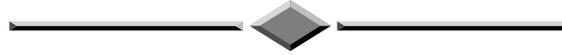




A G E N D A



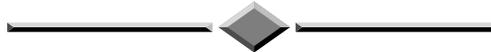
FOR THE *REGULAR MEETING OF RED DEER CITY COUNCIL*

TO BE HELD IN

THE COUNCIL CHAMBERS, CITY HALL

MONDAY, February 8, 2010

COMMENCING AT 3:00 P.M.



- (1) Confirmation of the Minutes of the Regular Council Meeting of Monday, January 25, 2010

- (2) **UNFINISHED BUSINESS**

- (3) **PUBLIC HEARINGS**
 1. Parkland Community Planning Services – *Re: Red Deer Cenotaph - Land Use Bylaw Amendment 3357/A-2010 - To Reflect the Change in Designation by Moving the Red Deer Cenotaph from HS-Historical Significance Overlay District HS-11 to HP - Historical Preservation Overlay HP-16 in the Land Use Bylaw* ..1
(Consideration of Second and Third Readings of the Bylaw)

2. Parkland Community Planning Services – *Re: Land Use Bylaw Amendment 3357/BB-2009 – Direct Control District DC (25) / Southpointe Neighbourhood*
(Consideration of Second & Third Readings of the Bylaw) ..7
- (4) **REPORTS**
1. Red Deer and District FCSS Program Coordinator – *Re: 2009 FCSS Funding Model and 2010 FCSS Funding Implementation – Priority Setting Process* ..41
 2. Environmental Initiatives Coordinator – *Re: Environmental Advisory Committee Resolution – Urge the Alberta Government to Reduce Reliance on Non-Renewable Energy* ..71
 3. Environmental Services Manager – *Re: Utility Bylaw Changes – Amendment to Schedule “D”, Section 5.6 – Utility Bylaw Amendment 3215/B-2010* ..74
(Consideration of Three Readings of the Bylaw)
 4. Recreation, Parks & Culture Manager – *Re: Redirection of 2010 \$1M Curling Centre Capital Funding* ..80
 5. Inspections and Licensing and Parkland Community Planning Services – *Re: Land Use Bylaw Amendment 3357/C-2010 – Amendment to Bylaw Offences Penalties – Section 9.2 of the Land Use Bylaw* ..83
(Consideration of First Reading of the Bylaw)
 6. Parkland Community Planning Services – *Re: Land Use Bylaw Amendment 3357/D-2010 – Rezoning of Approximately 2.0 ac of Land from A1 Future Urban Development District to R1 Residential (Low Density) District and PS Public Service (Institutional or Government) District / Clearview North Phase 2C / Anders East Developments* ..93
(Consideration of First Reading of the Bylaw)

(5) **CORRESPONDENCE**

(6) **PETITIONS AND DELEGATIONS**

(7) **NOTICES OF MOTION**

(8) **ADMINISTRATIVE INQUIRIES**

(9) **BYLAWS**

1. **3357/A-2010** - Land Use Bylaw Amendment - *To Reflect the Change in Designation by Moving the Red Deer Cenotaph from HS-11 to HP-16* ..97
(2nd & 3rd Readings) ..1
2. **3357/BB-2009** - Land Use Bylaw Amendment - *Direct Control District DC (25) - Southpointe Neighbourhood* ..99
(2nd & 3rd Readings) ..7
3. **3215/B-2010** - Utility Bylaw Amendment - *Changes to Schedule "D" - Section 5.6* ..122
(3 Readings) ..74
4. **3357/C-2010** - Land Use Bylaw Amendment - *Amendment to Bylaw Offences Penalties - Section 9.2 of the Land Use Bylaw* ..123
(1st Reading) ..83
5. **3357/D-2010** - Land Use Bylaw Amendment - *Rezoning of Approximately 2.0 acres of Land from A1 Future Urban Development District to R1 Residential (Low Density) District and PS Public Service (Institutional or Government) District / Clearview North Phase 2C / Anders East Developments* ..124
(1st Reading) ..93

(10) **COMMITTEE OF THE WHOLE**

1. Human Resources Manager – Re: Human Resources Matters

Public Hearings Item No. 1



DATE: February 1, 2010
TO: City Council
FROM: Elaine Vincent, Legislative & Administrative Services Manager
SUBJECT: Land Use Bylaw Amendment 3357/A-2010
Change in Designation of Red Deer Cenotaph
From HS-11 (Historical Significance Overlay District) to
HP-16 (Historical Preservation Overlay) District

History:

Land Use Bylaw Amendment 3357/A-2010 was presented to Council at the Monday, January 11, 2010 Regular Council Meeting and received first reading.

Land Use Bylaw Amendment 3357/A-2010 reflects the change in designation of the Red Deer Cenotaph HS-11 to HP-16.

Public Consultation Process:

A Public Hearing has been advertised for the above noted bylaw to be held Monday, February 8, 2010. Advertisements were placed in the Red Deer Advocate on January 22, 2010 and January 29, 2010.

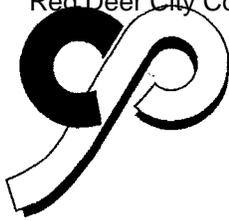
Recommendation:

That Council consider:

- 1) Second and Third readings of Land Use Bylaw Amendment 3357/A-2010



Elaine Vincent
Manager



**PARKLAND
COMMUNITY
PLANNING
SERVICES**

Originally
Presented to
Council on Monday,
January 11, 2010

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

DATE: December 31, 2009

TO: Elaine Vincent, Legislative and Administrative Services Manager

FROM: Tara Lodewyk, Planner

RE: 1) Designation of the Red Deer Cenotaph, 4900 Block Ross Street, as a Municipal Historic Resources under the *Alberta Historical Resources Act* Bylaw 3442/2010

2) Land Use Bylaw Amendment 3357/A-2010

Background

City Council passed a motion on July 27, 2009 directing administration to proceed with designating the Red Deer Cenotaph a Municipal Historic Resource under the *Alberta Historical Resources Act*.

On September 21, 2009 City Council authorized a Notice of Intent to designate the Red Deer Cenotaph a Municipal Historic Resource. The Notice was served to the owners on October 23, 2009. An advertisement was placed in the *Red Deer Advocate* advising the public of the Notice of Intent to designate. The City has not received any objections to the designation of Red Deer Cenotaph as a Municipal Historic Resource.

Under the *Alberta Historical Resources Act*, after 60 days has passed and prior to 120 days from the date of serving the Notice of Intent to designate a Municipal Historic Resource, Council can then pass a bylaw to designate the site. The 60 day waiting period expired on December 22, 2009.

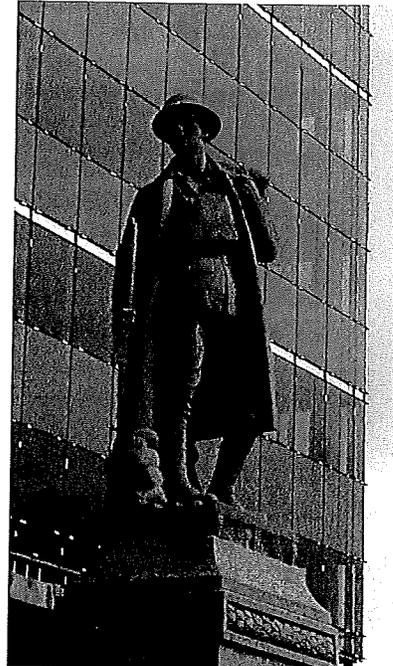
A designation bylaw and corresponding *Land Use Bylaw* amendment are proposed for Council's approval.

Process

Since the passing of the Notice of Intent, PCPS has updated and reformatted the Statement of Significance (SOS) for the Red Deer Cenotaph that was completed as part of *The City of Red Deer Historic Site Inventory Project* in 2009. The updated SOS is attached.

The SOS will be used by PCPS in evaluating any changes to the site and will also be submitted to the Provincial Registrar for placement on the Alberta and Canadian Registers of Historic Places (<https://hermis.alberta.ca/ARHP/>). Listing on the register is the final step that allows access to available funding programs from the provincial and federal governments. Places listed on the register must meet criteria of significance and integrity as determined by the province.

Under the Act, the designation bylaw must be registered on the title of the designated property. The Cenotaph is unique in that it is located in a road right of way; therefore, there is no separate



Bylaws to Designate the Red Deer Cenotaph as Municipal Historic Resource
Page 2 of 2

legal title and legal description to register the caveat. The City identified the creation of a park around the Cenotaph as a priority in the *Greater Downtown Action Plan* with completion expected in 2010. Although the Cenotaph designation is a separate initiative from the park, the road closure, rezoning, and subdivision process is linked. As part of the park development process a portion of the road right of way will need to be closed and two separate parcels subdivided; one for the park and one for the Cenotaph. At this time, the caveat will be registered on the new parcel title for the Cenotaph. The designation bylaw refers to a plan of survey being completed to determine the legal location.

Bylaws

Two separate bylaws are proposed:

1) Designation Bylaw 3442/2010

Bylaw 3442/2010 designates the Red Deer Cenotaph as a Municipal Historic Resource under the *Alberta Historical Resources Act*. This bylaw will be registered on the approximately 2m² parcel where the Cenotaph is situated. This should be created by spring of 2010.

2) Land Use Bylaw Amendment 3357/A-2010

Currently, the Cenotaph is listed as number eleven in the HS-Historical Significance Overlay District in the *Land Use Bylaw*. HS-11 is Red Deer's own local level of designation and is a lower level of protection than the Municipal Historic Resource designation. Sites that are designated as Municipal Historic Resources are listed in the HP-Historical Preservation Overlay in the *Land Use Bylaw*. *Land Use Bylaw Amendment 3357/A-2010* reflects the change in designation by moving the Red Deer Cenotaph from HS-11 to HP-16.

Recommendation

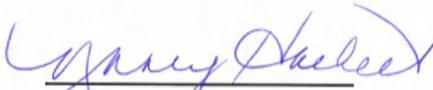
That City Council pass Bylaw 3442/2010 to designate the Red Deer Cenotaph, 4900 Block of Ross Street as a Municipal Historic Resource under the *Alberta Historical Resources Act*.

That City Council proceed with first reading of *Land Use Bylaw* amendment 3357/A-2010.

Sincerely,



Tara Lodewyk ACP, MCIP
Planner



Nancy Hackett ACP, MCIP
City Planning Manager

cc. Janet Pennington

Red Deer Cenotaph**4900 Block, 50 Street****Description of Historic Place**

The Red Deer Cenotaph is a war memorial on an approximately 2 square metre parcel of land on Ross (50th) Street. The Cenotaph is comprised of an Indiana limestone sculpture of a soldier surmounting a large Tyndall limestone pedestal. It is the official community war memorial for the city of Red Deer.

Heritage Value

The heritage value of the Red Deer Cenotaph lies in its status as an early and excellent example of the work of sculptor Major Frank H. Norbury and as a landmark memorial dedicated to those from Red Deer and District who had served and those who lost their lives in the First World War, Second World War and the Korean Conflict.

The Red Deer Cenotaph is one of the earliest and best known works of Major Frank H. Norbury, a skilled sculptor, decorated veteran, and major contributor to artistic culture in Alberta. Born in Liverpool in 1871, Norbury trained as a stonemason and worked on many buildings in his home city as a young man. Norbury emigrated to Canada after serving in the First World War, settling in Edmonton. A prominent artist, he served as President of the Edmonton Art Club, was a member of the Alberta Society of Artists, and wrote for the Edmonton Journal as their art critic for two decades.

Norbury received his first major commission in Canada from the War Memorial Committee of the Red Deer and District Memorial Fund in 1922. Norbury was commissioned to sculpt the figure of a soldier to commemorate the men and women from central Alberta who served in the First World War. The sculpture is an accurate representation of the dress kit of a Canadian soldier during the First World War. The soldier has been deftly carved to evoke a sense of suppleness and motion. The soldier's face emanates both weariness and a resolution of purpose, while his body twists westwards in a symbolic motion away from the ravages of European battlefields and towards home and peace.

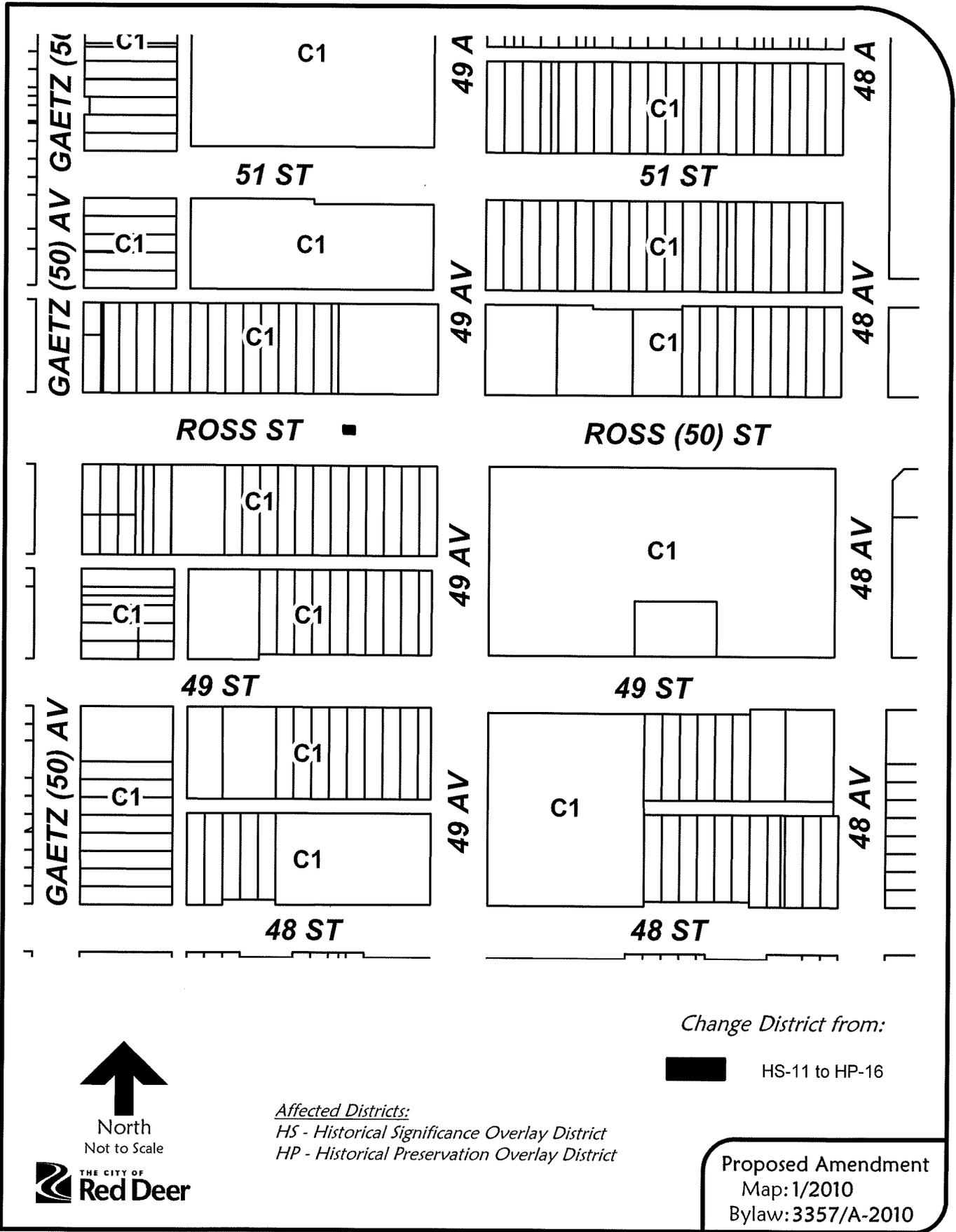
The Red Deer Cenotaph is also valued for its status as Red Deer's official community war memorial. Norbury's statue is comprised of Indiana limestone and mounted on a Tyndall limestone base designed by local architect C.A. Julian Sharman and executed by Lachlan MacLean of MacLean Granite. The statue deliberately faces the location of the C.P.R. station where most of the soldiers departed for the battlefield. The Cenotaph was intentionally placed here on one of Red Deer's busiest streets to be a constant reminder of the sacrifices of the war veterans. This poignant memorial to Red Deer and District servicemen and women was formally unveiled September 15, 1922 by Lord Byng of Vimy, Governor General of Canada. A copper tube containing two scrolls was placed inside the Cenotaph base, one inscribed with the names of those who served during the war and the other with the names of those who had lost their lives in the conflict. The parchment scrolls were made by A.B. Mitchell, designer of Red Deer's city crest. The Cenotaph was rededicated in 1949 to include those who served during the Second World War. Another plaque was added in 1988 in memory of those who served and died during the Korean conflict.

Character-defining Elements

The heritage value of the Red Deer Cenotaph resides in the following character-defining elements:

- those elements reflecting its association with Frank H. Norbury, such as the Indiana limestone sculpture of the Unknown Soldier;
- the large Tyndall limestone base;
- those elements reflecting its status as a war memorial commemorating those who served from Red Deer and District, such as its westward orientation on its original location and the plaques commemorating the two world wars and the Korean Conflict; and
- copper tube with two scrolls inside the base.

Proposed Amendment to Land Use Bylaw 3357/2006



North
Not to Scale



Affected Districts:
 HS - Historical Significance Overlay District
 HP - Historical Preservation Overlay District

Change District from:

HS-11 to HP-16

Proposed Amendment
 Map: 1/2010
 Bylaw: 3357/A-2010

DATE: February 9, 2010

TO: Tara Lodewyk, Parkland Community Planning Services
Nancy Hackett, City Planning Manager
Tony Lindhout, Assistant City Planning Manager

FROM: Frieda McDougall, Deputy City Clerk

SUBJECT: Land Use Bylaw Amendment 3357/A-2010
Change in Designation of the Red Deer Cenotaph from HS-11 to HP-16

Reference Report:

Legislative & Administrative Services Manager, dated February 1, 2010
Parkland Community Planning Services, dated December 31, 2010

Bylaw Readings:

At the Monday, February 8, 2010 Regular Council Meeting Land Use Bylaw Amendment 3357/A-2010 received second and third readings. A copy of the Bylaw is attached.

Report Back to Council: No

Comments/Further Action:

Land Use Bylaw Amendment 3357/A-2010 reflects the change in designation of the Red Deer Cenotaph HS-11 to HP-16.



Frieda McDougall
Deputy City Clerk
/Attach.

- | | |
|----------------------------------|-------------------------------------|
| c: Development Services Director | Inspections & Licensing Manager |
| Corporate Services Director | Inspections & Licensing Supervisor |
| Community Services Director | Land & Economic Development Manager |
| Engineering Services Manager | IT Services – GIS Section |
| Financial Services Manager | LAS File |
| Assessment and Taxation Manager | |

**3357/A-2010 Land Use Bylaw Amendment
Red Deer Cenotaph**

DESCRIPTION: Change in designation by moving the Red Deer Cenotaph from HS-11 to HP-16.

FIRST READING: January 11, 2010

FIRST PUBLICATION: January 29, 2010

SECOND PUBLICATION: February 5, 2010

PUBLIC HEARING & SECOND READING: February 8, 2010

THIRD READING: FEB 8, 2010

LETTERS REQUIRED TO PROPERTY OWNERS: YES NO

DEPOSIT: YES \$ _____ NO

COST OF ADVERTISING RESPONSIBILITY OF: City of Red Deer

ACTUAL COST OF ADVERTISING:

\$ _____ X 2 **TOTAL:** \$ _____

MAP PREPARATION: \$ _____

TOTAL COST: \$ _____

LESS DEPOSIT RECEIVED: \$ _____

AMOUNT OWING / (REFUND): \$ _____

INVOICE NO.: _____

BATCH NO.: _____

(Advertising Revenue to 180.5901)

**Land Use Amendment Bylaw 3357/A-2010
Change in designation of the Red Deer Cenotaph
4900 Block Ross Street, Red Deer, Alberta**

City Council proposes to pass Land Use Bylaw Amendment 3357/A-2010, which provides for an amendment to the Land Use Bylaw for the change in designation of the Red Deer Cenotaph. Currently, the Cenotaph is listed in the HS – Historical Significance Overlay District in the Land Use Bylaw. The amendment reflects the change in designation by moving the Red Deer Cenotaph from HS-11 to HP-16 (Historical Preservation Overlay). The Red Deer Cenotaph is located at 4900 Block Ross Street, Red Deer, Alberta.

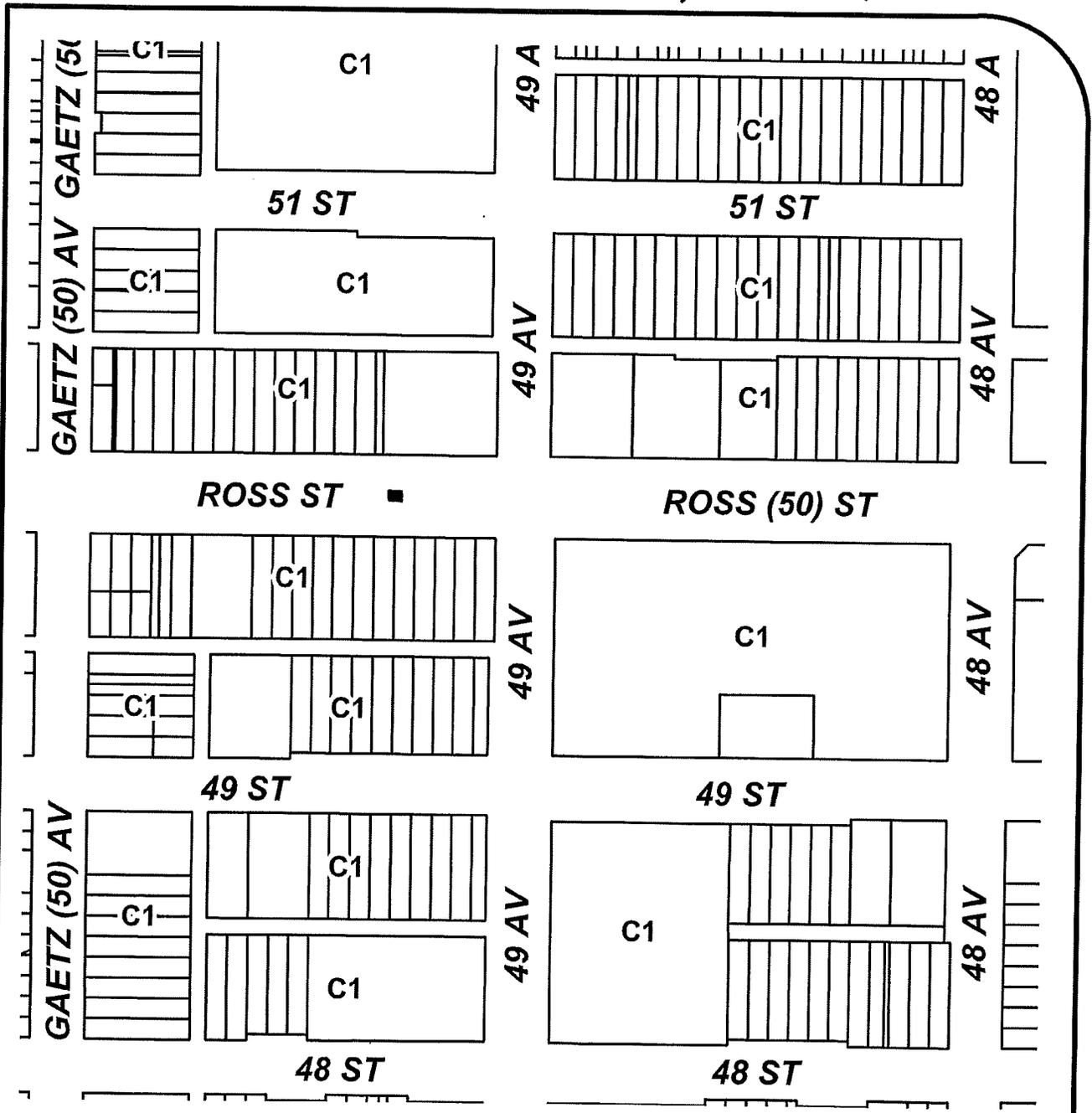
Insert Map (DM#915452)

The proposed bylaw may be inspected at Legislative & Administrative Services, 2nd Floor City Hall during regular office hours or for more details, contact Parkland Community Planning Services at 403-343-3394.

City Council will hear from any person claiming to be affected by the proposed bylaw at a Public Hearing on **Monday, February 8, 2010** at 6:00 p.m. in Council Chambers, 2nd Floor at City Hall. If you want your letter or petition included on the Council agenda you must submit it to the Manager, Legislative & Administrative Services by **Tuesday, February 2, 2010**. Otherwise, you may submit your letter or petition at the Council meeting or you can simply tell Council your views at the Public Hearing. Council's Procedure Bylaw indicates that each presentation is limited to 10 minutes. Any submission will be public information. If you have any questions regarding the use of this information please contact the Manager, Legislative & Administrative Services at 403-342-8132.

(Publication Dates: January 22, 2010 and January 29, 2010)

Proposed Amendment to Land Use Bylaw 3357/2006



Change District from:

 HS-11 to HP-16



North
Not to Scale



Affected Districts:

HS - Historical Significance Overlay District

HP - Historical Preservation Overlay District

Proposed Amendment

Map: 1/2010

Bylaw: 3357/A-2010

Letter:

916262

Map:

915452

January 12, 2010

«Prime_Owner_Name»

«Owner_Address_1»

«Owner_Address_2»

Dear Sir/Madam:

**Re: Land Use Bylaw Amendment 3357/A-2010
Change in designation of the Red Deer Cenotaph**

Red Deer City Council proposes to pass Land Use Bylaw Amendment 3357/A-2010 which provides for an amendment to the Land Use Bylaw for the change in designation of the Red Deer Cenotaph under the *Alberta Historical Resources Act*. The Land Use Bylaw Amendment reflects the change in designation by moving the Red Deer Cenotaph from HS-11 (Historical Significance Overlay District) to HP-16 (Historical Preservation Overlay). The Red Deer Cenotaph is located at 4900 Block Ross Street, Red Deer, Alberta.

As a property owner in the area of proposed changes you have an opportunity to ask questions about the intended use and to let Council know your views. The proposed Bylaw may be inspected at Legislative & Administrative Services, 2nd Floor City Hall. For more details contact the city planners at Parkland Community Planning Services at 403.343.3394.

City Council will hear from any person claiming to be affected by the proposed bylaw at a Public Hearing on Monday, February 8, 2010 at 6 p.m. in Council Chambers, 2nd floor City Hall. If you would like a letter or petition included on the Council agenda it must be submitted to our office by Tuesday, February 2, 2010. You may also submit your letter or petition at the Public Hearing, or you can simply tell Council your views at the Public Hearing. Council's Procedure Bylaw indicates that each presentation is limited to 10 minutes and any submission will be public information. If you have any questions regarding the use of this information, please contact Legislative & Administrative Services at 403.342.8132.

Yours truly,



Elaine Vincent
Legislative & Administrative Services Manager
Attachment



 Export Data To Excel

**Parcels Touching The Buffer Zone
100 Meters Around**

Address	Prime Owner Name	Owner Address 1	Owner Address 2	Owner Address 3	Owner Address 4
9 4940 51 ST	644771 B C LTD	3922 PINE STREET	BURNABY, BC V5G 1Z2		

8 4940 51 ST	644771 B C LTD	3922 PINE STREET	BURNABY, BC V5G 1Z2		
7 4940 51 ST	644771 B C LTD	3922 PINE STREET	BURNABY, BC V5G 1Z2		
6 4940 51 ST	644771 B C LTD	3922 PINE STREET	BURNABY, BC V5G 1Z2		
5 4940 51 ST	644771 B C LTD	3922 PINE STREET	BURNABY, BC V5G 1Z2		
4 4940 51 ST	644771 B C LTD	3922 PINE STREET	BURNABY, BC V5G 1Z2		
3 4940 51 ST	644771 B C LTD	3922 PINE STREET	BURNABY, BC V5G 1Z2		
2 4940 51 ST	644771 B C LTD	3922 PINE STREET	BURNABY, BC V5G 1Z2		
1 4940 51 ST	644771 B C LTD	3922 PINE STREET	BURNABY, BC V5G 1Z2		
4940 51 ST	644771 B C LTD	3922 PINE STREET	BURNABY, BC V5G 1Z2		
LO 4938 51 ST	644771 B C LTD	3922 PINE STREET	BURNABY, BC V5G 1Z2		
4938 51 ST	644771 B C LTD	3922 PINE STREET	BURNABY, BC V5G 1Z2		
4936 51 ST	644771 B C LTD	3922 PINE STREET	BURNABY, BC V5G 1Z2		
9 4935 51 ST	573985 ALBERTA LTD	C/O STANLEY SCHALK	RR 3	RED DEER, AB T4N 5E3	
8 4935 51 ST	573985 ALBERTA LTD	C/O STANLEY SCHALK	RR 3	RED DEER, AB T4N 5E3	
7 4935 51 ST	573985 ALBERTA LTD	C/O STANLEY SCHALK	RR 3	RED DEER, AB T4N 5E3	
6 4935 51 ST	573985 ALBERTA LTD	C/O STANLEY SCHALK	RR 3	RED DEER, AB T4N 5E3	
5 4935 51 ST	573985 ALBERTA LTD	C/O STANLEY SCHALK	RR 3	RED DEER, AB T4N 5E3	
4 4935 51 ST	573985 ALBERTA LTD	C/O STANLEY SCHALK	RR 3	RED DEER, AB T4N 5E3	
3 4935 51 ST	573985 ALBERTA LTD	C/O STANLEY SCHALK	RR 3	RED DEER, AB T4N 5E3	
2 4935 51 ST	573985 ALBERTA LTD	C/O STANLEY SCHALK	RR 3	RED DEER, AB T4N 5E3	
14 4935 51 ST	573985 ALBERTA LTD	C/O STANLEY SCHALK	RR 3	RED DEER, AB T4N 5E3	
13 4935 51 ST	573985 ALBERTA LTD	C/O STANLEY SCHALK	RR 3	RED DEER, AB T4N 5E3	
12 4935 51 ST	573985 ALBERTA LTD	C/O STANLEY SCHALK	RR 3	RED DEER, AB T4N 5E3	
11 4935	573985 ALBERTA	C/O STANLEY		RED DEER,	

51 ST	LTD	SCHALK	RR 3	AB T4N 5E3	
10 4935 51 ST	573985 ALBERTA LTD	C/O STANLEY SCHALK	RR 3	RED DEER, AB T4N 5E3	
1 4935 51 ST	573985 ALBERTA LTD	C/O STANLEY SCHALK	RR 3	RED DEER, AB T4N 5E3	
4935 51 ST	573985 ALBERTA LTD	C/O STANLEY SCHALK	RR 3	RED DEER, AB T4N 5E3	
4932 51 ST	644771 B C LTD	3922 PINE STREET	BURNABY, BC V5G 1Z2		
UP 4928 51 ST	644771 B C LTD	3922 PINE STREET	BURNABY, BC V5G 1Z2		
4928 51 ST	644771 B C LTD	3922 PINE STREET	BURNABY, BC V5G 1Z2		
4925 51 ST	FIRST RED DEER PLACE LTD	101 4911 51 ST	RED DEER, AB T4N 6V4		
4921 51 ST	FIRST RED DEER PLACE LTD	101 4911 51 ST	RED DEER, AB T4N 6V4		
4920 51 ST	HER MAJESTY THE QUEEN IN RIGHT OF ALBERTA	C/O MINISTER OF INFRASTRUCTURE	17TH FLR COMMERCE PL	10155 102 ST	EDMONTON, AB T5J 4L4
4919 51 ST	FIRST RED DEER PLACE LTD	101 4911 51 ST	RED DEER, AB T4N 6V4		
603 4911 51 ST	FIRST RED DEER PLACE LTD	101 4911 51 ST	RED DEER, AB T4N 6V4		
600 4911 51 ST	FIRST RED DEER PLACE LTD	101 4911 51 ST	RED DEER, AB T4N 6V4		
500 4911 51 ST	FIRST RED DEER PLACE LTD	101 4911 51 ST	RED DEER, AB T4N 6V4		
401 4911 51 ST	FIRST RED DEER PLACE LTD	101 4911 51 ST	RED DEER, AB T4N 6V4		
100 4911 51 ST	FIRST RED DEER PLACE LTD	101 4911 51 ST	RED DEER, AB T4N 6V4		
4911 51 ST	FIRST RED DEER PLACE LTD	101 4911 51 ST	RED DEER, AB T4N 6V4		
3 4840 51 ST	856204 ALBERTA LTD	BOX 159	RED DEER, AB T4N 5E8		
2 4840 51 ST	856204 ALBERTA LTD	BOX 159	RED DEER, AB T4N 5E8		
1 4840 51 ST	856204 ALBERTA LTD	BOX 159	RED DEER, AB T4N 5E8		
4840 51 ST	856204 ALBERTA LTD	BOX 159	RED DEER, AB T4N 5E8		

4831 51 ST	TELUS COMMUNICATIONS INC	ATT: MARIA COSENTINA-FAST	PO BOX 1552	EDMONTON, AB T5J 2N7	
5017 51 AV	SYLVIA MARGARET HAYHOE	4722 43A AVE	RED DEER, AB T4N 3G8		
5002 50 ST	915416 ALBERTA LTD	3722 57 AVE SUITE 222A	RED DEER, AB T4N 4R7		
5001 50 ST	653146 ALBERTA LTD	5001 50 ST	RED DEER, AB T4N 1Y2		
4952 50 ST	FRITZ WOERWAG	C/O MANOR MANAGEMENT LTD.	100 5229 50 AV	RED DEER, AB T4N 4B4	
4950 50 ST	FRITZ WOERWAG	C/O MANOR MANAGEMENT LTD.	100 5229 50 AV	RED DEER, AB T4N 4B4	
UP 4946 50 ST	FRITZ WOERWAG	C/O MANOR MANAGEMENT LTD.	100 5229 50 AV	RED DEER, AB T4N 4B4	
4946 50 ST	FRITZ WOERWAG	C/O MANOR MANAGEMENT LTD.	100 5229 50 AV	RED DEER, AB T4N 4B4	
4943 50 ST	945875 ALBERTA LTD	400 - 4943 50 ST	RED DEER, AB T4N 1Y1		
4942 50 ST	FRITZ WOERWAG (DR)	C/O MANOR MANAGEMENT LTD.	100 5229 50 AV	RED DEER, AB T4N 4B4	
UP 4940 50 ST	JAMES WILLIAM WALLACE	BOX 563	BUCK LAKE, AB T0C 0T0		
LO 4940 50 ST	JAMES WILLIAM WALLACE	BOX 563	BUCK LAKE, AB T0C 0T0		
4940 50 ST	JAMES WILLIAM WALLACE	BOX 563	BUCK LAKE, AB T0C 0T0		
4936 50 ST	HER MAJESTY THE QUEEN (ALBERTA	C/O ALBERTA MUNICIPAL AFFAIRS	17TH FLR COMMERCE PLACE	10155 102 ST	EDMONTON, AB T5J 4L4
4935 50 ST	945875 ALBERTA LTD	400 - 4943 50 ST	RED DEER, AB T4N 1Y1		
UP 4930 50 ST	936851 ALBERTA LTD	4924 50 STREET	RED DEER, AB T4N 1X7		
C 4930 50 ST	936851 ALBERTA LTD	4924 50 STREET	RED DEER, AB T4N 1X7		
B 4930 50 ST	936851 ALBERTA LTD	4924 50 STREET	RED DEER, AB T4N 1X7		
A 4930	936851 ALBERTA	4924 50 STREET	RED DEER,		

50 ST	LTD		AB T4N 1X7		
4930 50 ST					
9 4929 50 ST	SAVANNAH DAIRY INC	C/O SAVANNAH PROPERTIES INC	105 4919 49 ST	RED DEER, AB T4N 1V2	
8 4929 50 ST	SAVANNAH DAIRY INC	C/O SAVANNAH PROPERTIES INC	105 4919 49 ST	RED DEER, AB T4N 1V2	
7 4929 50 ST	SAVANNAH DAIRY INC	C/O SAVANNAH PROPERTIES INC	105 4919 49 ST	RED DEER, AB T4N 1V2	
6 4929 50 ST	SAVANNAH DAIRY INC	C/O SAVANNAH PROPERTIES INC	105 4919 49 ST	RED DEER, AB T4N 1V2	
5 4929 50 ST	SAVANNAH DAIRY INC	C/O SAVANNAH PROPERTIES INC	105 4919 49 ST	RED DEER, AB T4N 1V2	
4B 4929 50 ST	SAVANNAH DAIRY INC	C/O SAVANNAH PROPERTIES INC	105 4919 49 ST	RED DEER, AB T4N 1V2	
4A 4929 50 ST	SAVANNAH DAIRY INC	C/O SAVANNAH PROPERTIES INC	105 4919 49 ST	RED DEER, AB T4N 1V2	
3 4929 50 ST	SAVANNAH DAIRY INC	C/O SAVANNAH PROPERTIES INC	105 4919 49 ST	RED DEER, AB T4N 1V2	
210 4929 50 ST	SAVANNAH DAIRY INC	C/O SAVANNAH PROPERTIES INC	105 4919 49 ST	RED DEER, AB T4N 1V2	
208 4929 50 ST	SAVANNAH DAIRY INC	C/O SAVANNAH PROPERTIES INC	105 4919 49 ST	RED DEER, AB T4N 1V2	
207 4929 50 ST	SAVANNAH DAIRY INC	C/O SAVANNAH PROPERTIES INC	105 4919 49 ST	RED DEER, AB T4N 1V2	
206 4929 50 ST	SAVANNAH DAIRY INC	C/O SAVANNAH PROPERTIES INC	105 4919 49 ST	RED DEER, AB T4N 1V2	
205 4929 50 ST	SAVANNAH DAIRY INC	C/O SAVANNAH PROPERTIES INC	105 4919 49 ST	RED DEER, AB T4N 1V2	
204 4929 50 ST	SAVANNAH DAIRY INC	C/O SAVANNAH PROPERTIES INC	105 4919 49 ST	RED DEER, AB T4N 1V2	
203 4929 50 ST	SAVANNAH DAIRY INC	C/O SAVANNAH PROPERTIES INC	105 4919 49 ST	RED DEER, AB T4N 1V2	
201 4929 50 ST	SAVANNAH DAIRY INC	C/O SAVANNAH PROPERTIES INC	105 4919 49 ST	RED DEER, AB T4N 1V2	
2 4929 50 ST	SAVANNAH DAIRY INC	C/O SAVANNAH PROPERTIES INC	105 4919 49 ST	RED DEER, AB T4N 1V2	
112	SAVANNAH DAIRY	C/O SAVANNAH	105 4919 49	RED DEER,	

4929 50 ST	INC	PROPERTIES INC	ST	AB T4N 1V2	
111 4929 50 ST	SAVANNAH DAIRY INC	C/O SAVANNAH PROPERTIES INC	105 4919 49 ST	RED DEER, AB T4N 1V2	
110 4929 50 ST	SAVANNAH DAIRY INC	C/O SAVANNAH PROPERTIES INC	105 4919 49 ST	RED DEER, AB T4N 1V2	
107 4929 50 ST	SAVANNAH DAIRY INC	C/O SAVANNAH PROPERTIES INC	105 4919 49 ST	RED DEER, AB T4N 1V2	
106 4929 50 ST	SAVANNAH DAIRY INC	C/O SAVANNAH PROPERTIES INC	105 4919 49 ST	RED DEER, AB T4N 1V2	
105 4929 50 ST	SAVANNAH DAIRY INC	C/O SAVANNAH PROPERTIES INC	105 4919 49 ST	RED DEER, AB T4N 1V2	
104 4929 50 ST	SAVANNAH DAIRY INC	C/O SAVANNAH PROPERTIES INC	105 4919 49 ST	RED DEER, AB T4N 1V2	
103 4929 50 ST	SAVANNAH DAIRY INC	C/O SAVANNAH PROPERTIES INC	105 4919 49 ST	RED DEER, AB T4N 1V2	
102 4929 50 ST	SAVANNAH DAIRY INC	C/O SAVANNAH PROPERTIES INC	105 4919 49 ST	RED DEER, AB T4N 1V2	
101 4929 50 ST	SAVANNAH DAIRY INC	C/O SAVANNAH PROPERTIES INC	105 4919 49 ST	RED DEER, AB T4N 1V2	
1 4929 50 ST	SAVANNAH DAIRY INC	C/O SAVANNAH PROPERTIES INC	105 4919 49 ST	RED DEER, AB T4N 1V2	
4929 50 ST	SAVANNAH DAIRY INC	C/O SAVANNAH PROPERTIES INC	105 4919 49 ST	RED DEER, AB T4N 1V2	
4928 50 ST	936851 ALBERTA LTD	4924 50 STREET	RED DEER, AB T4N 1X7		
206 4926 50 ST	936851 ALBERTA LTD	4924 50 STREET	RED DEER, AB T4N 1X7		
205 4926 50 ST	936851 ALBERTA LTD	4924 50 STREET	RED DEER, AB T4N 1X7		
204 4926 50 ST	936851 ALBERTA LTD	4924 50 STREET	RED DEER, AB T4N 1X7		
203 4926 50 ST	936851 ALBERTA LTD	4924 50 STREET	RED DEER, AB T4N 1X7		
202	936851 ALBERTA		RED DEER,		

4926 50 ST	LTD	4924 50 STREET	AB T4N 1X7		
201 4926 50 ST	936851 ALBERTA LTD	4924 50 STREET	RED DEER, AB T4N 1X7		
UP2 4925 50 ST	TANZANITE HOLDINGS LTD	4913 50 AVE	RED DEER, AB T4N 4A6		
UP1 4925 50 ST	TANZANITE HOLDINGS LTD	4913 50 AVE	RED DEER, AB T4N 4A6		
BMT 4925 50 ST	TANZANITE HOLDINGS LTD	4913 50 AVE	RED DEER, AB T4N 4A6		
4925 50 ST	TANZANITE HOLDINGS LTD	4913 50 AVE	RED DEER, AB T4N 4A6		
4924 50 ST	936851 ALBERTA LTD	4924 50 STREET	RED DEER, AB T4N 1X7		
4919 50 ST	871454 ALBERTA LTD	4919 50 ST	RED DEER, AB T4N 1X8		
B1 4916 50 ST	JOHN HOWARD SOCIETY OF RED DEER	4916 50 STREET	RED DEER, AB T4N 1X7		
201 4916 50 ST	JOHN HOWARD SOCIETY OF RED DEER	4916 50 STREET	RED DEER, AB T4N 1X7		
105 4916 50 ST	JOHN HOWARD SOCIETY OF RED DEER	4916 50 STREET	RED DEER, AB T4N 1X7		
104 4916 50 ST	JOHN HOWARD SOCIETY OF RED DEER	4916 50 STREET	RED DEER, AB T4N 1X7		
103 4916 50 ST	JOHN HOWARD SOCIETY OF RED DEER	4916 50 STREET	RED DEER, AB T4N 1X7		
102 4916 50 ST	JOHN HOWARD SOCIETY OF RED DEER	4916 50 STREET	RED DEER, AB T4N 1X7		
101 4916 50 ST	JOHN HOWARD SOCIETY OF RED DEER	4916 50 STREET	RED DEER, AB T4N 1X7		
100 4916 50 ST	JOHN HOWARD SOCIETY OF RED DEER	4916 50 STREET	RED DEER, AB T4N 1X7		
4916 50 ST	JOHN HOWARD SOCIETY OF RED DEER	4916 50 STREET	RED DEER, AB T4N 1X7		
4909 50	HER MAJESTY THE	C/O PUBLIC	1000-9700	EDMONTON,	

ST	QUEEN IN RIGHT OF CANADA	WORKS CANADA	JASPER AVE	AB T5J 4E2	
4900 50 ST	RD EXECUTIVE PLACE LTD	1 - 5100 LAKESHORE DR	SYLVAN LAKE, AB T4S 2L7		
9 4836 50 ST	1311374 ALBERTA LTD	101 4836 50 ST	RED DEER, AB T4N 1X4		
8 4836 50 ST	OLD COURT HOUSE PROFESSIONAL CENTRE LTD	202 4836 50 ST	RED DEER, AB T4N 1X4		
3 4836 50 ST	OLD COURT HOUSE PROFESSIONAL CENTRE LTD	202 4836 50 ST	RED DEER, AB T4N 1X4		
213 4836 50 ST	OLD COURT HOUSE PROFESSIONAL CENTRE LTD	202 4836 50 ST	RED DEER, AB T4N 1X4		
212 4836 50 ST	OLD COURT HOUSE PROFESSIONAL CENTRE LTD	202 4836 50 ST	RED DEER, AB T4N 1X4		
211 4836 50 ST	OLD COURT HOUSE PROFESSIONAL CENTRE LTD	202 4836 50 ST	RED DEER, AB T4N 1X4		
210 4836 50 ST	OLD COURT HOUSE PROFESSIONAL CENTRE LTD	202 4836 50 ST	RED DEER, AB T4N 1X4		
209 4836 50 ST	OLD COURT HOUSE PROFESSIONAL CENTRE LTD	202 4836 50 ST	RED DEER, AB T4N 1X4		
208 4836 50 ST	OLD COURT HOUSE PROFESSIONAL CENTRE LTD	202 4836 50 ST	RED DEER, AB T4N 1X4		
207 4836 50 ST	OLD COURT HOUSE PROFESSIONAL CENTRE LTD	202 4836 50 ST	RED DEER, AB T4N 1X4		
205 4836 50 ST	OLD COURT HOUSE PROFESSIONAL CENTRE LTD	202 4836 50 ST	RED DEER, AB T4N 1X4		
202 4836 50	RESERVE FUND	202 4836 50 ST	RED DEER,		

ST	PLANNERS LTD		AB T4N 1X4		
200 4836 50 ST	OLD COURT HOUSE PROFESSIONAL CENTRE LTD	202 4836 50 ST	RED DEER, AB T4N 1X4		
13 4836 50 ST	OLD COURT HOUSE PROFESSIONAL CENTRE LTD	202 4836 50 ST	RED DEER, AB T4N 1X4		
12 4836 50 ST	OLD COURT HOUSE PROFESSIONAL CENTRE LTD	202 4836 50 ST	RED DEER, AB T4N 1X4		
11 4836 50 ST	OLD COURT HOUSE PROFESSIONAL CENTRE LTD	202 4836 50 ST	RED DEER, AB T4N 1X4		
108 4836 50 ST	OLD COURT HOUSE PROFESSIONAL CENTRE LTD	202 4836 50 ST	RED DEER, AB T4N 1X4		
107 4836 50 ST	HOLMCO INVESTMENTS LTD	107 - 4836 50 ST	RED DEER, AB T4N 1X4		
106 4836 50 ST	OLD COURT HOUSE PROFESSIONAL CENTRE LTD	202 4836 50 ST	RED DEER, AB T4N 1X4		
105 4836 50 ST	OLD COURT HOUSE PROFESSIONAL CENTRE LTD	202 4836 50 ST	RED DEER, AB T4N 1X4		
104 4836 50 ST	OLD COURT HOUSE PROFESSIONAL CENTRE LTD	202 4836 50 ST	RED DEER, AB T4N 1X4		
103 4836 50 ST	OLD COURT HOUSE PROFESSIONAL CENTRE LTD	202 4836 50 ST	RED DEER, AB T4N 1X4		
101 4836 50 ST	1311374 ALBERTA LTD	101 4836 50 ST	RED DEER, AB T4N 1X4		
10 4836 50 ST	1311374 ALBERTA LTD	101 4836 50 ST	RED DEER, AB T4N 1X4		
1 4836 50 ST	OLD COURT HOUSE PROFESSIONAL CENTRE LTD	202 4836 50 ST	RED DEER, AB T4N 1X4		

4836 50 ST					
B2 4826 50 ST	DRUGS BY BISHOP LTD	5112 43 AVE	RED DEER, AB T4N 3E2		
B1 4826 50 ST	DRUGS BY BISHOP LTD	5112 43 AVE	RED DEER, AB T4N 3E2		
4826 50 ST	DRUGS BY BISHOP LTD	5112 43 AVE	RED DEER, AB T4N 3E2		
4 5117 50 AV	WEIS WESTERN WEAR (1996) LTD	5115 50 AVE	RED DEER, AB T4N 4B3		
3 5117 50 AV	WEIS WESTERN WEAR (1996) LTD	5115 50 AVE	RED DEER, AB T4N 4B3		
2 5117 50 AV	WEIS WESTERN WEAR (1996) LTD	5115 50 AVE	RED DEER, AB T4N 4B3		
1 5117 50 AV	WEIS WESTERN WEAR (1996) LTD	5115 50 AVE	RED DEER, AB T4N 4B3		
5117 50 AV	WEIS WESTERN WEAR (1996) LTD	5115 50 AVE	RED DEER, AB T4N 4B3		
4 5115 50 AV	WEIS WESTERN WEAR (1996) LTD	5115 50 AVE	RED DEER, AB T4N 4B3		
3 5115 50 AV	WEIS WESTERN WEAR (1996) LTD	5115 50 AVE	RED DEER, AB T4N 4B3		
5115 50 AV	WEIS WESTERN WEAR (1996) LTD	5115 50 AVE	RED DEER, AB T4N 4B3		
5109 50 AV	WEIS WESTERN WEAR (1996) LTD	5115 50 AVE	RED DEER, AB T4N 4B3		
5107 50 AV	WEIS WESTERN WEAR (1996) LTD	5115 50 AVE	RED DEER, AB T4N 4B3		
A 5105 50 AV	WEIS WESTERN WEAR (1996) LTD	5115 50 AVE	RED DEER, AB T4N 4B3		
2 5105 50 AV	WEIS WESTERN WEAR (1996) LTD	5115 50 AVE	RED DEER, AB T4N 4B3		
1 5105 50 AV	WEIS WESTERN WEAR (1996) LTD	5115 50 AVE	RED DEER, AB T4N 4B3		
5105 50 AV	WEIS WESTERN WEAR (1996) LTD	5115 50 AVE	RED DEER, AB T4N 4B3		
5103 50 AV	644771 B C LTD	3922 PINE STREET	BURNABY, BC V5G 1Z2		
6 5101 50 AV	644771 B C LTD	3922 PINE STREET	BURNABY, BC V5G 1Z2		
4 5101 50 AV	644771 B C LTD	3922 PINE STREET	BURNABY, BC V5G 1Z2		
3 5101 50 AV	644771 B C LTD	3922 PINE STREET	BURNABY, BC V5G 1Z2		
2 5101 50 AV	644771 B C LTD	3922 PINE STREET	BURNABY, BC V5G 1Z2		

1 5101 50 AV	644771 B C LTD	3922 PINE STREET	BURNABY, BC V5G 1Z2		
5101 50 AV	644771 B C LTD	3922 PINE STREET	BURNABY, BC V5G 1Z2		
MN 5028 50 AV	SYLVIA MARGARET HAYHOE	4722 43A AVE	RED DEER, AB T4N 3G8		
5028 50 AV	SYLVIA MARGARET HAYHOE	4722 43A AVE	RED DEER, AB T4N 3G8		
5027 50 AV	573985 ALBERTA LTD	C/O STANLEY SCHALK	RR 3	RED DEER, AB T4N 5E3	
5026 50 AV	SYLVIA MARGARET HAYHOE	4722 43A AVE	RED DEER, AB T4N 3G8		
4 5024 50 AV	HARRY MERLE & GEORGINA LAYDEN	5322 45 AVE	RED DEER, AB T4N 3L5		
3 5024 50 AV	HARRY MERLE & GEORGINA LAYDEN	5322 45 AVE	RED DEER, AB T4N 3L5		
2 5024 50 AV	HARRY MERLE & GEORGINA LAYDEN	5322 45 AVE	RED DEER, AB T4N 3L5		
1 5024 50 AV	HARRY MERLE & GEORGINA LAYDEN	5322 45 AVE	RED DEER, AB T4N 3L5		
5024 50 AV	HARRY MERLE & GEORGINA LAYDEN	5322 45 AVE	RED DEER, AB T4N 3L5		
5022 50 AV	HARRY MERLE & GEORGINA LAYDEN	5322 45 AVE	RED DEER, AB T4N 3L5		
B 5020 50 AV	HARRY MERLE & GEORGINA LAYDEN	5322 45 AVE	RED DEER, AB T4N 3L5		
5020 50 AV	HARRY MERLE & GEORGINA LAYDEN	5322 45 AVE	RED DEER, AB T4N 3L5		
2 5018 50 AV	HARRY MERLE & GEORGINA LAYDEN	5322 45 AVE	RED DEER, AB T4N 3L5		
1 5018 50 AV	HARRY MERLE & GEORGINA LAYDEN	5322 45 AVE	RED DEER, AB T4N 3L5		
5018 50 AV	HARRY MERLE & GEORGINA LAYDEN	5322 45 AVE	RED DEER, AB T4N 3L5		

A 5017 50 AV	CITY OF RED DEER	BOX 5008	RED DEER, AB T4N 3T4		
206 5017 50 AV	STANLEY RICHARD SCHALK & 573985 ALBERTA LTD &	CANADIAN MENTAL HEALTH ASSOC	ALBERTA CENTRAL REGION 1991	C O RR 3 LCD 1	RED DEER, AB T4N 5E3
205 5017 50 AV	STANLEY RICHARD SCHALK & 573985 ALBERTA LTD &	CANADIAN MENTAL HEALTH ASSOC	ALBERTA CENTRAL REGION 1991	C O RR 3 LCD 1	RED DEER, AB T4N 5E3
204 5017 50 AV	STANLEY RICHARD SCHALK & 573985 ALBERTA LTD &	CANADIAN MENTAL HEALTH ASSOC	ALBERTA CENTRAL REGION 1991	C O RR 3 LCD 1	RED DEER, AB T4N 5E3
203 5017 50 AV	STANLEY RICHARD SCHALK & 573985 ALBERTA LTD &	CANADIAN MENTAL HEALTH ASSOC	ALBERTA CENTRAL REGION 1991	C O RR 3 LCD 1	RED DEER, AB T4N 5E3
202 5017 50 AV	STANLEY RICHARD SCHALK & 573985 ALBERTA LTD &	CANADIAN MENTAL HEALTH ASSOC	ALBERTA CENTRAL REGION 1991	C O RR 3 LCD 1	RED DEER, AB T4N 5E3
201 5017 50 AV	STANLEY RICHARD SCHALK & 573985 ALBERTA LTD &	CANADIAN MENTAL HEALTH ASSOC	ALBERTA CENTRAL REGION 1991	C O RR 3 LCD 1	RED DEER, AB T4N 5E3
5017 50 AV	STANLEY RICHARD SCHALK & 573985 ALBERTA LTD &	CANADIAN MENTAL HEALTH ASSOC	ALBERTA CENTRAL REGION 1991	C O RR 3 LCD 1	RED DEER, AB T4N 5E3
5014 50 AV	915416 ALBERTA LTD	3722 57 AVE SUITE 222A	RED DEER, AB T4N 4R7		
5009 50 AV	T. MAXWELL BROWN PROF. CORP.	4924 52 STREET	RED DEER, AB T4N 2C8		
5007 50 AV	FRITZ WOERWAG	C/O MANOR MANAGEMENT LTD.	100 5229 50 AV	RED DEER, AB T4N 4B4	
C 5005 50 AV	FRITZ WOERWAG	C/O MANOR MANAGEMENT LTD.	100 5229 50 AV	RED DEER, AB T4N 4B4	
A 5005 50 AV	FRITZ WOERWAG	C/O MANOR MANAGEMENT LTD.	100 5229 50 AV	RED DEER, AB T4N 4B4	
5005 50 AV	FRITZ WOERWAG	C/O MANOR MANAGEMENT LTD.	100 5229 50 AV	RED DEER, AB T4N 4B4	
5003 50	FRITZ WOERWAG	C/O MANOR MANAGEMENT	100 5229 50	RED DEER,	

AV		LTD.	AV	AB T4N 4B4	
5000 50 AV	915416 ALBERTA LTD	3722 57 AVE SUITE 222A	RED DEER, AB T4N 4R7		
UP 4920 50 AV	653146 ALBERTA LTD	5001 50 ST	RED DEER, AB T4N 1Y2		
4920 50 AV	653146 ALBERTA LTD	5001 50 ST	RED DEER, AB T4N 1Y2		
4916 50 AV	653146 ALBERTA LTD	5001 50 ST	RED DEER, AB T4N 1Y2		
4915 50 AV	THAWER PROPERTY INVESTMENTS INC	4913 50 AVE	RED DEER, AB T4N 4A6		
4914 50 AV	653146 ALBERTA LTD	5001 50 ST	RED DEER, AB T4N 1Y2		
4913 50 AV	THAWER PROPERTY INVESTMENTS INC	4913 50 AVE	RED DEER, AB T4N 4A6		
4912 50 AV	653146 ALBERTA LTD	5001 50 ST	RED DEER, AB T4N 1Y2		
4911 50 AV	JACKS MENS WEAR RED DEER LTD	C/O JAMES MING	4TH FLR 4943 50 ST	RED DEER, AB T4N 1Y1	
306 4909 50 AV	JACKS MENS WEAR RED DEER LTD	C/O JAMES MING	4TH FLR 4943 50 ST	RED DEER, AB T4N 1Y1	
4909 50 AV	JACKS MENS WEAR RED DEER LTD	C/O JAMES MING	4TH FLR 4943 50 ST	RED DEER, AB T4N 1Y1	
4907 50 AV	JACKS MENS WEAR RED DEER LTD	C/O JAMES MING	4TH FLR 4943 50 ST	RED DEER, AB T4N 1Y1	
4903 50 AV	BANK OF MONTREAL	CORPORATE REAL ESTATE	55 BLOOR STREET WEST	PO BOX 1417	TORONTO, ON M4W 3N5
4928 49 ST	VIVIAN & WARREN E & ANITA C LEUNG	4717 43 AVE	RED DEER, AB T4N 3C8		
4922 49 ST	VIVIAN & WARREN E & ANITA C LEUNG	4717 43 AVE	RED DEER, AB T4N 3C8		
4908 49 ST	CITY OF RED DEER	BOX 5008	RED DEER, AB T4N 3T4		
5013 49 AV	RED DEER & DISTRICT BUSINESS DEV CORP	5013 49 AVE	RED DEER, AB T4N 3X1		
4996 49	HER MAJESTY THE	C/O PUBLIC	1000-9700	EDMONTON,	

AV	QUEEN IN RIGHT OF CANADA	WORKS CANADA	JASPER AVE	AB T5J 4E2	
4914 48 AV	CITY OF RED DEER	BOX 5008	RED DEER, AB T4N 3T4		
4902 48 AV	CITY OF RED DEER	BOX 5008	RED DEER, AB T4N 3T4		

Public Hearings Item No. 2

DATE: February 1, 2010

TO: City Council

FROM: Elaine Vincent, Legislative & Administrative Services Manager

SUBJECT: Land Use Bylaw Amendment 3357/BB-2009
Direct Control District DC (25) – Southpointe Neighbourhood

History:

At the Monday, December 14, 2009 Council Meeting, Land Use Bylaw Amendment 3357/BB-2009 received first reading.

