



AGENDA

FOR THE *REGULAR MEETING OF RED DEER CITY COUNCIL*

TO BE HELD IN THE COUNCIL CHAMBERS, CITY HALL

MONDAY, OCTOBER 20, 2003

COMMENCING AT 7:00 P.M.

- (1) Confirmation of the Minutes of the Regular Meeting of Monday, October 6, 2003.
- (2) UNFINISHED BUSINESS
 1. Community Services Director – Re: *Policing Study – Framework for the Development of Terms of Reference for the City of Red Deer Crime Prevention and Policing Study* . . 1
- (3) PUBLIC HEARINGS
 1. Parkland Community Planning Services – Re: *Land Use Bylaw Amendment 3156/V-2003 – Additional Setback Distance on Gaetz Avenue / City of Red Deer*
(Consideration of 2nd & 3rd Readings of the Bylaw) . . 8
 2. Parkland Community Planning Services – Re: *Land Use Bylaw Amendment 3156/RR-2003 – Parkvale Design Guidelines / City of Red Deer*
(Consideration of 2nd & 3rd Readings of the Bylaw) . . 13

(4) **REPORTS**

1. **EL & P Manager – Re: 2004 Regulated Rate Tariff / Amendment to Electric Utility Bylaw 3273-2000 / Bylaw Amendment 3273/C-2003 – Appendix “D” – Regulated Rate Tariff and Appendix “E” – Regulated Rate Tariff Fee Schedule**
(Consideration of 3 Readings of the Bylaw) . .53
2. **Manager, Legislative & Administrative Services – Re: Updating of Council Policy 5203 to Reflect Changes Approved in July, 2003 – Remuneration for Mayor, Councillors and City Manager / Bylaw Amendment 2912/A-2003 to Repeal Bylaw 2912/86 – Bylaw to Provide for a Pension Plan for Members of Council**
(Consideration of 3 Readings of the Bylaw) . .85

(5) **CORRESPONDENCE**

(6) **PETITIONS AND DELEGATIONS**

(7) **NOTICES OF MOTION**

(8) **WRITTEN INQUIRIES**

(9) **BYLAWS**

1. **2912/A-2003 – Bylaw Amendment to Repeal Bylaw 2912/86 – Bylaw to Provide for a Pension Plan for Members of Council**
(3 Readings) . .95
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2. **3156/V-2003 – Land Use Bylaw Amendment – Additional Setback Distance on Gaetz Avenue / City of Red Deer**
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| 4. | 3273/C-2003 – Electric Utility Bylaw 3273-2000 Amendment – Appendix “D” – Regulated Rate Tariff and Appendix “E” – Regulated Rate Tariff Fee Schedule
(3 Readings) | . .103
. .53 |
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COMMUNITY SERVICES

CS -7.856

Date: October 10, 2003
To: Kelly Kloss, Manager
Legislative and Administrative Services
From: Jim Steele, Superintendent, RCMP
Colleen Jensen, Community Services Director
Subject: Policing Study

At the October 6, 2003 meeting of Council there was discussion about Councillor Dawson's written inquiry on funding approved in 2003 for a Policing Study, along with the status of the Study. Council clearly indicated that they are concerned about crime in the community as well as the policing needs and response and, that they would like to move forward with the Study. As a result, administration was directed to prepare an overview of what might be included in the Policing Study, including phasing and timelines.

Attached is the draft framework for the proposed Terms of Reference for the Study. It is proposed that the work be undertaken in two phases. Phase I will focus on detailed research that will give an accurate picture and clear articulation of the current reality in our community regarding crime, comparisons to other similar communities and the response to the crime by citizens, community agencies, the justice system(s) and the police. Leading practices from other communities will also be identified, as well as what policing needs might be. Phase II will focus on consultation with the various stakeholders seeking comment regarding the research and requesting suggestions for solutions and approaches. It is envisioned that the resulting study will have short and longer-term strategies for each stakeholder group, including the police, based on using leading practices to address the crime issues in the community, with a clear indication of what human resource and financial needs might be necessary.

It should be noted that the focus of the proposed framework is broader than perhaps was originally envisioned. However, as administration developed the framework it was felt that it was important to consider the roles/strategies/needs of all the various stakeholders, rather than just the police even though they have one of the most significant roles.

It is proposed, that if Council approves the Framework, that work will begin immediately in forming the Steering Committee, drafting the actual Terms of Reference/Call for Proposal and then in initiating the contracting of a consultant to undertake the work in Phase I. It should be noted that the timelines are very tight and will require a significant commitment of time from administration to ensure that work is carried out.

Recommendation:

That Council for The City of Red Deer approves the Framework for Terms of Reference for the Crime Prevention and Policing Study and direct administration to proceed immediately with the work as outlined in the framework and timeline.

A handwritten signature in black ink, appearing to read 'Jim Steele'.

Jim Steele
Superintendent/ Officer In Charge
RCMP

A handwritten signature in black ink, appearing to read 'Colleen Jensen'.

Colleen Jensen
Director
Community Services

October 9, 2003

Framework For The Development Of Terms Of Reference:

THE CITY OF RED DEER CRIME PREVENTION & POLICING STUDY...
.....with a Focus on Community Needs and Solutions.

The following is a general framework for the development of Terms of Reference for the work that is suggested to be undertaken in a Crime Prevention and Policing Study for Red Deer. The intent is to provide additional detail prior to a call for proposal for a contractor(s) to undertake the work.

WHAT IS THE PURPOSE OF THE STUDY?

The purpose of the Study is threefold:

1. To undertake detailed research that will provide an accurate picture and clearly articulate the reality of issues related to crime in Red Deer, with a comparison to what is happening in other communities of similar size. It will be further identified and articulated as to how crime is being responded to in the community by stakeholders including police, Alberta and Federal Justice, crime prevention agencies and other community agencies (e.g. John Howard Society, Safe Harbor etc.). Leading police practices from other communities also need to be identified.
2. To identify clearly, how the community and other stakeholders view the issues as identified in the research from Phase I and to seek ideas on solutions to addressing those crimes, including consideration of how citizens, the community agencies, provincial and federal justice and police should respond.
3. To draw conclusions from Phase I and the stakeholder feedback in Phase II and subsequently recommend how the issues should be addressed and by whom, based on the research and best practices.

Phase I:

Purpose:

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

Framework:

It is suggested that the following is the framework for the research:

- Crime rates (for all kinds of offenses)
 - in Red Deer
 - in other similar sized communities in Alberta
 - in other similar sized communities in Canada
 - consideration of criminal code offenses vs. other offenses
- Clearance rates (for all kinds of offenses)
 - in Red Deer, compared to other similar sized communities in Alberta and Canada

- Levels of policing
 - in Red Deer compared to other similar sized communities in Alberta and Canada. This might include such things as caseload/officer, the number of officers/capita etc.
 - current policing capabilities (services, investigations, programs), and what needs might be into the future
 - identify services provided by the RCMP as an organization, that are not provided by the local detachment but through other units.
- What does research show about crime rates in communities as they grow? Is there a difference between communities that have a strong economic growth and those that don't?
- What does research show about the role of citizens/effectiveness of citizens in reducing and preventing crime?
- What does research show about the role of crime prevention agencies and other agencies in reducing and preventing crime?
- Based on the statistics specific to Red Deer, what are the key crime areas that need attention? What are some of the suggestions as to why these are particular problems in Red Deer? What are the key issues related the police' ability to respond?
- What changes have happened to provincial and federal legislation that impact on the provision of police services? What are the impacts?
- How are other communities handling similar issues? What are their policing approaches, community approaches (education, prevention etc), agency approaches, citizen approaches? What are the leading practices? Innovative approaches? What might be the role of the community based on what has happened in other communities?
- What community resources are available to assist the police (e.g., the Crime Prevention Initiative, Just Say No program, Neighborhood Watch etc)?

Phase II:

Purpose:

1. To identify clearly, how the community and other stakeholders view the issues as identified in the research from Phase I and to seek ideas on solutions to addressing those crimes, including consideration of how citizens, the community agencies, provincial and federal justice and police should respond.
2. To draw conclusions from Phase I and the stakeholder feedback in Phase II and subsequently recommend how the issues should be addressed and by whom, based on the research and best practices found in other communities, as well as our own.

Framework:

The suggested process is:

- Undertake significant dialogue with citizens in the community including businesses, presenting the facts as found in the research and requesting comments on the research and to seek community feedback on proposed solutions that address the issues. This will need very skilled facilitation to keep the process fact and solution focused, rather than garnering an emotional response.

- Undertake dialogue with the RCMP, at all levels, to request comment on the research and to seek feedback on proposed solutions.
- Undertake dialogue with Alberta and Federal Justice, crime prevention agencies and other agencies in the community to request comment on the research and to seek feedback on the proposed solutions.
- Visit other communities in Alberta and request feedback from their police forces on proposed solutions and approaches.
- Some of the potential questions that need to be answered are such things as:
 --what does the community expect from the police? Should the police put calls in a priority order and respond accordingly? What should the process and criteria be for setting priorities? What does the community view as being the most important crimes that require immediate response? What is the appropriate response for various offenses?
 --What responsibility does the community have for their own security? What role can the community play in addressing issues of crime?

The consultant will be required to document the consultation responses, draw conclusions and make recommendations on at least the following:

- Crime issues that need attention in priority order
- Policing issues that need attention in priority order
- Citizen and community response issues that need attention in order of priority
- How the issues, as identified above, should be addressed and by whom, based on research, leading practices and feedback from the various stakeholder groups. This may involve education, prevention, enforcement, new and innovative (but successful) approaches from other communities etc. It is expected that service levels/expectations will be identified, along with policing strategies/approaches that should be taken. Human and financial resource needs should be outlined.
- Any further areas of research that need to be undertaken.

STEERING COMMITTEE:

It is proposed that a Steering Committee be formed to guide the process for the Crime Prevention and Policing Study. Suggested membership for the committee is as follows:

- Two members of City Council
- Two members from the Policing Committee
- One member from Downtown Business Association
- One member from a community agency
- One or two members from the public at large
- Colleen Jensen, Community Services Director
- Jim Steele, Superintendent, RCMP

There may be other sectors identified as needing to participate as the Framework is reviewed and approved.

Note: Kay Laverty, Strategic Initiatives Planner, Community Services will be a non voting member of the committee, providing additional staff support.

TIMELINES:**Phase I:**

October 20, 2003:	Take Terms of Reference Framework to Council
November 7, 2003:	Form Steering Committee
	Complete the full Terms of Reference for Phase I
November 10, 2003:	Call for proposal for Phase I only
December 1, 2003:	Deadline for submissions in response to Call for Proposal
December 8, 2003:	Shortlist completed
December 17, 2003:	Interviews and selection completed
January 5, 2004:	Begin Phase I, research project
April 30, 2004:	Complete research project

Phase II:

Feb 1-15, 2004:	Staff undertakes preliminary research on consultation processes used in other communities
Feb 27, 2004	Complete full Terms of Reference for Phase II
March 1, 2004:	Call for proposal for Phase II
March 19, 2004	Deadline for submissions in response to Call for Proposal
March 26, 2004:	Shortlist completed
April 16, 2004:	Interviews and selection completed
April 19, 2004:	Begin Phase II (confirmations of process etc).
October 31, 2004:	Complete Phase II
November, 2004:	Take report to Council

It should be noted that these timeframes are **very** tight and will need dedicated management from Community Services Staff.



Date: October 15, 2003
To: Kelly Kloss, Manager
 Legislative and Administrative Services
From: Phil Hyde, Chair
 Policing Committee
Re: Policing Study

At the October 14, 2003 meeting of the Policing Committee, consideration was given to a report prepared by administration, which outlined the proposed Framework for a Crime Prevention and Policing Study for Red Deer. The Policing Committee passed the following resolution:

'Moved by Councillor Dawson, seconded by S. Parry

Resolved that the Policing Committee supports the Framework for the Terms of Reference for the Crime Prevention and Policing Study, as presented at the October 14, 2003 Policing Committee Meeting, with the following changes:

The membership for the Steering Committee to be revised as follows:

- "Member of the Business Community" to be added instead of "One member from the Downtown Business Association"
- "Member (s) from the public at large" instead of "One or two members from the public at large".


MOTION CARRIED'

Council will note that the only comments from the Policing Committee suggest some minor changes to the Steering Committee membership as follows:

- One member from the Downtown Business Association changed to "one member from the business community", which reflects that the Study is to focus on the whole community and not just the downtown issues. This would not preclude someone from the DBA being the member.
- 1-2 members from public at large changed to "member (s) from the public at large", which gives Council the opportunity to appoint more than 2 if they so chose.

The Policing Committee also asked for a show of interest from our members who would be interested in representing the Policing Committee on the Study's Steering Committee. These names have been submitted for Council's consideration in appointing the Steering Committee.

Generally, the Policing Committee was very pleased with the Framework and acknowledges the work that has been done to date presenting a proposed plan of action in a timely manner.


 Phil Hyde, Chair

Cc Superintendent Jim Steele
 Colleen Jensen, Community Services Director

Comments:

We agree with the framework which the Community Services Director has proposed for the City of Red Deer Crime Prevention and Policing Study. It is broken down into two phases. The first being a research phase and the second a community consultation phase along with recommendations. Timelines proposed for this study are extremely tight and will require a high degree of commitment and dedication to see it through to completion. It raises concerns with respect to the 2003 Business Plan and projects that are underway for 2004. The commencement of the study was not contemplated at this time and therefore the priorities will need to be realigned or other resources identified to undertake this study. The City Manager and the Community Services Director will report back to Council in November with a proposal that will deal with the setting of priorities for initiatives presently underway and the resourcing issues that will arise from the timing of this study. We do believe that this undertaking is very important for the community and we support and recommend that the study proceed as outlined by the Community Services Director on the assumption that Council is prepared to review and readdress priorities within the Community Services Business Plan.

"G.D. Surkan"
Mayor

"N. Van Wyk"
City Manager



COMMUNITY SERVICES

Backup
POLICING
STUDY

CS -7.857

Date: October 13, 2003
To: Phil Hyde, Chair, Policing Committee
From: Jim Steele, Superintendent
Officer in Charge, Red Deer City RCMP
Colleen Jensen, Community Services Director
Re: Policing Study

At the October 6, 2003 meeting of Council a written inquiry from Councillor Dawson was discussed concerning funding approved in 2003 for a Policing Study, along with the status of what was happening with respect to the Study. Attached for the Policing Committees information is the response to the written inquiry from administration.

During discussion, Council clearly indicated that they are concerned about crime in the community as well as the policing needs and response and, therefore, they would like to move forward with the Study. As a result, administration was directed to prepare an overview of what might be included in the Policing Study, including phasing and timelines.

Attached is the draft framework for the proposed Terms of Reference for the Study. The Policing Committee will note that it is being suggested that the work be undertaken in two phases. Phase I will focus on detailed research that will give an accurate picture and clear articulation of the current reality in our community regarding crime, comparisons to other similar communities and the response to the crime by citizens, community agencies, the justice system(s) and the police. Leading practices from other communities will also be identified, as well as what policing needs might be. Phase II will focus on consultation with the various stakeholders seeking comment regarding the research and requesting suggestions for solutions and approaches. The resulting study will hopefully have short and longer-term strategies for each stakeholder group, including the police, in using leading practices to address the crime issues in the community, with a clear indication of what human resource and financial needs might be necessary.

It should be noted that the focus of the proposed framework is broader than perhaps was originally envisioned. However, as administration developed the framework it was felt that it was important to consider the roles/strategies/needs of all the various stakeholders, rather than just the police even though they have one of the most significant roles.

It is suggested that a Steering Committee be formed to guide the process for the Study. This is the typical process used by The City in the undertaking of other studies, and it has served us well. The Policing Committee will note that it is suggested that two members of the Policing Committee be a part of the Steering Committee.

It is proposed that the draft Framework for the Crime Prevention and Policing Study be taken to Council for approval on October 20, with a view to begin the process as outlined in the timelines immediately after.



COMMUNITY SERVICES

CS -7.857

Recommendation:

That the Policing Committee:

- Support the Framework for the Terms of Reference for the Crime Prevention and Policing Study as presented by administration,
- Provide comment for Council's consideration for the October 20, 2003 meeting,
- Appoint two members to the Crime Prevention and Policing Study Steering Committee.

J. Steele, Superintendent
Officer in Charge
Red Deer City RCMP



Colleen Jensen
Community Services Director



Council Decision – October 6, 2003

Legislative & Administrative Services

DATE: October 7, 2003
TO: Colleen Jensen, Community Services Director
FROM: Kelly Kloss, Manager, Legislative & Administrative Services
SUBJECT: Policing Master Plan

Reference Report:

At the Council Meeting of October 6, 2003 consideration was given to your response to Councillor Dawson's written inquiry regarding the Policing Master Plan.

Comments/Further Action:

From discussion a request was made for a report to be presented back to Council with a suggested approach to immediately commence the Policing Master Plan. The report should include:

- a) Terms of reference and intent
- b) Can the Plan be staged
- c) What is the timing
- d) Any other information that may be appropriate

It was noted that this report is to be presented back to Council at either the October 20th or November 3rd Council meetings.


Kelly Kloss
Manager
/chk

c Supt. J. Steele, Red Deer City RCMP



Legislative & Administrative Services

DATE: September 30, 2003
TO: City Council
FROM: Manager, Legislative & Administrative Services
SUBJECT: Written Inquiry – Councillor Dawson
Update on Policing Master Plan

At the Council meeting of September 22, 2003, the following written inquiry was submitted to Council by Councillor Dawson:

“Please provide an update to the status of the request from the Policing Committee for the establishment of a Policing Master Plan. Funds were allocated in the budget for this. What is the status.”

Attached is a response from the Community Services Director.

Recommendation

That Council receives this as information.

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

Kelly Kloss
Manager



Community Services

CS - 7.852

DATE: September 30, 2003

TO: Kelly Kloss, Manager
Legislative and Administrative Services

FROM: Colleen Jensen,
Community Services Director

SUBJECT: Written Enquiry: Councillor Dawson
Update on Policing Master Plan

Background

In 2003 several things occurred with respect to policing in Alberta. These were:

- The province undertook an MLA Policing Review that contained many recommendations that could significantly impact policing service. The preliminary draft of this report was circulated to municipalities for comment, with the understanding that further revisions would be made based on these comments. The City of Red Deer responded, with significant concerns about funding, governance and a number of other issues. (see attached chronology for timing)
- AUMA also undertook a policing review, and came forward with several recommendations. Again, Red Deer provided input to this review. The AUMA also provided comment to the MLA Policing review, some of which reflected what they had learned during their survey. (see attached chronology for timing).

In the 2003 Business Planning process for The City of Red Deer, the Police brought forward a Business Plan Funding Request "to commission an outside authority to evaluate policing service and determine service level demands in Red Deer". It was indicated that the intent of this study would be to determine future need of policing in Red Deer which would assist Council in understanding trends, needs and provide a basis for their decision making process. The request was for \$120,000 and it was suggested that this study not be undertaken until 2005. The rationale for delaying the study until 2005 was that administration felt that it was important to have the final recommendations from the provincial government, based on the MLA Policing Review, before we proceeded with our study.

During budget deliberations in January 2003 Council felt that we should proceed with Red Deer's study as soon as the province finalized the recommendations from the MLA Policing Review. Therefore approval was given for funding for 2003 in the amount of \$120,000, but with the understanding that nothing would proceed until the province finalized their response and recommendations from the MLA Policing Review.

Discussion

In March 2003 municipalities received notice that the MLA Policing Committee had submitted a supplement to the original report to the Solicitor General, the Honorable Heather Forsyth. Of the 35 original recommendations, the supplement modified 16 of them, withdrew 4 and added one new recommendation. The supplement was based on the consultation related to the first report. It was noted in this correspondence that the Minister was considering this supplement, along with the original report and that she would be "presenting a recommended response to the government for consideration and approval". Since this time nothing has been forthcoming.

Based on the fact that:



Community Services

- Red Deer is still waiting for the province's final response to the MLA Policing Review recommendations, and
- City Council had agreed that the Red Deer Policing Study would not proceed until such time as the MLA Review recommendation were known
administration has not proceeded with Red Deer's Policing Study as of this date.

In addition, the workload of the Community Services Division has been very significant in 2003. Several large projects have been undertaken including the development of the Community Services Action Plans, the Transit Study, the Rotary Recreation Park Study and the discussions surrounding the fitness activities at the Collicutt Centre. To add another large project that would require time for management and overseeing from the Director and others in the division was not feasible. The RCMP, as Council is aware, is also very pressed for time due loss of human resources because of the many retirements, sick leaves and injuries, along with the increasing crime activity found in a growing community like Red Deer.

In the City's 2004 Business Plan for the Police, one objective is that "a policing review be conducted to determine quality and level of police services to the community". Again, the funding requested is \$120,000 as was approved in 2003. This will be brought before Council in January 2004.

I trust that this report answers the written inquiry of Councillor Dawson, and I will be pleased to answer questions should any arise at the Council meeting.

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

Colleen Jensen
Director of Community Services

:slm
att.

Date: September 25, 2002

To: Kelly Kloss, City Clerk

From: Insp. Jim Steele, OIC, Red Deer RCMP
Colleen Jensen, Director, Community Services Division

**Re: Request for Comments:
Policing Master Plan for The City of Red Deer**

BACKGROUND

The policing service in Red Deer has many demands placed upon it by an ever-changing community. Size, demographics, quality of life and community expectations are but a few of the factors that impact modern policing. In considering the policing needs for the community, no formal work has been done to develop a long-term vision, including recommendations for specific direction that need to be considered.

At the Policing Committee meeting of August 20, 2002, a resolution was passed that "recommends that Council consider the establishment of a Policing Master Plan Committee for The City of Red Deer". In considering this recommendation, the following comments are respectfully submitted.

DISCUSSION

As Council is aware, other areas of City operation have undertaken the development of a Master Plan for the respective area of work. Most recently, the Emergency Services Department presented its plan to Council, outlining future direction, including facility needs, human resource needs and service standards/guidelines. In considering this plan as an example, it would seem that it provides a good model that The City might want to consider in determining our future policing needs.

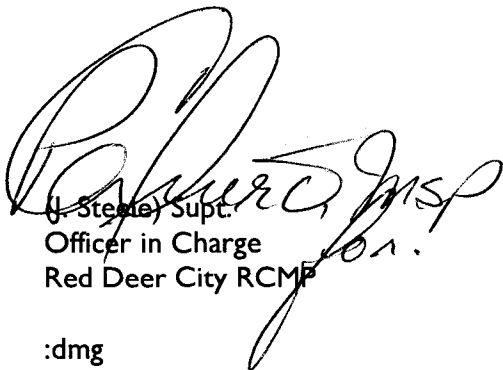
To that end, it is felt that the time is appropriate for City Council to consider the undertaking of a Policing Master Plan or Study. A plan/study could provide Council and the community with information upon which future decisions can be based, and could consider the following as part of the Terms of Reference:

- The external statutory and policy environment impacting policing;
- Technological changes and trends;
- Quantify and qualify internal and external organizational relationships;
- The current level of police capabilities (services, investigations and programs), and what those needs might be in the future;
- Outline future growth needs and costs for human resources, equipment and miscellaneous costs to meet the services, investigations and program needs;

- A venue for the public to provide their expectations for police service;
- Risk assessment;
- Describe and detail the requirement for facilities;
- A platform to decide on which type of police service should serve Red Deer in the future, i.e. RCMP or a stand alone municipal service;
- Define and design a police service for the future and outline the needs of a growing community;
- Reduce large budget requests for human resources by identifying growth objectives for policing, and then allowing a planned approach to meet those objectives, rather than the more reactionary approach that has been taken in the past.

