DATE: **January 18, 2000**

FILE

TO: **All Departments**

FROM: **City Clerks**

RE: ***PLEASE POST FOR THE INFORMATION OF ALL EMPLOYEES***

SUMMARY OF DECISIONS

FOR THE ***REGULAR MEETING OF RED DEER CITY COUNCIL***

HELD IN THE COUNCIL CHAMBERS, CITY HALL

MONDAY, JANUARY 17, 2000

COMMENCING AT ***4:30 P.M.***

(1) Confirmation of the Minutes of the Regular Meeting of Monday, December 20, 1999

PAGE #

(2) **UNFINISHED BUSINESS**

(3) **PUBLIC HEARINGS**

1. City Clerk - Re: Land Use Bylaw Amendment No. 3156/JJ-99 / Clearview Meadows - Proposed Condominium Development - Corner of Ross Street and 30 Avenue / Legacy Estates Red Deer (Pointe of View) / Land Use Bylaw Amendment No. 3156/JJ-99 / (Consideration of 2nd & 3rd Readings of the Bylaw) . . 1

2. City Clerk - Re: Land Use Bylaw Amendment 3156/MM-99 / Heritage Significance / (Consideration of 2nd & 3rd Readings of the Bylaw) . . 16

3. City Clerk - Re: Land Use Bylaw Amendment No. 3156/NN-99 / Home Occupations - Annual Retail Sale/Open House - Two Year Trial Period / (Consideration of 2nd & 3rd Readings of the Bylaw) . . 33

4. City Clerk - Re: Land Use Bylaw Amendment No. 3156/OO-99 / Development in Edgar Industrial Park / Redesignation from A1 to I1, P1 to I1 and Road to I1 / (Consideration of 2nd & 3rd Readings of the Bylaw) . . 55

5. City Clerk - Re: Road Closure Bylaw No. 3249/99 - Partial Road Closure / Road Plan 4067 J / Edgar Industrial Subdivision / (Consideration of 2nd & 3rd Readings of the Bylaw) . . 58

(4) **REPORTS**

1. Inspections & Licensing Manager - Re: Traffic Bylaw Amendment No. 3186/A-2000 / Loading and Unloading Zones and Disabled Parking / (Consideration of Three Readings of the Bylaw) . . 62

***Decision* - Traffic Bylaw Amendment 3186/A-2000 was given three readings, providing for changes in loading and unloading zones and disabled parking**

2. E.L. & P. Manager - Re: Direct Access Tariff - Rate 80 - New E.L. & P. Rate / Utility Bylaw Amendment 3215/A-2000 / (Consideration of Three Readings of the Bylaw) . . 64

***Decision* - Utility Bylaw Amendment 3215/A-2000 was given three readings, providing for the addition of new E. L. & P. Rate 80**

3. Recreation, Parks & Culture Board - Re: Central Alberta Regional Trails Initiative . . 66

***Decision* - Council approved in principle the *Central Alberta Regional Trails Initiative Master Plan* dated August 1999**

4. Recreation, Parks & Culture Board - Re: Request to Officially Name *Rosedale Meadows Natural Park* . . 89

Decision - Council agreed to officially name the park, Rosedale Meadows Natural Park

5. Director of Corporate Services - Re: Short Term Borrowing Bylaw No. 3250/2000 / (Consideration of Three Readings of the Bylaw) . . 96

Decision - Council passed Short Term Borrowing Bylaw 3250/2000

6. City Clerk - Re: Downtown Business Association's 2000 Budget - Request for Approval / BRZ Business Tax Bylaw Amendment No. 3196/A-2000 / (Consideration of Three Readings of the Bylaw) . . 98

Decision **- Council approved the Downtown Business Association's 2000 Budget and subsequently passed BRZ Business Tax Bylaw Amendment 3196/A-2000, providing for an increase in the BRZ business tax**

7. Parkland Community Planning Services - Land Use Bylaw Amendment No. 3156/C-2000 / Downtown Bars/Night Clubs/Drinking Establishments / (Consideration of 1st Reading of the Bylaw) . . 109

Decision **- Land Use Bylaw Amendment 3156/C- 2000 was given first reading. It encompasses amendments including the replacement of the current "food and/or beverage service facility" definition with two new definitions - "restaurant" and "drinking establishment". If passed, restaurants will again become a permitted use in city commercial districts, while drinking establishments will remain as a discretionary use in all commercial districts (excluding C3 Neighbourhood Commercial Districts) requiring the approval of the Municipal Planning Commission. New development criteria will be added to provide the Municipal Planning Commission with guidelines when considering future applications for drinking establishments.**

(5) **CORRESPONDENCE**

(6) **PETITIONS AND DELEGATIONS**

(7) **NOTICES OF MOTION**

(8) **WRITTEN INQUIRIES**

(9) **BYLAWS**

1. 3156/JJ-99 - Land Use Bylaw Amendment / Clearview Meadows - Proposed Condominium Development - Corner of Ross Street and 30 Avenue / Legacy Estates Red Deer (Pointe of View) / Land Use Bylaw Amendment No. 3156/JJ-99 / - 2nd & 3rd Readings . . 125
. . 1

   Decision - Bylaw given 2nd & 3rd Readings

2. 3156/MM-99 - Land Use Bylaw Amendment / Heritage Significance / - 2nd & 3rd Readings . . 132
. . 16

   Decision - Bylaw given 2nd & 3rd Readings, as amended by Council resolution of January 17, 2000

3. 3156/NN-99 - Land Use Bylaw Amendment / Home Occupations - Annual Retail Sale/Open House - Two Year Trial Period / - 2nd & 3rd Readings . . 141
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4. 3156/OO-99 - Land Use Bylaw Amendment / Development in Edgar Industrial Park / Redesignation from A1 to I1, P1 to I1 and Road to I1 / - 2nd & 3rd Readings . . 142
. . 55

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5. 3156/C-2000 - Land Use Bylaw Amendment / Downtown Bars/Night Clubs/Drinking Establishments / - 1st Reading . . 144
. . 109

   Decision - Bylaw given 1st Reading

6. 3186/A-2000 - Traffic Bylaw Amendment / Loading and Unloading Zones and Disabled Parking / - Three Readings . . 149
. . 62

   Decision - Bylaw given three readings

7. 3196/A-2000 - BRZ Business Tax Bylaw Amendment / - Three Readings . . 151
. . 98

   Decision - Bylaw given three readings

8. 3215/A-2000 - Utility Bylaw Amendment - Direct Access Tariff - Rate 80 - New E.L. & P. Rate / - Three Readings . . 152
. . 64

Decision - Bylaw given three readings

9. 3249/99 - Road Closure Bylaw No. 3249/99 - Partial Road Closure / Road Plan 4067 J / Edgar Industrial Subdivision / - 2nd & 3rd Readings . . 154
. . 58

Decision - Bylaw given 2nd & 3rd Readings

10. 3250/2000 - Short Term Borrowing Bylaw / - Three Readings . . 155
. . 96

Decision - Bylaw given three readings

AGENDA

FOR THE ***REGULAR MEETING OF RED DEER CITY COUNCIL***

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DATE: **January 11, 2000**

TO: **City Council**

FROM: **City Clerk**

RE: ***Clearview Meadows - Seniors Condominium Development - Legacy Estates Red Deer (Pointe of View) / Land Use Bylaw Amendment No. 3156/JJ-99***

A Public Hearing has been advertised for the above noted Land Use Bylaw Amendment, to be held on Monday, January 17, 2000 in the Council Chambers at 7:00 p.m.

Land Use Bylaw Amendment 3146/JJ-99 provides for a new Direct Control District. The development plans for the site will form part of the Direct Control District thereby ensuring that this specific development proposal is tied directly to the site through the Land Use Bylaw. This bylaw incorporates Council's direction of November 22, 1999 regarding the development of this site. Attached are public comments received as well as the previous report from Parkland Community Planning Services.

Recommendations

That following the Public Hearing, Land Use Bylaw Amendment 3156/JJ-99 may be given 2nd and 3rd readings.

Kelly Kloss
City Clerk

/clr
attchs.

January 6, 2000

Attn: Jeff Graves

Re: Seniors proposal at Ross St and 30 ave

Dear Jeff:

We own a property on Dobler Avenue in the Northwest portion of Deer Park. We are pleased to see a seniors complex being built instead of a low end rental.

We feel however that 141 units is very, very high, even with the large size of land involved. The builder should be aware of the high levels of alternate transportation which will be required for the seniors such as handy buses, city transit buses and other seniors support services.

Rob White

JAN 10 2000

Tom Parker
71 Carroll Cres.
Red Deer, Alberta
T4P 2W1

THE CITY OF RED DEER
[illegible] DEPARTMENT
[illegible]
DATE Jan 7/00
BY

January 7, 2000

City Clerk & City Council
City of Red Deer

Dear Sir:

Re: Clearview Meadows - Seniors Development Proposal by Legacy Estates Inc.

I am a concerned resident that will be adversely affected by the aforementioned development. I would first like to point out that I do not oppose development in this area. I do however, oppose a change in the zoning, which will allow another multi-family project to be built in my neighbourhood.

As it stands right now, the entire portion of Clearview Meadows that lies next to 30th Avenue, with the exception of the tract of land in question, is currently either townhouse's, 6 & 8-plex's, or apartments'. If the proposed development is approved, then the entire eastern portion, will be multi-family from Ross Street to 55th Street. I know of no other area in the City, so highly concentrated, which is right next to mid to upper middle priced homes. This being the case, I find it hard to believe that the increase in density levels will not adversely affect the values of the homes in the area. What guarantees do I have that the value of my home will not go down?

The developer and the Municipal Planning Commission have stated that similar projects have not reduced the values of their neighbours homes. I would like to know if these similar projects were in areas with an already high level of multi-family dwellings? I feel that it is very important that this be answered. It seems to me that City Council is relying on information given to them by a sales representative, trying to complete a deal. At the November 22 Council Meeting, it was apparent only a few councillors had any idea of the location and surroundings of the proposed development. Since your decisions could adversely affect a number of residents, do you not think that you should know more about what you are deciding on.

To this point the loudest cries for changes have come from the residents of Carpenter Street. As a result the developer and the City Municipal Planning Commission, have made changes to the proposal. Among other things, they have redesigned the southwest portion of the apartment building (or as it is referred, the Manor House). Since this apartment building will have a greater impact on the residents of Carroll Crescent as well as the Mason Martin townhouses, why does the developer not do something similar for the northwest portion of the apartment building? This may reduce some of the concerns of residents in my area.

Another concern of mine is that the developer has stated that the apartment building will have limited parking, and that statistics show that similar projects do not need more than this number of parking stalls. I again point out that the City seems to be relying on the sales information of the developer. Can the

developer guarantee that there will not be additional vehicles? If not, then what will happen to these vehicles that do not have parking stalls? What happens when residents and guests of the apartment building begin to park on my street? The statistics that the developer is using, are they for cities like Red Deer, with a similar lifestyle, or are they from larger centres such as Calgary, Vancouver, or Toronto? If they are from the larger centres, then I am sure that many of the people in the age group in question, will not have many vehicles, as public transportation may be a more common method of travel for them. However, Red Deer and area seniors are for the most part active, and many continue to drive. My own father will soon be seventy, and he has no intention of giving up his driving rights and privileges in the near future, nor do any of his friends. Is this not the age group they are trying to attract, and if so, I ask again what happens to the other vehicles not allotted parking stalls? The City and MPC have stated that they would not allow a regular apartment building into this small of an area, but will in this case, because the sales rep says we have nothing to worry about.

If in fact there will be fewer vehicles as the developer suggests, does this then mean that the residents will not be active seniors, in turn meaning that this will be a nursing home? (A nursing home is something that has been continually denied). If seniors wish to remain active, but do not have access to a vehicle, then they will have to rely on the resident limousine service they are proposing to have, or on public transportation. Their single limousine will not likely be available for all of these "active people", all of the time, so they will need either taxi service or bus service. This will mean increased traffic due to taxis', or it will require the seniors to walk the two blocks to the nearest bus stop. If the residents are more suited to a nursing home, this 2-block walk, which will include a small hill, could be too much for many of them. Will this then mean a re-routing of Red Deer Transit to accommodate their transportation needs?

If the seniors are indeed active people, what is to happen to their RV's? It appears that Red Deer and area have a large number of highly successful RV dealerships. They cater specifically to the same type of seniors that this proposal wants to attract, active seniors that want a new and easier lifestyle. Is the developer making room for these RV's? If the developer includes a caveat restricting a resident from having an RV (or 2nd vehicle for that matter) when they first purchase, can they legally be restricted after they have already been a resident?

The developer states that traffic will not be a problem, as seniors will not be driving during the same busy times that the rest of us will be. This could in part be true, but what about the staff members, suppliers, guests, etc., that will be going to the apartment building every day, throughout the day? Traffic volume along Carroll Cres, may not be above the allowable limits, but the traffic at the corner of Carroll and Cornett Drive, will at times become dangerous. This corner is already a problem one, as it is a narrow road for a major entrance to the district, with parking on both sides. As a result of vehicles being allowed to park right on the corner, any vehicle that is turning onto Cornett must first pass through a blind spot. If nothing is done about this corner, and the traffic is then increased, there are sure to be accidents at this site.

The developer states that these active seniors will be involved in the community therefore will be an asset. I don't doubt for a minute that seniors are assets in any community. They are in fact important members of society, and this importance will only increase as the population ages. I just wish the developer did not base his comment in part on their skills in helping out in our schools. At my children's school, I do not know of any senior assisting who does not have a relative in the school. And if there was, they would not be from Clearview, as almost all kids in our area are bused to other districts, as Clearview does not have a school. When I pointed this out to the developer, he was surprised, as he did not know the kids were bused. How many of his other sales points are based on information that is not

completely accurate?

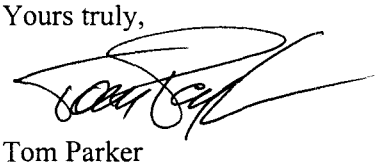
Another concern I have is with City Council's apparent desire to see that the developer makes a profit in this venture. At the Nov. 22 Council meeting, the developer was asked a few times whether or not it would be economically feasible for him to redesign the proposal, to make it more appealing to the residents, such as reducing the apartment building to two floors from three. The developer advised that outside of what they had already done and possibly some smaller issues, they would not redesign the proposal. Council appears to agree that it would not be economically feasible and are willing to change their own decisions to accommodate it. The decision I mention, is the zoning that was set during the last development in 1994 (approx.).

Council members have since commented that Clearview residents should be happy, as we could end up with something that is not as favourable as this proposal. Since the land is already zoned for single family dwellings, I do not understand how the already approved type of development, would be worse then another apartment building and duplexes. Only a change in the zoning, that would have to be approved by Council, could make it worse. That being the case, why is this even an issue. I hope that our Council members will not use something as ridiculous as this, as a way to justify their decision.

As mentioned at the beginning of this letter, I do not object to this land being developed, but I do object to this proposal. I insist that the issues that I have brought up be addressed. If I feel that I am forced into selling my home as a result of your decision, I want to be able to tell my family, as well as the person that I am selling to (at what I am sure will be a reduced rate), that I did what I could to either stop the proposal, or to at least understand your reasons.

In conclusion, I am concerned that the typical Canadian attitude of not rocking the boat, will mean that this development will be approved. A number of my neighbours came away from the first community meeting held at the Holy Family School, being convinced that this proposal had for all intents and purposes, already been approved. Their attitude is that if the decision is already made, then why rock the boat. As a result, few are going to bother to object, even though I have yet to talk with anyone who thinks that this is going to be good for the neighbourhood. It is unfortunate, that sometimes those that are in power only react to the loudest voice, or the ones with the deepest pockets, and not in the best interests of the residents. I hope that this is one time that the best interests of the residents are successful.

Yours truly,



Tom Parker
71 Carroll Cres.
342-5730

cc. G. Surkan, L. Pimm, B. Hull,
J. Dawson, D. Moffat, B. Hughes,
L. Watkinson-Zimmer, J. Volk.
M. Flewwelling

THE CITY OF RED DEER
CLERK'S DEPARTMENT
RECEIVED
TIME
DATE Jan 10/00
BY

January 10, 2000

The City of Red Deer
4914-48th Avenue
Red Deer, Alberta T4N 2T4

Attention: Jeff Graves
Deputy City Clerk

Dear Sir:

Re: Land Use Bylaw Amendment 3156/JJ-99
Clearview Meadows - Proposed Seniors Condominium Development
At the corner of Ross Street and 30th Avenue

This is in response to your letter of January 4, 2000 regarding the above. We feel this is a done deal despite the petition and other input that has been presented over the past 11 1/2 years that we have lived at our residence. Multi-family development, of any kind, is not what this community wanted. We have been in contact with the Planning Commission over the years through phone calls and letters and we were always assured, that because of everyone's concerns, there was no way anything but single family would be developed on the property.

The Manor House is a very nice idea for Red Deer but no matter what is done to enhance its appearance it is still an apartment building and we fail to see how a three story apartment next to our residence will retain or increase the value of it. We have noticed that on the December 23/99 Development Update-Clearview Outline Plan Amendment on our Clearview Meadows Newsletter that the northwest wing is still three stories. We assumed that when the developer agreed to step back the elevation that it would be done to both wings not just on Carpenter Street. We live at #60 Carpenter Street which puts us beside the apartment (Manor House). We are the ones that are most directly affected by this as we will see development from our front and rear yards. We don't have the luxury of dense mature trees to separate our property from the size of the Manor House. We would like both wings to be stepped back and maybe this thing wouldn't seem to be looming over our property as much.

We anticipate development of this property as there has been a great deal of negative activity re: garbage dumping, parties etc. but we are very disappointed. Mr. Kelly seems to have a genuine interest in attempting to satisfy everyone. Since we are directly effected by this development and Mr. Kelly stated at the city council meeting that he would be available and willing to work with the residents we look forward to working with Mr. Kelly to address our concerns.

Yours truly,

Brenda & Daryl Anderson

Monday, January 10, 2000

Dear City Council,

We are writing in regards to the Clearview Meadows proposed seniors condominium development at the corner of Ross Street and 30th Avenue.

We are adjacent property owners, backing onto the proposed site. Our address is 13 Cunningham Cres.

We are very pleased with the efforts of Mr. Kelly from the Pointe of View development company in Calgary. He has been very willing to make this the best possible addition to our neighborhood by taking into account all of our concerns.

We believe that this Seniors' Complex will benefit our neighborhood over and above having single family homes developed in the area. The traffic with the seniors will be less of a concern than families with multiple drivers and vehicles. The grounds and buildings will be well maintained helping to maintain or increase the value of nearby properties. The developer proposes extensive landscaping to enhance the area allowing input from the neighbors. We welcome the seniors to our neighborhood and greatly value them. We believe that they will be a great asset to our community.