Land Use Bylaw Amendment 3357/BB-2009 provides for an amendment to the Land Use Bylaw for the rezoning of lands located within the Southpointe Neighbourhood Area Structure Plan (NASP). The amendment proposes that these lands be rezoned to a number of different land uses as established in the NASP including Direct Control District DC (25), Public Service (PS), Parks and Recreation (P1) and Environmental Preservation (A2). The vision for the Southpointe neighbourhood is a mixed use urban village incorporating residential, commercial offices and recreation amenities. Direct Control zoning is being proposed for the commercial and residential areas as outlined in the NASP. Direct Control zoning allows for the establishment of regulations that are specific to this unique area to ensure the vision established in the NASP is achieved.

Public Consultation Process:

Due to an oversight by Administration, the advertising for a Public Hearing to be held on Monday, January 25, 2010 was missed. Key stakeholders were advised of the oversight. The Public Hearing has now been advertised for the above noted bylaw to be held on Monday, February 8, 2010. Advertisements were placed in the Red Deer Advocate on January 22, 2010 and January 29, 2010.

A report from Parkland Community Planning Services is attached outlining proposed amendments to Land Use Bylaw Amendment 3357/BB-2009.

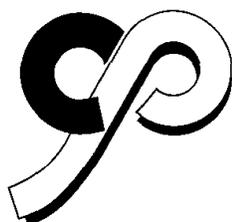
Recommendation:

That following the Public Hearing, Council consider:

- a) Passing a resolution to amend Land Use Bylaw Amendment 3357/BB-2009, and
- b) Giving second and third readings of amended Land Use Bylaw Amendment 3357/BB-2009.



Elaine Vincent
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: January 18, 2010

TO: Elaine Vincent, Legislative Services Manager

FROM: Haley Horvath, Planner

RE: Revisions to Land Use Bylaw Amendment 3357/BB-2009
Direct Control District DC(25) Southpointe Neighbourhood

Background

Bylaw 3357/BB-2009 was given first reading on December 14, 2009. Please reference report by Parkland Community Planning Services, dated December 7, 2009. A few items as outlined below, have resulted in revisions to Land Use Bylaw Amendment 3357/BB-2009 prior to consideration of second and final readings by City Council. These revisions are minor and do not change the intent of the district.

Number of employees permitted in a live-work unit

The DC (25) district, as proposed at first reading, does not allow for any employees other than the owner to work in a Live-Work Unit. The revised bylaw would allow the business to be operated by the resident of the unit and up to two employees (see attached Bylaw No. 3357/BB-2009). Allowing the resident to utilize employees is one of the elements that make a Live-Work unit different from a home occupation. Two employees seemed like a reasonable maximum given the small business uses envisioned for the Live-Work Units. For example, if a doctor were to utilize a Live-Work Unit, they would likely require at least one staff person to receive the clients and perform administrative duties. They may also employ a nurse or another doctor as part of the operation.

Parking requirements for live-work units

In consultation with the City of Red Deer Inspections and Licensing Department, some concerns did arise regarding the number of additional parking stalls required for Live-Work Units. The DC (25) bylaw as proposed at first reading requires one additional parking stall per Live-Work Unit over and above the requirement for the residential component. It was noted that one additional parking stall may not be adequate for some businesses that see a greater number of clients visiting each day. To ensure adequate parking is provided for the units, the revised bylaw gives the Development Authority the ability to increase the number of parking stalls required as they deem necessary for the work component of the unit (see DC (25) Live-Work Unit Regulations (3) (c)).

Outdoor display of goods in a live work unit

The DC (25) district presented at first reading did not specifically state that outdoor storage or display of goods was not permitted for live work units. The amended district attached does state that outside storage or display of any kind shall not be permitted (see DC (25) Live-Work Unit Regulations Section (3) (a) ii).

Revisions to Bylaw Amendment 3357/BB-2009**Page 2**

Home Music Instruction change from permitted to discretionary

Upon further review of the district some concerns did arise with allowing Home Music Instruction as a permitted use. Due to the fact the Live-Work Units are a discretionary use in this district, allowing Home Music Instruction as a permitted use could potentially lead to a situation where a Live-Work Unit and a Home Music Instruction business are operating from the same residence. It was felt that this situation could potentially cause conflict given that the Home Music Instruction business would likely generate some additional traffic. Home occupations which do not generate traffic were left as a permitted use in the district because their impact on surrounding properties is minimal if any at all. To see this change please refer to the Residential Parcels portion of DC (25) under Section (1) (b) iii.

Home music instruction has also been removed from the list of uses under Section (3) Live-Work Unit Regulations of the DC (25) district because it is already listed as a discretionary use in Section (1) (b) under Residential Parcels.

Additional minor changes to DC (25) text**Changes to Residential Regulations Section (5) Setbacks, Table 6 Lot M Setbacks:**

Added words "**Multi-family** minimum 4.5 m (Refer to Appendix 2: Front Yard Concepts)"

This change was made to clarify that this minimum was intended specifically for multi-family buildings as opposed to multi attached buildings which have different minimums.

Changes to Residential Regulations Section (5) Setbacks, Table 1 Lot G Setbacks and Table 3 Lot J Setbacks:

Added "Multi-family minimum 4.5 m (Refer to Appendix 2: Front Yard Concepts)"

Added "Multi attached (to any regularly occupied room): minimum 4.8"

The first change was made to clarify that this minimum was intended specifically for multi-family buildings as opposed to multi attached buildings which have different minimums. The second change specifies a greater minimum setback for the portion of a multi-attached building which is not the entry. This is in keeping with the design outlined in Appendix 2: Front Yard Concepts.

Changes to Residential Section (2) Regulations, (a) Table 1 DC (25) Residential General Regulations:

Added to Floor Area Minimum "Unit in assisted living facility: 23.0m²"

This change was made to ensure that provisions are made for the minimum size of an assisted living facility which is a listed use in the DC (25) district.

Changes to Commercial Section (2) Regulations, Table 1 DC (25) Commercial General Regulations

Added to Floor Area Minimum "Dwelling Units minimum – 55.0 m²".

This change was made to ensure that provisions are made for the minimum size of a dwelling unit in the commercial portion of this district.

Recommendation

That following the public hearing City Council considers second and third reading of the revised Land Use Bylaw Amendment 3357/BB-2009.

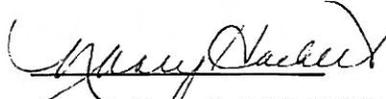
Revisions to Bylaw Amendment 3357/BB-2009

Page 3

Respectfully Submitted,



Haley Horvath, ACP, MCIP
Planner



Nancy Hackett, ACP, MCIP
City Planning Manager

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

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

That Bylaw No. 3357/2006 is hereby amended:

- 1 A new definition is added to section 1.3 as follows:
“Live Work Unit means a dwelling unit where a business other than a permitted home occupation is operated by the resident of the Dwelling Unit **and up to two employees.**”
- 2 A new use added to Table 3.1 Parking Requirements as follows:
“Live Work Unit – 1 additional parking space per unit”
- 3 The “Land Use District Map L11” contained in “Schedule A” of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map 16/2009 attached hereto and forming part of the bylaw.
- 4 New sub-section 8.20.5 “Direct Control District (25)” is added as contained in “Schedule B” attached.

Amendments to DC (25)

Added to Residential Parcels Section (3)(c) “The Development Authority may increase the number of parking stalls required for a Live-Work Unit where deemed necessary for the work component of the unit”.

Added to Residential Parcels Section (3) (a) ii) “Outside storage or display of any kind shall not be permitted.

Removed from Residential Parcels Section (1) (a) “Home music instructor/instruction (two students), subject to section 4.7(10) of the Land Use Bylaw”.

Added to Residential Parcels Section (1) (b) “Home music instructor/instruction (two students), subject to section 4.7(10) of the Land Use Bylaw”.

Removed from Residential Parcels Section (3) (b) (ii) (c) “Home music instructor/instruction (six students), subject to section 4.7(10) of the Land Use Bylaw”.

Added to Residential Regulations Section (5) Setbacks, Table 6 Lot M Setbacks: Added the words “Multi-family” minimum 4.5 m (Refer to Appendix 2: Front Yard Concepts)”.

Added to Residential Regulations Section (5) Setbacks, Table 1 Lot G Setbacks and Table 3 Lot J Setbacks:

REVISED BYLAW

BYLAW NO. 3357/ BB-2009

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

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

That Bylaw No. 3357/2006 is hereby amended:

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 "Live Work Unit – 1 additional parking space per unit"
- 3 The "Land Use District Map L11" contained in "Schedule A" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map 16/2009 attached hereto and forming part of the bylaw.
- 4 New sub-section 8.20.5 "Direct Control District (25)" is added as contained in "Schedule B" attached.

READ A FIRST TIME IN OPEN COUNCIL this 14th day of December 2009.

READ A SECOND TIME IN OPEN COUNCIL this day of 2010.

READ A THIRD TIME IN OPEN COUNCIL this day of 2010.

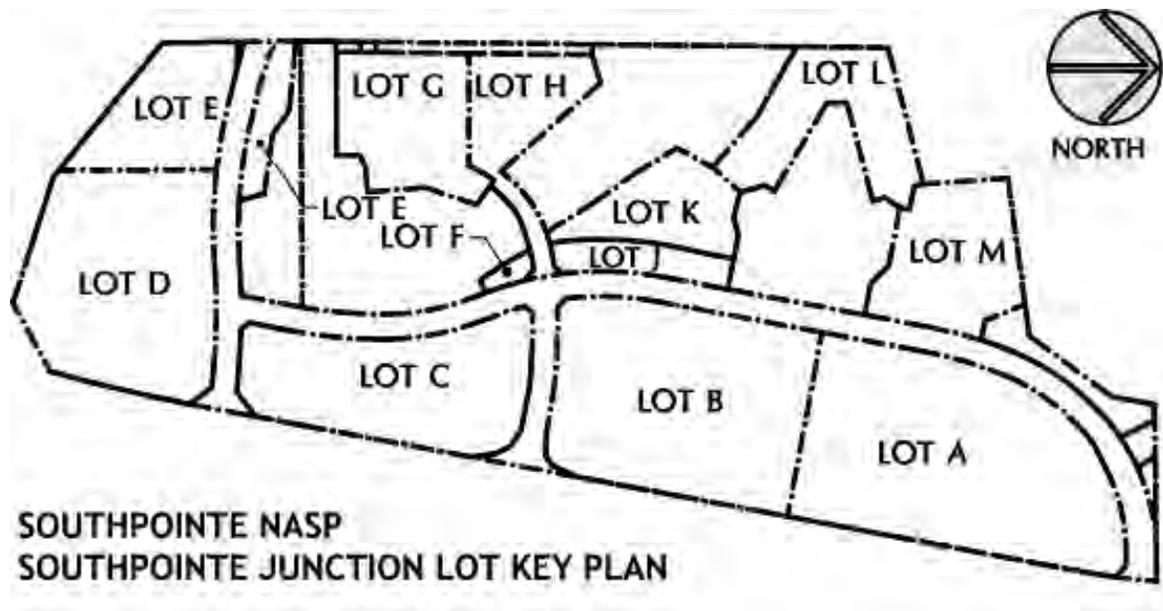
AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2010.

MAYOR

CITY CLERK

BYLAW 3357/BB-2009 - SCHEDULE "B" - REVISED

8.20.5 Direct Control District No. 25 DC(25)



GENERAL

1. The DC-25 district is intended to promote a unique and coherent development concept for the area covered by the Southpointe NASP, with commercial development on Parcels A to F inclusive and residential development on Parcels G to M inclusive.
2. Development in the Southpointe NASP area will be consistent with proper forest management practices and Fire Smart principles as agreed between the City and the developer and as shown in Appendix 1.
3. The power to make decisions with respect to development and use applications within this district is delegated to the Development Authority, subject only to the direction that the provisions of the Southpointe NASP must be considered with respect to any application.

COMMERCIAL PARCELS

General Purpose

The general purpose of the commercial portion of this District is to facilitate development of regional trade centres, which also includes commercial services, dwelling units, and limited amounts of offices as secondary functions, generally to serve The City and the region, as a whole.

(1) DC (25) – Permitted and Discretionary Uses Table Lots A, B, C, D, E and F

(a) Permitted Uses
<ul style="list-style-type: none"> (i) Commercial service facility. (ii) Merchandise sales and/or rental excluding all motor vehicles, machinery and fuel. (iii) Office on the second floor and above¹ (iv) Restaurant – Lots A, B, C, D, E only. (v) Service and repair of permitted goods traded in the DC (25) district, excluding motor vehicles and machinery. (vi) Signs (subject to section 3.3 and 3.4 of the Land Use Bylaw). <ul style="list-style-type: none"> (a) Awnings & canopy signs. (b) Fascia signs. (c) Free standings signs (subject to section (C) Signange Regulations. (d) Projecting signs.
(b) Discretionary Uses
<ul style="list-style-type: none"> (i) Above ground storage tanks for motor fuel including propane and used oil – Lots D and E only. (ii) Accessory building or use subject to section 3.5 of the Land Use Bylaw. (iii) Commercial entertainment facility – Lots A, B, C, D, E only. (iv) Commercial recreation facility. (v) Dwelling units above the ground floor (vi) Drinking establishment (adult entertainment prohibited & subject to section 5.7(8)) of the Land Use Bylaw – Lots A, B, C, D, E only (vii) Hotel or Motel – Lots A, B, C, D, E only. (viii) Fuel sales – Lots D and E only. (ix) Parking Lot. (x) Parking Structure. (xi) Restaurant - Lot F only. (xii) Signs (subject to section 3.3 & 3.4 of the Land Use Bylaw) <ul style="list-style-type: none"> (a) Under canopy signs (b) Painted wall signs (c) A-Board Signs - Lots A, B, C, F only. (xiii) Transportation, communication or utility facility. (xiv) Outdoor storage (subject to section 5.7(9) of the Land Use Bylaw) (xv) Outdoor display or sale of goods (subject ot section 5.7(10) of the Land Use Bylaw) (xvi) Service and repair of goods traded in the DC (25) district, excluding motor vehicles and machinery- Lot F only. (xvii) Office on the ground floor¹

¹ Office not to exceed 10% of the gross leasable floor area maximum of the whole shopping centre (Lots A/B, C, D, E and F). Total office not to exceed a maximum of 5914 m² / 63660 ft².

(2) Regulations**(a) Table 1 DC (25) Commercial General Regulations**

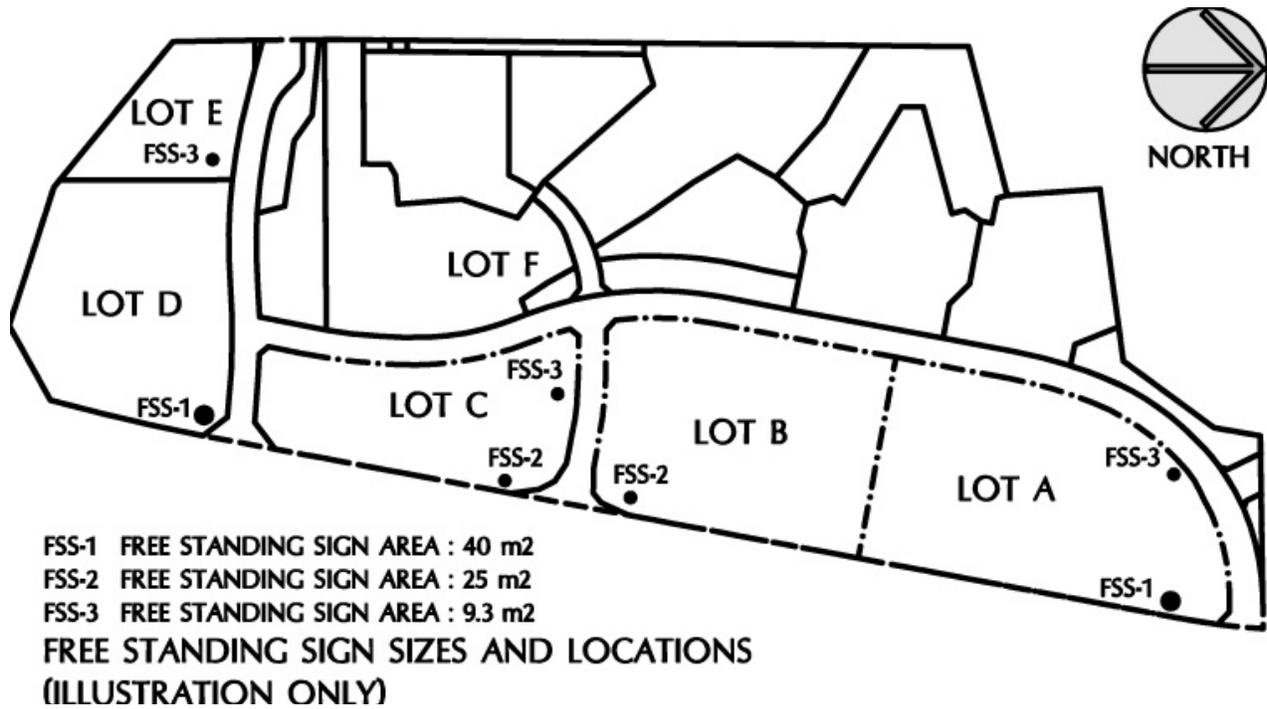
<u>Regulations</u>	<u>Requirements</u>
Floor Area	Shopping centre maximum – gross leaseable floor area shall not exceed one third of site area Dwelling Units minimum – 55.0 m ²
Building Height Maximum	3 storeys – Lots A/B, C, D, E 1 storey, not exceeding 6.0 m – Lot F
Landscaped Area Minimum	15% of site area
Parking	Subject to section 3.1 & 3.2 of the Land Use Bylaw
Loading Spaces Minimum	One opposite each loading door with a minimum of one per building, subject to section 5.7 (3) of the Land Use Bylaw.
Site Area Minimum	0.4 ha – Lots A/B, C, D, E. 0.09 ha – Lot F

(b) The DC (25) District is subject to any applicable commercial regulations listed within section 5.7 of the Land Use Bylaw.

(c) Signage Regulations

- (i)** Freestanding signs to a maximum height of 9.0m may be approved by the Development Authority, subject to the following restrictions:
- a. Two signs of a maximum area of 40m² each may be allowed in locations approved by the Development Authority on the Parcels marked “FSS-1” on Figure 1.
 - b. Two signs of a maximum area of 25m² each may be allowed in locations approved by the Development Authority on the Parcels marked “FSS-2” on Figure 1, for the sole purpose of identifying the centre and its tenants.
 - c. Three signs of a maximum area of 9.3m² each in locations approved by the Development Authority on the Parcels marked “FSS-3” on Figure 1.

Figure 1: Free Standing Sign Locations



(3) Site Development

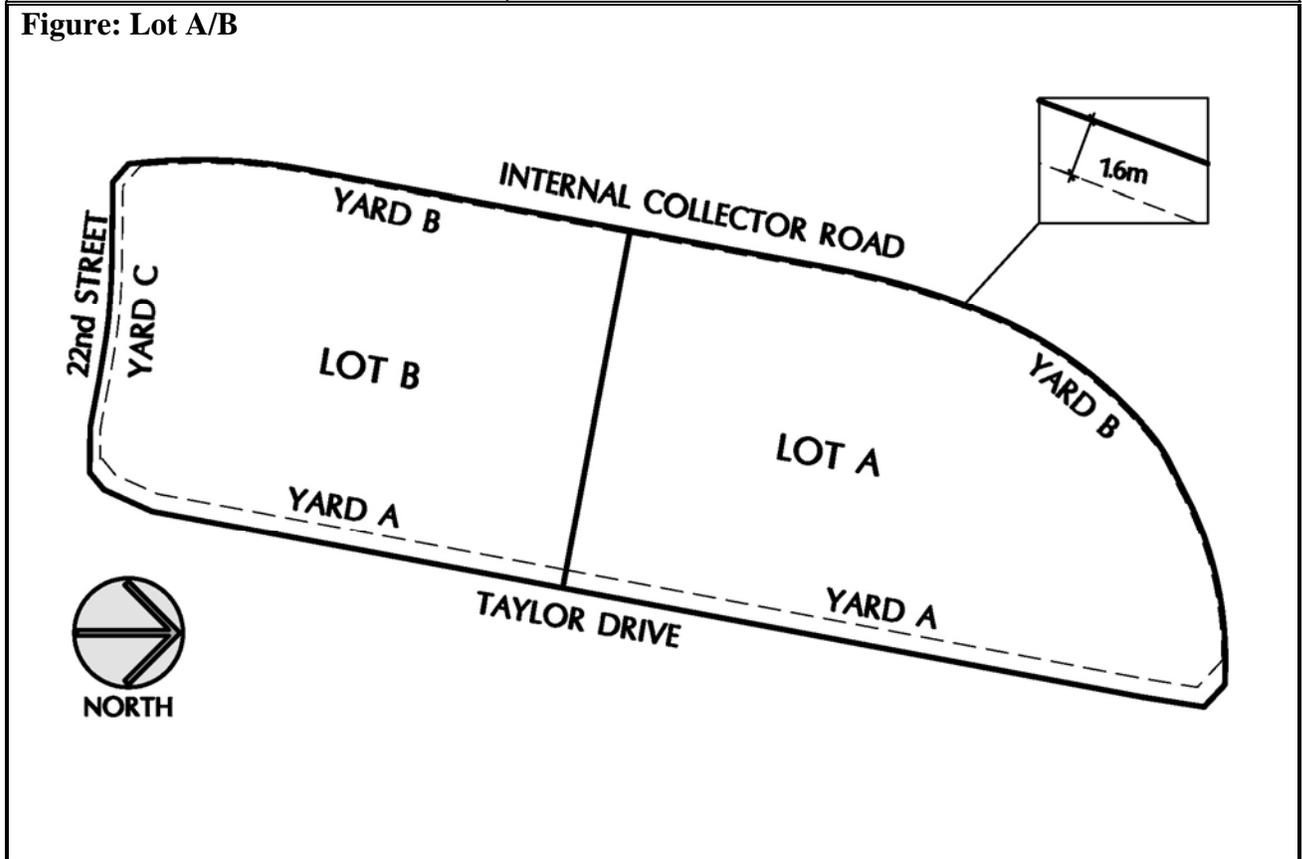
- (a) The site plan, the relationship between buildings, structures and open spaces, the architectural treatment of buildings, the provision and architecture of landscaped open space and the parking layout shall be subject to approval by the Development Authority.

(4) Setbacks

For lots in the DC(25) District, the minimum yard setbacks shall be in accordance with the following tables:

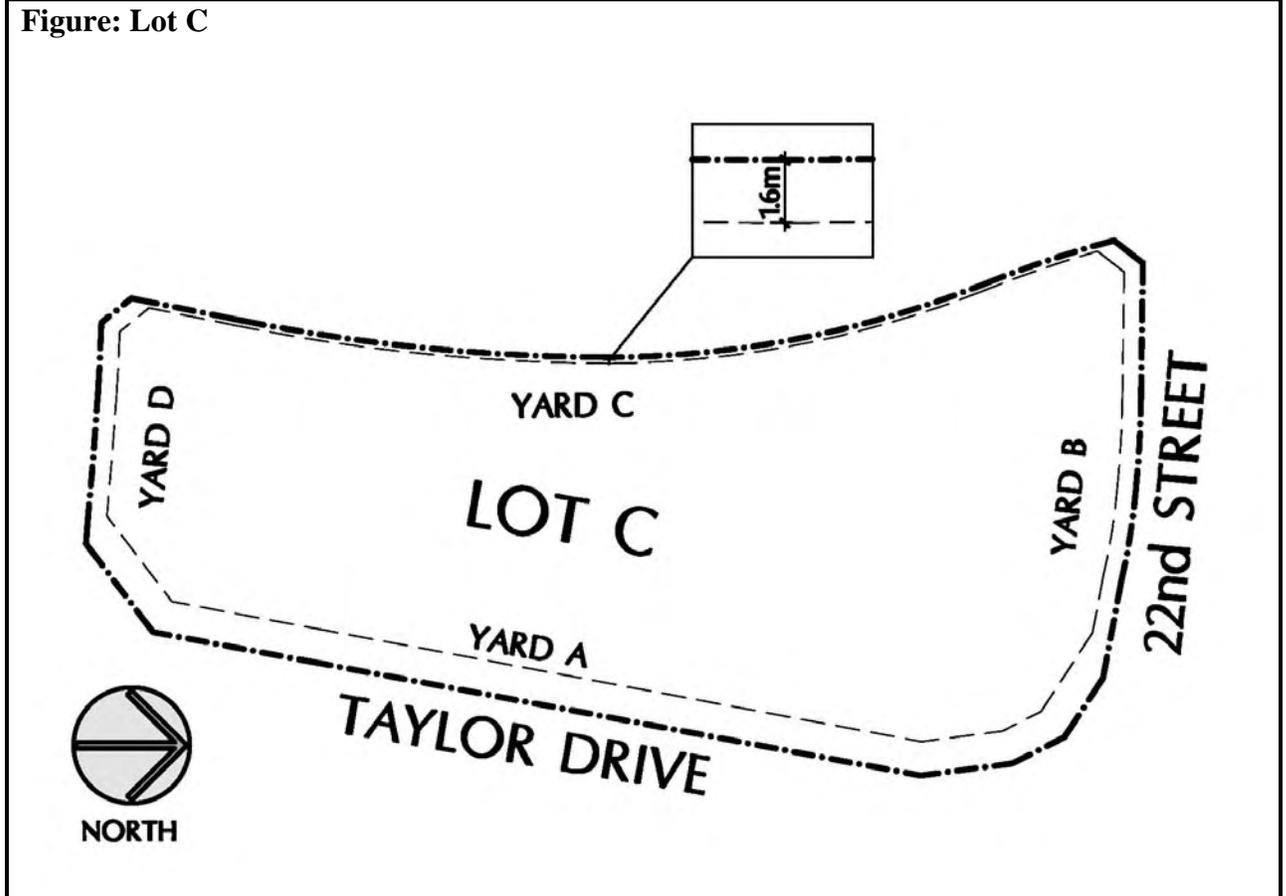
(a) Table 1 Lot A/B Setbacks

Yard	Setback
Yard A	9.0 m minimum
Yard B	1.6 m minimum
Yard C	5.0 m minimum



(b) Table 2 Lot C Setbacks

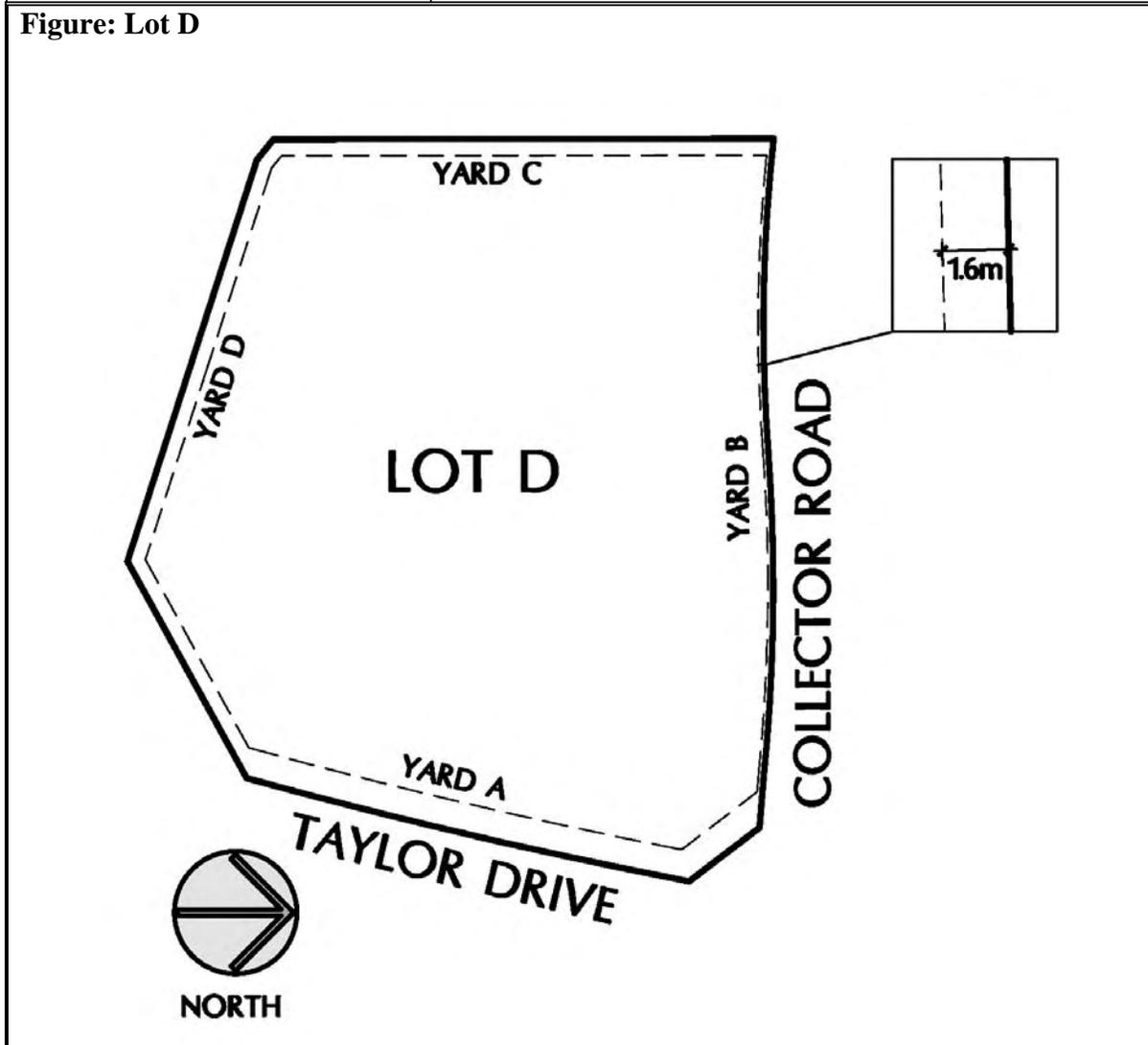
Yard	Setback
Yard A	9.0 m minimum
Yard B	5.0 m minimum
Yard C	1.6 m minimum
Yard D	5.0 m minimum



(c) Table 3 Lot D Setbacks

Yard	Setback
Yard A	9.0 m minimum
Yard B	1.6 m minimum
Yard C	5.0 m minimum
Yard D	5.0 m minimum

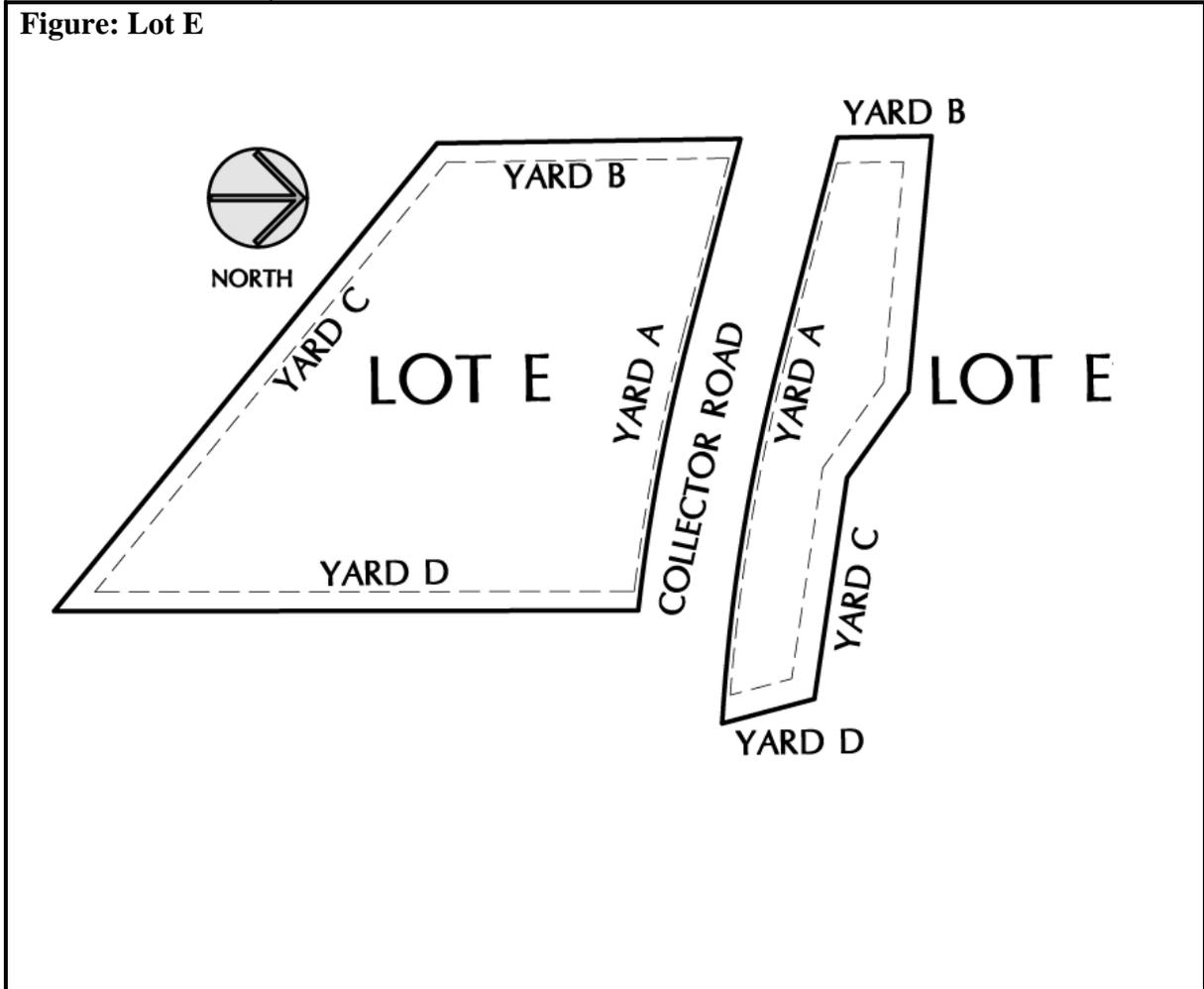
Figure: Lot D



(d) Table 4 Lot E Setbacks

Yard	Setback
Yard A	1.6 m minimum
Yard B	5.0 m minimum
Yard C	5.0 m minimum
Yard D	5.0 m minimum

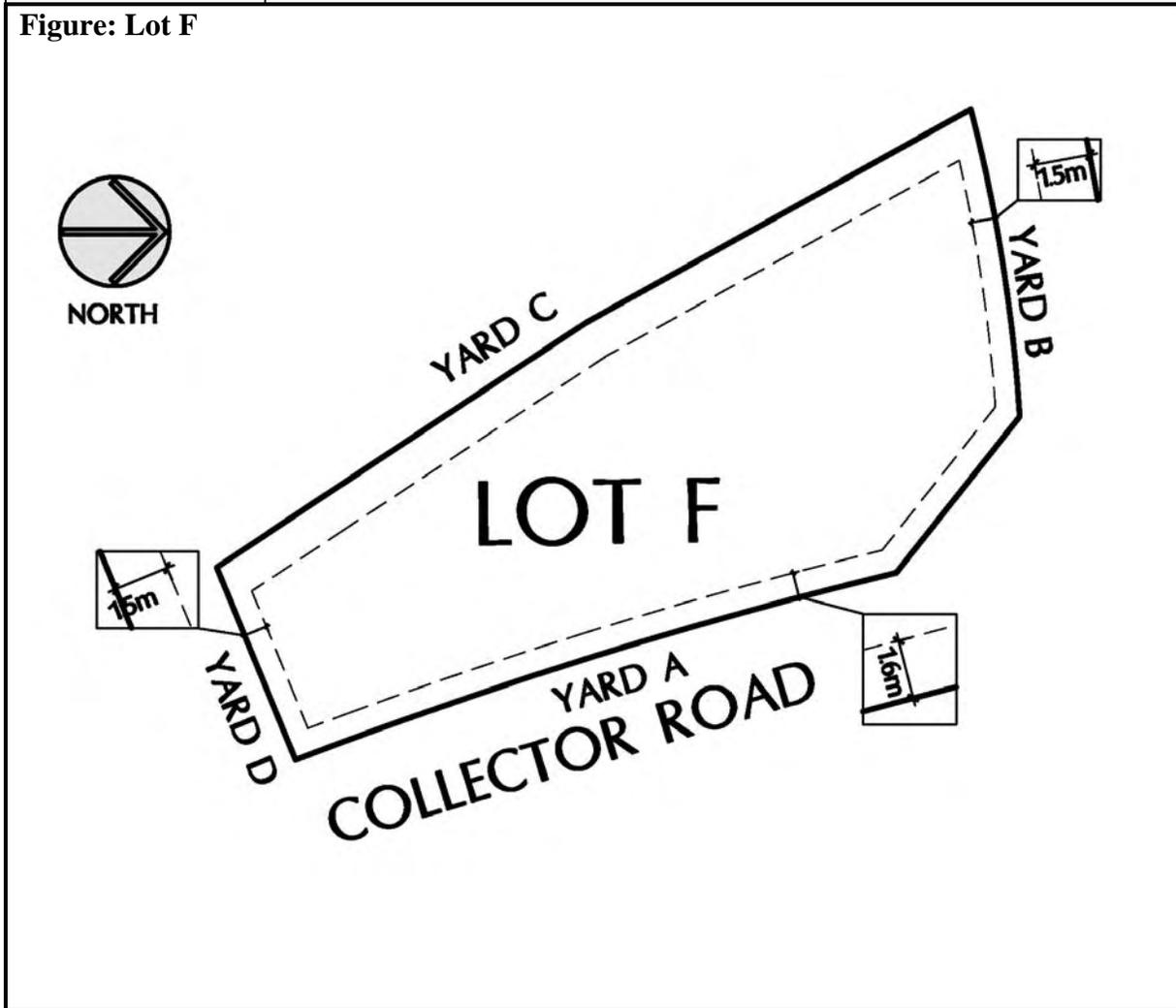
Figure: Lot E



(e) Table 5 Lot F Setbacks

Yard	Setback
Yard A	1.6 m minimum
Yard B	1.5 m minimum
Yard C	2.5 m minimum
Yard D	1.5 m minimum

Figure: Lot F



RESIDENTIAL PARCELS

General Purpose

The general purpose of the residential portion of this District is to accommodate and control medium and high density residential development.

(1) DC(25) Permitted and Discretionary Uses Table Lots G, H, J, K, L, M

(a) Permitted Uses	
(i)	Home occupations which, in the opinion of the Development Officer, will not generate traffic subject to section 4.7(8) of the Land Use Bylaw.
(ii)	Multi-attached dwelling unit building up to a maximum density of 52 units per hectare on Lot G .
(iii)	Multi-attached dwelling unit building up to a maximum density of 58 units per hectare on Lot J .
(iv)	Multiple family building up to a maximum density of <ul style="list-style-type: none"> (a) 52 units per hectare Lot G (b) 100 units per hectare Lot H (c) 58 units per hectare Lot J (d) 107 units per hectare Lot K (e) 111 units per hectare Lot L (f) 102 units per hectare Lot M
(v)	Neighbourhood identification signs subject to section 3.4 of the Land Use Bylaw.
(vi)	Accessory residential structure subject to section 4.7(3) of the Land Use Bylaw.
(b) Discretionary Uses	
(i)	Bed & Breakfast subject to section 4.7(11) of the Land Use Bylaw .
(ii)	Assisted Living Facility, Day Care Facility, Day Care Adult, or Place of Worship or Assembly.
(iii)	Home music instructor/instruction (two students), subject to section 4.7(10) of the Land Use Bylaw.
(iv)	Home music instructor/instruction (six students), subject to section 4.7(10) of the Land Use Bylaw.
(v)	Home occupations which will generate additional traffic subject to section 4.7(8).
(vi)	Multi-attached building up to a maximum density of 52 units per hectare – Lots H, K, L .
(vii)	Live work units subject to DC (25)Residential Section (3)– Lots G, H, J, K, L, M
(viii)	Semi-detached dwelling unit - Lots G and J .

(2) Regulations**(a) Table 1 DC (25) Residential General Regulations**

Regulations	Requirements
Floor Area Minimum	<p>Lots H, K, L, M Multi-attached: 40.0 m² for each unit Dwelling unit in a multiple family building: 37.0 m² Unit in assisted living facility: 23.0 m²</p> <p>Lots G and J Semi Detached Dwelling Unit: 65.0 m² for each unit Multi-attached: 40.0 m² for each unit Multi-family: 37.0 m² for each unit Unit in assisted living facility: 23.0m²</p>
Site Coverage Maximum	All residential lots: 45% (includes above-grade garage & accessory buildings)
Building Height Maximum	2 storeys with a maximum of 10.0 m measured from the average of the lot grade. Multi-family or assisted living facility: 4 storeys.
Landscape Area Minimum	35% of site area.
Parking Spaces	Subject to sections 3.1 & 3.2 of the Land Use Bylaw.
Lot Area Minimum	<p>Lot G Semi-detached dwelling unit: 232.0 m² per dwelling unit Multi-attached: 193.0 m² per unit Multi-family (no separate bedroom): 74.0 m² per unit Multi-family(one bedroom): 111.0 m² per unit Multi-family(more than one bedroom): 139.0 m² per unit</p> <p>Lots H, K, L, M 55.0 m² per unit in a multi-family or assisted living facility 185.0 m² per internal unit, and 240 m² per end unit in a Multi-attached building.</p> <p>Lot J Semi-detached dwelling unit: 232.0 m² per dwelling unit Multi-attached: 173.0 m² per unit Multi-family (no separate bedroom): 74.0 m² per unit Multi-family(one bedroom): 111.0 m² per unit Multi-family(more than one bedroom): 139.0 m² per unit</p>
Frontage Minimum	<p>Lots G and J Semi-detached dwelling unit: 7.6 m per unit Multiple family building: 19.5 m Multi-attached: 5.5 m per each unit</p>

	<p>Lots H, K, L, M Multi-attached: 5.5 m per each unit Multi-family or multi-attached building refer to DC(25) Section (5) Setbacks.</p>
--	--

(b) Where each half of a semi-detached dwelling unit is to be contained in a separate site no side yard shall be required on the side of the dwelling unit which abuts the adjacent dwelling unit.

(c) Where the dwelling units of a multi-attached building are to be contained in separate sites, no side yards shall be required on either side in the case of an internal dwelling unit and no side yard shall be required on one side of the end dwelling unit.

(3) Live-Work Unit Regulations

(a) Where a Live-Work Unit is approved, it is subject to the following regulation, which may not be modified by the Development Authority:

- i. A Live-Work Unit may not result in a disturbance to the peace and quiet or other amenities of the neighbourhood, nor may it cause the emission of dust, noise, odour, smoke, electronic interference, bright lights or other nuisance.
- ii. Outside storage or display of any kind shall not be permitted.

(b) Where a Live-Work Unit is approved, it is subject to the following regulations, except as varied by the Development Authority:

- i. the work portion of a Live-Work Unit may not exceed 50% of the gross floor area of the unit;
- ii. when listed as a use, the following uses may be incorporated into a Live-Work Unit:
 - (a) artist's studio;
 - (b) beauty and body service;
 - (c) counseling service;
 - (d) office;
 - (e) repair or sales of apparel, crafts, and jewelry that are made on the premises; and
 - (f) other similar business uses approved by the Development Authority

(c) A Live-Work Unit must provide parking as required under sections 3.1 and 3.2 of the Land Use Bylaw. The Development Authority may increase the number of parking stalls required for a Live-Work Unit where deemed necessary for the work component of the unit.

(d) The number, size, location, and design of signage for a Live-Work Unit is subject to approval by the Development Authority.