RECOMMENDATION:

That Council for The City of Red Deer defer the formation of a Policing Master Plan Committee until after 2003 Business Plan and Budget deliberations, as the Policing Business Plan and Budget will include the undertaking of a Policing Master Plan/Study as one of the 2003 Objectives/Actions for Council's consideration.



J. Steele, Supt.
Officer in Charge
Red Deer City RCMP

:dmg



Colleen Jensen, Director
Community Services



Office of the City Clerk

DATE: August 22, 2002
TO: City Council
FROM: Red Deer Policing Committee
SUBJECT: Policing Master Plan for the City of Red Deer

At the August 20, 2002 Red Deer Policing Committee meeting, members discussed the need for a Policing Master Plan for the City of Red Deer.

A Policing Master Plan could allow for the needs of policing in The City of Red Deer now and for the future to be identified. As the City of Red Deer grows, policing needs have to keep pace with the growth. A Policing Master Plan would allow for long-term planning, with public input, on the needs of policing in the City of Red Deer.

Following discussion, the resolution below was introduced and passed:

Resolved that the Red Deer Policing Committee recommends that City Council consider the establishment of a Policing Master Plan Committee for the City of Red Deer.

This is submitted for Council's consideration for the upcoming budget year.

Phil Hyde,
Chairman
Red Deer Policing Committee

PH/chk



City Clerk's Department

FILE

DATE: September 11, 2002

TO: Colleen Jensen, Community Services Director
Jim Steele, Red Deer City RCMP Superintendent

FROM: Kelly Kloss, City Clerk

SUBJECT: Request for Comments – by Monday, September 30, 2002
Policing Master Plan for the City of Red Deer

Attached is a copy of a resolution passed at the August 20, 2002 Red Deer Policing Committee meeting regarding a Policing Master Plan for the City of Red Deer.

Please provide some background and comment on the feasibility of a Policing Master Plan for Council 's review by Monday, September 30, 2002 for inclusion on the Council Agenda of Monday, October 7, 2002.

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

Kelly Kloss
City Clerk

/chk
/attach.

CHRONOLOGY OF POLICING STUDIES AND RESPONSE BY RED DEER

March/April 2002: AUMA established as Task Force to look at policing. Part of the work of the Task Force was to conduct a survey of AUMA members, with particular focus on the RCMP.

April 15, 2002: Red Deer responded to the AUMA survey.

June 28, 2002: AUMA released their report "Report on the Royal Canadian Mounted Police Contract in Alberta".

Spring 2002: The province established an MLA Policing Committee, chaired by Judy Gordon, MLA Lacombe. The committee accepted submissions from municipalities and policing agencies and, based on submissions, prepared a report entitled "Report of the Government MLA Policing Review Committee". This report was released July 10, 2002 and contained 35 recommendations. Upon release of the report, Minister Forsyth requested input and response from "the public, police, police commissions, municipalities and other stakeholders".

Sept. 17, 2002: The Red Deer Policing Committee considered a report, prepared by Colleen Jensen, Community Services Director and Superintendent Steele, RCMP that responded to the recommendations from the MLA Policing Committee. The report was approved and forwarded to City Council.

Sept. 25, 2002: City Council approved the report submitted by the Policing Committee, with some minor revisions, which gave responses to all 35 recommendations. Of primary concern was funding, governance, standards related to training, management of agreements and policy development, and lastly, the impact of recommendations for those communities with RCMP contracts. Red Deer's response was also sent to AUMA for information.

October 26, 2002: AUMA responded to the MLA Policing Review report. Part of their response reflected the previous AUMA survey related to RCMP.

March 31, 2003: The MLA Policing Review Committee prepared a second report "Listening to Stakeholders", which was based on the consultation for the original MLA Policing Review Committee report and submitted this report to Minister Forsyth. The Listening to Stakeholder report was considered a supplement to the original report. Of the 35 recommendations, the supplement modified 16 of them, withdrew 4, and added one new recommendation.

Minister Forsyth indicated that she would be reviewing both documents, along with the over 200 responses. She went on to say that she would be "presenting a recommended response to government for consideration and approval" and that she was "committed to moving forward on these issues as quickly as possible".

Since April 2003: no further correspondence has been received from the province regarding final recommendations for policing in Alberta.

Legislative & Administrative Services

DATE: October 21, 2003

TO: Colleen Jensen, Community Services Director
Jim Steele, Superintendent, RCMP

FROM: Kelly Kloss, Manager, Legislative & Administrative Services

SUBJECT: Policing Study

Reference Report:

Community Services Director and Superintendent, RCMP, dated October 10, 2003.

Resolutions:

"Resolved that Council of the City of Red Deer, having considered the report from the Community Services Director, dated October 10, 2003, re: Policing Study, hereby approves the Framework for Terms of Reference for the Crime Prevention and Policing Study with the following amendments:

1. The composition of the Steering Committee include:
 - Two members of City Council
 - Two members from the Policing Committee
 - One representative from the Business Community
 - One representative from a Community Agency
 - Two members from the public-at-large
 - Community Services Director
 - RCMP Superintendent
2. By amending the Framework for the Development of Terms of Reference as follows:
 - (a) Under Phase I, Framework, third bullet referring to Levels of Policing, third item, by inserting the word "RCMP" after the word "other".
 - (b) Under Phase I, Framework, seventh bullet by adding the words "or inability" after the word "ability".
 - (c) Under Phase II, Purpose: Item 1, by adding the words "City of Red Deer", after the word "agencies".

“Resolved that Council of the City of Red Deer, having considered the report from the Community Services Director, dated October 10, 2003, re: Policing Study, hereby establishes the City of Red Deer Crime Prevention and Policing Study Steering Ad Hoc Committee with membership to be as follows:

- Two members of City Council
- Two members from the Policing Committee
- One representative from the Business Community
- One representative from a Community Agency
- Two members from the public-at-large
- Community Services Director
- RCMP Superintendent

“Resolved that Council of the City of Red Deer, having considered the report from the Community Services Director, dated October 10, 2003, re: Policing Study, hereby appoints the following to the City of Red Deer Crime Prevention and Policing Study Steering Ad Hoc Committee :

Bev Hughes	City Councillor
Larry Pimm	City Councillor
Vesna Higham	Policing Committee Representative
Phil Hyde	Policing Committee Representative
Dick McDonell	Business Community Representative
Phil Rauch	Community Agency Representative
Dawna Barnes	Public-at-Large Representative
Glen LaBuc	Public-at-Large Representative
Colleen Jensen	Community Services Director
Jim Steele	RCMP Superintendent

Comments/Further Action:

A final report is to be presented to Council in November, 2004.



Kelly Kloss
Manager

/chk

c



Legislative & Administrative Services

DATE: September 23, 2003
TO: City Council
FROM: Kelly Kloss, Manager
SUBJECT: Land Use Bylaw Amendment 3156/V-2003
Additional Setback Distance on Gaetz Avenue

History

At the Monday, September 22, 2003 Council meeting, Council gave first reading to Land Use Bylaw Amendment 3156/V-2003.

Land Use Bylaw Amendment 3156/V-2003 provides for a new section in the Land Use Bylaw to cover all potential instances of the acquisition of service roadway adjacent to Gaetz Avenue. The new section would require that signs and buildings be set back from the Gaetz Avenue boundary in accordance with the land use district regulations, but instead of being measured relative to the new property line on Gaetz Avenue, these setback distances shall be measured relative to the width of the service roadway which existed prior to its addition to private property.

Public Consultation Process

A Public Hearing has been advertised for Monday, October 20, 2003 at 7:00 p.m. in the Council Chambers during Council's regular meeting.

Recommendations

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



Kelly Kloss
Manager



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: September 15, 2003

TO: Kelly Kloss, City Clerk

FROM: Johan van der Bank, Planner

RE: Bylaw No. 3156/V-2003
 Additional Setback Distance on Gaetz Avenue

BACKGROUND

Commercial property owners along Gaetz Avenue are acquiring portions of the service roadway from the City for addition to their properties. After successful road closure procedures the acquired portion of land is consolidated with the commercial property and redesignated from Roadway to (usually) C4 Commercial (Major Arterial) District or C2 Commercial (Regional and District Shopping Centre) District. Where a number of smaller commercial properties exist adjacent to Gaetz Avenue this may have the effect that the Land Use Bylaw allows the owner of the property which acquired the service roadway to erect signs or buildings closer to the Gaetz Avenue curb line than what adjacent properties (where the service road still exists) are allowed to do.

Such a situation may possibly cause signs or buildings on adjacent properties (where service roadway has not been acquired) to be obscured by signs or buildings on the property where the service roadway has been acquired, and may cause complaints to the City from those adjacent property owners or may cause them to request the City to allow them to have larger signs in order to overcome the problem. In addition, the lack of a uniform setback distance for signs and buildings may lead to a more cluttered appearance along Gaetz Avenue.

In the area between 39 Street and 62 Street there is either no service roadway (e.g. in the Downtown commercial area) or the adjacent land is green space. Therefore along this section of Gaetz Avenue the potential problem is not applicable.

PLANNING ANALYSIS

Although in most instances an easement with utilities will encumber the property which acquires the service road right-of-way and buildings and signs will usually not be allowed within the easement, there are instances where reliance on the easement alone would not be sufficient. Planning staff identified this as a potential problem of which the resolution may require an amendment to the Land Use Bylaw. The following are two possible ways to deal with this situation:

1. Option 1 is to deal with each case individually by incorporating into the service roadway sales agreement a clause (or a restrictive covenant on the land title) which requires the construction of signs or buildings relative to the original property line along Gaetz Avenue prior to the addition of the service roadway. The advantage of this method is that the location of the original property line may be identified on the land title as a fixed reference. The potential problem with this method is that when processing development permit and sign applications, the City does not necessarily inspect the sales agreement (or the land title), and consequently the restrictive clause may be missed. Over time the restrictive clause in the sales agreement may become lost.
2. Option 2 would be to incorporate a new section into the Land Use Bylaw to cover all potential instances of the acquisition of service roadway adjacent to Gaetz Avenue. The new section would require that signs and buildings shall be set back from the Gaetz Avenue boundary in accordance with the land use district regulations, but instead of being measured relative to the new property line on Gaetz Avenue, these setback distances shall be measured relative to the width of the service roadway which existed prior to its addition to private property.

Based on the potential pitfall of Option 1, planning staff recommend that Option 2 be pursued.

In considering the wording of the proposed new section it was found that the service roadway does not have a consistent width for the entire length of Gaetz Avenue. It varies from 9 metres to 20 metres. In 62% of all the registered plans which were reviewed the service roadway width was found to be 20 metres.

Planning staff considered three options for the wording of the proposed section in the Land Use Bylaw:

- Option A would be to require a setback distance based on the average width of the service roadway along Gaetz Avenue. The problem with this method would be that it would benefit some properties (approximately 62% or more of all the cases) by allowing a less restrictive setback than that which was allowed prior to the roadway acquisition, and be a

disadvantage to others (approximately 38% or less) by requiring a more restrictive setback.

- Option B would be to use the maximum width of the service roadway, i.e. 20 metres in 62% of all cases, as the required additional setback from the Gaetz Avenue roadway boundary for all properties. North of 67 Street the Gaetz Avenue roadway is described by Plan 3932 EU and south of 39 Street it is described as Plan 1596 EU. The additional setback distance will be described relative to the applicable boundaries of these plans.

This option would ensure that no signs or buildings on adjacent properties are obscured, because the maximum width of the service roadway is being used as the setback distance for all properties, even those properties where the service roadway is narrower. This method would be a disadvantage to 38% of all the properties and would retain the status quo for 62% of all the properties.

The difference between this option and Option A is that, when one considers the situation which exists prior to the acquisition of the service roadway, Option B does not benefit any property relative to another. Few are disadvantaged while the majority retains the status quo.

- Option C would be to require a setback distance based on the width of the service roadway which was purchased from the City. In this way all properties on the same service roadway would be treated equally, and in practice any existing staggering of setbacks due to variations in the service roadway width would remain unchanged.
- Option D would be to determine the service roadway width on a block by block basis. This would require a much more cumbersome amendment to the Land Use Bylaw as each block and plan would need to be described in each instance where the service roadway width varies.

A proposed bylaw amendment to implement Option C is attached for Council's consideration.

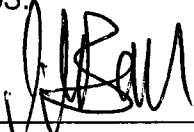
A number of developers have been negotiating with the City to purchase the service road right-of-way, based on preliminary site plans which indicate the location of proposed signs and buildings, which, if the Land Use Bylaw is changed as proposed in this letter, would not meet the proposed bylaw requirements. In some of these instances development permits have not yet been applied for or issued for all of the proposed buildings or signs indicated on the preliminary site plans. In order to accommodate these instances, the proposed bylaw includes a statement to exempt from this proposed section of the Land Use Bylaw all such instances where City Council has passed a resolution to sell the service road right-of-way prior to September 1, 2003. In order to ensure an effective cut-off date, December 1, 2004 is inserted as the date by which the

lot consolidation has to be implemented. All cases which do not meet these dates will have to comply with the proposed bylaw.

Due to the increased setbacks required on the consolidated properties it is considered appropriate to allow signs at size standards which would have applied if the service road still existed. In order to allow this the Sign Bylaw will have to be amended, and since the Sign Bylaw is about to be incorporated into the Land Use Bylaw, this amendment will be inserted at that time.

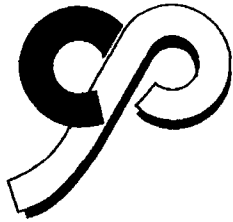
RECOMMENDATION

That Council gives first reading to the proposed Bylaw Amendment No. 3156/V-2003.



Johan van der Bank
Planner
attachments

cc: Colleen Jensen, Director of Community Services Division
Howard Thompson, Land & Economic Development Manager
Greg Scott, Inspections & Licensing Manager
Ken Haslop, Engineering Services Manager



**PARKLAND
COMMUNITY
PLANNING
SERVICES**

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

DATE: October 20, 2003
TO: Kelly Kloss, City Clerk
FROM: Johan van der Bank, Planner
RE: Tabling of Bylaw Amendment No. 3156/V-2003
Additional Setback Distance on Gaetz Avenue

BACKGROUND

Since the first reading of Bylaw Amendment No. 3156/V-2003 on September 22, 2003, the City's solicitors have raised a technical concern with the wording of the bylaw. Administration needs more time to further examine the implications and to revise the bylaw if necessary.

RECOMMENDATION

That Council resolves to adjourn the public hearing for the proposed Bylaw Amendment No. 3156/V-2003 scheduled for October 20, 2003.

Johan van der Bank
Planner
attachments

cc: Colleen Jensen, Director of Community Services Division
Howard Thompson, Land & Economic Development Manager
Greg Scott, Inspections & Licensing Manager
Tom Warder, Engineering Services Manager
Donald Simpson, Chapman Riebeek

Legislative & Administrative Services

DATE: October 21, 2003

TO: Johan van der Bank, Parkland Community Planning Services

FROM: Kelly Kloss, Manager, Legislative & Administrative Services

SUBJECT: Land Use Bylaw Amendment 3156/V-2003
Additional Setback Distance on Gaetz Avenue

Reference Report:

Parkland Community Planning Services dated September 15, 2003.

Bylaw Readings:

Land Use Bylaw Amendment 3156/V-2003 was given second reading. A copy of the bylaw is attached.

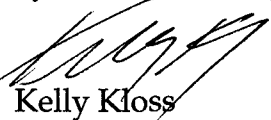
Resolution:

"Resolved that Council of the City of Red Deer having reviewed the report from Parkland Community Planning Services, dated September 15, 2003, re: Land Use Bylaw Amendment 3156/V-2003, Additional Setback Distance on Gaetz Avenue hereby agrees to table consideration of third reading of the bylaw for up to four weeks to allow the City Solicitor to further examine the wording of the bylaw."

Report Back to Council: Yes

Comments/Further Action:

In accordance with the recommendations from the City Solicitor, third reading of the bylaw was tabled pending review of a technical concern with the wording of the bylaw.



Kelly Kloss
Manager
/chk

/attach.

c City Solicitor
Director of Development Services
Inspections & Licensing Manager
Land & Economic Development Manager

BYLAW NO. 3156/V-2003

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

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

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

- 1 By addition of the following new subsection to Section 37 of the Land Use Bylaw:
 - (7) Where on those sections of Gaetz Avenue running south between Highway 11A to 62nd Street and 39th Street to 18th Street a service road right of way or portion of right of way has been purchased from the City and consolidated with the adjacent property, then notwithstanding any other provisions of this bylaw, on the consolidated property the following setback distances shall be maintained from the Gaetz Avenue right of way:
 - (a) No sign shall be constructed between the consolidated property boundary and the former property boundary;
 - (b) The setback distance of buildings as may be determined by the applicable regulations in the Land Use Bylaw shall be measured relative to the position of the former property boundary;

Provided that this subsection does not apply where City Council has passed a resolution to sell the service road right of way prior to September 1st, 2003 and consolidation has occurred prior to December 1st, 2004.

READ A FIRST TIME IN OPEN COUNCIL this 22nd day of September 2003.
READ A SECOND TIME IN OPEN COUNCIL this 20th day of October 2003.
READ A THIRD TIME IN OPEN COUNCIL this day of 2003.
AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2003.

MAYOR

CITY CLERK

Item No. 2

**Legislative & Administrative Services**

DATE: September 23, 2003
TO: City Council
FROM: Manager, Legislative & Administrative Services
SUBJECT: Land Use Bylaw Amendment 3156/RR-2003
Parkvale Design Guidelines

History

At the Monday, September 22, 2003 Council meeting, Council gave first reading to Land Use Bylaw Amendment 3156/RR-2003

Land Use Bylaw Amendment 3156/RR-2003 incorporates the design guidelines contained in Parkvale's "Modest Infill Design Guidelines" document into the Land Use Bylaw in the form of a special use district. A special (overlay) district will be created in which additional development regulations will be applied over the underlying R1 and R1A residential zones in Parkvale. This office will now proceed with the advertising for a Public Hearing. The City will be responsible for the advertising costs in this instance.

Public Consultation Process

A Public Hearing has been advertised for Monday, October 20, 2003 at 7:00 p.m. in the Council Chambers, during Council's regular meeting.

Recommendations

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

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

Kelly Kloss
Manager

October, 13 2003

Manager, Legislative and Administrative Services
City of Red Deer

Dear Sir:

RE: Parkvale Design Guidelines & Land Use Bylaw Amendment 3156/RR-2003

By way of this letter, I would encourage and request Council to direct further consultation within the Parkvale community on the design guidelines as now presented to Council.

Individual Residences THE COMMUNITY Association, Does Not speak for me.
I would note that there has only been ONE presentation of the guidelines to the community at an open house meeting in April 2000. At that meeting, it was mostly a presentation of the guidelines with limited time allowed for questions. There was a commitment to further review the guidelines and consult with the community. No such consultation or followup from that meeting has occurred.

“ //
I would also note that there was no ‘strong general consensus of support’ as stated in the September 12th 2003 letter from Tony Lindhout, as it was not requested at the April meeting, nor given. That meeting was the first presentation of the guidelines and no further community meeting has been held. I expect that there will be consensus of support for these guidelines, but that consensus is not yet given.

The September 12, 2003 letter from Tony Lindhout, Planner with Parkland Community Planning Services also noted that “two community newsletters were delivered to area residents / landowners informing them of the content and progress being made on the preparation of the guidelines”. No such CONTENT was provided in the newsletters and the August newsletter only indicated “design guidelines are in the final stage of being written and should go to city council by the end of the summer”. This final stage of guidelines was NOT presented to the community. *I strongly oppose any changes to Parkvale Land use except to change back my R1-A Zoning as pre Jan 15-2002*
I, a resident of the Parkvale community, would request further consultation with the community. 2002

Yours truly

Shesell

Address:

4411 46 ave Red Deer, AB

October, 13 2003

Manager, Legislative and Administrative Services
City of Red Deer

Dear Sir:

RE: Parkvale Design Guidelines & Land Use Bylaw Amendment 3156/RR-2003

By way of this letter, I would request that Council consider amendments to the Parkvale Design Guidelines and Land Use Bylaw Amendment 3156/RR-2003.

Generally I support a set of broad architectural guidelines for Parkvale. The following suggestions are based on a desire to support the variety and mix of housing in Parkvale and not set guidelines that cause “cookie-cutter” housing re-development.

The following guidelines should be amended.

- Guideline 1 – The limitation of 40 feet width would limit bungalow development on 75 foot lots. With only a 40 foot bungalow the accessibility, mobility and single floor living capability would be severely limited at a 40 foot width, leaving more than 17 feet width on each side. This guideline limits the options for the 75 foot lot redevelopments
- Guideline 3 – The wording on this suggests that a surveyor would have to poll and survey an entire block to assess the ‘average setback’. Such costs are not in line with developing affordable housing, driving up costs and are an unnecessary burden to any redevelopment. **The solution is to continue with city allowed setbacks, with current relaxation practices as now available to any development (ie 10% normally allowed).**
- Guideline 4 – the building height envelope and slope are too much detail and restriction that leads to higher costs, limits energy saving features and causes unnecessary building changes (ie hip roofs, ...). Also measurements from property line are confusing and difficult to assess. **Solution is to eliminate this guideline.**
- Guideline 12 - this guideline has no real meaning or ability to assess compliance. Current owners of houses can have more influence by example and the re-sale considerations. **Solution is to eliminate this guideline.**
- Guideline 16 – Vehicle access and parking in general is primarily on street in Parkvale. Even with back lanes, back access and some back yard garages, the majority of vehicles are on the street. Allowing at least single car garages, in the front on any street does not detract from the streetscape. **The guideline 18 can still be in force to ensure no boulevard tree is removed to accommodate vehicular access.** There are fine recent examples of Parkvale housing with single front garages that fit well into the neighborhood (see example house on 45 street) that was not noted by the design consultant. I would also note:

- The uniqueness of Parkvale includes the back yard gardening so prominent for many residents. This backyard use does not need more backyard garages to limit real neighborhood connection across the lanes.
- Limiting front garages may limit garage use completely as most services come into a lot from the rear and cannot have any construction on top of services (ie 4531B – 46 St). This is will become more apparent when subdividing 75 foot lots.
- Rear garages also limit the maximizing of southern exposure on north facing homes for energy efficiency (ie reduce R2000 and passive solar home building capabilities).

Solution is to allow single car front garages.

- Guideline 18 – Front car garages should not protrude beyond a front ‘feature’, not limited to the front wall of the house. This allows for front facing verandas to be in line with the front of garages. **Solution – Redefine guideline to say “front or side garages are not to protrude beyond the front feature of the principal building.”**

It is unfair to impose extraordinary restrictions on us just because we live in Parkvale
 I would request that Council request these changes to be included and further reviewed by the community.

Yours truly

Dennis Roszell

Address:

4411 46 ave Red Deer.