Ross and Roseann Ramsay
adjacent property owners

THE CITY OF RED DEER
CLERK'S DEPARTMENT
DA Jan 10/00
BY

PARKLAND
COMMUNITY
PLANNING
SERVICES

Suite 500, 4808 Ross Street
Red Deer, Alberta T4N 1X5
Phone: (403) 343-3394
FAX: (403) 346-1570
e-mail: pcps@telusplanet.net

DATE: **December 13, 1999**

TO: **Kelly Kloss, City Clerk**

FROM: **Tony Lindhout, Planner**

RE: **Land Use Bylaw Amendment 3156/JJ-99**
Legacy Estates Red Deer (Pointe of View)
Clearview Meadows Outline Plan

Background

At the November 22, 1999 City Council meeting, Council considered a request from Legacy Estates Red Deer (Pointe of View) to amend the Clearview Meadows Outline Plan to permit the development of a 141-unit seniors' condominium project at the corner of Ross Street and 30th Avenue. City Council approved the Outline Plan amendment subject to passage of the appropriate Land Use Bylaw amendment and inclusion/resolution of other development matters as identified in the following Council resolution:

> ***"Resolved that Council*** of the City of Red Deer, having considered report from Parkland Community Planning Services dated November 15, 1999, re: Clearview Meadows Outline Plan Amendment – Proposed Seniors Condominium Development/Legacy Estates Red Deer (Pointe of View), hereby agrees that:
>
> 1. the development be approved subject to the passage of the appropriate Land Use Bylaw amendment providing for the rezoning of the property to Direct Control;
>
> 2. the development include a maximum 120-unit Manor House, 18 duplex units and one triplex for a total maximum of 141 units, subject to the following conditions:
>
>   a. reduce the building mass and visual impact that the current Manor House proposal has over the existing Carpenter Street residences by:
>
>   i. adding enhanced landscaping and a berm between the Manor House and the Carpenter Street turnaround, and
>   ii. reducing this structure to only two storeys in height or, if three storeys, step back the second and third storeys from the Carpenter Street turnaround, and
>
>   b. increasing all building setbacks from both 30th Avenue and Ross Street so that all proposed buildings will be in line with the backs (rear yards) of the existing developed neighbourhood. This applies to the Manor House as well as the duplex/triplex buildings. Sufficient space must also be provided for proper back slope grades and/or terracing along north and east sides of the site due to resolution of topographical development constraints.

c. that building grades for the Manor House be approximately the same grade as the buildings on Carpenter Street.

d. that age limitation restrictions be placed for one resident for each unit as follows:

   i. Manor House – 60 years or older
   ii. Duplex/Triplex – 55 years or older

3. The Clearview Outline Plan map be amended to reflect Council's decision."

All of the above noted direction given by City Council regarding this seniors' development proposal in the Clearview Meadows neighbourhood have been incorporated into the attached revised development plans and/or the proposed new Direct Control District. The development plans for the site will form part of the Direct Control District thereby ensuring that this specific development proposal is tied directly to the site through the Land Use Bylaw.

Staff Recommendation

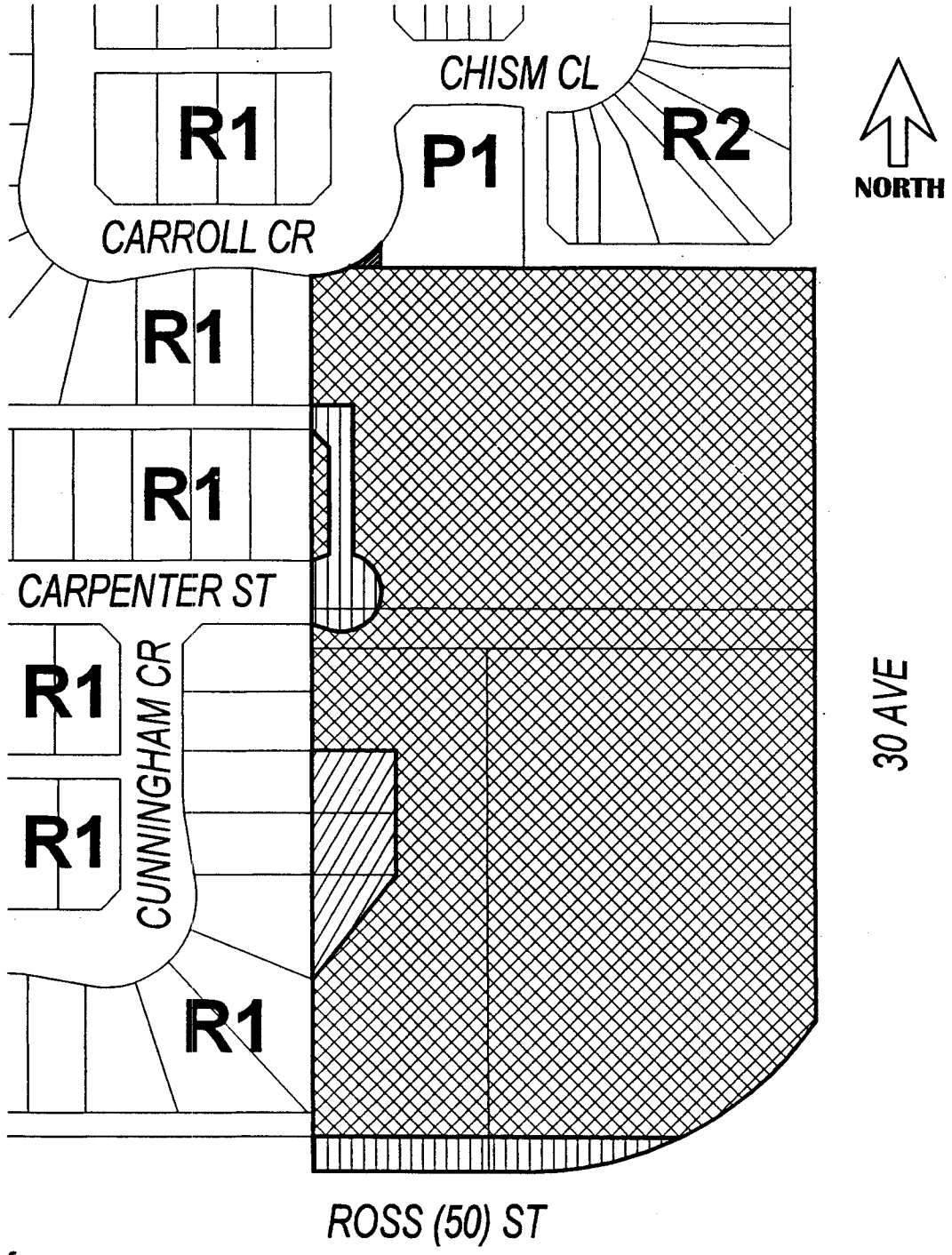
Planning staff recommend that City Council proceed with first reading of Land Use Bylaw Amendment 3156/JJ-99.

T. Lindhout

Tony J. Lindhout, ACP, MCIP
PLANNER

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Change from:

A1 to DC(12)

P1 to DC(12)

A1 to Road

A1 to R1

AFFECTED DISTRICTS:

A1 - Future Urban Development

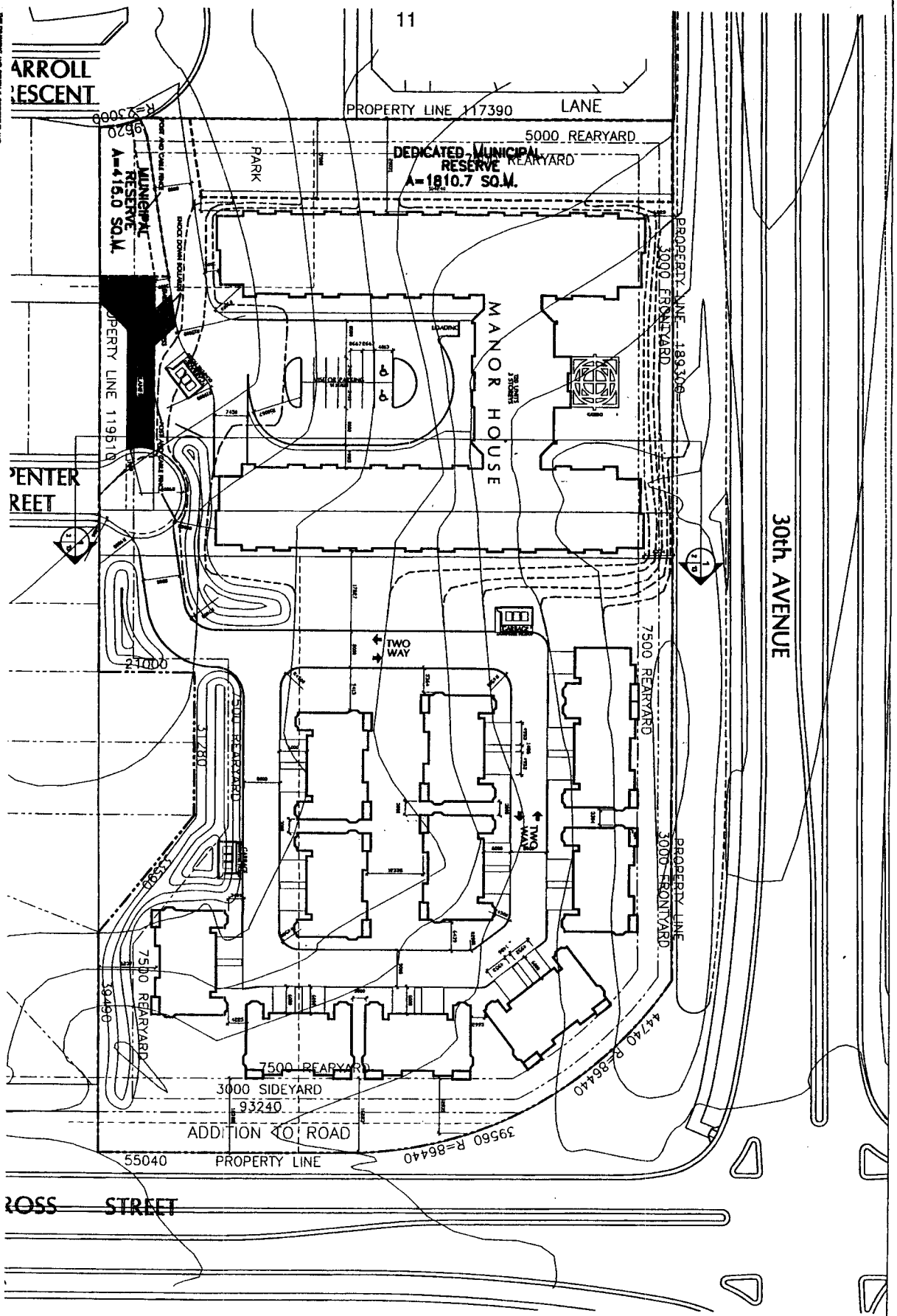
P1 - Parks & Recreation

DC(12) - Direct Control District No. 12

R1 - Residential (Low Density)

MAP No. 28 / 99

BYLAW No. 3156 /JJ- 99



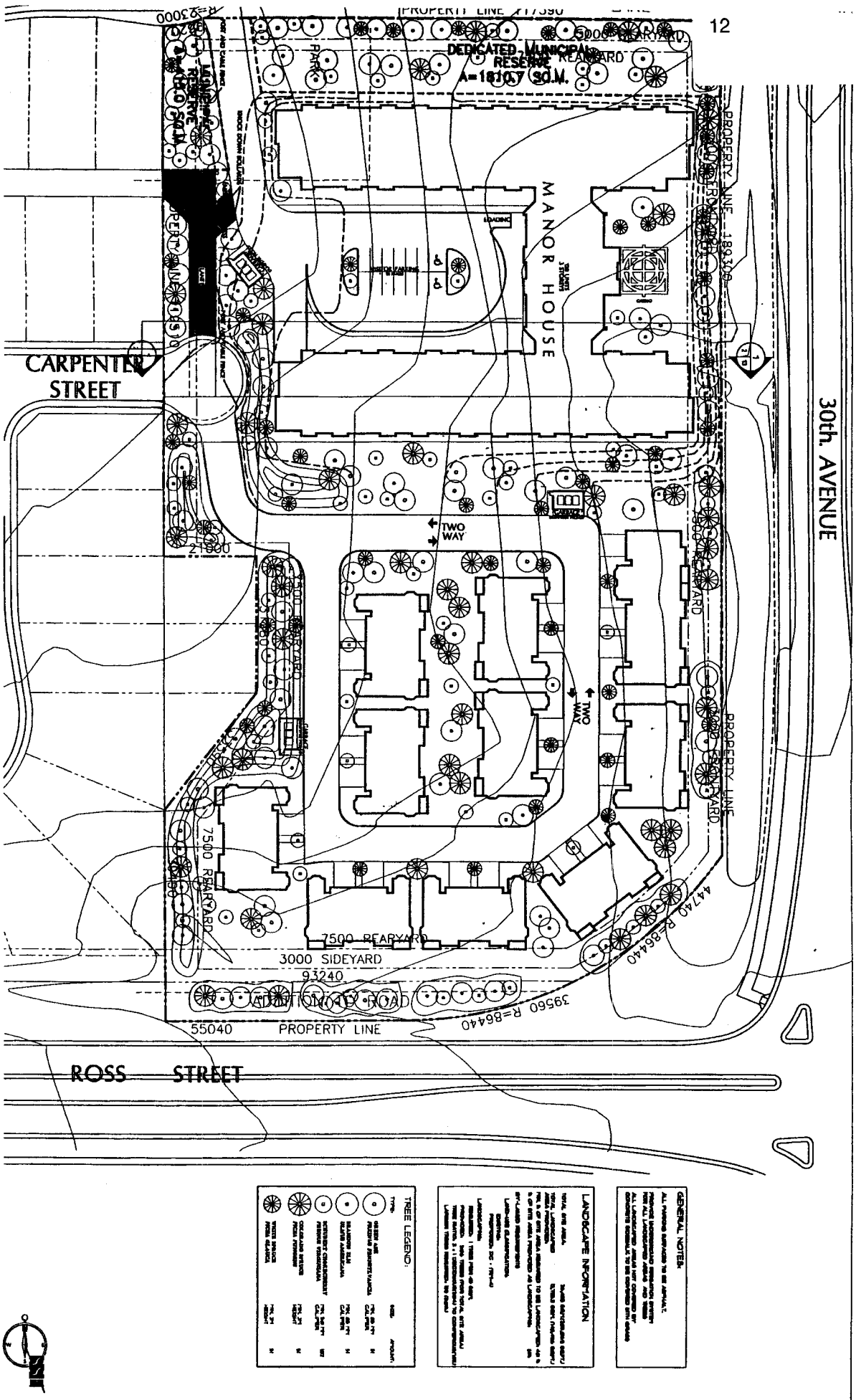
NOTE: THE DEVELOPMENT WILL BE TIED TO ELEVATION OF CARPENTER STREET GRADE.

SITE PLAN

LU2
1:400
99057
10.12.99

SSH ARCHITECTS

LEGACY ESTATES RED DEER
LEGACY ESTATES LIFESTYLE DEVELOPMENTS



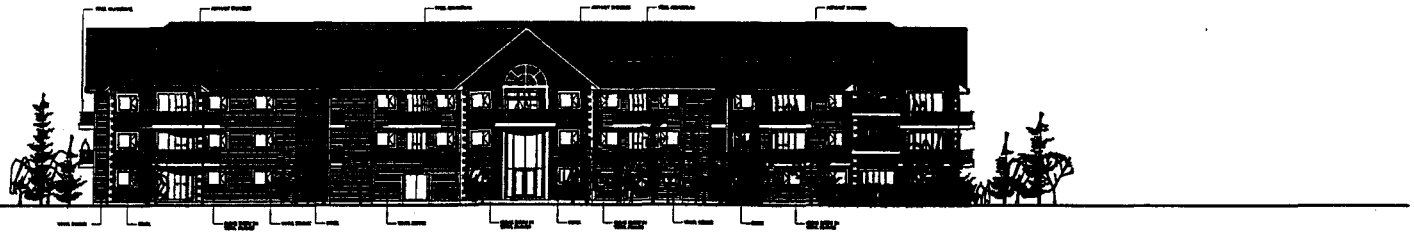
LANDSCAPE PLAN LU3

1:499
9/99
10.12.99

SSH ARCHITECTS

LEGACY ESTATES RED DEER

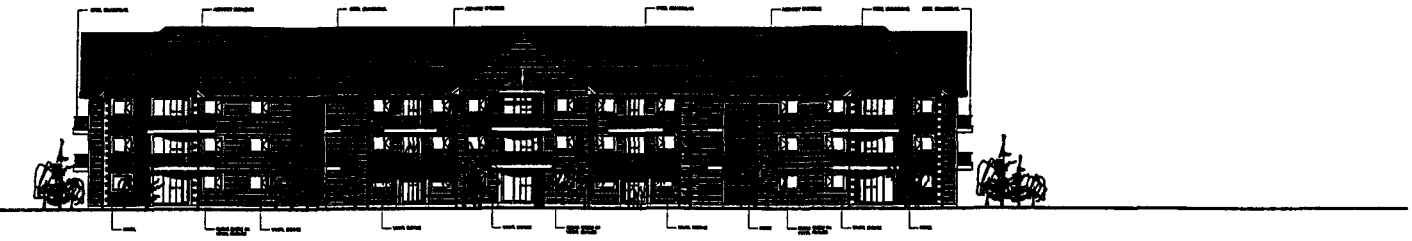
LEGACY ESTATES LIFESTYLE DEVELOPMENTS



1 WEST ELEVATION
LU9/LU9 1:200

2 SOUTH ELEVATION
LU9/LU9 1:200

3 NORTH ELEVATION
LU9/LU9 1:200



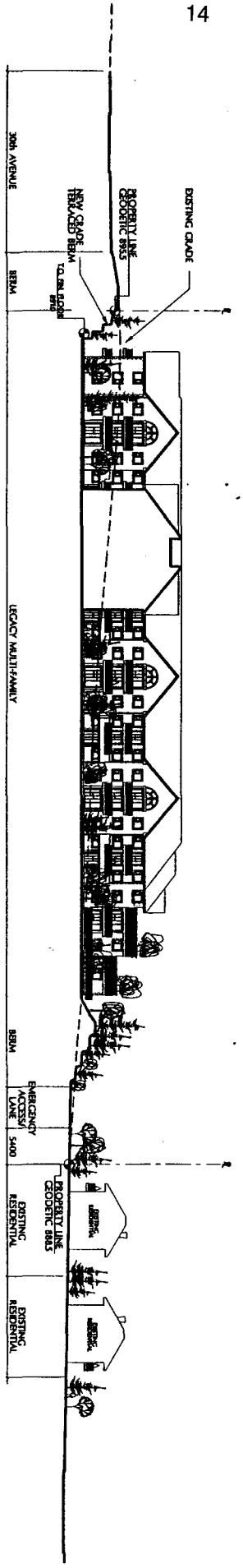
4 EAST ELEVATION
LU9/LU9 1:200

THE DRAWING AND DESIGN IS COPYRIGHT AND AND MAY NOT BE USED OR REPRODUCED WITHOUT WRITTEN PERMISSION OF SSH ARCHITECTS.
THE DRAWING ILLUSTRATES A PRELIMINARY DESIGN IS SUBJECT TO CHANGE AND IS NOT TO BE USED FOR CONSTRUCTION. SSH ARCHITECTS DOES NOT OFFER ANY GUARANTEE TO THE ACCURACY OF THE INFORMATION PRESENTED.