(4) Site Development

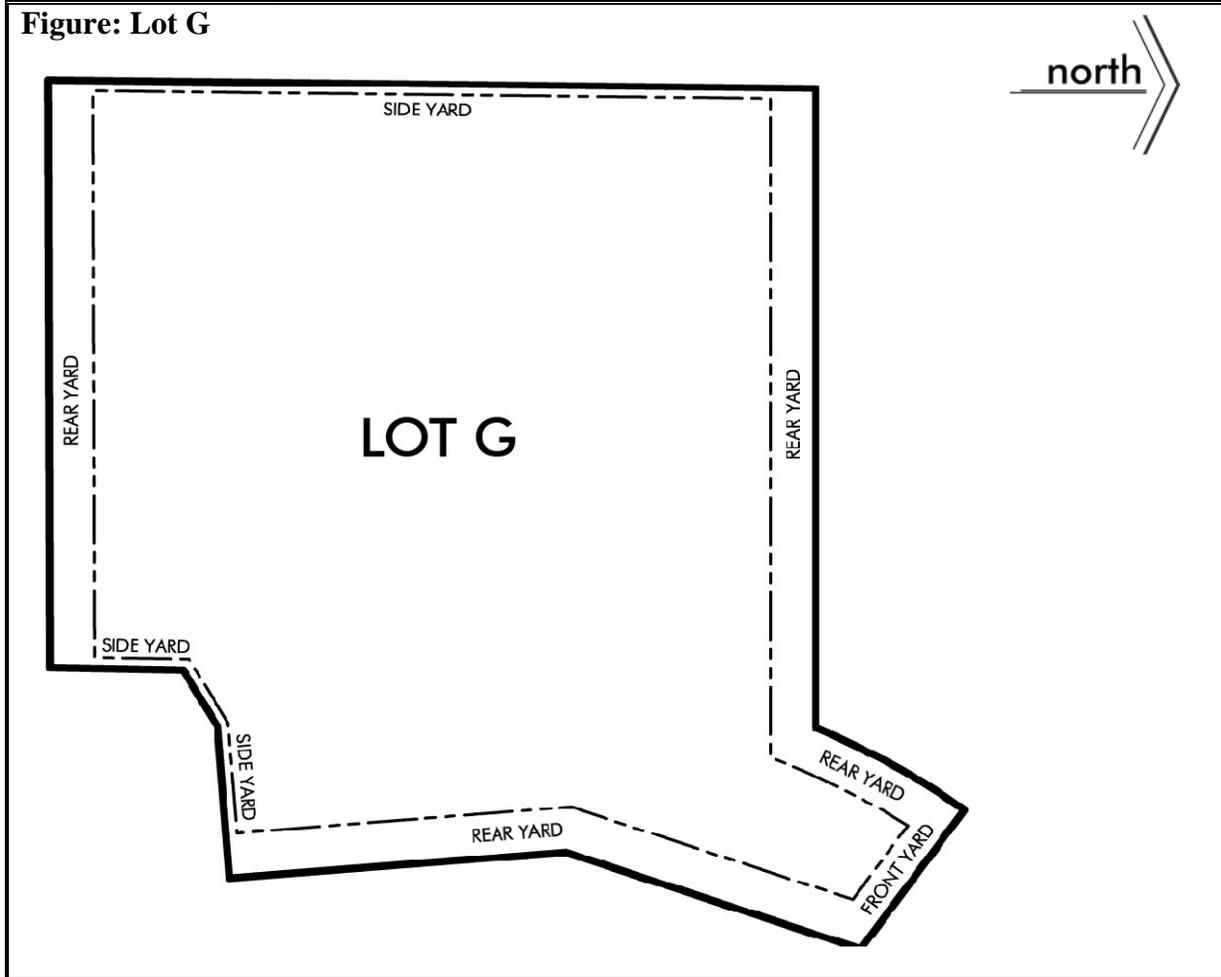
(a) The site plan and the relationship between buildings, structures, and open space the architectural treatment of buildings, the provision and architecture of landscaped open space and the parking layout shall be subject to approval by the Development Authority.

(b) Notwithstanding the minimum lot area requirements within the DC (25) Residential General Regulations, when an area has a density designation in accordance with the DC (25) Permitted and Discretionary Uses table, the minimum lot area is subject to approval of the Development Authority.

(5) Setbacks

(a) Table 1 Lot G Setbacks

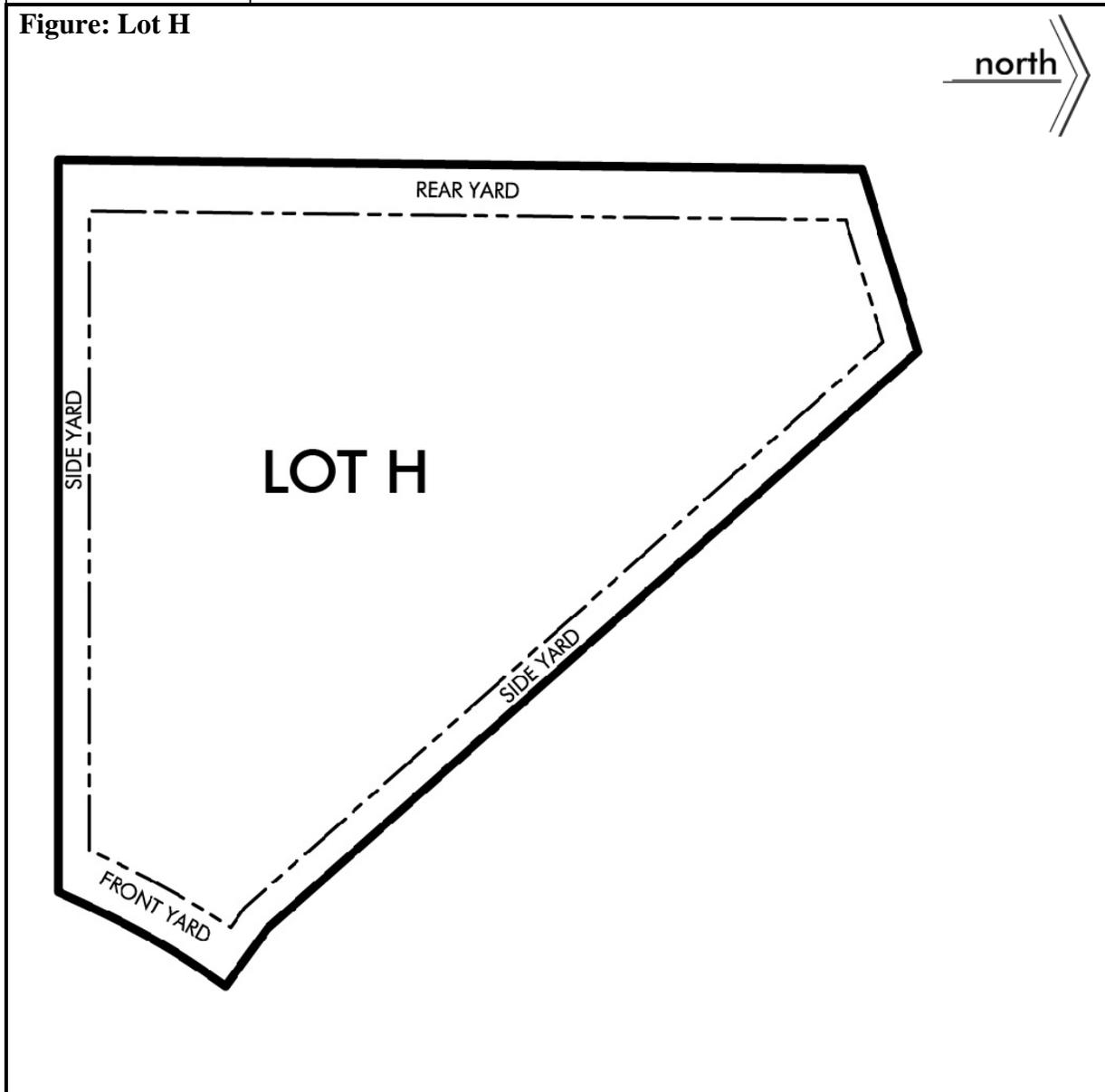
Yard	Setback
Front Yard	Multi-family minimum 4.5 m (Refer to Appendix 2: Front Yard Concepts) Multi attached (to front door): minimum 2.4m Multi attached (to any regularly occupied room): minimum 4.8
Side Yard	Semi-detached (without side entry): minimum 1.5 m Semi-detached (with side entry): minimum 2.4 m Multi-attached (without side entry): minimum 1.8 m Multi-attached (with side entry): minimum 2.4 m Multi-family: minimum 66% of building height and in no case less than 3.0m Notwithstanding the setbacks noted above, where the building flanks a public roadway, the setback on the flanking side shall be in accordance with Figure: Lot G
Rear Yard	Minimum 7.5m



(b) Table 2 Lot H Setbacks

Yard	Setback
Front Yard	Minimum 6.0 m
Side Yard	Multi-attached (without side entry): minimum 1.8 m Multi-attached (with side entry): minimum 2.4 m Multi-family, multi-family live work or assisted living facility: minimum 3.0 m Notwithstanding the setbacks noted above, where the building flanks a public roadway, the setback on the flanking side shall be in accordance with the corresponding figure.
Rear Yard	Minimum 7.5m

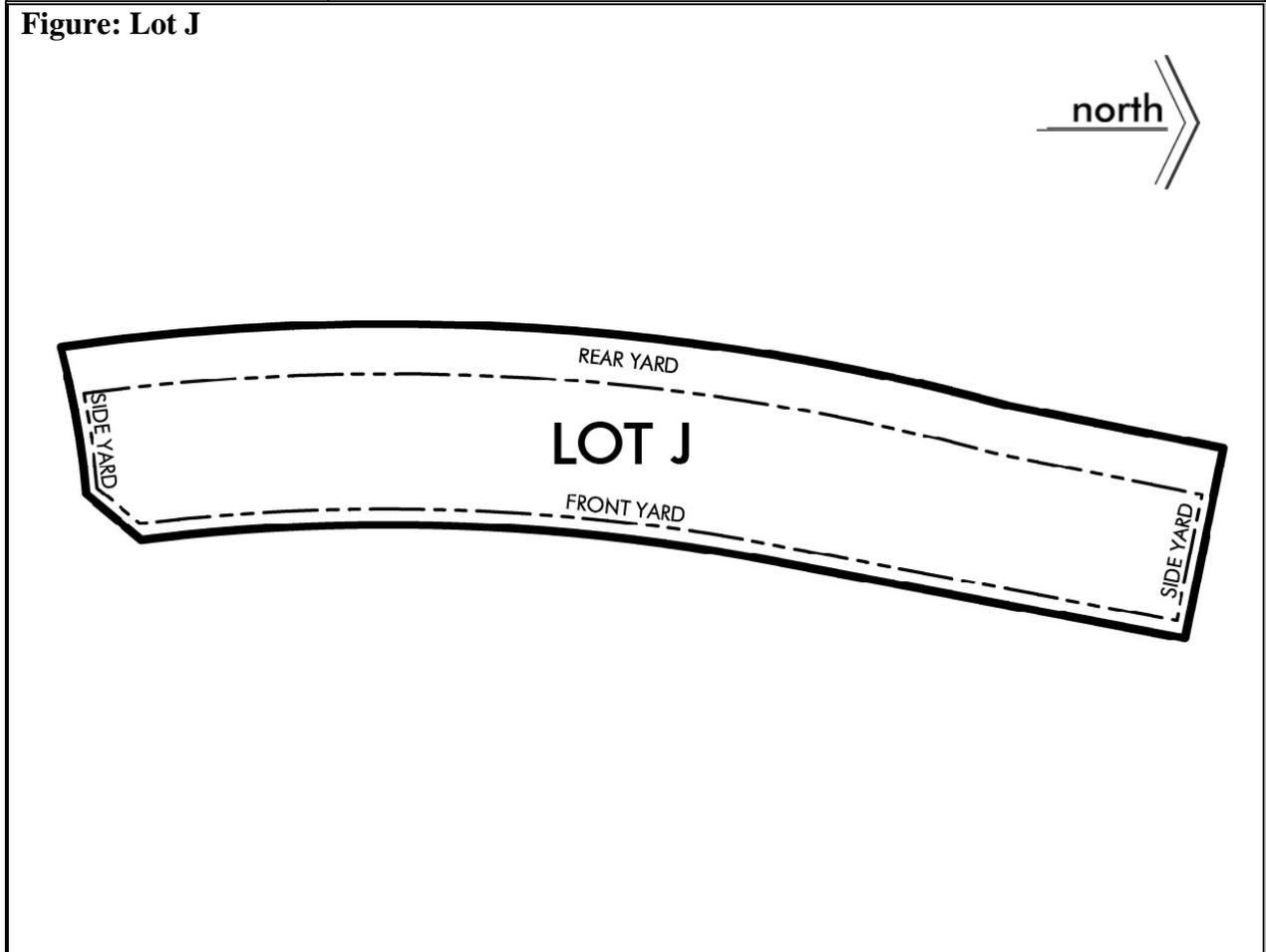
Figure: Lot H



(c) Table 3 Lot J Setbacks

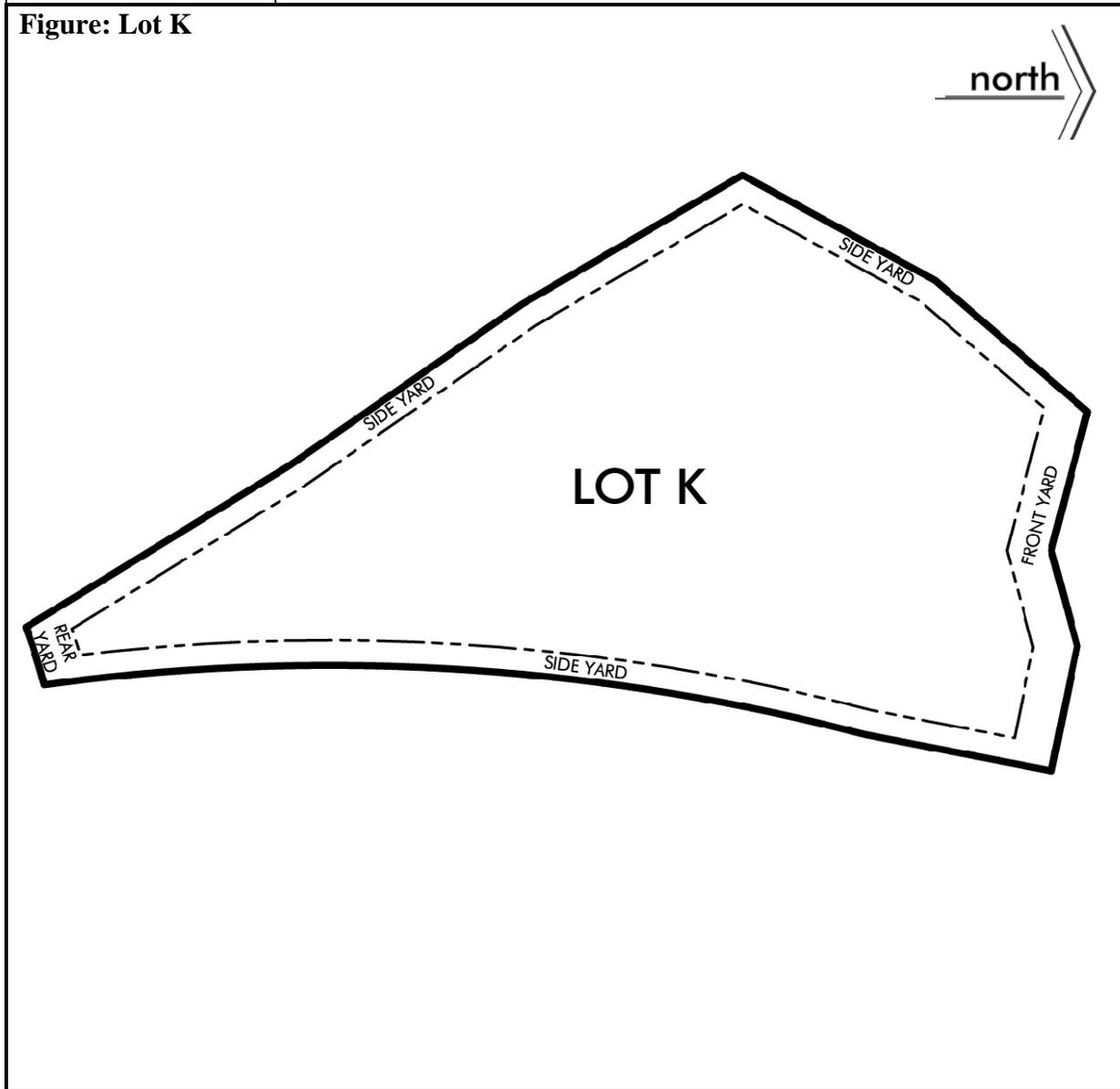
Yard	Setback
Front Yard	Multi-family minimum 4.5 m (Refer to Appendix 2: Front Yard Concepts) Multi attached (to front door): minimum 2.4m Multi attached (to any regularly occupied room): minimum 4.8
Side Yard	Semi-detached (without side entry): minimum 1.5 m Semi-detached (with side entry): minimum 2.4 m Multi-attached (without side entry): minimum 1.8 m Multi-attached (with side entry): minimum 2.4 m Multi-family: minimum 66% of building height and in no case less than 3.0m Notwithstanding the setbacks noted above, where the building flanks a public roadway, the setback on the flanking side shall be in accordance with the corresponding figure.
Rear Yard	Minimum 7.5m

Figure: Lot J



(d) Table 4 Lot K Setbacks

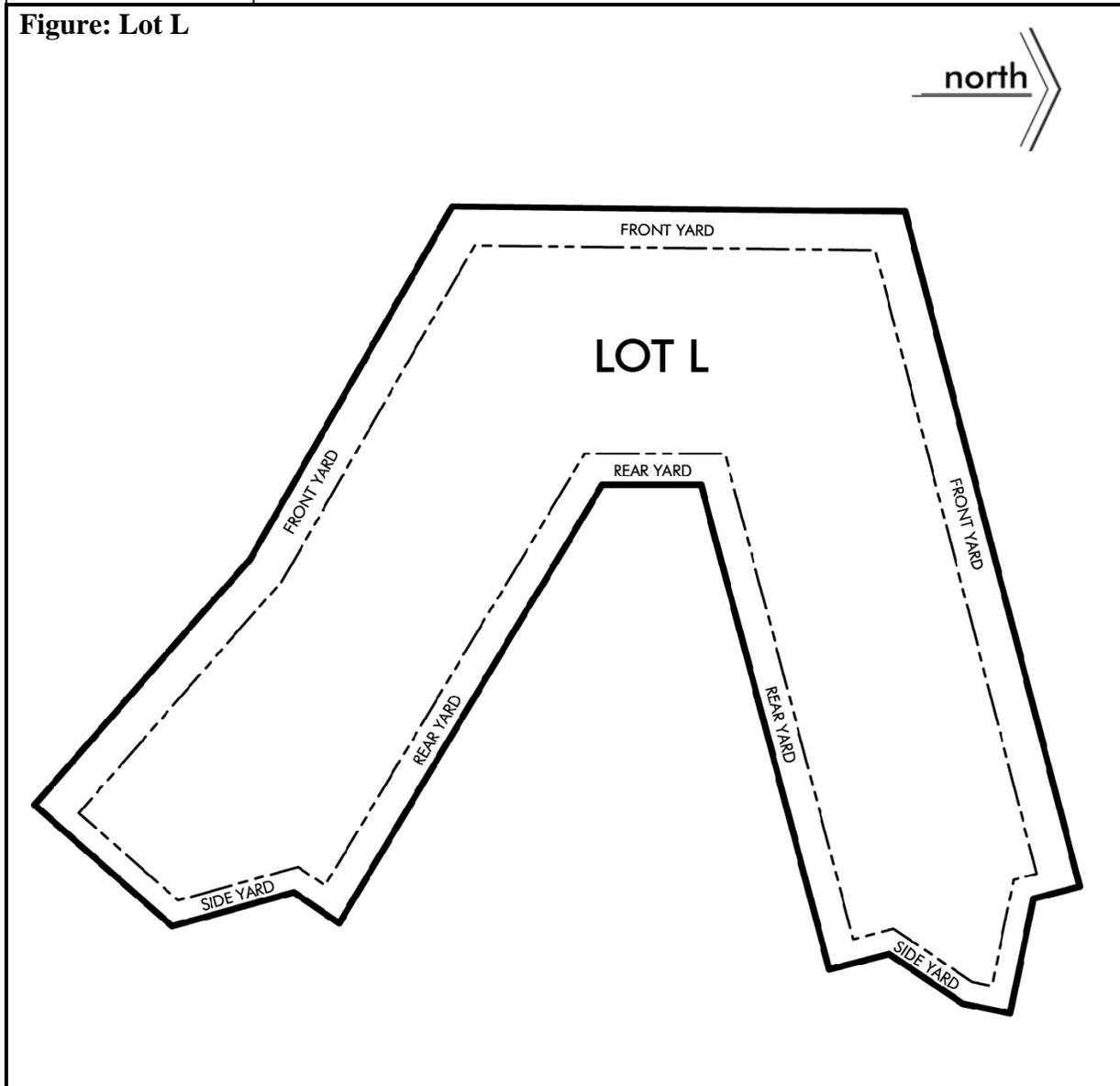
Yard	Setback
Front Yard	Minimum 6.0 m
Side Yard	Multi-attached (without side entry): minimum 1.8 m Multi-attached (with side entry): minimum 2.4 m Multi-family, multi-family live work or assisted living facility: minimum 3.0 m Notwithstanding the setbacks noted above, where the building flanks a public roadway, the setback on the flanking side shall be in accordance with the corresponding figure.
Rear Yard	Minimum 7.5m



(e) Table 5 Lot L Setbacks

Yard	Setback
Front Yard	Minimum 6.0 m
Side Yard	Multi-attached (without side entry): minimum 1.8 m Multi-attached (with side entry): minimum 2.4 m Multi-family, multi-family live work or assisted living facility: minimum 3.0 m Notwithstanding the setbacks noted above, where the building flanks a public roadway, the setback on the flanking side shall be in accordance with the corresponding figure.
Rear Yard	Minimum 6.0 m

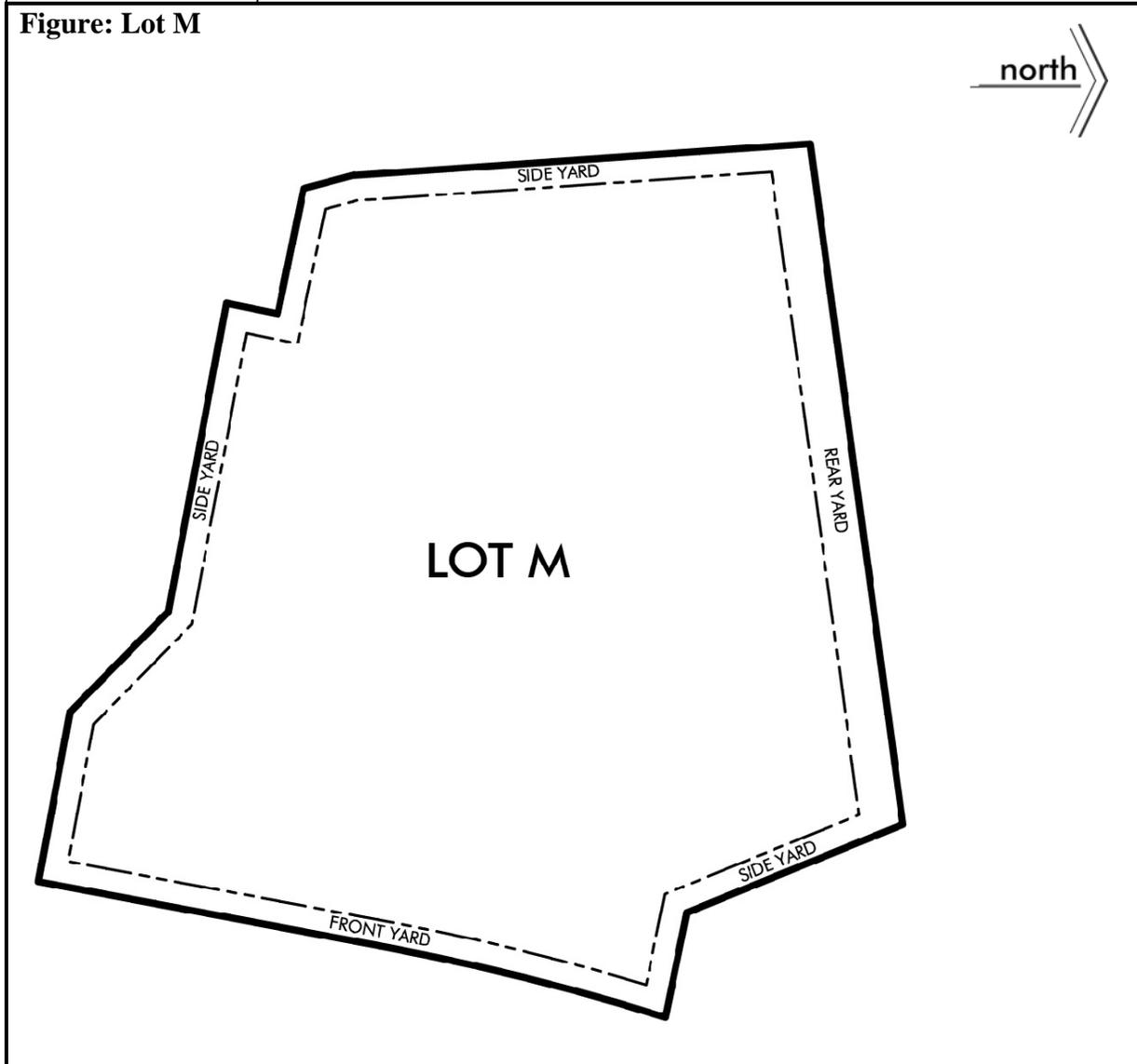
Figure: Lot L



(f) Table 6 Lot M Setbacks

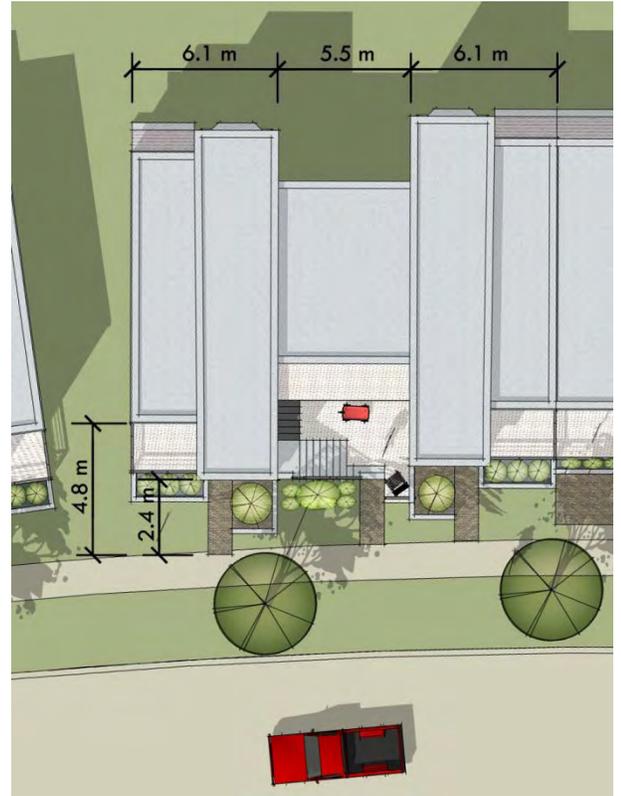
Yard	Setback
Front Yard	Multi-family minimum 4.5 m (Refer to Appendix 2: Front Yard Concepts) Multi attached (to front door): minimum 2.4m Multi attached (to any regularly occupied room): minimum 4.8
Side Yard	Multi-attached (without side entry): minimum 1.8 m Multi-attached (with side entry): minimum 2.4 m Multi-family, multi-family live work or assisted living facility: minimum 3.0 m Notwithstanding the setbacks noted above, where the building flanks a public roadway, the setback on the flanking side shall be in accordance with the corresponding figure.
Rear Yard	Minimum 7.5m

Figure: Lot M

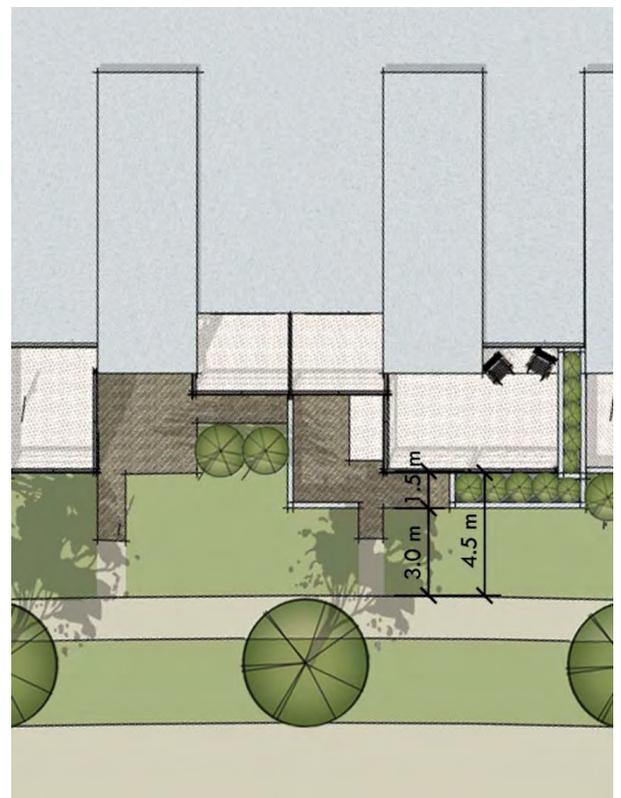


Appendix 2: Front Yard Concepts

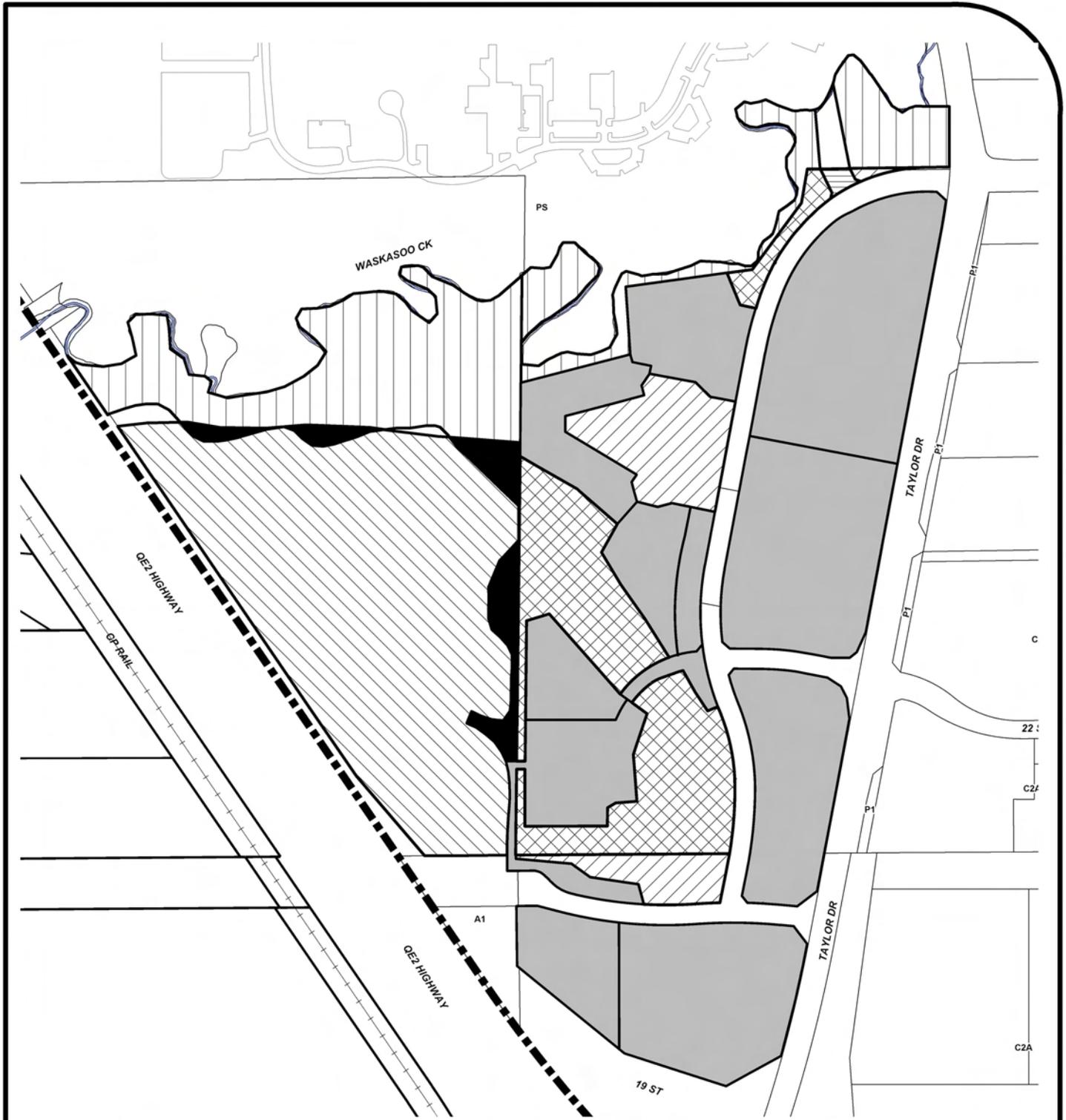
Multi-attached



Multiple Family/ Multiple Family Live Work



Proposed Amendment to Land Use Bylaw 3357/2006



North
Not to Scale



Affected Districts:
 A1 - Future Urban Development District
 A2 - Environmental Preservation District
 DC - Direct Control District
 P1 - Parks and Recreation District
 PS - Public Service (Institutional or Governmental) District

Change District from:

	A1 to A2		P1 to A2
	A1 to DC (25)		P1 to PS
	A1 to P1		PS to A2
	A1 to PS		

Proposed Amendment
 Map: 16/2009
 Bylaw: 3357/BB-2009



**PARKLAND
COMMUNITY
PLANNING
SERVICES**

Originally Presented to Council
on December 14, 2009

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

DATE: December 7th, 2009

TO: Elaine Vincent, Legislative Services Manager

FROM: Haley Horvath, Planner

RE: Land Use Bylaw Amendment 3357/BB-2009

Background

The Southpointe Neighbourhood Area Structure Plan (NASP) was adopted by Red Deer City Council on November 2, 2009. The approved Neighbourhood Area Structure Plan has established the foundation for zoning, subdivision, and development in the Southpointe neighbourhood. The NASP identified that Direct Control districts would be used to create the unique character envisioned for this area. As such, the attached Direct Control District is proposed for Council's consideration.

Purpose

The vision for the Southpointe neighbourhood is a mixed use urban village concept incorporating residential, retail, office, recreation amenities, and potentially a hotel/conference facility. The desire is to achieve the balance of uses required to create a multi dimensional live-work-play community.

The proposed Land Use Bylaw Amendment would rezone the developable commercial and residential parcels identified in the NASP to Direct Control District DC (25) to achieve the vision for the area as identified in the NASP. Direct control zoning was chosen in the NASP to achieve a number of unique elements including a pedestrian focused main street, provision of different housing options such as live-work units, and provisions for a district energy facility. Specific aspects of the proposed DC district are outlined within this report.

Commercial Parcels in DC (25) Lots A, B, C, D, E, F

The commercial section of DC (25) has been created based generally on the existing C2A district. Direct control was utilized for the commercial parcels in the NASP for a number of reasons. First, the DC (25) District encourages pedestrian focused development by limiting the amount of office that will be permitted and by making office a permitted use only when it is above the ground floor. Any office on the ground floor level is discretionary and therefore will be reviewed by the Development Authority and

may or may not be approved depending on its merits. The NASP area is not considered a town centre; therefore office space will be limited to the amount currently outlined in the C2A district which in total is not to exceed 10% of the gross leasable area of the whole shopping centre. The DC designation allows the same amount of office space as the C2A, the difference is that the DC allows it to concentrate in one or two lots instead of requiring that it be spread throughout the entire shopping area.

The minimum setbacks and lot sizes in DC (25) differ from those set out in the C2A. This is due to the unique shape of the lots as well as to ensure that development along the collector can be closer to the street. This provision is intended to create a more pedestrian oriented streetscape. In addition, this district encourages mixed use by allowing dwelling units above the ground floor as a discretionary use.

There are some uses found in the C2A district that PCPS felt should not be included in the DC (25) district because they do not appear to be in keeping with the vision set out in the Southpointe NASP. The NASP describes Southpointe Junction as a mixed use urban village incorporating residential, retail, office, recreation amenities, and potentially hotel/conference facilities. In particular, PCPS does not support the inclusion of motor vehicle sales, service and repair in the DC (25) district. The Southpointe neighbourhood is envisioned as a unique area with an interesting mix of residential, commercial and institutional uses. However, PCPS does not feel that the inclusion of uses such as used car lots, car dealerships, or repair shops are complimentary to the other uses proposed in this neighbourhood. The developer has expressed interest in retaining these uses in the district to keep these options available. PCPS has prepared a proposed LUB amendment which does not include motor vehicle sales and service, however, should Council wish to consider the request for motor vehicle sales and service Administration will have it added into the bylaw.

A unique element of the proposed DC district is the inclusion of an energy generation facility. Specifically, provisions have been made for the possible inclusion of a District Energy Facility on Lot F. The facility would be a private co-generation unit that heats hot water for use in the individual residential buildings. An additional benefit of the District Energy Facility is that it creates surplus electrical energy which can be fed into the buildings or sold to the electrical grid. If the District Energy Facility does not materialize, the plan indicates that lot F will revert to PS zoning. Within the commercial section of the DC (25) district, the permitted and discretionary uses for Lot F are generally based on the C3 Commercial (Neighbourhood Convenience) District.

The DC (25) district also sets out specific regulations for freestanding signs in the commercial area. The Direct Control District specifies the allowable sizes and locations of freestanding signs in the commercial area.

Residential Parcels in DC (25) Lots G, H, J, K, L, M

The residential portion of DC (25) is generally based on the R2 and R3 districts found in the LUB with provisions for some unique features proposed in the NASP. These include

reduced building setbacks to create a more pedestrian oriented feel, provisions for “live work units”, and varying widths for townhouse blocks to provide housing options such as in-law suites, student housing, and possibilities for the expansion of units. The DC designation is intended to facilitate the opportunity to create an urban context for the proposed neighbourhood by accommodating a denser, pedestrian oriented, mixed use environment.

DC (25) Circulation

PCPS and the developer have worked closely with the City’s Inspections and Licensing Department as well as the City Solicitor in the creation of this DC (25) District. Both of these departments have been consulted numerous times over the last several months to come up with the proposed DC (25) district which is attached.

Summary and Planning Analysis

The DC (25) district is intended to be a unique a district within the City of Red Deer. The district implements the Southpointe NASP which envisions a neighbourhood that is different from any other currently in the City of Red Deer. The DC (25) district as proposed is in keeping with the vision the NASP set out for this area which is a complete “live-work-play” neighbourhood.

The general principles set out in the NASP for the residential areas includes increased densities, reduced building setbacks and pedestrian oriented frontages to provide a pedestrian friendly feel, and provision of live-work units. As noted in the residential discussion above, the DC (25) district makes provisions for all of these elements.

The general principles set out in the NASP for the commercial areas include concentrating the allowable office space for the area in one or two parcels, allowing varied building setbacks, encouraging commercial uses at ground level, and a focus on pedestrian focused design. These elements have also been provided for in the DC (25) district.

The location of the Southpointe neighbourhood further establishes the area as unique given its proximity to amenities such as Red Deer College and the Bower Woods and given its distance from other traditional residential neighbourhoods. As such, creating a Direct Control District that will allow this area to function as a more mixed neighbourhood will be of benefit.

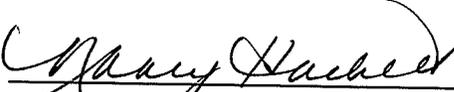
The City of Red Deer Strategic Plans outlines “Be Authentic” as one of its goal areas. Further to this is a focus on “Distinctive Character” which concentrates on creating a sense of place and belonging that reflects our community priorities and vision while respecting future generations. The Southpointe NASP along with the attached DC (25) district create a vision for a truly unique neighbourhood that reflects our community priorities by preserving open space, encouraging a variety of housing options, and encouraging pedestrian friendly mixed use development.

Recommendation

It is the recommendation from Parkland Community Planning Services that Council of The City of Red Deer proceed with first reading of Land Use Bylaw Amendment No. 3357/BB-2009.



Haley Horvath, ACP, MCIP
Planner



Nancy Hackett, ACP, MCIP
City Planning Manager

c. Colleen Jensen, Community Services

Attachments: Bylaw 3357/BB-2009

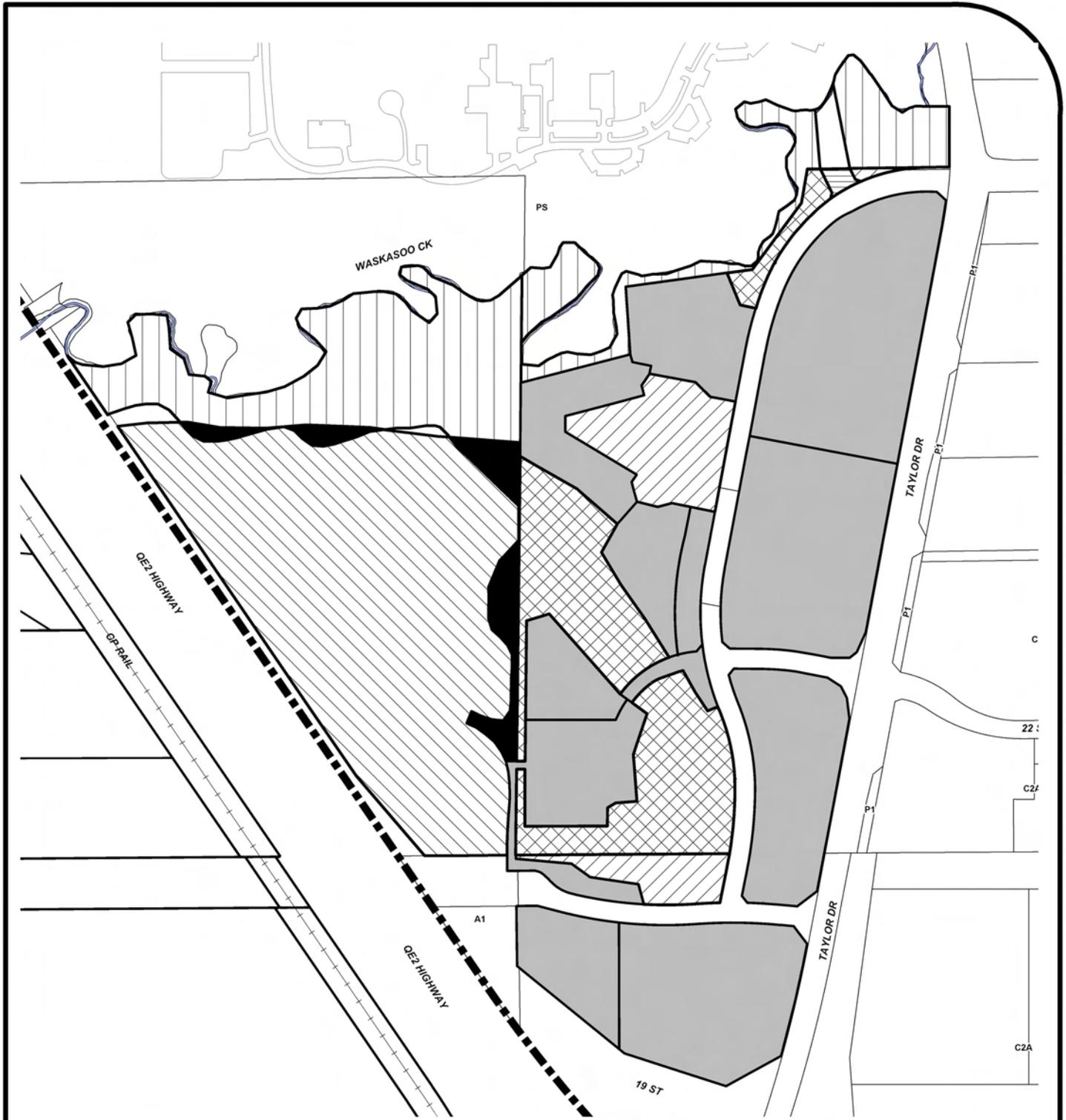
Land Use Bylaw Amendment Map 16/2009

Direct Control District DC (25)

Appendix 1 – Fire Smart Interpretation

Appendix 2 – Front Yard Concepts

Proposed Amendment to Land Use Bylaw 3357/2006



North
Not to Scale



Affected Districts:

- A1 - Future Urban Development District
- A2 - Environmental Preservation District
- DC - Direct Control District
- P1 - Parks and Recreation District
- PS - Public Service (Institutional or Governmental) District

Change District from:

	A1 to A2		P1 to A2
	A1 to DC (25)		P1 to PS
	A1 to P1		PS to A2
	A1 to PS		

Proposed Amendment
Map: 16/2009
Bylaw: 3357/BB-2009



**PARKLAND
COMMUNITY
PLANNING
SERVICES**

ORIGINAL

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: January 18, 2010
TO: Elaine Vincent, Legislative Services Manager
FROM: Haley Horvath, Planner
RE: Revisions to Land Use Bylaw Amendment 3357/BB-2009
Direct Control District DC(25) Southpointe Neighbourhood

Background

Bylaw 3357/BB-2009 was given first reading on December 14, 2009. Please reference report by Parkland Community Planning Services, dated December 7, 2009. A few items as outlined below, have resulted in revisions to Land Use Bylaw Amendment 3357/BB-2009 prior to consideration of second and final readings by City Council. These revisions are minor and do not change the intent of the district.

Number of employees permitted in a live-work unit

The DC (25) district, as proposed at first reading, does not allow for any employees other than the owner to work in a Live-Work Unit. The revised bylaw would allow the business to be operated by the resident of the unit and up to two employees (see attached Bylaw No. 3357/BB-2009). Allowing the resident to utilize employees is one of the elements that make a Live-Work unit different from a home occupation. Two employees seemed like a reasonable maximum given the small business uses envisioned for the Live-Work Units. For example, if a doctor were to utilize a Live-Work Unit, they would likely require at least one staff person to receive the clients and perform administrative duties. They may also employ a nurse or another doctor as part of the operation.

Parking requirements for live-work units

In consultation with the City of Red Deer Inspections and Licensing Department, some concerns did arise regarding the number of additional parking stalls required for Live-Work Units. The DC (25) bylaw as proposed at first reading requires one additional parking stall per Live-Work Unit over and above the requirement for the residential component. It was noted that one additional parking stall may not be adequate for some businesses that see a greater number of clients visiting each day. To ensure adequate parking is provided for the units, the revised bylaw gives the Development Authority the ability to increase the number of parking stalls required as they deem necessary for the work component of the unit (see DC (25) Live-Work Unit Regulations (3) (c)).

Outdoor display of goods in a live work unit

The DC (25) district presented at first reading did not specifically state that outdoor storage or display of goods was not permitted for live work units. The amended district attached does state that outside storage or display of any kind shall not be permitted (see DC (25) Live-Work Unit Regulations Section (3) (a) ii).

Home Music Instruction change from permitted to discretionary

Upon further review of the district some concerns did arise with allowing Home Music Instruction as a permitted use. Due to the fact the Live-Work Units are a discretionary use in this district, allowing Home Music Instruction as a permitted use could potentially lead to a situation where a Live-Work Unit and a Home Music Instruction business are operating from the same residence. It was felt that this situation could potentially cause conflict given that the Home Music Instruction business would likely generate some additional traffic. Home occupations which do not generate traffic were left as a permitted use in the district because their impact on surrounding properties is minimal if any at all. To see this change please refer to the Residential Parcels portion of DC (25) under Section (1) (b) iii.

Home music instruction has also been removed from the list of uses under Section (3) Live-Work Unit Regulations of the DC (25) district because it is already listed as a discretionary use in Section (1) (b) under Residential Parcels.

Additional minor changes to DC (25) text

Changes to Residential Regulations Section (5) Setbacks, Table 6 Lot M Setbacks:

Added words “**Multi-family** minimum 4.5 m (Refer to Appendix 2: Front Yard Concepts)”

This change was made to clarify that this minimum was intended specifically for multi-family buildings as opposed to multi attached buildings which have different minimums.

Changes to Residential Regulations Section (5) Setbacks, Table 1 Lot G Setbacks and Table 3 Lot J Setbacks:

Added “Multi-family minimum 4.5 m (Refer to Appendix 2: Front Yard Concepts)”

Added “Multi attached (to any regularly occupied room): minimum 4.8”

The first change was made to clarify that this minimum was intended specifically for multi-family buildings as opposed to multi attached buildings which have different minimums. The second change specifies a greater minimum setback for the portion of a multi-attached building which is not the entry. This is in keeping with the design outlined in Appendix 2: Front Yard Concepts.

Changes to Residential Section (2) Regulations, (a) Table 1 DC (25) Residential General Regulations:

Added to Floor Area Minimum “Unit in assisted living facility: 23.0m²”

This change was made to ensure that provisions are made for the minimum size of an assisted living facility which is a listed use in the DC (25) district.

Changes to Commercial Section (2) Regulations, Table 1 DC (25) Commercial General Regulations

Added to Floor Area Minimum “Dwelling Units minimum – 55.0 m²”.

This change was made to ensure that provisions are made for the minimum size of a dwelling unit in the commercial portion of this district.

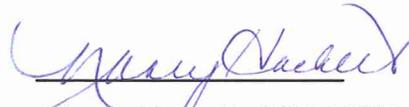
Recommendation

That following the public hearing City Council considers second and third reading of the revised Land Use Bylaw Amendment 3357/BB-2009.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Haley Horvath", written over a horizontal line.

Haley Horvath, ACP, MCIP
Planner

A handwritten signature in blue ink, appearing to read "Nancy Hackett", written over a horizontal line.

Nancy Hackett, ACP, MCIP
City Planning Manager

FILE COPY

January 20, 2010

**ARTIS BOWER CENTRE LTD
300 - 360 MAIN ST
WINNIPEG
MB R3C 3Z3**

****REVISED PUBLIC HEARING DATE****

Dear Sir/Madam:

**Re: Land Use Bylaw Amendment 3357/BB-2009
Direct Control District DC (25) - Southpointe Neighbourhood**

Red Deer City Council proposes to pass Land Use Bylaw Amendment 3357/BB-2009 which provides for an amendment to the Land Use Bylaw for the rezoning of lands located within the Southpointe Neighbourhood Area Structure Plan (NASP). The amendment proposes that these lands be rezoned to a number of different land uses as established in the NASP including Direct Control District DC (25), Public Service (PS), Parks and Recreation (P1) and Environmental Preservation (A2). The vision for the Southpointe neighbourhood is a mixed use urban village incorporating residential, commercial offices and recreation amenities. Direct Control zoning is being proposed for the commercial and residential areas as outlined in the NASP. Direct Control zoning allows for the establishment of regulations that are specific to this unique area to ensure the vision established in the NASP is achieved. Please see the enclosed map which shows the location of the subject site.

As a property owner in the area of proposed changes you have an opportunity to ask questions about the intended use and to let Council know your views. The proposed Bylaw may be inspected at Legislative & Administrative Services, 2nd Floor City Hall. For more details contact the city planners at Parkland Community Planning Services at 403.343.3394.

City Council will hear from any person claiming to be affected by the proposed bylaw at a Public Hearing on MONDAY, FEBRUARY 8, 2010 at 6 p.m. in Council Chambers, 2nd floor City Hall. If you would like a letter or petition included on the Council agenda it must be submitted to our office by Tuesday, February 2, 2010. You may also submit your letter or petition at the Public Hearing, or you can simply tell Council your views at the Public Hearing. Council's Procedure Bylaw indicates that each presentation is limited to 10 minutes and any submission will be public information. If you have any questions regarding the use of this information, please contact Legislative & Administrative Services at 403.342.8132.

Yours truly,



Elaine Vincent
Legislative & Administrative Services Manager
/Attachment

Land Use Bylaw Amendment 3357/BB-2009
Direct Control District DC(25) Southpointe Neighbourhood

DESCRIPTION: Proposed rezoning of the developable commercial and residential parcels that are identified in the Southpointe Neighbourhood Area Structure Plan to Direct Control District DC (25).

FIRST READING: December 14, 2009

FIRST PUBLICATION: *JAN 22* ~~JAN 8 / 2010~~ December 24, 2009

SECOND PUBLICATION: *JAN 29* ~~JAN 15 / 2010~~ December 31, 2009

PUBLIC HEARING & SECOND READING: *FEB 8* ~~January 11, 2010~~ *JAN 27 / 2010*

THIRD READING: _____

LETTERS REQUIRED TO PROPERTY OWNERS: YES NO

DEPOSIT: YES \$ _____ NO

COST OF ADVERTISING RESPONSIBILITY OF: *INTERPLAN STRATEGIES.*

ACTUAL COST OF ADVERTISING:

\$ _____ X 2 **TOTAL:** \$ _____

MAP PREPARATION: \$ _____

TOTAL COST: \$ _____

LESS DEPOSIT RECEIVED: \$ _____

AMOUNT OWING/ (REFUND): \$ _____

INVOICE NO.: _____

BATCH NO.: _____

(Advertising Revenue to 180.5901)



LEGISLATIVE & ADMINISTRATIVE SERVICES

January 19, 2010

*Revised Public Hearing Date

Mr. Ron Zazelenchuk
InterPlan Strategies
10991 Valley Springs Road NW
Calgary, AB T3B 5S5

Dear Mr. Zazelenchuk:

Re: *Land Use Bylaw Amendment 3357/BB-2009*
Direct Control District DC(25) – Southpointe Neighbourhood

Red Deer City Council gave first reading to *Land Use Bylaw Amendment 3357/BB-2009* at the City of Red Deer's Council Meeting held Monday, December 14, 2009. A copy of the bylaw was forwarded to you on December 15, 2009.