October, 13 2003

Manager, Legislative and Administrative Services
City of Red Deer

Dear Sir:

RE: Parkvale Design Guidelines & Land Use Bylaw Amendment 3156/RR-2003

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I, a resident of the Parkvale community, would request further consultation with the community.

Yours truly



Address:

4313-46ave
Red Deer

October, 13 2003

Manager, Legislative and Administrative Services
City of Red Deer

Dear Sir:

RE: Parkvale Design Guidelines & Land Use Bylaw Amendment 3156/RR-2003

By way of this letter, I would request that Council consider ammendments to the Parkvale Design Guidelines and Land Use Bylaw Amendment 3156/RR-2003.

Generally I support a set of broad architectural guidelines for Parkvale. The following suggestions are based on a desire to support the variety and mix of housing in Parkvale and not set guidelines that cause “cookie-cutter” housing re-development.

The following guidelines should be amended.

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Solution is to allow single car front garages.

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I would request that Council request these changes to be included and further reviewed by the community.

Yours truly

Deeley Court

Address:

*4313-46 Ave.
Red Deer*

October, 13 2003

Manager, Legislative and Administrative Services
City of Red Deer

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RE: Parkvale Design Guidelines & Land Use Bylaw Amendment 3156/RR-2003

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I, a resident of the Parkvale community, would request further consultation with the community.

Yours truly



Address:

4532 - 45 St
Red Deer, AB
T4N 1K1

October, 13 2003

Manager, Legislative and Administrative Services
City of Red Deer

Dear Sir:

RE: Parkvale Design Guidelines & Land Use Bylaw Amendment 3156/RR-2003

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I would request that Council request these changes to be included and further reviewed by the community.

Yours truly



Address:

4532 - 45 St
 Pkso Dctcr, ALB
 T9N1K1

October, 13 2003

Manager, Legislative and Administrative Services
City of Red Deer

Dear Sir:

RE: Parkvale Design Guidelines & Land Use Bylaw Amendment 3156/RR-2003

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I, a resident of the Parkvale community, would request further consultation with the community.

Yours truly



Address: 4536 - 45 St.

October, 13 2003

Manager, Legislative and Administrative Services
City of Red Deer

Dear Sir:

RE: Parkvale Design Guidelines & Land Use Bylaw Amendment 3156/RR-2003

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Yours truly



Address:

4536 - 45 St.

October, 13 2003

Manager, Legislative and Administrative Services
City of Red Deer

Dear Sir:

RE: Parkvale Design Guidelines & Land Use Bylaw Amendment 3156/RR-2003

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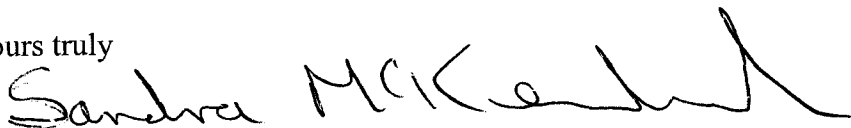
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Yours truly



Address:

4523- 45TH ST
RED DEER
T4N 1K2

October, 13 2003

Manager, Legislative and Administrative Services
City of Red Deer

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Sandra McLeod

Address:

4523-45TH ST
R60 OCCR
T4N 1K2

October, 13 2003

Manager, Legislative and Administrative Services
City of Red Deer

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Yours truly

Laurel Mutch (Laurel Mutch)

Address:

4539-4657

Red Deer AB

October, 13 2003

Manager, Legislative and Administrative Services
City of Red Deer

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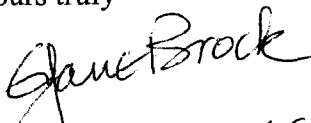
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Red Deer, AB

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Red Deer, AB

4616-4654
Red Tree, AB.

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Address:

4603-44 St.

Red Deer, Alta.

T4N 6S7



DATE: September 12, 2003

TO: Legislative & Administrative Services Manager

FROM: Tony Lindhout, Planner

RE: Parkvale Design Guidelines &
Land Use Bylaw Amendment 3156/RR-2003

The City of Red Deer and Parkland Community Planning Services (PCPS), in consultation with John Hull Architect, have completed a significant community based planning process to prepare urban design guidelines for the Parkvale residential neighbourhood. The Parkvale design guidelines are the first of three sets of design guidelines that are to be considered by City Council in the coming months. The other two are design guidelines for the Downtown C1 Commercial District and design guidelines for the Riverlands area in conjunction with preparation of the Riverlands Area Redevelopment Plan.

All three of these initiatives are a requirement of policies contained in the City's Greater Downtown Action Plan and all three projects are being guided by a common Steering Committee representing various City Departments, PCPS, the Downtown Business Association and other community stakeholders and representatives.

Attached herewith for Council's consideration and approval, please find the following documents:

1. Parkvale Community – Modest Infill Design Guidelines Document (Final Draft)

This community document contains the background, history and proposed design guidelines for the Parkvale residential neighbourhood.

The purpose of design guidelines are to guide neighbourhood redevelopment and/or infill projects; encourage high quality neighbourhood design consistent with a vision that reflects the greater community interests; ensure neighbourhood character, features and public amenities are protected, showcased and enhanced; and to create a planning tool which encourages creativity and flexibility while achieving vitality in an urban environment.

2. Proposed Land Use Bylaw Amendment 3156/RR-2003

It is proposed that the design guidelines contained in Parkvale's "*Modest Infill Design Guidelines*" document be implemented through the City's Land Use Bylaw in the form of a special use district pursuant to Part 7 of the Bylaw.

This Bylaw amendment proposes to create a special (overlay) district, in which additional development regulations will be applied over the underlying R1 and R1A residential zones in Parkvale. This method has been successfully used in other Alberta cities to sustain and enhance older residential neighbourhoods.

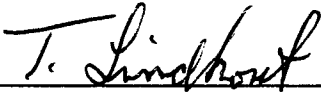
Public & Stakeholder Consultation

Parkvale residents have been involved in the preparation of the design guidelines through both a community workshop held in the fall of 2002 and a community open house meeting held in April 2003. In addition, two community newsletters were delivered to area residents/landowners informing them of the content and progress being made on the preparation of the design guidelines. While some individual residents felt specific design guidelines went either too far or not far enough, there is a strong general consensus of support for the proposed design guidelines and their benefit to the community.

The Parkvale Community Association has had direct involvement in the preparation of the design guidelines through discussions at their meetings and through their representation on the Steering Committee. The Parkvale Community Association supports both the draft "*Modest Infill Design Guidelines*" document and proposed Land Use Bylaw amendment 3156/RR-2003.

Recommendation

Subject to City Council approval of the Parkvale Community "Modest Infill Design Guidelines" document, planning staff recommend that City Council proceed with first reading of Land Use Bylaw Amendment 3156/RR-2003.



Tony J. Lindhout, ACP, MCIP
PLANNER

Attachments

- c. Colleen Jensen, Director of Community Services
John Hull Architect

Parkvale Community

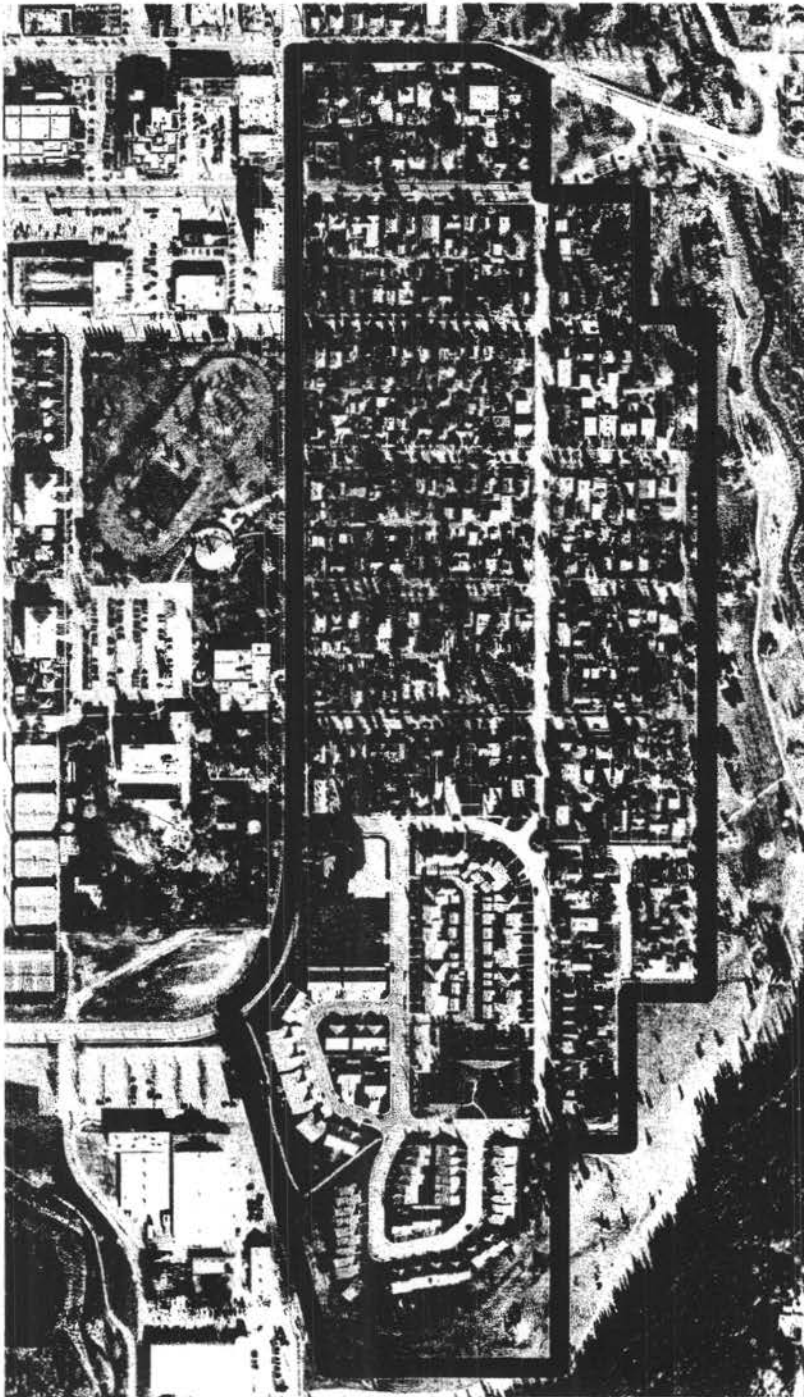
Modest Infill Design Guidelines

FINAL DRAFT

Prepared for:

The City of Red Deer
4808 Ross Street, Suite 404
Red Deer, Alberta T4N 1X5

September 12, 2003



Prepared by:



John Hull
Architect

City of Red Deer
Parkvale Community – Modest Infill Design Guidelines

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1.0 INTRODUCTION

1.1. VISION

Parkvale will continue to be a unique, quiet, family-oriented neighbourhood where people enjoy the amenities of the adjacent parks and downtown. Homes are to not be overshadowed by large developments or hidden behind large garage fronts. The front porches and sidewalks are to enable people to casually interact with their neighbours. The neighbourhood will continue to be a visually rich environment combining a colourful variety of landscaping, fences, homes and garages.

1.2. PARKVALE COMMUNITY ASSOCIATION MISSION STATEMENT

The Parkvale Community Association's mission is to promote the sense of community through enhancing and preserving the quality of living and the historic character of our unique neighbourhood.

1.3. PURPOSE

The purpose of these Design Guidelines is to guide infill housing and redevelopment in the existing mature low density residential neighbourhood of Parkvale. The primary goal is to ensure that low density infill housing as well as additions, renovations, or new accessory buildings are designed in a manner which is sensitive to the local context and neighbourhood character while encouraging a variety of housing choices.

These guidelines are to be read in conjunction with the City of Red Deer Land Use Bylaw and are intended to enhance the development approval process and the quality of infill housing and redevelopment in the community. This document addresses the following design elements:

- Site Development
- Principal Building Design
- Accessory Buildings
- Landscaping

2.0 BACKGROUND

2.1. THE GREATER DOWNTOWN ACTION PLAN

The Greater Downtown Action Plan was approved by Council on August 14, 2000. The following policies from this document have been instrumental in the development of these design guidelines:

Policy 2.2 Develop architectural and urban design guidelines for each distinct downtown neighbourhood.

Policy 2.3 Develop a five year program of physical improvements for all nine downtown neighbourhoods, street name signs, furniture, street lamps, colour, landscaping, etc.

Policy 9.1 Retain Parkvale and the existing low-density areas in the north downtown residential area as low-density residential neighbourhoods; preserve the quality residential environment in these areas through continuing to maintain the streets, boulevard areas and landscaping to a high standard; consider enhancements such as neighbourhood signs and other public amenities to highlight their distinct characters.

Policy 9.2 Introduce land use bylaw changes and design guidelines to further protect the historic and architectural character of the older downtown residential areas of Parkvale and the north downtown residential areas.

2.2. DESCRIPTION OF PARKVALE

The **Parkvale** Community is a quiet, historic, low density residential area located on the east side of Red Deer's Downtown core.

It is clearly defined physically by Barrett Park on the east and south, Rotary Recreation Park on the west, Ross Street on the north. See Diagram 1, following page.

The traditional architectural character of the community is defined as 1 or 2 storey small homes with an entrance and often with a verandah facing the street and generous side yards.

The existing front yard setbacks vary from street to street. Vehicle site access is primarily from the 6 metre (20') wide lanes.



Figure 1. A local historically significant house



Figure 2. Another local historically significant house

Property boundaries are well defined, with a wide variety of fences and landscaping. The scale of the homes is generally small, with traditional architectural materials in a wide range of colours, from earth-tones to bright colours. Many existing developed properties have been grouped into multiples of 7.6 metres (25 feet) lots [i.e. 15.2 metres (50 feet) or 22.9 metres (75 feet)]. The development of the narrow lots has historically helped create the visually unique qualities of Parkvale.

A strong characteristic of Parkvale is its wide variety of street edge hedges and fences and screens. The sidewalks are defined by grassed boulevards, most with handsome arcades of mature ash and spruce.

Much of Parkvale has recently been rezoned through an extensive, community-driven process. Previously zoned R1A, it is now generally zoned R1. Discretionary low impact commercial is allowed along Ross and 49th Streets.

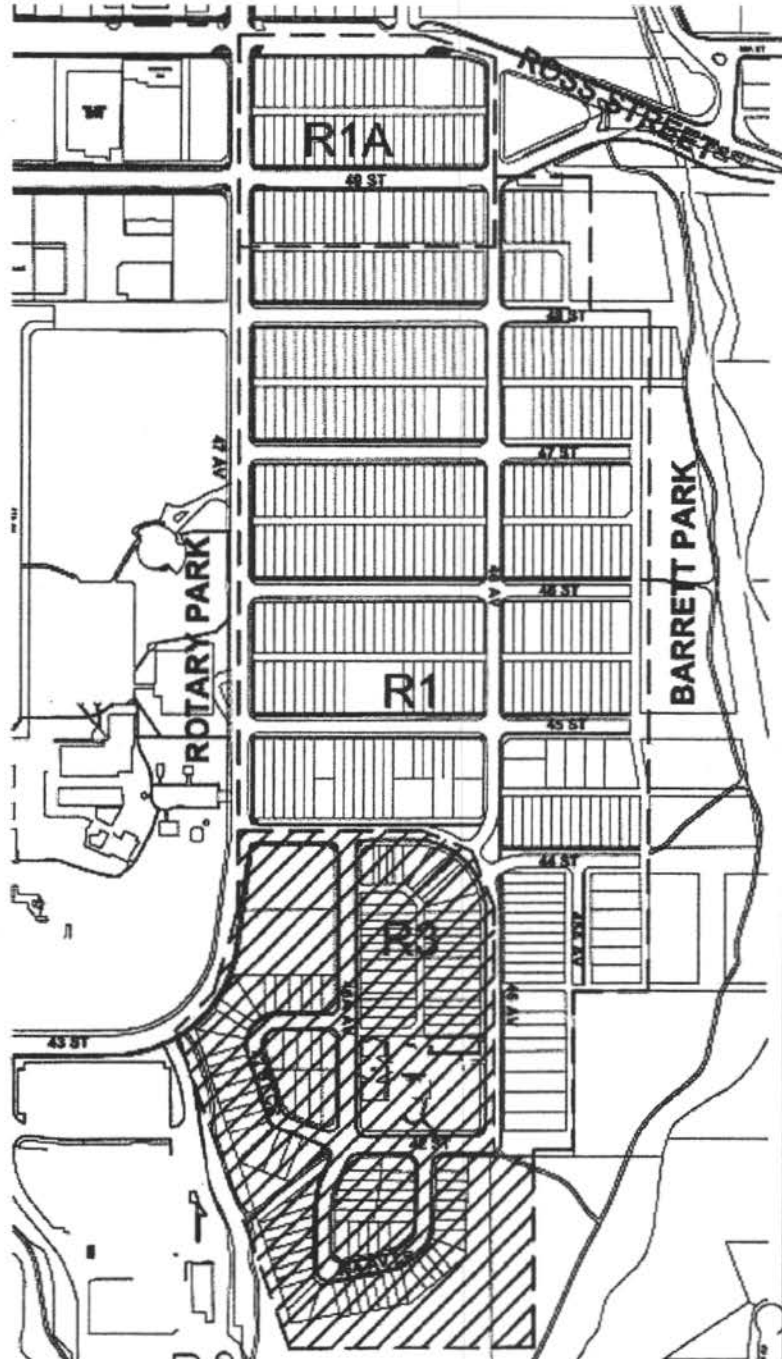


Diagram 1. Boundaries of Parkvale Community

The guidelines do not apply to the R3 Area indicated by the diagonal hatch.

3.0 DEVELOPMENT OF PUBLIC SPACES

VISION

Public spaces are to enhance the traditional character of the neighbourhood properties. The boulevards with mature trees are to remain as a dominant element on the streets.

The combination of features which make up the various elements of the public street, including the edge of the public environment - curb, pavement, boulevard, light fixtures, sidewalk materials, grates, benches, waste receptacles, street landscaping and building elevations are referred to as the "Streetscape". In streetscape projects these elements are usually designed in a coordinated manner, use unique materials and colour and offer a high level of amenity.

Subject to local improvement bylaws, a functional and attractive streetscape is to be developed by a joint venture between the City of Red Deer and the Parkvale Community Association.

The 48th Street Promenade is to be developed in accordance with a detailed design.

Trees are to be planted in the boulevards where there are gaps in the rhythm of the arcade of trees.

Sidewalks are to be replaced matching the existing 1.2 metre wide sidewalks.

A funding program for preservation of historical buildings could be considered.

The following items could be considered for inclusion in local improvement bylaws:

- Character street signs, street lighting, gateways, and street furniture.
- Sidewalk improvements with drop curbs at road intersection corners.
- Relocation of overhead utilities to underground where possible.
- Construction of lanes to city standards for rear vehicle access.



Figure 3. Existing Boulevard Trees



Figure 4. Existing Boulevard Trees

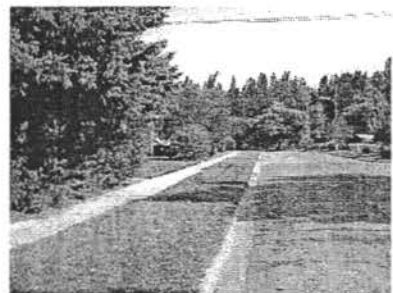


Figure 5. A street without boulevard trees.

4.0 DESIGN GUIDELINES

4.1. SITE DEVELOPMENT

Design Principles

The existing historic grid of streets, avenues and lanes are to be maintained. The unique rhythm of buildings and yards in Parkvale are to be reinforced. New buildings are to respect the existing architectural character and site development in the neighbourhood.

Implementation Mechanism

The following guidelines will be implemented by the City of Red Deer through Land Use Bylaw Amendment 3156/RR-2003 whereby a special overlay district (Mature Neighbourhood – Parkvale District), containing the essence of these guidelines as additional development regulations superimposed over the existing zoning, will be created for the low density residential areas within the Parkvale community.

GUIDELINES

Guideline 1. The maximum building width is to be 12.2 metres (40 feet). Minimum side yard regulations are to be maintained in Parkvale. (Refer to diagrams 2 and 3)

Guideline 2. No subdivision of a consolidated title is to result in a lot width less than 11.4 metres (37.5 feet).

Guideline 3. The front yard setback is to be determined by averaging the setback of all existing buildings on the same block as the proposed development. On corner properties, the front yard shall be in the same direction as front yards on the remainder of the block. (Refer to diagram 2.)

Guideline 4. In addition to the maximum building height indicated in the Land Use Bylaw, the building envelope is to be restricted such that along the side property lines from a height of 5.5 metres (18 feet) up, the building envelope is to slope inward at a 45degree angle up to the maximum building height. (Refer to Diagram 3)



Figure 6. This is an example of a larger house next to a smaller house. The front elevation is broken up into three gable elements which serve to reduce the appearance of the building's mass. (Guideline 6)

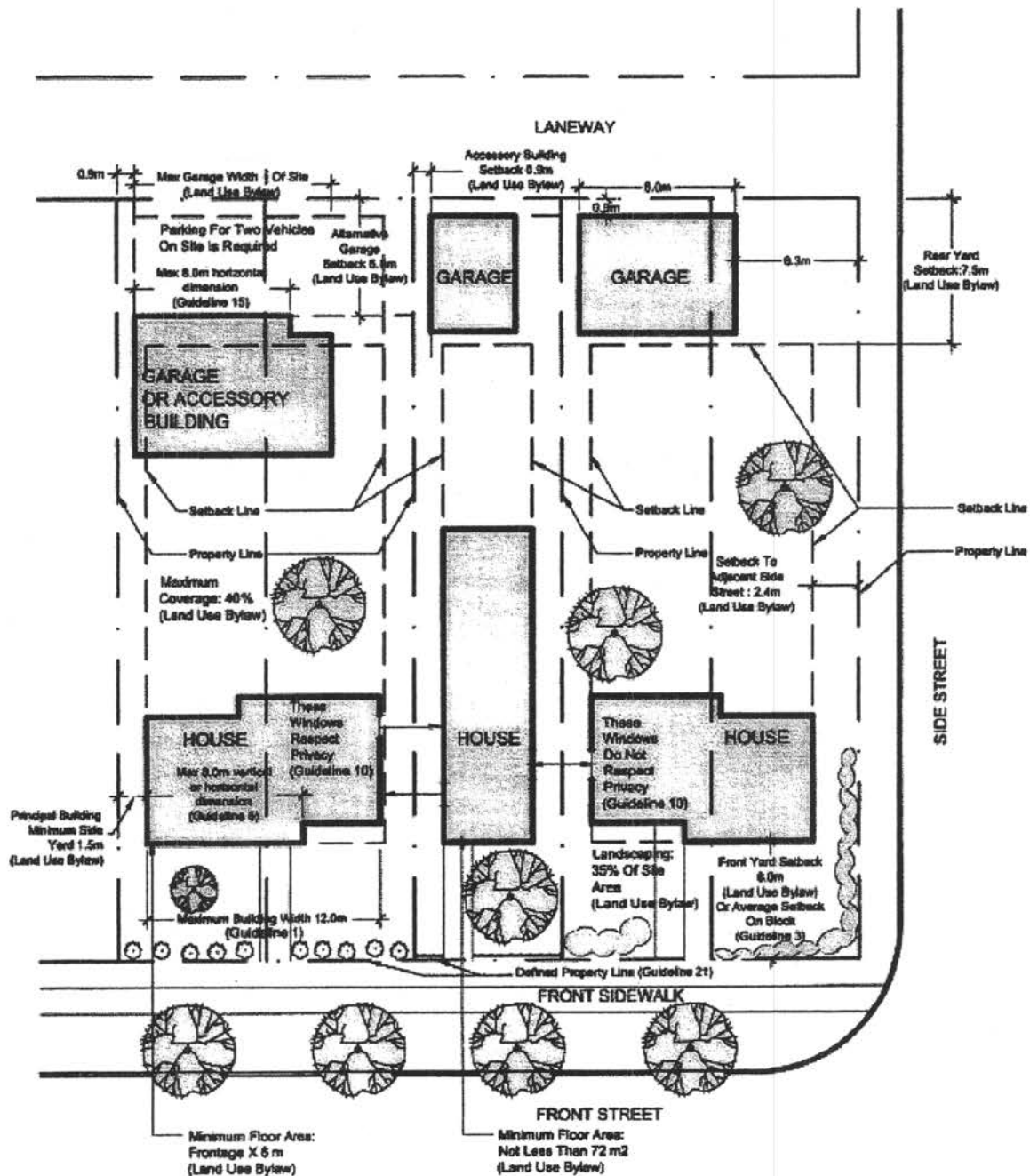


Diagram 2. Plan illustration of site development criteria from the Land Use Bylaw and these guidelines

4.2. PRINCIPAL BUILDING DESIGN

Design Principles

Create interest and vitality in new buildings using colour and architectural elements found within the existing neighbourhood such as porches, gables, dormers etc. The architectural design of development does not have to mimic the older styles of local buildings to comply, but it must respect it.