ELEVATIONS LU9

1:200
99057
02.12.99

SSH ARCHITECTS



SITE SECTION LU-10

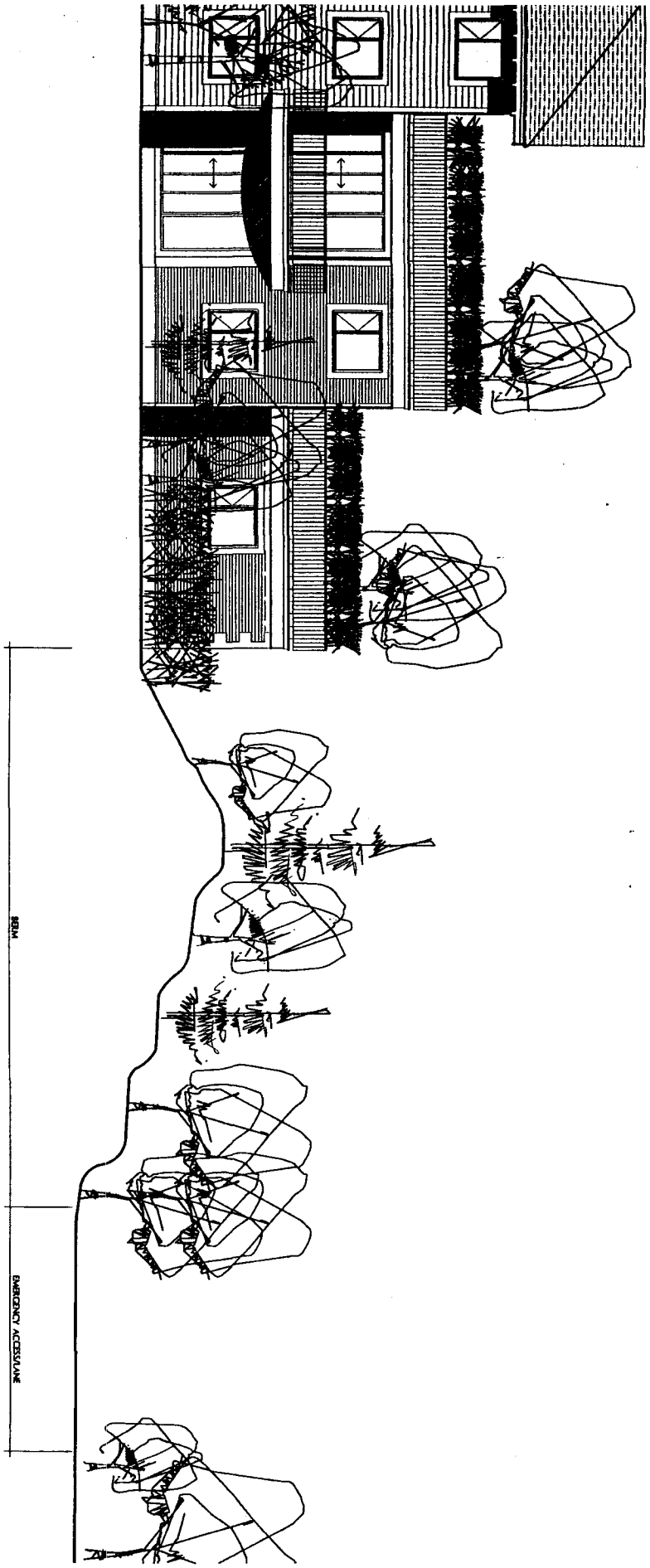
1:300
9905?
10.12.99

SSI ARCHITECTS

LEGACY ESTATES RED DEER

LEGACY ESTATES LIFESTYLE DEVELOPMENTS

THIS DRAWING AND DESIGN IS COPYRIGHT AND MAY NOT BE REUSED OR REPRODUCED WITHOUT THE EXPRESS WRITTEN PERMISSION OF SSI ARCHITECTS. THIS DRAWING IS PRELIMINARY ONLY AND NOT TO BE USED FOR CONSTRUCTION PURPOSES. IT IS SUBJECT TO CHANGE AS A RESULT OF FURTHER DESIGN DEVELOPMENT AND DOES NOT REPRESENT THE FINAL ACCURACY OF THE APPLICATION THEREOF.



PARTIAL SITE SECTION AT BERM

LU-13
1:300
99057
02.12.99

SSI ARCHITECTS

LEGACY ESTATES RED DEER
LEGACY ESTATES LIFESTYLE DEVELOPMENTS

cc: City Manager
City Clerk
City Planner
Dir. Community Services
Deputy City Clerk

29 Cunningham Cres
Red Deer, Alberta
T4P 2S2

January 11, 2000

Mr. David MacKenzie
Legacy Estates
400, 602 - 11 Avenue S.W.
Calgary, Alberta
T2R 1J8

Dear Sir:

Re: Clearview Meadows Seniors' Development

I wish to thank you for taking the time to come to the Association meeting to present the revisions to the development plan and discuss our concerns.

I still find myself with some reservations. The information I have seen to date, other than the drawings, has been very general in nature. To satisfy my concerns I would like specific, concrete information on the following:

- Viability

  I need to know that the project will be a success. Would you be willing to provide a letter of comfort that the development will be in accordance with the plans and information presented to date and that there will be no adverse economic consequences or inconveniences experienced by the existing residents of the neighbourhood. Alternatively would you provide me information on your market feasibility study, assessment of risks, financing, projections and break even determination so that I can formulate my own opinion. I can appreciate this is sensitive information and I would be willing to provide a confidentiality agreement.

- Parking

  I am still concerned as to the adequacy of visitor parking at the Manor. Specifically, the adequacy of parking during special events at the Manor. The option suggested of directing overflow to the duplex/triplex portion of the development would likely be no more acceptable to those residents than it would be to the existing residents of having the overflow park on the neighbourhood streets.

- Elevation

  You indicated that the entire development is to be constructed with a ground level reference point of Carpenter St. However, the residences along Cunningham Cres backing on to the development follow the natural slope of the land. The result will be that the Cunningham residences will be considerably higher than the duplex/triplex residences. I would like you to consider the aesthetics of this elevation proposal.

- Philosophy of the buy-back

  One of the selling features presented for the development has been the guaranteed buy back of units. I can appreciate that this feature could operate in the near future but I am skeptical of it's long term application. The developer as a privately owned corporation has limited ownership and the longevity of this type of entity depends on a succession plan. Without a succession plan, on the retirement of the principals, the assets of the company will be disposed and the company be dissolved. As the requirement to buy back units of a building would not be viewed by many as an asset it is likely that you would not be able to sell this requirement to someone else. The same uncertainty applies to the maintenance and operation of the manor. How do you propose to meet these obligations in 20, 30, 50 years and what are the implications to the project of not being able to satisfy this commitment

I look forward to your response.

Yours truly,

Allan Collins

cc.
G. Surkan, J. Volk
M. Flewwelling, D. Moffat
B. Hull, L. Pimm, J. Dawson
B. Hughes, L. Watkinson-Zimmer

Eldridge Design Partnership Inc.

FILE

Council Decision – January 17, 2000 Meeting

DATE: **January 18, 2000**

TO: **Parkland Community Planning Services**

FROM: **City Clerk**

RE: ***Land Use Bylaw Amendment 3156/JJ-99, Legacy Estates Red Deer (Pointe of View), Clearview Meadows***

Reference Report: City Clerk dated January 11, 2000

Bylaw Readings:

Land Use Bylaw Amendment 3156/JJ-99 was given 2nd and 3rd readings, following the Public Hearing. A copy of the bylaw is attached.

Report Back to Council Required: No

***Comments/Further Action*:**

Land Use Bylaw Amendment 3156/JJ-99 provides for a new Direct Control District. The development plans for the site will form part of the Direct Control District thereby ensuring that this specific development proposal is tied directly to the site through the Land Use Bylaw. This bylaw incorporates Council's direction of November 22, 1999 regarding the development of this site.

This office will be updating the consolidated version of the Land Use Bylaw and distributing the amendments in due course.

Kelly Kloss
City Clerk

/clr
attchs.
c Director of Community Services
Engineering Services Manager
Inspections & Licensing Manager
Land & Economic Development Manager
Principal Planner
Municipal Planning Commission
Doug Kutinsky, Graphics Designer
Administrative Assistant, S. Ladwig
C. Rausch, City Clerk's Office

LAND USE BYLAW AMENDMENT

BYLAW NO. 3156/JJ-99

DESCRIPTION: Legacy Estates (Pointe of View)
Clearview Meadows - Rezoning
Seniors Condo Corner Ross + 30 Ave.

FIRST READING: Dec. 20, 1999

DATE OF FIRST PUBLICATION: Jan. 7 / 2000

DATE OF SECOND PUBLICATION: Jan. 11 Tues.

SECOND READING: Jan. 17

THIRD READING: Jan. 17

LETTERS REQUIRED TO PROPERTY OWNERS: YES ✓ NO ____

DEPOSIT REQUIRED: NO ____ YES ✓ AMOUNT $ 400.00

ACTUAL COST OF ADVERTISING: $ 292.82 + 293.44 + GST. 41.04 = 627.30

MAP PREPARATION: $ 33.50

TOTAL $ 660.80

REFUND ____ INVOICE ✓ $ 260.80

COMPLETED

Box 5008
Red Deer, Alberta
T4N 3T4

The City of Red Deer

Office of the City Clerk

March 22, 2000

Mr. Larry Kelly
c/o Pointe of View
400, 602 – 11 Avenue, S.W.
Calgary, AB T4R 1J8

Dear Sir:

Re: Land Use Bylaw Amendment 3156/JJ-99,
Clearview Meadows – Proposed Seniors Condominium
Development, Legacy Estates Red Deer/ Pointe of View.

I acknowledge receipt of your cheque in the amount of $400.00 as a deposit toward the actual costs of advertising the above Land Use Bylaw Amendment.

The total amount for advertising plus preparation of the map that appeared with the advertisement was $660.80. I enclose herewith an Invoice in the amount of $260.80, and trust you will find same in order.

Yours truly,

Sandra Ladwig

Sandra Ladwig
Administrative Assistant
Encl.

4914 - 48th Avenue, Red Deer, AB Canada T4N 3T4
Tel: (403) 342-8132 Fax: (403) 346-6195 E-mail: cityclerk@city.red-deer.ab.ca Web: http://www.city.red-deer.ab.ca

THE CITY OF RED DEER

ACCOUNTS RECEIVABLE DEPARTMENT
P.O. BOX 5008, 4914 - 48 AVENUE
RED DEER, ALBERTA T4N 3T4
PHONE NO. 403-342-8375 / 403-342-8224
G.S.T. REGISTRATION # R119311785

ACCOUNTS RECEIVABLE INVOICE

INVOICE NUMBER: 111442

INVOICE DATE: 00/03/22 (YEAR / MTH / DAY)

Mr. Larry Kelly
c/o Pointe of View
400, 602 - 11 Avenue, S.W.
Calgary, AB T4R 1J8

TERMS: Net 30 Days
1½% PER MONTH CHARGED ON ALL OVERDUE ACCOUNTS. ANNUAL INTEREST 18% UNLESS OTHERWISE ADVISED.

REFERENCE	TAX EXEMPT / TAXABLE / ZERO RATED	E T Z	AMOUNT	G.S.T.	TOTAL
Land Use Bylaw Amendment 3156/JJ-99 Clearview MEadows - Propsoed Seniors Condominium Development, Legacy Estates Red Deer/Pointe of View					
Advertisement of the Land Use Bylaw Amendment in two issues of the Red Deer Advocate -	$627.30				
Map Preparation	33.50				
Total	$660.80				
Less deposit	400.00				
BALANCE OWING		Z			$260.80

G.L. Account Dist. (Cost Centre. Object. Subsidiary)	Subledger	T	Asset ID No.	Amount
59.5901				$260.80

G.S.T. 2.3210

SUBTOTAL | SUBTOTAL | $260.80

FINANCE CHARGE
YES _____
NO _____

TOTAL INVOICE DUE

PLEASE RETURN THIS STUB WITH YOUR PAYMENT — PRESENT ENTIRE INVOICE IF RECEIPT REQUIRED

THE CITY OF RED DEER
Accounts Receivable Invoice

INVOICE AMOUNT: $260.80

ACCOUNT NUMBER: 59.5901

INVOICE NUMBER: 111442

AMOUNT PAID:

PLEASE QUOTE ACCOUNT NUMBER WHEN PAYING BY CHEQUE

MAKE CHEQUES PAYABLE TO "THE CITY OF RED DEER"

COPY DISTRIBUTION
48514 Rev. 97(07)
• White: CUSTOMER • Pink: ORIGINATING DEPARTMENT • Yellow: TREASURY DEPARTMENT

:0603 2 900: 96

THE CITY OF RED DEER
Clerk's Department Payment Receipt

2000/11/01
Year Month Day

Name: Legacy Estates **Reference:** Caveat 3151/TT-99

NOT VALID ULESS MACHINE PRINTED HERE

01/11/00 9:15AM 302#1746

SUNDRY $400.00
CHECK $400.00

ITEM	Account Number (Cost Centre.Object.Subsidiary)	Subledger	T	Asset ID No.	Amount
L.U.B. Advert	59.5901				400.00
D.A.B. Fee	54.5722				
D.A.B. Advert	54.5901				
	GST. REGISTRATION #	R119311785		TOTAL	400.00

(Map)

Land Use Bylaw Amendment
Clearview Meadows – Proposed Seniors Condominium Development

1. Red Deer City Council plans to pass Land Use Bylaw Amendment 3156/JJ-99 for the purpose of rezoning the above property from A1 – Future Urban Development District and P1 – Parks and Recreational District to DC(12) Direct Control and from A1 – Future Urban Development District to Road and to R1 – Residential – Low Density. The purpose of the rezoning is to create a new Direct Control District to facilitate a unique seniors' development at the corner of Ross Street and 30th Avenue. No other types of land uses will be permitted. This separate internal site accesses from Carpenter Street and Carroll Crescent. This district will have site plan and building elevations forming part of the bylaw with grades tied to Carpenter Street.

   The manor house building is reduced and stepped back from Carpenter Street with enhanced landscaping and berming features. The portion of mature treed area is to be dedicated to the City. The maximum development permitted is 141 senior's units (120 unit Manor House, 18 duplex units and one triplex.) The minimum age limit restrictions by one resident (enforced by restrictive covenant, is 60 years of age for the Manor House and 55 years of age for the duplexes/triplex. The building setbacks, landscaping, parking and space required for site back sloping and/or terracing is subject to approval of the Development Authority.

2. A copy of the proposed Bylaw may be inspected by the public at the office of the City Clerk, 2nd Floor of City Hall during regular office hours.

3. Prior to considering this Bylaw, City Council will hold a Public Hearing in the Council Chambers, 2nd Floor of City Hall on **Monday, January 17, 2000, at 7:00 p.m.,** for the purpose of hearing any person claiming to be affected. Letters or petitions are also acceptable if received by the City Clerk no later than 4:30 p.m. on the Monday prior to the date of the Public Hearing.

KELLY KLOSS
CITY CLERK

(Publication Dates: Friday, January 7th and **TUESDAY, JANUARY 11, 2000)**

Box 5008
Red Deer, Alberta
T4N 3T4

The City of Red Deer

Office of the City Clerk

January 4, 2000

«OwnerName»
«OwnerAdd1»
«OwnerAdd2»
«OwnerAdd3»

Dear Sir/Madam:

Re: Land Use Bylaw Amendment 3156/JJ-99,
Clearview Meadows – Proposed Seniors Condominium Development
At the corner of Ross Street and 30th Avenue

As a property owner adjacent to the above land, this letter is to inform you that Council of The City of Red Deer has given the first of three readings to this Bylaw.

Red Deer City Council plans to pass Land Use Bylaw Amendment 3156/JJ-99 for the purpose of rezoning the above property from A1 – Future Urban Development District and P1 – Parks and Recreational District to DC(12) Direct Control and from A1 – Future Urban Development District to Road and to R1 – Residential – Low Density. The purpose of the rezoning is to create a new Direct Control District to facilitate a unique seniors' development at the corner of Ross Street and 30th Avenue. No other types of land uses will be permitted. This separate internal site accesses from Carpenter Street and Carroll Crescent. This district will have site plan and building elevations forming part of the bylaw with grades tied to Carpenter Street.

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4914 - 48th Avenue, Red Deer, AB Canada T4N 3T4
Tel: (403) 342-8132 Fax: (403) 346-6195 Email: cityclerk@city.red-deer.ab.ca Web: http://www.city.red-deer.ab.ca

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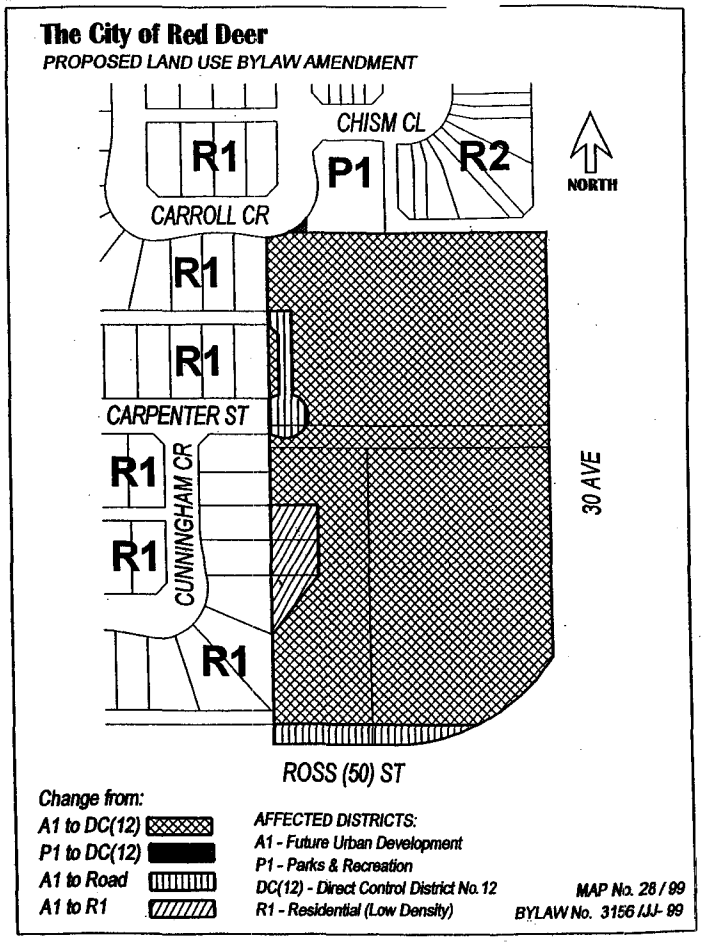
If you wish to advise City Council that this Bylaw does affect you, would you please do one of the following no later than 4:30 p.m. on the Monday prior to the date of the Public Hearing:

1. advise me by telephone that you wish to attend the Public Hearing and speak to members of Council; or
2. provide me with a letter outlining your views; or
3. provide me with a properly signed Petition.