Council must hold a Public Hearing before giving second and third readings to the bylaw. Due to an oversight in Legislative Services, this office did not advertise for a Public Hearing to be held on Monday, January 25, 2010 at 6:00 p.m. in Council Chambers, during Council's regular meeting as was noted in the letter sent to you dated December 15, 2009. I apologize for any inconveniences this may have caused. This office will now advertise for a Public Hearing to be held on *Monday, February 8, 2010 at 6:00 p.m.

Land Use Bylaw Amendment 3357/BB-2009 provides for an amendment to the Land Use Bylaw for the rezoning of lands located within the Southpointe Neighbourhood Area Structure Plan (NASP). The amendment proposes that these lands be rezoned to a number of different land uses as established in the NASP including Direct Control District DC (25), Public Service (PS), Parks and Recreation (P1) and Environmental Preservation (A2). The vision for the Southpointe neighbourhood is a mixed use urban village incorporating residential, commercial offices and recreation amenities. Direct Control zoning is being proposed for the commercial and residential areas as outlined in the NASP. Direct Control zoning allows for the establishment of regulations that are specific to this unique area to ensure the vision established in the NASP is achieved.

You are responsible for the advertising costs and will be invoiced for this cost which we estimate to be approximately \$800.00. If you have any questions or require additional information, please contact me at 403.356.8978.

Sincerely,

Christine Kenzie
Council Services Coordinator
/attach.

c: Parkland Community Planning Services



LEGISLATIVE & ADMINISTRATIVE SERVICES

December 15, 2009

Mr. Ron Zazelenchuk
InterPlan Strategies
10991 Valley Springs Road NW
Calgary, AB T3B 5S5

Dear Mr. Zazelenchuk:

**Re: Land Use Bylaw Amendment 3357/BB-2009
Direct Control District DC(25) – Southpointe Neighbourhood**

Red Deer City Council gave first reading to *Land Use Bylaw Amendment 3357/BB-2009* at the City of Red Deer's Council Meeting held Monday, December 14, 2009. For your information, a copy of the bylaw is attached.

Land Use Bylaw Amendment 3357/BB-2009 provides for an amendment to the Land Use Bylaw for the rezoning of lands located within the Southpointe Neighbourhood Area Structure Plan (NASP). The amendment proposes that these lands be rezoned to a number of different land uses as established in the NASP including Direct Control District DC (25), Public Service (PS), Parks and Recreation (P1) and Environmental Preservation (A2). The vision for the Southpointe neighbourhood is a mixed use urban village incorporating residential, commercial offices and recreation amenities. Direct Control zoning is being proposed for the commercial and residential areas as outlined in the NASP. Direct Control zoning allows for the establishment of regulations that are specific to this unique area to ensure the vision established in the NASP is achieved.

Council must hold a Public Hearing before giving second and third readings to the bylaw. This office will now advertise for a Public Hearing to be held on Monday, January 25, 2010 at 6:00 p.m. in Council Chambers, during Council's regular meeting.

You are responsible for the advertising costs and will be invoiced for this cost which we estimate to be approximately \$800.00. If you are not in agreement with paying this cost, please notify me by **11:00 A.M. on Tuesday, January 5, 2010**. If you have any questions or require additional information, please contact me at 403.356.8978.

Sincerely,

Christine Kenzie
Council Services Coordinator

/attach.

c: Parkland Community Planning Services

Land Use Amendment Bylaw 3357/BB-2009
Direct Control District DC (25)
Southpointe Neighbourhood

City Council proposes to pass Land Use Bylaw Amendment 3357/BB-2009, which provides for an amendment to the Land Use Bylaw for the rezoning of lands located within the Southpointe Neighbourhood Area Structure Plan (NASP). The amendment proposes that these lands be rezoned to a number of different land uses as established in the NASP including Direct Control District DC (25), Public Service (PS), Parks and Recreation (P1) and Environmental Preservation (A2). The vision for the Southpointe neighbourhood is a mixed use urban village incorporating residential, commercial offices and recreation amenities. Direct Control zoning is being proposed for the commercial and residential areas as outlined in the NASP. Direct Control zoning allows for the establishment of regulations that are specific to this unique area to ensure the vision established in the NASP is achieved.

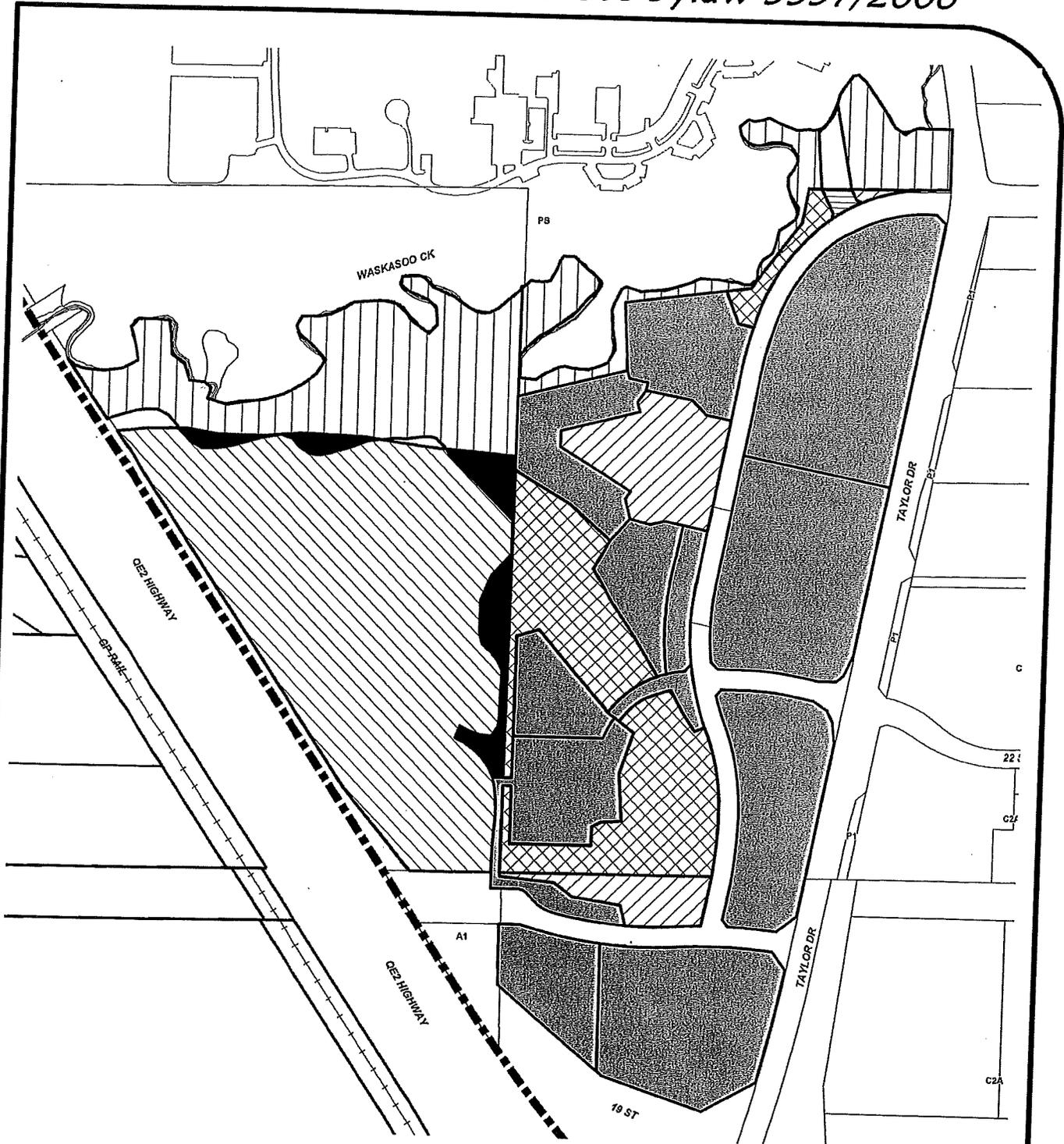
Insert Map (DM#906270)

The proposed bylaw may be inspected at Legislative & Administrative Services, 2nd Floor City Hall during regular office hours or for more details, contact Parkland Community Planning Services at 403-343-3394.

City Council will hear from any person claiming to be affected by the proposed bylaw at a Public Hearing on **Monday, February 8, 2010** at 6:00 p.m. in Council Chambers, 2nd Floor at City Hall. If you want your letter or petition included on the Council agenda you must submit it to the Manager, Legislative & Administrative Services by **Tuesday, February 2, 2010**. Otherwise, you may submit your letter or petition at the Council meeting or you can simply tell Council your views at the Public Hearing. Council's Procedure Bylaw indicates that each presentation is limited to 10 minutes. Any submission will be public information. If you have any questions regarding the use of this information please contact the Manager, Legislative & Administrative Services at 403-342-8132.

(Publication Dates: January 22, 2010 and January 29, 2010)

Proposed Amendment to Land Use Bylaw 3357/2006



North
Not to Scale



Affected Districts:

- A1 - Future Urban Development District
- A2 - Environmental Preservation District
- DC - Direct Control District
- P1 - Parks and Recreation District
- PS - Public Service (Institutional or Governmental) District

Change District from:

	A1 to A2		P1 to A2
	A1 to DC (25)		P1 to PS
	A1 to P1		PS to A2
	A1 to PS		

Proposed Amendment
Map: 16/2009
Bylaw: 3357/BB-2009

Land Use Amendment Bylaw 3357/BB-2009
Direct Control District DC (25)
Southpointe Neighbourhood

City Council proposes to pass Land Use Bylaw Amendment 3357/BB-2009, which provides for an amendment to the Land Use Bylaw for the rezoning of lands located within the Southpointe Neighbourhood Area Structure Plan (NASP). The amendment proposes that these lands be rezoned to a number of different land uses as established in the NASP including Direct Control District DC (25), Public Service (PS), Parks and Recreation (P1) and Environmental Preservation (A2). The vision for the Southpointe neighbourhood is a mixed use urban village incorporating residential, commercial offices and recreation amenities. Direct Control zoning is being proposed for the commercial and residential areas as outlined in the NASP. Direct Control zoning allows for the establishment of regulations that are specific to this unique area to ensure the vision established in the NASP is achieved.

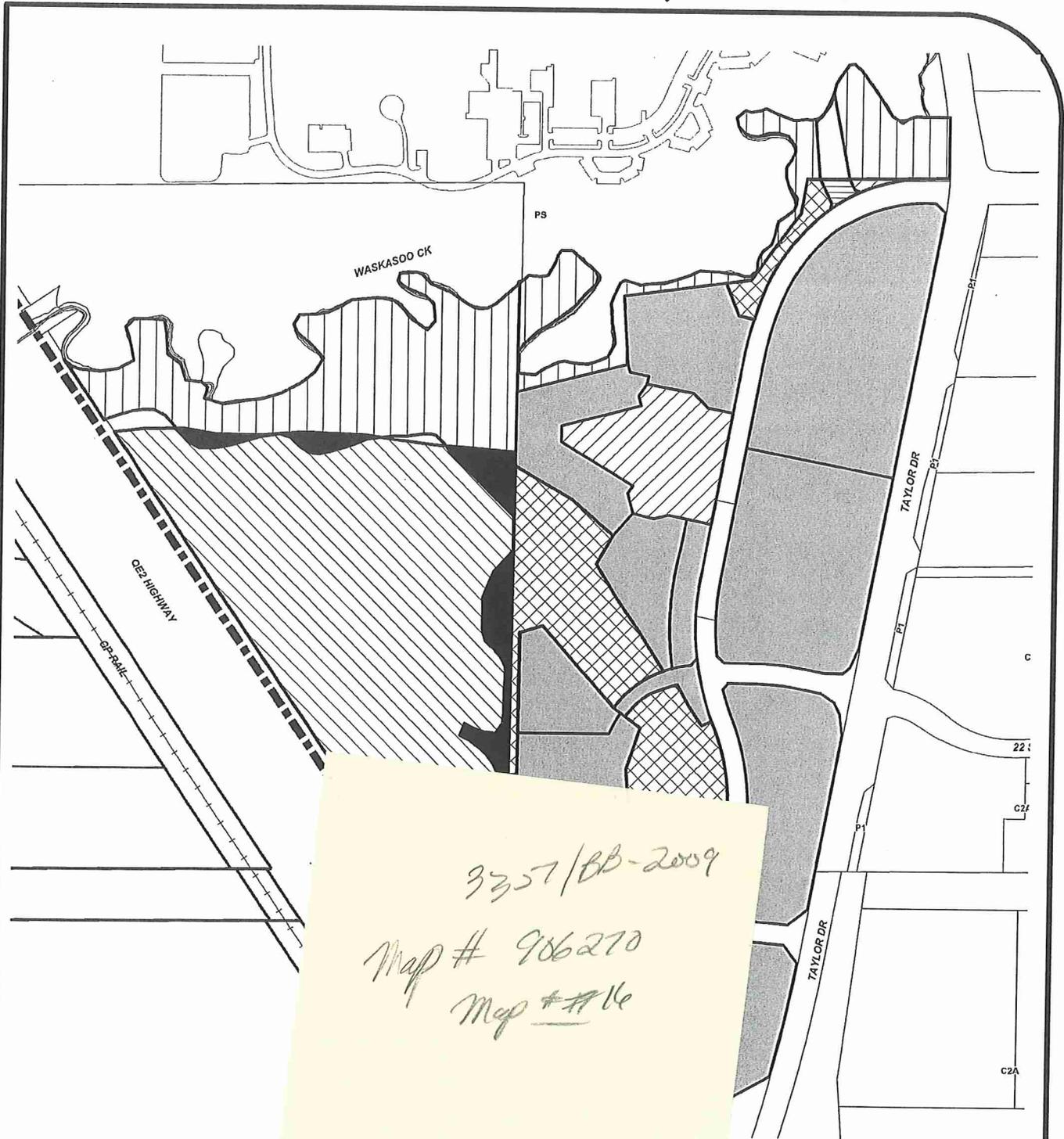
Insert Map (DM#906270)

The proposed bylaw may be inspected at Legislative & Administrative Services, 2nd Floor City Hall during regular office hours or for more details, contact Parkland Community Planning Services at 403-343-3394.

City Council will hear from any person claiming to be affected by the proposed bylaw at a Public Hearing on **Monday, January 25, 2010** at 6:00 p.m. in Council Chambers, 2nd Floor at City Hall. If you want your letter or petition included on the Council agenda you must submit it to the Manager, Legislative & Administrative Services by **Tuesday, January 19, 2010**. Otherwise, you may submit your letter or petition at the Council meeting or you can simply tell Council your views at the Public Hearing. Council's Procedure Bylaw indicates that each presentation is limited to 10 minutes. Any submission will be public information. If you have any questions regarding the use of this information please contact the Manager, Legislative & Administrative Services at 403-342-8132.

(Publication Dates: January 8, 2010 and January 15, 2010)

Proposed Amendment to Land Use Bylaw 3357/2006



3357/BB-2009
 Map # 906270
 Map # 16



North
Not to Scale



Affected Districts:
 A1 - Future Urban Development District
 A2 - Environmental Preservation District
 DC - Direct Control District
 P1 - Parks and Recreation District
 PS - Public Service (Institutional or Governmental) District

Change District from:

	A1 to A2		P1 to A2
	A1 to DC (25)		P1 to PS
	A1 to P1		PS to A2
	A1 to PS		

Proposed Amendment
 Map: 16/2009
 Bylaw: 3357/BB-2009

**Land Use Amendment Bylaw 3357/BB-2009
Direct Control District DC (25)
Southpointe Neighbourhood**

City Council proposes to pass Land Use Bylaw Amendment 3357/BB-2009, which provides for an amendment to the Land Use Bylaw for the rezoning of lands located within the Southpointe Neighbourhood Area Structure Plan (NASP). The amendment proposes that these lands be rezoned to a number of different land uses as established in the NASP including Direct Control District DC (25), Public Service (PS), Parks and Recreation (P1), and Environmental Preservation (A2). The vision for the Southpointe neighbourhood is a mixed use urban village, incorporating residential, commercial, offices, and recreation amenities. Direct Control zoning is being proposed for the commercial and residential areas as outlined in the NASP. Direct Control zoning allows for the establishment of regulations that are specific to this unique area to ensure the vision established in the NASP is achieved.

Insert Map (DM#~~906270~~)

The proposed bylaw may be inspected at Legislative & Administrative Services, 2nd Floor City Hall during regular office hours or for more details, contact Parkland Community Planning Services at 403-343-3394.

City Council will hear from any person claiming to be affected by the proposed bylaw at a Public Hearing on **Monday, January 11, 2010** at 6:00 p.m. in Council Chambers, 2nd Floor at City Hall. If you want your letter or petition included on the Council agenda you must submit it to the Manager, Legislative & Administrative Services by **Tuesday, January 5, 2010**. Otherwise, you may submit your letter or petition at the Council meeting or you can simply tell Council your views at the Public Hearing. Council's Procedure Bylaw indicates that each presentation is limited to 10 minutes. Any submission will be public information. If you have any questions regarding the use of this information please contact the Manager, Legislative & Administrative Services at 403-342-8132.

(Publication Dates: December 24, 2009 and December 31, 2009)

Deleted: developable commercial and residential parcels identified in the Southpointe Neighbourhood Area Structure Plan to Direct Control District 25.

Deleted: concept

Deleted: retail

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Deleted:

Deleted: This Direct Control zoning provides unique elements including a pedestrian focused main street, provision of different housing options such as live-work units, and provisions for a district energy facility.

Comment [HH1]: Christine – I am not sure which map you plan on placing here but I would suggest just using the LUB Amendment Map 16/2009 as prepared by our GIS people.

DM 908648

December 18, 2009

«Prime_Owner_Name»
«Owner_Address_1»
«Owner_Address_2»

Dear Sir/Madam:

**Re: Land Use Bylaw Amendment 3357/BB-2009
Direct Control District DC (25) - Southpointe Neighbourhood**

Red Deer City Council proposes to pass Land Use Bylaw Amendment 3357/BB-2009 which provides for an amendment to the Land Use Bylaw for the rezoning of lands located within the Southpointe Neighbourhood Area Structure Plan (NASP). The amendment proposes that these lands be rezoned to a number of different land uses as established in the NASP including Direct Control District DC (25), Public Service (PS), Parks and Recreation (P1) and Environmental Preservation (A2). The vision for the Southpointe neighbourhood is a mixed use urban village incorporating residential, commercial offices and recreation amenities. Direct Control zoning is being proposed for the commercial and residential areas as outlined in the NASP. Direct Control zoning allows for the establishment of regulations that are specific to this unique area to ensure the vision established in the NASP is achieved. Please see the enclosed map which shows the location of the subject site.

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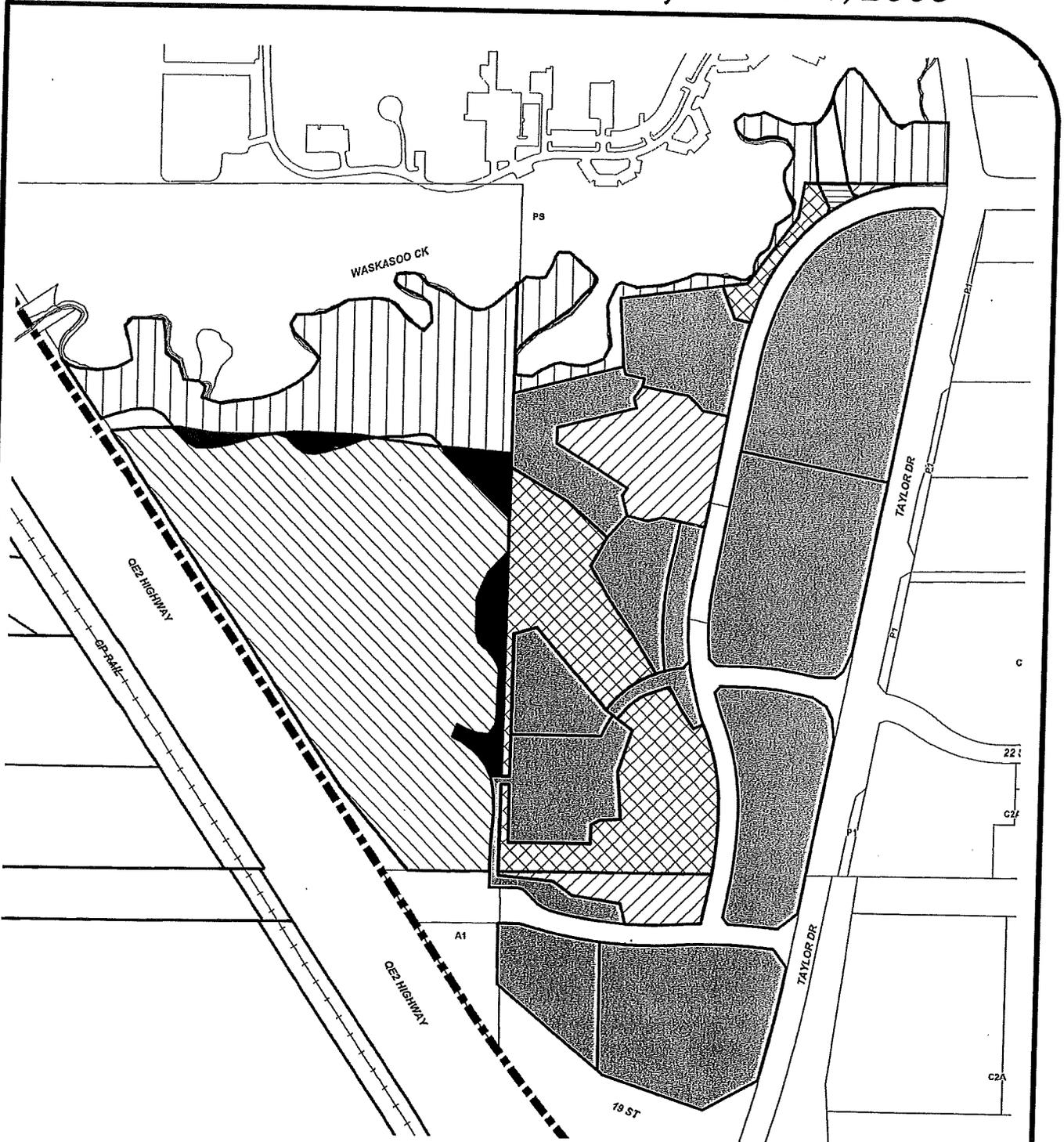
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Yours truly,



Elaine Vincent
Legislative & Administrative Services Manager
/Attachment

Proposed Amendment to Land Use Bylaw 3357/2006



North
Not to Scale



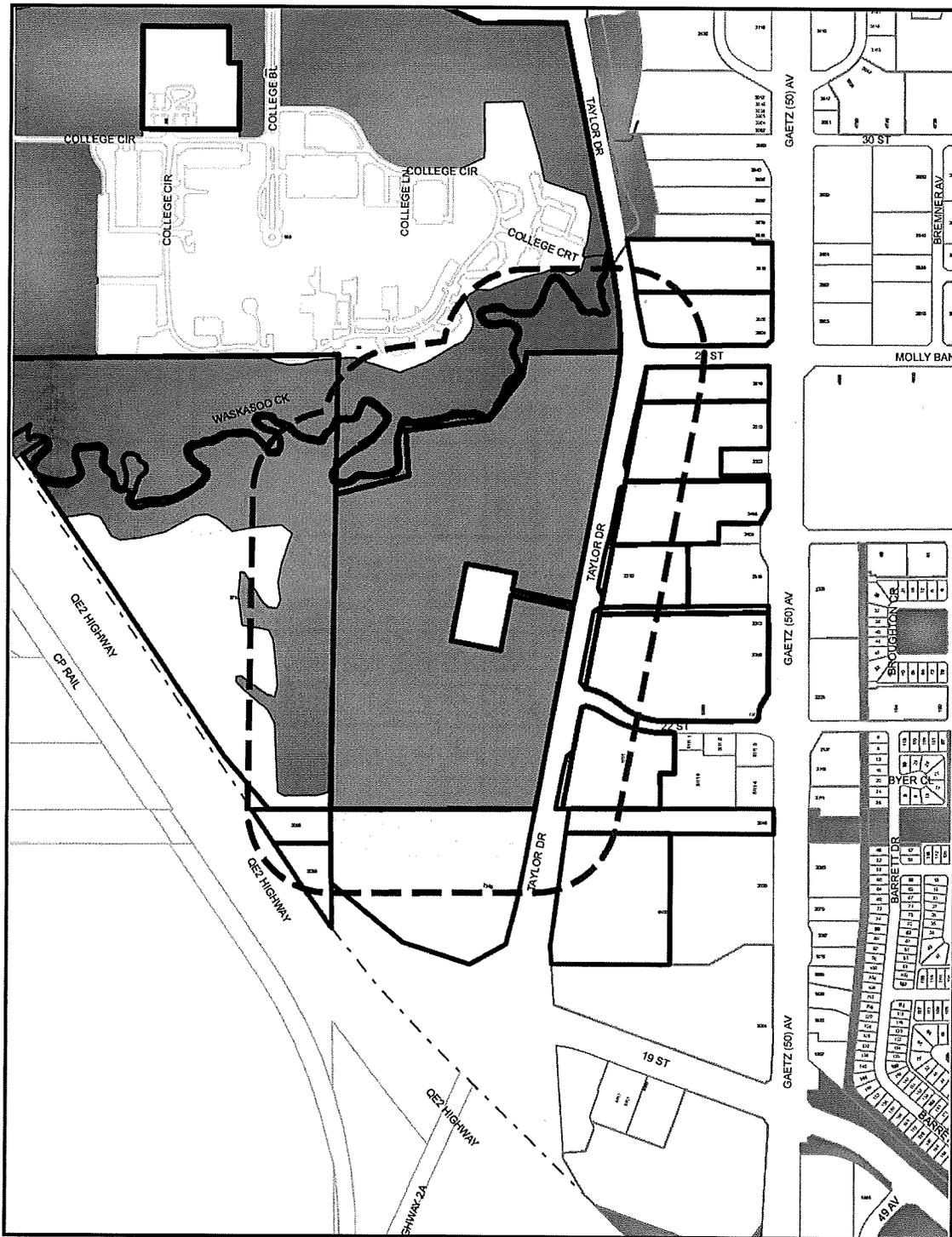
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- A1 - Future Urban Development District
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- DC - Direct Control District
- P1 - Parks and Recreation District
- PS - Public Service (Institutional or Governmental) District

Change District from:

	A1 to A2		P1 to A2
	A1 to DC (25)		P1 to PS
	A1 to P1		PS to A2
	A1 to PS		

Proposed Amendment
Map: 16/2009
Bylaw: 3357/BB-2009



 Export Data To Excel

Parcels Touching The Buffer Zone 150 Meters Around					
Address	Prime Owner Name	Owner Address 1	Owner Address 2	Owner Address 3	Owner Address 4
2715 TAYLOR	CITY OF RED	BOX 5008	RED DEER, AB		

DR	DEER		T4N 3T4		
B9 2319 TAYLOR DR	ARTIS BOWER CENTRE LTD	300 - 360 MAIN ST	WINNIPEG, MB R3C 3Z3		
B8 2319 TAYLOR DR	ARTIS BOWER CENTRE LTD	300 - 360 MAIN ST	WINNIPEG, MB R3C 3Z3		
B7 2319 TAYLOR DR	ARTIS BOWER CENTRE LTD	300 - 360 MAIN ST	WINNIPEG, MB R3C 3Z3		
B6 2319 TAYLOR DR	ARTIS BOWER CENTRE LTD	300 - 360 MAIN ST	WINNIPEG, MB R3C 3Z3		
B5 2319 TAYLOR DR	ARTIS BOWER CENTRE LTD	300 - 360 MAIN ST	WINNIPEG, MB R3C 3Z3		
B4 2319 TAYLOR DR	ARTIS BOWER CENTRE LTD	300 - 360 MAIN ST	WINNIPEG, MB R3C 3Z3		
B3 2319 TAYLOR DR	ARTIS BOWER CENTRE LTD	300 - 360 MAIN ST	WINNIPEG, MB R3C 3Z3		
B2A 2319 TAYLOR DR	ARTIS BOWER CENTRE LTD	300 - 360 MAIN ST	WINNIPEG, MB R3C 3Z3		
B2 2319 TAYLOR DR	ARTIS BOWER CENTRE LTD	300 - 360 MAIN ST	WINNIPEG, MB R3C 3Z3		
B1A 2319 TAYLOR DR	ARTIS BOWER CENTRE LTD	300 - 360 MAIN ST	WINNIPEG, MB R3C 3Z3		
B1 2319 TAYLOR DR	ARTIS BOWER CENTRE LTD	300 - 360 MAIN ST	WINNIPEG, MB R3C 3Z3		
B 2319 TAYLOR DR	ARTIS BOWER CENTRE LTD	300 - 360 MAIN ST	WINNIPEG, MB R3C 3Z3		
A9 2319 TAYLOR DR	ARTIS BOWER CENTRE LTD	300 - 360 MAIN ST	WINNIPEG, MB R3C 3Z3		
A8 2319 TAYLOR DR	ARTIS BOWER CENTRE LTD	300 - 360 MAIN ST	WINNIPEG, MB R3C 3Z3		
A7 2319 TAYLOR DR	ARTIS BOWER CENTRE LTD	300 - 360 MAIN ST	WINNIPEG, MB R3C 3Z3		
A6 2319 TAYLOR	ARTIS BOWER CENTRE LTD	300 - 360 MAIN ST	WINNIPEG, MB R3C 3Z3		

DR					
A5 2319 TAYLOR DR	ARTIS BOWER CENTRE LTD	300 - 360 MAIN ST	WINNIPEG, MB R3C 3Z3		
A4 2319 TAYLOR DR	ARTIS BOWER CENTRE LTD	300 - 360 MAIN ST	WINNIPEG, MB R3C 3Z3		
A3 2319 TAYLOR DR	ARTIS BOWER CENTRE LTD	300 - 360 MAIN ST	WINNIPEG, MB R3C 3Z3		
A2 2319 TAYLOR DR	ARTIS BOWER CENTRE LTD	300 - 360 MAIN ST	WINNIPEG, MB R3C 3Z3		
A1 2319 TAYLOR DR	ARTIS BOWER CENTRE LTD	300 - 360 MAIN ST	WINNIPEG, MB R3C 3Z3		
A 2319 TAYLOR DR	ARTIS BOWER CENTRE LTD	300 - 360 MAIN ST	WINNIPEG, MB R3C 3Z3		
2319 TAYLOR DR	ARTIS BOWER CENTRE LTD	300 - 360 MAIN ST	WINNIPEG, MB R3C 3Z3		
2315 TAYLOR DR	CITY OF RED DEER	BOX 5008	RED DEER, AB T4N 3T4		
2296 TAYLOR DR	HER MAJESTY THE QUEEN IN RIGHT OF ALBERTA	C/O MINISTER OF INFRASTRUCTURE	17TH FLR COMMERCE PL	10155 102 ST	EDMONTON, AB T5J 4L4
2150 TAYLOR DR	JAMES ARTHUR BOWER &	CYNTHIA KATHRYN BOWER- PELECH	LCD1 RR 2 LCD 1	RED DEER, AB T4N 5E2	
2140 TAYLOR DR	WILLIAM ARTHUR BOWER	RR 2	RED DEER, AB T4N 5E2		
2115 TAYLOR DR	THE CITY OF RED DEER	P.O. BOX 5008	RED DEER, AB T4N 3T4		
510 5A COLLEGE CRT	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
509 5A COLLEGE CRT	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
508 5A COLLEGE CRT	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
507 5A	THE RED DEER		RED DEER, AB		

COLLEGE CRT	COLLEGE	BOX 5005	T4N 5H5		
506 5A COLLEGE CRT	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
505 5A COLLEGE CRT	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
504 5A COLLEGE CRT	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
503 5A COLLEGE CRT	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
502 5A COLLEGE CRT	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
501 5A COLLEGE CRT	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
404 5A COLLEGE CRT	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
403 5A COLLEGE CRT	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
402 5A COLLEGE CRT	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
401 5A COLLEGE CRT	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
311 5A COLLEGE CRT	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
310 5A COLLEGE CRT	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
309 5A COLLEGE CRT	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
308 5A COLLEGE CRT	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
307 5A COLLEGE CRT	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
306 5A	THE RED DEER		RED DEER, AB		

COLLEGE CRT	COLLEGE	BOX 5005	T4N 5H5		
305 5A COLLEGE CRT	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
304 5A COLLEGE CRT	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
303 5A COLLEGE CRT	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
302 5A COLLEGE CRT	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
301 5A COLLEGE CRT	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
208 5A COLLEGE CRT	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
207 5A COLLEGE CRT	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
206 5A COLLEGE CRT	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
205 5A COLLEGE CRT	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
204 5A COLLEGE CRT	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
203 5A COLLEGE CRT	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
202 5A COLLEGE CRT	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
201 5A COLLEGE CRT	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
108 5A COLLEGE CRT	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
107 5A COLLEGE CRT	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
106 5A	THE RED DEER		RED DEER, AB		

COLLEGE CRT	COLLEGE	BOX 5005	T4N 5H5		
105 5A COLLEGE CRT	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
104 5A COLLEGE CRT	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
103 5A COLLEGE CRT	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
102 5A COLLEGE CRT	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
101 5A COLLEGE CRT	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
100 5A COLLEGE CRT	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
36 36 COLLEGE CIRCLE	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
34 36 COLLEGE CIRCLE	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
33 36 COLLEGE CIRCLE	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
32 36 COLLEGE CIRCLE	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
31 36 COLLEGE CIRCLE	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
26 36 COLLEGE CIRCLE	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
25 36 COLLEGE CIRCLE	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
24 36 COLLEGE CIRCLE	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
23 36 COLLEGE CIRCLE	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
22 36	THE RED DEER		RED DEER, AB		

COLLEGE CIRCLE	COLLEGE	BOX 5005	T4N 5H5		
21 36 COLLEGE CIRCLE	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
19D 36 COLLEGE CIRCLE	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
19C 36 COLLEGE CIRCLE	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
19B 36 COLLEGE CIRCLE	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
19A 36 COLLEGE CIRCLE	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
18D 36 COLLEGE CIRCLE	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
18C 36 COLLEGE CIRCLE	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
18B 36 COLLEGE CIRCLE	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
18A 36 COLLEGE CIRCLE	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
16 36 COLLEGE CIRCLE	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
15 36 COLLEGE CIRCLE	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
14 36 COLLEGE CIRCLE	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
13 36 COLLEGE CIRCLE	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
12 36 COLLEGE CIRCLE	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
11 36 COLLEGE CIRCLE	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
29	THE RED DEER		RED DEER, AB		

COLLEGE CIRCLE	COLLEGE	BOX 5005	T4N 5H5		
16E 27 COLLEGE CIRCLE	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
16D 27 COLLEGE CIRCLE	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
16C 27 COLLEGE CIRCLE	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
16B 27 COLLEGE CIRCLE	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
16A 27 COLLEGE CIRCLE	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
15J 27 COLLEGE CIRCLE	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
15I 27 COLLEGE CIRCLE	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
15H 27 COLLEGE CIRCLE	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
15G 27 COLLEGE CIRCLE	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
15F 27 COLLEGE CIRCLE	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
15E 27 COLLEGE CIRCLE	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
15D 27 COLLEGE CIRCLE	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
15C 27 COLLEGE CIRCLE	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
15B 27 COLLEGE CIRCLE	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
15A 27 COLLEGE CIRCLE	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
14E 27	THE RED DEER		RED DEER, AB		

COLLEGE CIRCLE	COLLEGE	BOX 5005	T4N 5H5		
14D 27 COLLEGE CIRCLE	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
14C 27 COLLEGE CIRCLE	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
14B 27 COLLEGE CIRCLE	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
14A 27 COLLEGE CIRCLE	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
13E 27 COLLEGE CIRCLE	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
13D 27 COLLEGE CIRCLE	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
13C 27 COLLEGE CIRCLE	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
13B 27 COLLEGE CIRCLE	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
13A 27 COLLEGE CIRCLE	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
12D 25 COLLEGE CIRCLE	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
12C 25 COLLEGE CIRCLE	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
12B 25 COLLEGE CIRCLE	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
12A 25 COLLEGE CIRCLE	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
11D 25 COLLEGE CIRCLE	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
11C 25 COLLEGE CIRCLE	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
11B 25	THE RED DEER		RED DEER, AB		

COLLEGE CIRCLE	COLLEGE	BOX 5005	T4N 5H5		
11A 25 COLLEGE CIRCLE	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
10D 25 COLLEGE CIRCLE	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
10C 25 COLLEGE CIRCLE	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
10B 25 COLLEGE CIRCLE	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
10A 25 COLLEGE CIRCLE	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
9B 23 COLLEGE CIRCLE	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
9A 23 COLLEGE CIRCLE	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
8D 19 COLLEGE CIRCLE	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
8C 19 COLLEGE CIRCLE	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
8B 19 COLLEGE CIRCLE	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
8A 19 COLLEGE CIRCLE	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
7D 19 COLLEGE CIRCLE	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
7C 19 COLLEGE CIRCLE	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
7B 19 COLLEGE CIRCLE	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
7A 19 COLLEGE CIRCLE	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
6D 19	THE RED DEER		RED DEER, AB		

COLLEGE CIRCLE	COLLEGE	BOX 5005	T4N 5H5		
6C 19 COLLEGE CIRCLE	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
6B 19 COLLEGE CIRCLE	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
6A 19 COLLEGE CIRCLE	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
4D 17 COLLEGE CIRCLE	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
4C 17 COLLEGE CIRCLE	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
4B 17 COLLEGE CIRCLE	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
4A 17 COLLEGE CIRCLE	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
3D 17 COLLEGE CIRCLE	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
3C 17 COLLEGE CIRCLE	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
3B 17 COLLEGE CIRCLE	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
3A 17 COLLEGE CIRCLE	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
2D 17 COLLEGE CIRCLE	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
2C 17 COLLEGE CIRCLE	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
2B 17 COLLEGE CIRCLE	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
2A 17 COLLEGE CIRCLE	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
1B 17	THE RED DEER		RED DEER, AB		

COLLEGE CIRCLE	COLLEGE	BOX 5005	T4N 5H5		
1A 17 COLLEGE CIRCLE	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
9 100 COLLEGE BL	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
8 100 COLLEGE BL	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
7 100 COLLEGE BL	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
66 100 COLLEGE BL	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
65 100 COLLEGE BL	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
64 100 COLLEGE BL	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
63 100 COLLEGE BL	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
62 100 COLLEGE BL	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
61 100 COLLEGE BL	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
6 100 COLLEGE BL	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
58 100 COLLEGE BL	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
57 100 COLLEGE BL	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
56 100 COLLEGE BL	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
55 100 COLLEGE BL	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
54 100	THE RED DEER		RED DEER, AB		

COLLEGE BL	COLLEGE	BOX 5005	T4N 5H5		
53 100 COLLEGE BL	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
52 100 COLLEGE BL	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
51 100 COLLEGE BL	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
5 100 COLLEGE BL	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
48 100 COLLEGE BL	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
47 100 COLLEGE BL	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
46 100 COLLEGE BL	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
45 100 COLLEGE BL	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
44 100 COLLEGE BL	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
43 100 COLLEGE BL	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
42 100 COLLEGE BL	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
41 100 COLLEGE BL	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
4 100 COLLEGE BL	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
38 100 COLLEGE BL	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
37 100 COLLEGE BL	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
36 100	THE RED DEER		RED DEER, AB		

COLLEGE BL	COLLEGE	BOX 5005	T4N 5H5		
35 100 COLLEGE BL	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
34 100 COLLEGE BL	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
33 100 COLLEGE BL	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
32 100 COLLEGE BL	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
31 100 COLLEGE BL	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
3 100 COLLEGE BL	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
28 100 COLLEGE BL	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
27 100 COLLEGE BL	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
26 100 COLLEGE BL	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
25 100 COLLEGE BL	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
24 100 COLLEGE BL	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
23 100 COLLEGE BL	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
22 100 COLLEGE BL	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
21 100 COLLEGE BL	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
2 100 COLLEGE BL	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
18 100	THE RED DEER		RED DEER, AB		

COLLEGE BL	COLLEGE	BOX 5005	T4N 5H5		
17 100 COLLEGE BL	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
16 100 COLLEGE BL	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
15 100 COLLEGE BL	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
14 100 COLLEGE BL	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
13 100 COLLEGE BL	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
12 100 COLLEGE BL	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
11 100 COLLEGE BL	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
10 100 COLLEGE BL	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
1 100 COLLEGE BL	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
100 COLLEGE BL	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5		
2751 60 AV	RED DEER JUNIOR COLLEGE	4202 - 58 ST.	RED DEER, AB T4N 2L6		
1901 51 AV					
2810 50 AV	MOORE DEVELOPMENTS LTD	3115 50 AV	RED DEER, AB T4N 3X8		
2806 50 AV	SOUTHSIDE PLYMOUTH CHRYSLER LTD.	2804 50 AVE	RED DEER, AB T4R 1M4		
2804 50 AV	SOUTHSIDE PLYMOUTH CHRYSLER LTD.	2804 50 AVE	RED DEER, AB T4R 1M4		
100 2610 50 AV	J K MAH ENTERPRISES	10 FLAGSTAFF CL	RED DEER, AB T4N 6V1		

	LTD				
2610 50 AV	J K MAH ENTERPRISES LTD	10 FLAGSTAFF CL	RED DEER, AB T4N 6V1		
2510 50 AV	CANADIAN TIRE CORPORATION LIMITED	2180 YOUNGE STREET	P.O. BOX 770 STATION K	TORONTO, ON M4P 2V8	
F 2410 50 AV	J K MAH ENTERPRISES LTD	10 FLAGSTAFF CL	RED DEER, AB T4N 6V1		
E 2410 50 AV	J K MAH ENTERPRISES LTD	10 FLAGSTAFF CL	RED DEER, AB T4N 6V1		
D3 2410 50 AV	J K MAH ENTERPRISES LTD	10 FLAGSTAFF CL	RED DEER, AB T4N 6V1		
D2 2410 50 AV	J K MAH ENTERPRISES LTD	10 FLAGSTAFF CL	RED DEER, AB T4N 6V1		
D 2410 50 AV	J K MAH ENTERPRISES LTD	10 FLAGSTAFF CL	RED DEER, AB T4N 6V1		
C1 2410 50 AV	J K MAH ENTERPRISES LTD	10 FLAGSTAFF CL	RED DEER, AB T4N 6V1		
C 2410 50 AV	J K MAH ENTERPRISES LTD	10 FLAGSTAFF CL	RED DEER, AB T4N 6V1		
B1 2410 50 AV	J K MAH ENTERPRISES LTD	10 FLAGSTAFF CL	RED DEER, AB T4N 6V1		
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2080 50 AV	DEPT OF PUBLIC WORKS ALTA	HOUSING & PUBLIC WORKS ALTA	MUN AFFAIRS GRANTS IN LIEU OF	TAXES 15A COMM PLACE	EDMONTON, AB T5J 4L4
2046 50 AV	SOUTHPOINTE COMMON CORP	5709 2 ST SE C/O APT 200	CALGARY, AB T2H 2W4		
2010 50 AV	WAL-MART CANADA INC	1940 ARGENTIA RD	MISSISSAUGA, ON L5N 1P9		
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Feb 1/2010
Christine Kenzie

To: Haley Horvath
Subject: RE: DC 25 LUB amendment BB-2009

This LUB Amendment will have to go through the Public Hearing process --- Public Hearings start at 6:00 P.M. --- I can schedule 3357/BB-2009 as the first public hearing to be heard. I will confirm the schedule for you by Thursday this week.

Christine Kenzie
Council Services Coordinator

Legislative & Administrative Services
City of Red Deer
Phone: 403.356.8978 Fax: 403.346.6195
christine.kenzie@reddeer.ca

BACKUP INFORMATION
NOT SUBMITTED TO COUNCIL

From: Haley Horvath
Sent: February 01, 2010 11:52 AM
To: Christine Kenzie
Subject: RE: DC 25 LUB amendment BB-2009

Great. Can you also confirm that they will be placed early on in the agenda? They are travelling from Calgary.

Haley Horvath, ACP, MCIP

Planner
Parkland Community Planning Services
Suite 404, 4808 Ross Street
Red Deer, Alberta
T4N 1X5
Phone: 403.343.3394
Fax: 403.346.1570
Email: haley.horvath@pcps.ab.ca

 Please consider the environment before printing this e-mail.

From: Christine Kenzie
Sent: February 01, 2010 7:52 AM
To: Haley Horvath
Subject: RE: DC 25 LUB amendment BB-2009

Yes -- this LUB will be on the agenda for the February 8th Council meeting (Public Hearing) -- with the amended report -- and the advertising has been done. We will review the items for the February 8th Council Meeting tomorrow morning with The Mayor and City Manager.

Christine Kenzie
Council Services Coordinator

Legislative & Administrative Services
City of Red Deer
Phone: 403.356.8978 Fax: 403.346.6195
christine.kenzie@reddeer.ca

From: Haley Horvath
Sent: January 29, 2010 9:00 AM
To: Christine Kenzie
Subject: DC 25 LUB amendment BB-2009

Hi Christine,

Can you please confirm that this amendment is on the agenda for Feb 8, 2010 (with amended report intended for January 25th) and that the advertising is in order?

Thanks,

Haley Horvath, ACP, MCIP
Planner
Parkland Community Planning Services
Suite 404, 4808 Ross Street
Red Deer, Alberta
T4N 1X5
Phone: 403.343.3394
Fax: 403.346.1570
Email: haley.horvath@pcps.ab.ca

 Please consider the environment before printing this e-mail.

Christine Kenzie

From: Haley Horvath
Sent: January 15, 2010 1:27 PM
To: Christine Kenzie
Cc: Amber Senuk
Subject: Revised report in progress for LUB amendment 3357/BB-2009

Just a heads up that this report for the January 25th Council meeting will be coming likely Monday morning.

Thanks!

Haley Horvath, ACP, MCIP

Planner

Parkland Community Planning Services

Suite 404, 4808 Ross Street

Red Deer, Alberta

T4N 1X5

Phone: 403.343.3394

Fax: 403.346.1570

Email: haley.horvath@pcps.ab.ca

BACK UP INFORMATION
NOT SUBMITTED TO COUNCIL

 Please consider the environment before printing this e-mail.

Christine Kenzie

DEC 17/09

To: Haley Horvath
Subject: RE: DC (25) district public hearing LUB amendment 3357-BB/2009

→ SCHEDULE 1st on P. Hearing

The public hearings all start at 6:00 P.M. I can put this item at the front of the list of Public Hearings when I make up the schedule. I will confirm the time with you the Friday before the Council meeting.

Christine Kenzie
Council Services Coordinator

Legislative & Administrative Services
City of Red Deer
Phone: 403.356.8978 Fax: 403.346.6195
christine.kenzie@reddeer.ca

BACKUP INFORMATION
NOT SUBMITTED TO COUNCIL

From: Haley Horvath
Sent: December 17, 2009 8:45 AM
To: Christine Kenzie
Subject: RE: DC (25) district public hearing LUB amendment 3357-BB/2009

Oh, one other thing. The developer has requested that their item be heard as early as possible on the evening of January 25th. Not sure what else is on the agenda for that meeting but anything you can do in regard to this request is appreciated.

Haley Horvath, ACP, MCIP

Planner
Parkland Community Planning Services
Suite 404, 4808 Ross Street
Red Deer, Alberta
T4N 1X5
Phone: 403.343.3394
Fax: 403.346.1570
Email: haley.horvath@pcps.ab.ca

 Please consider the environment before printing this e-mail.

From: Christine Kenzie
Sent: December 17, 2009 8:34 AM
To: Haley Horvath
Subject: RE: DC (25) district public hearing LUB amendment 3357-BB/2009

No you don't need to prepare anything and this item won't be on the January 11th Council Meeting Agenda--- it is being postponed to the January 25th Council Meeting. You will need to attend the January 25th Council meeting only.

(Only if you have an amendment to the bylaw would you have to do another report -- or if Council requested additional information at the time the bylaw was presented for first reading).

Christine Kenzie
Council Services Coordinator

Legislative & Administrative Services
City of Red Deer
Phone: 403.356.8978 Fax: 403.346.6195
christine.kenzie@reddeer.ca

From: Haley Horvath
Sent: December 17, 2009 8:31 AM
To: Christine Kenzie
Subject: RE: DC (25) district public hearing LUB amendment 3357-BB/2009

Thank you. Do I need to prepare anything for the January 11th Meeting? Do I need to attend?

Haley Horvath, ACP, MCIP

Planner
Parkland Community Planning Services
Suite 404, 4808 Ross Street
Red Deer, Alberta
T4N 1X5
Phone: 403.343.3394
Fax: 403.346.1570
Email: haley.horvath@pcps.ab.ca

 Please consider the environment before printing this e-mail.

From: Christine Kenzie
Sent: December 17, 2009 7:47 AM
To: Haley Horvath
Subject: FW: DC (25) district public hearing LUB amendment 3357-BB/2009

Haley, I am forwarding you the email from Elaine and Frieda --- that we will go ahead with the public hearing on LUB 3357/BB-2009 on January 25th, instead of January 11th.

Christine Kenzie
Council Services Coordinator

Legislative & Administrative Services
City of Red Deer
Phone: 403.356.8978 Fax: 403.346.6195
christine.kenzie@reddeer.ca

From: Elaine Vincent
Sent: December 16, 2009 4:37 PM
To: Christine Kenzie
Subject: FW: DC (25) district public hearing LUB amendment 3357-BB/2009

Elaine Vincent
Manager, Legislative and Administrative Services
The City of Red Deer
Phone: 403-342-8134
Fax: 403-346-6195
elaine.vincent@reddeer.ca

From: Frieda McDougall
Sent: Wednesday, December 16, 2009 12:55 PM
To: Elaine Vincent
Subject: RE: DC (25) district public hearing LUB amendment 3357-BB/2009

Because we have not yet advertised the public hearing and the date was only stated in the meeting, I think we can go ahead and accommodate this request. We'll just put it with the other public hearings deferred to that date.

Frieda McDougall, Deputy City Clerk
Legislative and Administrative Services
The City of Red Deer
Phone: 403-342-8136
frieda.mcdougall@reddeer.ca

From: Elaine Vincent
Sent: December 16, 2009 11:49 AM
To: Frieda McDougall
Subject: FW: DC (25) district public hearing LUB amendment 3357-BB/2009

Can we change the date of a public hearing?

Elaine Vincent
Manager, Legislative and Administrative Services
The City of Red Deer
Phone: 403-342-8134
Fax: 403-346-6195
elaine.vincent@reddeer.ca

From: Haley Horvath
Sent: Wednesday, December 16, 2009 11:47 AM
To: Elaine Vincent
Cc: Christine Kenzie; Nancy Hackett
Subject: DC (25) district public hearing LUB amendment 3357-BB/2009

Hello all,

I just wanted to let everyone know that I have received a request from the developer to table the amendment at the January 11th meeting in order to move it to the January 25th meeting. The applicant is not able to attend the January 11th meeting as scheduled so would like to move the hearing to the next meeting.

Elaine, I am not sure what the procedure is for a request like this so perhaps you could advise? Do you see this being a problem?

Haley Horvath, ACP, MCIP

Planner

Parkland Community Planning Services

Suite 404, 4808 Ross Street

Red Deer, Alberta

T4N 1X5

Phone: 403.343.3394

Fax: 403.346.1570

Email: haley.horvath@pcps.ab.ca



Please consider the environment before printing this e-mail.

FILE COPY

B/K



Council Decision – December 14, 2009

DATE: December 15, 2009
TO: Haley Horvath, Parkland Community Planning Services
FROM: Elaine Vincent, Legislative & Administrative Services Manager
SUBJECT: Land Use Bylaw Amendment 3357/BB-2009 – Direct Control District DC(25)
Southpointe Neighbourhood

Reference Report:

Parkland Community Planning Services, dated December 7, 2009

Resolutions:

Bylaw Readings:

Land Use Bylaw Amendment 3357/BB-2009 received first reading. A copy of the bylaw is attached.

Report Back to Council: Yes.

A Public Hearing will be held on Monday, January 25, 2010 at 6:00 p.m. in Council Chambers, during Council's regular meeting.