Contemporary exterior materials and architectural styles may be used provided that, in the opinion of the Development Authority, the overall site development including landscaping is of a high visual quality and responsive to the streetscape character of the area.

Guidelines

Guideline 5. The main floor of the principal building is to be a maximum height of 1.2 metres (4 feet) above grade of adjacent sidewalk. Consideration is to be given only where the existing sewer service depth would prevent a 2.4 metres (8 feet) ceiling in the basement. (Refer to diagram 3)

Guideline 6. Design features of the principal building including projections, recesses, variations, terracing, and gables are to be used to minimize the perception of mass and height and to break up large flat surfaces, including roof faces. On elevations facing streets or lanes, surfaces with a vertical or horizontal wall length greater than 8 metres (26 feet) in either direction are not to be permitted. (Refer to diagrams 2 & 3)



Figure 7. Design features minimize the perception of mass. (Guideline 6)

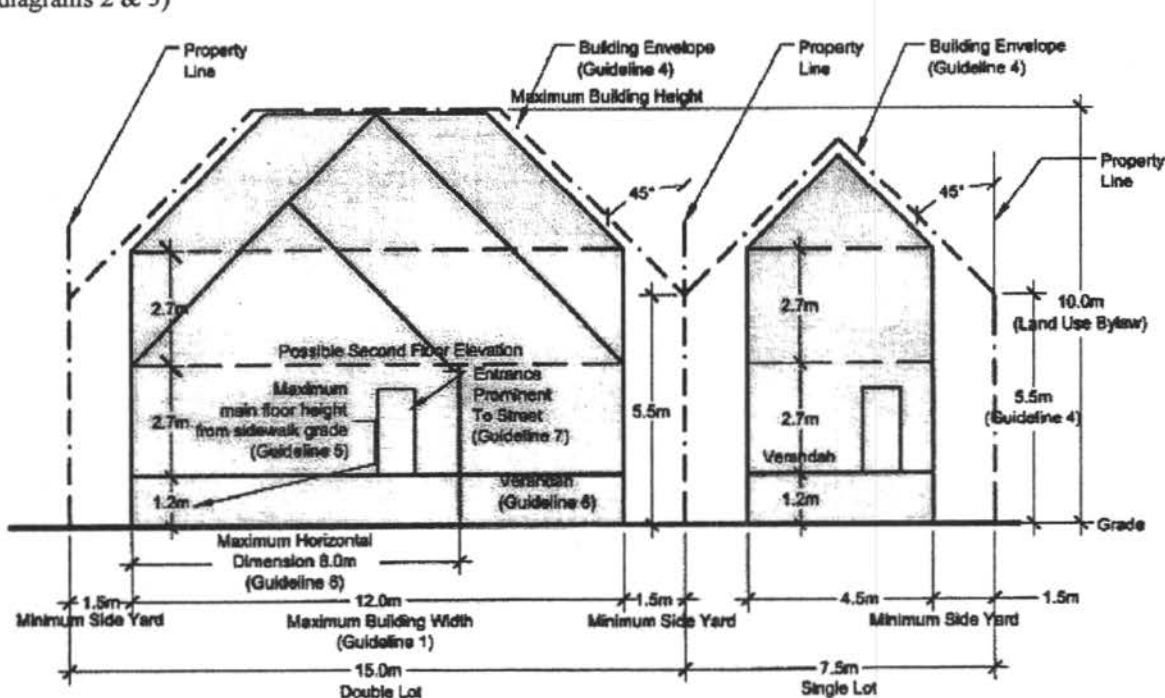


Diagram 3. illustration of vertical guidelines

Guideline 7. The main entrance of the principal building is to be on the front of the building, prominent to the street and be located in a manner which respects the privacy of the neighbours. (Refer to diagram 3)

Guideline 8. On corner lots, the main entrance of the principal building is to face in the same direction as the other house entrances on its block.

Guideline 9. Corner lot development is to address both frontages with equal quality of architectural treatment given to both elevations.

Guideline 10. Side windows and balconies are to respect privacy of neighbours. They should be located to minimize direct views into existing neighbouring windows and views overlooking neighbouring yards. (Refer to diagram 2)

Guideline 11. For duplexes as allowed on properties zoned R1A, each unit should be treated with distinction.

Guideline 12. The use of vibrant colours and textures are to be encouraged. Bright colours are an attractive quality of the existing buildings.

Guideline 13. Overhead utility services are to be connected onto the side or the rear of the principal building. No meters are to be allowed on the front of the building



Figure 8. A front porch with the principal entrance facing the street. (Guideline 7)



Figure 9. A front porch with the principal entrance facing the street. (Guideline 7)

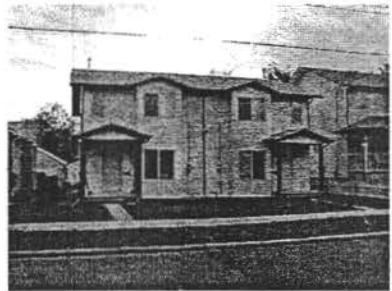


Figure 10. Front overhead utility service is not desirable. (Guideline 13)

4.3. GARAGES AND ACCESSORY BUILDINGS

Design Principles

Accommodate vehicle parking and circulation in a manner that respects the existing neighbourhood condition. Vehicle parking should not dominate front yards and should not detract from the character of the neighbourhood.

Guidelines

Guideline 14. Garages and other accessory buildings are to be designed to compliment the principal building on same property. This may be achieved by utilizing similar or compatible exterior materials, colours and architectural details. This guideline applies to both new developments as well as new garages on lots with existing houses.

Guideline 15. On elevations facing streets or lanes, accessory buildings with horizontal walls that are greater than 8 metres (26 feet) in either direction are to have design features including projections, recesses, variations, or gables to minimize the perception of mass and height and to break up large flat surfaces, including roof faces. (Refer to diagram 2)

Guideline 16. On properties with a lane, all vehicle access to the property is to be from the lane. This applies to corner properties as well.

Guideline 17. On properties that do not have a lane, vehicle access is to be permitted from the front. On corner properties without a lane, vehicle access is to be from the side. These accesses are to be hard surfaced, i.e. asphalt, concrete.

Guideline 18. Front or side garages are not to protrude beyond the front wall of the principal building. Boulevard trees are not to be removed to accommodate any front vehicular access.



Figure 13. This is an example of a front garage that would not be permitted because it dominates the streetscape and the main entrance is not prominent. (Guideline 18)



Figure 11. This is an example of a garage that would be permitted which is accessible from a lane. (Guideline 15)



Figure 12. This is an example of a front garage that would be permitted where there is no lane. (Guideline 18)



Figure 14. This is an example of a garage that would not be permitted because it has a surface dimension greater than 8 metres without any design features. (Guideline 15)

4.4. LANDSCAPING

Design Principles

Landscaping treatment shall reduce scale of large developments, enhance the overall visual appearance of the site and preserve the general rich character of the existing streetscape.

Guidelines

Guideline 19. Mature trees contained within residential properties are to be preserved to the greatest extent possible.

Guideline 20. In developments with new principal buildings, where mature vegetation or landscaping material has been removed, new landscaping material is to be added to the front yard.

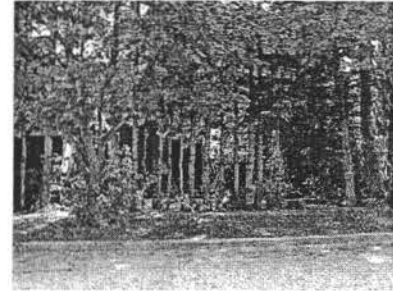


Figure 15. Trees defining a property boundary. (Guideline 20)

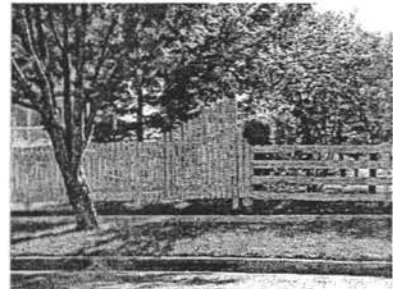


Figure 16. A sample of the variety in fencing styles in the neighbourhood. (Guideline 20)

4.5. APPLICATION PROCESS

Where an application for development does not comply with the regulations of the Land Use Bylaw and these Design Guidelines, the application is to be forwarded by the City to the Community Association for review and comment. In addition to the requirements of the Land Use Bylaw, any development application for a new building or major structural renovation, alteration, addition and/or reconstruction of any existing building is to include:

1. A site plan showing the existing and proposed grades, trees, landscaping features, buildings, extent of demolition, proposed height of the main floor, fence locations and utility service locations.
2. A sketch showing the window locations of existing adjacent buildings.
3. Any part of the proposed development which does not comply with the Land Use Bylaw and these design guidelines is to be clearly indicated on the development application.



Figure 17. A carefully manicured hedge forms a site boundary. (Guideline 20)

October, 13 2003

Manager, Legislative and Administrative Services
City of Red Deer

Dear Sir:

RE: Parkvale Design Guidelines & Land Use Bylaw Amendment 3156/RR-2003

By way of this letter, I would encourage and request Council to direct further consultation within the Parkvale community on the design guidelines as now presented to Council.

I would note that there has only been ONE presentation of the guidelines to the community at an open house meeting in April 2000. At that meeting, it was mostly a presentation of the guidelines with limited time allowed for questions. There was a commitment to further review the guidelines and consult with the community. No such consultation or followup from that meeting has occurred.

I would also note that there was no 'strong general consensus of support' as stated in the September 12th 2003 letter from Tony Lindhout, as it was not requested at the April meeting, nor given. That meeting was the first presentatin of the guidelines and no further community meeting has been held. I expect that there will be consensus of support for these guidelines, but that consensus is not yet given.

The September 12, 2003 letter from Tony Lindhout, Planner with Parkland Community Planning Services also noted that "two community newsletters were delivered to area residents / landowners informing them of the content and progress being made on the preparatin of the guidelines". No such CONTENT was provided in the newsletters and the August newsletter only indicated "design guidelines are in the final stage of being written and should go to city council by the end of the summer". This final stage of guidelines was NOT presented to the community.

I, a resident of the Parkvale community, would request further consultation with the community.

Yours truly *Elmer Green*

(2) *Isabel Reer*

Address: *4519-46 St (46 St)*

*4519 46th Red Deer
T4N 1M5*

T4N1M5

October, 13 2003

Manager, Legislative and Administrative Services
City of Red Deer

Dear Sir:

RE: Parkvale Design Guidelines & Land Use Bylaw Amendment 3156/RR-2003

By way of this letter, I would request that Council consider amendments to the Parkvale Design Guidelines and Land Use Bylaw Amendment 3156/RR-2003.

Generally I support a set of broad architectural guidelines for Parkvale. The following suggestions are based on a desire to support the variety and mix of housing in Parkvale and not set guidelines that cause “cookie-cutter” housing re-development.

The following guidelines should be amended.

- Guideline 1 – The limitation of 40 feet width would limit bungalow development on 75 foot lots. With only a 40 foot bungalow the accessibility, mobility and single floor living capability would be severely limited at a 40 foot width, leaving more than 17 feet width on each side. This guideline limits the options for the 75 foot lot redevelopments
- Guideline 3 – The wording on this suggests that a surveyor would have to poll and survey an entire block to assess the ‘average setback’. Such costs are not in line with developing affordable housing, driving up costs and are an unnecessary burden to any redevelopment. **The solution is to continue with city allowed setbacks, with current relaxation practices as now available to any development (ie 10% normally allowed).**
- Guideline 4 – the building height envelope and slope are too much detail and restriction that leads to higher costs, limits energy saving features and causes unnecessary building changes (ie hip roofs,). Also measurements from property line are confusing and difficult to assess. **Solution is to eliminate this guideline.**
- Guideline 12 - this guideline has no real meaning or ability to assess compliance. Current owners of houses can have more influence by example and the re-sale considerations. **Solution is to eliminate this guideline.**
- Guideline 16 – Vehicle access and parking in general is primarily on street in Parkvale. Even with back lanes, back access and some back yard garages, the majority of vehicles are on the street. Allowing at least single car garages, in the front on any street does not detract from the streetscape. **The guideline 18 can still be in force to ensure no boulevard tree is removed to accommodate vehicular access.** There are fine recent examples of Parkvale housing with single front garages that fit well into the neighborhood (see example house on 45 street) that was not noted by the design consultant. I would also note:

- The uniqueness of Parkvale includes the back yard gardening so prominent for many residents. This backyard use does not need more backyard garages to limit real neighborhood connection across the lanes.
- Limiting front garages may limit garage use completely as most services come into a lot from the rear and cannot have any construction on top of services (ie 4531B – 46 St). This is will become more apparent when subdividing 75 foot lots.
- Rear garages also limit the maximizing of southern exposure on north facing homes for energy efficiency (ie reduce R2000 and passive solar home building capabilities).

Solution is to allow single car front garages.

- Guideline 18 – Front car garages should not protrude beyond a front ‘feature’, not limited to the front wall of the house. This allows for front facing verandas to be in line with the front of garages. **Solution – Redefine guideline to say “front or side garages are not to protrude beyond the front feature of the principal building.”**

I would request that Council request these changes to be included and further reviewed by the community.

Yours truly *Elmer Rees*

Address:

*4519 - 46st (46st)
T4N1M5
(2) *Isabel Rees*
4519 46st
Red Deer, Ab.
T4N 1M5*



FILE

LEGISLATIVE & ADMINISTRATIVE SERVICES

October 20, 2003

Dawna Barnes, President
Parkvale Community Association
4633 – 47 Street
Red Deer, AB T4N 1R1

Dear Dawna:

Land Use Bylaw Amendment 3156/RR-2003
Parkvale Design Guidelines

Thank you for your presentation at the October 20, 2003 Red Deer City Council Meeting.

Council reviewed Land Use Bylaw Amendment 3156/RR-2003 – Parkvale Design Guidelines and gave second reading to the Bylaw Amendment. Prior to third reading, concerns were raised regarding the wording of the bylaw based on guidelines as opposed to regulations.

Council tabled third reading for two weeks to allow the City Solicitor to review the wording of the bylaw and report back to Council.

This item will be presented to Council at the November 3, 2003 Council Meeting.

Please call if you have any questions.

Sincerely,



Kelly Kloss
Manager



Council Decision – October 20, 2003

Legislative & Administrative Services

DATE: October 21, 2003

TO: Tony Lindhout, Parkland Community Planning Services
Nick Riebeek, City Solicitor

FROM: Kelly Kloss, Manager, Legislative & Administrative Services

SUBJECT: Request for Comments for November 3, 2003 Council Meeting:
Land Use Bylaw Amendment 3156/RR-2003
Parkvale Design Guidelines

Reference Report:

Parkland Community Planning Services, dated September 12, 2003.

Bylaw Readings:

Land Use Bylaw Amendment 3156/RR-2003 was amended by the following resolution:

“Resolved that Council of the City of Red Deer hereby agrees to amend Land Use Bylaw Amendment 3156/RR-2003 as to clause 223.1 (4) (p) by:

- (a) deleting the word “wall” and substituting the words “building face”.
- (b) add following the word “building” the words “(including porches and verandas)”.

Third reading of Land Use Bylaw Amendment 3156/RR-2003 was tabled as provided in the following resolution:

“Resolved that Council of the City of Red Deer hereby agrees to table third reading of Land Use Bylaw Amendment 3156/RR-2003 for 2 weeks to allow the City Solicitor to review the wording of the bylaw to provide for guidelines as opposed to regulations”

Resolutions:

"Resolved that Council of the City of Red Deer having adopted the Parkvale Community Modest Infill Design Guidelines dated September 12, 2003, at the September 22, 2003 Council Meeting hereby agrees that the Guidelines be amended as to Section 4.3 Garages and Accessory Buildings, by deleting Guideline 18 and substituting in its place the following Guideline 18:

"Front end side garages are not to protrude beyond the front building face of the principal building (including porches and verandas).
Boulevard trees are not to be removed to accommodate any front vehicular access."

Report Back to Council: Yes – for the November 3, 2003 Council Meeting.

Comments/Further Action:

- a) Parkland Community Planning Services: Please update the Parkvale Community Modest Infill Design Guidelines in accordance with the above resolution.
- b) City Solicitor: Please review the Land Use Bylaw wording and provide a report, through Parkland Community Planning Services, on changed wording based on guidelines as opposed to regulations by Monday, October 27, 2003.



Kelly Kloss
Manager

/chk
/attach.

- c Director of Development Services
Inspections & Licensing Manager
Land & Economic Development Manager

BYLAW NO. 3156/RR-2003

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 following subsection is added to Part 7, Special Districts:

“MATURE NEIGHBOURHOOD - PARKVALE DISTRICT

223.1 (1) General Purpose

The purpose of this District is to ensure that new and infill low density residential development in the Parkvale neighbourhood is sensitive in scale to existing development, maintains the traditional character and pedestrian-friendly design of the streetscape and ensures privacy and sun penetration on adjacent properties. This District provides a means to regulate unique design attributes of the mature Parkvale neighbourhood in a manner which cannot be satisfactorily addressed through conventional land use zoning.

This District is comprised of additional development regulations for the Parkvale neighbourhood, which add to the regulations of the underlying use districts.

(2) Permitted and Discretionary Uses

Those uses listed as permitted and discretionary in the underlying use districts.

(3) Application

- (a) The regulations in this District apply to the construction of any new principal or accessory building and to any major structural renovation, alteration, addition and/or reconstruction of an existing building on lands located in the low density residential areas of Parkvale, the boundaries of which are shown in Figure 11 of Schedule “A”.
- (b) An application for development approval shall include a site plan which shows:
 - i. existing and proposed grades;

- ii. existing and proposed landscaping and buildings;
 - iii. proposed building demolition, if any;
 - iv. the height of main floor above grade;
 - v. the location of proposed fences;
 - vi. the location of existing side yard windows in any adjacent building; and
 - vii. the location of all underground/overhead utility services and their connection points to any building.
- (c) Where the building regulations of the underlying use district are in conflict with the development regulations of this District, then the development regulations of this District shall govern, and the building regulations of the underlying District shall be deemed to be repealed to the extent of the inconsistency.
- (d) Where a proposed development does not comply with the development regulations of this District, the applicant shall:
- i. contact the Parkvale Community Association and each owner of property located within a distance of 30m of the site of the proposed development (the "affected parties");
 - ii. describe to the affected parties in detail the manner in which the proposed development does not comply with the development regulations of this District and solicit their comments on the proposed development;
 - iii. document the comments of the affected parties with respect to the proposed development;
 - iv. describe any modifications to the proposed development made by the applicant to address the concerns of the affected parties, if any; and
 - v. submit as part of the Development Application documents showing the foregoing requirements have been complied with.
- (e) Where a proposed development is to be forwarded to the Municipal Planning Commission for a decision, the Development Authority shall notify the affected parties of the time and date at which the application will be considered.

(4) Development Regulations for Residential Buildings

- (a) Maximum building width for all residential structures: 12.2m
- (b) Minimum side yard: 1.5m
- (c) Minimum frontage (lot width) for detached dwellings: 11.43m
- (d) Minimum front yard setback shall be equal to the setback of the existing building or, where the existing building is to be replaced or there is no existing building, the average setback of the existing residential buildings on the block.
- (e) The main entrance shall be located on the front elevation of the building, facing the street.
- (f) On corner properties, the front building elevation and main entrance shall be located in the same direction as the residences on the remainder of the block.
- (g) On corner lots, the two elevations facing the street shall have consistent and complimentary design elements, in terms of building materials, colour and architectural details.
- (h) Maximum side yard vertical building height shall fit within a building envelope that measures 5.5m in height on the side parcel boundary, then angles inward and up at a maximum 45 degree slope to the maximum permitted total building height.
- (i) The main floor shall not be located higher than 1.2m above grade of the front public sidewalk, unless basement heights for the site are restricted by the depth of a shallow sanitary sewer service.
- (j) Large flat wall surfaces on building elevations facing a street or lane, including roof gable ends, shall not have any single horizontal or vertical wall lengths greater than 8.0m unless it is broken up by the use of such design features as porches, projections, terracing, recesses, jogs, gables or windows.
- (k) Side windows and/or balconies shall not be located directly facing similar facilities in adjoining residential buildings, in order to maintain privacy between neighbours.
- (l) Use of vibrant (strong, bright, bold) colours and building textures shall be permitted.

- (m) On lands where semi-detached housing is permitted, the front building elevation shall contain separate non-symmetrical architectural design elements (i.e. different roof lines, different window/door configurations and locations) for each unit.
- (n) No overhead power/telephone/cable services or utility meters shall be connected to, or located on, the front elevation of any building.
- (o) Front driveways or front drive attached garages shall not be permitted on parcels with a lane at the rear of the property.
- (p) Front driveways or front drive attached/detached garages may only be permitted on laneless parcels provided that the garage shall not protrude forward beyond the front wall of the principal building;
- (q) On laneless corner lots, driveways or an attached/detached garage with driveway will be permitted from the side street but the garage shall not protrude forward beyond the side wall of the principal building.
- (r) Driveways from any front or side street shall be hard surfaced (i.e. concrete, asphalt, paving stones).
- (s) No tree(s) located in a City boulevard shall be removed to accommodate any front or side driveway or front or side drive garage access.