If you have any questions, please contact me at (403) 342-8132.

Yours truly,

JEFF GRAVES
DEPUTY CITY CLERK

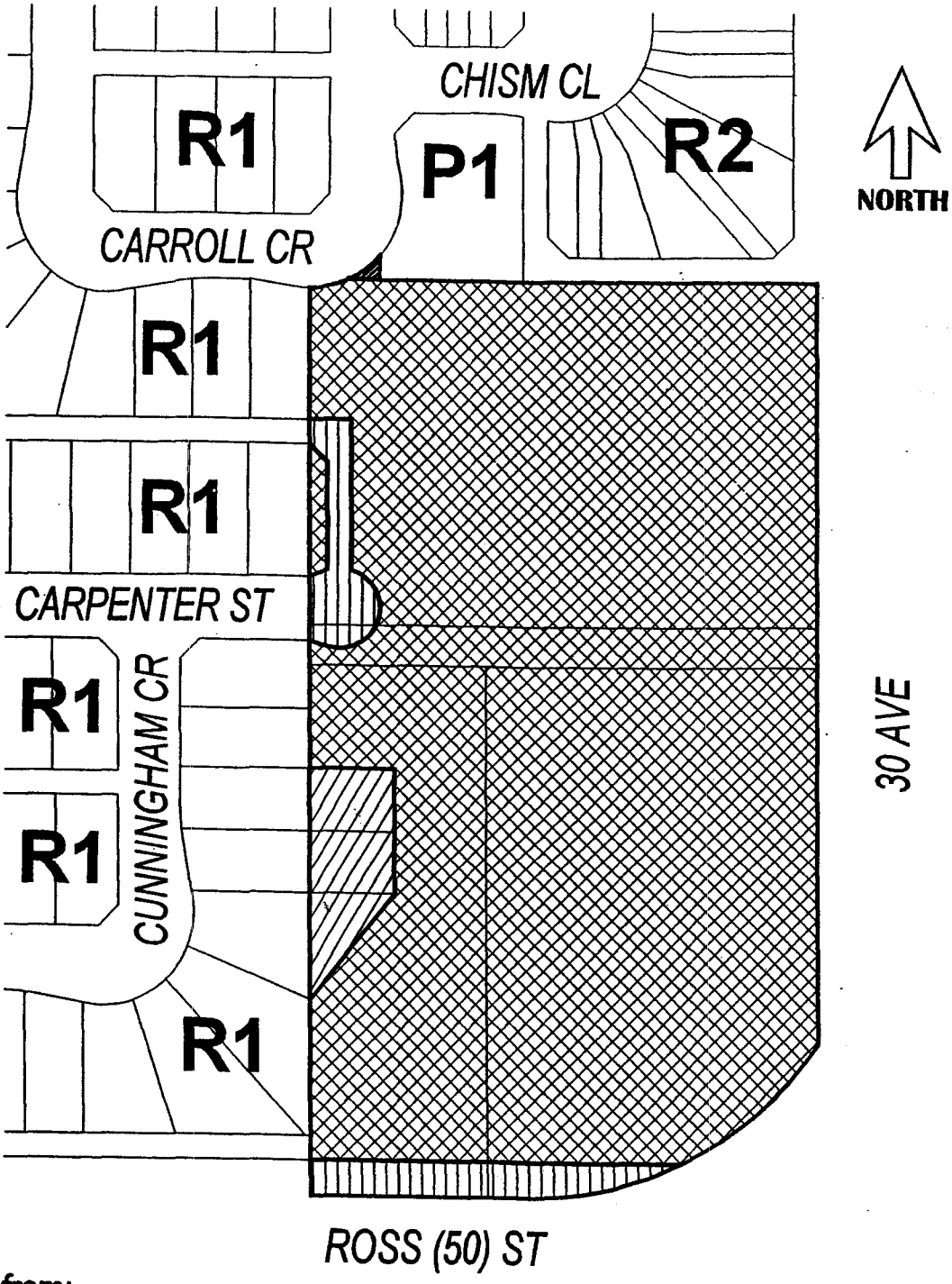


T	1	1	OwnerName	OwnerAdd1	Owne	O
1			DAVID & ALWYN DRANSFIELD & LORNE & ELSIE KOTT	87 PIPER DRIVE.	RED DEER, AB [illegible] L5	
1			ROSS ALEXANDER & ROSEANN MARIE RAMSAY	13 CUNNINGHAM CRESC.	RED DEER, AB T4P 2S2	
1			GARRY M. BORIS PROFESSIONAL CORPORATION	202 4921 49 STREET	RED DEER, AB T4N 1V2	
1			JAMES SIVAK & CAROLE-ANNE WILSON	60 CARROLL CRESC.	RED DEER, AB T4P 2T5	
1			DARYL & BRENDA ANDERSON	60 CARPENTER STREET	RED DEER, AB T4P 2S1	
1			MACARIO S. & EMMA B. NAVA	111 CARPENTER STREET	RED DEER, AB T4P 2R9	
1			BONNIE A. MCINENLY	115 CARPENTER STREET	RED DEER, AB T4P 2R9	
1			KEVIN RICHARD EADIE & DONNA MARIE GAUTHIER	21 CUNNINGHAM CRESC.	RED DEER, AB T4P 2S2	
1			SUSAN CLARICE KONYNENBELT & ALBERT WARREN ELGERSMA	17 CUNNINGHAM CRESCENT	RED DEER, AB T4P 2S2	
1			ROSS ALEXANDER & ROSEANN MARIE RAMSAY	13 CUNNINGHAM CRESC.	RED DEER, AB T4P 2S2	
1			KEITH & FLORENCE WELCH	9 CUNNINGHAM CRESC.	RED DEER, AB T4P 2S2	
1			SHAWN & LAURIE RUSSELL	5 CUNNINGHAM CRESC.	RED DEER, AB T4P 2S2	
1			ANGEL ULISES ESCOBAR & MADELEINE GRACE ESCOBAR	63 COOTE STREET	RED DEER, AB T4P 2W8	
1			VANCE BUCHWALD	12 CHISM CLOSE	RED DEER, AB T4P 3R8	
1			JOSEPH LOZYNSKY	10 CHISM CLOSE	RED DEER, AB T4P 3R8	
1			SIMON & SYLVIE GUAY	8 CHISM CLOSE	RED DEER, AB T4P 3R8	
1			DARREN WRIGHT	6 CHISM CLOSE	RED DEER, AB T4P 3R8	
1			DEBORAH WYNNE THOMAS	4 CHISM CLOSE	RED DEER, AB T4P 3R8	
1			JAMES & SHARON MCNAMARA	2 CHISM CLOSE	RED DEER, AB T4P 3R8	
1			CATHERINE LAFRANCE	353 - 20 STREET NE	MEDICINE HAT, AB T1C 1B8	
1			NANCY WOOD	135 RUPERT CRESC.	RED DEER, AB T4N 2Y9	
1			TAMMY SMEAL	129 RUPERT CRESCENT	RED DEER, AB T4P 2Y9	
1			MAYNARD FRANKLIN & LORELEI GAIL BUKVA	127 RUPERT CRESCENT	RED DEER, AB T4P 2Y9	
1			ERVIN OSCAR KVISLE	ADM FOR MARGARET KVISLE	125 RUPERT CRESC.	
1			DONNA MARIE BROWN	123 RUPERT CRESCENT	RED DEER, AB T4P 2Y9	
1			JOHN ROBERT & TERRY LYNN HYDOMAKO	121 RUPERT CRESCENT	RED DEER, AB T4P 2Y9	
1			RITA VENABLES	119 RUPERT CRESC.	RED DEER, AB T4P 2Y9	
1			ALBERT & SHELLY DIBBEN	115 DENISON CRESC.	RED DEER, AB T4R 2G1	
1			MELVIN ZIEMAN	BOX 249	RED DEER, AB T4P 2Y9	
1			JOYCE FERGUSON	113 RUPERT CRESCENT	RED DEER, AB T4P 2Y9	
1			DEBRA HOPE CLARK	111 RUPERT CRESC.	RED DEER, AB T4P 2Y9	
1			EMERSON A. & HELENA J. LINTON	105 RUPERT CRESC.	RED DEER, AB T4P 2Y9	
1			CAROL & BETTY ANN TOEWS	P. O. BOX 246	TROCHU, AB T0M 2C0	
1			GERALDINE BURTON	BOX 25074	DEER PARK RPO	
1			DOUGLAS JAMES MASTERS	93 RUPERT CRESC.	RED DEER, AB T4P 2Y9	
1			THOMAS BRANT	89 RUPERT CRESCENT	RED DEER, AB T4P 2Y9	
1			ROBIN ERNEST & MARY JANE WHITE	BOX 25017 DEERPARK POSTAL	OUTLET	
1			UNION CARBIDE CHEMICALS & PLASTICS CANADA INC	P. O. BOX 5501	RED DEER, AB T4N 6N1	
1			JANET HOEDEL-WELCH	82 DOBLER AVE.	RED DEER, AB T4R 1X3	
1			DICK & TREAVA KRAAN	86 DOBLER AVE.	RED DEER, AB T4R 1X3	
1			CURT LEONARD & PEGGY SUE GOUGEON	97 EASTMAN CRESC.	RED DEER, AB T4R 1X4	
1			JANET ANN JACKSON	93 EASTMAN CRESCENT	RED DEER, AB T4R 1X4	

1		EI D RAYMOND & ELIZABETH ANN TAYLOR	89 EASTMAN CRESC.	RED DEER, AB X4	
1		RE & LAURIE DESCHAMPS	85 EASTMAN CRESCENT	RED DEER, AB 1X4	
1		WENDY HEGGERUD	81 EASTMAN CRESCENT	RED DEER, AB T4R 1X4	
1		TRACY BARKER	77 EASTMAN CRESC.	RED DEER, AB T4R 1X4	
1		DARIN J. & LORI G. GERMAIN	73 EASTMAN CRESCENT	RED DEER, AB T4R 1X4	
1		MOHAMMED & MALIHA ZEKRIA	GENERAL DELIVERY	BLACKFALDS, AB T0M 0J0	
1		LINDA CLARK	65 EASTMAN CRESCENT	RED DEER, AB T4R 1X4	
1		KEVIN & LINDA DORE	61 EASTMAN CRESC.	RED DEER, AB T4R 1X4	

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Change from:

A1 to DC(12)

P1 to DC(12)

A1 to Road

A1 to R1

AFFECTED DISTRICTS:

A1 - Future Urban Development

P1 - Parks & Recreation

DC(12) - Direct Control District No.12

R1 - Residential (Low Density)

MAP No. 28 / 99

BYLAW No. 3156 /JJ- 99

Sandra: I asked that this from F.Y.I. J-P.C.P.

BYLAW NO. 3156/JJ-99

- Creation of a new Direct Control District to facilitate a unique seniors' development at the corner of Ross Street and 30th Avenue.
  - no other types of land uses will be permitted
  - separate internal site accesses from Carpenter Street and Carroll Crescent

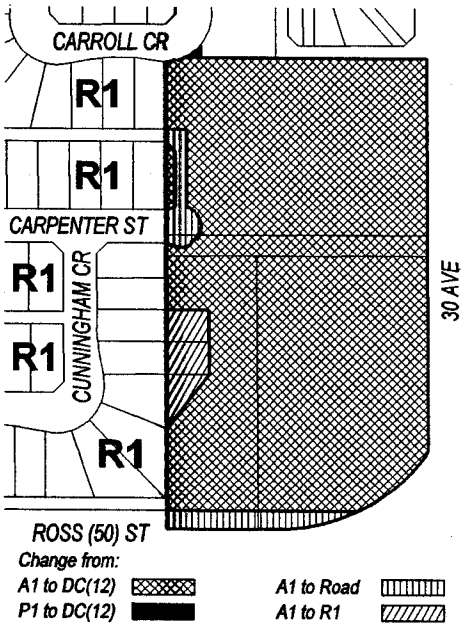
- Proposed Direct Control District will have site plan and building elevations forming part of Bylaw
  - grades tied to Carpenter Street
  - manor house building reduced & stepped back from Carpenter Street with enhanced landscaping & berming features

- Portion of mature treed area to be dedicated to City

- Maximum development permitted = 141 senior's units (120 unit Manor House, 18 duplex units, one triplex)

- Minimum age limit restrictions by one resident (enforced by restrictive covenant)
  - Manor House = 60 years of age
  - Duplexes/triplex = 55 years of age

- Building setbacks, landscaping, parking and space required for site back sloping and/or terracing subject to approval of Development Authority


CARROLL CR
R1
R1
CARPENTER ST
R1
R1
CUNNINGHAM CR
R1
30 AVE
ROSS (50) ST
Change from:
A1 to DC(12)
P1 to DC(12)
A1 to Road
A1 to R1

DATE: December 21, 1999

DEC 21 1999

TO: Norm Ford, Assessment & Tax
Tony Woods, Engineering

Tony

FROM: Sandra Ladwig, City Clerk's

RE: LAND USE BYLAW AMENDMENT 3156/JJ-99
Legacy Estates Red Deer (Pointe of View)
Clearview Meadows Outline Plan

Norm, may I please have a list of the property owners adjacent and contiguous to the above site, as noted on the enclosed plan.

Tony, please re-do the map to approximately 3 ¼" x 3 ¼" which will be part of the advertising.

Could I possibly have these items at your very earliest convenience.

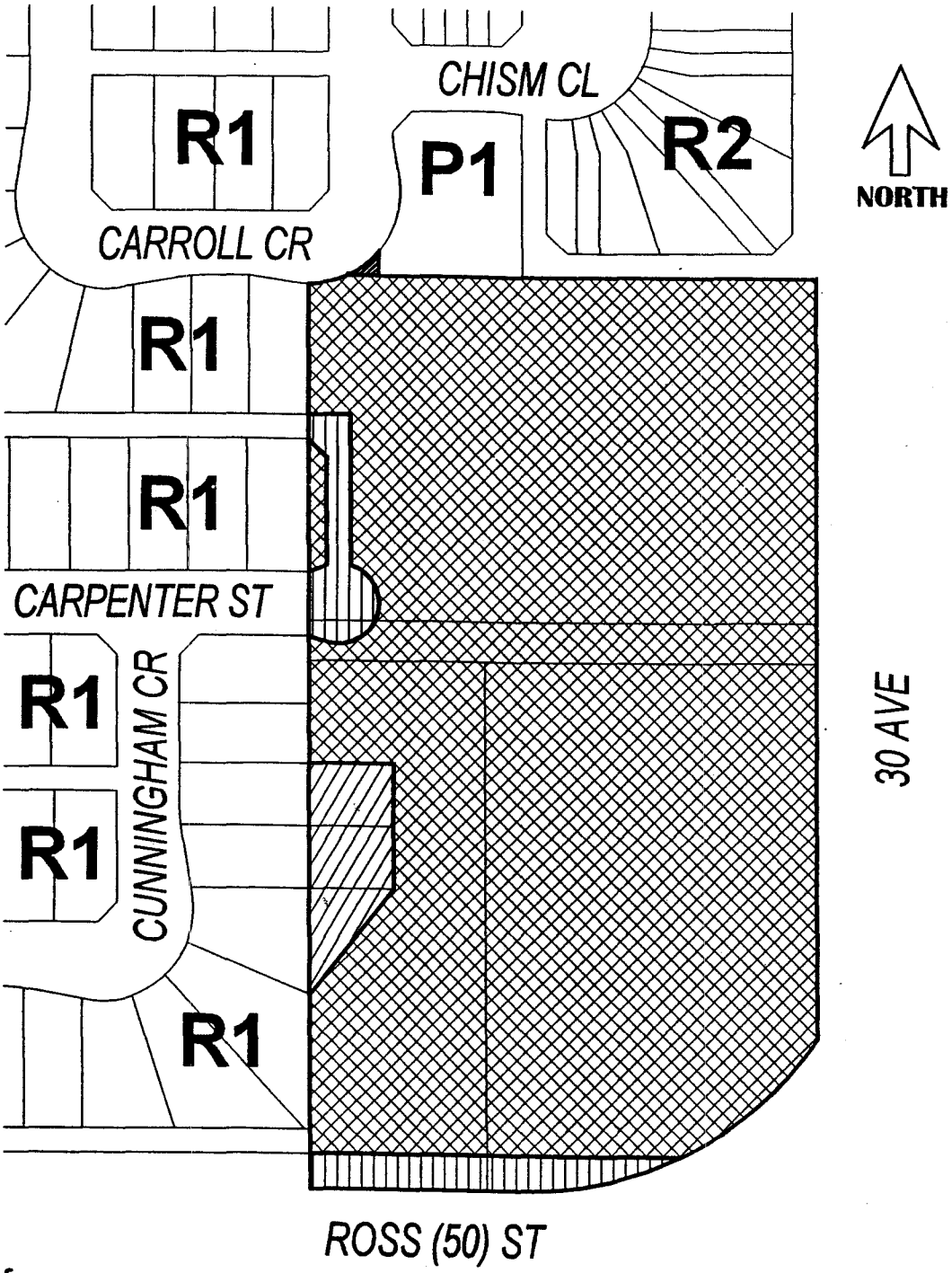
Thank you.

Sandra Ladwig
Administrative Assistant

$33.50
OK
Dec 21/99

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Change from:

A1 to DC(12)

P1 to DC(12)

A1 to Road

A1 to R1

AFFECTED DISTRICTS:

A1 - Future Urban Development

P1 - Parks & Recreation

DC(12) - Direct Control District No. 12

R1 - Residential (Low Density)

MAP No. 28 / 99

BYLAW No. 3156 /JJ- 99

DATE: December 21, 1999

TO: Norm Ford, Assessment & Tax
Tony Woods, Engineering

FROM: Sandra Ladwig, City Clerk's

RE: LAND USE BYLAW AMENDMENT 3156/JJ-99
Legacy Estates Red Deer (Pointe of View)
Clearview Meadows Outline Plan

Norm, may I please have a list of the property owners adjacent and contiguous to the above site, as noted on the enclosed plan.

Tony, please re-do the map to approximately 3 ¼" x 3 ¼" which will be part of the advertising.

Could I possibly have these items at your very earliest convenience.

Thank you.

Sandra Ladwig
Administrative Assistant

Box 5008
Red Deer, Alberta
T4N 3T4

The City of Red Deer

Office of the City Clerk

FILE

January 18, 2000

Mr. Larry Kelly, c/o
Pointe of View
400, 602- 11 Avenue, S.W.
Calgary, AB T4R 1J8

Dear Mr. Kelly:

Re: Clearview Meadows - Proposed Seniors Condominium Development / Legacy Estates Red Deer / Pointe of View / Land Use Bylaw Amendment 3156/JJ-99

At the City of Red Deer's Council Meeting held Monday, January 17, 2000, a Public Hearing was held with respect to Land Use Bylaw 3156/JJ-99. Following the Public Hearing, Land Use Bylaw Amendment 3156/JJ-99 was given second and third readings, a copy of which is attached.