Comments/Further Action:

Land Use Bylaw Amendment 3357/BB-2009 provides for the rezoning of developable commercial and residential parcels identified in the Southpointe Neighbourhood Area Structure Plan to Direct Control District 25. This Direct Control zoning provides unique elements including a pedestrian focused main street, provision of different housing options such as live-work units, and provisions for a district energy facility. This office will now proceed with the advertising for a Public Hearing.

A handwritten signature in purple ink, appearing to read 'Elaine Vincent'.

Elaine Vincent
Legislative and Administrative Services Manager
/attach.

- c: Development Services Director
Corporate Services Director
Community Services Director
Engineering Services Manager
Financial Services Manager
Assessment and Taxation Manager
City Assessor
- Inspections & Licensing Manager
Inspections & Licensing Supervisor
Land & Economic Development Manager
Leigh-Ann Butler, Graphics Supervisor
Property Assessment Technician
LAS File



LEGISLATIVE & ADMINISTRATIVE SERVICES

February 9, 2010

InterPlan Strategies
10991 Valley Springs Road NW
Calgary, Alberta T3B 5S5

Attention: Ron Zazelenchuk

Dear Mr. Zazelenchuk:

Re: *Land Use Bylaw Amendment 3357/BB-2009*
Direct Control District DC(25) – Southpointe Neighbourhood

At the City of Red Deer's Council Meeting held on Monday, February 8, 2010, a Public Hearing was held with respect to *Land Use Bylaw Amendment 3357/BB-2009*. Following the Public Hearing, Land Use Bylaw Amendment 3357/BB-2009 was given second and third readings. A copy of the bylaw is attached.

Land Use Bylaw Amendment 3357/BB-2009 provides for an amendment to the Land Use Bylaw for the rezoning of lands located within the Southpointe Neighbourhood Area Structure Plan (NASP). The amendment proposes that these lands be rezoned to a number of different land uses as established in the NASP including Direct Control District DC (25), Public Services (PS), Parks and Recreation (P1) and Environmental Preservation (A2). The vision for the Southpointe Neighbourhood is a mixed use urban village incorporating residential, commercial offices and recreation amenities. Direct Control zoning is being proposed for the commercial and residential areas as outlined in the NASP. Direct Control zoning allows for the establishment of regulations that are specific to this unique area to ensure the vision established in the NASP is achieved.

Please do not hesitate to contact me should you have any questions or require further clarification.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Frieda McDougall'.

Frieda McDougall
Deputy City Clerk
/attach.

c. Parkland Community Planning Services

DATE: February 9, 2010

TO: Haley Horvath, Parkland Community Planning Services
Nancy Hackett, City Planning Manager
Tony Lindhout, Assistant City Planning Manager

FROM: Frieda McDougall, Deputy City Clerk

SUBJECT: Land Use Bylaw Amendment 3357/BB-2009 – Direct Control District DC(25) – Southpointe Neighbourhood

Reference Report:

Legislative & Administrative Services Manager, dated February 1, 2010
Parkland Community Planning Services, dated January 18, 2010

Resolutions:

“Resolved that Council of the City of Red Deer having considered the report from Parkland Community Planning Services, dated January 18, 2010, re: Revised Land Use Bylaw Amendment 3357/BB-2009 – Direct Control District DC(25) hereby agrees to amend Land Use Bylaw Amendment 3357/BB-2009 as follows:

1. By deleting the words ‘of the Dwelling Unit’ and adding the words “and up to two employees” after the words “by the resident” in the definition added to Section 1.3 – “Live Work Unit”.
2. By deleting sub-section 8.20.5 “Direct Control District 25” - “Schedule B” and replacing it with the revised sub-section 8.20.5 “Direct Control District 25” – “Schedule B” as presented to Council on February 8, 2010.”

Bylaw Readings:

At the Monday, February 8, 2010 Regular Council Meeting Land Use Bylaw Amendment 3357/BB-2009, as amended, received second and third readings. A copy of the bylaw is attached.

Report Back to Council: No

Comments/Further Action:

Land Use Bylaw Amendment 3357/BB-2009 provides for an amendment to the Land Use Bylaw for the rezoning of lands located within the Southpointe Neighbourhood Area Structure Plan (NASP). The amendment proposes that these lands be rezoned to a number of different land uses as established in the NASP including Direct Control District DC(25), Public Service (PS), Parks and Recreation (P1) and

Environmental Preservation (A2). The vision of the Southpointe neighbourhood is a mixed use urban village incorporating residential, commercial offices and recreation amenities. Direct Control zoning is being proposed for the commercial and residential areas as outlined in the NASP.



Frieda McDougall
Deputy City Clerk

/Attach.

c: Development Services Director
Corporate Services Director
Community Services Director
Engineering Services Manager
Financial Services Manager
Assessment and Taxation Manager

Inspections & Licensing Manager
Inspections & Licensing Supervisor
Land & Economic Development Manager
IT Services – GIS Section
LAS File

Reports Item No. 1



DATE: February 01, 2010

TO: Elaine Vincent, Legislative and Administrative Services Manager

FROM: George MacLeod, Program Coordinator – FCSS, Social Planning

SUBJECT: 2009 FCSS Funding Model approved by FCSS Board
2010 FCSS Funding Implementation – Priority Setting process

Background:

On December 1st, 2009 the Red Deer and District Family Community Support Services (FCSS) Board approved the draft funding model. This draft funding model has now become a working document that will guide FCSS into the future; the funding model is attached for your review. The next phase of the process will involve holding priority setting sessions across the Red Deer and District Region. My goal in meeting with you is to talk about the next phase and answer any questions you might have.

This is submitted for your information.

A handwritten signature in black ink that reads 'George MacLeod'. The signature is written in a cursive style and is enclosed within a large, sweeping oval flourish.

George MacLeod
Red Deer and District FCSS Program Coordinator
City Of Red Deer - Social Planning Department
Office Phone No. 403-356-8890
E-mail: george.macleod@reddeer.ca



Red Deer & District
Family and Community Support Services (FCSS)

Funding Model

December 1, 2009



Empowered Individuals.
Healthy Families.
Caring Communities.

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I.0 Introduction: The FCSS Review

I.1 Purpose of the Review

Red Deer and District Family and Community Support Services (FCSS) has long been considered a stable and reliable funder by many people and agencies. There have been limited funding increases over the years and the stable funding model has translated into few opportunities to consider new initiatives or fund other organizations. Furthermore, if new funding were to become available the FCSS Board would find itself without strategic direction from which to make decisions.

A funding review was undertaken to:

- help FCSS gain a clearer picture of evidence-based programs in preventive social services
- assess the extent to which Red Deer and District FCSS is supporting best practices
- assess the Red Deer and District FCSS funding model in light of the systemic pressures on the nonprofit social service sector.
- provide strategic directions in the event of funding increases, specifically with respect to
 - a. The unique role of the Red Deer & District FCSS program in funding preventive social services;
 - b. Priority areas for funding and service delivery that integrate best practices in preventive social services;
 - c. Principles, policies and practices for a Red Deer & District FCSS funding model;
 - d. Impact and outcome measures for the Red Deer & District FCSS program;
 - e. Potential leadership role in facilitating communication, coordination, and/or collaborative action regarding systemic issues in preventive social service funding and service delivery.
- build community capacity by creating meaningful opportunities for participation in all phases of the review process and facilitating the development of a shared understanding of final recommendations among key funders, stakeholders (e.g., health, education, children's services, etc), and FCSS funded organizations.



This document establishes a funding model and is based upon the findings of the review. The purpose of this document is to provide the FCSS Board with a framework from which to make decisions into the future.

1.2 The review process

From September 2008 to November 2009 the FCSS Funding Review steering committee has been drafting principles and funding models, and engaging stakeholders in discussion. The following table highlights key activities and timelines. A literature review on best practices with respect to preventive social services was completed in November 2008 and key findings were incorporated into an initial set of draft principles. Following this, three different consultations were held: one with an expert panel and two with regional stakeholders. A report was completed in June 2009 that detailed the process and findings from the consultations.¹



¹ The literature review and the funding review report can be found on The City of Red Deer website.

Table 1. Red Deer and District FCSS Review: Activities & Timelines

Timeline	Activity
Sep 2008	Funding Review Steering Committee convenes; provides recommendations on process of the review and on content of the draft funding models.
Nov 2008	Literature review on preventive social services completed; social well-being, prevention, risk and protective factors, and best practices discussed to obtain greater understanding of terms and concepts.
Feb 2009	Five draft guiding principles developed and stakeholders consulted; general support and recommendations for revisions are obtained.
Mar 2009	Draft funding model completed with further research; FCSS Board, Funding Review Steering Committee, and Social Planning staff consulted; support and recommendations for revisions are obtained regarding the draft funding model.
Apr 2009	Draft funding model revised and expert reviewers consulted; recommendations obtained to strengthen the draft funding model.
Apr – May 2009	Revision to draft funding model and stakeholders consulted; feedback as to understanding, agreement, and recommended changes obtained.
May 2009	FCSS Board discusses preliminary findings and begins to set directions for implementation.
	Draft funding model presented to six Municipal Councils; agreement obtained to move forward on components of funding model.
	FCSS Funding Review Report completed; report articulates the extent to which there is understanding and agreement of the components of the draft funding model and provides specific recommendations for funding model.
Jun 2009	FCSS Funding Review Report presented to FCSS Board.
Jun – Sep 2009	Administrative review of consultation findings.
Sep 2009	FCSS Board Retreat to confirm FCSS model and principles.
Nov 2009	Prepare draft funding model; engage stakeholders in review of draft model.
Dec 2009	Final approval of FCSS Funding Model by Red Deer & District FCSS Board.



I.3 Key findings of the review

Social well-being

The literature review strengthened understanding of factors associated with individual, family and community well-being and this, in turn, raised awareness that all three contribute to social well-being. Social well-being is more clearly seen as the complex interplay between individual, family and community well-being and preventive social services and, therefore, need to be planned and delivered through a holistic approach.

Prevention

One model of a prevention continuum presented in the literature review resonated well with people who participated in the FCSS consultations. The model described prevention in terms of four levels – from early to later stage prevention. Given the FCSS mandate, it became clear that early prevention – that is, a focus on before problems can be seen or where action is needed to prevent problems from becoming worse – was where FCSS needs to focus its attention.

Funding model

There was considerable agreement that the four components of the draft funding model – FCSS mandate, priority setting, program and service delivery and resource allocation – were integrated and understandable and that taken together they would lead to strong strategic directions for FCSS.

Priority setting

A five point approach to setting priorities was generally well received by review participants and included a call for a clear process, values and context clarification, stakeholder involvement, relevant data and information and, finally, methods to be responsive to community circumstances.



There was keen interest in using the Calgary FCSS model for social sustainability² in the priority setting process. The Calgary model was seen as useful for understanding the work of preventive social services in that it details risk and protective factors for individuals, families and communities. It was duly noted that obtaining a shared understanding of the risk and protective factors would be necessary before priorities are set.

Program and service delivery

Several principles were discussed to further understanding of best or promising practices with respect to the delivery of preventive social services. There was unanimous agreement by people who participated in second round of consultations that the principles would lead to good decisions about the kind of programs FCSS should support. The principles included addressing social well being, early prevention and multiple risk and prevention factors as noted above but also included collaboration, settings approach, community participation, organizational capacity and program evaluation.



² The Calgary framework for social sustainability is appended in the Funding Review Report (June 2009) that can be found on The City of Red Deer website.

2.0 FCSS Vision and Mandate

The FCSS Board established a vision in response to the question, “If successful, what would FCSS look like?”

Empowered Individuals.
Healthy Families.
Caring Communities.

As a provincial/municipal partnership, FCSS is guided by provincial regulations (Alberta Regulation 218/94: Family and Community Support Services Act – 2.1(1) a). At present, the provincial FCSS program is embedded within the Children and Youth Services Ministry. The Red Deer and District FCSS Board initiated the FCSS Funding Review with a strong belief in the existing regulations and mandate. It was affirmed that the provincial mandate would be used as the foundation for the Red Deer and District funding model:

FCSS programs must be of a preventive nature that enhances the social well-being of individuals and families through promotion or intervention strategies provided at the earliest possible opportunity.

2.1 Guiding Principle: Prevention

Early stage prevention is a priority for FCSS. Community development³ is a cornerstone of our prevention strategy.

Red Deer and District FCSS Board established that “early stage prevention” is a better fit for the FCSS mandate than “later stage prevention.” While some of our communities’ greatest needs appear to require interventions and treatment, it is important to clarify that the FCSS mandate calls for programs and services at the “earliest possible opportunity.”

The second part of the prevention guiding principle identifies community development³ as a cornerstone of the FCSS prevention strategy. Generally delivered as a direct service of the FCSS partner municipalities⁴, community

³ Community development is a collaborative, facilitative process undertaken by people who share a common purpose of building capacity to have a positive impact on quality of life.

⁴ Partner organizations describes a broad range of community organizations that subscribe to and support the FCSS mandate of prevention and improved social well-being. This may include school systems, government (municipal, provincial and federal) departments (other than the Ministry responsible for FCSS), private and



development is viewed as a prevention strategy in the context of the following provincial outcome statements:

- Help people develop an awareness of social needs.
- Help people develop interpersonal and group skills which enhance constructive relationships among people.
- Help people and communities to assume responsibility for decisions and actions which affect them.
- Provide supports that help sustain people as active participants in the community.

Issues that transcend early stage prevention and fall more within later stage prevention would continue to be addressed through community facilitation/development efforts. That is, the process of bringing people and organizations together to identify solutions would continue to fall within the FCSS mandate. This process of providing a space for community dialogue builds awareness of social needs, helps to develop interpersonal and group skills, helps people and communities assume responsibility for their decisions and actions, and supports people to remain active in their communities.

2.2 Guiding Principle: Social Well-Being

FCSS improves social well-being when the collective needs of individuals, families and communities are met.

The term social well-being suggests that individual, family and community needs are “intertwined” and need to be considered collectively through programs and services. Individuals live within families. Families live within communities. Communities are comprised of individuals and families.

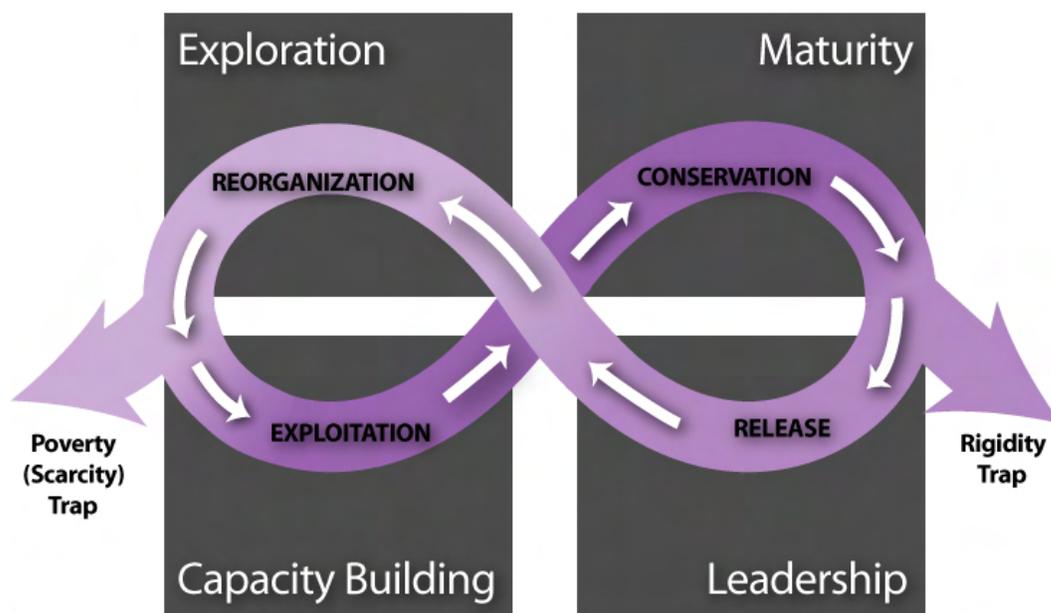
Currently, applicants for FCSS funding are asked to identify a target population. The very nature of that question requires programs and services to rate a primary need of an individual, family or community over the other. In the future, FCSS seeks to understand how its programs and services are targeted to specific individuals, how they address the needs of the families, and how they impact the broader community.



public funding organizations, business, and community organizations seeking to improve social well-being through preventive social services.

3.0 The Three-Year Investment Cycle

The FCSS Review did not address timeframes or mechanisms to determine how its principles would be applied. Using the work of Westley, Zimmerman and Quinn Patton (2006) in *Getting to Maybe*, FCSS was examined in the context of the “resiliency feedback loop.” FCSS was seen as a mature organization, and the rigidity trap was a key motivation for conducting a review.



The resiliency feedback loop was modified and used to articulate the process FCSS would use to move forward on a new funding model that includes priority setting, program and service delivery and resource allocation. It was initially proposed as a five-year investment cycle; however, the FCSS Board concluded that a three-year cycle would be more appropriate given the current time period between municipal elections.

To facilitate the first iteration of the investment cycle, the Red Deer and District FCSS Board agreed to fund programs in 2010 for a two-year period, thereby providing currently funded FCSS programs and services with secured⁵ resources until 2012.

⁵ To the extent possible, FCSS has agreed to provide sustainable funding to its current funded agencies until December 2011. The Red Deer and District FCSS Board is limited by its year-to-year funding agreements with the Province of Alberta and therefore the funding agreements reflect those limitations.



The three-year investment cycle more formally begins with priority setting. The priority setting process will take approximately 8-10 months beginning in January 2010, and then subsequently every three years thereafter.

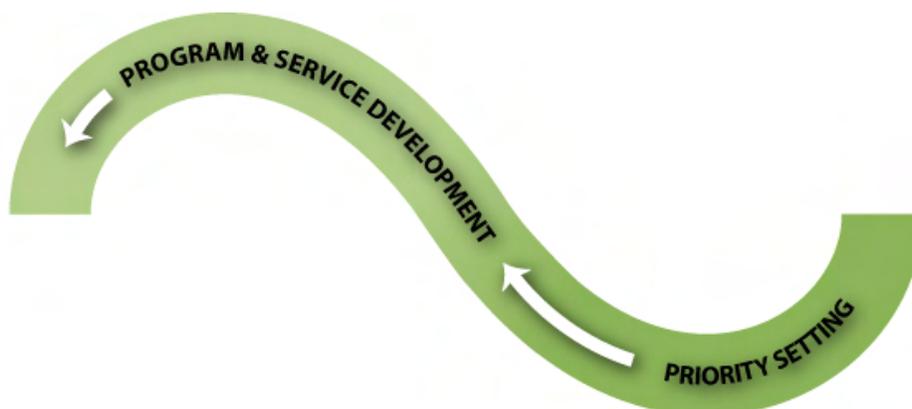
The Investment Cycle

Part one:



The priority setting process is intended to coincide with the municipal election process. As Red Deer and District FCSS is largely composed of Council members from each of its partner municipalities, the priority setting process allows for considerable dialogue and citizen participation. Further, starting the three-year investment cycle to coincide with the municipal election process opens the door for new members of Council and the FCSS Board to evaluate FCSS resources within the early part of their elected term.

Part two:



The second part of the three-year investment cycle is the process to determine programs and services. During this process, partner organizations will have an opportunity to influence the criteria to be used in developing the funding. This process will enable organizations to consider the identified priorities, explore effective practices and create a vision for delivery of preventive social services.

Part three:



Finally, as a result of the priority setting and program and service delivery processes, the FCSS Board will allocate resources. The intent of the three-year investment cycle is to allocate resources for a three year funding period given limitations such as the year-to-year funding from the Province of Alberta. In the first iteration of the cycle, new funding would be announced in the fall of 2011 to start flowing to programs and services in January 2012. Subsequent funding decisions would be made in the fall of 2014 and flow effective January 2015.

The three-year investment cycle is intended to give selected programs and services the security of knowing that they have a three-year mandate, and to keep the doors open for creativity and changes to programs and services based on evaluations and changing conditions within our communities. The FCSS Board may choose to retain a portion of funds to address emerging issues or concerns within the three-year investment period.

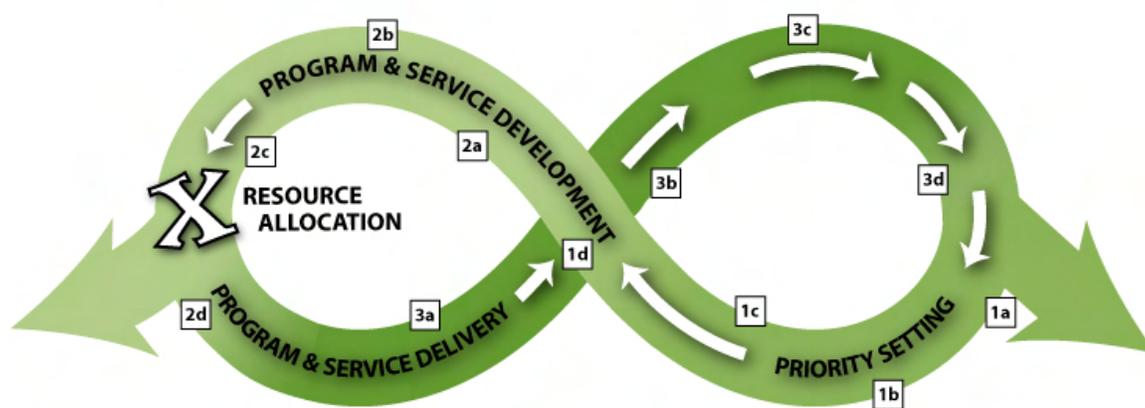
The three-year investment cycle is intended to provide a catalyst for renewal every three years and prevent the rigidity trap identified in the resiliency feedback loop. As well, the priority setting and program and service delivery processes are intended to provide a transparent exercise for establishing criteria to bridge the poverty trap.



In addition to monitoring and evaluating funded programs and services, FCSS intends to monitor and evaluate the effectiveness of the investment cycle. This evaluation process will be incorporated into the quarterly connections anticipated throughout the cycle. As a mechanism for relationship building, professional development, evaluation, and cycle advancement, FCSS intends to engage its partner organizations in a series of quarterly activities. Originally conceived as full-day sessions held during the months of February, May, August and November, the actual delivery of the quarterly activities will be determined by the shared needs of FCSS and its partner organizations.

When superimposed over the three-year investment cycle, a high-level summary of the FCSS Funding Review appears:

Three-Year Investment Cycle



Quarterly Connections (Years 1 to 3)	
a	February
b	May
c	August
d	November

For example: 2c refers to Year 2/August



3.1 Guiding Principle: Collaboration

FCSS uses a collaborative approach to engage its partner organizations.

There was strong agreement at the consultation events that collaboration should be an over-arching principle and that FCSS should assume a leadership role in guiding community collaboration. As such, the FCSS Board amended the collaboration principle and moved it into the section that described the overall process.

The Red Deer and District FCSS Board is more comfortable with the concept of modeling collaborative behavior than positioning itself to expect collaboration and then evaluate organizations on their demonstrated ability to collaborate. The FCSS Board acknowledges that effective collaboration takes time and resources. The quarterly connections are intended by FCSS to provide a venue for collaborative learning and evaluation. While collaborative delivery of programs and services may emerge as a result of strong relationships, it isn't the driver for the creation of collaborative space.

3.2 Guiding Principle: Organizational Capacity

FCSS and its partner organizations share responsibility to contribute knowledge, skills, resources and learning for the collective betterment of the non-profit, voluntary sector.

As with the principle of collaboration, participants in the consultation processes cautioned FCSS about being in a position to expect or evaluate the capacity of another organization. As such, the guiding principle adopted by the FCSS Board recognizes the shared responsibility between FCSS and its partner organizations to support one another in building a strong voluntary sector. FCSS firmly believes that the answers to our own questions exist within our collective knowledge and experience.

The quarterly connections are intended to provide a space for this collaborative learning and capacity development. Through shared evaluation and monitoring, presentation of key learnings from our programs and services, and resources brought in to facilitate advanced education, FCSS expects to provide resources to enhance the collective capacity of its partner organizations.



3.3 Guiding Principle: Social Infrastructure

Strong networks and relationships among citizens, the non-profit, voluntary sector, and government or institutional policies, programs and services are vital to a caring community.

Just as a municipality has complex systems of roadways, trails, sewage and water lines, electrical services, and transportation networks that comprise its physical infrastructure, so too are there networks of human service organizations, government agencies, citizen groups and individuals that operate together in a social infrastructure. While our physical infrastructure tends to our physical needs, our social infrastructure tends to our social needs.

The Red Deer and District FCSS Board believes it has a strong role in building and supporting the social infrastructure within its region. Strong networks and relationships are the foundation upon which the programs and services for citizens are built. FCSS sees itself as part of this social infrastructure as a mechanism to achieve its vision – a caring community.



Red Deer and District FCSS has a clear process to identify its priorities based on the values and context of FCSS, by engaging citizens and appropriate stakeholders, by using relevant data and information, and in a manner that is responsive to community circumstances.

4.0 Priority Setting

The five elements of priority setting were discussed at great length by the consultation participants, the FCSS Review Steering Committee, administration and the FCSS Board. Each of the elements requires individual consideration.

Clear process

While the three-year investment cycle provides a clear overview of the funding model, it does not articulate the specific activities required for priority setting, FCSS Administration (City of Red Deer Social Planning department) will be responsible for drafting processes and bringing those forward to the Board for approval.

FCSS processes are intended to be iterative. The understanding gained from one process or activity will help to inform the next.

Values and context clarification

Feedback from the consultation process contributed to significant discussion and dialogue about clarifying values for priority setting. It was determined at the FCSS Board retreat that the mandate, vision and guiding principles are an appropriate place to start; adding values over and above the statements would be considered overwhelming. Further, as FCSS engages citizens and organizations in the process of priority setting, values are expected to emerge.

Stakeholder involvement

A list of stakeholders has been established as part of the funding review and this will be constantly reviewed and revised to include new and emerging partners. The FCSS Funding Review suggests that appropriate stakeholders must always be engaged; to do so, FCSS will articulate who they need to involve, why these stakeholders should be involved, and how they plan to involve them. Finally, FCSS must be in a position to determine whether they have been effective in these engagement strategies.

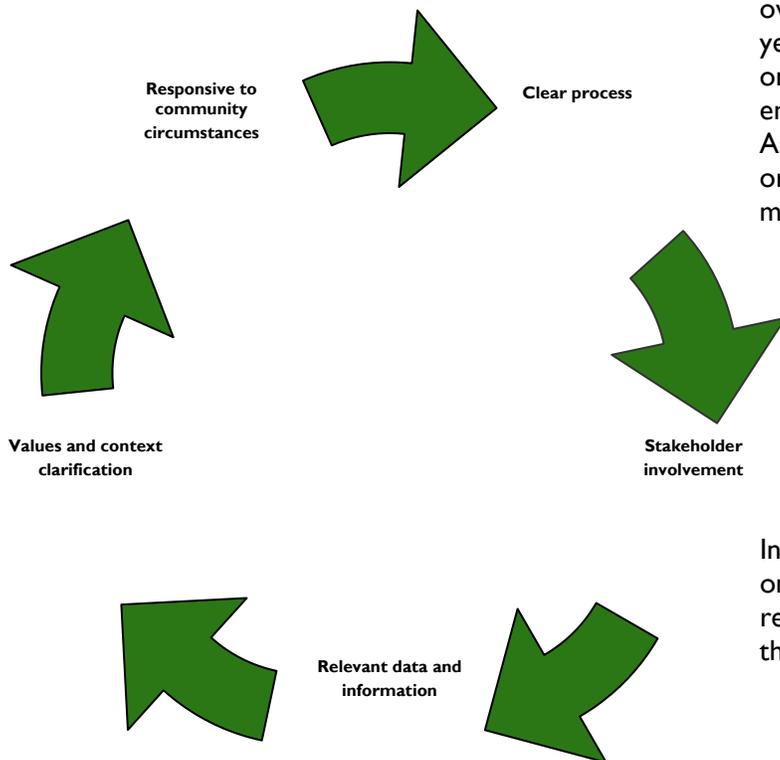


Relevant data and information

The priority setting process will be based as much as possible on accessible data and information. FCSS strives to be an evidence-based organization. To make effective decisions about programs, services, policies and resources, FCSS needs to continually monitor relevant data and information. While this information would typically include demographic data and information gathered through evaluation processes, it may also include primary research, literature reviews, and anecdotal evidence collected by our partner organizations.

Responsiveness

Consultation participants agreed that FCSS must be responsive. The three-year investment cycle has been designed to integrate responsiveness into the overall process. Priorities will be set every three years, programs and services will be reviewed on an ongoing basis, and the FCSS Board will consider emerging needs in their review of one-time funding. As well, the three-year funding mandate for partner organizations will allow for program changes and modifications mid-course.



In its entirety, the priority setting process is based on elements of successful priority setting found in research⁶; it is represented graphically as seen on the left.



⁶ Sibbald, S., Singer, P., Upshur, R., & Martin, D. (2009). Priority setting: what constitutes success? A conceptual framework for successful priority setting. BMC Health Services Research. 9:43

Risk and Protective Factors

Red Deer and District FCSS intends to support a process that would engage citizens and partner organizations in establishing priority protective factors. While protective factors are felt to be a positive and proactive way of selecting priorities, it's not the easiest concept for one to wrap their head around. For this reason, the FCSS Board acknowledges that education is required to help citizens and organizations understand the concept of protective factors – risk factors will be an important concept to aid in this understanding.

Priority setting will engage citizens and partner organizations in identifying protective factors that most closely align with the FCSS mandate and program guidelines. Once these protective factors have been identified, the second phase of the three-year investment strategy would begin: program and service delivery and design.

4.1 Guiding Principle: Priority Areas

We invest FCSS resources in programs and services that address our identified priorities.

For the most part, consultation participants had a high degree of understanding and agreement with this principle. It made sense that resources for programs and services should be aligned with the priority protective factors. In one case, it was suggested that the FCSS Board should be the entity to set its priorities. While the FCSS Board will be responsible for confirming that the priorities fit the FCSS mandate, FCSS is most interested in knowing which conditions and factors are a priority among its citizens.

4.2 Guiding Principle: Citizen Participation

Citizens of our region have important and varied perspectives that, when heard and considered, can influence priorities and service delivery.

This guiding principle began as community participation and was therefore questioned by a number of consultation participants. First of all, concern was expressed over the notion that funded programs and services would be required to undertake community consultation processes to meet the funding requirements of FCSS. Secondly, the term “community” was difficult to define.



In response, the FCSS Board concurred that, in fact, it was the voice of citizens that they were interested in hearing from regarding priority setting. While this change from “community” to “citizen” was an important distinction, it’s also worth noting that this responsibility will be borne by FCSS itself and not imposed on its funded programs and services. In fact, the information gleaned from citizen participation will provide an important data set for the shared benefit of FCSS and its partner organizations.

The principle of citizen participation itself was discussed thoroughly by the FCSS Board. The statement contains three key concepts: that citizens have important and varied perspectives; that these need to be heard and considered; and the idea that priorities and services *can* be influenced. While there was unanimous agreement that there are a variety of perspectives among citizens, and that FCSS will strive to hear and consider those perspectives, there was considerable discussion about whether those perspectives *would* or *could* influence priorities and service delivery. It was decided that those perspectives *wouldn’t* necessarily influence priorities and service delivery due to a number of other contributing factors, namely the FCSS mandate, program guidelines and resources that would need to be considered by the FCSS Board. For this reason it was determined that the appropriate word would be *can* or *may*.

4.3 Guiding Principle: Multiple Risk and/or Protective Factors

FCSS programs and services recognize and address multiple risk and/or protective factors

We have come to understand that the most effective programs and services address multiple risk and/or protective factors – that is, they do not just focus on one factor. While this principle will be a consideration for participants in the program and services delivery section of the three-year investment strategy, the FCSS Board included it as a principle in priority setting as risk and protective factors will be established through this process.



FCSS incorporates effective practices that achieve a high standard for its programs and services.

5.0 Program and Service Delivery

As a planning process, program and service delivery will provide an opportunity for partner organizations to influence the eventual criteria upon which resources will be allocated and funded programs and services will be evaluated. In essence, the program and service delivery process will provide the space within which partner organizations can exercise creativity, explore effective practices, and reorganize their perceptions of basic programs and services.

Through a collaborative process, partner organizations will have an opportunity to “put the writing on the wall.” As a result of the FCSS Funding Review, the program and service delivery phase actually creates the environment for partner organizations to help chart the path. Using protective factors identified through the priority setting process, partner organizations will be encouraged to work through a series of exercises to identify necessary program and service criteria and characteristics to be included in a funding RFP. At the same time, evaluation criteria will be considered so that applicants for FCSS funding will have the opportunity to build monitoring systems into their funding proposals.

5.1 Guiding Principle: Evaluation

FCSS programs and services participate in critical reflection and evaluation processes to continually improve.

Initially conceived as a statement to guide FCSS in its evaluation of funded programs and services, the evaluation principle has been amended to accentuate a shared approach. While FCSS will continue to have reporting requirements that demand program evaluations, the approach to gathering pertinent information will be collaborative in nature. The answers to FCSS questions likely exist within the collective knowledge and experience of our funded programs and services. FCSS is interested in the process of gathering that shared knowledge.

Evaluation shouldn't be perceived as a process that a funded program or service has to do to satisfy its funder. Rather, FCSS sees evaluation as an opportunity to engage in critical reflection and to explore possibilities for improvement. FCSS anticipates that the evaluation process will provide a space from which programs and services working toward shared protective factors may be able to provide insights and suggestions for one another in a respectful manner.



5.2 Guiding Principle: Settings Approach

FCSS programs and services are planned and implemented in consideration of where people live, learn, work and play.

For a regional FCSS program such as the Red Deer and District FCSS program, settings are an important consideration. Rather than determine a set of criteria to guide which programs might be offered where, the settings principle puts the onus on the delivery organization to determine the locations that will most effectively meet the needs of their target population(s), and serve to achieve the intended outcomes of the priority protective factor.

The example used throughout the consultation process was that of the Village of Elnora. In all likelihood, a successful youth program would be offered for Elnora youth somewhere within the village proper. On the other hand, a family counseling program might not establish a storefront operation in the village as it might not protect the anonymity of the participants. In that case, a home visitation program or services offered in another agreeable location might be more appropriate. Regardless, the settings principle doesn't determine settings, it only requires that programs and services consider the particular needs of their target population(s).



The FCSS Board will consider the administrative and direct service needs of its partner municipalities prior to determining resources available for indirect programs and services. All programs and services (both direct and indirect) will be subject to the FCSS Board's mandate and guiding principles.

6.0 Resource Allocation

As a result of the FCSS Funding Review, the Red Deer and District FCSS Board will invest its resources in programs and services that meet the priority protective factors. Past practice for FCSS has been largely characterized by stable funding and minimal changes to programs and services over the years. This future model will create an environment to continually evaluate priorities, programs and services against the FCSS mandate and priority protective factors.

The FCSS Board also recognized that within the existing resources there are three major funding categories; administration, direct services and indirect services. While all three categories have always appeared on the annual cost-share summary, the realization that FCSS funded direct services like community facilitation and community workers came as a surprise to some funded agencies. As a result, the FCSS Board unanimously agreed that administration and direct service budgets would be considered before allocating resources for indirect services.

FCSS will continue to make a significant commitment of resources to support the non-profit, voluntary sector.

6.1 Guiding Principle: Stability

FCSS provides a three-year mandate to deliver programs and services according to the FCSS priorities.

FCSS has always been considered a stable funder. To shift dramatically away from this principle would be like "throwing the baby out with the bath water." Stability will be managed differently, however, than it has been in the past; stability in the past has sometimes been characterized as rigidity. The FCSS Funding Review came about as a result of the FCSS Board recognizing that its principle of stability was making it difficult to explore new programs and services without abandoning its key funding strategy.

This new description of stability will be implemented through three-year time periods. Organizations will have the opportunity to plan their programs and services over a three-year time period, knowing that they will also have responsibilities to participate in priority setting and program and service design during that period. Any possible changes in the FCSS investment strategies would be grown out of those processes.



6.2 Guiding Principle: Significance

FCSS endeavours to provide adequate resources to ensure that programs and services can be delivered to a high standard.

The principle of significance garnered a great deal of discussion from consultation participants – especially those working in the non-profit, voluntary sector. While the notion of receiving adequate resources to address staff wages appropriately, account for inflation, market programs and services, etc. is appealing, it's only appealing for those on the receiving end. The idea of potentially funding fewer programs and services, but investing in them more significantly, epitomizes a double-edged sword.

At the root of this principle is a core belief that the programs and services provided by the non-profit, voluntary sector are largely undervalued in our society. Wages and salaries in the sector tend to be low, and organizations are often expected to operate with old technology, used equipment and sub-standard office conditions. While some of these conditions may be changing, there is still room for improvement. The FCSS principle of significance is a deliberate reminder that to deliver programs and services to a high standard, adequate resources are required.

This principle is not to be interpreted as an “all or nothing” approach. It is very likely that FCSS will continue to be a partner in funding various programs and services. The extent to which an organization must rely on fundraising dollars or short-term grant resources to deliver a program will certainly be a consideration in the future. Ultimately, the FCSS Board will need to determine the extent to which a program can achieve its intended outcomes, given the availability of resources.

6.3 Guiding Principle: Accountability

FCSS engages its programs and services in generating necessary and meaningful outcomes and financial reports in order to be accountable to its citizens and funding authorities.

Accountability is a shared responsibility of FCSS and its partner organizations. As FCSS uses public tax resources, the FCSS Board and its partner municipalities are accountable to municipal and provincial tax payers. Necessary reports will be those required to meet the funding guidelines established through agreement with the Province of Alberta.



Meaningful reports will be those that inform our work and enable FCSS and its partner organizations to continually improve.

FCSS has always managed its reporting programs with respect for the organizations receiving funds. Incorporated into this principle is the belief that the non-profit, voluntary sector does important work in the community, and that valuable time spent in reporting takes away from front-line programs and services. Therefore, while reporting is important, it must be balanced carefully so as not to take excessive time away from services. The FCSS Board also recognizes that quality reporting requires support from administration.



Glossary

Based on feedback from the consultation participants, the Red Deer and District FCSS Board and administration recognize the need to continually add to and update a glossary. The terms described below provide a starting point for concepts contained within the FCSS Funding Model.

Partner Organizations: In the past, FCSS would have typically referred to community organizations as “funded” or “non-funded” agencies. Partner Organizations will be used to describe a broad range of community organizations that subscribe to and support the FCSS mandate of prevention and improved social well-being. This broader definition may include school systems, government (municipal, provincial and federal) departments (other than the Ministry responsible for FCSS), private and public funding organizations, business, and community organizations seeking to improve social well-being through preventive social services.

Community Development: Community Development is a collaborative, facilitative process undertaken by people who share a common purpose of building capacity to have a positive impact on quality of life.

Partner Municipalities: For Red Deer and District FCSS, the Partner Municipalities include The City of Red Deer, Red Deer County, the Town of Bowden, the Village of Delburne, the Village of Elnora and the Town of Penhold.

Red Deer and District FCSS Board (FCSS Board): The FCSS Board and committee composition is determined through the Multi-Municipal FCSS Agreement. This Agreement is generally reviewed by the FCSS Board every ten years. The FCSS Board is composed of municipal council representatives from each of the Partner Municipalities and four members at large as approved by The City of Red Deer.

Quarterly Connections: Red Deer and District FCSS recognizes the value and need for ongoing communication among and with its partner organizations and partner municipalities. Quarterly connections will be used to describe any variety of communication methods, including electronic, print, teleconference, newsletter, or face-to-face meetings, to be determined and evaluated on an ongoing basis.



Acknowledgements

Thank you to all the FCSS stakeholders who took the time to participate and offer feedback – your contribution was the critical ingredient to the success of the review!

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- ❖ Paolo Mancuso, Citizen-at-Large
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Comments:

The 2009 FCSS Funding Model is being submitted for Council's information. This model was adopted by the FCSS Board on December 1, 2009.

"Morris Flewwelling"
Mayor

"Craig Curtis"
City Manager



Request: **Report for Inclusion
on a Council Agenda**

Requests to include a report on a Council Agenda must be received by 4:30pm on Monday (5 business days) prior to the scheduled meeting.

PLEASE NOTE: If reports are not received by Monday (5 business days) prior to the scheduled meeting/hearing the report may be moved to the next Agenda.

CONTACT INFORMATION			
Name of Report Writer:	George Macleod		
Department & Telephone Number:	Social Planning, FCSS program Coordinator, 403-356-8890		
REPORT INFORMATION			
Preferred Date of Agenda:	February 08, 2010		
Subject of the Report (provide a brief description)	The Family Community Support Services Funding Model		
Is this Time Sensitive? Why?	No		
What is the Decision/Action required from Council?	Feedback on Funding Model's next steps		
Please describe Internal/ External Consultation, if any.	none		
Is this a Committee of the Whole item?	none		
How does the Report link to the Strategic Plan? Goal Area - Be Authentic, create a sense of belonging that reflects community priorities and our vision while respecting future generations, maintain a caring and supportive community which identifies and addresses social needs in role appropriate for The City of Red Deer, Discuss and define The City's social mandate.			
Has Legal Counsel been consulted? Are there any outstanding issues? Please describe. No			
Has Financial Services been consulted? Are there any financial implications? Please describe. No			
Presentation: (10 Min Max.)	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	Presenter Name and Contact Information: George MacLeod, 403-356-8890
COMMUNITY IMPACT			
Should External Stakeholder(s) be advised of the Agenda item? (e.i. Community Groups, Businesses, Community Associations) If Yes, please provide the Contact Information for the External Stakeholder(s)	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
External Stakeholder(s) Contact Information: (please provide, name, mailing address, telephone number and e-mail address)			
FOR LEGISLATIVE & ADMINISTRATIVE SERVICES USE ONLY			
Has this been to SMT / Topics/ Committees: MPC, EAC, CPAC (Please circle those that apply)			
SMT	Topics	Board(s) / Committee(s)	
When/describe: _____	When/Describe: _____	When/Describe: _____	
Do we need Communications Support?		<input type="checkbox"/> YES	<input type="checkbox"/> NO

ORIGINAL



DATE: February 01, 2010

TO: Elaine Vincent, Legislative and Administrative Services Manager
FROM: George MacLeod, Program Coordinator – FCSS, Social Planning

SUBJECT: 2009 FCSS Funding Model approved by FCSS Board
2010 FCSS Funding Implementation – Priority Setting process

Background:

On December 1st, 2009 the Red Deer and District Family Community Support Services (FCSS) Board approved the draft funding model. This draft funding model has now become a working document that will guide FCSS into the future; the funding model is attached for your review. The next phase of the process will involve holding priority setting sessions across the Red Deer and District Region. My goal in meeting with you is to talk about the next phase and answer any questions you might have.

This is submitted for your information.

A handwritten signature in black ink that reads 'George MacLeod'. The signature is written in a cursive style and is underlined with a single horizontal line.

George MacLeod
Red Deer and District FCSS Program Coordinator
City Of Red Deer - Social Planning Department
Office Phone No. 403-356-8890
E-mail: george.macleod@reddeer.ca

Christine Kenzie

From: Linda Boyd
Sent: January 28, 2010 9:26 AM
To: George MacLeod
Cc: Christine Kenzie
Subject: Deadline for Council Agenda.

BACKUP INFORMATION
NOT SUBMITTED TO COUNCIL

Hi George,

We need to ensure that we have information to be included on the Council agenda for Feb. 8th. The deadline for the agenda is Feb. 1st. I know that you are away right now, but this will need to be done on Monday. George, my sense is that we can use the memo that you have already prepared, plus the report that we've been submitting. We can discuss that or the one pager.

Can you be sure to follow up on this on Monday? Come and see me and we can re-look this together before it goes out.

Christine can advise us to if necessary.

Linda

Linda Boyd, Supervisor - Resource and Capacity Development
City of Red Deer
Social Planning Department
Mailing Address: Box 5008, Red Deer, Alberta T4N 3T4
Street Address: Alexander Way Building, 4817-48 Street
linda.boyd@reddeer.ca
403.342.8103 bus
403.342.8222 fax

Proudly administering *Red Deer and District Family and Community Support Services* in partnership with Bowden, Delburne, Elnora, Penhold / Springbrook, Red Deer County, and the City of Red Deer.

JAN 18, 2010

Christine Kenzie

To: Scott Cameron

Cc: Linda Boyd

Subject: RE: Jan 11, 2009 - Topics agenda re: FCSS Funding Model

BACKUP INFORMATION
NOT SUBMITTED TO COUNCIL

Sounds good. I'll need your report then by February 1st.

Christine Kenzie

Council Services Coordinator

Legislative & Administrative Services

City of Red Deer

Phone: 403.356.8978 Fax: 403.346.6195

christine.kenzie@reddeer.ca

From: Scott Cameron

Sent: January 18, 2010 2:17 PM

To: Christine Kenzie

Cc: Linda Boyd

Subject: RE: Jan 11, 2009 - Topics agenda re: FCSS Funding Model

Hi Christine –

I think we will be waiting until February 8 if that is OK. Linda and I will try to put that together before the end of the week. Thanks.

Scott Cameron, Manager
Social Planning Department
The City of Red Deer

Phone: (403) 342-8101

E-mail: scott.cameron@reddeer.ca

Effective August 10, 2009 the Social Planning Department will be relocated to 4817 48 Street (Alexander Way). E-mail and telephone contact information will remain unchanged.

From: Christine Kenzie

Sent: January 18, 2010 2:00 PM

To: Scott Cameron

Subject: FW: Jan 11, 2009 - Topics agenda re: FCSS Funding Model

Checking to see if you will have the FCSS Funding Model ready for the January 25th Council Agenda ----- I'll need it by the end of the day today ----

Thanks.

Christine Kenzie

2010/01/18

Council Services Coordinator
Legislative & Administrative Services
City of Red Deer
Phone: 403.356.8978 Fax: 403.346.6195
christine.kenzie@reddeer.ca

From: Christine Kenzie
Sent: January 13, 2010 11:17 AM
To: Scott Cameron
Cc: Elaine Vincent
Subject: RE: Jan 11, 2009 - Topics agenda re: FCSS Funding Model

Hi Scott,

The response from the City Manager is that this item can be put on an open Council Agenda.

I'll need your request form and any accompanying report by Monday, January 18th for the January 25th agenda --
- or by Monday, February 1st -- for the February 8th Council Agenda.

Christine Kenzie
Council Services Coordinator
Legislative & Administrative Services
City of Red Deer
Phone: 403.356.8978 Fax: 403.346.6195
christine.kenzie@reddeer.ca

From: Scott Cameron
Sent: January 11, 2010 5:17 PM
To: Elaine Vincent
Cc: Christine Kenzie; Linda Boyd; George MacLeod
Subject: Jan 11, 2009 - Topics agenda re: FCSS Funding Model

Hi Elaine –

We chatted for a couple minutes at dinner the other night so I wanted to follow-up in writing. We are in the midst of presenting the FCSS Funding Model to each of our six partner municipalities. We definitely need to present this information to City Council though I'm not certain as to whether this should be at a Topics agenda or an open council meeting. We are scheduling about 30-45 minutes with each of the other partner municipalities – and the information is absolutely public. I'm sure this is something that should receive coverage by the media so an open Council meeting would probably be appropriate. Your thoughts?

We would be ready to go with this information in very short order. I'm sure January 25 or February 8 would be OK. Once I've heard back, we will go ahead and complete the formal request form. Thanks.

Scott Cameron, Manager
Social Planning Department
The City of Red Deer

2010/01/18

Phone: (403) 342-8101

E-mail: scott.cameron@reddeer.ca

Effective August 10, 2009 the Social Planning Department will be relocated to 4817 48 Street (Alexander Way). E-mail and telephone contact information will remain unchanged.

Christine Kenzie

From: Elaine Vincent
Sent: January 13, 2010 10:59 AM
To: Christine Kenzie
Subject: FW: Jan 11, 2009 - Topics agenda re: FCSS Funding Model

Can you follow up with Scott and let him know... Thanks.

- DONE - JAN 13/2010 -

Elaine Vincent
Manager, Legislative and Administrative Services
The City of Red Deer
Phone: 403-342-8134
Fax: 403-346-6195
elaine.vincent@reddeer.ca

From: Craig Curtis
Sent: Wednesday, January 13, 2010 5:38 AM
To: Elaine Vincent
Subject: RE: Jan 11, 2009 - Topics agenda re: FCSS Funding Model

open

From: Elaine Vincent
Sent: January 12, 2010 1:59 PM
To: Craig Curtis
Cc: Christine Kenzie
Subject: FW: Jan 11, 2009 - Topics agenda re: FCSS Funding Model

I believe this should be on open.....

Your thoughts?

Elaine Vincent
Manager, Legislative and Administrative Services
The City of Red Deer
Phone: 403-342-8134
Fax: 403-346-6195
elaine.vincent@reddeer.ca

From: Scott Cameron
Sent: Monday, January 11, 2010 5:17 PM

2010/01/13

To: Elaine Vincent
Cc: Christine Kenzie; Linda Boyd; George MacLeod
Subject: Jan 11, 2009 - Topics agenda re: FCSS Funding Model

Hi Elaine –

We chatted for a couple minutes at dinner the other night so I wanted to follow-up in writing. We are in the midst of presenting the FCSS Funding Model to each of our six partner municipalities. We definitely need to present this information to City Council though I'm not certain as to whether this should be at a Topics agenda or an open council meeting. We are scheduling about 30-45 minutes with each of the other partner municipalities – and the information is absolutely public. I'm sure this is something that should receive coverage by the media so an open Council meeting would probably be appropriate. Your thoughts?

We would be ready to go with this information in very short order. I'm sure January 25 or February 8 would be OK. Once I've heard back, we will go ahead and complete the formal request form. Thanks.

Scott Cameron, Manager
Social Planning Department
The City of Red Deer

Phone: (403) 342-8101

E-mail: scott.cameron@reddeer.ca

Effective August 10, 2009 the Social Planning Department will be relocated to 4817 48 Street (Alexander Way). E-mail and telephone contact information will remain unchanged.

FILE COPY



Council Decision – February 8, 2010

DATE: February 9, 2010
TO: George MacLeod, Program Coordinator – FCSS, Social Planning
FROM: Frieda McDougall, Deputy City Clerk
SUBJECT: 2009 FCSS Funding Model Approved by FCSS Board
2010 FCSS Funding Implementation – Priority Setting process

Reference Report:

Program Coordinator – FCSS, Social Planning, dated February 1, 2010

Report Back to Council: No

Comments/Further Action: This report was presented for Council's information.

A handwritten signature in blue ink that reads 'Frieda McDougall'.

Frieda McDougall
Deputy City Clerk

c: Director of Community Services
Social Planning Manager

Reports Item No. 2

DATE: January 19, 2010

TO: Elaine Vincent – Legislative & Administrative Services Manager

FROM: Pam Vust – Environmental Initiatives Coordinator

RE: Environmental Advisory Committee Resolution – Urge the Alberta Government to Reduce Reliance on Non-Renewable Energy

Background

On July 9, 2009 and October 6, 2009 The City received letters from Ken Collier, Chair of the Council of Canadians Red Deer & Area chapter and Calgary resident, Roger Gagne, respectively, requesting Council send letters to Energy Minister Mel Knight and the Premier's office requesting the initiation of a renewable energy expert panel and renewable energy public consultation. The City Councils of Lethbridge and Grande Prairie have both passed motions to support this initiative.

Administration referred this issue to the Environmental Advisory Committee (EAC), which reviewed these requests at its November 25, 2009 meeting. Although the EAC supports renewable energy, the Committee did not feel it was necessary to provide prescriptive advice to the Alberta Government on how to pursue this issue.

Therefore, the EAC passed the following motion:

“Resolved that the Environmental Advisory Committee recommends to Red Deer City Council to urge the Government of Alberta to vigorously pursue both conservation of energy and production of renewable energy to reduce our reliance on non-renewable energy sources.”

Discussion

Promoting energy conservation and renewable energy is consistent with several current City of Red Deer initiatives, including:

- Purchasing 15% of The City's energy from renewable power sources, increasing to 25% by 2013;
- Promoting energy conservation to our citizens through providing information and by participating as an Earth Hour 2010 Flagship City;
- Offering a Christmas Light Exchange program;
- Ensuring that newly constructed City facilities and buildings undergoing major renovations are designed to meet LEED energy efficiency standards;
- Incorporating solar technology into buildings at the New Civic Yards to provide electricity and solar water heating;
- Streamlining the approval process for citizens wishing to install solar panels and photovoltaic cells on their private property;

- Participating in a pilot project to investigate permitting wind turbines within City limits;
- Capturing 99% of methane generated at the Wastewater Treatment Plant to fuel boilers used in the treatment process; and
- Ongoing investigation into opportunities to recover waste energy and convert it into useable sources.