(5) Development Regulations for Accessory Buildings

- (a) The elevations of accessory buildings which face a street or lane, including roof gable ends, shall not have any single horizontal or vertical wall lengths greater than 8.0m unless it is broken up by use of such design features as projections, recesses, jogs, gables or windows.
- (b) Maximum building width: 12.2m
- (c) Accessory buildings shall be designed to compliment the principal building by utilizing consistent design elements, in terms of building materials, colour and architectural details.
- (d) On parcels having a lane, including corner parcels, vehicle access to any accessory building shall be only from the lane; front drive detached garages shall not be permitted.

(6) Regulations for Vegetation and Landscaping

- (a) Where mature vegetation needs to be removed to facilitate new development or, where no mature vegetation exists in a front yard, new landscaping material shall be added consisting of not less than the following standards:
 - i. deciduous trees - minimum caliper 65 mm (measured 450 mm from ground level);
 - ii. coniferous trees – minimum height 2.5m;
 - iii. deciduous shrubs – minimum 0.6m height; and
 - iv. coniferous shrubs – minimum 0.4m height or spread.
- (b) Landscaping in a front yard shall consist of at least one (1) tree and one (1) shrub.”

2. Schedule “A” of the Land Use Bylaw is amended by adding Figure 11.

READ A FIRST TIME IN OPEN COUNCIL this 22nd day of September 2003.

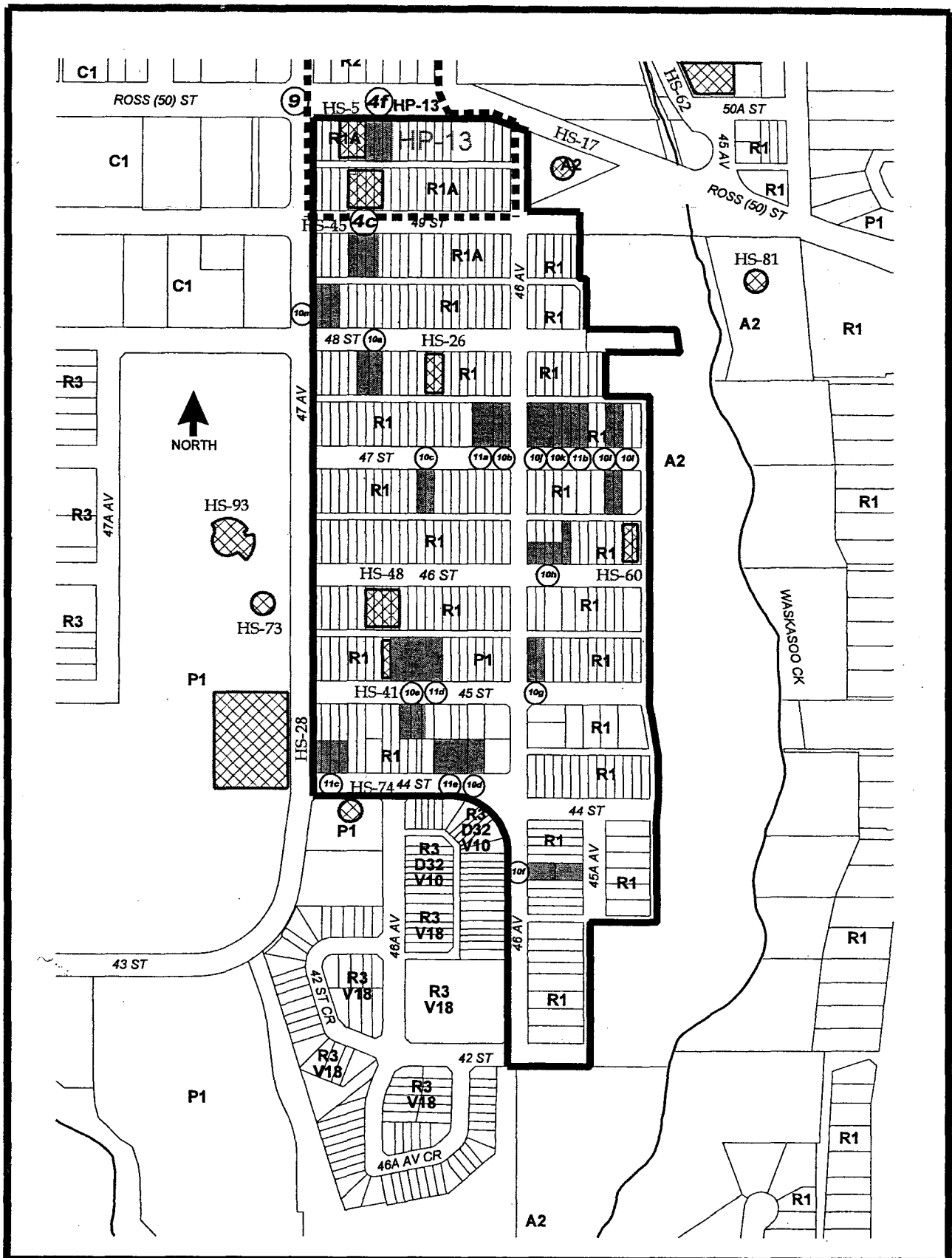
READ A SECOND TIME IN OPEN COUNCIL this 20th day of October 2003.

READ A THIRD TIME IN OPEN COUNCIL this day of 2003.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2003.

MAYOR

CITY CLERK



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

Area of Application

FIGURE 11

BYLAW No. 3156 / RR-2003

DATE: **October 10, 2003**

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

FROM: **EL&P Manager**

RE: **2004 Regulated Rate Tariff**

This report is submitted to Council for the purpose of seeking approval of revisions to the current Regulated Rate Option (RRO) tariff effective January 1, 2004. The proposed revisions result from changes in provincial legislation and regulation as well as changes in pricing. The proposed revisions include:

1. Wording revisions to maintain compliance with the provincial regulation and to reduce repetition within the Bylaw Appendices.
2. Change pricing detail of "Energy" and "Administration Charge". These are the components of the Regulated Rate service provided to eligible Red Deer consumers by Enmax Energy through an agreement with the City of Red Deer.
3. Change structure of "Energy" pricing for eligible Small Commercial customers.

Two pricing options for the "Energy" pricing structure applicable to Residential customers are presented for Council's consideration together with an Administrative recommendation.

No changes are proposed to the EL&P delivery charges or the Municipal Consent and Access Fee at this time.

Legislation and Background

On June 1, 2003, the revised Electric Utilities Act, SA 2003 cE5.1, and the Regulated Default Supply Regulation, A.R. 168/2003, came into force. The pertinent legislative and regulative requirements which form the basis of this report, and any changes from the previous requirements, are summarized as follows:

1. An owner of an electrical distribution system must make available to eligible customers the option of purchasing electricity services from the owner under the terms of the owner's Regulated Rate Tariff instead of purchasing those services from a retailer. This represents no material change.
2. Eligible customers are Residential customers and Small Commercial customers who consume less than 250 MWh annually. Electricity service provided to these customers is now simply referred to as Default Supply and the previous terms Regulated Rate Option and Supply of Last Resort have disappeared. This represents no material change.

3. Any eligible customer who has not enrolled with a retailer is deemed to have elected to purchase electricity service from the owner of the electrical distribution system under the owner's Regulated Rate Tariff. This represents no material change.
4. The owner of an electrical distribution system must have a Regulated Rate Tariff approved by January 1, 2004 which complies with the new regulation. (see items 5 and 6 following for major changes)
5. For Residential customers, the energy charge within the Regulated Rate Tariff must be based upon:
 - a. a fixed price for energy or, a hedged pricing scheme which combines fixed and variable pricing or, a flow-through of the hourly pool price until December 31, 2005 This represents no material change respecting how the energy price can be structured up to January 31, 2005. (The Red Deer energy rate in the past has always been a fixed rate.)
 - b. a flow-through of the pool price after January 1, 2006. This subjects Residential customers to the varying hourly pool price beginning in 2006. The previous regulation did not define if a Regulated Rate would be provided beyond the end of 2005, and if so, what the pricing structure would be. This will be a major change for those Residential customers who have always been on a fixed regulated energy rate and may cause them to more seriously examine the offerings of competitive retailers.
6. For Small Commercial customers who consume less than 250 MWh of electricity annually, the energy charge within the Regulated Rate Tariff must be based upon:
 - a. a flow-through of the pool price after January 1, 2004. The previous regulation did not define if a Regulated Rate would be provided beyond the end of 2003, and if so, what the pricing structure would be. This will be a major change for those Small Commercial customers who have always been on a fixed regulated energy rate and may result in some of them enrolling with a competitive retailer.

The Energy Charge and the Administration Charge components of the Regulated Rate, which are provided by Enmax Energy, are normally reviewed and revised prior to the beginning of each calendar year. The proposed revisions are documented below.

Proposed Revisions to Existing RRO Tariff

A. Wording Revisions

To comply with the revised provincial legislation and regulation some wording changes are proposed to Electric Utility Bylaw No. 3273/2000 and its Appendices "D" and "E" as indicated in the attached strikethrough versions of those documents. These changes relate to the effective date, the replacement of the term "Regulated Rate Option" with "Regulated Rate" and the replacement of the term "Billing Charge" with "Administration Charge".

To reduce the repetition in Appendices "A" (Distribution Tariff) and "D" (Regulated Rate Tariff), the System Access Charge, Distribution Access Charge and Municipal Consent and Access Fee details are eliminated within Appendix "D" and replaced with a simple reference to Appendix "A". This change is also shown in the attached strikethrough version of Appendix "D".

B. Pricing Revisions – Residential (Rate 61)

Enmax Energy has provided two options for consideration which are very similar in structure to what they presented for the year 2003. Council previously selected the Fixed Energy Price Option. Strikethrough versions of Appendix "D" for each of the two options are attached.

1. Fixed Energy Price Option

Energy Charge = \$0.06080/KWh, fixed for all hours
Administration Charge = \$0.1033/day (equivalent of \$3.15/month)

The proposed Energy Charge represents a reduction of 4.2% from the current charge of \$0.06348/KWh

The proposed Administration Charge represents an increase of 3.0% from the current charge of \$0.1006/day (equivalent of \$3.06/month). The Administration Charge includes all costs associated with billing, customer care and marketing.

This option retains the current structure and its main characteristics include simplicity and complete rate stability with no unknown adjustments resulting from hourly changes in the electricity commodity price.

2. Block Hedge Energy Price With Quarterly Adjustments Option

Energy Charge = \$0.05980/KWh, with a quarterly adjustment to
reflect the actual pool price
Administration Charge = \$0.1033/day

The Administration Charge under this option is identical to that of the Fixed Energy Price Option.

This option has an initial energy price which is 1.6% lower than that for the Fixed Energy Price Option. However, this initially billed price will not determine the final cost to the customer. The customer's final energy cost will include a quarterly adjustment to reflect the difference between the actual pool price and the price at which the energy blocks were acquired plus the cost of any deviation between actual consumption and the volume of the blocks which were acquired. There will be a further adjustment related to electrical energy losses and unaccounted for energy to reflect the deviation between the initial price and the actual pool price and the deviation between the forecast volume and the actual volume of these two items. The adjustment to the customer account will be either an additional cost or a rebate which is to some degree dependent upon the actual pool price and subject to consumption forecast variance.

Characteristics of this option include complexity, final costs being deferred for three months, and some degree of commodity price and volumetric risk.

C. Pricing Revisions - Small Commercial (Rates 63, 64 and 78)

Energy Charge = hourly pool price flow-through with adjustments and calculation details prescribed within the Regulated Default Supply Regulation

Margin = \$0.00289/KWh (equivalent to about 5% of commodity price)

Administration Charge = \$0.2934/day (equivalent of \$8.95/month)

The Energy Charge must be a total pool price flow-through and the details for calculating the charge and adjustments are prescribed in the Regulated Default Supply Regulation. Red Deer must adopt this prescribed charge calculation.

A margin of \$0.00289 is added to the hourly pool price in determining the customer cost. A "reasonable" margin is permitted by the Regulation as a means of compensating someone for being in this segment of the market. There has not yet been an AEUB test of "reasonable" to date; however, the 5% margin does appear to be within reason in this market.

Other adjustments to the hourly pool price are outlined in the Regulation to provide for the Independent System Operator trading charge and other adjustments, losses, unaccounted for energy, and volume corrections between the Initial and Final settlement of energy transactions between all of the pool trading participants. Some of these adjustments will appear on each customer bill while others will only appear on a quarterly basis.

The proposed Administration Charge within this rate is considerably higher than that within the Residential rate. This is quite reasonable as the cost of determining the energy charge on an hourly pool price basis is considerably

more complex than simply applying a fixed rate to one cumulative energy consumption figure for the entire billing period.

The Small Commercial customers will, henceforth, be totally subject to the pool price for their total energy consumption. Competitive retailer contracts may contain benefits of price hedging, lower margins and administration charges, or other incentives which make their offering more attractive than the City's Regulated Rate and may result in some Small Commercial customers choosing to enroll with a retailer for their service. Such switching is how the Alberta market is intended to operate and it would enhance the development of a competitive market in Alberta.

The necessary Bylaw documents, including one for each of the two Residential pricing options, have been prepared and are included in the Council Meeting Agenda.

The "Terms and Conditions for the Regulated Rate Tariff", which are a part of Appendix "D" of the Electric Utility Bylaw, will also be revised prior to December 31, 2003 to reflect the wording changes resulting from the legislative and regulative changes. When this document was originally created, it was on the understanding that any revisions to this document would be an administrative matter and would not require City Council approval.

Customer Impact of Proposed Tariff Revision

The impact on the Small Commercial customer cannot be made with reasonable certainty as the full energy cost under the proposed tariff revision is based on an unknown future pool price.

For Residential customers, the monthly impact of each option is shown in the following table. The cost under the Hedged Block Option is not totally dependent upon the unknown future pool price because of the relatively large hedge and the analysis has simply neglected the effect of the pool price. The analysis is based on a typical Residential customer consuming 600KWh per month. The Total Cost includes the energy cost, the Red Deer delivery cost, the Red Deer Municipal Consent and Access Fee; GST is excluded.

	2003 RRO (Fixed Price)	2004 Fixed Price Option	2004 Hedged Block Option
Energy Only Cost	\$41.15	\$39.63	\$39.03
Total Cost	\$62.90	\$61.38	\$60.78
Change in Total Cost	----	-2.4%	-3.4%

Note: 2004 Hedged Block Option cost is subject to a quarterly adjustment which could increase or decrease the cost shown in the table.

Municipal Impact of Proposed Tariff Revision

There are no municipal impacts as no municipal revenue is derived from, or calculated on the basis of, the Energy Charge or Administration Charge which are the only components of the tariff affected by this proposed revision. The Red Deer Electric Utility revenue and all Municipal revenue transfers from the Utility flow solely from the energy delivery rates for transmission and distribution services which are not being revised.

Comments

A definitive cost comparison between the two Residential options is impossible to make as it involves comparing a fixed cost against an unknown future cost. The energy cost of the Block Hedge Rate Option is somewhat dependent upon the future hourly pool price of electricity plus any difference between the Block volumes and the actual consumption. There is no sure means of predicting what the future pool price will be with any good degree of certainty.

The Block Hedge Rate creates some pricing uncertainty for the customer who could see quarterly charges or credits appear on the bill. The average customer will not easily understand these quarterly adjustments. On the other hand, moving to a pricing scheme which partially reflects the actual variations in market price may cause customers to become more knowledgeable in the market pricing scheme which will become effective in 2006 under the current regulation.

The Fixed Option is more consistent with the original intent of the Regulated Rate which was to provide a stable rate not subject to the volatility of the commodity market price. Without any adjustments to the Block Option, the Fixed price option is priced slightly higher as the energy provider, not the customer, assumes the commodity price risk

Thus, a comparison between the two options becomes largely a somewhat subjective one based on a number of factors. A list of potential factors and a subjective weighted directional impact of these factors on the Residential customer and the billing administrator is presented to aid in arriving at a decision.

↑ = Positive impact ↓ = Negative impact

Factors	Block Option	Fixed Option
Ease for Enmax to Administer	↓↓↓	↑
Ease for EL&P to Monitor	↓↓↓	↑
Ease for Customers to Understand	↓↓↓	↑
Price Risk to Customers	↑ or ↓	↑
Responsiveness to Market Conditions	↑	↓
Meets Original Intent of RRO	↓↓	↑

Some comments are offered respecting customer switching from the City's Regulated Rate supply to a competitive retailer. A few years ago the City chose to exit the retail business. It is only because of provincial legislation that the City is still a retailer through the default supply process. Customer switching to a competitive retailer is consistent with the City's earlier decision and should not be considered as something to be avoided. Furthermore, switching to a competitive retailer has absolutely no financial impact on the City. On the other hand, the revisions to the Regulated Rate as outlined above are considered to be fair and reasonable and meet the City's legislated responsibility to provide an alternative to the competitive retail market for eligible customers.

Recommendation and City Council Request

It is recommended that the Fixed Energy Price Option for the Residential Rate 61 be approved. While the evaluation presented here may be rather subjective, this option is recommended in spite of its slightly higher cost before any market adjustments to the Block Hedge Energy Price Option. The slightly higher cost is offset by no risk to the varying hourly pool price of electricity, greater consistency with the original intent of the regulated rate, and ease of understanding by the customer.

It is respectfully requested that City Council provide the three readings on October 20, 2003 to the following revised Bylaw documents with an effective date of January 1, 2004:

- a. Electric Utility Bylaw No. 3273/2000, and
- b. Regulated Rate Tariff – Appendix "D" of Bylaw No. 3273/2000, and
- c. Regulated Rate Tariff Fee Schedule – Appendix "E" of Bylaw No. 3273/2000

Al Roth, P.Eng.
EL&P Manager

BYLAW NO. 3273/2000

Being a bylaw of The City of Red Deer, Alberta to provide for the regulation of the supply and delivery of electric power service;

WHEREAS, the Electric Utilities Act and regulations pertaining thereto provide for deregulation of the supply and the restructuring of the delivery of electric power service within the Province of Alberta;

AND WHEREAS, those regulations require that a municipality provide for various tariffs which will govern the cost of the supply and the delivery of electric utility services within the municipality;

COUNCIL ENACTS AS FOLLOWS:

- 1 This bylaw may be called the "Electric Utility Bylaw".

Definitions

- 2 In this bylaw:

"Manager" shall mean the Manager of the Electric, Light and Power Department of The City.

Tariffs and Schedules of Fees

- 3 The tariffs and schedules of fees listed below and attached as appendices to this bylaw are hereby approved as the basis on which the electric utility services described in those tariffs and schedules will be provided:

- (1) Distribution Tariff - Appendix A
- (2) Distribution Access Services Schedule of Fees - Appendix B
- (3) Retail Access Services Schedule of Fees – Appendix C
- (4) Regulated Rate Option Tariff - Appendix D
- (5) Regulated Rate Option Tariff Fee Schedule - Appendix E

- 3.1¹ Notwithstanding anything contained in any Tariff or Schedule of Fees approved hereunder, where it is provided by any Alberta Statute or Regulation that a particular charge must be that prescribed by the Minister, then the Tariff or Schedule of Fees approved hereunder will be deemed to contain the particular charge prescribed by the Minister from time to time rather than the charge that may be shown in the Tariff or Schedule of Fees, and such charge shall be effective as at the date it is prescribed by the Minister to be effective.

¹ 3273/A-2001

Terms and Conditions

- 4 The City Manager is authorized to prepare, issue and modify from time to time the terms and conditions for distribution access services, retail access services, and regulated rate option services as required by legislation. In addition, the City Manager shall prepare customer service guidelines and retail access service agreements as required.

Capital Contribution Fee

- 5 (1) Anyone who wishes to connect to The City's electricity distribution system shall pay a capital contribution fee which is intended to be a contribution to the capital cost of providing electrical distribution services. The amount of the fee shall be calculated by the Manager from time to time, taking into account the current cost of material, equipment, labour and overheads.
- (2) The capital contribution fee shall be calculated and shown on the work order for the installation and shall be signed by the customer and on behalf of The City by the Manager or his duly authorized representative.
- (3) The capital contribution fee shall be payable on demand.

Transformers

- 6 Where a non-residential customer applies to connect to The City's electricity distribution system, and if a transformer is required in order to provide service, the Manager may require that the customer provide the necessary space to locate the transformer on the customer's parcel by one of the following methods:
- (a) In a transformer vault having minimum dimensions of 8' x 12' with 7' clear head room, situated inside the customer's premises and built in compliance with the Canadian Electrical Code, and if the transformers to be installed will not be owned by the customer but by The City, such vault shall connect directly to the exterior of the building so as to be accessible at all times to The City, its officers, employees or agents for the purpose of installation, servicing and repairs;
 - (b) On a pad outside of the premises provided that such pad shall not be placed within any setback required by the Land Use Bylaw;
 - (c) In an underground vault having minimum dimensions of 8' x 12' with 7' clear head room outside the premises; or
 - (d) In such other manner as the Manager may approve.
- 7 Where a customer applies to connect an apartment, house or any other building containing multiple residential dwelling units to The City's electricity distribution system, the customer must provide a transformer pad on the customer's site at a location approved by the Manager.

- 8 Where a transformer is located on or adjacent to the customer's land, the customer shall supply and install at his own expense, all secondary conductors, connectors and enclosures from the customer's electrical service entrance to the City's transformer terminals.

Overhead or Underground Service

- 9 Where a person wishes to connect to The City's electricity distribution system in an area where overhead service is in place, the Manager may nevertheless require the customer to connect by underground service where this is required for technical reasons or because the area is being upgraded to underground service.

Service Interruptions

- 10 (1) The City does not guarantee that the flow of electricity to a customer will be continuous and uninterrupted and reserves the right at any time without notice to shut off electricity if this is required in connection with the maintenance or operation of The City's electricity distribution system. Neither The City nor its officers, employees or agents shall be liable for any damages of any kind due to such interruption or shutting off of electrical supply.
- (2) The City is not responsible for the supply, maintenance or repair of any breakers, cables, transformers or power consuming devices or other electrical facilities which are not owned by The City.
- (3) When electrical service is disconnected for any reason, it is the responsibility of the owner or occupant of the parcel to ensure that the appropriate switches or circuit breakers owned by the owner or occupant have been turned off to avoid a hazard to life or property when service is restored.

- 11 This bylaw shall come into effect on January 1, 2001.

READ A FIRST TIME IN OPEN COUNCIL this 18 day of December A.D. 2000.

READ A SECOND TIME IN OPEN COUNCIL this 18 day of December A.D. 2000.

READ A THIRD TIME IN OPEN COUNCIL this 18 day of December A.D. 2000.

AND SIGNED BY THE MAYOR AND CITY CLERK this 18 day of December A.D. 2000.

"G. D. Surkan"

"Kelly Kloss"

MAYOR

CITY CLERK

CITY OF RED DEER
ELECTRIC LIGHT & POWER DEPARTMENT
REGULATED RATE OPTION TARIFF¹

GENERAL

Effective Date

This Tariff is effective on ~~January~~ **May 1, 2004** 2003.

Terms and Conditions

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

Billing Demand

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

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

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

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

¹ 3273/B-2001, 3273/C-2002, 3273/B-2002, 3273/A-2003, 3273/B-2003

FIXED ENERGY PRICE OPTION**APPENDIX "D"**

Bylaw xxxx/200x

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RESIDENTIAL REGULATED RATE OPTION**RATE 61**

This tariff is provided in accordance with the Alberta Regulated ~~Default Supply Rate Option~~ Regulation (A/R 168/2003 ~~132/2001~~) and the Alberta Electric Utilities Act, S.A. 2003, c. E-5.1. Rate 61 is available between January 1, 2001 and December 31, 2005.