Land Use Bylaw Amendment 3156/JJ-99 provides for a new Direct Control District. The development plans for the site will form part of the Direct Control District thereby ensuring that this specific development proposal is tied directly to the site through the Land Use Bylaw. This bylaw incorporates Council's direction of November 22, 1999 regarding the development of this site.

If you have any questions or require additional information, please do not hesitate to call me.

Sincerely,

Kelly Kloss
City Clerk

/clr
attchs.

c Principal Planner
Administrative Assistant, S. Ladwig

4914 - 48th Avenue, Red Deer, AB Canada T4N 3T4
Tel: (403) 342-8132 Fax: (403) 346-6195 E-mail: cityclerk@city.red-deer.ab.ca Web: http://www.city.red-deer.ab.ca

Council file

POINTE OF VIEW

MARKETING & MANAGEMENT

January 25, 2000

Mayor Gail Surkan
The City of Red Deer
Box 5008
Red Deer, Alberta
T4N 3T4

Dear Mayor Surkan:

RE: CLEARVIEW MEADOWS

On behalf of management and staff of our company we would like to personally thank you for your support of our seniors condominium development in Red Deer.

As you are aware our development was not without controversy but in the end, compromise and listening to the issues raised by the community has led to a development that all residents of Red Deer will be proud to see built in their City. Best regards.

Yours truly,

Larry T. Kelly
Vice-President & CEO

LTK/eb

JAN 3 1 2000

#400, 602 11 Avenue SW • Calgary, Alberta T2R 1J8 • Phone: (403) 571-8400 • Fax: (403) 571-8439

Item No. 2

DATE: **January 12, 2000**

TO: **City Council**

FROM: **City Clerk**

RE: ***Land Use Bylaw Amendment No. 3156/MM-99, Heritage Significance***

A Public Hearing has been advertised for the above noted Land Use Bylaw Amendment, to be held on Monday, January 17, 2000 in the Council Chambers at 7:00 p.m.

Land Use Bylaw Amendment 3156/MM-99 is intended to increase awareness of heritage resources within Red Deer and to offer some limited protection of these resources from demolition or site disturbance. The bylaw includes an inventory of historic resources (built and natural features).

Attached is a report from Parkland Community Planning Services requesting an amendment to this Land Use Bylaw Amendment. Council is requested to bring to this meeting their copy of *the Inventory of Historically Significant Resources* document that they received on December 6, 1999.

Recommendations

Those following the Public Hearing Council consider:

1. amending Bylaw 3156/MM-99 in accordance with the recommendations of Parkland Community Planning Services;

2. giving Land Use Bylaw Amendment 3156/MM-99 second and third readings.

Kelly Kloss
City Clerk

/clr
attchs.

PARKLAND
COMMUNITY
PLANNING
SERVICES

Suite 500, 4808 Ross Street
Red Deer, Alberta T4N 1X5
Phone: (403) 343-3394
FAX: (403) 346-1570
e-mail: pcps@telusplanet.net

DATE: **January 11, 2000**

TO: **Kelly Kloss, City Clerk**

FROM: **Nancy Hackett, Planner**

RE: **Heritage Significance Bylaw, Bylaw No. 3156/MM-99**

The proposed Heritage Significance Bylaw, Bylaw No. 3156/MM-99, received first reading on December 6, 1999. Since that time, additional information and discussion have ensued and brought to light some areas requiring clarification within the proposed bylaw. Thus, the following revisions to the bylaw are recommended:

Under Section 196.1 (4), it is proposed that the "committee" responsible for undertaking the historic evaluation of listed sites, on behalf of the City of Red Deer, be clearly identified as the Heritage Preservation Committee.

Under Section 196.1 (4.1), it is proposed that the bylaw clearly state that the Heritage Preservation Committee will make an appropriate recommendation to the Development Authority during the 45 day review period regarding the listed site. To further clarify, it is proposed that the bylaw indicate the Development Authority (with the advice of the Heritage Preservation Committee) has the authority to waive or reduce the 45 day review period, if the property is deemed an unsuitable candidate for preservation or in the case of an emergency such as a fire, where immediate demolition is deemed necessary.

Under Section 196.1 (5), it is proposed that a correction be made to the lot numbers listed for the Capitol Theatre and the Wartime Homes; the incorrect lot numbers were listed in the previous bylaw. Additionally, Lot 13, Block 14, Plan 6393 M.C. and Lot 13, Block 19,Plan 1587 MC have been removed from the bylaw .

Under Section 196.1(1), it is proposed the bylaw be revised to clarify that in addition to listing affected properties in the text portion of Section 196.1 (5), the designated sites will also be identified on the land use maps. Identification on the maps will assist City staff in implementing the required process for the bylaw and ensure that future owners are aware their property is affected by the bylaw. The land use maps will be updated to show, in a similar fashion to the existing heritage sites designated in the bylaw, which properties are affected.

Under Section 196.1(1), further clarification of the purpose of the bylaw is recommended. Concern has been expressed by some owners that this bylaw is being

adopted in order to facilitate the progression of designation of the property to a higher level of recognition such as Municipal or Provincial. That is not the intent of the bylaw. The purpose of this bylaw is to increase awareness and to promote the recognition of heritage resources within the City of Red Deer. The bylaw highlights the value of heritage assets and encourages the preservation of potentially historical or culturally significant buildings, sites, and resources within the City. Therefore it is recommended that the bylaw clearly state under Section 196.1 (1), that it is not the intent of Bylaw No. 3156/MM-99 to later designate the listed properties as other levels of heritage resources and that such a shift would only be supported if the owner were in agreement and once a land use bylaw amendment were approved.

Recommendation

In order to improve the clarity of the proposed bylaw, and to ensure that the intent of the proposed bylaw is clear, it is recommended that City Council modify the Historic Significance Bylaw, Bylaw No. 3156/MM-99, given first reading on December 6, 1999 prior to proceeding with second and third readings.

Respectfully,

Nancy C. Hackett
Planner

c. Lowell Hodgson, Director of Community Services
Normandeau Board

Note: Immediately following this report is the amended version of Land Use Bylaw Amendment 3156/MM-99, including the changes outlined in this report. The original bylaw as presented on December 6, 1999, is included in the Bylaw Section of the agenda.

Amended Version - See Parkland Community Planning Services report dated January 11, 2000.

BYLAW NO. 3156/MM-99

WHEREAS the strategies identified by the City of Red Deer Strategic Plan under the area of community and land use planning state that the City will ensure historic resources and other significant features are preserved and maintained for future generations, this bylaw creates a historical significance district within the City of Red Deer, and

WHEREAS the intent of this Significance District is to promote and encourage the recognition and preservation of potentially historical or culturally significant buildings, sites, and resources within the City of Red Deer, and

WHEREAS, the bylaw is limited to an examination of any proposal to demolish identified buildings or to disturb identified sites, and

WHEREAS, in principle, the bylaw supports and promotes the historical integrity of identified properties by offering, at the request of the owner, advice and consultation by heritage experts whenever possible, related to buildings or sites listed within the bylaw on matters related to restoration, renovation or development.

NOW THEREFORE THE MUNICIPAL COUNCIL OF THE CITY OF RED DEER, IN THE PROVINCE OF ALBERTA, DULY ASSEMBLED, ENACTS AS FOLLOWS:

1. Add the following district, referred to as the Historic Significance District to the bylaw, after the Historical Preservation District and amend the relevant land use maps to identify this district on each affected property:

196.1(1) The district is intended to promote community awareness of actual or potential heritage and historically significant sites or buildings, and to provide a means whereby identified sites or buildings may be preserved with available and practical means from time to time. This district will provide that an identified site or building of potential historical significance shall not be demolished; or in the case of sites disturbed, until such time as an evaluation of the heritage or historical significance of the site or building has been carried out. The bylaw encourages but does not require that any renovations undertaken be sympathetic to the historical integrity of the site.

It is not the intent of this bylaw to set these properties up to later be designated as Municipal, Provincial, Registered, or Federal Heritage resources. In the event that any change of the properties listed within this bylaw to any other heritage designation were proposed, it is the intent that such a shift would occur only with the agreement of the owner. A change in designation would require an amendment to this land use bylaw.

196.1(2) Permitted Uses

The uses listed as permitted in the underlying use district.

196.1(3) Discretionary Uses

The uses listed as discretionary in the underlying land use district, which in the opinion of the Development Authority, will maintain and achieve the general purpose of the District.

196.1(4) The owner must give 45 days notice to the City of the proposed demolition of any of the buildings or the disturbance of sites listed in section 196.1(5). The City will cause a historical evaluation to be carried out through the Heritage Preservation Committee. If the building or site is deemed significant and a candidate for preservation, the Heritage Preservation Committee will work with the land owner during the 45 day period in an effort to preserve the building and/or site. The Heritage Preservation Committee will make an appropriate recommendation to the Development Authority. If the owner and the Development Authority are unable to reach an agreement, once the 45 day notice period has expired, this bylaw will no longer prevent demolition of the building or disturbance of the site.

196.1(4.1) If the building or site is deemed not significant or not a suitable candidate for preservation, or in the case of an emergency situation requiring immediate demolition, the Development Authority may waive or reduce the 45 day review period, based upon advice received from the Heritage Preservation Committee.

196.1(5) The buildings and/or sites, which are included in this district, are listed as follows:

INVENTORY OF HISTORICALLY SIGNIFICANT RESOURCES

HISTORIC SITE BUILDING	STREET ADDRESS	LEGAL DESCRIPTION	DESIGNATION
A20 Army Camp Motor Pool Building and Cormack Gardens Currently Red Deer Armoury	4402 – 55th Street	Parcel C, Plan 837 H.W.	Historic Significance
Arlington Hotel	4905 – 51st Avenue	Lots 1 – 5 Block 10, Plan H	Historic Significance
Bank Manager's Residence	4742 – 56th Street	Lot 12, Block C, Plan K1	Historic Significance
Bawtinhimer Garage	4925 – 48th Street	Lot 12(part)-13, Block 20, Plan K.	Historic Significance
Botterill Residence	4637 Ross Street	Lots 41 - 43, Block A, Plan K-8	Historic Significance
Bower Barn Gothic Roof Barn (Sunnybrook Farm)	4701 – 30th Street	Lot 3, Block 14 Plan 4436 TR	Historic Significance
Bower Residence (Sunnybrook Farm)	4701 - 30th Street	Lot 3, Block 14 Plan 4436 TR	Historic Significance
Buffalo Hotel	5031 Ross Street	Lots 6-10, Block 10, Plan H	Historic Significance
Capitol Theatre	4924 Ross Street	Lot 8-9, Block 17, Plan H	Historic Significance
Central Alberta Dairy Pool (CADP) Building Condensery	5410 Gaetz Avenue	Lot 45, Block 12, Plan 972 0467	Historic Significance
Cenotaph	4900 Block, Ross Street	No Legal	Historic Significance
Cole/G.W. Smith Residence	5142 - 44th Street	Lot 15, Block 1, Plan 6077 HW	Historic Significance
Dawe Residence	4124 - 52nd Street	Lots 8 & 9, Block 12, Plan 3586 AE	Historic Significance

HISTORICAL SITE BUILDING	STREET ADDRESS	LEGAL DESCRIPTION	DESIGNATION
Drill Hall #1 (Red Deer Public School Maintenance Shop)	4230 - 58th Street	Parcel D1, Plan 4154 R.S.	Historic Significance
Drill Hall #2 (Red Deer Memorial Centre)	4214 - 58th Street	Parcel E, Plan 3962 H.W.	Historic Significance
Eaton's Store (former)	4807 Gaetz Avenue	Lots 3 - 8, Block 19, Plan H	Historic Significance
Eilertson Sculpture (Victory Park)	4540 Ross Street	Lot X, Plan 6901 R Part of Lot A	Historic Significance
Eventide Funeral Home (St. Luke's Hall)	4930 - 54th Street	Lots 1 - 3, Block 13, Plan K (only south 12' of 3)	Historic Significance
Fallow Residence	12 Howarth St. Close	Lot 9A, Block E, Plan 4387 RS	Historic Significance
Freytag Tannery Site	5616 Kerry Wood Drive	Block 11, Plan 3331A.J.	Historic Significance
F.W. Galbraith Residence	5810 - 45th Avenue	Lot 1, Block 5, Plan 961 H.W.	Historic Significance
Gaetz Manufacturing Building	4840 – 51st Street	Lots 1 & 2 Block 29, Plan K	Historic Significance
Gaetz Memorial United Church	4758 Ross Street	Lot 1, Block 37, Plan 6275 H.W.	Historic Significance
Georgia Apartments	5016 – 48th Avenue	Lots 21-24, Block 28,Plan K less the south 40'	Historic Significance
Grandview Lodge (Senior Citizens Home)	5011 – 43rd Ave	Lot 8, Block 6, Plan 5470 HW	Historic Significance
Greene Block	5001 Ross Street	Lots 18 – 19 Block 10, Plan H	Historic Significance
Hallman Residence (Parkvale Area)	4617-48th Street	Lot 32-33, Block C, Plan K8 (excluding E. 10' of Lot 32)	Historic Significance
Hamilton Block	5211 Gaetz Avenue	Lots 5 & 6 Block 15, Plan K	Historic Significance

HISTORICAL SITE BUILDING	STREET ADDRESS	LEGAL DESCRIPTION	DESIGNATION
Heritage Square	4600 Block 47th Avenue	Lot 50, Block B, Plan 872 0442	Historic Significance
Huestis Residence	5201 – 47th Avenue	Lot 9-11, Block N Plan 6901 R	Historic Significance
J. Weddell Residence (Waskasoo Crescent)	4532 Waskasoo Cres.	Lot 40, Block 2, Plan 872 2544	Historic Significance
Johnstone Residence	5509 - 48A Avenue	Lot B Block 1, Plan 1995 ET	Historic Significance
La France Residence	4922 - 55th Street	Lots 5 & 6, Block 2, Plan 7075 A.E.	Historic Significance
MacKenzie / Ellis Residence	5343 - 46th Avenue	Lot 10A, Block G, Plan 1500 R.S.	Historic Significance
Maple Leaf Block	5020 Gaetz Avenue	Lot 17, Block 11, Plan 795 HW	Historic Significance
McGregor Parson's Residence	5140 - 43rd Avenue	Lot 12, Block 14, Plan 6393 MC	Historic Significance
McLean Residence	4123 Ross Street	Lot 8, Block 3A, Plan 3288 K.S.	Historic Significance
Meredith Residence	4 Howarth St. Close	Lot 10, Block E, Plan 5746 AH	Historic Significance
Mitchell & Jewell Building	4812 Gaetz Avenue	Lot 16, Block 9, Plan H	Historic Significance
William Moore Residence	5555 - 45th Avenue	Lot 8, Block A, Plan 955 M.C.	Historic Significance
Murrin / Routledge Residence	4736 - 56th Street	Lot 15, Block C, Plan 5947 AM	Historic Significance
Nachtman Residence	4630 - 45th Street	Lot 9, Block E, Plan 3591 P	Historic Significance
New Life Tabernacle Church (Pentecostal Church of the Nazarene)	4801 - 48th Street	Lots 1 - 22, Block 25 Plan K	Historic Significance

HISTORICAL SITE BUILDING	STREET ADDRESS	LEGAL DESCRIPTION	DESIGNATION
The Old Mill/ Hayhoe Building	5028 Gaetz Avenue	Lot 18, Block 11, Plan 795 HW	Historic Significance
Palace Livery	5007 - 49th Street	Lot C, Block 9, Plan 323 K.S.	Historic Significance
Payne Residence	4634 - 49th Street	Lots 5 - 8, Block A, Plan K-8	Historic Significance
Pettepher Residence	5045 - 45th Avenue	Lots 3 & 4, Block 1, Plan K9	Historic Significance
Piper Creek/ Twilight Lodge	4820 – 33rd Street	Lot 2, Block 8 Plan 1621 NY	Historic Significance
Pollock Residence	4629 - 46th Street	Lots 37 - 40, Block E, Plan 3591 P	Historic Significance
Old Post Office / Federal Building	4909 Ross Street	Lots 20-29, Block 18,Plan H	Historic Significance
Prairie Business	5032 Gaetz Avenue	Lots 19 - 21, Block 11, Plan 795 HW. South 20' of 21	Historic Significance
Old Provincial Building	4935 – 51st Street	Lots 38 & 39, Block 17,Plan H	Historic Significance
Raymond Gaetz Residence	4763 – 56th Street	Lot 30, Block A, Plan 647 K.S.	Historic Significance
Red Deer Bottling Co.	4601 Gaetz Avenue	Lot 27, Block 21, Plan 962 3342	Historic Significance
Red Deer College Arts Centre	5700 – 32nd St.	Lot J, Plan 812 2461	Historic Significance
A.H. Russell Residence	5938 – 45th Avenue	Lot 1 & 2, Block 3, Plan 1292 A.0.	Historic Significance
Scott Block/ Old Horsley's Hardware	4816-4818 Gaetz Avenue	Lot D, Block 9, Plan 1323 KS	Historic Significance
Simpson Residence	5820 - 45th Avenue	Lot 2, Block 5, Plan 961 H.W.	Historic Significance
Snell Gardener's Cottage	5521 – 50th Avenue	Lot B, Plan 4337 HW	Historic Significance

HISTORICAL SITE BUILDING	STREET ADDRESS	LEGAL DESCRIPTION	DESIGNATION
St. Mary's Roman Catholic Church and Parish Hall	6 McMillan Avenue	Lot IA, Plan 2473 N.Y.	Historic Significance
Telning Residence	4520 - 46th Street	Lot 12 & 13, Block J, Plan 4900 R	Historic Significance
Thatcher Residence	5401 - 48th Avenue	Lot 1, Block 33, Plan 656 NY	Historic Significance
Trump Residence	5035 - 45th Avenue	Lot 2, Block 1, Plan 4735 K.S.	Historic Significance
Tucker Residence	3534 – 45th Avenue	Lot 5A Block 5, Plan 78 RS	Historic Significance
Wallace Residence	4755 - 56th Street	Lots 25-26, Block A Plan K1	Historic Significance
Wartime Homes	36-38 Street block Between 41-42 Avenue Mountview Neighbourhood	Lots 5-8 and 10-27, Block 9 Plan 1514 HW	Historic Significance
Water Tower (Horton Spheroid)	3536 - 46th Avenue	Lot 9, Block 22, Plan 1919 KS	Historic Significance
Wong Block Apartment	5101 Gaetz Avenue	Lots 1 & 2, Block 16, Plan H	Historic Significance
49A Avenue Houses	5511 49A Avenue	Lots 7-9, Block 3, Plan 7075AE	Historic Significance
	5514 49A Avenue	Lots 7-9, Block 2, Plan 7075AE	Historic Significance
	5517 49A Avenue	Lots 10-11, Block 3, Plan 7075AE	Historic Significance
	5520 49A Avenue	Lots 10-12, Block 2, Plan 7075AE	Historic Significance
	5521 49A Avenue	Lots 12-13, Block 3, Plan 7075AE	Historic Significance
	5526 49A Avenue	Lots 13-15, Block 2, Plan 7075AE	Historic Significance
	5527 49A Avenue	Lot 20, Block 3, Plan 9223300	Historic Significance

