not more than two dwelling units shall be a flat fee of \$19.69 per month.
- 2 Where there are more than two dwelling units in residential premises or for other properties served by a single water meter, the customer shall pay at the rate of \$0.7941 per cubic metre (\$2.2516 per 100 cu. ft.) of wastewater calculated in the manner herein set forth with a minimum of \$19.69 per month.
- 3 Where the Director has tested the discharge of wastewater into the sewerage system pursuant to Clause 91 and found that the wastewater exceeds the limits of B.O.D., suspended solids or grease set out therein, then that customer shall pay for wastewater service at the following rates:
 - (a) A volume charge based on \$0.5012 per cubic metre (\$1.4193 per 100 cu. ft.)
 - (b) A treatment charge based on the amount of B.O.D., grease or suspended solids at the following rates:

B.O.D.: \$0.4375 per kg

Suspended Solids: \$0.4728 per kg

Grease: \$0.1351 per kg
- 4 For the purpose of calculating the sewerage charge payable by a customer, the volume of wastewater contributed by the customer to the sewerage works shall be deemed to be equal to 80% of the water delivered to the customer's premises, whether the water was received from the City or from sources other than the City. Where no meter or other exact means exist to determine the quantity of water consumed by any person, the Director shall make an estimate thereof for the purpose of determining the sewerage service charges. The customer may, at his own expense, install and maintain a meter approved by the Director upon which the service charge shall thereafter be determined.

SCHEDULE "B"

5	Liquid waste disposal at Wastewater Treatment Plant disposal station:	
	Single axle load	\$16.77
	Tandem axle load	\$27.96
	Multi-axle load	\$71.44
	Vans (carpet cleaning unit)	\$31.95/month

Note: See Schedule "A" for Miscellaneous Wastewater Rates

SCHEDULE "D"***Effective for all rates, on or after March 1, 2005*****SCHEDULE OF SOLID WASTE COLLECTION RATES**

1. Rates to be applicable for premises when supplied with a container by the contractor engaged by the City. Scheduled Service includes Contractor-provided container.

SOLID WASTE COLLECTION RATES FOR COMMERCIAL FRONT-END CONTAINERS				
Type of Service	Monthly Rate			
	1.529 m ³ (2 yd ³)	2.294 m ³ (3 yd ³)	3.058 m ³ (4 yd ³)	4.587 m ³ (6 yd ³)
<u>Service on Demand:</u>				
Container rental	21.97	29.33	36.64	43.96
Lift charge	21.97	29.33	36.64	43.96
<u>Scheduled Service:</u>				
1 lift per month	23.73	28.26	32.80	41.85
1 lift every 2 weeks	32.80	41.85	50.96	69.10
1 lift per week	38.61	57.93	75.31	101.37
2 lifts per week	77.26	115.87	150.63	187.69
3 lifts per week	115.87	173.80	213.20	274.60
4 lifts per week	154.51	231.74	278.10	370.77
5 lifts per week	193.10	289.66	347.62	461.65
6 lifts per week	231.74	347.62	417.16	556.19
Extra lift for scheduled service	21.97	29.33	36.64	43.96

SCHEDULE "D"**SCHEDULE OF SOLID WASTE COLLECTION RATES**

Charges for special container services in addition to the above rates will be as follows:

	RATES PER CONTAINER
Standard Lid	No charge
Castors on Containers	\$ 5.84 per month

2. Rates to be applicable for premises where the owner or agent is charged and such owner or agent provides receptacles for hand pickup of solid waste.