Administration supports the EAC recommendation. Encouraging the provincial government to pursue energy conservation and production of renewable energy is consistent with The City's efforts to become a more sustainable community.

Recommendation:

That Council for The City of Red Deer send a letter to Energy Minister Ron Liepert and Premier Ed Stelmach encouraging them to vigorously pursue both conservation of energy and production of renewable energy to reduce our reliance on non-renewable energy sources.



Pam Vust
Environmental Initiatives Coordinator



Tom Warder
Environmental Services Manager

Comments:

We support the resolution proposed by the Environmental Advisory Committee and recognize the value of the Environmental Advisory Committee to Council. Council has endorsed the initiatives of the organization to promote energy conservation and renewable energy including the City's move to purchase 25% of its energy needs from renewable power sources by 2013.

"Morris Flewwelling"
Mayor

"Craig Curtis"
City Manager

DATE: January 19, 2010

TO: Elaine Vincent – Legislative & Administrative Services Manager

FROM: Pam Vust – Environmental Initiatives Coordinator

RE: Environmental Advisory Committee Resolution – Urge the Alberta Government to Reduce Reliance on Non-Renewable Energy

Background

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- Capturing 99% of methane generated at the Wastewater Treatment Plant to fuel boilers used in the treatment process; and
- Ongoing investigation into opportunities to recover waste energy and convert it into useable sources.

Administration supports the EAC recommendation. Encouraging the provincial government to pursue energy conservation and production of renewable energy is consistent with The City's efforts to become a more sustainable community.

Recommendation:

That Council for The City of Red Deer send a letter to Energy Minister Ron Liepert and Premier Ed Stelmach encouraging them to vigorously pursue both conservation of energy and production of renewable energy to reduce our reliance on non-renewable energy sources.



Pam Vust
Environmental Initiatives Coordinator



Tom Warder
Environmental Services Manager

Christine Kenzie

From: Pam Vust
Sent: January 19, 2010 1:29 PM
To: Frieda McDougall; Christine Kenzie
Cc: Paul Goranson; Tom Warder; 'Wayne Pander'; 'Evan Bedford'
Subject: RE: Report to Council on EAC action item.

Attachments: Urge AB Gov pursue renewable and energy conservation.doc

Sorry folks, slight wording change. This is the version that Tom signed. Please disregard the previous one.

Thanks!



Urge AB Gov
pursue renewable a..

BACKUP INFORMATION
NOT SUBMITTED TO COUNCIL

Pam Vust

Environmental Initiatives Coordinator
City of Red Deer
Phone: 403-342-8751
Fax: 403-309-2695
email: pam.vust@reddeer.ca

 Please consider the environment before printing this email.

From: Pam Vust
Sent: January 19, 2010 1:15 PM
To: Frieda McDougall; Christine Kenzie
Cc: Paul Goranson; Tom Warder; 'Wayne Pander'; 'Evan Bedford'
Subject: Report to Council on EAC action item.

Hi ladies.

Please find attached a report to Council following up on an EAC resolution that was passed at their November 25, 2009 meeting. **If we could get this added to the Feb 8 agenda**, that would be great. I don't think I need to make a presentation, its pretty straight forward.

Paul are you willing to answer questions about this? Otherwise Tom has volunteered.

If you need more info, please let me know. I will send the signed original through internal mail.

Cheers!

<< File: Urge AB Gov pursue renewable and energy conservation.doc >>

Pam Vust

Environmental Initiatives Coordinator
City of Red Deer
Phone: 403-342-8751
Fax: 403-309-2695
email: pam.vust@reddeer.ca

 Please consider the environment before printing this email.

FILE COPY

Council Decision – February 8, 2010

DATE: February 9, 2010
TO: Pam Vust, Environmental Initiatives Coordinator
FROM: Frieda McDougall, Deputy City Clerk
SUBJECT: Environmental Advisory Committee Resolution – Urge the Alberta Government to Reduce Reliance on Non-Renewable Energy

Reference Report:

Environmental Initiatives Coordinator, dated January 19, 2010

Resolutions:

“Resolved that Council of the City of Red Deer having considering the report from the Environmental Initiatives Coordinator, dated January 19, 2010, re: Environmental Advisory Committee Resolution – Urge the Alberta Government to Reduce Reliance on Non-Renewable Energy, hereby agrees to direct Administration to prepare a letter for the Mayor’s signature to be sent to Energy Minister Ron Liepert and Premier Ed Stelmach encouraging them to vigorously pursue both conservation of energy and production of renewable energy to reduce our reliance on non-renewable energy sources.”

Report Back to Council: No

Comments/Further Action:

This office will prepare the letter to Energy Minister Ron Liepert and Premier Ed Stelmach for Mayor Flewwelling’s signature as noted in the above resolution. Mayor Flewwelling is to bring this issue to the attention of the Central Alberta Mayors.



Frieda McDougall
Deputy City Clerk

c: Mayor Flewwelling
Environmental Services Manager
Director of Development Services
Engineering Services Manager

Reports Item No. 3

Path\\wordnet.caldatal\\Environmental Services\\Environmental Services Administration\\0170 - Bylaws



Date: January 29, 2010
To: Legislative and Administrative Services Manager
From: Environmental Services Manager
Re: **Utility Bylaw Changes - Amendment Schedule D Section 5.6
2010 Environmental Services Department Service Plan**

It has come to our attention that an Amendment made to Schedule D Section 5.6 in March 23, 2009 was not included in the Service Plan Schedule submitted for 2010. The Amendment to the 2009 Bylaw increased the fee in Schedule D, Page 4 of 4 Section 5.6 from \$55.00 to \$73.00. The consolidated copy of the 2009 Bylaw reflected this change but the Service Plan Schedule submitted for 2010 did not reflect the Amendment. Schedule D Section 5.5 was increased to \$77.00 in 2010 and has been approved by Council. The description in Section 5.6 should have also reflected the change to \$77.00 since Section 5.5 correlates with Section 5.6. The associated paragraph in Schedule D Section 5.6 did not reflect this rate change.

Attached, please find the corrected rate for Schedule D Section 5.6 for residential and commercial solid waste collection.

Recommendation

We respectfully recommend that Council approve the following:

1. The proposed 2010 Waste Management Rate Changes illustrated in ***bold, italicized text*** on the attached Schedule D Section 5.6.

Yours truly,

A handwritten signature in black ink, appearing to read 'Tom Warder', written in a cursive style.

Tom Warder, P. Eng.
Environmental Services Manager

TCW/SM/lms

Att.

- c Director of Development Services
Environmental Services Office Supervisor
Waste Management Superintendent

Bylaw No. 3215/A-2010

Page 1 of 4

SCHEDULE "D"***Effective for all rates, on or after March 1, 2010*****SCHEDULE OF SOLID WASTE COLLECTION RATES**

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

SOLID WASTE COLLECTION RATES FOR COMMERCIAL FRONT-END CONTAINERS				
Type of Service	Monthly Rate			
	1.5 m ³ (2 yd ³)	2.3 m ³ (3 yd ³)	3.1 m ³ (4 yd ³)	4.6 m ³ (6 yd ³)
<u>Service on Demand:</u>				
Container rental	31.91	42.58	53.21	63.89
Lift charge	31.91	42.58	53.21	63.89
<u>Scheduled Service:</u>				
1 lift per month	34.45	41.04	47.63	60.78
1 lift every 2 weeks	47.63	60.78	73.99	100.33
1 lift per week	56.07	84.11	109.35	147.20
2 lifts per week	112.18	168.26	218.71	272.53
3 lifts per week	168.26	252.36	309.57	398.72
4 lifts per week	224.35	336.49	403.80	538.37
5 lifts per week	280.38	420.60	504.75	670.88
6 lifts per week	336.49	504.75	605.71	807.59
Extra lift for scheduled service	31.91	42.58	53.21	63.89

SCHEDULE "D"
SCHEDULE OF SOLID WASTE COLLECTION RATES

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

	RATES PER CONTAINER
Standard Lid	No charge
Castors on Containers	\$ 9.30 per month

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

MONTHLY SOLID WASTE COLLECTION RATES FOR COMMERCIAL HAND PICK-UP							
Volume per Pick-Up	Frequency of Pick-Up per Week						Cost per Extra Pick- Up
	1	2	3	4	5	6	
≤ 0.4 m ³ (≤ .5 yd ³)	9.06	18.12	27.18	36.24	45.30	54.36	9.30
> 0.4 – 0.8 m ³ (≥ 5-1 yd ³)	18.12	36.24	54.36	72.48	90.60	108.72	18.60
.765>0.8-1.5 m ³ (≥ 1-2 yd ³)	36.24	72.48	108.72	144.96	181.20	217.44	27.91
≥ 1.5-2.3 m ³ (≥ 2-3 yd ³)	54.36	108.72	163.08	217.44	271.81	326.71	37.21
>2.3-3.1 m ³ (≥ 3-4 yd ³)	72.48	144.96	217.44	289.93	362.41	434.89	46.51
>3.1-3.8 m ³ (≥ 4-5 yd ³)	90.60	181.20	271.81	362.41	453.01	543.61	55.81
>3.8-4.6 m ³ (≥ 5-6 yd ³)	108.72	217.44	326.17	434.89	543.61	652.33	65.11
>4.6-5.3 m ³ (≥ 6-7 yd ³)	126.84	253.69	380.53	507.37	634.21	761.06	74.42

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

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

3. For a single family dwelling unit, a semi-detached residential unit, a single family dwelling unit with a basement dwelling unit situated therein, or a dwelling unit in a multiple family building or multiple family development, the charge for basic residential collection shall be \$10.90 per month per dwelling unit for the collection of a maximum of 5 units of solid waste per week year round and once a week collection of yard waste for six months per year. The charge for solid waste tags for units in excess of the basic residential collection service shall be \$1.00 per garbage tag.
4. (a) For a single family dwelling unit, a semi-detached residential unit, a single family dwelling unit with a basement dwelling unit situated therein, or any dwelling unit otherwise designated as an "R10" or "R63" account in the utility billing system, the charge for one pick-up per week of recyclable material shall be \$5.65 per month per dwelling unit.
- (b) For a multiple family building, designated as either an "R11" or "R62" account in the utility billing system, the charge for one pick-up per week of recyclable materials shall be \$5.10 per month per dwelling unit.
5. Disposal Grounds Rates for Acceptance of Solid Waste and Refuse

	<i>Description</i>	<i>Rate</i>
(1)	Residents hauling residential refuse from their own residences	\$56.00 per metric tonne
(2)	Private companies or commercial haulers with commercial or residential refuse	\$56.00 per metric tonne
(3)	Demolition, concrete, asphalt and tree rubble	\$56.00 per metric tonne
(4)	Special Waste	\$77.00 per metric tonne
(5)	Asbestos	\$77.00 per metric tonne

SCHEDULE "D"

SCHEDULE OF SOLID WASTE COLLECTION RATES

Description	Rate
(6) When fractional metric tonnes are delivered, the rate charged for the same shall be determined by pro-rating the above rates per tonne in the same ratio as the weight of such refuse, waste or rubble delivered bears to a metric tonne. In any event, a minimum charge of \$5.00 shall apply for items 5 (1), 5 (2), 5 (3), 5 (4), and a minimum charge of \$55.00 \$73.00 \$77.00 shall apply for item 5 (5).	
(7) Cover Material as defined in The City of Red Deer Waste Management Facility Disposal Guidelines	No Charge
(8) A surcharge of \$20.00 per load will be applied to unsecured loads as outlined in section 129 (3)	

6. Dry Waste Disposal Site

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

Comments:

We support the recommendation of Administration. Utility Bylaw Amendment 3215/B-2010 is a housekeeping amendment and Council should consider giving three readings to the bylaw.

“Morris Flewwelling”
Mayor

“Craig Curtis”
City Manager



ORIGINAL

Date: January 29, 2010
To: Legislative and Administrative Services Manager
From: Environmental Services Manager
Re: **Utility Bylaw Changes - Amendment Schedule D Section 5.6
2010 Environmental Services Department Service Plan**

It has come to our attention that an Amendment made to Schedule D Section 5.6 in March 23, 2009 was not included in the Service Plan Schedule submitted for 2010. The Amendment to the 2009 Bylaw increased the fee in Schedule D, Page 4 of 4 Section 5.6 from \$55.00 to \$73.00. The consolidated copy of the 2009 Bylaw reflected this change but the Service Plan Schedule submitted for 2010 did not reflect the Amendment. Schedule D Section 5.5 was increased to \$77.00 in 2010 and has been approved by Council. The description in Section 5.6 should have also reflected the change to \$77.00 since Section 5.5 correlates with Section 5.6. The associated paragraph in Schedule D Section 5.6 did not reflect this rate change.

Attached, please find the corrected rate for Schedule D Section 5.6 for residential and commercial solid waste collection.

Recommendation

We respectfully recommend that Council approve the following:

1. The proposed 2010 Waste Management Rate Changes illustrated in ***bold, italicized text*** on the attached Schedule D Section 5.6.

Yours truly,

A handwritten signature in purple ink, appearing to read 'Tom Warder'.

Tom Warder, P. Eng.
Environmental Services Manager

TCW/SM/lms

Att.

- c Director of Development Services
Environmental Services Office Supervisor
Waste Management Superintendent

SCHEDULE "D"¹

SCHEDULE OF SOLID WASTE COLLECTION RATES

<i>Description</i>	<i>Rate</i>
(6) When fractional metric tonnes are delivered, the rate charged for the same shall be determined by pro-rating the above rates per tonne in the same ratio as the weight of such refuse, waste or rubble delivered bears to a metric tonne. In any event, a minimum charge of \$5.00 shall apply for items 5 (1), 5 (2), 5 (3), 5 (4), and a minimum charge of \$55.00 73.00 shall apply for item 5 (5).	

¹ 3215/A-99 (Effective March 17, 1999), 3215/B-99, 3215/B-2000 (Effective March 20, 2000), 3215/A-2001 (Effective March 15, 2001), 3215/A-2002 (Effective March 15, 2002), 3215/A-2003 (Effective March 3, 2003), 3215/A-2004 (Effective March 1, 2004), 3215/A-2005 (Effective March 1, 2005) 3215/A-2006 (Effective March 1, 2006), 3215/A-2007 (Effective March 1, 2007), 3215/A-2008 (Effective March 1, 2008)

FILE COPY



Council Decision – February 8, 2010

DATE: February 9, 2010
TO: Tom Warder, Environmental Services Manager
FROM: Frieda McDougall, Deputy City Clerk
SUBJECT: Utility Bylaw Changes – Amendment to Schedule D Section 5.6 2010 Environmental Services Department Service Plan - Utility Bylaw Amendment 3215/B-2010

Reference Report:

Environmental Services Manager, dated January 29, 2010

Bylaws:

At the Monday, February 8, 2010 Regular Council Meeting, Utility Bylaw Amendment 3215/B-2010 received first, second and third readings. A copy of the bylaw is attached.

Report Back to Council: No

Comments/Further Action:

This office will amend the consolidated version of Utility Bylaw 3215/98 and distribute copies prior to March 1, 2010.

A handwritten signature in blue ink, appearing to read 'Frieda McDougall'.

Frieda McDougall
Deputy City Clerk

/Attach.

- c. Director of Development Services
Environmental Services Office Supervisor
Waste Management Superintendent

Reports Item No. 4



Recreation, Parks & Culture

DATE: February 2, 2010
TO: Elaine Vincent, Legislative Services Manager
FROM: Greg Scott, Recreation, Parks & Culture Manager
SUBJECT: Redirection of 2010 \$1M Curling Centre Capital Funding

BACKGROUND

City Council approved allocating \$1M towards a new Curling Centre Facility, at a new location, as part of the 2010 Capital Plan.

WHAT HAS CHANGED

Red Deer Curling Centre completed an extensive financial review of the project including both construction and servicing costs. Through their review it became apparent that remaining at their current facility was a more feasible option.

Based on this analysis, the Curling Centre wants to redirect their effort and funding to significantly renovate their downtown facility to meet both short term and long term needs.

ADMINISTRATIONS COMMENTS

- This redirection will significantly reduce costs, as the downtown location has servicing, roadways and parking already in place.
- It is still the Curling Centre's intent to leverage grant funding with \$1M.
- Recreation, Parks & Culture staff will be working with the Curling Centre to ensure the renovated curling facility aligns with the Rotary Recreation and South Area Site Concept Plan.
- With this re-location the opportunity exists to look at the curling facility as a 12 month of the year multi-use amenity that may better support the intent of the Rotary Recreation and South Area Site Concept Plan.

- A renovated curling centre in the downtown, central to hotels and public transit, will help revitalize the downtown area and attract new visitors to our community.

RECOMMENDATIONS

That City Council support the redirection of the \$1M capital funding from a new curling facility at a new location to renovation of the downtown curling facility.



Greg Scott
Recreation, Parks & Culture Manager

Cc: Colleen Jensen, Director of Community Services
Kay Kenny, Recreation Superintendent
Lyn Radford, Curling Centre Representative

Comments:

We support the recommendation of Administration for the redirection of funding for the Curling Centre Capital Funding. This is a housekeeping item regarding the change of the site for the Red Deer Curling Centre project.

“Morris Flewwelling”
Mayor

“Craig Curtis”
City Manager

DATE: February 2, 2010
TO: Elaine Vincent, Legislative Services Manager
FROM: Greg Scott, Recreation, Parks & Culture Manager
SUBJECT: Redirection of 2010 \$1M Curling Centre Capital Funding

BACKGROUND

City Council approved allocating \$1M towards a new Curling Centre Facility, at a new location, as part of the 2010 Capital Plan.

WHAT HAS CHANGED

Red Deer Curling Centre completed an extensive financial review of the project including both construction and servicing costs. Through their review it became apparent that the Curling Centre did not have the financial capacity to complete the project at a new location.

Based on this analysis, the Curling Centre wants to redirect their effort and funding to significantly renovate their downtown facility to meet both short term and long term needs.

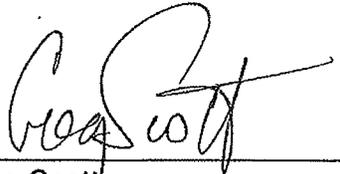
ADMINISTRATIONS COMMENTS

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- It is still the Curling Centre's intent to leverage grant funding with \$1M.
- Recreation, Parks & Culture staff will be working with the Curling Centre to ensure the renovated curling facility aligns with the Rotary Recreation and South Area Site Concept Plan.
- With this re-location the opportunity exists to look at the curling facility as a 12 month of the year multi-use amenity that may better support the intent of the Rotary Recreation and South Area Site Concept Plan.

- A renovated curling centre in the downtown, central to hotels and public transit, will help revitalize the downtown area and attract new visitors to our community.

RECOMMENDATIONS

That City Council support the redirection of the \$1M capital funding from a new curling facility at a new location to renovation of the downtown curling facility.

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

Greg Scott
Recreation, Parks & Culture Manager

Cc: Colleen Jensen, Director of Community Services
Kay Kenny, Recreation Superintendent
Lyn Radford, Curling Centre Representative

DATE: February 10, 2010
TO: Dean Krejci, Financial Services Manager
FROM: Frieda McDougall, Deputy City Clerk
SUBJECT: Request for Follow Up:
Redirection of 2010 \$1M Curling Centre Capital Funding
February 8, 2010 Council Meeting

At the Red Deer City Council Meeting held on Monday, February 8, 2010, Council considered the report from the Recreation Parks & Culture Manager regarding the redirection of 2010 \$1M Curling Centre Capital Funding.

During discussion of the report, Council asked for clarification of the criteria The City uses for giving grants versus loans.

Would you please provide this information within the next few weeks so that we can forward it to Council for their information.

Thanks Dean.



Frieda McDougall
Deputy City Clerk

FILE COPY



Council Decision – February 8, 2010

DATE: February 9, 2010
TO: Greg Scott, Recreation, Parks & Culture Manager
FROM: Frieda McDougall, Deputy City Clerk
SUBJECT: Redirection of 2010 \$1M Curling Centre Capital Funding

Reference Report:

Recreation, Parks & Culture Manager, dated February 2, 2010

Resolution:

“Resolved that Council of the City of Red Deer having considered the report from the Recreation, Parks and Culture Manager, re: Redirection of 2010 \$1M Curling Centre Capital Funding, hereby supports the redirection of the \$1M capital funding from a new curling facility, at a new location, to renovation of the downtown curling facility.”

Report Back to Council: No

Frieda McDougall
Deputy City Clerk

cc:

Director of Community Services
Recreation Superintendent

LEGISLATIVE & ADMINISTRATIVE SERVICES

February 9, 2010

Lyn Radford
Red Deer Curling Centre
E, 4725 – 43 Street
Red Deer, AB T4N 6Z3

Dear Lyn:

Re: Redirection of 2010 \$1M Curling Centre Capital Funding

At the Monday, February 8, 2010 Red Deer City Council Meeting, Council passed the following resolution regarding the redirection of the \$1 million Curling Centre Capital Funding:

“Resolved that Council of the City of Red Deer having considered the report from the Recreation, Parks and Culture Manager, re: Redirection of 2010 \$1M Curling Centre Capital Funding, hereby supports the redirection of the \$1M capital funding from a new curling facility, at a new location, to renovation of the downtown curling facility.”

Thank you for attending the Council meeting and answering questions from members of Council. We wish you all the best with the renovations to the Red Deer Curling Centre.

Sincerely,



Frieda McDougall
Deputy City Clerk

c Recreation, Parks & Culture Manager

Reports Item No. 5



DATE: January 28, 2010

TO: Elaine Vincent, Legislative and Administrative Services Manager

FROM: Joyce Boon, Inspections and Licensing
Russ Pye, Inspections and Licensing
Julia Townell, Inspections and Licensing
Nancy Hackett, Parkland Community Planning Services

RE: Land Use Bylaw Amendment 3357 / C 2010
Proposed Amendment to Bylaw Offences Penalties

ISSUE

The City of Red Deer *Land Use Bylaw* is intended to regulate land use and development within the city. In addition to establishing zoning districts and requirements, the bylaw also includes penalties for violation of these requirements.

Schedule "C" of the *Land Use Bylaw* lists penalties that correspond with a number of offences found within the bylaw. The list, however, is not comprehensive and does not capture all of the offences within the bylaw. Where there is no specified penalty within the bylaw, a provincial Summons Violation Ticket must be issued, rather than a City of Red Deer violation ticket, so that a penalty can be determined in the Provincial Court of Alberta. This requires the ticketed person to appear in court, and uses Administration, legal counsel, and court resources.

In consultation with legal counsel, Administration is proposing an amendment to Section 9.2 of the *Land Use Bylaw*, which will allow Bylaw Officers to issue a City violation ticket where the bylaw does not list a specified penalty.

BACKGROUND

Specified Penalty

Where a penalty is specified in the *Land Use Bylaw*, a Bylaw Officer may issue a City of Red Deer violation ticket. The ticketed person may avoid prosecution for the offence by paying the specified penalty within the timeframe written on the ticket. If the ticketed person chooses not to pay the penalty, they will be summoned to the Provincial Court of Alberta for prosecution.

No Specified Penalty

Where a penalty is not specified in the *Land Use Bylaw*, a Bylaw Officer may issue a provincial Summons Violation Ticket in accordance with Part 2 of the *Provincial Offences Procedure Act*. The ticketed person, or an agent, must then appear before a justice at the Provincial Court of Alberta, where a penalty will be assigned. The Bylaw Officer who issued the ticket is required to attend the hearing, as well as a prosecutor who must prepare for and conduct the legal proceedings.

Further, if the defendant fails to appear in court, in person or by an agent, at the time fixed for the trial, a justice, on proof of the service of the summons, can adjourn the proceedings and set a new trial date, issue a warrant for the arrest of the defendant, or proceed to conduct the trial ex parte.

Some examples of violations that do not have a specified penalty include:

- Fence height 4.7 (6) & 3.11(1)(2) & 3.20
- Landscaping requirements 4.7 (15)
- Outdoor storage in commercial districts 5.7(9)

Amendments to Land Use Bylaw

Current Bylaw	Proposed Amendment	Purpose of Change
<p>9.2 (2) A person who... is guilty of an offence and is liable upon summary conviction to... in the case of an offence for which there is no specified penalty, to a fine of not less than \$250.00 and not more the \$10,000.00 or to imprisonment for not more than one year, or to both fine and imprisonment.</p>	<p>A person who... is guilty of an offence and liable upon summary conviction to... in the case for which there is no specified penalty... to a fine of \$250.00 for a first offence, \$500.00 for a second offence and \$750.00 for a third or subsequent offence, and in default of payment of any penalty, to imprisonment for up to 6 months.</p>	<p>This change:</p> <ul style="list-style-type: none"> • Captures those offences without a specified penalty. • Allows bylaw officers to write City tickets, freeing up legal and administrative resources. • Prevents the need to go to court, allowing better use of the court system.
<p>9.2 (3) ... the Bylaw Officer may... serve upon the person a violation ticket, in the form provided under the <i>Provincial Offences Procedures Act</i>, allowing payment of the specified penalty for the particular offence as provided in Schedule "C" of this Bylaw, and the recording of such payment by the Provincial Court of Alberta shall constitute acceptance of a guilty plea and the imposition of a fine in the amount of the specified penalty.</p>	<p>... he or she may... serve upon the person a violation ticket, in the form used by the City, allowing payment of the penalty as set out in Section 9.2(2) of this Bylaw for the particular offence, which payment will be accepted by the City in lieu of prosecution for the offence, or a Bylaw Officer may issue a violation ticket in accordance with the <i>Provincial Offences Procedure Act, R.S.A. 2000, c. P-34, allowing a voluntary payment of the penalty as set out in Section 9.2(2) of this Bylaw, or, requiring a person to appear in court without the alternative of making a voluntary payment.</i></p>	<p>This change:</p> <ul style="list-style-type: none"> • Allows a City ticket to be issued by a Bylaw Officer • Allows a voluntary payment in lieu of prosecution • Frees up resources that would otherwise be used in court proceedings.
<p>9.2 (4) Where a person is convicted of a second, third or</p>	<p>Any person who contravenes the same</p>	<p>This change supports the earlier sections, allowing a</p>

<p>subsequent offence under a particular section of this Bylaw, and where that offence has occurred within 12 months after the date of the occurrence of the first offence under that section of this Bylaw, the specified penalties applicable upon conviction for such second, third or subsequent offence shall be the amount set out in columns two and three, respectively, of Schedule "C".</p>	<p>provision of this Bylaw within twelve months after the date of the first contravention, is liable to the specified penalties for such second, third or subsequent offence ... set out in Section 9.2(2) of this Bylaw."</p>	<p>supplementary penalty to be assigned for a first, second, and third offence, where no specified penalty is set in Schedule "C".</p>
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ANALYSIS

By creating a supplementary, first, second, and third penalty that captures those offences without a specified penalty, Bylaw Officers are able to write City of Red Deer violation tickets. This allows the ticketed person to make a voluntary payment in lieu of prosecution. In doing so, legal counsel and administrative resources are not engaged in preparing for and attending court, freeing up resources. Moreover, the court system is not held up with relatively minor offences.

A supplementary penalty also provides an administrative solution to the otherwise arduous task of listing every possible violation found within the bylaw, and assigning a specific penalty to each offence. In short, a supplementary penalty will bring a more effective and efficient system of compliance with the *Land Use Bylaw*.

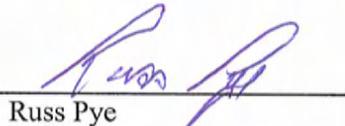
RECOMMENDATION

It is recommended that Council pass first reading of Land Use Bylaw Amendment 3357/C-2010, which will amend the *Land Use Bylaw* whereby any violations without a specified penalty will be captured under a supplementary penalty, for first, second, and third offences.

Respectfully,



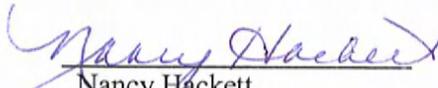
 Julia Townell
 Bylaw Research
 Coordinator



 Russ Pye
 Inspections & Licensing
 Mgr.



 Joyce Boon
 Inspections &
 Licensing Mgr.



 Nancy Hackett
 City Planning Manager

City of Red Deer Land Use Bylaw 3357/2006

Part Nine: Land Use Bylaw Enforcement

9.1 Enforcement 2
9.2 Offences and Penalties 2

City of Red Deer Land Use Bylaw 3357/2006

9.1 Enforcement

- (1) The provisions of this Bylaw may be enforced by way of stop order, injunction or such other relief as may be available under the *Municipal Government Act*.
- (2) A Designated Officer may inspect premises in accordance with the provisions of the *Municipal Government Act* where there are reasonable grounds to believe that the premises are being used in contravention of this Bylaw. Without limiting the generality of the foregoing, such reasonable grounds would include:
 - (a) complaints from the public that premises are being used contrary to the Bylaw,
 - (b) the observations of a designated officer that there is excessive traffic, parking problems, accumulated debris in a yard or other apparent breach of this Bylaw.
- (3) For the purpose of inspecting premises pursuant to this bylaw and the *Municipal Government Act*, the following shall be Designated Officers:
 - (a) a Bylaw Officer,
 - (b) a Safety Codes Officer,
 - (c) the Development Officer or anyone designated by the Development Officer,
 - (d) Compliance Officer

9.2 Offences and Penalties

- (1) No person shall:
 - (a) fail to comply with a development permit or subdivision approval or conditions forming part thereof;
 - (b) fail to comply with an order under section 545, 546, 551, 645;
 - (c) fail to comply with a decision of the subdivision and development appeal board;
 - (d) obstruct or hinder any person in the exercise or performance of the person's powers under this bylaw; or
 - (e) make use of land in a manner contrary to the provisions of this Bylaw.

City of Red Deer Land Use Bylaw 3357/2006

- (2) A person who contravenes or fails to comply with any provision of this Bylaw is guilty of an offence and is liable upon summary conviction to the specified penalty set out in Schedule "C", or in the case of an offence for which there is no specified penalty, to a fine of not less than \$250.00 and not more the \$10,000.00 or to imprisonment for not more than one year, or to both fine and imprisonment.
- (3) Where a Bylaw Officer reasonably believes that a person has contravened any provision of this Bylaw, the Bylaw Officer may, in addition to any other remedy at law, serve upon the person a violation ticket, in the form provided under the Provincial Offences Procedures Act, allowing payment of the specified penalty for the particular offence as provided in Schedule "C" of this Bylaw, and the recording of such payment by the Provincial Court of Alberta shall constitute acceptance of a guilty plea and the imposition of a fine in the amount of the specified penalty.
- (4) Where a person is convicted of a second, third or subsequent offence under a particular section of this Bylaw, and where that offence has occurred within 12 months after the date of the occurrence of the first offence under that section of this Bylaw, the specified penalties applicable upon conviction for such second, third or subsequent offence shall be the amount set out in columns two and three, respectively, of Schedule "C".
- (5) This section shall not prevent any Bylaw Officer from issuing a violation ticket requiring a court appearance of the defendant, pursuant to the provisions of the Provincial Offences Procedures Act, or from laying an information in lieu of issuing a violation ticket.
- (6) A Bylaw Officer who believes on reasonable grounds that a sign is not authorized pursuant to the Bylaw may remove and impound the sign:
 - (a) in the case of a sign for which a permit is issued, after 7 days notice to the sign permit holder, delivered to the address shown on the sign permit; or
 - (b) in the case of a sign for which no permit has been issued, without prior notice to any person.
- (7) Notwithstanding subsection (6), a Bylaw Officer may not remove a sign which is located in or upon or which is affixed to a building without either the consent of the owner of the building, the consent of the owner of the sign or a court order.
- (8) Following the impounding and removal of a sign, the Development Officer for The City shall cause a notice to be sent to the owner of the sign (if known) or to the owner of the premises from which the sign is removed, advising of the removal. The owner of the sign may secure its release from impound upon payment in full of all applicable impounding and storage charges at the rates specified in Schedule "C" of this Bylaw.

City of Red Deer Land Use Bylaw 3357/2006

- (9) An impounded sign which has not been redeemed within 60 days of the date of service of notice as specified in subsection (8), may be disposed of by The City without further notice to any person and without any liability to compensate the owner of the sign.

 City of Red Deer Land Use Bylaw 3357/2006

Schedule "C"
Specified Penalties for Offences under the Land Use Bylaw

<u>Description of Offence</u>	<u>First Offence</u>	<u>Second Offence*</u>	<u>Third or Subsequent Offence*</u>
Section 3.3 (2)(a) Displaying a Sign without a required permit	\$500.00	\$1,000.00	\$5,000.00
Section 3.3 and 3.4 Displaying a Sign in contravention of this Bylaw	\$500.00	\$1,000.00	\$5,000.00
¹ Section 3.6 (13) Parking of vehicles, outdoor display, storage or sales on landscaped areas	\$500.00	\$1,000.00	\$5,000.00
² Section 3.22 Parking of vehicles, outdoor display, sales or storage on Public Property	\$500.00	\$1,000.00	\$5,000.00
Displaying a Sign in contravention of the conditions of a development permit	\$500.00	\$1,000.00	\$5,000.00
Section 2.2 (1) Commence Development Without Permit	\$500.00	\$1,000.00	\$5,000.00
Section 3.11 (1) or (2) Breach restrictions on corner sites	\$150.00	\$250.00	\$500.00
Section 4.7 (4) (a) Commercial vehicle in residential district	\$150.00	\$250.00	\$500.00
Section 4.7 (4) (b) Commercial vehicle/trailers in a front yard or store dilapidated vehicle	\$150.00	\$250.00	\$500.00
Section 4.7 (4) (d) Permit living or sleeping in trailer	\$150.00	\$250.00	\$500.00

¹ 3357/E-2006

² 3357/E-2006

 City of Red Deer Land Use Bylaw 3357/2006

Section 4.7 (14) (1) (a) or (b) Construct temporary building without permit or contrary to Bylaw	\$200.00	\$400.00	\$600.00
Section 3.5 (1) or 4.7 (3) (a) Accessory building contrary to Bylaw	\$150.00	\$250.00	\$500.00

Impounding and Storage Charges

<u>Item</u>	<u>Authorized Charge</u>
Impounding of signs	\$100.00 per sign
Storage of signs: less than or equal to 1.5 m ²	\$3.00 per sign per day
Storage of signs: greater than 1.5 m ²	\$5.00 per sign per day
* Refer to Section 9.2 (4)	

Comments:

We support the recommendation of Administration that Council proceed with first reading of Land Use Bylaw Amendment 3357/C-2010 – Proposed Amendment to Bylaw Offences Penalties. A Public Hearing would be held on Monday, March 8, 2010 at 6:00 p.m. during Council’s regular meeting.

“Morris Flewwelling”
Mayor

“Craig Curtis”
City Manager



Request: Report for Inclusion
on a Council Agenda

Requests to include a report on a Council Agenda must be received by 4:30pm on Monday (5 business days) prior to the scheduled meeting.

PLEASE NOTE: If reports are not received by Monday (5 business days) prior to the scheduled meeting/hearing the report may be moved to the next Agenda.

CONTACT INFORMATION			
Name of Report Writer:	<i>Julia Townell</i>		
Department & Telephone Number:	<i>Inspections & Licensing 342-8190</i>		
REPORT INFORMATION			
Preferred Date of Agenda:	<i>February 03 2010</i>		
Subject of the Report (provide a brief description)	<i>Land Use Bylaw amendment</i>		
Is this Time Sensitive? Why?	<i>No</i>		
What is the Decision/Action required from Council?	<i>approve a supplementary fee structure for penalties</i>		
Please describe Internal/ External Consultation, if any.	<i>PCPS, City Solicitors, Management</i>		
Is this a Committee of the Whole item?	<i>No</i>		
How does the Report link to the Strategic Plan?	<i>Lead 2: Increase effectiveness of decisions through establishment of frameworks Sust 4: Ensure financial sustainability of the organization</i>		
Has Legal Counsel been consulted? Are there any outstanding issues? Please describe.	<i>yes</i> <i>No</i>		
Has Financial Services been consulted? Are there any financial implications? Please describe.	<i>No</i>		
Presentation: (10 Min Max.)	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	Presenter Name and Contact Information:
COMMUNITY IMPACT			
Should External Stakeholder(s) be advised of the Agenda item? (e.i. Community Groups, Businesses, Community Associations) If Yes, please provide the Contact Information for the External Stakeholder(s)	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	
External Stakeholder(s) Contact Information: (please provide, name, mailing address, telephone number and e-mail address)			
FOR LEGISLATIVE & ADMINISTRATIVE SERVICES USE ONLY			
Has this been to SMT / Topics/ Committees: MPC, EAC, CPAC			(Please circle those that apply)
SMT	Topics	Board(s) / Committee(s)	
When/describe: _____	When/Describe: _____	When/Describe: _____	
Do we need Communications Support?		<input type="checkbox"/> YES	<input type="checkbox"/> NO

Please return completed form, along with report and any additional information to Legislative & Administrative Services.

DATE: January 28, 2010

TO: Elaine Vincent, Legislative and Administrative Services Manager

FROM: Joyce Boon, Inspections and Licensing
Russ Pye, Inspections and Licensing
Julia Townell, Inspections and Licensing
Nancy Hackett, Parkland Community Planning Services

RE: Land Use Bylaw Amendment 3357 / C 2010
Proposed Amendment to Bylaw Offences Penalties

ISSUE

The City of Red Deer *Land Use Bylaw* is intended to regulate land use and development within the city. In addition to establishing zoning districts and requirements, the bylaw also includes penalties for violation of these requirements.

Schedule "C" of the *Land Use Bylaw* lists penalties that correspond with a number of offences found within the bylaw. The list, however, is not comprehensive and does not capture all of the offences within the bylaw. Where there is no specified penalty within the bylaw, a provincial Summon Violation Ticket must be issued, rather than a City of Red Deer violation ticket, so that a penalty can be determined in the Provincial Court of Alberta. This requires the ticketed person to appear in court, and uses Administration, legal counsel, and court resources.

In consultation with legal counsel, Administration is proposing an amendment to Section 9.2 of the *Land Use Bylaw*, which will allow Bylaw Officers to issue a City violation ticket where the bylaw does not list a specified penalty.

BACKGROUND

Specified Penalty

Where a penalty is specified in the *Land Use Bylaw*, a Bylaw Officer may issue a City of Red Deer violation ticket. The ticketed person may avoid prosecution for the offence by paying the specified penalty within the timeframe written on the ticket. If the ticketed person chooses not pay the penalty, they will be summoned to the Provincial Court of Alberta for prosecution.

No Specified Penalty

Where a penalty is not specified in the *Land Use Bylaw*, a Bylaw Officer may issue a provincial Summons Violation Ticket in accordance with Part 2 of the *Provincial Offences Procedure Act*. The ticketed person, or an agent, must then appear before a justice at the Provincial Court of Alberta, where a penalty will be assigned. The Bylaw Officer who issued the ticket is required to attend the hearing, as well as a prosecutor who must prepare for and conduct the legal proceedings.

Further, if the defendant fails to appear in court, in person or by an agent, at the time fixed for the trial, a justice, on proof of the service of the summons, can adjourn the proceedings and set a new trial date, issue a warrant for the arrest of the defendant, or proceed to conduct the trial ex parte.

Some examples of violations that do not have a specified penalty include:

- Fence height 4.7 (6) & 3.11(1)(2) & 3.20
- Landscaping requirements 4.7 (15)
- Outdoor storage in commercial districts 5.7(9)

Amendments to Land Use Bylaw

Current Bylaw	Proposed Amendment	Purpose of Change
<p>9.2 (2) A person who... is guilty of an offence and is liable upon summary conviction to... in the case of an offence for which there is no specified penalty, to a fine of not less than \$250.00 and not more than \$10,000.00 or to imprisonment for not more than one year, or to both fine and imprisonment.</p>	<p>A person who... is guilty of an offence and liable upon summary conviction to... in the case for which there is no specified penalty... to a fine of \$250.00 for a first offence, \$500.00 for a second offence and \$750.00 for a third or subsequent offence, and in default of payment of any penalty, to imprisonment for up to 6 months.</p>	<p>This change:</p> <ul style="list-style-type: none"> • Captures those offences without a specified penalty. • Allows bylaw officers to write City tickets, freeing up legal and administrative resources. • Prevents the need to go to court, allowing better use of the court system.
<p>9.2 (3) ... the Bylaw Officer may... serve upon the person a violation ticket, in the form provided under the <i>Provincial Offences Procedures Act</i>, allowing payment of the specified penalty for the particular offence as provided in Schedule "C" of this Bylaw, and the recording of such payment by the Provincial Court of Alberta shall constitute acceptance of a guilty plea and the imposition of a fine in the amount of the specified penalty.</p>	<p>... he or she may... serve upon the person a violation ticket, in the form used by the City, allowing payment of the penalty as set out in Section 9.2(2) of this Bylaw for the particular offence, which payment will be accepted by the City in lieu of prosecution for the offence, or a Bylaw Officer may issue a violation ticket in accordance with the <i>Provincial Offences Procedure Act, R.S.A. 2000, c. P-34, allowing a voluntary payment of the penalty as set out in Section 9.2(2) of this Bylaw, or, requiring a person to appear in court without the alternative of making a voluntary payment.</i></p>	<p>This change:</p> <ul style="list-style-type: none"> • Allows a City ticket to be issued by a Bylaw Officer • Allows a voluntary payment in lieu of prosecution • Frees up resources that would otherwise be used in court proceedings.
<p>9.2 (4) Where a person is convicted of a second, third or</p>	<p>Any person who contravenes the same</p>	<p>This change supports the earlier sections, allowing a</p>

Further, if the defendant fails to appear in court, in person or by an agent, at the time fixed for the trial, a justice, on proof of the service of the summons, can adjourn the proceedings and set a new trial date, issue a warrant for the arrest of the defendant, or proceed to conduct the trial ex parte.

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Amendments to Land Use Bylaw

Current Bylaw	Proposed Amendment	Purpose of Change
<p>9.2 (2) A person who... is guilty of an offence and is liable upon summary conviction to... in the case of an offence for which there is no specified penalty, to a fine of not less than \$250.00 and not more the \$10,000.00 or to imprisonment for not more than one year, or to both fine and imprisonment.</p>	<p>A person who... is guilty of an offence and liable upon summary conviction to... in the case for which there is no specified penalty... to a fine of \$250.00 for a first offence, \$500.00 for a second offence and \$750.00 for a third or subsequent offence, and in default of payment of any penalty, to imprisonment for up to 6 months.</p>	<p>This change:</p> <ul style="list-style-type: none"> • Captures those offences without a specified penalty. • Allows bylaw officers to write City tickets, freeing up legal and administrative resources. • Prevents the need to go to court, allowing better use of the court system.
<p>9.2 (3) ... the Bylaw Officer may... serve upon the person a violation ticket, in the form provided under the <i>Provincial Offences Procedures Act</i>, allowing payment of the specified penalty for the particular offence as provided in Schedule "C" of this Bylaw, and the recording of such payment by the Provincial Court of Alberta shall constitute acceptance of a guilty plea and the imposition of a fine in the amount of the specified penalty.</p>	<p>... he or she may... serve upon the person a violation ticket, in the form used by the City, allowing payment of the penalty as set out in Section 9.2(2) of this Bylaw for the particular offence, which payment will be accepted by the City in lieu of prosecution for the offence, or a Bylaw Officer may issue a violation ticket in accordance with the <i>Provincial Offences Procedure Act, R.S.A. 2000, c. P-34, allowing a voluntary payment of the penalty as set out in Section 9.2(2) of this Bylaw, or, requiring a person to appear in court without the alternative of making a voluntary payment.</i></p>	<p>This change:</p> <ul style="list-style-type: none"> • Allows a City ticket to be issued by a Bylaw Officer • Allows a voluntary payment in lieu of prosecution • Frees up resources that would otherwise be used in court proceedings.
<p>9.2 (4) Where a person is convicted of a second, third or</p>	<p>Any person who contravenes the same</p>	<p>This change supports the earlier sections, allowing a</p>

<p>subsequent offence under a particular section of this Bylaw, and where that offence has occurred within 12 months after the date of the occurrence of the first offence under that section of this Bylaw, the specified penalties applicable upon conviction for such second, third or subsequent offence shall be the amount set out in columns two and three, respectively, of Schedule "C".</p>	<p>provision of this Bylaw within twelve months after the date of the first contravention, is liable to the specified penalties for such second, third or subsequent offence ... set out in Section 9.2(2) of this Bylaw."</p>	<p>supplementary penalty to be assigned for a first, second, and third offence, where no specified penalty is set in Schedule "C".</p>
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ANALYSIS

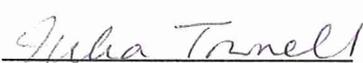
By creating a supplementary, first, second, and third penalty that captures those offences without a specified penalty, Bylaw Officers are able to write City of Red Deer violation tickets. This allows the ticketed person to make a voluntary payment in lieu of prosecution. In doing so, legal counsel and administrative resources are not engaged in preparing for and attending court, freeing up resources. Moreover, the court system is not held up with relatively minor offences.

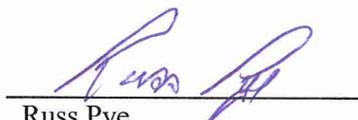
A supplementary penalty also provides an administrative solution to the otherwise arduous task of listing every possible violation found within the bylaw, and assigning a specific penalty to each offence. In short, a supplementary penalty will bring a more effective and efficient system of compliance with the *Land Use Bylaw*.

RECOMMENDATION

It is recommended that Council pass first reading of Land Use Bylaw Amendment 3357/C-2010, which will amend the *Land Use Bylaw* whereby any violations without a specified penalty will be captured under a supplementary penalty, for first, second, and third offences.

Respectfully,


 Julia Townell
 Bylaw Research
 Coordinator


 Russ Pye
 Inspections & Licensing
 Mgr.


 Joyce Boon
 Inspections &
 Licensing Mgr.


 Nancy Hackett
 City Planning Manager

Part Nine: Land Use Bylaw Enforcement

9.1	Enforcement	2
9.2	Offences and Penalties.....	2

9.1 Enforcement

- (1) The provisions of this Bylaw may be enforced by way of stop order, injunction or such other relief as may be available under the *Municipal Government Act*.
- (2) A Designated Officer may inspect premises in accordance with the provisions of the *Municipal Government Act* where there are reasonable grounds to believe that the premises are being used in contravention of this Bylaw. Without limiting the generality of the foregoing, such reasonable grounds would include:
 - (a) complaints from the public that premises are being used contrary to the Bylaw,
 - (b) the observations of a designated officer that there is excessive traffic, parking problems, accumulated debris in a yard or other apparent breach of this Bylaw.
- (3) For the purpose of inspecting premises pursuant to this bylaw and the *Municipal Government Act*, the following shall be Designated Officers:
 - (a) a Bylaw Officer,
 - (b) a Safety Codes Officer,
 - (c) the Development Officer or anyone designated by the Development Officer,
 - (d) Compliance Officer

9.2 Offences and Penalties

- (1) No person shall:
 - (a) fail to comply with a development permit or subdivision approval or conditions forming part thereof;
 - (b) fail to comply with an order under section 545, 546, 551, 645;
 - (c) fail to comply with a decision of the subdivision and development appeal board;
 - (d) obstruct or hinder any person in the exercise or performance of the person's powers under this bylaw; or
 - (e) make use of land in a manner contrary to the provisions of this Bylaw.

- (2) A person who contravenes or fails to comply with any provision of this Bylaw is guilty of an offence and is liable upon summary conviction to the specified penalty set out in Schedule "C", or in the case of an offence for which there is no specified penalty, to a fine of not less than \$250.00 and not more the \$10,000.00 or to imprisonment for not more than one year, or to both fine and imprisonment.
- (3) Where a Bylaw Officer reasonably believes that a person has contravened any provision of this Bylaw, the Bylaw Officer may, in addition to any other remedy at law, serve upon the person a violation ticket, in the form provided under the Provincial Offences Procedures Act, allowing payment of the specified penalty for the particular offence as provided in Schedule "C" of this Bylaw, and the recording of such payment by the Provincial Court of Alberta shall constitute acceptance of a guilty plea and the imposition of a fine in the amount of the specified penalty.
- (4) Where a person is convicted of a second, third or subsequent offence under a particular section of this Bylaw, and where that offence has occurred within 12 months after the date of the occurrence of the first offence under that section of this Bylaw, the specified penalties applicable upon conviction for such second, third or subsequent offence shall be the amount set out in columns two and three, respectively, of Schedule "C".
- (5) This section shall not prevent any Bylaw Officer from issuing a violation ticket requiring a court appearance of the defendant, pursuant to the provisions of the Provincial Offences Procedures Act, or from laying an information in lieu of issuing a violation ticket.
- (6) A Bylaw Officer who believes on reasonable grounds that a sign is not authorized pursuant to the Bylaw may remove and impound the sign:
 - (a) in the case of a sign for which a permit is issued, after 7 days notice to the sign permit holder, delivered to the address shown on the sign permit; or
 - (b) in the case of a sign for which no permit has been issued, without prior notice to any person.
- (7) Notwithstanding subsection (6), a Bylaw Officer may not remove a sign which is located in or upon or which is affixed to a building without either the consent of the owner of the building, the consent of the owner of the sign or a court order.
- (8) Following the impounding and removal of a sign, the Development Officer for The City shall cause a notice to be sent to the owner of the sign (if known) or to the owner of the premises from which the sign is removed, advising of the removal. The owner of the sign may secure its release from impound upon payment in full of all applicable impounding and storage charges at the rates specified in Schedule "C" of this Bylaw.

- (9) An impounded sign which has not been redeemed within 60 days of the date of service of notice as specified in subsection (8), may be disposed of by The City without further notice to any person and without any liability to compensate the owner of the sign.

Schedule "C"
Specified Penalties for Offences under the Land Use Bylaw

<u>Description of Offence</u>	<u>First Offence</u>	<u>Second Offence*</u>	<u>Third or Subsequent Offence*</u>
Section 3.3 (2)(a) Displaying a Sign without a required permit	\$500.00	\$1,000.00	\$5,000.00
Section 3.3 and 3.4 Displaying a Sign in contravention of this Bylaw	\$500.00	\$1,000.00	\$5,000.00
¹ Section 3.6 (13) Parking of vehicles, outdoor display, storage or sales on landscaped areas	\$500.00	\$1,000.00	\$5,000.00
² Section 3.22 Parking of vehicles, outdoor display, sales or storage on Public Property	\$500.00	\$1,000.00	\$5,000.00
Displaying a Sign in contravention of the conditions of a development permit	\$500.00	\$1,000.00	\$5,000.00
Section 2.2 (1) Commence Development Without Permit	\$500.00	\$1,000.00	\$5,000.00
Section 3.11 (1) or (2) Breach restrictions on corner sites	\$150.00	\$250.00	\$500.00
Section 4.7 (4) (a) Commercial vehicle in residential district	\$150.00	\$250.00	\$500.00
Section 4.7 (4) (b) Commercial vehicle/trailers in a front yard or store dilapidated vehicle	\$150.00	\$250.00	\$500.00
Section 4.7 (4) (d) Permit living or sleeping in trailer	\$150.00	\$250.00	\$500.00

¹ 3357/E-2006

² 3357/E-2006

Section 4.7 (14) (1) (a) or (b) Construct temporary building without permit or contrary to Bylaw	\$200.00	\$400.00	\$600.00
Section 3.5 (1) or 4.7 (3) (a) Accessory building contrary to Bylaw	\$150.00	\$250.00	\$500.00

Impounding and Storage Charges

<u>Item</u>	<u>Authorized Charge</u>
Impounding of signs	\$100.00 per sign
Storage of signs: less than or equal to 1.5 m ²	\$3.00 per sign per day
Storage of signs: greater than 1.5 m ²	\$5.00 per sign per day

* Refer to Section 9.2 (4)



Council Decision – February 8, 2010

DATE: February 9, 2010

TO: Joyce Boon, Co-Manager, Inspections & Licensing
Russ Pye, Co-Manager, Inspections & Licensing
Julia Townell, Inspections & Licensing
Nancy Hackett, City Planning Manager

FROM: Frieda McDougall, Deputy City Clerk

SUBJECT: Land Use Bylaw Amendment 3357/C-2010
Proposed Amendment to Bylaw Offences Penalties

Reference Report:

Inspections & Licensing Department and Parkland Community Planning Services, dated January 28, 2010

Bylaws:

At the Monday, February 8, 2010 Regular Council Meeting, Land Use Bylaw Amendment 3357/C-2010 received first reading. A copy of the Bylaw is attached.