Application

Applies to all residential premises which

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

Rate

Administration Billing Charge	\$0.1033 \$0.1006 per day
Energy Charge	\$0.0608 \$0.06348 per kWh of all energy
System Access Charge	As per Distribution Tariff, Appendix "A" of this Bylaw
a) Basic Charge	\$0.0816 per day
b) Variable Charge	\$0.0031 per kWh of all energy
Distribution Access Charge	As per Distribution Tariff, Appendix "A" of this Bylaw
a) Basic Charge	\$0.3077 per day
b) Variable Charge	\$0.0092 per kWh of all energy

Balancing Pool Flow Through

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

Municipal Consent and Access Fee

As per Distribution Tariff, Appendix "A" of this Bylaw. ~~Assessed on each and every component of the Distribution Access Charge at the rate set out in the City of Red Deer Distribution Tariff and is added to the customer's bill.~~

Minimum Monthly Charge

FIXED ENERGY PRICE OPTION***APPENDIX "D"***

Bylaw xxxx/200x

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

FIXED ENERGY PRICE OPTION**APPENDIX "D"**

Bylaw xxxx/200x

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GENERAL SERVICE REGULATED RATE OPTION**RATE 63**

This tariff is provided in accordance with the Alberta Regulated ~~Default Supply Rate Option~~ Regulation (A/R 168/2003 ~~132/2004~~) and the Alberta Electric Utilities Act, S.A. 2003, c. E-5.1. ~~Rate 63 is available between January 1, 2001 and December 31, 2003.~~

Application

- (1) Applies to a non-residential customer, or to a residential premise not entitled to Rate 61, or to the "house lights" service (including common area lighting and utility rooms) of apartment buildings, where the kVA Metered Demand is less than 50 kVA. If the kVA Metered Demand exceeds 50 kVA, Rate 64 will be applied immediately and will be continued to be applied irrespective of future kVA Metered Demand; and
- (2) ~~Total electricity consumption, for each property, is less than 250,000 kWh in 12 consecutive months starting January 1, 1999 and ending December 31, 2003, or it is reasonably forecasted that during the years 2001 to 2003 the total annual consumption of electricity with respect to each separate property will be less than 250,000 kWh; and~~
- (3) Customer is not currently enrolled under any other price options or with any alternative retail electricity supplier.

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

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

Rate

Administration Billing Charge	\$0.2934 \$0.1006 per day
Energy Charge	\$0.06348 per kWh of all energy (Pool Price for interval metered sites or Weighted Average Pool Price for non-interval metered sites as defined in A/R 168/2003, plus Pool Trading Charge, plus Margin of \$0.00289) per kWh of all energy including Losses and UFE, plus other charges or refunds as defined in A/R 168/2003
System Access Charge	As per Distribution Tariff, Appendix "A" of this Bylaw
a) Basic Charge	\$0.3945 per day
b) Variable Charge	\$0.0031 per kWh of all energy

FIXED ENERGY PRICE OPTION**APPENDIX "D"**

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Distribution Access Charge	As per Distribution Tariff, Appendix "A" of this Bylaw
a) Basic Charge	\$0.0971 per day
b) Variable Charge	\$0.0216 per kWh of all energy

Balancing Pool Flow Through

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

Municipal Consent and Access Fee

As per Distribution Tariff, Appendix "A" of this Bylaw. ~~Assessed on each and every component of the Distribution Access Charge at the rate set out in the City of Red Deer Distribution Tariff and is added to the customer's bill.~~

Minimum Monthly Charge

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

FIXED ENERGY PRICE OPTION**APPENDIX "D"**

Bylaw xxxx/200x

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GENERAL SERVICE REGULATED RATE OPTION**RATE 64**

This tariff is provided in accordance with the Alberta Regulated Default Supply Rate Option Regulation (A/R 168/2003 ~~132/2001~~) and the Alberta Electric Utilities Act, S.A. 2003, c. E-5.1. ~~Rate 64 is available between January 1, 2001 and December 31, 2003.~~

Application

- (1) Applies to a commercial or industrial installation where service is taken at the voltage listed for Rate 63 but where the kVA Metered Demand is 50 kVA or greater; and
- (2) ~~Total electricity consumption, for each property, is less than 250,000 kWh in 12 consecutive months starting January 1, 1999 and ending December 31, 2003; or~~ It is reasonably forecasted that during the years 2001 to 2003 the total annual consumption of electricity will be less than 250,000 kWh; and
- (3) Customer is not currently enrolled under any other price options or with any alternative retail electricity supplier.

~~An existing customer on General Service Rate 64 at December 31, 2000 who continues to meet the criteria in (2) and (3) will remain on Rate 64 after December 31, 2000.~~

Rate

Administration Billing Charge	\$0.2934 \$0.1006 per day
Energy Charge	\$0.06348 per kWh of all energy (Pool Price for interval metered sites or Weighted Average Pool Price for non-interval metered sites as defined in A/R 168/2003, plus Pool Trading Charge, plus Margin of \$0.00289) per kWh of all energy including Losses and UFE, plus other charges or refunds as defined in A/R 168/2003
System Access Charge	As per Distribution Tariff, Appendix "A" of this Bylaw
a) Demand Charge	\$0.0403 per kVA of Billing Demand per day
b) Variable Charge	\$0.0031 per kWh of all energy
Distribution Access Charge	As per Distribution Tariff, Appendix "A" of this Bylaw
a) Demand Charge	\$0.1016 per kVA of Billing Demand per day
b) Variable Charge	\$0.0029 per kWh of all energy

Balancing Pool Flow Through

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

FIXED ENERGY PRICE OPTION***APPENDIX "D"***

Bylaw xxxx/200x

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Municipal Consent and Access Fee

As per Distribution Tariff, Appendix "A" of this Bylaw. ~~Assessed on each and every component of the Distribution Access Charge at the rate set out in the City of Red Deer Distribution Tariff and is added to the customer's bill.~~

Minimum Monthly Charge

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

FIXED ENERGY PRICE OPTION**APPENDIX "D"**

Bylaw xxxx/200x

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GENERAL SERVICE REGULATED RATE OPTION**RATE 78**

This tariff is provided in accordance with the Alberta Regulated Default Supply Rate Option Regulation (A/R 168/2003 ~~132/2001~~) and the Alberta Electric Utilities Act, S.A. 2003, c. E-5.1. ~~Rate 78 is available between January 1, 2001 and December 31, 2003.~~

Application

- (1) Applies to a commercial or industrial installation where 4,160 volts or greater is available with adequate system capacity and service is taken at 4,160 volts or greater, balanced three phase and the kVA Metered Demand is not less than 1000 kVA; and
- (2) ~~Total electricity consumption, for each property, is less than 250,000 kWh in 12 consecutive months starting January 1, 1999 and ending December 31, 2003, or~~ It is reasonably forecasted that during the years 2001 to 2003 the total annual consumption of electricity will be less than 250,000 kWh; and
- (3) Customer is not currently enrolled under any other price options or with any alternative retail electricity supplier.

~~An existing customer on General Service Rate 78 at December 31, 2000 who continues to meet the criteria in (2) and (3) will remain on Rate 78 after December 31, 2000.~~

Rate

Administration Billing Charge	\$0.2934 \$0.1006 per day
Energy Charge	\$0.06348 per kWh of all energy (Pool Price for interval metered sites or Weighted Average Pool Price for non-interval metered sites as defined in A/R 168/2003, plus Pool Trading Charge, plus Margin of \$0.00289) per kWh of all energy including Losses and UFE, plus other charges or refunds as defined in A/R 168/2003
System Access Charge	As per Distribution Tariff, Appendix "A" of this Bylaw
a) Demand Charge	\$0.0414 per kVA of Billing Demand per day
b) Variable Charge	\$0.0031 per kWh of all energy
Distribution Access Charge	As per Distribution Tariff, Appendix "A" of this Bylaw
a) Demand Charge	\$0.0917 per kVA of Billing Demand per day
b) Variable Charge	\$0.0030 per kWh of all energy

Balancing Pool Flow Through

FIXED ENERGY PRICE OPTION**APPENDIX "D"**

Bylaw xxxx/200x

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

Municipal Consent and Access Fee

As per Distribution Tariff, Appendix "A" of this Bylaw. ~~Assessed on each and every component of the Distribution Access Charge at the rate set out in the City of Red Deer Distribution Tariff and is added to the customer's bill.~~

Minimum Monthly Charge

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

CITY OF RED DEER
ELECTRIC LIGHT & POWER DEPARTMENT
REGULATED RATE OPTION TARIFF¹

GENERAL

Effective Date

This Tariff is effective on ~~January~~ **May 1, 2004 2003**.

Terms and Conditions

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

Billing Demand

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

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

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

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

¹ 3273/B-2001, 3273/C-2002, 3273/B-2002, 3273/A-2003, 3273/B-2003

BLOCK HEDGE ENERGY PRICE OPTION**APPENDIX "D"**

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RESIDENTIAL REGULATED RATE OPTION**RATE 61**

This tariff is provided in accordance with the Alberta Regulated ~~Default Supply Rate Option~~ Regulation (A/R 168/2003 ~~132/2004~~) and the Alberta Electric Utilities Act, S.A. 2003, c. E-5.1. Rate 61 is available between January 1, 2001 and December 31, 2005.

Application

Applies to all residential premises which

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

Rate

Administration Billing Charge	\$0.1033 \$0.1006 per day
Energy Charge	\$0.0598 \$0.06348 per kWh of all energy
Energy Market Charge/Refund	As defined below
System Access Charge	As per Distribution Tariff, Appendix "A" of this Bylaw
a) Basic Charge	\$0.0816 per day
b) Variable Charge	\$0.0031 per kWh of all energy
Distribution Access Charge	As per Distribution Tariff, Appendix "A" of this Bylaw
a) Basic Charge	\$0.3077 per day
b) Variable Charge	\$0.0092 per kWh of all energy

Energy Market Charge/Refund

The energy portion will be adjusted quarterly to charge or refund the balances in the Energy Deferral Account and the Losses/UFE Deferral Account.

The Energy Deferral Account balance for each hour is calculated as follows.

$$\text{Energy Deferral} = [(\text{Pool Price} + \text{Trading Charge} - \$0.05509) \times \text{kWh}] - (\text{Spot Purchase})$$

where Spot Purchase is the difference between Pool Price and the fixed price of the secured blocks multiplied by the kWh volume of the blocks on an hourly basis.

BLOCK HEDGE ENERGY PRICE OPTION**APPENDIX "D"**

Bylaw xxxx/200x

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The Losses/UFE Deferral Account relates to Losses and Unaccounted-For-Energy (UFE). Losses and UFE make up the difference between the energy measured at the point of receipt at the substations and the point of delivery at the end-use meters.

The following formula is used to calculate the hourly balance in the Losses/UFE Deferral Account.

Losses/UFE Deferral = [(Losses + UFE) × (Pool Price + Trading Charge)] – [(\$0.0017 × kWh)]

Balancing Pool Flow Through

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

Municipal Consent and Access Fee

As per Distribution Tariff, Appendix "A" of this Bylaw. ~~Assessed on each and every component of the Distribution Access Charge at the rate set out in the City of Red Deer Distribution Tariff and is added to the customer's bill.~~

Minimum Monthly Charge

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

BLOCK HEDGE ENERGY PRICE OPTION**APPENDIX "D"**

Bylaw xxxx/200x

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GENERAL SERVICE REGULATED RATE OPTION**RATE 63**

This tariff is provided in accordance with the Alberta Regulated ~~Default Supply Rate Option~~ Regulation (A/R 168/2003 ~~132/2001~~) and the Alberta Electric Utilities Act, S.A. 2003, c. E-5.1. ~~Rate 63 is available between January 1, 2001 and December 31, 2003.~~

Application

- (1) Applies to a non-residential customer, or to a residential premise not entitled to Rate 61, or to the "house lights" service (including common area lighting and utility rooms) of apartment buildings, where the kVA Metered Demand is less than 50 kVA. If the kVA Metered Demand exceeds 50 kVA, Rate 64 will be applied immediately and will be continued to be applied irrespective of future kVA Metered Demand; and
- (2) ~~Total electricity consumption, for each property, is less than 250,000 kWh in 12 consecutive months starting January 1, 1999 and ending December 31, 2003, or~~ It is reasonably forecasted that during the years 2001 to 2003 the total annual consumption of electricity with respect to each separate property will be less than 250,000 kWh; and
- (3) Customer is not currently enrolled under any other price options or with any alternative retail electricity supplier.

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

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

Rate

Administration Billing Charge	\$0.2934 \$0.1006 per day
Energy Charge	\$0.06348 per kWh of all energy (Pool Price for interval metered sites or Weighted Average Pool Price for non-interval metered sites as defined in A/R 168/2003, plus Pool Trading Charge, plus Margin of \$0.00289) per kWh of all energy including Losses and UFE, plus other charges or refunds as defined in A/R 168/2003
System Access Charge	As per Distribution Tariff, Appendix "A" of this Bylaw
a) Basic Charge	\$0.3945 per day
b) Variable Charge	\$0.0031 per kWh of all energy

BLOCK HEDGE ENERGY PRICE OPTION**APPENDIX "D"**

Bylaw xxxx/200x

Page 5 of 9

Distribution Access Charge	As per Distribution Tariff, Appendix "A" of this Bylaw
a) Basic Charge	\$0.0971 per day
b) Variable Charge	\$0.0216 per kWh of all energy

Balancing Pool Flow Through

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

Municipal Consent and Access Fee

As per Distribution Tariff, Appendix "A" of this Bylaw. ~~Assessed on each and every component of the Distribution Access Charge at the rate set out in the City of Red Deer Distribution Tariff and is added to the customer's bill.~~

Minimum Monthly Charge

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

BLOCK HEDGE ENERGY PRICE OPTION**APPENDIX "D"**

Bylaw xxxx/200x

Page 6 of 9

GENERAL SERVICE REGULATED RATE OPTION**RATE 64**

This tariff is provided in accordance with the Alberta Regulated Default Supply Rate Option Regulation (A/R 168/2003 ~~432/2004~~) and the Alberta Electric Utilities Act, S.A. 2003, c. E-5.1. ~~Rate 64 is available between January 1, 2001 and December 31, 2003.~~

Application

- (1) Applies to a commercial or industrial installation where service is taken at the voltage listed for Rate 63 but where the kVA Metered Demand is 50 kVA or greater; and
- (2) ~~Total electricity consumption, for each property, is less than 250,000 kWh in 12 consecutive months starting January 1, 1999 and ending December 31, 2003; or~~ It is reasonably forecasted that during the years 2001 to 2003 the total annual consumption of electricity will be less than 250,000 kWh; and
- (3) Customer is not currently enrolled under any other price options or with any alternative retail electricity supplier.

~~An existing customer on General Service Rate 64 at December 31, 2000 who continues to meet the criteria in (2) and (3) will remain on Rate 64 after December 31, 2000.~~

Rate

Administration Billing Charge	\$0.2934 \$0.1006 per day
Energy Charge	\$0.06348 per kWh of all energy (Pool Price for interval metered sites or Weighted Average Pool Price for non-interval metered sites as defined in A/R 168/2003, plus Pool Trading Charge, plus Margin of \$0.00289) per kWh of all energy including Losses and UFE, plus other charges or refunds as defined in A/R 168/2003
System Access Charge	As per Distribution Tariff, Appendix "A" of this Bylaw
a) Demand Charge	\$0.0403 per kVA of Billing Demand per day
b) Variable Charge	\$0.0031 per kWh of all energy
Distribution Access Charge	As per Distribution Tariff, Appendix "A" of this Bylaw
a) Demand Charge	\$0.1016 per kVA of Billing Demand per day
b) Variable Charge	\$0.0029 per kWh of all energy

Balancing Pool Flow Through

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

BLOCK HEDGE ENERGY PRICE OPTION***APPENDIX "D"***

Bylaw xxxx/200x

Page 7 of 9

Municipal Consent and Access Fee

As per Distribution Tariff, Appendix "A" of this Bylaw. ~~Assessed on each and every component of the Distribution Access Charge at the rate set out in the City of Red Deer Distribution Tariff and is added to the customer's bill.~~

Minimum Monthly Charge

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

BLOCK HEDGE ENERGY PRICE OPTION**APPENDIX "D"**

Bylaw xxxx/200x

Page 8 of 9

GENERAL SERVICE REGULATED RATE OPTION**RATE 78**

This tariff is provided in accordance with the Alberta Regulated Default Supply Rate Option Regulation (A/R 168/2003 ~~132/2001~~) and the Alberta Electric Utilities Act, S.A. 2003, c. E-5.1. ~~Rate 78 is available between January 1, 2001 and December 31, 2003.~~

Application

- (1) Applies to a commercial or industrial installation where 4,160 volts or greater is available with adequate system capacity and service is taken at 4,160 volts or greater, balanced three phase and the kVA Metered Demand is not less than 1000 kVA; and
- (2) ~~Total electricity consumption, for each property, is less than 250,000 kWh in 12 consecutive months starting January 1, 1999 and ending December 31, 2003, or~~ It is reasonably forecasted that during the years 2001 to 2003 the total annual consumption of electricity will be less than 250,000 kWh; and
- (3) Customer is not currently enrolled under any other price options or with any alternative retail electricity supplier.

~~An existing customer on General Service Rate 78 at December 31, 2000 who continues to meet the criteria in (2) and (3) will remain on Rate 78 after December 31, 2000.~~

Rate

Administration Billing Charge	\$0.2934 \$0.1006 per day
Energy Charge	\$0.06348 per kWh of all energy (Pool Price for interval metered sites or Weighted Average Pool Price for non-interval metered sites as defined in A/R 168/2003, plus Pool Trading Charge, plus Margin of \$0.00289) per kWh of all energy including Losses and UFE, plus other charges or refunds as defined in A/R 168/2003
System Access Charge	As per Distribution Tariff, Appendix "A" of this Bylaw
a) Demand Charge	\$0.0414 per kVA of Billing Demand per day
b) Variable Charge	\$0.0031 per kWh of all energy
Distribution Access Charge	As per Distribution Tariff, Appendix "A" of this Bylaw
a) Demand Charge	\$0.0917 per kVA of Billing Demand per day
b) Variable Charge	\$0.0030 per kWh of all energy

Balancing Pool Flow Through

BLOCK HEDGE ENERGY PRICE OPTION
APPENDIX "D"
Bylaw xxxx/200x
Page 9 of 9

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

Municipal Consent and Access Fee

As per Distribution Tariff, Appendix "A" of this Bylaw. ~~Assessed on each and every component of the Distribution Access Charge at the rate set out in the City of Red Deer Distribution Tariff and is added to the customer's bill.~~

Minimum Monthly Charge

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

Regulated Rate ~~Option~~ Tariff Fee Schedule

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

1. Connection/Disconnection/Reconnection Fee:

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

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

2. Revoke Disconnection Fee:

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

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

3. Emergency Service Fee:

Applicable Overtime Rates

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

- 4. Extra Service Trip Fee:**
- | | |
|--------------------------------|--------------------------|
| Regular Business Hours: | \$45.00 per Call |
| Overtime Hours: | \$190.00 per Call |

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

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

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

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

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

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

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

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

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

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

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

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

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

Comments:

We agree that Council proceed with passage of the Electric Utility Bylaw Amendment.

"G. D. Surkan"
Mayor

"N. Van Wyk"
City Manager

Legislative & Administrative Services

FILE

DATE: October 21, 2003

TO: Al Roth, EL&P Manager

FROM: Kelly Kloss, Manager, Legislative & Administrative Services

SUBJECT: 2004 Regulate Rate Tariff
Amendment to Electric Utility Bylaw 3273-2000
Bylaw Amendment 3273/C-2003 – Appendix “D” – Regulated Rate Tariff and
Appendix “E” – Regulated Rate Tariff Fee Schedule

Reference Report:

EL & P Manager, dated October 10, 2003.

Bylaw Readings:

Electric Utility Bylaw Amendment 3273/C-2003 - Appendix “D” – Regulated Rate Tariff (Fixed Rate Option) and Appendix “E” – Regulated Rate Tariff Fee Schedule, was given three readings. A copy of the bylaw is attached.

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

This office will amend the consolidated version of Electric Utility Bylaw 3273-2003 and distribute copies in due course.



Kelly Kloss
Manager
/chk

/attach.

c Director of Development Services
Treasury Services Manager
Ligong Gan, EL & P



Corporate Services

Docs. 309763 v1

DATE: October 7, 2003

TO: City Council

FROM: Legislative and Administrative Services Manager

SUBJECT: Council Policy 5203
Remuneration – Mayor, Councillors & City Manager

History

On July 14, 2003 Council passed the following resolution:

“Resolved that Council of the City of Red Deer, having considered the report from the Personnel Manager and Compensation Supervisor, dated June 9, 2003, re: Compensation Review for Mayor, Council and City Manager, hereby agrees as follows:

1. That the Mayor’s total cash compensation be managed as its current level.
2. That Councillors’ total cash compensation be increased to reflect the median of the comparator group by: increasing the base salary by \$2,000 annually, providing \$1,000 annually for serving as Deputy Mayor, and increasing the Councillors’ per diem to \$150 per day and \$75.00 per half day.
3. That the City Manager’s total cash compensation be managed at its current level with a change in practice regarding the 5% re-earnable merit component. This component would be deleted and replaced by the practice of maintaining the base salary appropriately positioned with the median of the comparator group plus 4%.
4. That the policy to annually adjust the Mayor and Councillors’ salaries by the same percentage as exempt staff salaries be discontinued and in its place the Mayor and Councillors’ salaries be adjusted annually effective January 1 equal to the change in the Alberta Consumer Price Index from the previous year.
5. That the City Manager’s annual salary adjustments continue to be tied to Exempt employee adjustments.
6. The effective date of these changes is April 20, 2003.
7. That Council Policy 5203 be amended to reflect the above changes.”

On September 2, 1986 Council also passed the attached Bylaw 2912/86 that provided a voluntary pension plan for members of Council that was administered through AUMA. In October of 1992 the City was advised that this pension plan was being phased out and the

City was encouraged to look at other options. At that time it was agreed that an RRSP contribution for the Mayor and councillors be substituted for the pension plan. Unfortunately the Bylaw 2912/86 was never repealed and as such is technically still in affect although no plan exists.

Discussion

Council Policy 5203 Remuneration – Mayor, Councillors, & City Manager was revised in accordance with Council's resolution of September 19, 2003. The policy is presented as a housekeeping item in accordance with point 7 of the above resolution as the remaining points have been implemented.

Recommendation

That Council:

1. Repeal Bylaw 2912/86
2. Approve the revised Council Policy 5203.



Kelly Kloss
Manager



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

POLICY NO.	5203	Page 1 of 2
TITLE:	Remuneration - Mayor, Councillors & City Manager	Date of Approval: September 9, 1996
SECTION:	Corporate Services (City Clerk's Department)	Dates of Revision: September 8, 1997

POLICY STATEMENT

To provide for remuneration for the Mayor, Councillors and City Manager.