INVENTORY OF HISTORICALLY SIGNIFICANT RESOURCES
Sites and Natural Features

HISTORIC SITE BUILDING	STREET ADDRESS	LEGAL DESCRIPTION	DESIGNATION
A.C.R. Bridge Abutment	Taylor Drive	Lot R-3, Plan 902 M.C.	Historic Significance
Ceremonial Trees Central School	5100 Block 47th Avenue		Historic Significance
Ceremonial Trees Coronation Park	4500 Block Ross Street		Historic Significance
Ceremonial Trees Cronquist House	Bower Ponds		Historic Significance
Ceremonial Trees Red Deer & District Museum	4525 47A Avenue		Historic Significance
Ceremonial Trees Pioneers' Lodge	4600 Block 47th Avenue		Historic Significance
Chestnut Tree	45th Avenue and 55th Street	Lot 22, Block G Plan 822-2079	Historic Significance
City Hall Park	4800 Block 48th Avenue	Lot 1, Block 27, Plan 1339 R.S	Historic Significance
'Crossing' School Site Marker	60th Avenue & Cronquist Drive	Plan 459 LZ SW¼ 13-28-28-W4	Historic Significance
Fire Hall Trees Centennial 1967	4900 Block, 48th Street		Historic Significance
Gaetz Lake Sanctuary			Historic Significance
Great West Lumber Co. Site	Bower Ponds		Historic Significance
Krause Hill, Trees	Ross Street Hill	Lot 3, Block 8A Plan 882-1939	Historic Significance
Oak Tree	55th St. / 46th Ave.	Lot 25, Block 1 Plan 1292 A.O.	Historic Significance
Piper's Mountain	Rotary Park	Lot R3, Plan 4816 R.S	Historic Significance

HISTORICAL SITE BUILDING	STREET ADDRESS	LEGAL DESCRIPTION	DESIGNATION
Reinholt Quarries	Cronquist Business Park	SW 1/4 17-38-27-4	Historic Significance
Site of the ACR Silver Spike	Gaetz Avenue / 35th Street	Lot 16, Block 1 Plan 8324 ET	Historic Significance
Snell Residence Site	4915 - 48th Avenue	Lot 14, Block 38 Plan 832 0062,	Historic Significance
Stone Wall, Everglades Apartments	4319 – 51st Avenue	Lot 15B, Block 6, Plan 862 2144	Historic Significance
Towers at Checkmate Court	4902 - 37th Street	Lot 2, Block 5, Plan 792 2189	Historic Significance
Willow Tree	4700 - 55th Street	Lots 5 - 7, Block B, Plan K1 Lots 21, Block B, Plan 902 1952	Historic Significance
Wishart Cabin Site	Gaetz Lake Sanctuary		Historic Significance

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

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

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

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

MAYOR

CITY CLERK

PARKLAND
COMMUNITY
PLANNING
SERVICES

This was the original report submitted to Council on December 6, 1999.

DATE: **November 26, 1999**

TO: **Kelly Kloss, City Clerk**

FROM: **Nancy Hackett, Planner**

RE: **Heritage Significance Bylaw, Bylaw No. 3156/MM-99**

On behalf of the Heritage Preservation Committee, I would like to submit Bylaw No. 3156/MM-99, the Heritage Significance Bylaw, for City Council's consideration. This bylaw is intended to increase awareness of heritage resources within the City of Red Deer and to offer some, albeit limited, protection of these resources from demolition or site disturbance. This bylaw has undergone several revisions over the past year as the Heritage Preservation Committee worked to refine its wording and related inventory listing. The drafting of this bylaw has also involved extensive consultation with property owners.

Background

The Heritage Preservation Committee is a sub-committee of the Normandeau Cultural and Natural History Society. The mandate of the Heritage Preservation Committee is the preservation and maintenance of human and natural heritage features in and around Red Deer for the perpetual enjoyment and edification of the public. The Committee's role includes establishing criteria for evaluating heritage properties, listing properties that are of significance, recommending to City and County Councils properties that should be designated, developing public awareness of heritage resources, and advising on matters related to cultural or natural heritage sites.

Under this mandate, and with the assistance of the Red Deer and District Archives, the Heritage Preservation Committee has prepared the proposed Historic Significance Bylaw and compiled an inventory of historic resources for inclusion in the bylaw.

Purpose of the Bylaw

The main purpose of the proposed bylaw is to increase awareness and to promote the recognition of heritage resources within the City of Red Deer. The bylaw highlights the value of heritage assets and encourages the preservation of potentially historical or culturally significant buildings, sites, and resources within the City.

The bylaw creates an inventory of historic resources (includes both built and natural features) and establishes limited protection for the listed resources. In principle, the bylaw supports the historical integrity of identified properties by offering, at the request

of the owner, advice and consultation by heritage experts whenever possible, related to buildings or sites listed within the bylaw on matters dealing with restoration, renovation or development. However, the bylaw is limited to an examination of any proposal to demolish identified buildings or to disturb identified sites.

Buildings, sites, and resources identified within the bylaw will be protected from demolition for up to 45 days during which time alternatives to destruction of the resource may be explored by the Heritage Preservation Committee. At the end of the 45 day period, the decision to proceed with demolition or to preserve the building, site or feature will lay with the property owner.

Current Levels of Designation

At present, there are three levels of historic designation applicable to heritage resources within the City of Red Deer. The first, Provincial Historic Resource, is a designation applied by the Province of Alberta. It recognizes properties that are of provincial significance and requires that no person destroy, disturb, alter, restore, or repair the resource or remove any object from the resource unless permission has been granted by the Province. The Old Court House and the CPR Train Station are designated in this category.

The second level, Registered Historic Resource is also a provincial designation. It recognizes resources that are of significance to the Province but is not as restrictive as the Provincial Historic Resource designation above. Under this designation the Province must receive notice of any intent to destroy, disturb, alter, restore, or repair the resource or the land which has been designated or the intent to remove any object from the resource at least 90 days in advance. The province will then approve, deny or decline comment on the proposed action. The North Cottage School, St. Luke's Anglican Church, the Allen Bungalow, the Parsons House, and the CPR Rail Bridge are designated in this category.

The third level of designation is the Municipal Historic Resource. This designation is applied by the City to recognize buildings or resources that are of unique significance to the City. Designated properties cannot be demolished, added to, structurally altered, or undergo exterior renovations without the permission of the Municipal Planning Commission. The parking, landscaping, and architectural treatment of adjacent buildings is also subject to the approval of the Municipal Planning Commission. There are six properties designated in this category in Red Deer including the Cronquist House, the McIntosh House, and the Red Deer Armoury (Old Fire Hall No. 1).

While there is also a federal designation to recognize properties/sites which are of significance to the nation as a whole, Red Deer has no federally designated sites.

This bylaw proposes a fourth level of designation, Historic Significance, be added to the City of Red Deer. It would be the lowest level of designation for a historic resource

and would recognize buildings, sites, or features which are culturally and historically significant in that they:

- represent a distinct architectural style or are representative of a time period, or
- represent or commemorate a historic event, person, or group, or
- are unique and/or rare, or
- serve as a landmark, or
- in the case of sites and features, are archaeologically significant.

This level of designation, as set out in Bylaw No. 3156/MM-99, is proposed to be applied in advance of a thorough historic evaluation and with fewer limitations and restrictions than the Municipal Historic Resource designation. The Historic Significance designation proposes to prevent the building from being demolished and sites or natural features from being destroyed or disturbed for a period of up to 45 days. Because it is less stringent than the existing designations, there is the opportunity to identify a broad range of culturally and historically significant properties in the City. There are 93 properties/sites proposed for inclusion in the bylaw.

City of Red Deer Strategic Plan

This bylaw creates a historical significance district within the City of Red Deer specifically for the purpose of recognizing historic resources and working towards their preservation.

The bylaw responds directly to the heritage strategies identified in the ***City of Red Deer Strategic Plan*** adopted by City Council in July 1999. Section 1.4 of the Strategic Plan, *Community and Land Use Planning*, states that the City will ensure historic resources and other significant features are preserved and maintained for future generations (Strategy 1.4.3).

Public Consultation

Over the last year the Heritage Preservation Committee has undertaken to gather public input and worked to address public concerns.

When the inventory was initially completed and the bylaw first drafted, a public open house to discuss the proposed bylaw was held on November 18, 1998 at the Red Deer and District Museum. The open house, hosted by the Heritage Preservation Committee, was advertised on November 13, 1998 in the *Red Deer Advocate*. In addition, affected property owners were sent a letter presenting the proposed bylaw and inviting them to the open house. Approximately seventy or more members of the public attended the open house, with 61 registering on the sign-in-sheet.

At that time the bylaw proposed to limit demolition as well as renovation and modification to inventoried sites/properties for up to 90 days. Written comment sheets brought forward several concerns, which the Heritage Preservation Committee carefully reviewed and worked to address. Issues and concerns cited at the public

meeting, in comment sheets collected by Parkland Community Planning, or received through e-mail communication are summarized in Appendix A, attached.

After reviewing comments received and working to address the concerns, the bylaw was revised and mailed to all owners for further comment. Comments from owners were sent back to Parkland Community Planning Services during April and May of this year. After reviewing the written comments, the bylaw was revised again by the Committee. Owners were invited to a public meeting to review the revised bylaw on July 28, 1999. Comment sheets were available at the meeting or written comments could be directed to the Committee. Comments provided at the meeting and in comment sheets submitted to the Committee are attached on Council's confidential agenda. After reviewing these comments, the Committee feels there is now broad support for this bylaw.

Recommendation

In preparing this bylaw, the Heritage Preservation Committee has worked to identify heritage resources of significance in Red Deer and attempted, over the last year, to address the concerns of affected owners. The goal of the bylaw is to both increase awareness and recognition of historic and cultural resources in the City and to provide limited protection for listed buildings, sites, and features in order that future generations benefit from these resources. It is requested that City Council give first reading to the Historic Significance Bylaw, Bylaw No. 3156/MM-99.

On behalf of the Heritage Preservation Committee,

Nancy C. Hackett
Planner

c. Lowell Hodgson, Director of Community Services
Normandeau Board

Comments:

We agree with the recommended changes to Land Use Bylaw Amendment 3156/MM-99 (Heritage Significance).

"G.D. Surkan"
Mayor

"N. Van Wyk"
City Manager

COUNCIL MEETING OF
December 6, 1999

ATTACHMENT TO REPORT ON OPEN AGENDA

RE:

Land Use Bylaw Amendment
No. 3156/MM-99

Inventory of Historically
Significant Resources

City of Red Deer

Inventory of Historically Significant Resources

November 1999

Heritage Preservation Committee

City of Red Deer

PARKLAND
COMMUNITY
PLANNING
SERVICES

Inventory of Historically Significant Resources
November 1999

Index

City of Red Deer, Buildings 1
Sites and Natural Features 38
Previously Designated 49

Heritage Preservation Committee
Members

Chair	Paul Meyette, *Parkland Community Planning Services*
Vice Chair	Kerry Dawson, *City of Red Deer Community Services*
Secretary	Wendy Martindale, *Normandeau Cultural and Natural History Society*
	Penny Archibald, *County of Red Deer*
	Paul Boultbee, *Archives Committee*
	Bruce Buckley, *Central Alberta Historical Society*
	Margaret Coutts, *Member-at-Large*
	Michael Dawe, *City Archivist*
	Shirley Dye, *Normandeau Cultural and Natural History Society*
	Morris Flewwelling, *Member-at-Large*
	Eileen Ford, *Normandeau Cultural and Natural History Society*
	Nancy Hackett, *Parkland Community Planning Services*
	Margaret Herder, *Normandeau Cultural and Natural History Society*
	Rob Millar, *Member-at-Large*
	Diana Rowe, *Downtown Business Association*
	Joyce Walsh, *Member-at-Large*

Inventory of Historically Significant Resources

City of Red Deer
Buildings

INVENTORY OF HISTORICALLY SIGNIFICANT RESOURCES
City of Red Deer- Not Previously Designated

Recommended

HISTORIC SITE BUILDING	STREET ADDRESS	LEGAL DESCRIPTION	DESIGNATION	SIGNIFICANCE
A20 Army Camp Motor Pool Building and Cormack Gardens Currently Red Deer Armoury	4402 – 55th Street	Parcel C, Plan 837 H.W.	Historic Significance	site of major military training center during WWII

INVENTORY OF HISTORICALLY SIGNIFICANT RESOURCES
City of Red Deer- Not Previously Designated

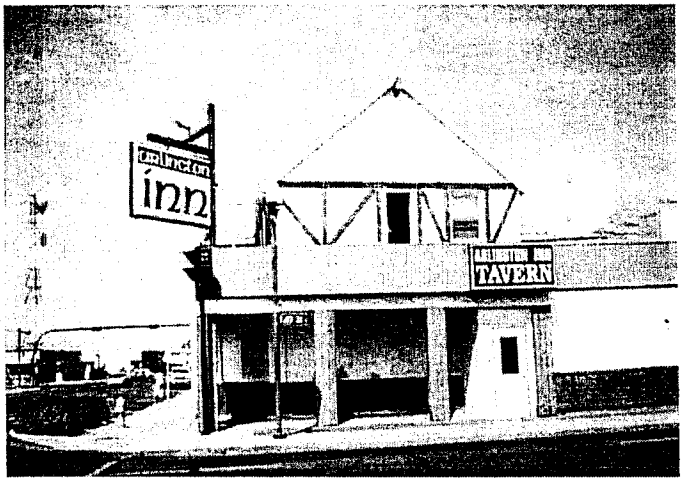
Recommended

HISTORIC SITE BUILDING	STREET ADDRESS	LEGAL DESCRIPTION	DESIGNATION	SIGNIFICANCE
Advocate Building (former)	4929 - 49th Street	Lot 13, Block 19, Plan 1587 MC	Historic Significance	one of 3 sandstone buildings in Red Deer

INVENTORY OF HISTORICALLY SIGNIFICANT RESOURCES
City of Red Deer- Not Previously Designated

Recommended

HISTORIC SITE BUILDING	STREET ADDRESS	LEGAL DESCRIPTION	DESIGNATION	SIGNIFICANCE
Arlington Hotel	4905 – 51st Avenue	Lots 1 - 5 Block 10, Plan H	Historic Significance	Arts and craft revival oldest hotel building in Red Deer (1899)



INVENTORY OF HISTORICALLY SIGNIFICANT RESOURCES
City of Red Deer- Not Previously Designated

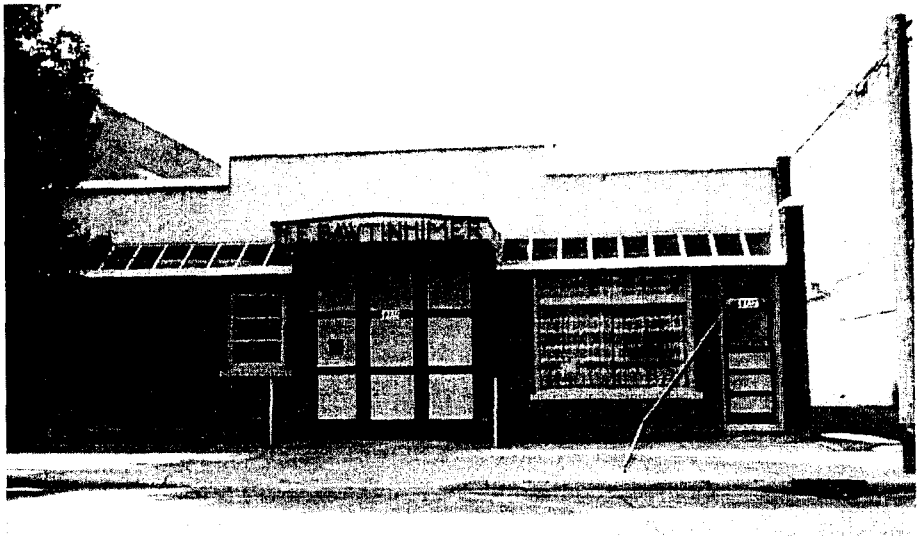
Recommended

HISTORIC SITE BUILDING	STREET ADDRESS	LEGAL DESCRIPTION	DESIGNATION	SIGNIFICANCE
Bank Manager's Residence	4742 – 56th Street	Lot 12, Block C, Plan K1	Historic Significance	Edwardian manse (1906)

INVENTORY OF HISTORICALLY SIGNIFICANT RESOURCES
City of Red Deer- Not Previously Designated

Recommended

HISTORIC SITE BUILDING	STREET ADDRESS	LEGAL DESCRIPTION	DESIGNATION	SIGNIFICANCE
Bawtinheimer Garage	4925-48th Street	Lot 12(part)-13, Block 20 Plan K.	Historic Significance	Former repair garage



INVENTORY OF HISTORICALLY SIGNIFICANT RESOURCES
City of Red Deer- Not Previously Designated

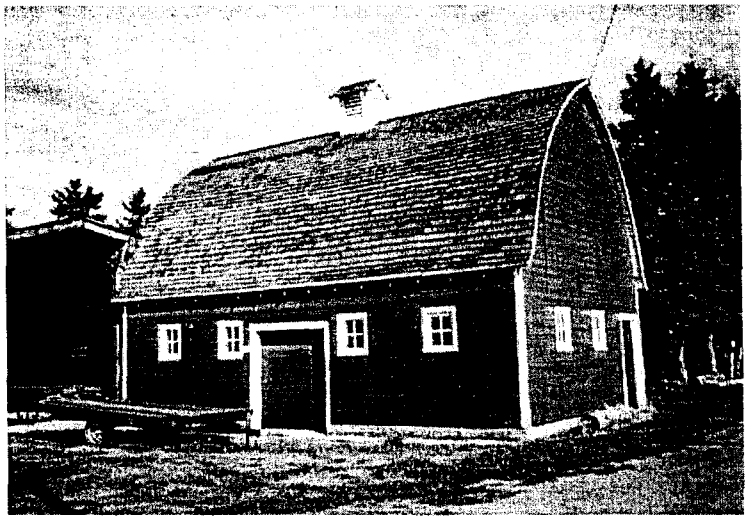
Recommended

HISTORIC SITE BUILDING	STREET ADDRESS	LEGAL DESCRIPTION	DESIGNATION	SIGNIFICANCE
Botterill Residence	4637 Ross Street	Lots 41 - 43, Block A, Plan K-8	Historic Significance	good example Piper Brick hip roofed home

INVENTORY OF HISTORICALLY SIGNIFICANT RESOURCES
City of Red Deer- Not Previously Designated

Recommended

HISTORIC SITE BUILDING	STREET ADDRESS	LEGAL DESCRIPTION	DESIGNATION	SIGNIFICANCE
Bower Barn Gothic Roof Barn (Sunnybrook Farm)	4701-30th Street	Lot 3, Block 14 Plan 4436 TR	Historic Significance	well preserved barn structure