MONTHLY SOLID WASTE COLLECTION RATES FOR COMMERCIAL HAND PICK-UP							
Volume per Pick-Up	Frequency of Pick-Up per Week						Cost per Extra Pick- Up
	1	2	3	4	5	6	
$\leq 0.4 \text{ m}^3$ ($\leq .5 \text{ yd}^3$)	6.24	12.48	18.72	24.96	31.20	37.44	6.41
$>0.4-0.8 \text{ m}^3$ ($> .5-1 \text{ yd}^3$)	12.48	24.96	37.44	49.92	62.40	74.87	12.81
$>0.8 - 1.5 \text{ m}^3$ ($\geq 1-2 \text{ yd}^3$)	24.96	49.92	74.87	99.83	124.79	149.75	19.22
$\geq 1.5-2.3 \text{ m}^3$ ($\geq 2-3 \text{ yd}^3$)	37.44	74.87	112.31	149.75	187.20	224.63	25.63
$>2.3-3.1 \text{ m}^3$ ($\geq 3-4 \text{ yd}^3$)	49.92	99.83	149.75	199.68	249.59	299.51	32.03
$>3.1-3.8 \text{ m}^3$ ($> 4-5 \text{ yd}^3$)	62.46	124.79	187.20	249.59	311.99	374.38	38.44
$>3.8-4.6 \text{ m}^3$ ($\geq 5-6 \text{ yd}^3$)	74.87	149.75	224.63	299.51	374.38	449.26	44.84
$>4.6-5.3 \text{ m}^3$ ($\geq 6-7 \text{ yd}^3$)	87.35	174.71	262.07	349.43	436.78	524.13	51.25

Note: 0.383 m^3 ($1/2 \text{ yd}^3$) is approximately equal to 3 units (bags or cans) of garbage.

SCHEDULE "D"**SCHEDULE OF SOLID WASTE COLLECTION RATES**

3. For a single family dwelling unit, a semi-detached residential unit, a single family dwelling unit with a basement dwelling unit situated therein, or a dwelling unit in a multiple family building or multiple family development, the charge for basic residential collection shall be \$7.20 per month per dwelling unit for the collection of a maximum of 5 units of solid waste per week year round and once a week collection of yard waste for six months per year. The charge for solid waste tags for units in excess of the basic residential collection service shall be \$1.00 per garbage tag.
4. (a) For a single family dwelling unit, a semi-detached residential unit, a single family dwelling unit with a basement dwelling unit situated therein, or any dwelling unit otherwise designated as an "R10" or "R63" account in the utility billing system, the charge for one pick-up per week of recyclable material shall be \$3.59 per month per dwelling unit.
- (b) For a multiple family building, designated as either an "R11" or "R62" account in the utility billing system, the charge for one pick-up per week of recyclable materials shall be \$3.10 per month per dwelling unit.
5. Disposal Grounds Rates for Acceptance of Solid Waste and Refuse

	Description	Rate
(1)	Residents hauling residential refuse from their own residences	\$36.00 per metric tonne
(2)	Private companies or commercial haulers with commercial or residential refuse	\$36.00 per metric tonne
(3)	Demolition, concrete, asphalt and tree rubble	\$36.00 per metric tonne
(4)	Special Waste	\$55.00 per metric tonne
(5)	Asbestos	\$55.00 per metric tonne

SCHEDULE "D"**SCHEDULE OF SOLID WASTE COLLECTION RATES**

Description	Rate	
(6) When fractional metric tonnes are delivered, the rate charged for the same shall be determined by prorating the above rates per tonne in the same ratio as the weight of such refuse, waste or rubble delivered bears to a metric tonne. In any event, a minimum charge of \$5.00 shall apply for items 5 (1), 5 (2), 5 (3), 5 (4), and a minimum charge of \$55.00 shall apply for item 5 (5).		
(7) Cover Material as defined by The City of Red Deer Waste Management Facility Disposal Guidelines		No Charge
(8) A surcharge of \$20.00 per load will be applied to unsecured loads as outlined in section 129 (3)		
6. Dry Waste Disposal Site		
	Dirt	Concrete and Asphalt
Single Axle	\$ 10.00	\$ 32.00
Tandem	\$ 10.00	\$ 32.00
End Dumps	\$ 20.00	\$ 64.00
Pups and Trucks	\$ 20.00	\$ 64.00
Service charge for opening the gate (If special trip is required)		\$15.00/trip