Report Back to Council: Yes – Monday, March 8, 2010

Comments/Further Action:

A Public Hearing will be held on Monday, March 8, 2010 at 6:00 p.m. in Council Chambers during Council's regular meeting for Land Use Bylaw Amendment 3357/C-2010. Land Use Bylaw Amendment 3357/C-2010 proposes to amend Section 9.2 of the *Land Use Bylaw* which will allow Bylaw Officers to issue a City violation ticket where the bylaw does not list a specified penalty. This allows the ticketed person to make a voluntary payment in lieu of prosecution, allowing the court system to not be held up with relatively minor offences. This office will now proceed with the advertising for the Public Hearing. Planning staff were requested to check into the fine values and the wording of the amendment to section 9.2 (3) to replace the words "her or she may" with the word "officer".

A handwritten signature in blue ink that reads 'Frieda McDougall'.

Frieda McDougall
Deputy City Clerk
Attach./

c: Development Services Director
Corporate Services Director
Community Services Director
Engineering Services Manager
Financial Services Manager
Assessment and Taxation Manager

Inspections & Licensing Manager
Inspections & Licensing Supervisor
Land & Economic Development Manager
IT Services – GIS Section
LAS File

DATE: February 1, 2010
TO: Elaine Vincent, Legislative and Administrative Services Manager
FROM: Martin Kvapil, Planning Assistant
RE: Land Use Bylaw Amendment No. 3357/D-2010
Clearview North Neighbourhood – Phase 2C
Melcor Developments Ltd.

Proposal

Melcor Developments Ltd. is proposing to develop Phase 2C of the Clearview North neighbourhood. Rezoning is being sought for approximately 0.809 ha (2.0 ac.) of land from A1 Future Urban Development District to R1 Residential (Low Density) District and PS Public Service (Institutional or Government) District in order to create 6 detached dwelling residential lots, 1 public utility lot (PUL) and 1 public service lot.

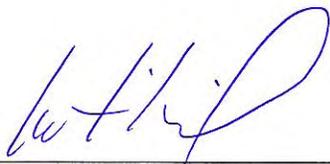
The proposed PUL is to be zoned similar to the adjacent residential use (R1) as the proposed PUL does not form part of the neighbourhood open space and trail concept and therefore does not require any open space/park zoning.

The proposed PS lot is to form part of the adjacent Michener Centre lands in accordance with a land swap agreement between the developer and the Province.

All of the proposed land use districts of Bylaw 3357/D-2010 conform to the Clearview North Neighbourhood Area Structure Plan.

Staff Recommendation

That City Council proceed with first reading of Land Use Bylaw Amendment No. 3357/D-2010.

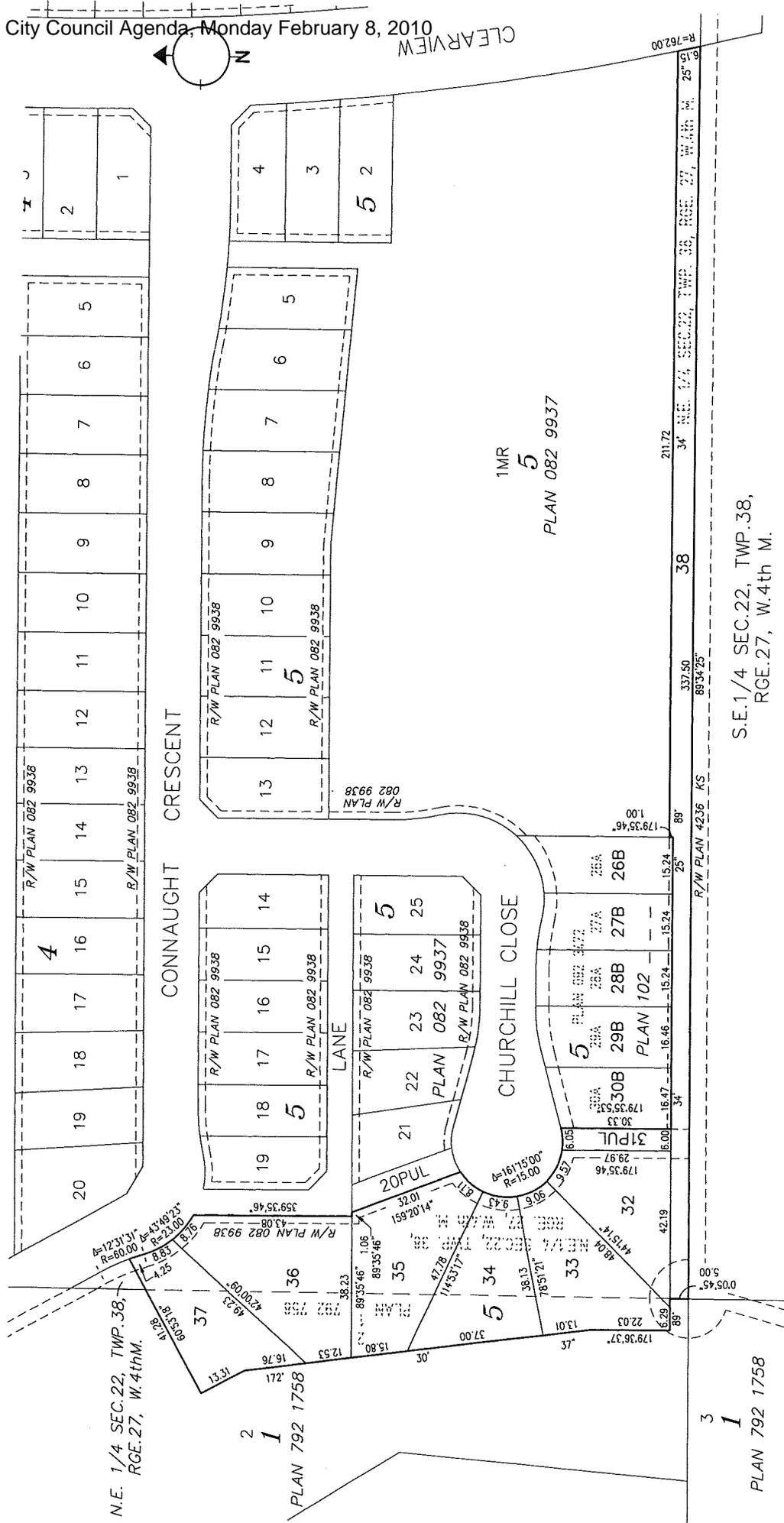


Martin Kvapil
PLANNING ASSISTANT



Tony Lindhout, MCIP, ACP
ASSISTANT CITY PLANNING MANAGER

Attachments



N.E. 1/4 SEC.22, TWP.38,
RGE.27, W.4th M.

PLAN 792 1758

1MR
5
PLAN 082 9937

S.E.1/4 SEC.22, TWP.38,
RGE.27, W.4th M.

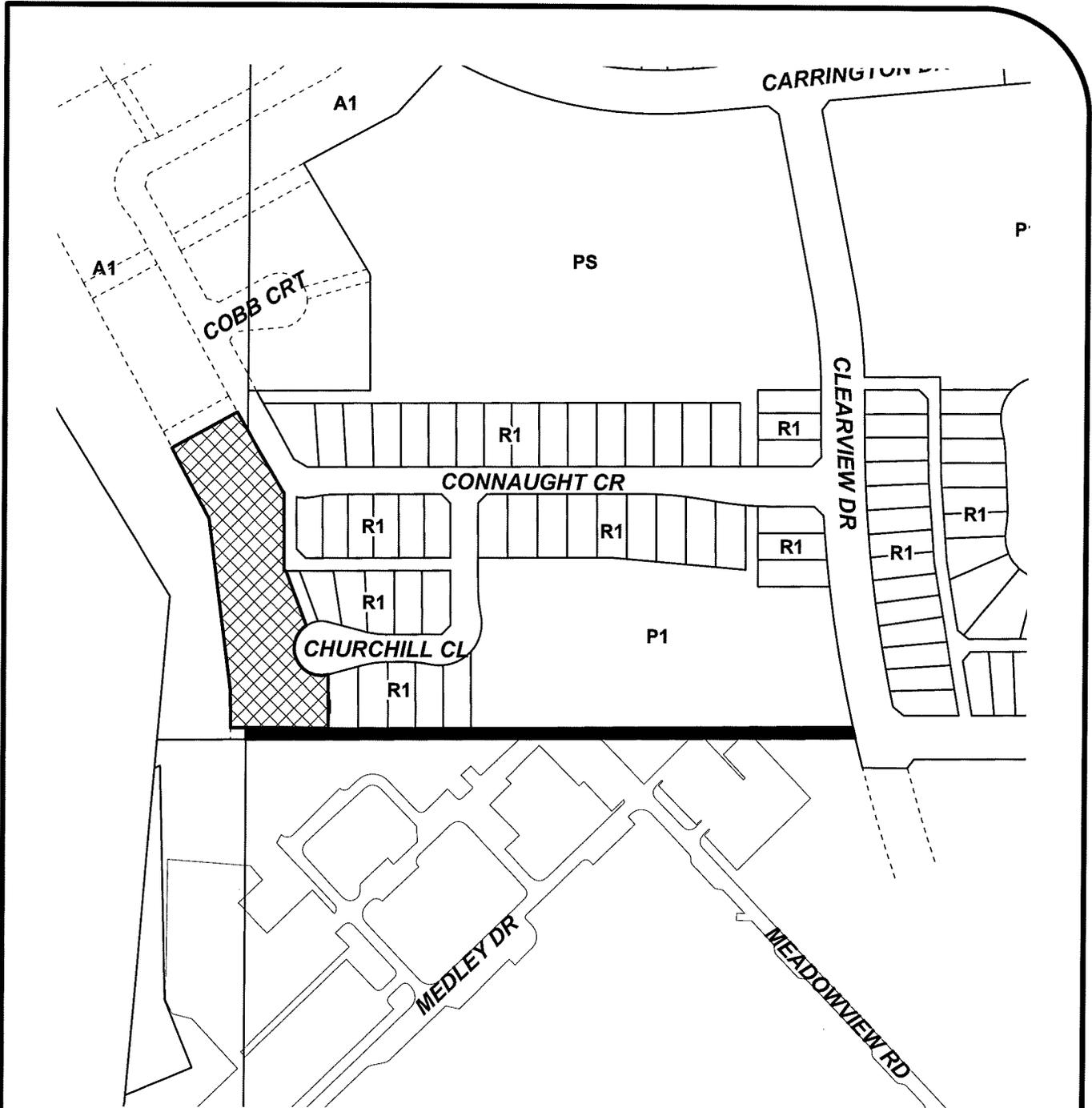
Client/Project
MELCOR DEVELOPMENTS LTD
CLEARVIEW NORTH
PHASE 2C
Figure No. 1.0
Title TENTATIVE PLAN

Notes
1. The subdivision contains within:
N.E. 1/4 Sec. 22, Twp. 38, Rge. 27, W. 4M. 0.596 ha.
Lot 2, Block 1, Plan 792 1758 0.213 ha.
Total 0.809 ha.
2. The area to be subdivided is outlined thus: _____

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

December, 2009
112870979
2009-12-07 By: stafford
Legal\708751M4.dwg
1:1000
0 10 30 50m

Proposed Amendment to Land Use Bylaw 3357/2006



Affected Districts:
 R1 - Residential (Low Density) District
 PS - Public Service (Institutional or Government) District
 A1 - Future Urban Development District

Change District from:

- A1 to PS
- A1 to R1

Date: Jan 28, 2010

Proposed Amendment
 Map: 3/2010
 Bylaw: 3357/D-2010

Comments:

We support the recommendation of Administration that Council proceed with first reading of Land Use Bylaw Amendment 3357/D-2010 – Proposed Rezoning of Clearview North Phase 2C. A Public Hearing would be held on Monday, March 8, 2010 at 6:00 p.m. during Council’s regular meeting.

“Morris Flewwelling”
Mayor

“Craig Curtis”
City Manager

	Request: Report for Inclusion on a Council Agenda
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Requests to include a report on a Council Agenda must be received by 4:30pm on Monday (5 business days) prior to the scheduled meeting.

PLEASE NOTE: If reports are not received by Monday (5 business days) prior to the scheduled meeting/hearing the report may be moved to the next Agenda.

CONTACT INFORMATION			
Name of Report Writer:		<i>Martin Kvapil</i>	
Department & Telephone Number:		<i>PCPS 403.343.3394</i>	
REPORT INFORMATION			
Preferred Date of Agenda:		<i>February 8, 2010</i>	
Subject of the Report (provide a brief description)		<i>3357/D-2010: Rezoning of Clearview North Phase 2C</i>	
Is this Time Sensitive? Why?		<i>No</i>	
What is the Decision/Action required from Council?		<i>First reading</i>	
Please describe Internal/ External Consultation, if any.		<i>Completed through prior NASP process</i>	
Is this a Committee of the Whole item?		<i>No</i>	
How does the Report link to the Strategic Plan? <i>Be Strategic</i>			
Has Legal Counsel been consulted? Are there any outstanding issues? Please describe. <i>No. None.</i>			
Has Financial Services been consulted? Are there any budget implications? Please describe. <i>N/A</i>			
Presentation: (10 Min Max.)		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Presenter Name and Contact Information: <i>Nancy Hackett 403.343.3394</i>
COMMUNITY IMPACT			
Should External Stakeholder(s) be advised of the Agenda item? (e.i. Community Groups, Businesses, Community Associations) If Yes, please provide the Contact Information for the External Stakeholder(s)		<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
External Stakeholder(s) Contact Information: (please provide, name, mailing address, telephone number and e-mail address)			
LEGISLATIVE & ADMINISTRATIVE USE ONLY			
Has this been to SMT / Topics/ Committees: MPC, EAC, CPAC (Please circle those that apply)			
SMT	Topics	Board(s) / Committee(s)	
When/describe: _____	When/Describe: _____	When/Describe: _____	
Do we need a Media Release?		<input type="checkbox"/> YES	<input type="checkbox"/> NO

Please return completed form, along with report and any additional information to Legislative & Administrative Services.



DATE: January 29, 2010
TO: Elaine Vincent, Legislative and Administrative Services Manager
FROM: Martin Kvapil, Planning Assistant
RE: Land Use Bylaw Amendment No. 3357/D-2010
Clearview North Neighbourhood – Phase 2C
Melcor Developments Ltd.

Proposal

Melcor Developments Ltd. is proposing to develop Phase 2C of the Clearview North neighbourhood. Rezoning is being sought for approximately 0.809 ha (2.0 ac.) of land from A1 Future Urban Development District to R1 Residential (Low Density) District and PS Public Service (Institutional or Government) District in order to create 6 detached dwelling residential lots, 1 public utility lot (PUL) and 1 public service lot.

The proposed PUL is to be zoned similar to the adjacent residential use (R1) as the proposed PUL does not form part of the neighbourhood open space and trail concept and therefore does not require any open space/park zoning.

The proposed PS lot is to form part of the adjacent Michener Centre lands in accordance with a land swap agreement between the developer and the Province.

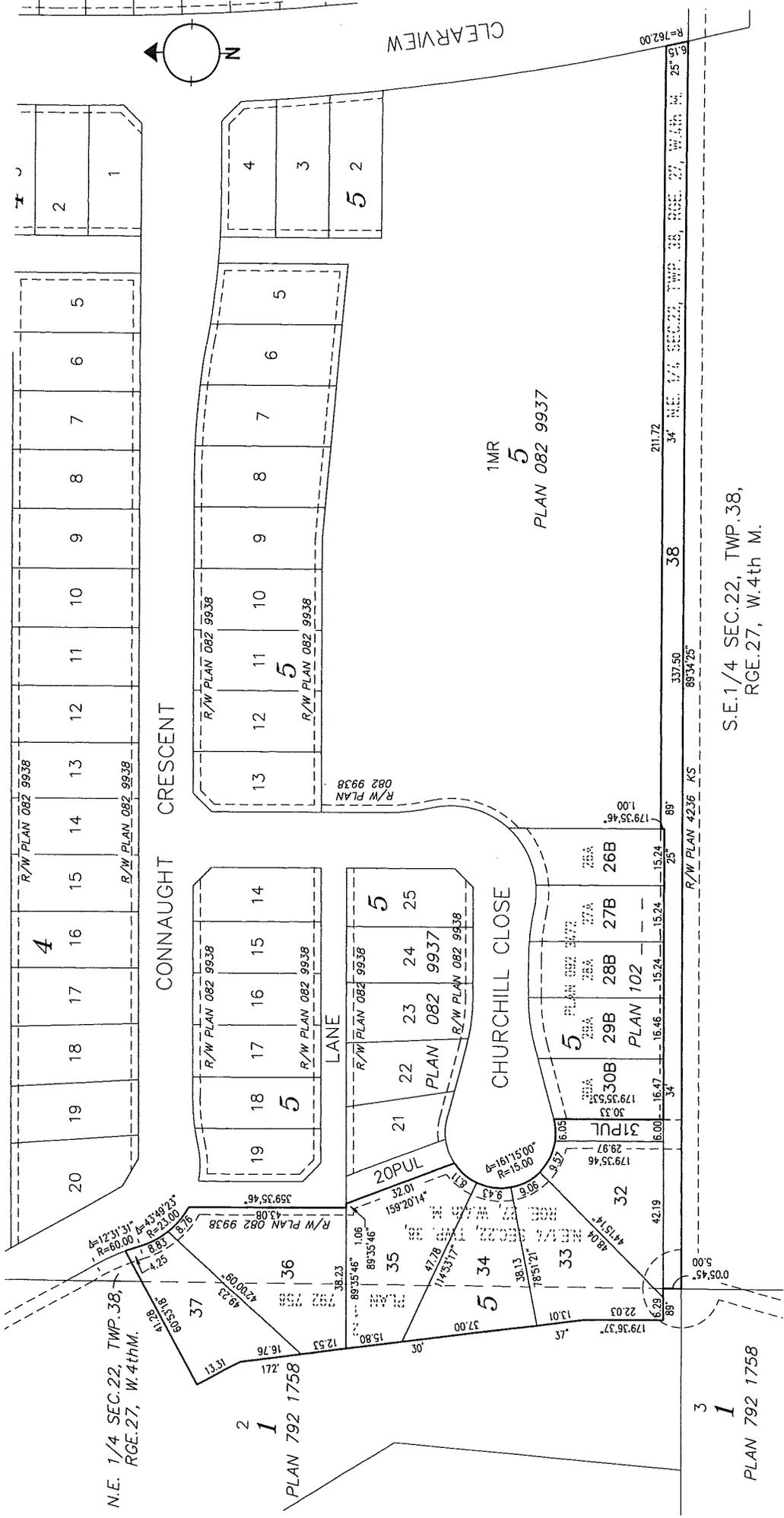
All of the proposed land use districts of Bylaw 3357/D-2010 conform to the Clearview North Neighbourhood Area Structure Plan.

Staff Recommendation

That City Council proceed with first reading of Land Use Bylaw Amendment No. 3357/D -2008.

Martin Kvapil
PLANNING ASSISTANT

Nancy Hackett, MCIP, ACP
CITY PLANNING MANAGER



N.E. 1/4 SEC.22, TWP.38,
RGE.27, W.4th M.

PLAN 792 1758

1MR
5
PLAN 082 9937

PLAN 792 1758

V:\1128\cd\w\112870979_clearview_n_ph\legn\05b-drawings_legal\7097979k.dwg
2009-12-07 Bk_sstifford

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



Legend



Notes

- The subdivision contains within:
N.E. 1/4 Sec. 22, Twp. 38, Rge. 27, W. 4M. 0.596 ha.
Lot 2, Block 1, Plan 792 1758 0.213 ha.
Total 0.809 ha.
- The area to be subdivided is outlined thus: _____

Client/Project
MELCOR DEVELOPMENTS LTD
CLEARVIEW NORTH
PHASE 2C
Figure No. 1.0
Title TENTATIVE PLAN

Christine Kenzie

From: Martin Kvapil
Sent: January 27, 2010 12:49 PM
To: Christine Kenzie
Subject: RE: LUB Amendment

(Mecor) DEVELOPMENT OUTS - 502 -

It is for Anders East Developments, 4901 – 48 St., Red Deer, T4N 6M4.

MARTIN KVAPIL
Parkland Community Planning Services
T. 403.343.3394

3357 / 0 - 2010
MAR 3 / 2010

From: Christine Kenzie
Sent: January 27, 2010 11:04 AM
To: Martin Kvapil
Subject: RE: LUB Amendment

Is this rezoning for The City --- or is a developer involved. If there is a developer -- please provide a contact name/address.

Thanks.

Christine Kenzie
Council Services Coordinator
Legislative & Administrative Services
City of Red Deer
Phone: 403.356.8978 Fax: 403.346.6195
christine.kenzie@reddeer.ca

From: Martin Kvapil
Sent: January 27, 2010 10:24 AM
To: Christine Kenzie
Subject: LUB Amendment

Hi Christine,

Could you please give me an LUB amendment number and map number for the rezoning of Clearview North Phase 2C.

Thank you.

MARTIN KVAPIL
Planning Assistant
Parkland Community Planning Services
404, 4808 Ross Street

2010/01/27

FILE COPY



Council Decision – February 8, 2010

DATE: February 9, 2010
TO: Martin Kvapil, Parkland Community Planning Services
FROM: Frieda McDougall, Deputy City Clerk
SUBJECT: Land Use Bylaw Amendment 3357/D-2010
Clearview North Neighbourhood – Phase 2C, Melcor Developments

Reference Report:

Parkland Community Planning Services, dated February 1, 2010

Bylaws:

At the Monday, February 8, 2010 Regular Council Meeting, Land Use Bylaw Amendment 3357/D-2010 received first reading. A copy of the Bylaw is attached.

Report Back to Council: Yes – Monday, March 8, 2010

Comments/Further Action:

A Public Hearing will be held on Monday, March 8, 2010 at 6:00 p.m. in Council Chambers during Council's regular meeting for Land Use Bylaw Amendment 3357/D-2010. Land Use Bylaw Amendment 3357/D-2010 proposes rezoning of approximately 2.0 acres of land from A1 Future Urban Development District to R1 Residential (Low Density) District and PS Public Service (Institutional or Government) District in order to create 6 detached dwelling residential lots, 1 public utility lot (PUL) and 1 public service lot in the Clearview Neighbourhood. This office will now proceed with the advertising for the Public Hearing.

A handwritten signature in blue ink that reads 'Frieda McDougall'.

Frieda McDougall
Deputy City Clerk
Attach./

c: Development Services Director
Corporate Services Director
Community Services Director
Engineering Services Manager
Financial Services Manager
Assessment and Taxation Manager

Inspections & Licensing Manager
Inspections & Licensing Supervisor
Land & Economic Development Manager
IT Services – GIS Section
LAS File

FILE COPY



LEGISLATIVE & ADMINISTRATIVE SERVICES

February 9, 2010

Anders East Developments (Melcor)
4901-48 Street
Red Deer, Alberta T4N 6M4

Dear Sir / Madam:

**Re: Land Use Bylaw Amendment 3357/D-2010
Clearview North Phase 2C**

Red Deer City Council gave first reading to *Land Use Bylaw Amendment 3357/D-2010* at the City of Red Deer's Council Meeting held Monday, February 8, 2010. A copy of the bylaw is attached.

Land Use Bylaw Amendment 3357/D-2010 proposes rezoning of approximately 2.0 acres of land from A1 Future Urban Development District to R1 Residential (Low Density) District and PS Public Service (Institutional or Government) District in order to create 6 detached dwelling residential lots, 1 public utility lot (PUL) and 1 public service lot in the Clearview Neighbourhood.

Council must hold a Public Hearing before giving second and third readings to the bylaw. This office will now advertise for a Public Hearing to be held on Monday, March 8, 2010 at 6:00 p.m in Council Chambers, during Council's regular meeting.

You are responsible for the advertising costs and will be invoiced for this cost which we estimate to be approximately \$800. If you are not in agreement with paying this cost, please notify me by 11:00 A.M. on Tuesday, March 2, 2010. If you have any questions or require additional information, please contact me at 403.356.8978.

Sincerely,

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

Christine Kenzie
Council Services Coordinator
/attach.

c. Parkland Community Planning Services

February 9, 2010

HER MAJESTY THE QUEEN IN RIGHT OF ALBERTA
17TH FLR COMMERCE PL
10155 102 ST
EDMONTON, AB T5J 4L4

Dear Sir/Madam:

**Re: Land Use Bylaw Amendment 3357/D-2010
Clearview North Neighbourhood – Phase 2C**

Red Deer City Council proposes to pass Land Use Bylaw Amendment 3357/D-2010 which proposes rezoning of approximately 2.0 acres of land from A1 Future Urban Development District to R1 Residential (Low Density) District and PS Public Service (Institutional or Government) District in order to create 6 detached dwelling residential lots, 1 public utility lot (PUL) and 1 public service lot. Please see the enclosed map which shows the location of the subject sites.

As a property owner in the area of proposed changes you have an opportunity to ask questions about the intended use and to let Council know your views. The proposed Bylaw may be inspected at Legislative & Administrative Services, 2nd Floor City Hall. For more details contact the city planners at Parkland Community Planning Services at 403.343.3394.

City Council will hear from any person claiming to be affected by the proposed bylaw at a Public Hearing on Monday, March 8, 2010 at 6 p.m. in Council Chambers, 2nd floor City Hall. If you would like a letter or petition included on the Council agenda it must be submitted to our office by Tuesday, March 2, 2010. You may also submit your letter or petition at the Public Hearing, or you can simply tell Council your views at the Public Hearing. Council's Procedure Bylaw indicates that each presentation is limited to 10 minutes and any submission will be public information. If you have any questions regarding the use of this information, please contact Legislative & Administrative Services at 403.342.8132.

Yours truly,



Elaine Vincent
Legislative & Administrative Services Manager
Attachment

Bylaws Item No. 1

BYLAW NO. 3357/A-2010

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

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

Bylaw No. 3357/2006 is hereby amended as follows:

- 1 The listing of Historical Preservation Buildings and Sites as contained in section 7.5(3) is hereby amended to reflect the designation of the Red Deer Cenotaph as a Municipal Historic Resource.

Property Number	Building or Site	Municipal Address	Legal Description	Designation
HP-16	Red Deer Cenotaph	4900 Block, Ross Street		Municipal

- 2 HS-11, Cenotaph, is deleted from the table entitled Inventory of Historical Significant Resources contained in section 7.6.

- 3 The “Land Use District Map M15” and “The Land Use Constraint Map M15” contained in “Schedule A” of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map 1/2010 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 11th day of January 2010.

READ A SECOND TIME IN OPEN COUNCIL this day of 2010.

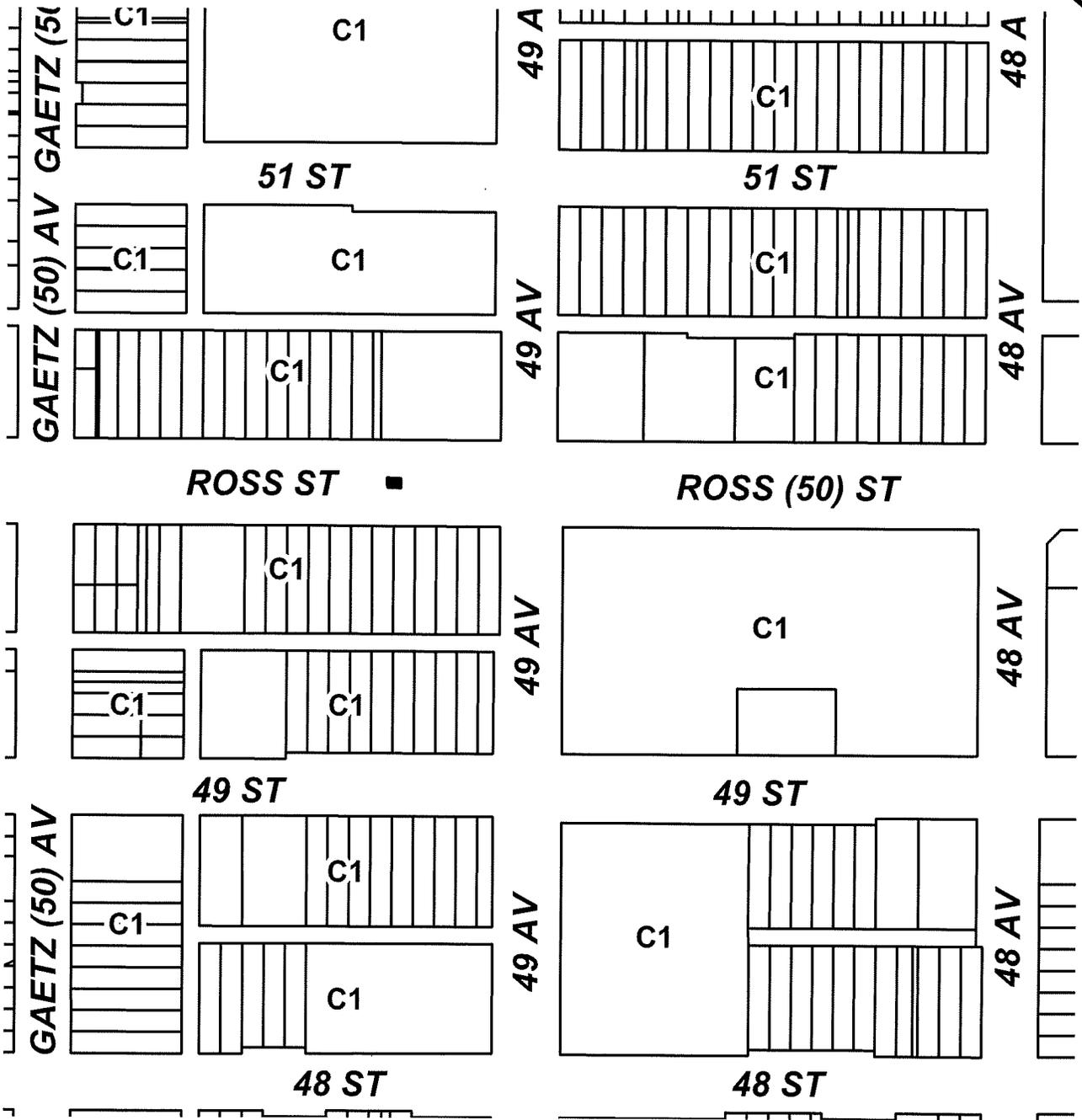
READ A THIRD TIME IN OPEN COUNCIL this day of 2010.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2010.

MAYOR

CITY CLERK

Proposed Amendment to Land Use Bylaw 3357/2006



North
Not to Scale



Affected Districts:
 HS - Historical Significance Overlay District
 HP - Historical Preservation Overlay District

Change District from:

 HS-11 to HP-16

Proposed Amendment
 Map: 1/2010
 Bylaw: 3357/A-2010

Bylaws Item No. 2

BYLAW NO. 3357/ BB-2009

Original Bylaw Presented to Council on December 14, 2009

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

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

That Bylaw No. 3357/2006 is hereby amended:

- 1 A new definition is added to section 1.3 as follows:
 "Live Work Unit means a dwelling unit where a business other than a permitted home occupation is operated by the resident of the Dwelling Unit."
- 2 A new use added to Table 3.1 Parking Requirements as follows:
 "Live Work Unit – 1 additional parking space per unit"
- 3 The "Land Use District Map L11" contained in "Schedule A" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map 16/2009 attached hereto and forming part of the bylaw.
- 4 New sub-section 8.20.5 "Direct Control District (25)" is added as contained in "Schedule B" attached.

READ A FIRST TIME IN OPEN COUNCIL this 14th day of December 2009.

READ A SECOND TIME IN OPEN COUNCIL this day of 2010.

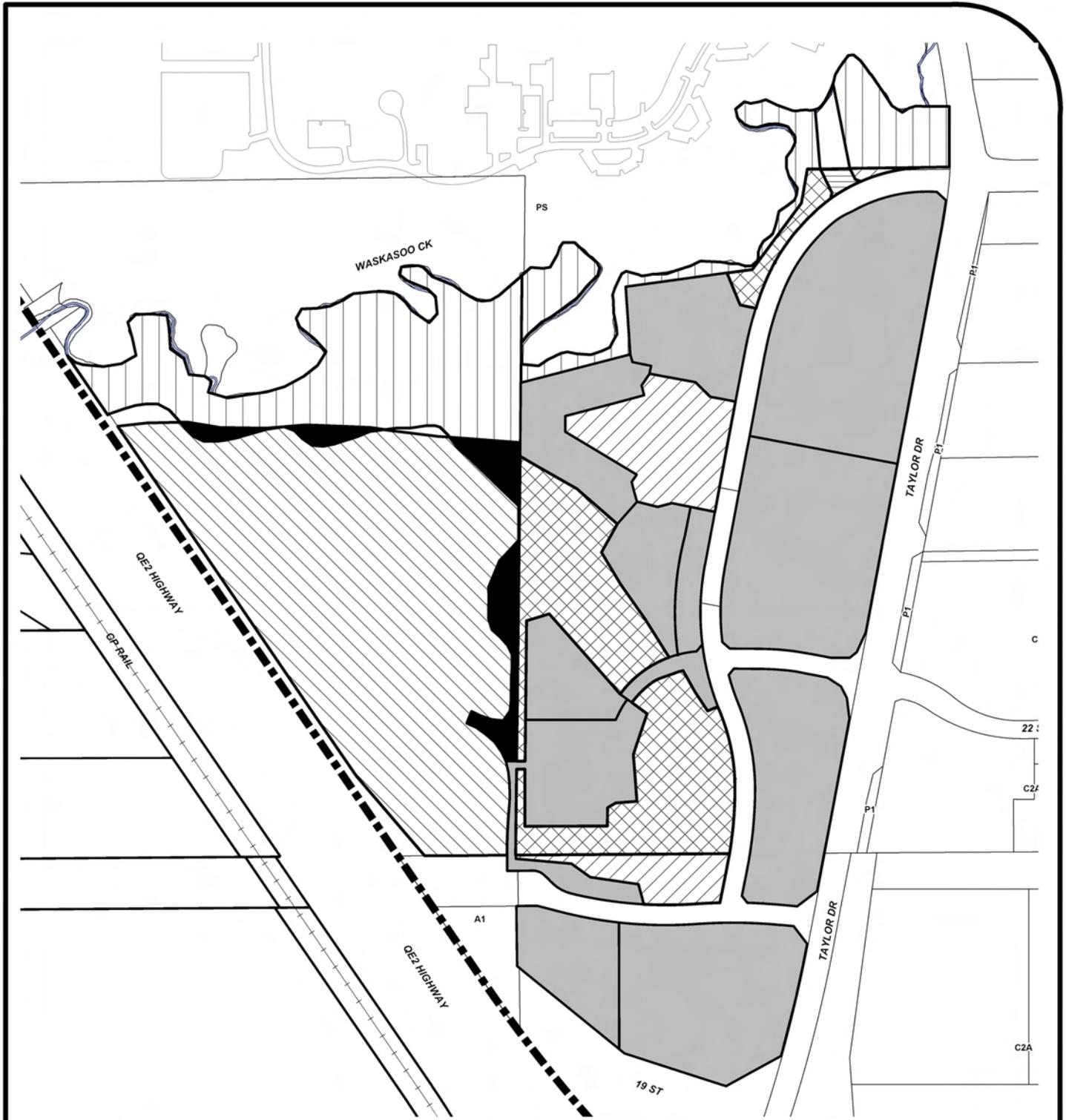
READ A THIRD TIME IN OPEN COUNCIL this day of 2010.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2010.

MAYOR

CITY CLERK

Proposed Amendment to Land Use Bylaw 3357/2006



North
Not to Scale

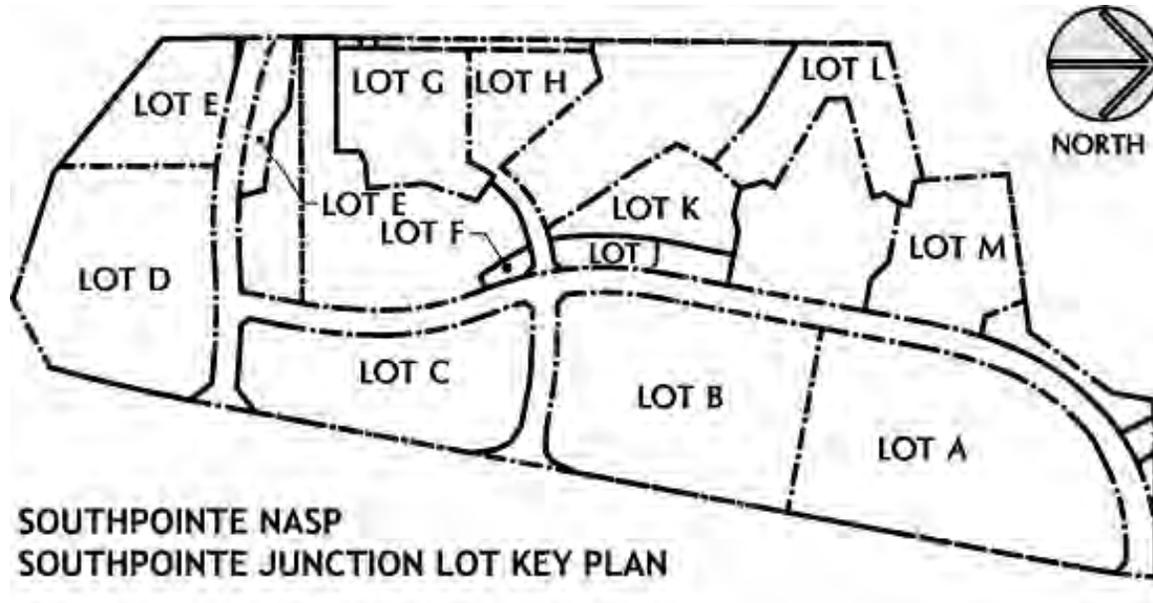


Affected Districts:
 A1 - Future Urban Development District
 A2 - Environmental Preservation District
 DC - Direct Control District
 P1 - Parks and Recreation District
 PS - Public Service (Institutional or Governmental) District

Change District from:

	A1 to A2		P1 to A2
	A1 to DC (25)		P1 to PS
	A1 to P1		PS to A2
	A1 to PS		

Proposed Amendment
 Map: 16/2009
 Bylaw: 3357/BB-2009

Schedule B**8.20.5 Direct Control District No. 25 DC(25)****DC(25)****GENERAL**

1. The DC-25 district is intended to promote a unique and coherent development concept for the area covered by the Southpointe NASP, with commercial development on Parcels A to F inclusive and residential development on Parcels G to M inclusive.
2. Development in the Southpointe NASP area will be consistent with proper forest management practices and Fire Smart principles as agreed between the City and the developer and as shown in Appendix 1.
3. The power to make decisions with respect to development and use applications within this district is delegated to the Development Authority, subject only to the direction that the provisions of the Southpointe NASP must be considered with respect to any application.

COMMERCIAL PARCELS

General Purpose

The general purpose of the commercial portion of this District is to facilitate development of regional trade centres, which also includes commercial services, dwelling units, and limited amounts of offices as secondary functions, generally to serve The City and the region, as a whole.

(1) DC (25) – Permitted and Discretionary Uses Table Lots A, B, C, D, E and F

(a) Permitted Uses
<ul style="list-style-type: none"> (i) Commercial service facility. (ii) Merchandise sales and/or rental excluding all motor vehicles, machinery and fuel. (iii) Office on the second floor and above¹ (iv) Restaurant – Lots A, B, C, D, E only. (v) Service and repair of permitted goods traded in the DC (25) district, excluding motor vehicles and machinery. (vi) Signs (subject to section 3.3 and 3.4 of the Land Use Bylaw). <ul style="list-style-type: none"> (a) Awnings & canopy signs. (b) Fascia signs. (c) Free standings signs (subject to section (C) Signange Regulations. (d) Projecting signs.
(b) Discretionary Uses
<ul style="list-style-type: none"> (i) Above ground storage tanks for motor fuel including propane and used oil – Lots D and E only. (ii) Accessory building or use subject to section 3.5 of the Land Use Bylaw. (iii) Commercial entertainment facility – Lots A, B, C, D, E only. (iv) Commercial recreation facility. (v) Dwelling units above the ground floor (vi) Drinking establishment (adult entertainment prohibited & subject to section 5.7(8)) of the Land Use Bylaw – Lots A, B, C, D, E only (vii) Hotel or Motel – Lots A, B, C, D, E only. (viii) Fuel sales – Lots D and E only. (ix) Parking Lot. (x) Parking Structure. (xi) Restaurant - Lot F only. (xii) Signs (subject to section 3.3 & 3.4 of the Land Use Bylaw) <ul style="list-style-type: none"> (a) Under canopy signs (b) Painted wall signs (c) A-Board Signs - Lots A, B, C, F only. (xiii) Transportation, communication or utility facility. (xiv) Outdoor storage (subject to section 5.7(9) of the Land Use Bylaw) (xv) Outdoor display or sale of goods (subject ot section 5.7(10) of the Land Use Bylaw) (xvi) Service and repair of goods traded in the DC (25) district, excluding motor vehicles and machinery- Lot F only. (xvii) Office on the ground floor¹

¹ Office not to exceed 10% of the gross leasable floor area maximum of the whole shopping centre (Lots A/B, C, D, E and F). Total office not to exceed a maximum of 5914 m² / 63660 ft².

(2) Regulations**(a) Table 1 DC (25) Commercial General Regulations**

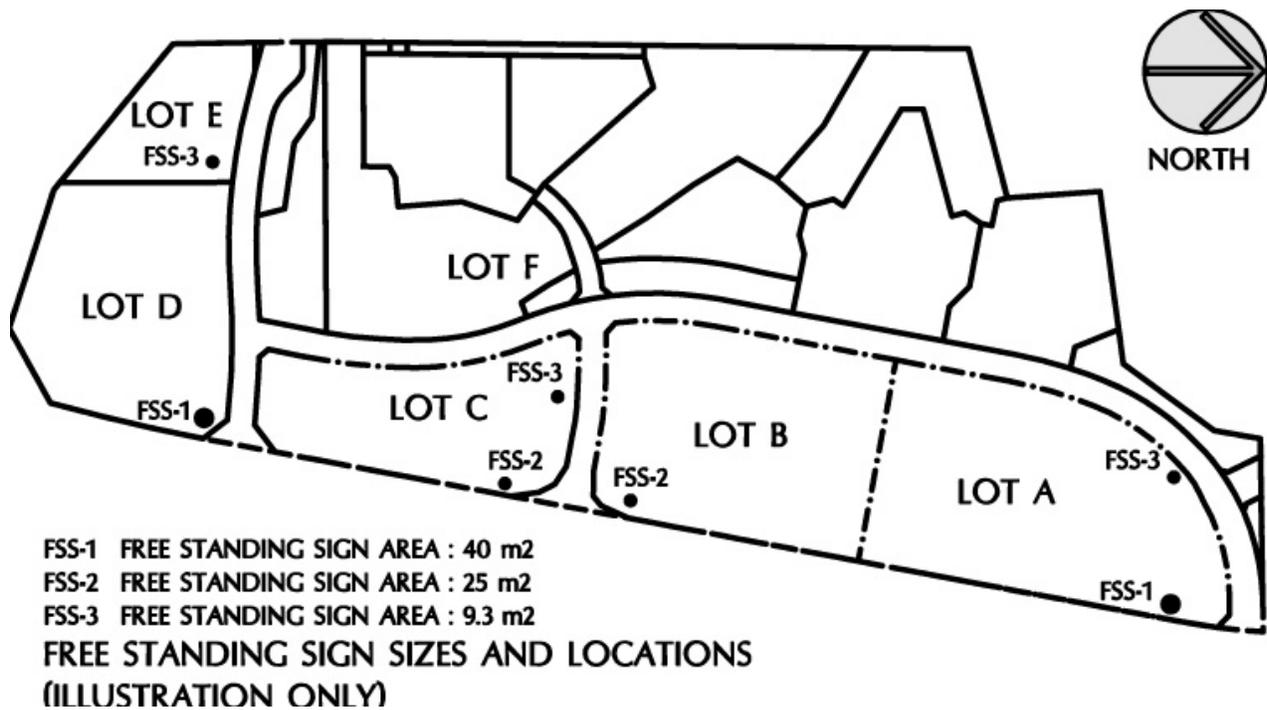
<u>Regulations</u>	<u>Requirements</u>
Floor Area	Shopping centre maximum – gross leaseable floor area shall not exceed one third of site area
Building Height Maximum	3 storeys – Lots A/B, C, D, E 1 storey, not exceeding 6.0 m – Lot F
Landscaped Area Minimum	15% of site area
Parking	Subject to section 3.1 & 3.2 of the Land Use Bylaw
Loading Spaces Minimum	One opposite each loading door with a minimum of one per building, subject to section 5.7 (3) of the Land Use Bylaw.
Site Area Minimum	0.4 ha – Lots A/B, C, D, E. 0.09 ha – Lot F

(b) The DC (25) District is subject to any applicable commercial regulations listed within section 5.7 of the Land Use Bylaw.

(c) Signage Regulations

- (i)** Freestanding signs to a maximum height of 9.0m may be approved by the Development Authority, subject to the following restrictions:
- a. Two signs of a maximum area of 40m² each may be allowed in locations approved by the Development Authority on the Parcels marked “FSS-1” on Figure 1.
 - b. Two signs of a maximum area of 25m² each may be allowed in locations approved by the Development Authority on the Parcels marked “FSS-2” on Figure 1, for the sole purpose of identifying the centre and its tenants.
 - c. Three signs of a maximum area of 9.3m² each in locations approved by the Development Authority on the Parcels marked “FSS-3” on Figure 1.

Figure 1: Free Standing Sign Locations



(3) Site Development

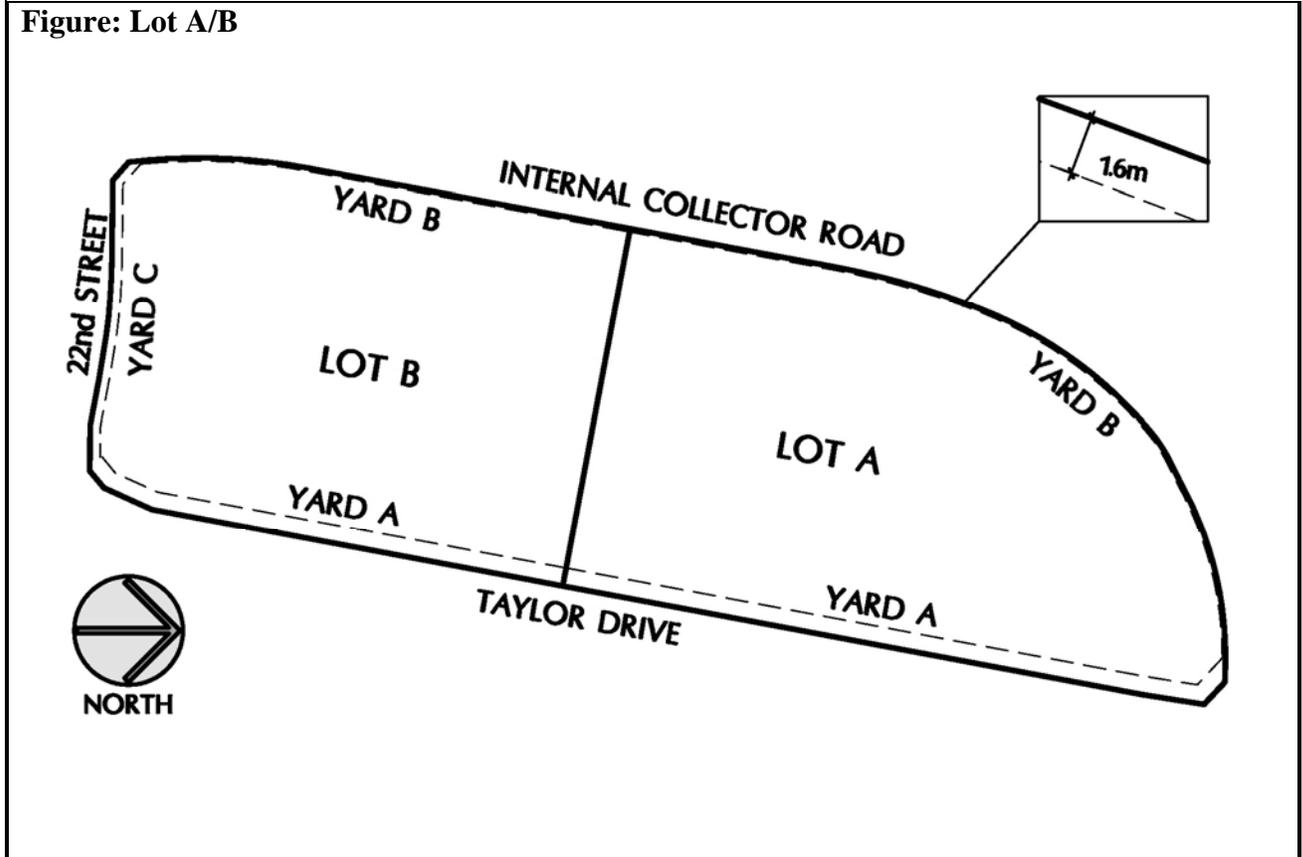
- (a) The site plan, the relationship between buildings, structures and open spaces, the architectural treatment of buildings, the provision and architecture of landscaped open space and the parking layout shall be subject to approval by the Development Authority.