Mayor

Honorarium

The total cash compensation program for the Mayor's position will represent the prevailing practice for comparable Mayor positions. A single rate of pay, based on the median of the marketplace*, will be established to administer the base pay for the Mayor's position. The median will be established in the third quarter of the second year of the elected term, and any changes are to take place the first pay period of the fourth quarter of that year. Total cash compensation includes the honorarium paid plus allowances paid on any unvouchered basis.

Annual Adjustments

The annual remuneration for the Mayor shall be adjusted on January 1st of each year by the same percentage increase as exempt staff salaries are adjusted unless otherwise directed by Council.

Councillors

Honorarium

Councillors for The City of Red Deer will be paid the median amount of total compensation received by Councillors in the 7 Western Canadian cities with whom Red Deer compares itself **. Council's remuneration will be reviewed on the same schedule as the Mayor's.

Total compensation includes all payments made to Councillors or to benefits provided on their behalf with the exception of vouchered direct expenses.



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

POLICY NO. 5203

Page 2 of 2

TITLE: *Remuneration -
Mayor, Councillors & City Manager*

Date of Approval:
September 9, 1996

SECTION: *Corporate Services
(City Clerk's Department)*

Dates of Revision:
September 8, 1997

Annual Adjustments

The annual remuneration for Councillors shall be adjusted on January 1st of each year by the same percentage and at the same time as exempt staff remuneration, unless otherwise directed by Council.

Per Diem

Councillors are entitled to a fixed per diem rate and vouchered expenses while on City business, concerning matters for which they have been appointed and/or authorized by Council to attend. Unless otherwise provided for by Council, the per diem rate does not apply to attendance at Council and Committee meetings.

Of the annual remuneration, unvouchered car allowances and per diem rates paid to the Mayor and Councillors, one-third is considered to be paid as an unvouchered expense allowance for the performance of duties of office.

City Manager

The total cash compensation for the City Manager's position will reflect the median remuneration paid by Western Canadian cities of similar size and will be administered according to the approved report from the Committee of Citizens and Council For The Review of Mayor and City Manager's Remuneration (reference below). *

* Reference report from the Committee of Citizens and Council For The Review of Mayor and City Manager's Remuneration, presented to Council on March 11, 1996 and subsequent report from the Personnel Manager dated August 22, 1997 and presented to Council September 8, 1997.

** The 7 comparable Western Canadian municipalities used to determine the median for the purposes of the reports mentioned herein are: Medicine Hat, Alberta; Lethbridge, Alberta; St. Albert, Alberta; Brandon, Manitoba; Kamloops, British Columbia; Kelowna, British Columbia; and Nanaimo, British Columbia.



City Council Policy

Policy No. 5203

Page 1 of 3

Title: *Remuneration
Mayor, Councillors &
City Manager*

Date of Approval:
November , 2003

Authority: *Municipal Government Act*

Date of Last Revision:
September 9, 1996

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

Purpose

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

Remuneration Level

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

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

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

To maintain this policy position the following processes are utilized:

Mid-Term Review

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

Annual Adjustment

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

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

City Council Policy

Policy No. **5203**

Page 2 of 3

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

Date of Approval:
November , 2003

Authority: **Municipal Government Act**

Date of Last Revision:
September 9,1996

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

Remuneration Components

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

Salary

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

Allowances

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

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

Per Diem

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

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

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

City Council Policy

Policy No.

5203

Page 3 of 3

Title:

**Remuneration
Mayor, Councillors &
City Manager**

**Date of Approval:
November , 2003**

Authority:

Municipal Government Act

**Date of Last Revision:
September 9, 1996**

Responsibility:

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

Benefits

Councillors are provided:

- Group Life Insurance coverage of twice their annual income (City pays 100% of the premium).
- Extended Medical and Dental coverage as provided to City's management staff. (City pays 100% of the premium).
- RRSP contributions of 7.5% of annual salary remuneration. (City pays 100% of the premium).

The Mayor is provided:

- Group Life Insurance coverage of twice the annual income (City pays the premium for the first \$25,000 of coverage).
- Extended Medical and Dental coverage as provided to City of Red Deer management staff. (City pays 100% of the premium)
- Alberta Health and Wellness coverage (City pays 50% of the premium)
- RRSP contributions of 7.5% of annual salary remuneration. (City pays 100% of the premium)

The City Manager is provided:

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

BYLAW 2912/86

Being a Bylaw of The City of Red Deer to
provide for a Pension Plan for Members of
Council.

WHEREAS Section 139.1 of The Municipal Government Act provides that Council may set up, contract for and maintain a pension or superannuation plan or a benefit fund for the benefit of members of Council and their dependants;

AND WHEREAS Section 50(2) of the Municipal Government Act provides that Council may provide for the remuneration of members of Council;

AND WHEREAS Council for the City of Red Deer wishes to provide additional remuneration for the members of Council by assisting members of Council with the potential for joining a pension program;

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

1. In this Bylaw:
 - (a) "Council" means the members of Council of the City of Red Deer, a municipal corporation, including the Mayor;
 - (b) "elected official" means any member of Council, including the Mayor of the City of Red Deer;
 - (c) "benefit program for elected officials" means the pension program established for elected officials by the Alberta Urban Municipalities Association as of the date this Bylaw is given third reading.
2. The City of Red Deer, a municipal corporation, is hereby authorized to join the benefit program for elected officials commencing with the pension program established for elected officials by the Alberta Urban Municipalities Association as of the date this Bylaw is given third reading.
3. It shall not be mandatory for any elected official to join the benefit program for elected officials.
4. The City of Red Deer shall contribute to the pension program on behalf of any elected official joining the plan an amount equal to seven and one-half percent (7.5%) of that elected official's remuneration paid by the City, plus such administrative charges as may be established by the Alberta Urban Municipalities Association from time to time.
5. The City of Red Deer shall deduct from the remuneration of any elected official who has elected to join the pension program, the amount which that elected official is required to contribute to it.

-2-

Bylaw 2912/86

6. The City shall remit each month to the Alberta Urban Municipalities Association the elected official's contribution, and the City's contribution payable on behalf of that elected official, and the administrative charges established by the Alberta Urban Municipalities Association for this program.

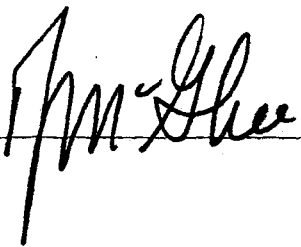
7. This Bylaw shall come into force on the day of the 1986 Organizational meeting of Council of the City of Red Deer.

READ A FIRST TIME IN OPEN COUNCIL this 18 day of August A.D., 1986

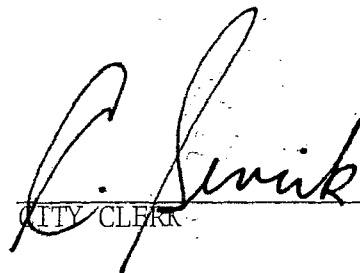
READ A SECOND TIME IN OPEN COUNCIL this 18 day of August A.D., 1986

AD A THIRD TIME IN OPEN COUNCIL AND FINALLY PASSED this 2 day of September A.D., 1986.

MAYOR



CITY CLERK



Comments:

We agree with the recommendations of the Manager of Legislative & Administrative Services.

"G. D. Surkan"
Mayor

"N. Van Wyk"
City Manager

BYLAW NO. 2912/A-2003

Being a bylaw to amend Bylaw No. 2912/96, a Bylaw of the City of Red Deer to provide for a Pension Plan for Members of Council.

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

- 1 That Bylaw 2912/96 be repealed.

READ A FIRST TIME IN OPEN COUNCIL this day of 2003.

READ A SECOND TIME IN OPEN COUNCIL this day of 2003.

READ A THIRD TIME IN OPEN COUNCIL this day of 2003.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2003.

MAYOR

CITY CLERK

DATE: June 9, 2003

TO: Legislative & Administrative Services Manager

FROM: Grant Howell, Personnel Manager
Greg LeBlanc, Compensation Supervisor

RE: Compensation Review for Mayor, Council and City Manager

INTRODUCTION:

This report is presented to respond to Council's policy that there be a review of the level of compensation for the Mayor, Council and City Manager every three years to ensure the appropriateness of their compensation levels compared to other municipalities.

Because of the increasing difference in economic activity between Alberta and the other Western provinces, the growth in Alberta, the growth of Red Deer, as well as the increasing difficulty in locating similar sized communities in Saskatchewan and Manitoba, it is no longer appropriate to attempt to find comparative communities on a Western Canada basis. Council has made the determination to survey more Alberta communities this year and to delete the others.

Two options have been requested this year – surveying 7 communities, including Medicine Hat, Lethbridge, Airdrie, Strathcona County, St. Albert, Grande Prairie, and Regional Municipality of Wood Buffalo; or surveying just 5 communities by deleting Wood Buffalo and Airdrie. After reviewing these two options in detail it was determined that medians remained the same for all positions in both cases. Sound compensation practices lead us to recommend using the larger sample.

A word of caution is appropriate. While base salaries are quite accurate, treatment of allowances, benefits and perquisites vary widely. There is also some reluctance by some organizations to provide that additional information. We will continue to build trust with information providers and to “fine tune” the total cash compensation analysis through an iterative process. We have a good beginning and will continue to work toward high accuracy.

In these comparisons, a total cash compensation approach is being used, including pension contributions. Benefits are not factored into the dollars shown because of the complexity in determining value. For comparison purposes an adjustment (3.5%) approximately equal to last year's Alberta Consumer Price Index has been used as a predictor of compensation change for 2003 where adjustments have not yet been implemented.

COMPARISON AND ANALYSIS OF SEVEN ALBERTA ORGANIZATIONS

MAYOR'S Compensation

Location	2003 Salary	ER Pens/RRSP	Car Allowance	Other	Total Cash
City 1	\$25,000	na	na	na	\$25,000
City 2	\$67,250	na	\$3,120	na	\$70,370
City 3	\$69,863	na	na	na	\$69,863
City 4	\$72,000	\$3,600	na	na	\$75,600
City 5	\$83,220	\$6,241	\$12,000	na	\$101,461
City 6	\$63,660	na	na	na	\$63,660
City 7	\$87,855	\$5,700	\$1,500	na	\$95,055
Red Deer	\$64,889	\$4,867	\$3,153	na	\$72,909
Median	\$69,863				\$70,370
R.D. as a % of Median	92.88%				103.61%
Average	\$66,978				\$71,573
R.D. as a % of Average	96.88%				101.87%

COUNCILLOR'S Compensation

Location	2003 Salary	ER Pens/RRSP	Per Diem 16 days	Other eg. Deputy	Total Cash
City 1	\$12,500	na	\$2,400	na	\$14,900
City 2	\$19,701	na	\$2,400	na	\$22,101
City 3	\$20,183	na	\$2,400	\$1,000	\$23,583
City 4	\$25,400	\$1,270	\$2,400	na	\$29,070
City 5	\$24,507	\$1,838	\$2,400	opt\$174perdie	\$28,745
City 6	\$19,099	na	\$2,400	na	\$21,499
City 7	\$48,870	\$2,800	na	\$1,500	\$53,170
Red Deer	\$16,736	\$1,255	\$2,000	na	\$19,991
Median	\$20,183				\$23,583
R.D. as a % of Median	82.92%				84.77%
Average	\$24,323				\$27,581
R.D. as a % of Average	68.81%				72.48%

CAO's Compensation

Location	2003 Salary	ER Pens/RRSP	Car Allowance	Other	Total Cash
City 1	\$108,916	\$6,510	na	na	\$115,426
City 2	\$129,375	\$13,130	\$4,800	\$6,469	\$153,774
City 3	\$131,528	\$13,407	\$3,000	na	\$147,935
City 4	\$181,900	\$21,062	na	na	\$202,962
City 5	\$146,450	\$6,510	\$10,800	na	\$163,760
City 6	\$135,585	\$6,510	\$4,200	na	\$146,295
City 7	\$143,000	\$6,510	\$4,800	na	\$154,310
Red Deer	\$133,443	\$13,654	\$5,453	\$6,672	\$159,222
Median	\$135,585				\$153,774
R.D. as a % of Median	98.42%				103.54%
Average	\$139,536				\$154,923
R.D. as a % of Average	95.63%				102.78%

MAKING THE CHOICE:

One could envisage a continuum that has, on one end, the extreme position of “how we feel about it” with no reference to other comparators and on the other end a full detailed analysis of all communities in Canada. Obviously the choice is somewhere in between and comes down to the tension between what is fair for the level of workload and responsibility being undertaken, and what Council is comfortable with in dealing with the citizens on the sensitive issue of being required to set your own remuneration.

RECOMMENDATIONS:**Re: Mayor**

1. **That the Mayor’s total compensation be managed at its current level.**
 - Rationale: current compensation is appropriately positioned with the median of the comparator group.

Remaining Issue - Does Council want to recognize the liaison role the Mayor plays within the organization through additional compensation?

Re: Council

1. **That Councillors’ remuneration be adjusted so that it is appropriately positioned with the median of the comparator group by increasing the base remuneration by \$2,000 per annum, increasing the per diem payments by \$25, and providing an additional \$1,000 annually for serving as Deputy Mayor.**
 - Rationale: Red Deer Councillors’ current total compensation has fallen behind the median of the comparator group including per diem payments and base remuneration.

Re: City Manager

1. **That the City Manager’s total compensation be managed at its current level.**
 - Rationale: current compensation, when the re-earnable merit component is considered separately, is appropriately positioned with the median of the comparator group.
2. **That the 5 % re-earnable merit component of the City Manager’s salary be removed and replaced by appropriately positioning his or her salary with the median of the comparator group and adding 4 %.**
 - Rationale: Current policy requires payment at the median of comparators salaries and a 5% re-earnable merit component. Modifying the amount and putting it into salary honour The City Manager’s salary “deal”. Both Council and The City Manager agree that the re-earnable merit approach is difficult to manage.

Re: Interim Treatment

1. **In order to maintain our stated salary policy position, each year an adjustment equal to Alberta’s CPI change from the previous year would be provided to Council, including the Mayor. The City Manager would be treated as an administration Exempt employee.**
 - Rationale: The Consumer Price Index is a broadly accepted indicator of increasing costs, including salary costs, which is administratively easy to use and trusted by the public.

Re: **Implementation**

1. **The recommended implementation date is April 20, 2003.** The City Manager's re-earnable merit component would be phased out as of that date.
 - Rationale: April 20, 2003 represents the midterm of the current Council's mandate, which is the established time for review.

CONCLUSION:

This review has determined that current compensation levels for the Mayor and City Manager are appropriate and that Councillors have fallen behind their colleagues in the comparator group. The recommendations presented would address Councillor inequity and would refine the review process for the future.



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

POLICY NO.

5203

Page 1 of 2

TITLE:

**Remuneration -
Mayor, Councillors & City Manager**

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

SECTION:

**Corporate Services
(City Clerk's Department)**

**Dates of Revision:
September 8, 1997**

POLICY STATEMENT

To provide for remuneration for the Mayor, Councillors and City Manager.

Mayor

Honorarium

The total cash compensation program for the Mayor's position will represent the prevailing practice for comparable Mayor positions. A single rate of pay, based on the median of the marketplace*, will be established to administer the base pay for the Mayor's position. The median will be established in the third quarter of the second year of the elected term, and any changes are to take place the first pay period of the fourth quarter of that year. Total cash compensation includes the honorarium paid plus allowances paid on any unvouchered basis.

Annual Adjustments

The annual remuneration for the Mayor shall be adjusted on January 1st of each year by the same percentage increase as exempt staff salaries are adjusted unless otherwise directed by Council.

Councillors

Honorarium

Councillors for The City of Red Deer will be paid the median amount of total compensation received by Councillors in the 7 Western Canadian cities with whom Red Deer compares itself **. Council's remuneration will be reviewed on the same schedule as the Mayor's.

Total compensation includes all payments made to Councillors or to benefits provided on their behalf with the exception of vouchered direct expenses.



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

POLICY NO. 5203

Page 2 of 2

TITLE: **Remuneration -
Mayor, Councillors & City Manager**

Date of Approval:
September 9, 1996

SECTION: **Corporate Services
(City Clerk's Department)**

Dates of Revision:
September 8, 1997

Annual Adjustments

The annual remuneration for Councillors shall be adjusted on January 1st of each year by the same percentage and at the same time as exempt staff remuneration, unless otherwise directed by Council.

Per Diem

Councillors are entitled to a fixed per diem rate and vouchered expenses while on City business, concerning matters for which they have been appointed and/or authorized by Council to attend. Unless otherwise provided for by Council, the per diem rate does not apply to attendance at Council and Committee meetings.

Of the annual remuneration, unvouchered car allowances and per diem rates paid to the Mayor and Councillors, one-third is considered to be paid as an unvouchered expense allowance for the performance of duties of office.

City Manager

The total cash compensation for the City Manager's position will reflect the median remuneration paid by Western Canadian cities of similar size and will be administered according to the approved report from the Committee of Citizens and Council For The Review of Mayor and City Manager's Remuneration (reference below). *

* Reference report from the Committee of Citizens and Council For The Review of Mayor and City Manager's Remuneration, presented to Council on March 11, 1996 and subsequent report from the Personnel Manager dated August 22, 1997 and presented to Council September 8, 1997.

** The 7 comparable Western Canadian municipalities used to determine the median for the purposes of the reports mentioned herein are: Medicine Hat, Alberta; Lethbridge, Alberta; St. Albert, Alberta; Brandon, Manitoba; Kamloops, British Columbia; Kelowna, British Columbia; and Nanaimo, British Columbia.

THE CITY OF RED DEER

1.

NO. 1



P.O. BOX 5008

RED DEER, ALBERTA

T4N 3T4

DATE: August 1, 1986
TO: City Clerk Charlie Sevcik
FROM: Personnel Manager Ron Crossley
RE: Council Pension Coverage - Bylaw

At the Council Meeting of November 12, 1985, I was directed to bring this matter back to open Council for consideration in August of 1986.

The following information is provided as a basis for considering the attached bylaw.

BACKGROUND

The Municipal Government Act was amended in 1981 to permit the establishment of pension plans for elected municipal officials. The AUMA took the initiative and contracted with an assurance company to provide a plan. This plan became available to municipalities on January 1, 1983.

THE PLAN

1. Before becoming eligible for coverage, the council of the municipality must pass a bylaw authorizing entrance to the plan. The bylaw must indicate to what extent the municipality is going to match any contribution by an elected official. The usual arrangement is 7.5% of the elected official's salary and a matching 7.5% from the municipality. (The Municipal Government Act does not consider this bylaw a 'money bylaw'.)
2. Once the bylaw is in place, entrance to the plan is on a voluntary basis and is reviewed on an individual basis.
3. An official's involvement with this plan is governed by limits under the Income Tax Act.

CONTRIBUTIONS

1. Each member deciding to participate is required to make contributions by payroll deduction commencing with the first pay day after enrollment.
2. Each participating member will contribute each month an amount equal to 7.5% of monthly earnings.

PAYOUT

When a member of Council retires on his/her own initiative or on the initiative of the local citizens, he/she has the following options:

1. To receive a cash payout, subject to income tax.
2. To have the funds directed to an existing RRSP, not subject to income tax at that time.
3. To leave funds on deposit with carrier and draw down a pension at the normal retirement age of 65 or a reduced pension at an earlier age but not before age 55.

TERMINATION OF SERVICE

1. A member's contribution will cease upon the date he/she ceases to be an elected official.
2. A member will at all times have full vested right to the amount he or she has contributed to the program.
3. A member will acquire the vested rights on the contributions made by the municipality on the following basis:

Less than one term of office	No vested rights
One term but less than two terms	50%
Two or more terms	100%

FORMS OF PENSION

1. All pensions are payable during the lifetime of the pensioner.
2. In addition, there are several options available to the pensioner. When going to pension a decision must be made on

option desired and this decision is final. The optional forms of pension are:

- (a) A pension payable until the death of the pensioner with a guarantee that after the death of the pensioner either the whole or one-half of the pension, as designated by the member at the time of election, will be payable to a contingent annuitant named by the member at the time of election so long as such contingent annuitant survives.
- (b) A pension payable until the death of the pensioner or until 180 payments in all have been made, whichever shall last occur.
- (c) A pension of any other form which Sun Life is willing to allow provided that such pension is permitted under the administrative rules of the Department of National Revenue as set forth in its Information Circular 72-13R7 and any subsequent revision thereof.

VOLUNTARY CONTRIBUTIONS

- 1. A councillor may elect to contribute more than 7.5% and this may be done up to a maximum of 20% of earnings as a member of Council.
- 2. Such voluntary payments may be done at a rate of no less than \$25 per month and no less than \$180 in a lump sum. Only one lump sum payment may be made in a calendar year.
- 3. The municipality will not be required to make any contribution on voluntary payments.

BUY BACK OF PREVIOUS SERVICE

- 1. A councillor can buy back previous service, one year at a time.
- 2. Only one buy-back payment may be made in a calendar year.
- 3. Such payment must be by way of personal cheque, payable to Sun Life Insurance, and dedicated as to the year of service.
- 4. Maximum contribution is \$3,500 and is over and above what you may already have under RRSP.

EXAMPLE OF PENSIONS

Case A

Assuming a member contributed \$850 per year and the City matched this amount for an annual contribution of \$1,700 per year; assuming an interest rate of 10%, the member's age of 45 and the member serves two terms (six years total), at age 65 the member would be entitled to an annuity of \$2,720 per month.

Case B

A similar situation to Case A, but the member is age 55 and serves 12 years. At age 65 the member would be eligible for an annuity of \$2,720 per month.

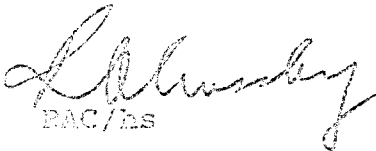
COST OF IMPLEMENTATION

The maximum cost to the City, assuming all Members of Council decided to participate, would be as follows:

Eight members at 7.5% of \$11,192	= \$ 6,715.20
Mayor at 7.5% of \$47,488	= \$ 3,561.60
Premium TOTAL	= \$10,276.80

Administrative Fee 2% of Total Premiums	205.54
Membership Fee of \$1.50/month/member	162.00
MAXIMUM TOTAL COST	\$10,644.34

The attached bylaw does not implement the program but authorizes the City to match contributions and to reimburse administration costs for any members of Council who may enter the program.


RAC/hs

Commissioner's Comments

The pension plan as outlined may be of considerable benefit to some members of City Council in the future. We would recommend Council approve the attached bylaw.

"J. KOKOTAILLO"
Deputy Mayor

FILE



Council Decision – October 20, 2003

Legislative & Administrative Services

DATE: October 21, 2003
TO: Greg LeBlanc, Compensation Supervisor
FROM: Kelly Kloss, Manager, Legislative & Administrative Services
SUBJECT: Updating of Council Policy 5203 – Remuneration – Mayor, Councillors & City Manager To Reflect Changes Approved in July, 2003
Bylaw Amendment 2912/A-2003 – to Repeal Bylaw 2912/86
Bylaw to Provide for a Pension Plan for Members of Council

Reference Report:

Manager, Legislative & Administrative Services, dated October 7, 2003.

Bylaw Readings:

Bylaw Amendment 2912/A-2003 was given three readings.