INVENTORY OF HISTORICALLY SIGNIFICANT RESOURCES
City of Red Deer- Not Previously Designated

Recommended

HISTORIC SITE BUILDING	STREET ADDRESS	LEGAL DESCRIPTION	DESIGNATION	SIGNIFICANCE
Bower Residence (Sunnybrook Farm)	4701 30th Street	Lot 3, Block 14 Plan 4436 TR	Historic Significance	old farming homestead

INVENTORY OF HISTORICALLY SIGNIFICANT RESOURCES
City of Red Deer- Not Previously Designated

Recommended

HISTORIC SITE BUILDING	STREET ADDRESS	LEGAL DESCRIPTION	DESIGNATION	SIGNIFICANCE
Buffalo Hotel	5031 Ross Street	Lots 6 - 10, Block 10,Plan H	Historic Significance	early hotel, east wing 1912, west wing 1939 Art Moderne Style

INVENTORY OF HISTORICALLY SIGNIFICANT RESOURCES
City of Red Deer- Not Previously Designated

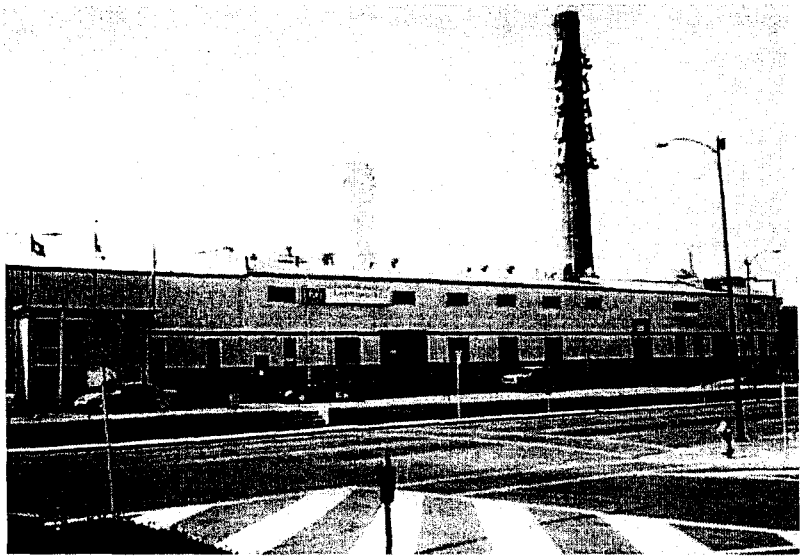
Recommended

HISTORIC SITE BUILDING	STREET ADDRESS	LEGAL DESCRIPTION	DESIGNATION	SIGNIFICANCE
Capitol Theatre	4924 Ross Street	Lot 32A, Block 18, Plan H	Historic Significance	Former theatre. building

INVENTORY OF HISTORICALLY SIGNIFICANT RESOURCES
City of Red Deer- Not Previously Designated

Recommended

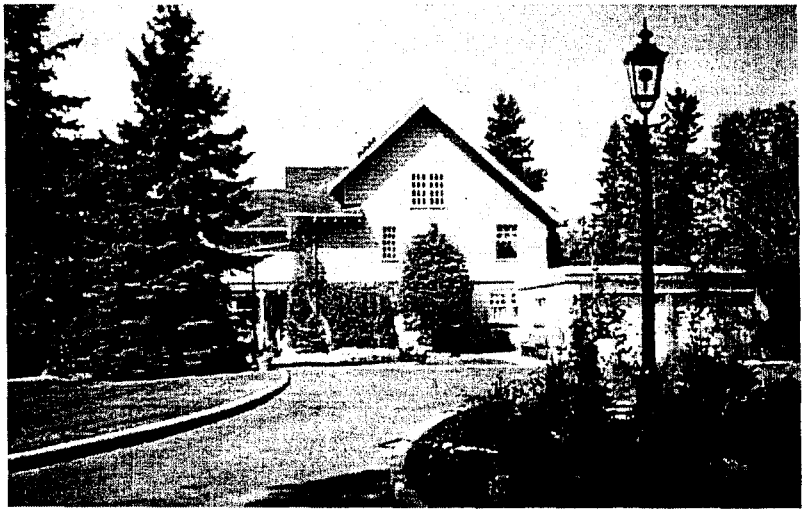
HISTORIC SITE BUILDING	STREET ADDRESS	LEGAL DESCRIPTION	DESIGNATION	SIGNIFICANCE
Central Alberta Dairy Pool (CADP) Condensery	5410 Gaetz Avenue	Lot 45, Block 12, Plan 972 0467	Historic Significance	industrial building (1936)



INVENTORY OF HISTORICALLY SIGNIFICANT RESOURCES
City of Red Deer- Not Previously Designated

Recommended

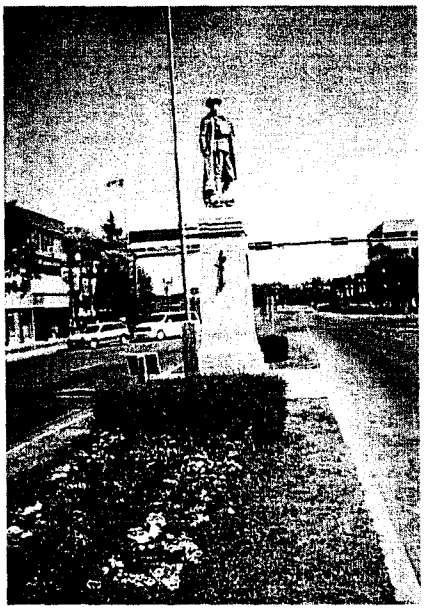
HISTORIC SITE BUILDING	STREET ADDRESS	LEGAL DESCRIPTION	DESIGNATION	SIGNIFICANCE
Carscallen Residence	5144 – 43rd Avenue	Lot 13, Block 14 Plan 6393 M.C.	Historic Significance	excellent example Edwardian mansion



INVENTORY OF HISTORICALLY SIGNIFICANT RESOURCES
City of Red Deer- Not Previously Designated

Recommended

HISTORIC SITE BUILDING	STREET ADDRESS	LEGAL DESCRIPTION	DESIGNATION	SIGNIFICANCE
Cenotaph	4900 Block, Ross Street	No Legal	Historic Significance	Red Deer's official war memorial and sculpture, unveiled 1912



INVENTORY OF HISTORICALLY SIGNIFICANT RESOURCES
City of Red Deer- Not Previously Designated

Recommended

HISTORIC SITE BUILDING	STREET ADDRESS	LEGAL DESCRIPTION	DESIGNATION	SIGNIFICANCE
Cole/G.W. Smith Residence	5142 - 44th Street	Lot 15, Block 1, Plan 6077 HW	Historic Significance	Home of Mina Cole, early teacher. "Ontario" style brick farmhouse.

INVENTORY OF HISTORICALLY SIGNIFICANT RESOURCES
City of Red Deer- Not Previously Designated

Recommended

HISTORIC SITE BUILDING	STREET ADDRESS	LEGAL DESCRIPTION	DESIGNATION	SIGNIFICANCE
Dawe Residence	4124 - 52nd Street	Lots 8 & 9, Block 12, Plan 3586 AE	Historic Significance	Edwardian bungalow Medicine Hat brick (river cobbles)

INVENTORY OF HISTORICALLY SIGNIFICANT RESOURCES
City of Red Deer- Not Previously Designated

Recommended

HISTORIC SITE BUILDING	STREET ADDRESS	LEGAL DESCRIPTION	DESIGNATION	SIGNIFICANCE
Drill Hall #1 (Red Deer Public School Maintenance Shop)	4230 - 58th Street	Parcel D1, Plan 4154 R.S.	Historic Significance	WWII drill hall

INVENTORY OF HISTORICALLY SIGNIFICANT RESOURCES
City of Red Deer- Not Previously Designated

Recommended

HISTORIC SITE BUILDING	STREET ADDRESS	LEGAL DESCRIPTION	DESIGNATION	SIGNIFICANCE
Drill Hall #2 (Red Deer Memorial Centre)	4214 - 58th Street	Parcel E, Plan 3962 H.W.	Historic Significance	WWII drill hall

INVENTORY OF HISTORICALLY SIGNIFICANT RESOURCES
City of Red Deer- Not Previously Designated

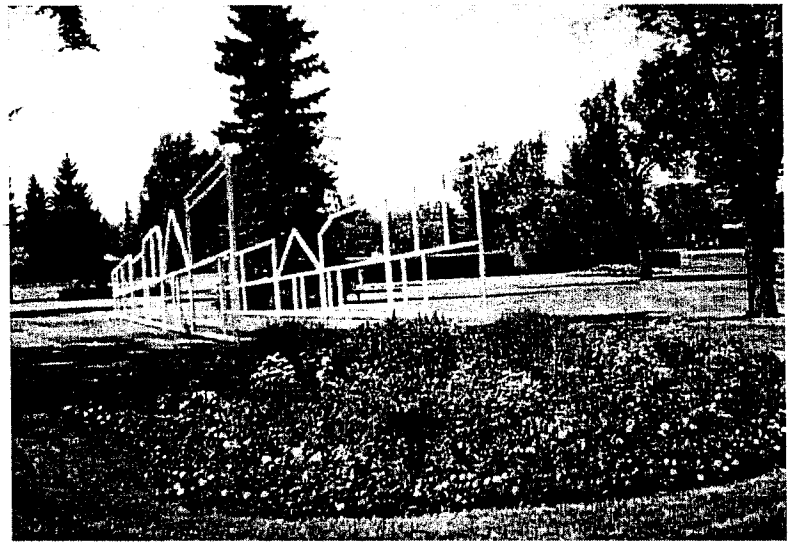
Recommended

HISTORIC SITE BUILDING	STREET ADDRESS	LEGAL DESCRIPTION	DESIGNATION	SIGNIFICANCE
Eaton's Store (former)	4807 Gaetz Avenue	Lots 3-8, Block 19, Plan H	Historic Significance	largest older retail building in Red Deer

INVENTORY OF HISTORICALLY SIGNIFICANT RESOURCES
City of Red Deer- Not Previously Designated

Recommended

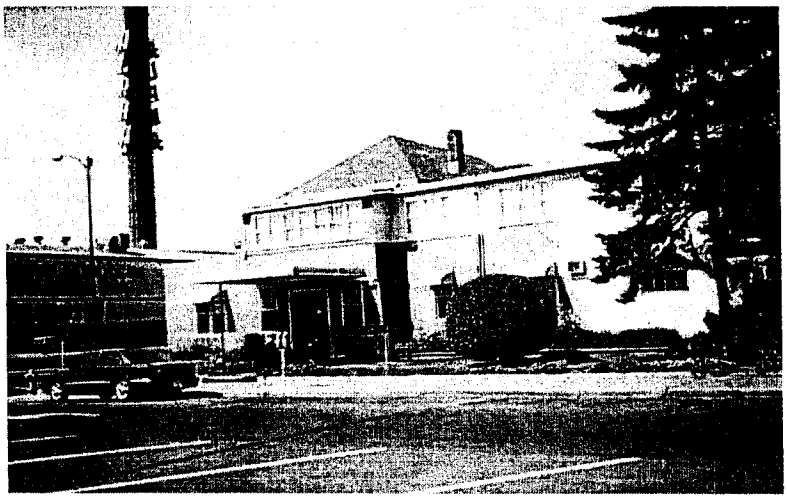
HISTORIC SITE BUILDING	STREET ADDRESS	LEGAL DESCRIPTION	DESIGNATION	SIGNIFICANCE
Eilertson Sculpture (Victory Park)	4540 Ross Street	Lot X, Plan 6901 R Part of Lot A,	Historic Significance	Alberta 75th Anniversary project



INVENTORY OF HISTORICALLY SIGNIFICANT RESOURCES
City of Red Deer- Not Previously Designated

Recommended

HISTORIC SITE BUILDING	STREET ADDRESS	LEGAL DESCRIPTION	DESIGNATION	SIGNIFICANCE
Eventide Funeral Home (St. Luke's Hall)	4930 - 54th Street	Lots 1 - 3, Block 13, Plan K (only south 12' of 3)	Historic Significance	1899 residence later Alberta Provincial Police headquarters



INVENTORY OF HISTORICALLY SIGNIFICANT RESOURCES
City of Red Deer- Not Previously Designated

Recommended

HISTORIC SITE BUILDING	STREET ADDRESS	LEGAL DESCRIPTION	DESIGNATION	SIGNIFICANCE
Fallow Residence	12 Howarth St. Close	Lot 9A, Block E, Plan 4387 RS	Historic Significance	Large Edwardian Home

INVENTORY OF HISTORICALLY SIGNIFICANT RESOURCES
City of Red Deer- Not Previously Designated

Recommended

HISTORIC SITE BUILDING	STREET ADDRESS	LEGAL DESCRIPTION	DESIGNATION	SIGNIFICANCE
Freytag Tannery Site	5616 Kerry Wood Drive	Block 11, Plan 3331 A.J.	Historic Significance	site of former tannery (1910-14)

INVENTORY OF HISTORICALLY SIGNIFICANT RESOURCES
City of Red Deer- Not Previously Designated

Recommended

HISTORIC SITE BUILDING	STREET ADDRESS	LEGAL DESCRIPTION	DESIGNATION	SIGNIFICANCE
F.W. Galbraith Residence	5810 - 45th Avenue	Lot 1, Block 5, Plan 961 H.W.	Historic Significance	home of former Advocate owner,home owned by,first City Mayor and oldest residence owned by a single family (1906-07)

INVENTORY OF HISTORICALLY SIGNIFICANT RESOURCES
City of Red Deer- Not Previously Designated

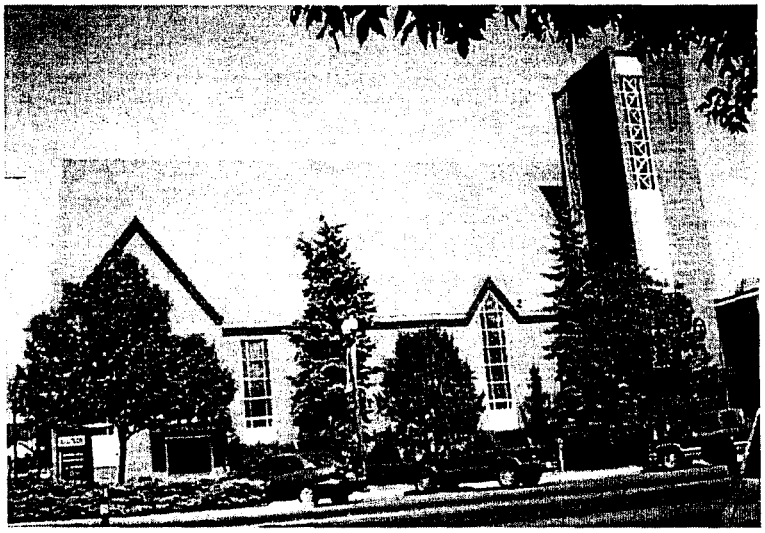
Recommended

HISTORIC SITE BUILDING	STREET ADDRESS	LEGAL DESCRIPTION	DESIGNATION	SIGNIFICANCE
Gaetz Manufacturing Building	4840 – 51st Street	Lots 1 & 2 Block 29, Plan K	Historic Significance	built as an industrial building, later used as a CourtHouse,housed first court hearing with women jurors in Canada (1922)

INVENTORY OF HISTORICALLY SIGNIFICANT RESOURCES
City of Red Deer- Not Previously Designated

Recommended

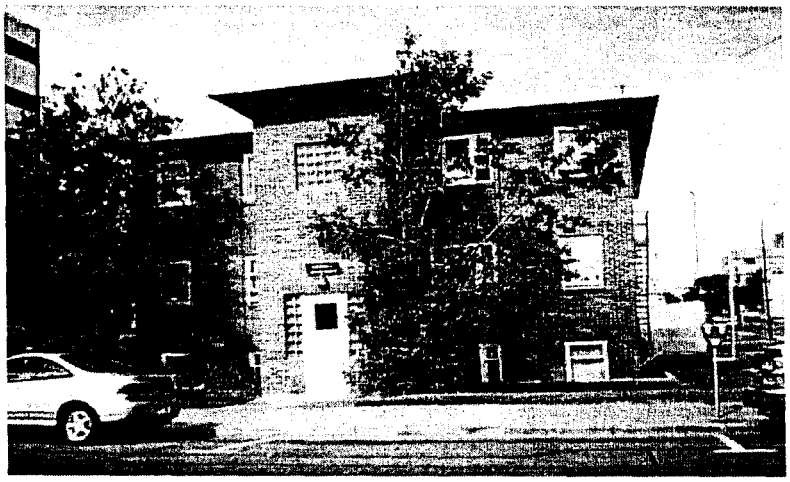
HISTORIC SITE BUILDING	STREET ADDRESS	LEGAL DESCRIPTION	DESIGNATION	SIGNIFICANCE
Gaetz Memorial United Church	4758 Ross Street	Lot 1, Block 37, Plan 6275 H.W.	Historic Significance	original site of City's, first major Methodist church present church 1956. Gothic styling and beauty of materials



INVENTORY OF HISTORICALLY SIGNIFICANT RESOURCES
City of Red Deer- Not Previously Designated

Recommended

HISTORIC SITE BUILDING	STREET ADDRESS	LEGAL DESCRIPTION	DESIGNATION	SIGNIFICANCE
Georgia Apartments	5016 - 48 Avenue	Lots 21 to 24, Block 28, Plan K less the south 40'	Historic Significance	older apartment block



INVENTORY OF HISTORICALLY SIGNIFICANT RESOURCES
City of Red Deer- Not Previously Designated

Recommended

HISTORIC SITE BUILDING	STREET ADDRESS	LEGAL DESCRIPTION	DESIGNATION	SIGNIFICANCE
Grandview Lodge (Senior Citizens Home)	5011 - 43rd Ave	Lot 8, Block 6, Plan 5470 HW	Historic Significance	pre-public health care seniors' residence (1911)

INVENTORY OF HISTORICALLY SIGNIFICANT RESOURCES
City of Red Deer- Not Previously Designated

Recommended

HISTORIC SITE BUILDING	STREET ADDRESS	LEGAL DESCRIPTION	DESIGNATION	SIGNIFICANCE
Greene Block	5001 Ross Street	Lots 18 - 19 Block 10, Plan H	Historic Significance	Romanesque Revival Style excellent sandstone faced structure 1st town council chamber later a law firm, bank (1901)

INVENTORY OF HISTORICALLY SIGNIFICANT RESOURCES
City of Red Deer- Not Previously Designated

Recommended

HISTORIC SITE BUILDING	STREET ADDRESS	LEGAL DESCRIPTION	DESIGNATION	SIGNIFICANCE
Hallman Residence Parkvale Neighbourhood	4617-48th Street	Lot 32-33, Block C, Plan K8 (excludes E. 10'Lot 32)	Historic Significance	example of older ParkvaleStyle home