(4) Setbacks

For lots in the DC(25) District, the minimum yard setbacks shall be in accordance with the following tables:

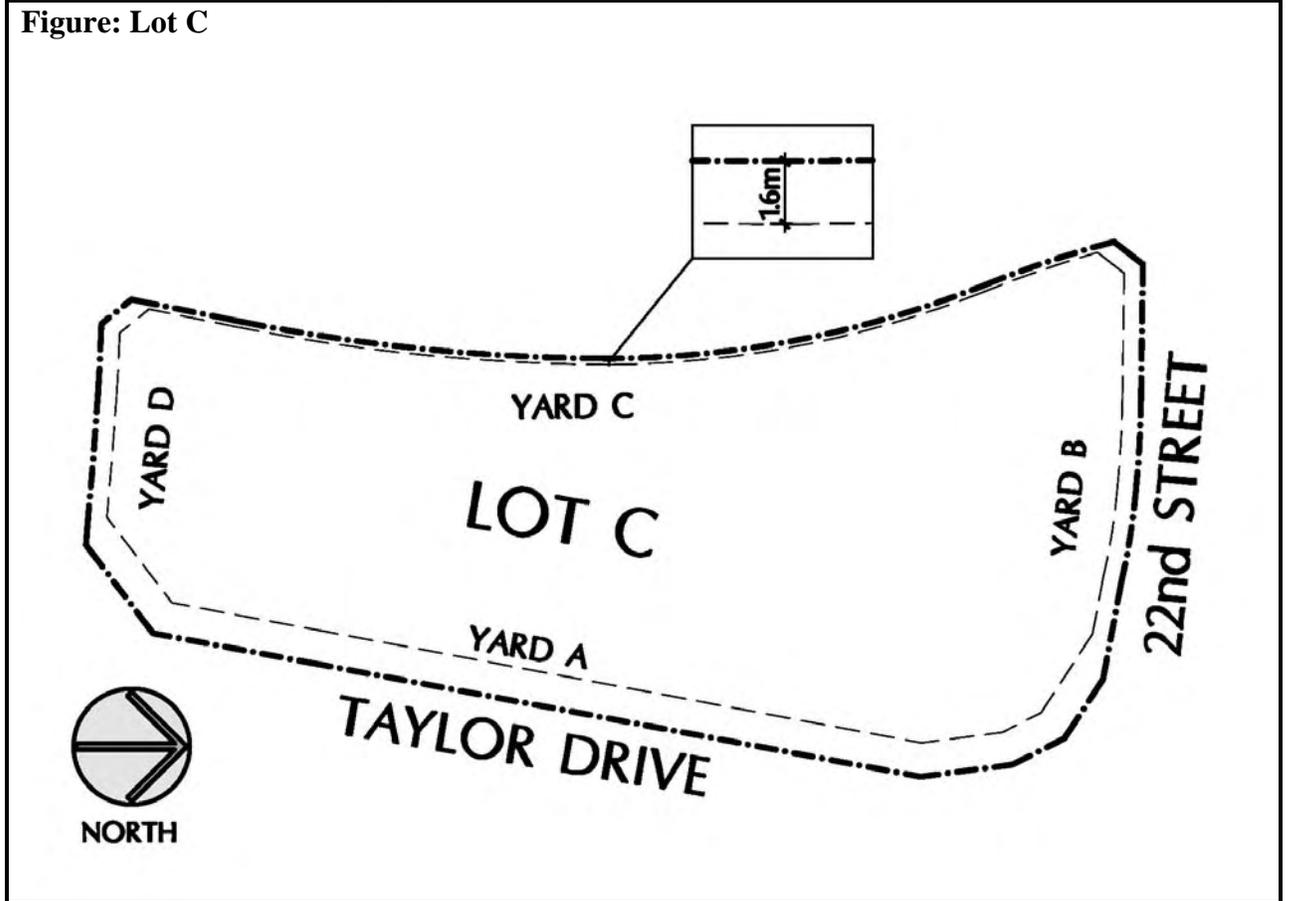
(a) Table 1 Lot A/B Setbacks

Yard	Setback
Yard A	9.0 m minimum
Yard B	1.6 m minimum
Yard C	5.0 m minimum



(b) Table 2 Lot C Setbacks

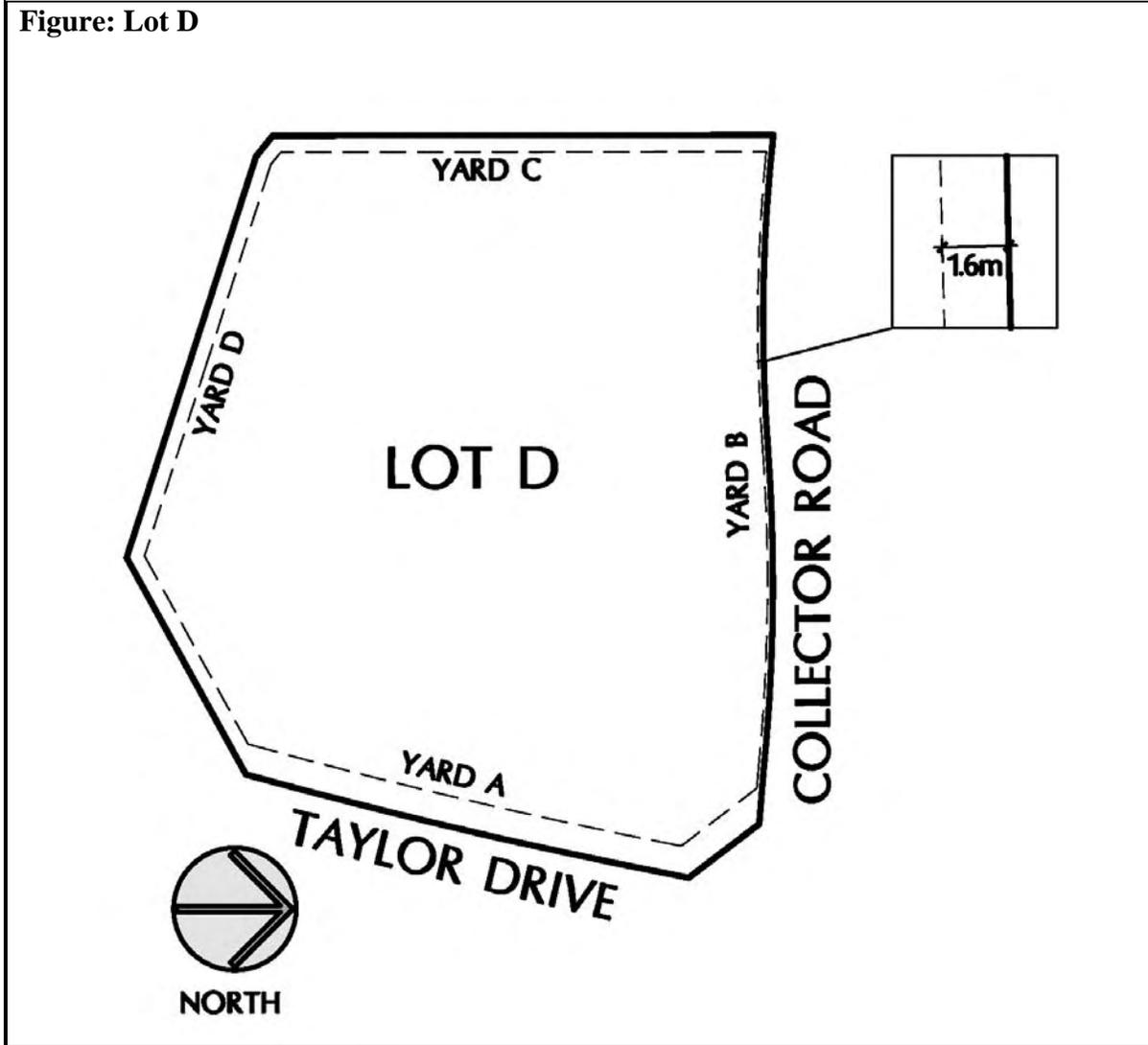
Yard	Setback
Yard A	9.0 m minimum
Yard B	5.0 m minimum
Yard C	1.6 m minimum
Yard D	5.0 m minimum



(c) Table 3 Lot D Setbacks

Yard	Setback
Yard A	9.0 m minimum
Yard B	1.6 m minimum
Yard C	5.0 m minimum
Yard D	5.0 m minimum

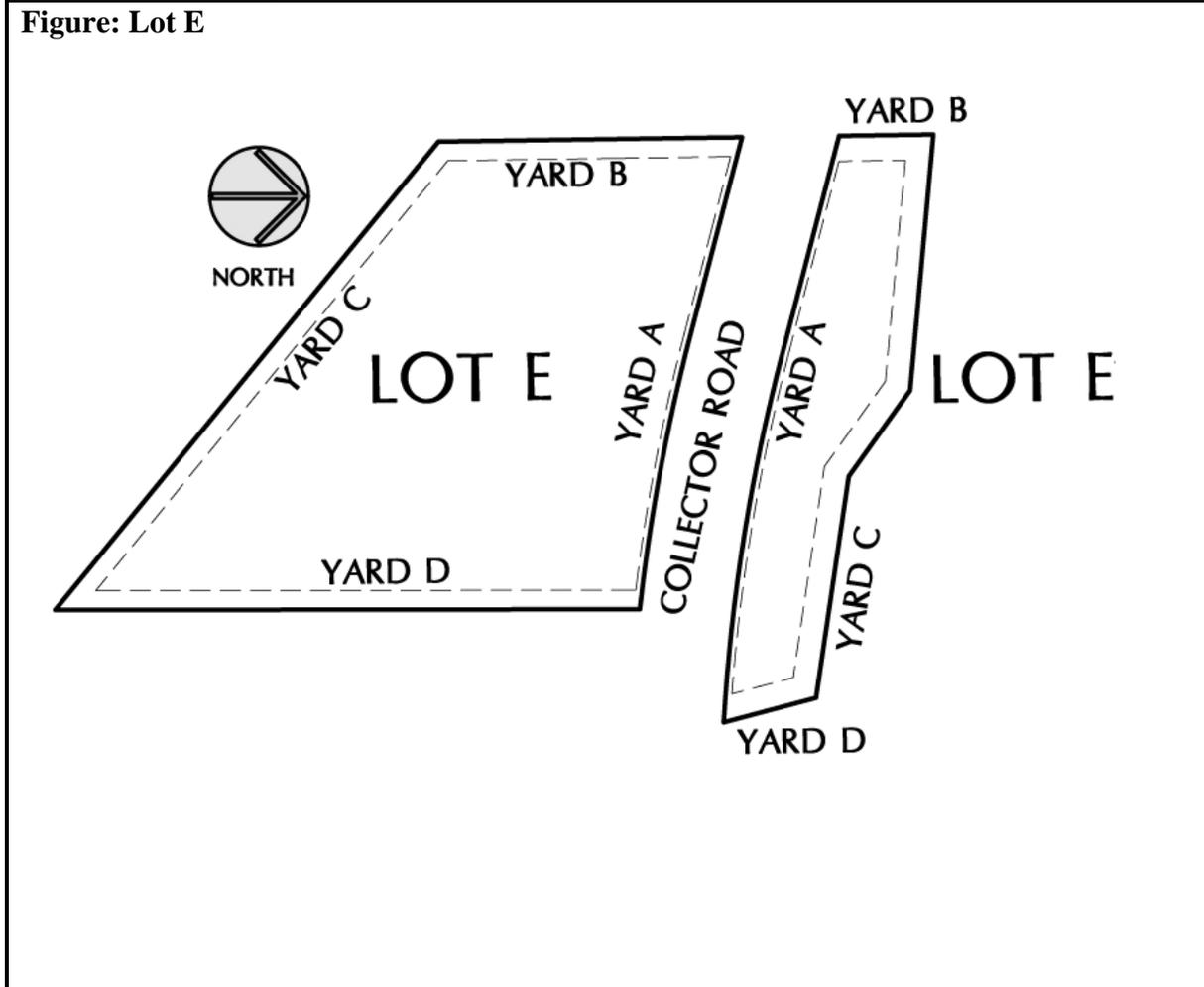
Figure: Lot D



(d) Table 4 Lot E Setbacks

Yard	Setback
Yard A	1.6 m minimum
Yard B	5.0 m minimum
Yard C	5.0 m minimum
Yard D	5.0 m minimum

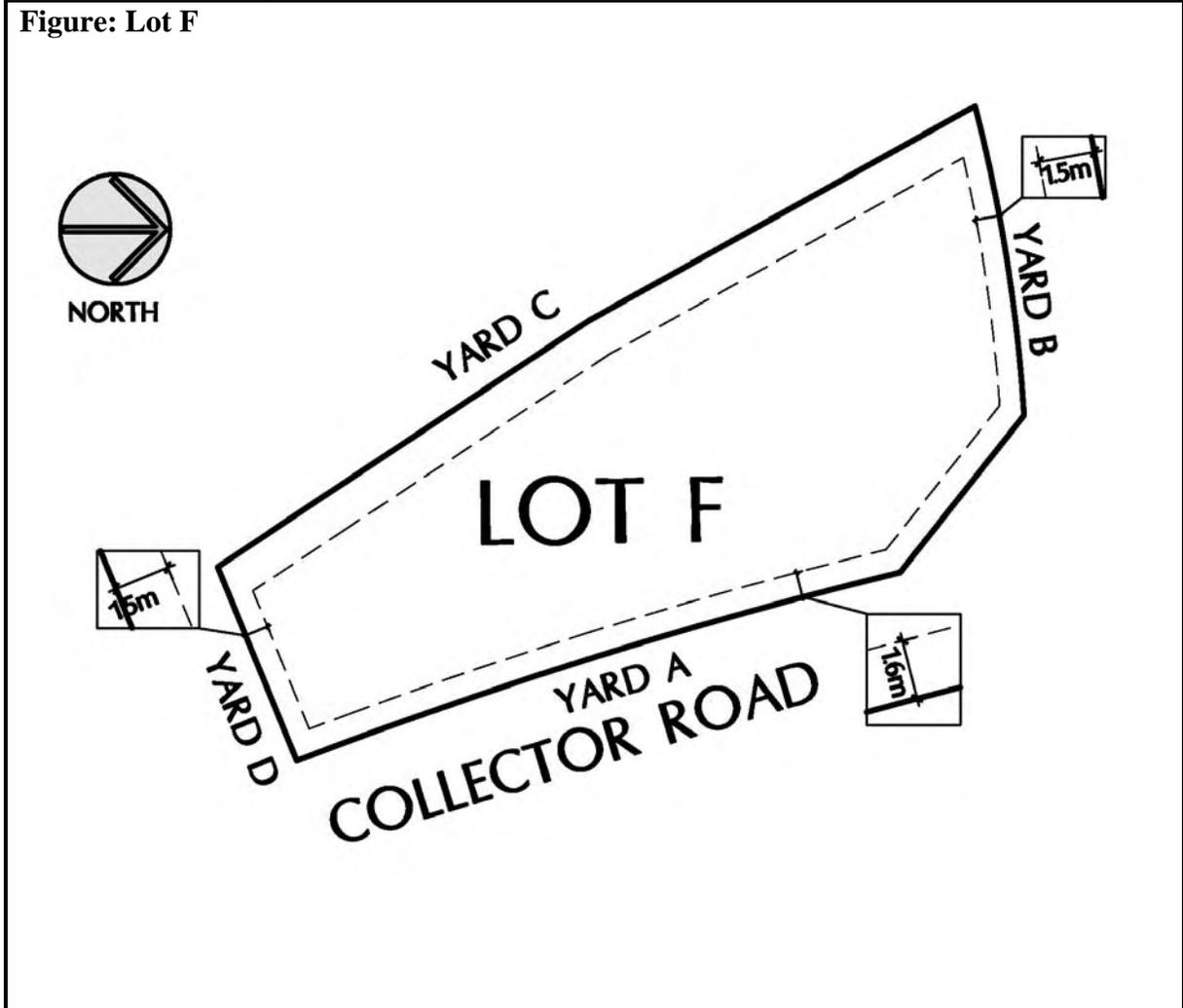
Figure: Lot E



(e) Table 5 Lot F Setbacks

Yard	Setback
Yard A	1.6 m minimum
Yard B	1.5 m minimum
Yard C	2.5 m minimum
Yard D	1.5 m minimum

Figure: Lot F



RESIDENTIAL PARCELS

General Purpose

The general purpose of the residential portion of this District is to accommodate and control medium and high density residential development.

(1) DC(25) Permitted and Discretionary Uses Table Lots G, H, J, K, L, M

(a) Permitted Uses	
(i)	Home music instructor/instruction (two students), subject to section 4.7(10) of the Land Use Bylaw.
(ii)	Home occupations which, in the opinion of the Development Officer, will not generate traffic subject to section 4.7(8) of the Land Use Bylaw.
(iii)	Multi-attached dwelling unit building up to a maximum density of 52 units per hectare on Lot G .
(iv)	Multi-attached dwelling unit building up to a maximum density of 58 units per hectare on Lot J .
(v)	Multiple family building up to a maximum density of <ul style="list-style-type: none"> (a) 52 units per hectare Lot G (b) 100 units per hectare Lot H (c) 58 units per hectare Lot J (d) 107 units per hectare Lot K (e) 111 units per hectare Lot L (f) 102 units per hectare Lot M
(vi)	Neighbourhood identification signs subject to section 3.4 of the Land Use Bylaw.
(vii)	Accessory residential structure subject to section 4.7(3) of the Land Use Bylaw.
(b) Discretionary Uses	
(i)	Bed & Breakfast subject to section 4.7(11) of the Land Use Bylaw .
(ii)	Assisted Living Facility, Day Care Facility, Day Care Adult, or Place of Worship or Assembly.
(iii)	Home music instructor/instruction (six students), subject to section 4.7(10) of the Land Use Bylaw.
(iv)	Home occupations which will generate additional traffic subject to section 4.7(8).
(v)	Multi-attached building up to a maximum density of 52 units per hectare – Lots H, K, L .
(vi)	Live work units subject to DC (25)Residential Section (3)– Lots G, H, J, K, L, M
(vii)	Semi-detached dwelling unit - Lots G and J .

(2) Regulations**(a) Table 1 DC (25) Residential General Regulations**

Regulations	Requirements
Floor Area Minimum	<p>Lots H, K, L, M Multi-attached: 40.0 m² for each unit Dwelling unit in a multiple family building: 37.0 m² Unit in assisted living facility: 23.0 m²</p> <p>Lots G and J Semi Detached Dwelling Unit: 65.0 m² for each unit Multi-attached: 40.0 m² for each unit Multi-family: 37.0 m² for each unit</p>
Site Coverage Maximum	All residential lots: 45% (includes above-grade garage & accessory buildings)
Building Height Maximum	2 storeys with a maximum of 10.0 m measured from the average of the lot grade. Multi-family or assisted living facility: 4 storeys.
Landscape Area Minimum	35% of site area.
Parking Spaces	Subject to sections 3.1 & 3.2 of the Land Use Bylaw.
Lot Area Minimum	<p>Lot G Semi-detached dwelling unit: 232.0 m² per dwelling unit Multi-attached: 193.0 m² per unit Multi-family (no separate bedroom): 74.0 m² per unit Multi-family(one bedroom): 111.0 m² per unit Multi-family(more than one bedroom): 139.0 m² per unit</p> <p>Lots H, K, L, M 55.0 m² per unit in a multi-family or assisted living facility 185.0 m² per internal unit, and 240 m² per end unit in a Multi-attached building.</p> <p>Lot J Semi-detached dwelling unit: 232.0 m² per dwelling unit Multi-attached: 173.0 m² per unit Multi-family (no separate bedroom): 74.0 m² per unit Multi-family(one bedroom): 111.0 m² per unit Multi-family(more than one bedroom): 139.0 m² per unit</p>
Frontage Minimum	<p>Lots G and J Semi-detached dwelling unit: 7.6 m per unit Multiple family building: 19.5 m Multi-attached: 5.5 m per each unit</p> <p>Lots H, K, L, M</p>

	Multi-attached: 5.5 m per each unit Multi-family or multi-attached building refer to DC(25) Section (5) Setbacks.
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(b) Where each half of a semi-detached dwelling unit is to be contained in a separate site no side yard shall be required on the side of the dwelling unit which abuts the adjacent dwelling unit.

(c) Where the dwelling units of a multi-attached building are to be contained in separate sites, no side yards shall be required on either side in the case of an internal dwelling unit and no side yard shall be required on one side of the end dwelling unit.

(3) Live-Work Unit Regulations

(a) Where a Live-Work Unit is approved, it is subject to the following regulation, which may not be modified by the Development Authority:

- i. A Live-Work Unit may not result in a disturbance to the peace and quiet or other amenities of the neighbourhood, nor may it cause the emission of dust, noise, odour, smoke, electronic interference, bright lights or other nuisance.

(b) Where a Live-Work Unit is approved, it is subject to the following regulations, except as varied by the Development Authority:

- i. the work portion of a Live-Work Unit may not exceed 50% of the gross floor area of the unit;
- ii. when listed as a use, the following uses may be incorporated into a Live-Work Unit:
 - (a) artist's studio;
 - (b) beauty and body service;
 - (c) music instructor/instruction (six students) subject to section 4.7 (10) of the Land Use Bylaw;
 - (d) counseling service;
 - (e) office;
 - (f) repair or sales of apparel, crafts, and jewelry that are made on the premises; and
 - (g) other similar business uses approved by the Development Authority

(c) A Live-Work Unit must provide parking as required under sections 3.1 and 3.2 of the Land Use Bylaw.

(d) The number, size, location, and design of signage for a Live-Work Unit is subject to approval by the Development Authority.

(4) Site Development

(a) The site plan and the relationship between buildings, structures, and open space the architectural treatment of buildings, the provision and architecture of landscaped open space and the parking layout shall be subject to approval by the Development Authority.

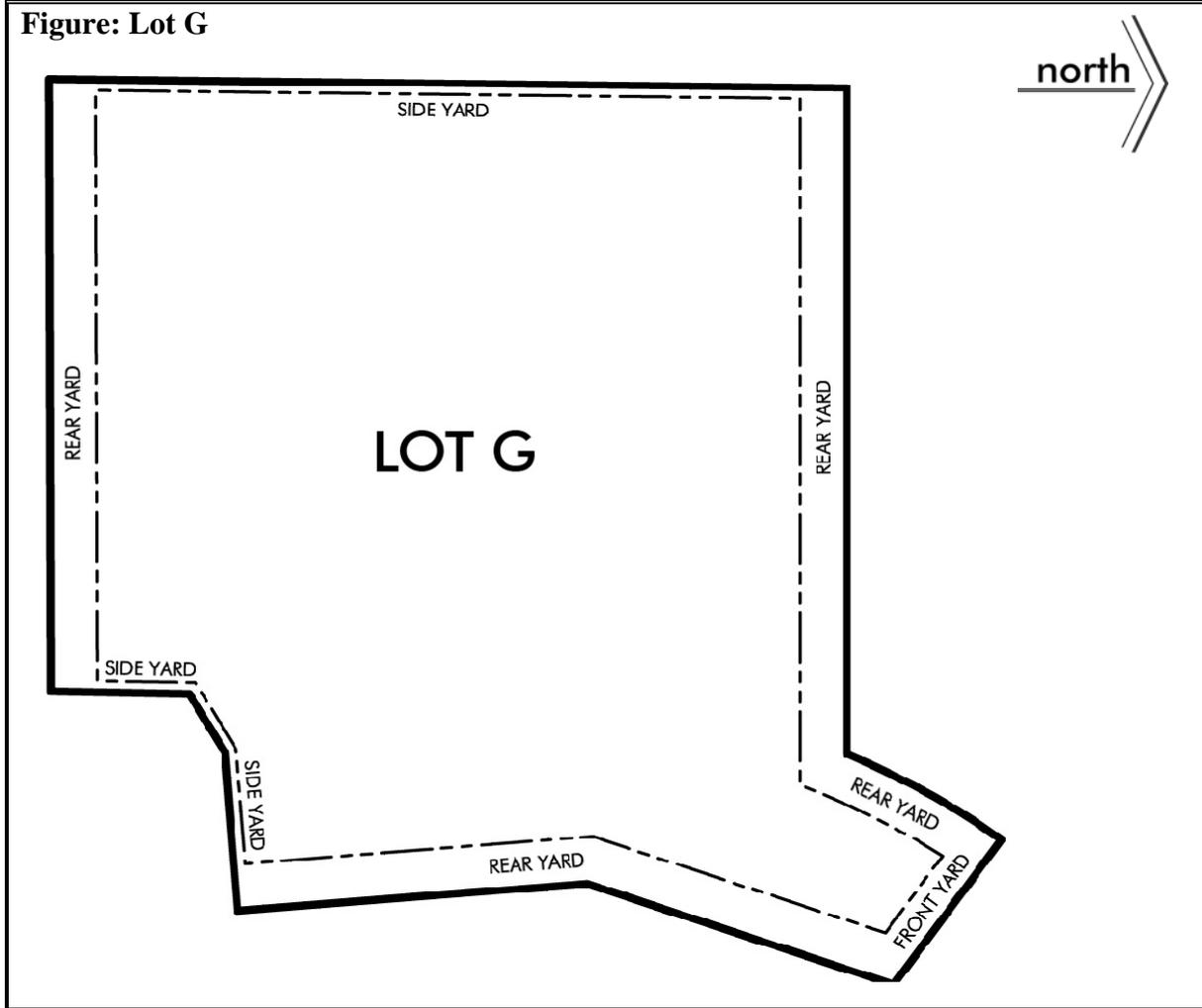
(b) Notwithstanding the minimum lot area requirements within the DC (25) Residential General Regulations, when an area has a density designation in accordance with the DC (25) Permitted and Discretionary Uses table, the minimum lot area is subject to approval of the Development Authority.

(5) Setbacks

(a) Table 1 Lot G Setbacks

Yard	Setback
Front Yard	For multi-attached, to front door/entry: minimum 2.4m (Refer to Appendix 2: Front Yard Concepts)
Side Yard	Semi-detached (without side entry): minimum 1.5 m Semi-detached (with side entry): minimum 2.4 m Multi-attached (without side entry): minimum 1.8 m Multi-attached (with side entry): minimum 2.4 m Multi-family: minimum 66% of building height and in no case less than 3.0m Notwithstanding the setbacks noted above, where the building flanks a public roadway, the setback on the flanking side shall be in accordance with Figure: Lot G
Rear Yard	Minimum 7.5m

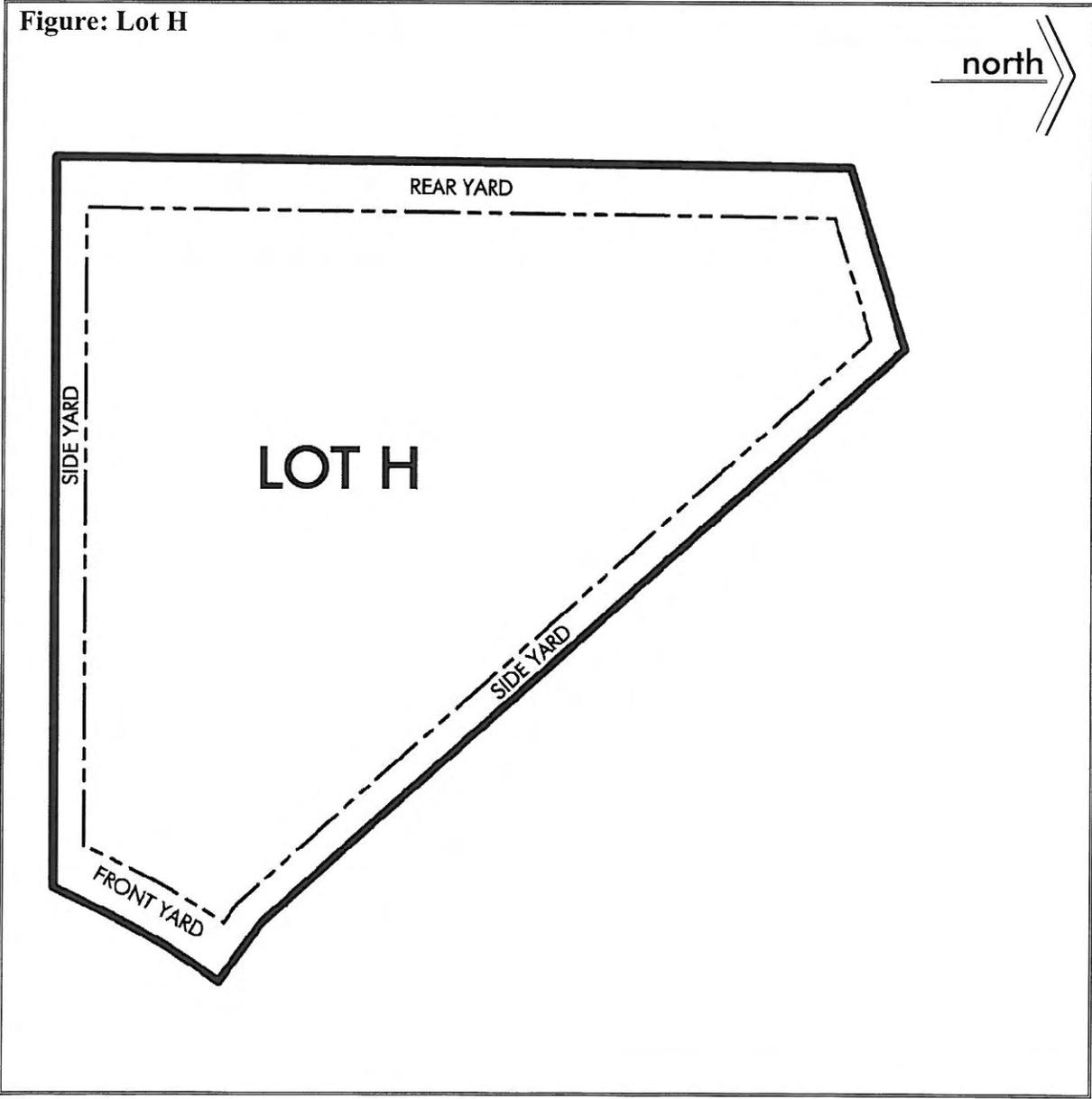
Figure: Lot G



(b) Table 2 Lot H Setbacks

Yard	Setback
Front Yard	Minimum 6.0 m
Side Yard	Multi-attached (without side entry): minimum 1.8 m Multi-attached (with side entry): minimum 2.4 m Multi-family, multi-family live work or assisted living facility: minimum 3.0 m Notwithstanding the setbacks noted above, where the building flanks a public roadway, the setback on the flanking side shall be in accordance with the corresponding figure.
Rear Yard	Minimum 7.5m

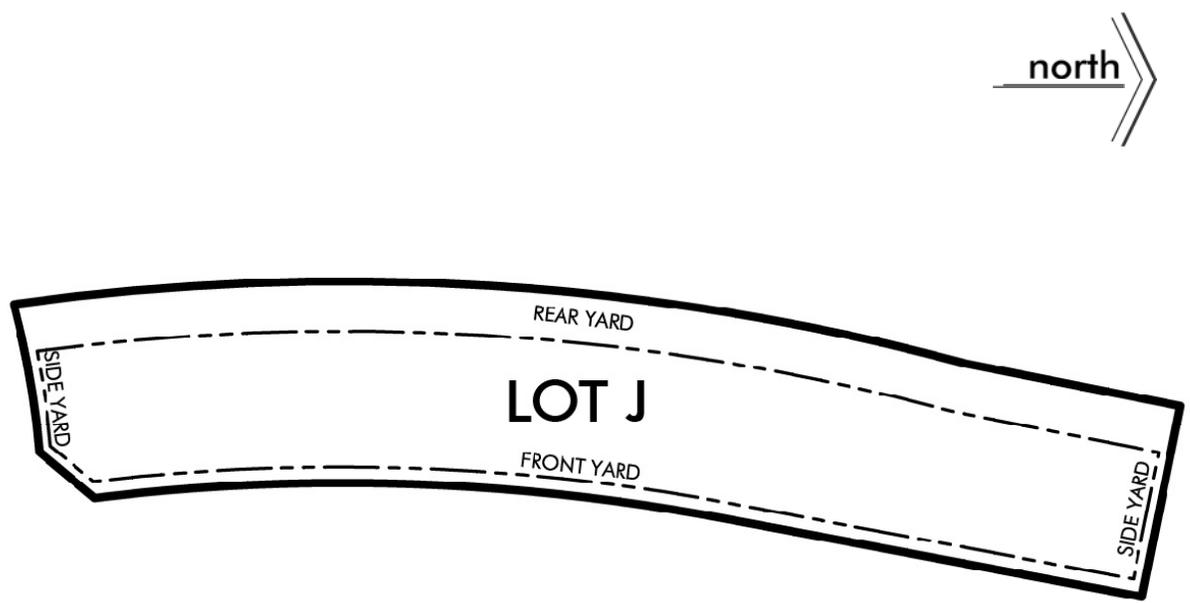
Figure: Lot H



(c) Table 3 Lot J Setbacks

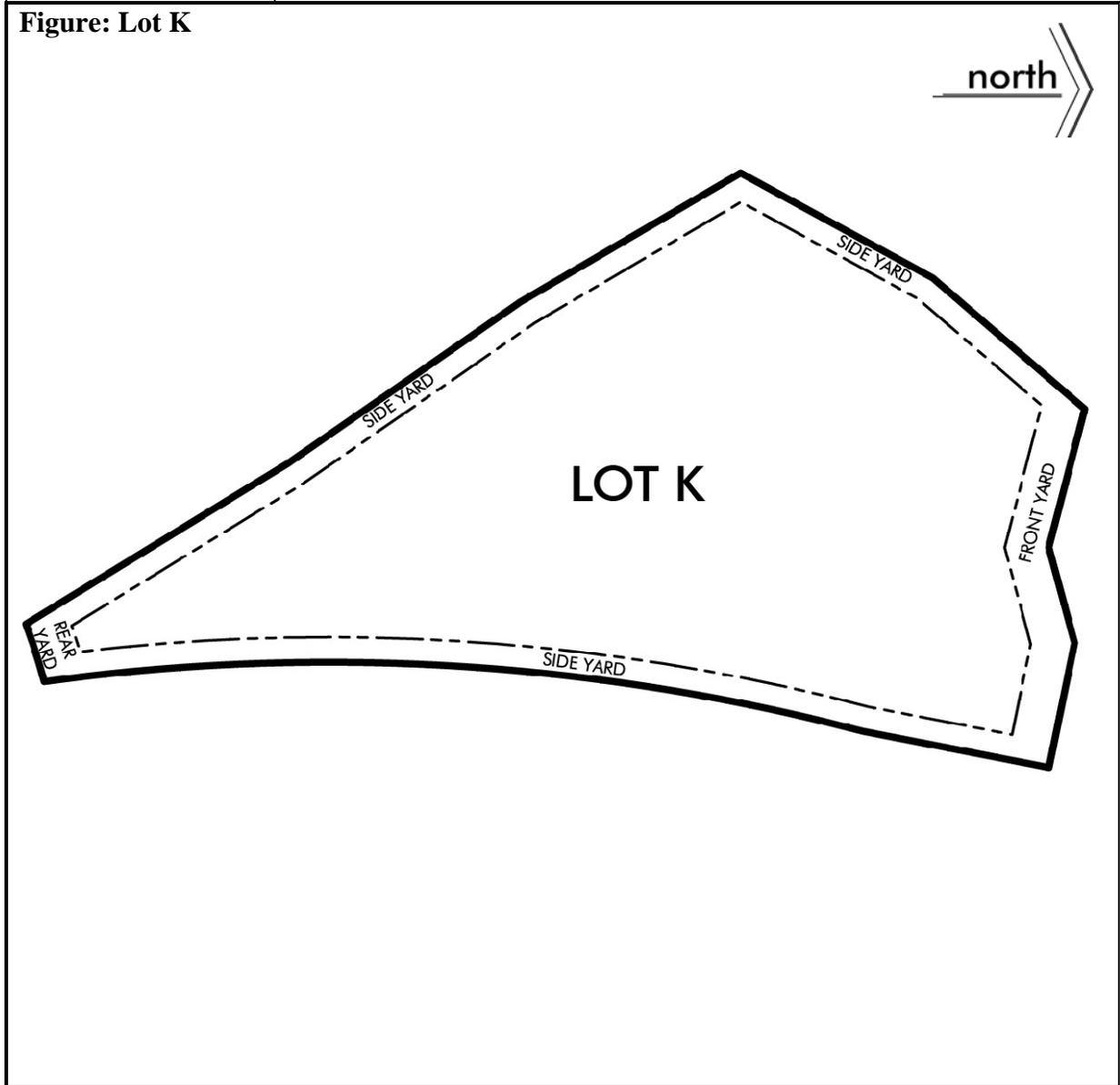
Yard	Setback
Front Yard	For multi-attached, to front door/entry : minimum 2.4m (Refer to Appendix 2: Front Yard Concepts)
Side Yard	Semi-detached (without side entry): minimum 1.5 m Semi-detached (with side entry): minimum 2.4 m Multi-attached (without side entry): minimum 1.8 m Multi-attached (with side entry): minimum 2.4 m Multi-family: minimum 66% of building height and in no case less than 3.0m Notwithstanding the setbacks noted above, where the building flanks a public roadway, the setback on the flanking side shall be in accordance with the corresponding figure.
Rear Yard	Minimum 7.5m

Figure: Lot J



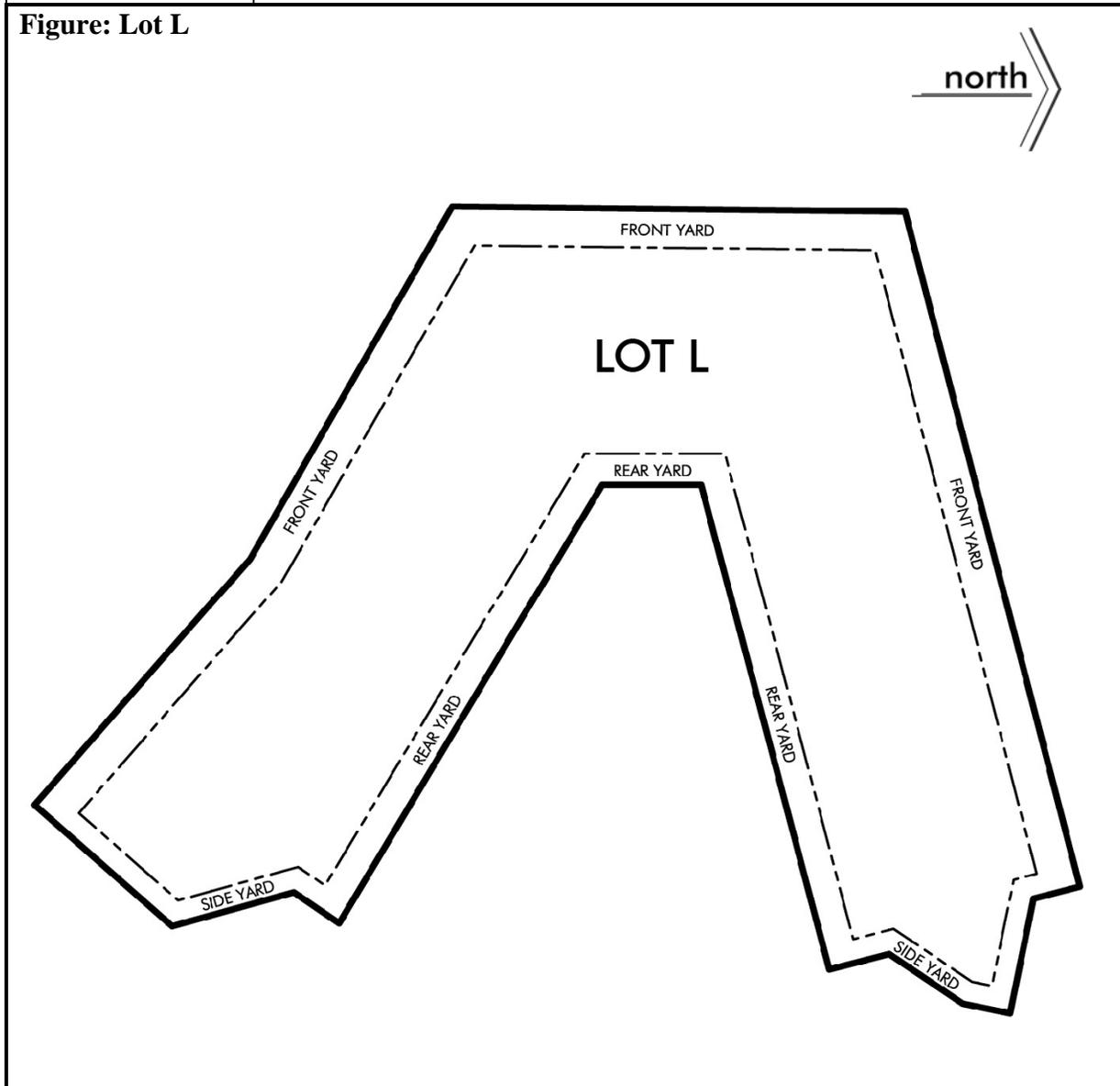
(d) Table 4 Lot K Setbacks

Yard	Setback
Front Yard	Minimum 6.0 m
Side Yard	Multi-attached (without side entry): minimum 1.8 m Multi-attached (with side entry): minimum 2.4 m Multi-family, multi-family live work or assisted living facility: minimum 3.0 m Notwithstanding the setbacks noted above, where the building flanks a public roadway, the setback on the flanking side shall be in accordance with the corresponding figure.
Rear Yard	Minimum 7.5m



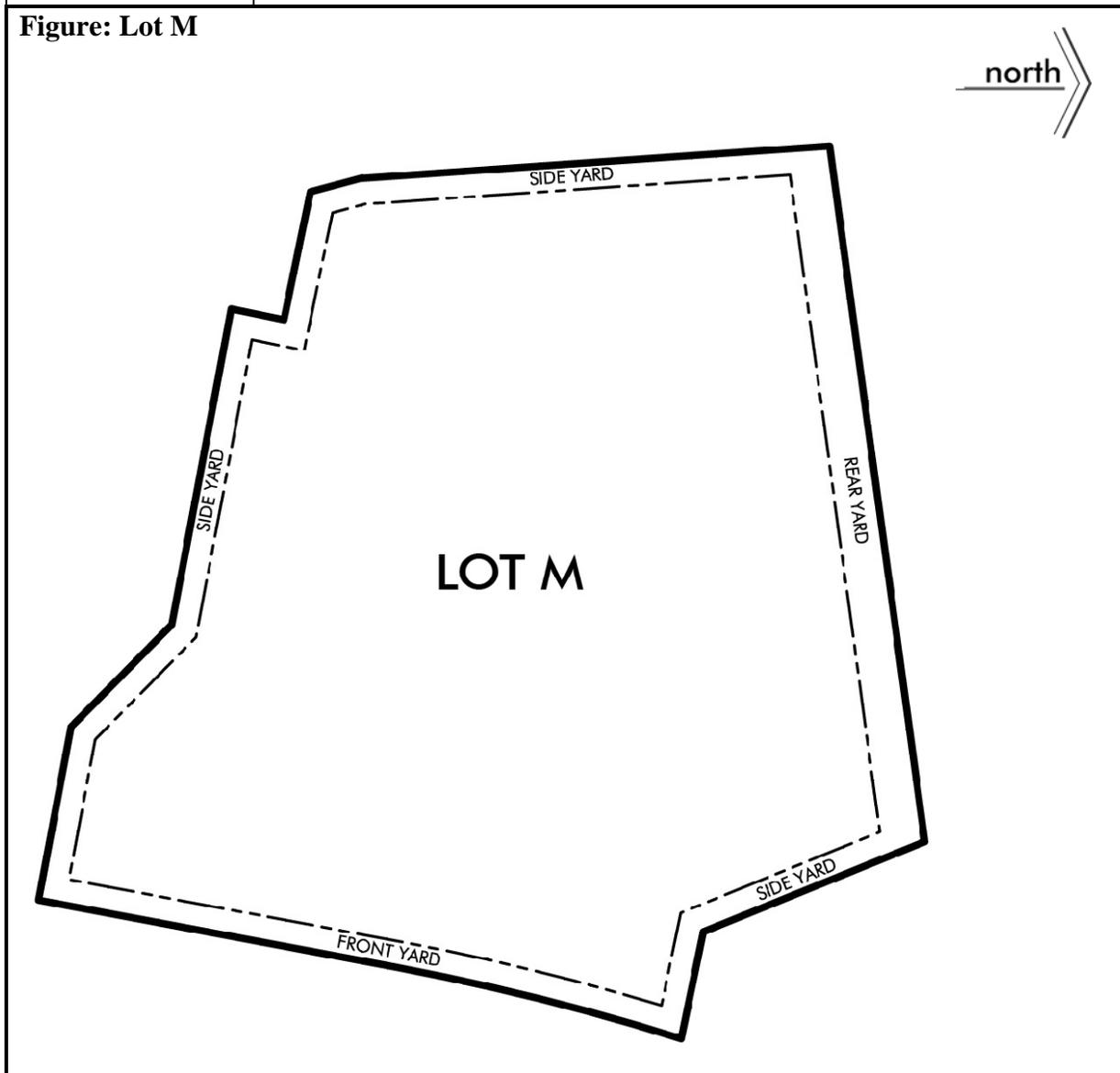
(e) Table 5 Lot L Setbacks

Yard	Setback
Front Yard	Minimum 6.0 m
Side Yard	Multi-attached (without side entry): minimum 1.8 m Multi-attached (with side entry): minimum 2.4 m Multi-family, multi-family live work or assisted living facility: minimum 3.0 m Notwithstanding the setbacks noted above, where the building flanks a public roadway, the setback on the flanking side shall be in accordance with the corresponding figure.
Rear Yard	Minimum 6.0 m



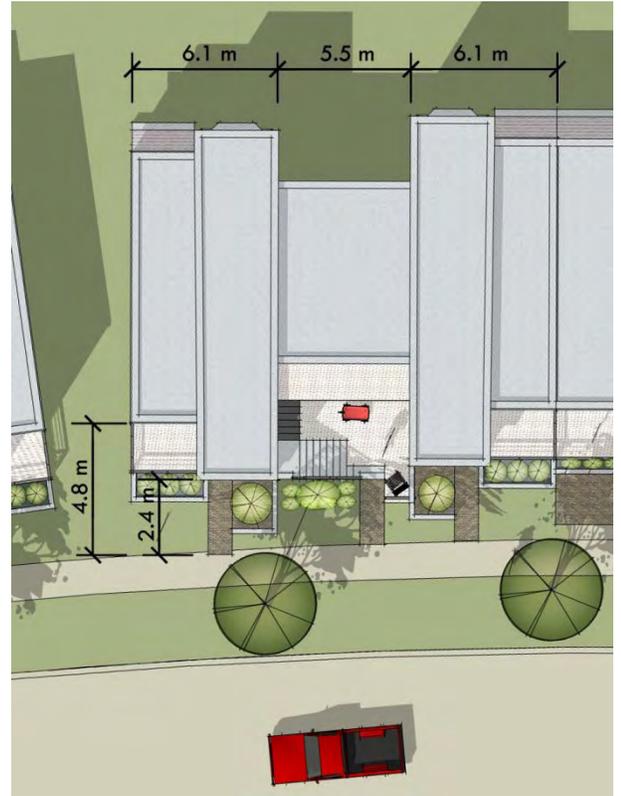
(f) Table 6 Lot M Setbacks

Yard	Setback
Front Yard	Minimum 4.5 m (Refer to Appendix 2: Front Yard Concepts) Multi attached (to front door): minimum 2.4m Multi attached (to any regularly occupied room): minimum 4.8
Side Yard	Multi-attached (without side entry): minimum 1.8 m Multi-attached (with side entry): minimum 2.4 m Multi-family, multi-family live work or assisted living facility: minimum 3.0 m Notwithstanding the setbacks noted above, where the building flanks a public roadway, the setback on the flanking side shall be in accordance with the corresponding figure.
Rear Yard	Minimum 7.5m

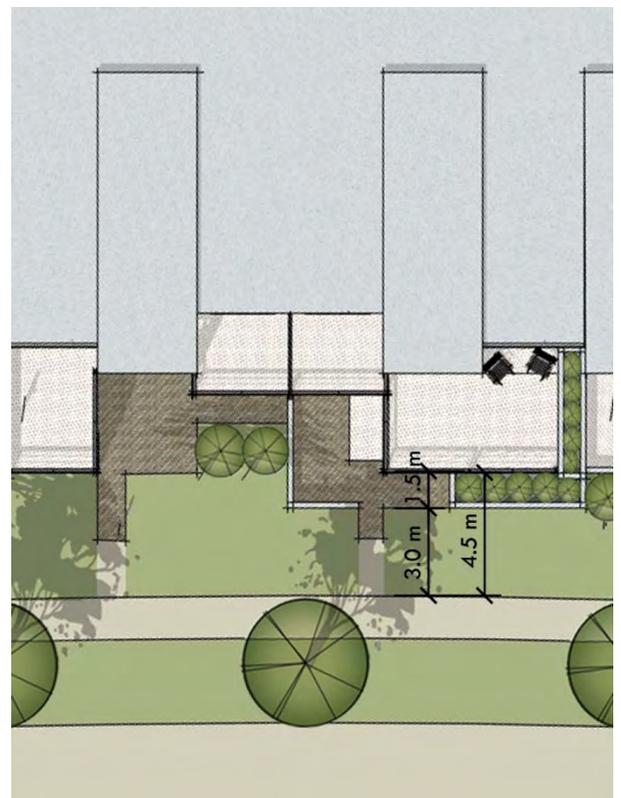


Appendix 2: Front Yard Concepts

Multi-attached



Multiple Family/ Multiple Family Live Work



Bylaws Item No. 3

BYLAW NO. 3215/B-2010

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

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

Bylaw No. 3215/98 is hereby amended by:

1. In Schedule "D" Section 5, Item (6), Description:

Delete \$73.00 and replace with \$77.00

2. This bylaw will come into full force and effect on March 1, 2010.

READ A FIRST TIME IN OPEN COUNCIL this	day of	2010.
READ A SECOND TIME IN OPEN COUNCIL this	day of	2010.
READ A THIRD TIME IN OPEN COUNCIL this	day of	2010.
AND SIGNED BY THE MAYOR AND CLERK this	day of	2010.

MAYOR

CITY CLERK

Bylaws Item No. 5

BYLAW NO. 3357/D-2010

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

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

1. That "Use District Map P17" contained within "Schedule A" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 3 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this day of 2010.

READ A SECOND TIME IN OPEN COUNCIL this day of 2010.

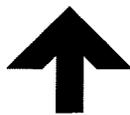
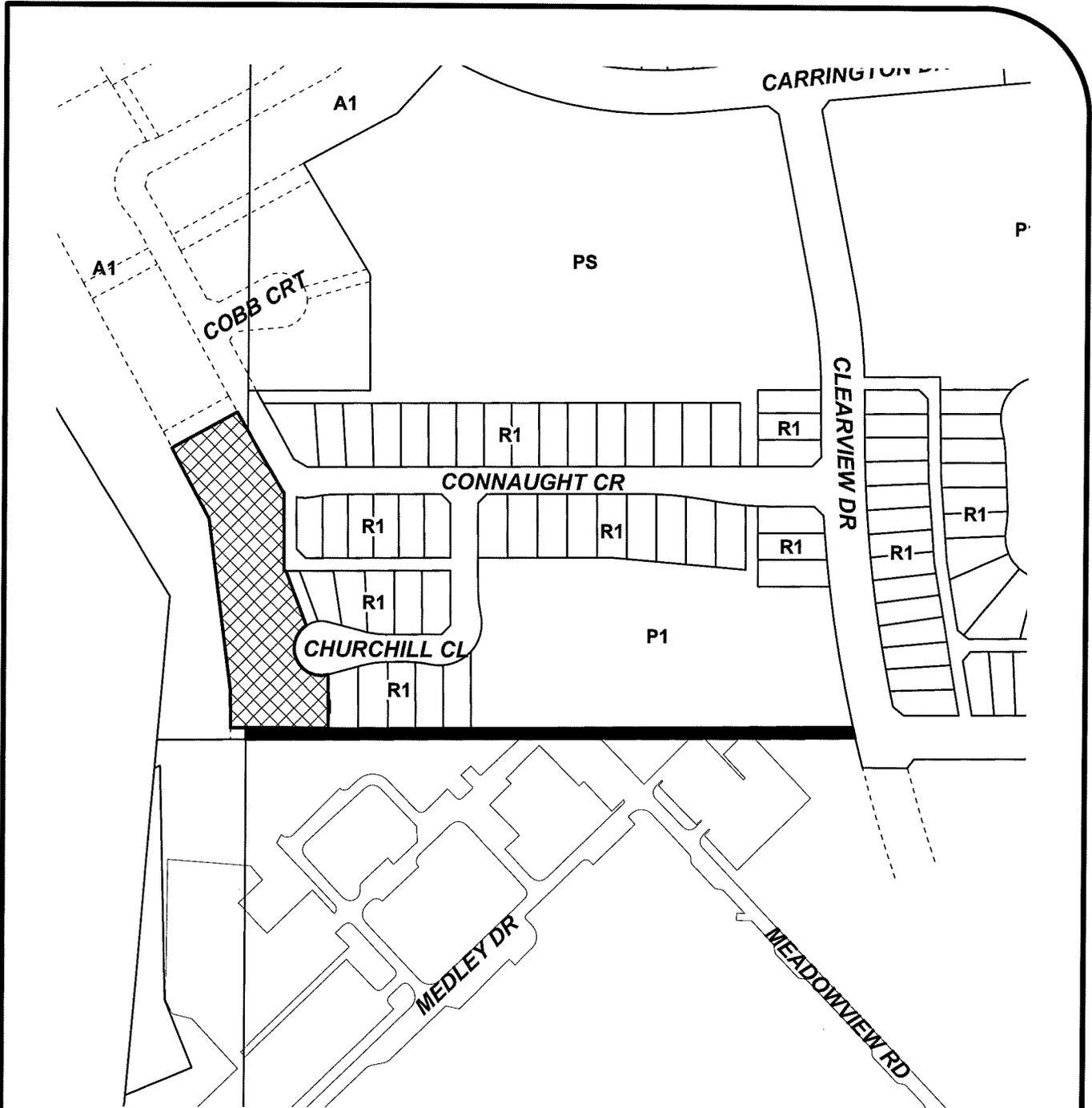
READ A THIRD TIME IN OPEN COUNCIL this day of 2010.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2010.

MAYOR

CITY CLERK

Proposed Amendment to Land Use Bylaw 3357/2006



North
Not to Scale



Affected Districts:

R1 - Residential (Low Density) District

PS - Public Service (Institutional or Government) District

A1 - Future Urban Development District

Change District from:

 A1 to PS

 A1 to R1

Date: Jan 28, 2010

Proposed Amendment
Map: 3/2010
Bylaw: 3357/D-2010