Resolutions:

“Resolved that Council of the City of Red Deer, having considered the report from the Manager, Legislative & Administrative Services, dated October 7, 2003, hereby approves the revised Council Policy 5203 – Remuneration – Mayor, Councillors & City Manager, as presented to Council on October 20, 2003.

Report Back to Council: No

Comments/Further Action:

This office will distribute copies of amended Council Policy 5203 in due course.


Kelly Kloss
Manager
/chk

BYLAW NO. 2912/A-2003

Being a bylaw to amend Bylaw No. 2912/96, a Bylaw of the City of Red Deer to provide for a Pension Plan for Members of Council.

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

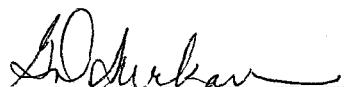
- 1 That Bylaw 2912/96 be repealed.

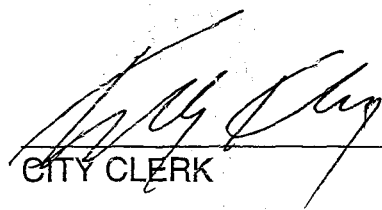
READ A FIRST TIME IN OPEN COUNCIL this 20th day of October 2003.

READ A SECOND TIME IN OPEN COUNCIL this 20th day of October 2003.

READ A THIRD TIME IN OPEN COUNCIL this 20th day of October 2003.

AND SIGNED BY THE MAYOR AND CITY CLERK this 20th day of October 2003.


MAYOR


CITY CLERK

Item No. 2

BYLAW NO. 3156/V-2003

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

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

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

1 By addition of the following new subsection to Section 37 of the Land Use Bylaw:

- (7) Where on those sections of Gaetz Avenue running south between Highway 11A to 62nd Street and 39th Street to 18th Street a service road right of way or portion of right of way has been purchased from the City and consolidated with the adjacent property, then notwithstanding any other provisions of this bylaw, on the consolidated property the following setback distances shall be maintained from the Gaetz Avenue right of way:
- (a) No sign shall be constructed between the consolidated property boundary and the former property boundary;
 - (b) The setback distance of buildings as may be determined by the applicable regulations in the Land Use Bylaw shall be measured relative to the position of the former property boundary;

Provided that this subsection does not apply where City Council has passed a resolution to sell the service road right of way prior to September 1st, 2003 and consolidation has occurred prior to December 1st, 2004.

READ A FIRST TIME IN OPEN COUNCIL this 22nd day of September 2003.

READ A SECOND TIME IN OPEN COUNCIL this day of 2003.

READ A THIRD TIME IN OPEN COUNCIL this day of 2003.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2003.

MAYOR

CITY CLERK

BYLAW NO. 3156/RR-2003

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 following subsection is added to Part 7, Special Districts:

"MATURE NEIGHBOURHOOD - PARKVALE DISTRICT

223.1 (1) General Purpose

The purpose of this District is to ensure that new and infill low density residential development in the Parkvale neighbourhood is sensitive in scale to existing development, maintains the traditional character and pedestrian-friendly design of the streetscape and ensures privacy and sun penetration on adjacent properties. This District provides a means to regulate unique design attributes of the mature Parkvale neighbourhood in a manner which cannot be satisfactory addressed through conventional land use zoning.

This District is comprised of additional development regulations for the Parkvale neighbourhood, which add to the regulations of the underlying use districts.

(2) Permitted and Discretionary Uses

Those uses listed as permitted and discretionary in the underlying use districts.

(3) Application

- (a) The regulations in this District apply to the construction of any new principal or accessory building and to any major structural renovation, alteration, addition and/or reconstruction of an existing building on lands located in the low density residential areas of Parkvale, the boundaries of which are shown in Figure 11 of Schedule "A".

- (b) An application for development approval shall include a site plan which shows:

- i. existing and proposed grades;

- ii. existing and proposed landscaping and buildings;
 - iii. proposed building demolition, if any;
 - iv. the height of main floor above grade;
 - v. the location of proposed fences;
 - vi. the location of existing side yard windows in any adjacent building; and
 - vii. the location of all underground/overhead utility services and their connection points to any building.
- (c) Where the building regulations of the underlying use district are in conflict with the development regulations of this District, then the development regulations of this District shall govern, and the building regulations of the underlying District shall be deemed to be repealed to the extent of the inconsistency.
- (d) Where a proposed development does not comply with the development regulations of this District, the applicant shall:
- i. contact the Parkvale Community Association and each owner of property located within a distance of 30m of the site of the proposed development (the "affected parties");
 - ii. describe to the affected parties in detail the manner in which the proposed development does not comply with the development regulations of this District and solicit their comments on the proposed development;
 - iii. document the comments of the affected parties with respect to the proposed development;
 - iv. describe any modifications to the proposed development made by the applicant to address the concerns of the affected parties, if any; and
 - v. submit as part of the Development Application documents showing the foregoing requirements have been complied with.
- (e) Where a proposed development is to be forwarded to the Municipal Planning Commission for a decision, the Development Authority shall notify the affected parties of the time and date at which the application will be considered.

(4) Development Regulations for Residential Buildings

- (a) Maximum building width for all residential structures: 12.2m
- (b) Minimum side yard: 1.5m
- (c) Minimum frontage (lot width) for detached dwellings: 11.43m
- (d) Minimum front yard setback shall be equal to the setback of the existing building or, where the existing building is to be replaced or there is no existing building, the average setback of the existing residential buildings on the block.
- (e) The main entrance shall be located on the front elevation of the building, facing the street.
- (f) On corner properties, the front building elevation and main entrance shall be located in the same direction as the residences on the remainder of the block.
- (g) On corner lots, the two elevations facing the street shall have consistent and complimentary design elements, in terms of building materials, colour and architectural details.
- (h) Maximum side yard vertical building height shall fit within a building envelope that measures 5.5m in height on the side parcel boundary, then angles inward and up at a maximum 45 degree slope to the maximum permitted total building height.
- (i) The main floor shall not be located higher than 1.2m above grade of the front public sidewalk, unless basement heights for the site are restricted by the depth of a shallow sanitary sewer service.
- (j) Large flat wall surfaces on building elevations facing a street or lane, including roof gable ends, shall not have any single horizontal or vertical wall lengths greater than 8.0m unless it is broken up by the use of such design features as porches, projections, terracing, recesses, jogs, gables or windows.
- (k) Side windows and/or balconies shall not be located directly facing similar facilities in adjoining residential buildings, in order to maintain privacy between neighbours.
- (l) Use of vibrant (strong, bright, bold) colours and building textures shall be permitted.

- (m) On lands where semi-detached housing is permitted, the front building elevation shall contain separate non-symmetrical architectural design elements (i.e. different roof lines, different window/door configurations and locations) for each unit.
- (n) No overhead power/telephone/cable services or utility meters shall be connected to, or located on, the front elevation of any building.
- (o) Front driveways or front drive attached garages shall not be permitted on parcels with a lane at the rear of the property.
- (p) Front driveways or front drive attached/detached garages may only be permitted on laneless parcels provided that the garage shall not protrude forward beyond the front wall of the principal building;
- (q) On laneless corner lots, driveways or an attached/detached garage with driveway will be permitted from the side street but the garage shall not protrude forward beyond the side wall of the principal building.
- (r) Driveways from any front or side street shall be hard surfaced (i.e. concrete, asphalt, paving stones).
- (s) No tree(s) located in a City boulevard shall be removed to accommodate any front or side driveway or front or side drive garage access.

(5) Development Regulations for Accessory Buildings

- (a) The elevations of accessory buildings which face a street or lane, including roof gable ends, shall not have any single horizontal or vertical wall lengths greater than 8.0m unless it is broken up by use of such design features as projections, recesses, jogs, gables or windows.
- (b) Maximum building width: 12.2m
- (c) Accessory buildings shall be designed to compliment the principal building by utilizing consistent design elements, in terms of building materials, colour and architectural details.
- (d) On parcels having a lane, including corner parcels, vehicle access to any accessory building shall be only from the lane; front drive detached garages shall not be permitted.

(6) Regulations for Vegetation and Landscaping

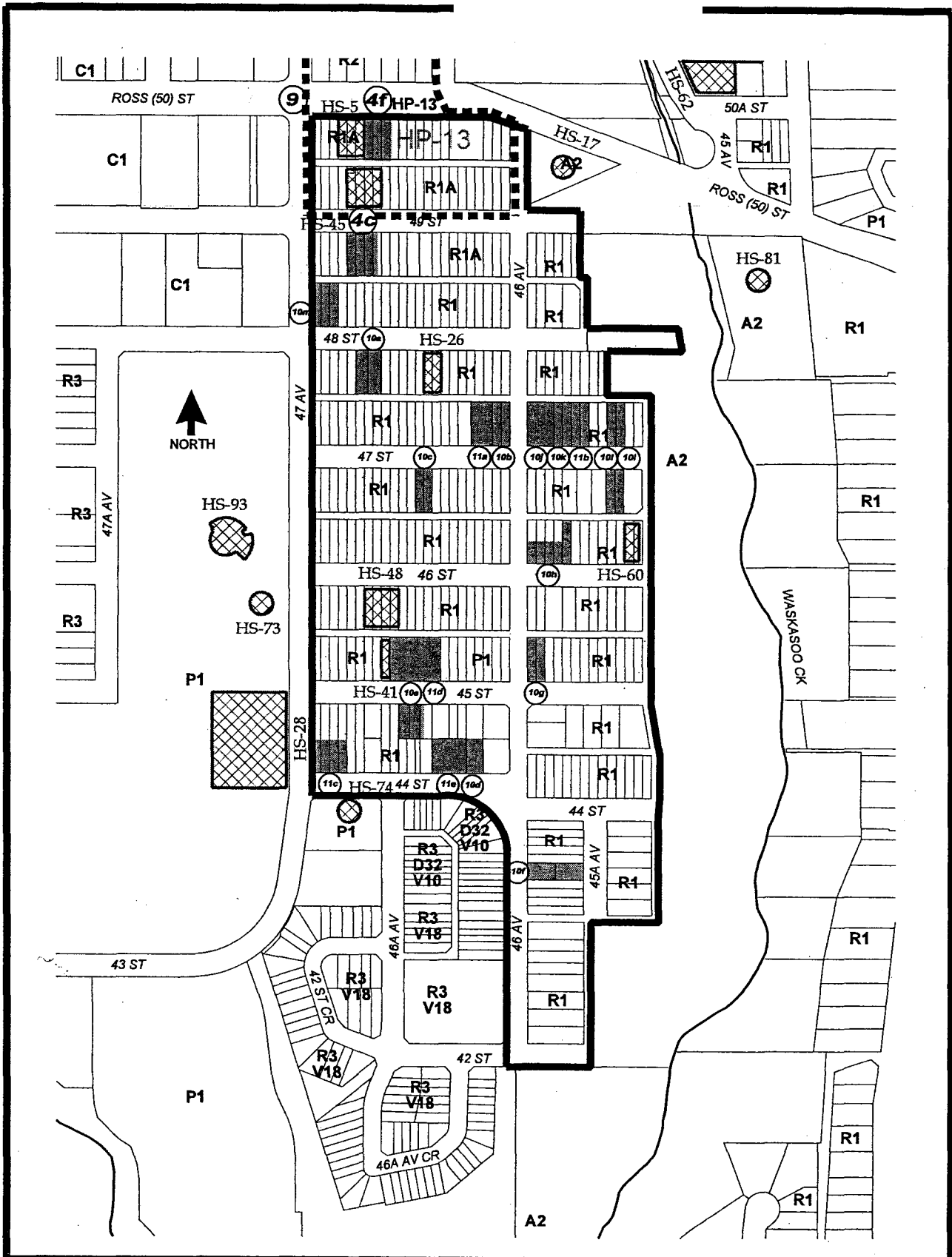
- (a) Where mature vegetation needs to be removed to facilitate new development or, where no mature vegetation exists in a front yard, new landscaping material shall be added consisting of not less than the following standards:
 - i. deciduous trees - minimum caliper 65 mm (measured 450 mm from ground level);
 - ii. coniferous trees – minimum height 2.5m;
 - iii. deciduous shrubs – minimum 0.6m height; and
 - iv. coniferous shrubs – minimum 0.4m height or spread.
- (b) Landscaping in a front yard shall consist of at least one (1) tree and one (1) shrub.”

2. Schedule “A” of the Land Use Bylaw is amended by adding Figure 11.

READ A FIRST TIME IN OPEN COUNCIL this	22 nd	day of	September	2003.
READ A SECOND TIME IN OPEN COUNCIL this		day of		2003.
READ A THIRD TIME IN OPEN COUNCIL this		day of		2003.
AND SIGNED BY THE MAYOR AND CITY CLERK this		day of		2003.

 MAYOR

 CITY CLERK



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

Area of Application

FIGURE 11

BYLAW No. 3156 / RR-2003

BYLAW NO. 3273/C-2003

Being a bylaw to amend Bylaw No. 3273/2000, the Electric Utility Bylaw of The City of Red Deer.

COUNCIL ENACTS AS FOLLOWS:

Bylaw No. 3273/2000 is hereby amended as follows:

1. By deleting the word "Option" from Section 3, (4).
2. By deleting the word "Option" from Section 3, (5).
3. By deleting Appendix "D" – Regulated Rate Tariff – and replacing it with Appendix "D" attached hereto.
4. By deleting Appendix "E" - Regulated Rate Tariff Fee Schedule and replacing it with Appendix "E" attached hereto.
5. This bylaw shall come into effect on January 1, 2004.

READ A FIRST TIME IN OPEN COUNCIL this day of 2003.

READ A SECOND TIME IN OPEN COUNCIL this day of 2003.

READ A THIRD TIME IN OPEN COUNCIL this day of 2003.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2003.

MAYOR

CITY CLERK

BYLAW 3273/C-2003

APPENDIX “D”

FIXED

ENERGY

PRICE

OPTION

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

GENERAL

Effective Date

This Tariff is effective on January 1, 2004.

Terms and Conditions

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

Billing Demand

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

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

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

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

RESIDENTIAL REGULATED RATE

RATE 61

This tariff is provided in accordance with the Alberta Regulated Default Supply Regulation (A/R 168/2003) and the Alberta Electric Utilities Act, S.A. 2003, c. E-5.1. Rate 61 is available between January 1, 2001 and December 31, 2005.

Application

Applies to all residential premises which

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

Rate

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

Balancing Pool Flow Through

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

Municipal Consent and Access Fee

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

Minimum Monthly Charge

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

GENERAL SERVICE REGULATED RATE

RATE 63

This tariff is provided in accordance with the Alberta Regulated Default Supply Regulation (A/R 168/2003) and the Alberta Electric Utilities Act, S.A. 2003, c. E-5.1.

Application

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

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

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

Rate

Administration Charge	\$0.2934 per day
Energy Charge	(Pool Price for interval metered sites or Weighted Average Pool Price for non-interval metered sites as defined in A/R 168/2003, plus Pool Trading Charge, plus Margin of \$0.00289) per kWh of all energy including Losses and UFE, plus other charges or refunds as defined in A/R 168/2003.
System Access Charge	As per Distribution Tariff, Appendix "A" of this Bylaw
Distribution Access Charge	As per Distribution Tariff, Appendix "A" of this Bylaw

Balancing Pool Flow Through

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

Municipal Consent and Access Fee

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

Minimum Monthly Charge

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

GENERAL SERVICE REGULATED RATE

RATE 64

This tariff is provided in accordance with the Alberta Regulated Default Supply Regulation (A/R 168/2003) and the Alberta Electric Utilities Act, S.A. 2003, c. E-5.1.

Application

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

Rate

Administration Charge	\$0.2934 per day
Energy Charge	(Pool Price for interval metered sites or Weighted Average Pool Price for non-interval metered sites as defined in A/R 168/2003, plus Pool Trading Charge, plus Margin of \$0.00289) per kWh of all energy including Losses and UFE, plus other charges or refunds as defined in A/R 168/2003
System Access Charge	As per Distribution Tariff, Appendix "A" of this Bylaw
Distribution Access Charge	As per Distribution Tariff, Appendix "A" of this Bylaw

Balancing Pool Flow Through

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

Municipal Consent and Access Fee

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

Minimum Monthly Charge

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

GENERAL SERVICE REGULATED RATE

RATE 78

This tariff is provided in accordance with the Alberta Regulated Default Supply Regulation (A/R 168/2003) and the Alberta Electric Utilities Act, S.A. 2003, c. E-5.1.

Application

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

Rate

Administration Charge	\$0.2934 per day
Energy Charge	(Pool Price for interval metered sites or Weighted Average Pool Price for non-interval metered sites as defined in A/R 168/2003, plus Pool Trading Charge, plus Margin of \$0.00289) per kWh of all energy including Losses and UFE, plus other charges or refunds as defined in A/R 168/2003
System Access Charge	As per Distribution Tariff, Appendix "A" of this Bylaw
Distribution Access Charge	As per Distribution Tariff, Appendix "A" of this Bylaw

Balancing Pool Flow Through

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

Municipal Consent and Access Fee

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

Minimum Monthly Charge

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

BYLAW 3273/C-2003

APPENDIX “D”

BLOCK

ENERGY

PRICE

OPTION

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

GENERAL

Effective Date

This Tariff is effective on January 1, 2004.

Terms and Conditions

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

Billing Demand

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

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

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

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

RESIDENTIAL REGULATED RATE

RATE 61

This tariff is provided in accordance with the Alberta Regulated Default Supply Regulation (A/R 168/2003) and the Alberta Electric Utilities Act, S.A. 2003, c. E-5.1. Rate 61 is available between January 1, 2001 and December 31, 2005.

Application

Applies to all residential premises which

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

Rate

Administration Charge	\$0.1033 per day
Energy Charge	\$0.0598 per kWh of all energy
Energy Market Change/Refund	As defined below
System Access Charge	As per Distribution Tariff, Appendix "A" of this Bylaw
Distribution Access Charge	As per Distribution Tariff, Appendix "A" of this Bylaw

Energy Market Charge/Refund

The energy portion will be adjusted quarterly to charge or refund the balances in the Energy Deferral Account and the Losses/UFE Deferral Account.

The Energy Deferral Account balance for each hour is calculated as follows:

$$\text{The Energy Deferral} = [(\text{Pool Price} + \text{Trading Charge} - \$0.05509) \times \text{kWh}] - (\text{Spot Purchase})$$

where Spot Purchase is the difference between Pool Price and the fixed price of the secured blocks multiplied by the kWh volume of the blocks on an hourly basis.

The Losses/UFE Deferral Account relates to Losses and Unaccounted-For-Energy (UFE). Losses and UFE make up the difference between the energy measured at the point of receipt at the substations and the point of delivery at the end-use meters.

The following formula is used to calculate the hourly balance in the Losses/UFE Deferral Account.

$$\text{Losses/UFE Deferral} = [(\text{Losses} + \text{UFE}) \times (\text{Pool Price} + \text{Trading Charge})] - [(\$0.0017 \times \text{kWh})]$$

Balancing Pool Flow Through

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

Municipal Consent and Access Fee

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

Minimum Monthly Charge

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

GENERAL SERVICE REGULATED RATE

RATE 63

This tariff is provided in accordance with the Alberta Regulated Default Supply Regulation (A/R 168/2003) and the Alberta Electric Utilities Act, S.A. 2003, c. E-5.1.

Application

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

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

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

Rate

Administration Charge	\$0.2934 per day
Energy Charge	(Pool Price for interval metered sites or Weighted Average Pool Price for non-interval metered sites as defined in A/R 168/2003, plus Pool Trading Charge, plus Margin of \$0.00289) per kWh of all energy including Losses and UFE, plus other charges or refunds as defined in A/R 168/2003.
System Access Charge	As per Distribution Tariff, Appendix "A" of this Bylaw
Distribution Access Charge	As per Distribution Tariff, Appendix "A" of this Bylaw

Balancing Pool Flow Through

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

Municipal Consent and Access Fee

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

Minimum Monthly Charge

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

GENERAL SERVICE REGULATED RATE

RATE 64

This tariff is provided in accordance with the Alberta Regulated Default Supply Regulation (A/R 168/2003) and the Alberta Electric Utilities Act, S.A. 2003, c. E-5.1.

Application

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

Rate

Administration Charge	\$0.2934 per day
Energy Charge	(Pool Price for interval metered sites or Weighted Average Pool Price for non-interval metered sites as defined in A/R 168/2003, plus Pool Trading Charge, plus Margin of \$0.00289) per kWh of all energy including Losses and UFE, plus other charges or refunds as defined in A/R 168/2003
System Access Charge	As per Distribution Tariff, Appendix "A" of this Bylaw
Distribution Access Charge	As per Distribution Tariff, Appendix "A" of this Bylaw

Balancing Pool Flow Through

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

Municipal Consent and Access Fee

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

Minimum Monthly Charge

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

GENERAL SERVICE REGULATED RATE

RATE 78

This tariff is provided in accordance with the Alberta Regulated Default Supply Regulation (A/R 168/2003) and the Alberta Electric Utilities Act, S.A. 2003, c. E-5.1.

Application

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

Rate

Administration Charge	\$0.2934 per day
Energy Charge	(Pool Price for interval metered sites or Weighted Average Pool Price for non-interval metered sites as defined in A/R 168/2003, plus Pool Trading Charge, plus Margin of \$0.00289) per kWh of all energy including Losses and UFE, plus other charges or refunds as defined in A/R 168/2003
System Access Charge	As per Distribution Tariff, Appendix "A" of this Bylaw
Distribution Access Charge	As per Distribution Tariff, Appendix "A" of this Bylaw

Balancing Pool Flow Through

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

Municipal Consent and Access Fee

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

Minimum Monthly Charge

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

Regulated Rate Tariff Fee Schedule

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

1. Connection/Disconnection/Reconnection Fee:

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

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

2. Revoke Disconnection Fee:

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

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

3. Emergency Service Fee:

Applicable Overtime Rates

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

4. Extra Service Trip Fee:

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

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

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

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

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

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

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

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

8. Security Deposit**Situation Specific**

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

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

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

10. Meter Upgrade Fee:

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

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

NOTICE

SCHEDULE FOR

The City of Red Deer's
Organizational Meeting and Regular Meeting of Council
to be held on

Monday October 20, 2003

- | | |
|-----------|---|
| 3:00 P.M. | Topics for Discussion Meeting
(in the Wapiti Room, 2 nd Floor, City Hall) |
| 4:30 P.M. | Organizational Meeting - Council will proceed to
a Closed Meeting to Review
Committee Nominations
(in Council Chambers of City Hall) |
| 6:00 P.M. | Supper Break |
| 7:00 P.M. | Regular Meeting |

Please contact Legislative & Administrative Services
at 342-8132
for further information.

Kelly Kloss
Manager, Legislative & Administrative Services

MEDIA NOTICE

SCHEDULE FOR

The City of Red Deer's
Organizational Meeting and Regular Meeting of Council
to be held on

Monday October 20, 2003

in Council Chambers of City Hall

- | | |
|-----------|---|
| 4:30 P.M. | Organizational Meeting - Council will proceed to a Closed Meeting to Review Committee Nominations |
| 6:00 P.M. | Supper Break |
| 7:00 P.M. | Regular Meeting |

A copy of all committee appointments will be available to the Media following the Organizational Meeting.

Please contact Legislative & Administrative Services
at 342-8132
for further information.

Kelly Kloss
Manager, Legislative & Administrative Services