INVENTORY OF HISTORICALLY SIGNIFICANT RESOURCES
City of Red Deer- Not Previously Designated

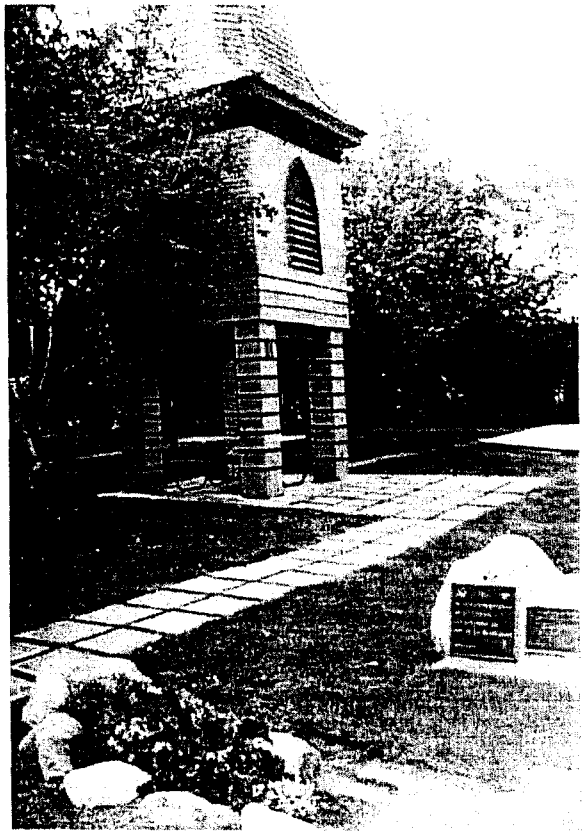
Recommended

HISTORIC SITE BUILDING	STREET ADDRESS	LEGAL DESCRIPTION	DESIGNATION	SIGNIFICANCE
Hamilton Block	5211 Gaetz Avenue	Lots 5 & 6 Block 15, Plan K	Historic Significance	Edwardian Business block (1913)

INVENTORY OF HISTORICALLY SIGNIFICANT RESOURCES
City of Red Deer- Not Previously Designated

Recommended

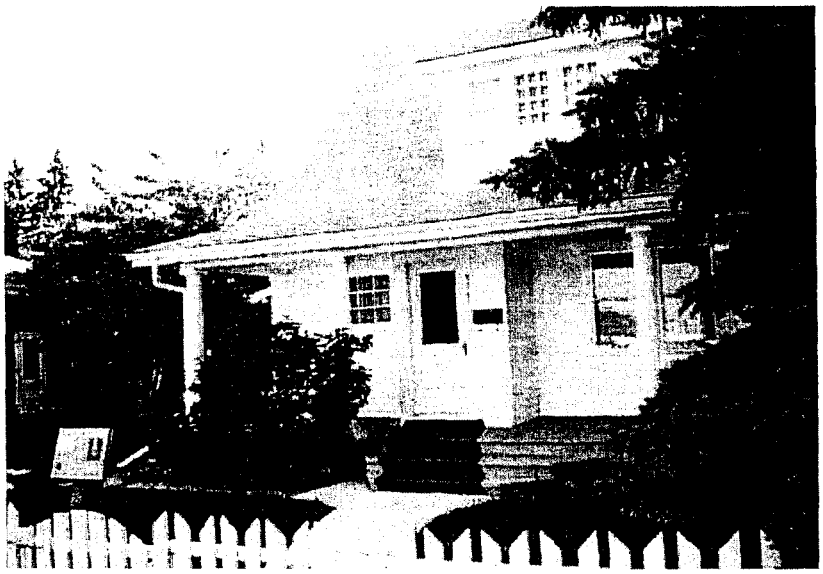
HISTORIC SITE BUILDING	STREET ADDRESS	LEGAL DESCRIPTION	DESIGNATION	SIGNIFICANCE
Heritage Square	4600 Block 47th Avenue	Lot 50, Block B, Plan 872 0442	Historic Significance	1988 Relocation Site of several significant heritage structures including Stevenson Hall Block, (1891) Presbyterian Church Steeple (1898), Gaetz Library (1901), and replicas of Red Deer's first school and a 17th Century Norwegian farmhouse Aspelund Loft Has.



INVENTORY OF HISTORICALLY SIGNIFICANT RESOURCES
City of Red Deer- Not Previously Designated

Recommended

HISTORIC SITE BUILDING	STREET ADDRESS	LEGAL DESCRIPTION	DESIGNATION	SIGNIFICANCE
Huestis Residence	5201 – 47th Avenue	Lots 9-11, Block N Plan 6901 R	Historic Significance	unique bellcast design home of prominent Canadian clergyman (1912)



INVENTORY OF HISTORICALLY SIGNIFICANT RESOURCES
City of Red Deer- Not Previously Designated

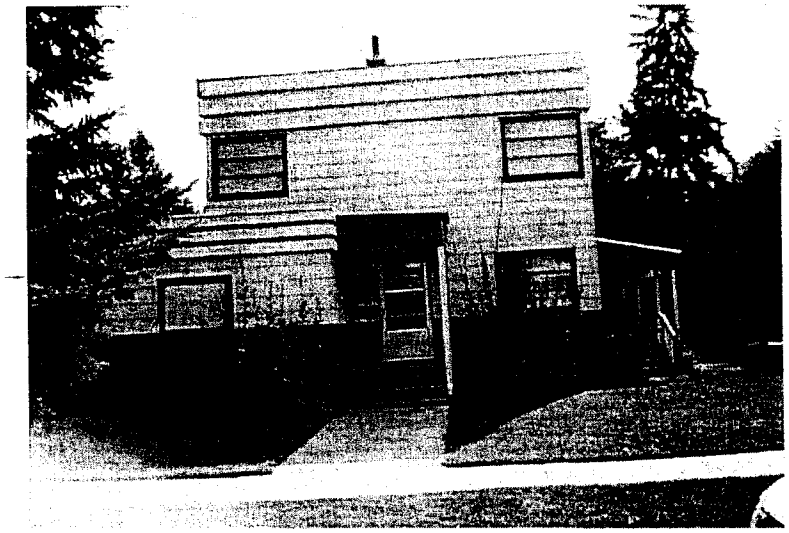
Recommended

HISTORIC SITE BUILDING	STREET ADDRESS	LEGAL DESCRIPTION	DESIGNATION	SIGNIFICANCE
J. Weddell Residence (Waskasoo Crescent)	4532 Waskasoo Cres.	Lot 40, Block 2, Plan 872 2544	Historic Significance	Edwardian residence

INVENTORY OF HISTORICALLY SIGNIFICANT RESOURCES
City of Red Deer- Not Previously Designated

Recommended

HISTORIC SITE BUILDING	STREET ADDRESS	LEGAL DESCRIPTION	DESIGNATION	SIGNIFICANCE
Johnstone Residence	5509 - 48A Ave	Lot B, Block 1 Plan 1995 ET	Historic Significance	International style house



INVENTORY OF HISTORICALLY SIGNIFICANT RESOURCES
City of Red Deer- Not Previously Designated

Recommended

HISTORIC SITE BUILDING	STREET ADDRESS	LEGAL DESCRIPTION	DESIGNATION	SIGNIFICANCE
La France Residence	4922 - 55th Street	Lots 5 & 6, Block 2, Plan 7075 A.E.	**Historic Significance**	unique Queen Anne style residence (1912)

INVENTORY OF HISTORICALLY SIGNIFICANT RESOURCES
City of Red Deer- Not Previously Designated

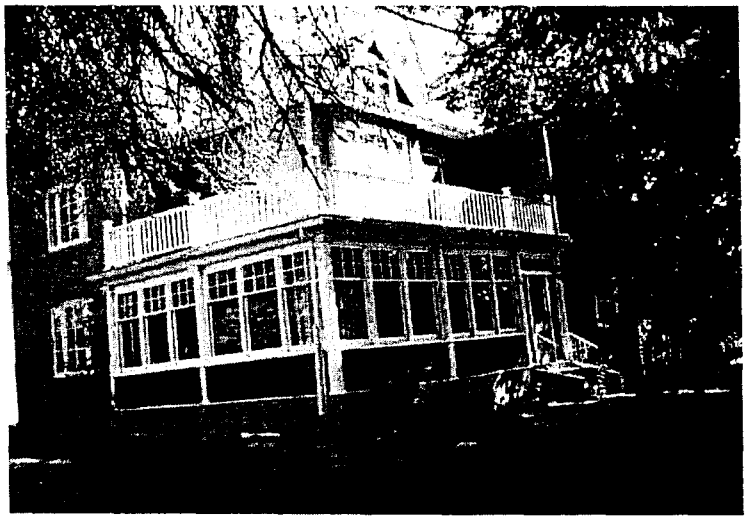
Recommended

HISTORIC SITE BUILDING	STREET ADDRESS	LEGAL DESCRIPTION	DESIGNATION	SIGNIFICANCE
Maple Leaf Block	5020 Gaetz Avenue	Lot 17, Block 11, Plan 795 HW	Historic Significance	old commercial/ residential (1929)

INVENTORY OF HISTORICALLY SIGNIFICANT RESOURCES
City of Red Deer- Not Previously Designated

Recommended

HISTORIC SITE BUILDING	STREET ADDRESS	LEGAL DESCRIPTION	DESIGNATION	SIGNIFICANCE
MacKenzie/Ellis Residence	5343 - 46th Avenue	Lot 10A, Block G Plan 1500 R.S.	Historic Significance	largest Edwardian residence in Red Deer- Sir Wilfrid Laurier stayed there (1907-08)



INVENTORY OF HISTORICALLY SIGNIFICANT RESOURCES
City of Red Deer- Not Previously Designated

Recommended

HISTORIC SITE BUILDING	STREET ADDRESS	LEGAL DESCRIPTION	DESIGNATION	SIGNIFICANCE
McGregor Parsons Residence	5140 - 43rd Avenue	Lot 12, Block 14, Plan 6393 MC	Historic Significance	designed by Douglas Cardinal, renowned architect

INVENTORY OF HISTORICALLY SIGNIFICANT RESOURCES
City of Red Deer- Not Previously Designated

Recommended

HISTORIC SITE BUILDING	STREET ADDRESS	LEGAL DESCRIPTION	DESIGNATION	SIGNIFICANCE
McLean Residence	4123 Ross Street	Lot 8, Block 3A, Plan 3288 K.S.	Historic Significance	piper brick – Home of prominent Alberta sportsman

INVENTORY OF HISTORICALLY SIGNIFICANT RESOURCES
City of Red Deer- Not Previously Designated

Recommended

HISTORIC SITE BUILDING	STREET ADDRESS	LEGAL DESCRIPTION	DESIGNATION	SIGNIFICANCE
Meredith Residence	4 Howarth St. Close	Lot 10, Block E, Plan 5746 AH	Historic Significance	Large Edwardian residence

INVENTORY OF HISTORICALLY SIGNIFICANT RESOURCES
City of Red Deer- Not Previously Designated

Recommended

HISTORIC SITE BUILDING	STREET ADDRESS	LEGAL DESCRIPTION	DESIGNATION	SIGNIFICANCE
Mitchell & Jewell Building	4812 Gaetz Avenue	Lot 16, Block 9, Plan H	Historic Significance	business block (1938)

INVENTORY OF HISTORICALLY SIGNIFICANT RESOURCES
City of Red Deer- Not Previously Designated

Recommended

HISTORIC SITE BUILDING	STREET ADDRESS	LEGAL DESCRIPTION	DESIGNATION	SIGNIFICANCE
William Moore Residence	5555 - 45th Avenue	Lot 8, Block A, Plan 955 M.C.	Historic Significance	Queen Anne Styling easy'future' home in Red Deer (1906)

INVENTORY OF HISTORICALLY SIGNIFICANT RESOURCES
City of Red Deer- Not Previously Designated

Recommended

HISTORIC SITE BUILDING	STREET ADDRESS	LEGAL DESCRIPTION	DESIGNATION	SIGNIFICANCE
Murrin / Routledge Residence	4736 - 56th Street	Lot 15, Block C, Plan 5947 AM	Historic Significance	Arts and Crafts styling good example (1912)

INVENTORY OF HISTORICALLY SIGNIFICANT RESOURCES
City of Red Deer- Not Previously Designated

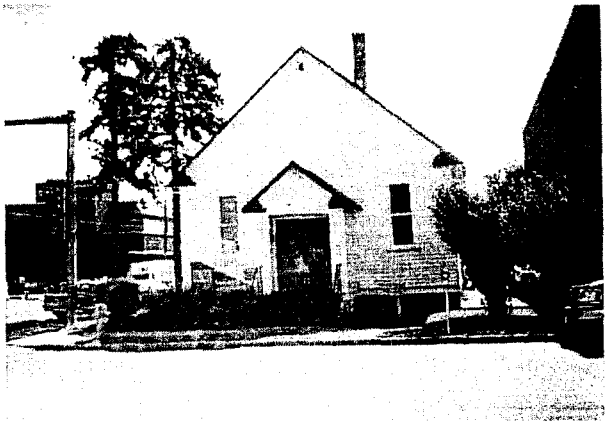
Recommended

HISTORIC SITE BUILDING	STREET ADDRESS	LEGAL DESCRIPTION	DESIGNATION	SIGNIFICANCE
Nachtman Residence	4630 - 45th Street	Lot 9, Block E, Plan 3591 P	Historic Significance	artistic concrete block home

INVENTORY OF HISTORICALLY SIGNIFICANT RESOURCES
City of Red Deer- Not Previously Designated

Recommended

HISTORIC SITE BUILDING	STREET ADDRESS	LEGAL DESCRIPTION	DESIGNATION	SIGNIFICANCE
New Life Tabernacle Church (Pentecostal Church of the Nazarene)	4801 - 48th Street	Lots 1 - 22, Block 25, Plan K	Historic Significance	Historic Significance built 1913, mc to present site 1920, Red Deer's oldest wooden church



INVENTORY OF HISTORICALLY SIGNIFICANT RESOURCES
City of Red Deer- Not Previously Designated

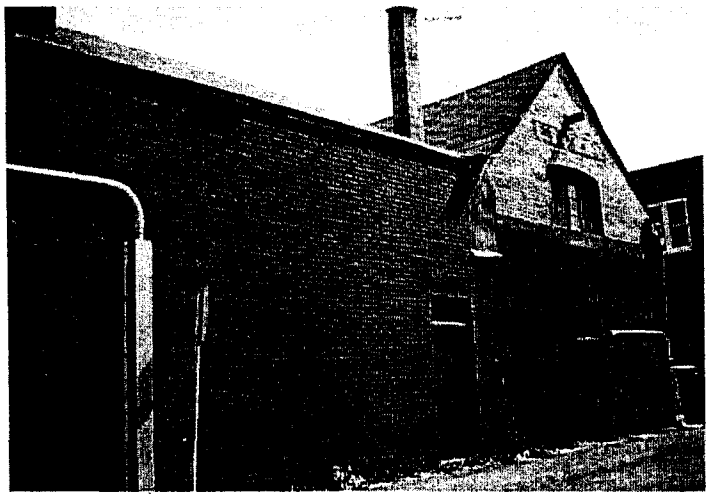
Recommended

HISTORIC SITE BUILDING	STREET ADDRESS	LEGAL DESCRIPTION	DESIGNATION	SIGNIFICANCE
The Old Mill/ Hayhoe Building	5028 Gaetz Avenue	Lot 18, Block 11, Plan 795 HW	Historic Significance	old commercial (1929)

INVENTORY OF HISTORICALLY SIGNIFICANT RESOURCES
City of Red Deer- Not Previously Designated

Recommended

HISTORIC SITE BUILDING	STREET ADDRESS	LEGAL DESCRIPTION	DESIGNATION	SIGNIFICANCE
Palace Livery	5007 - 49th Street	Lot C, Block 9, Plan 323 K.S.	Historic Significance	last remaining livery in Red Deer, local brick (1912)



INVENTORY OF HISTORICALLY SIGNIFICANT RESOURCES
City of Red Deer- Not Previously Designated

Recommended

HISTORIC SITE BUILDING	STREET ADDRESS	LEGAL DESCRIPTION	DESIGNATION	SIGNIFICANCE
Payne Residence	4634 - 49th Street	Lots 5 - 8, Block A, Plan K-8	Historic Significance	large Edwardian residence

INVENTORY OF HISTORICALLY SIGNIFICANT RESOURCES
City of Red Deer- Not Previously Designated

Recommended

HISTORIC SITE BUILDING	STREET ADDRESS	LEGAL DESCRIPTION	DESIGNATION	SIGNIFICANCE
Pettepher Residence	5045 - 45th Avenue	Lots 3 & 4, Block 1, Plan K9	Historic Significance	Arts and Crafts bungalow

INVENTORY OF HISTORICALLY SIGNIFICANT RESOURCES
City of Red Deer- Not Previously Designated

Recommended

HISTORIC SITE BUILDING	STREET ADDRESS	LEGAL DESCRIPTION	DESIGNATION	SIGNIFICANCE
Piper Creek/ Twilight Lodge	4820 – 33rd Street	Lot 2, Block 8 Plan 1621 NY	Historic Significance	First senior citizens' lodge built in Alberta

INVENTORY OF HISTORICALLY SIGNIFICANT RESOURCES
City of Red Deer- Not Previously Designated

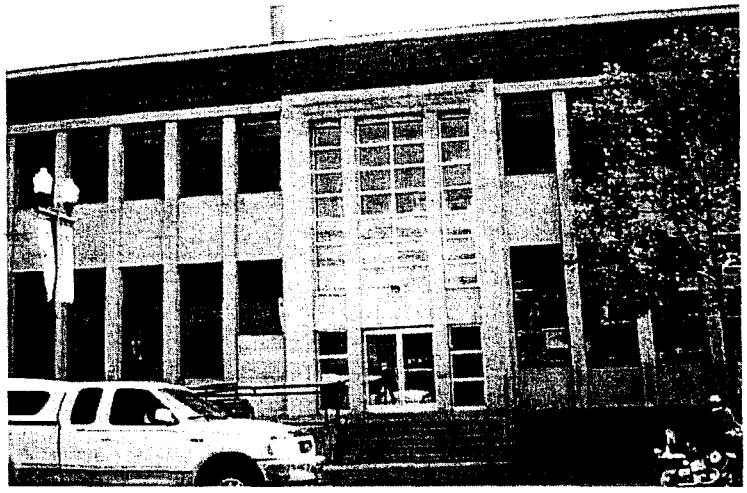
Recommended

HISTORIC SITE BUILDING	STREET ADDRESS	LEGAL DESCRIPTION	DESIGNATION	SIGNIFICANCE
Pollock Residence	4629 - 46th Street	Lots 37 - 40, Block E, Plan 3591 P	Historic Significance	cornbelt cube brick residence

INVENTORY OF HISTORICALLY SIGNIFICANT RESOURCES
City of Red Deer- Not Previously Designated

Recommended

HISTORIC SITE BUILDING	STREET ADDRESS	LEGAL DESCRIPTION	DESIGNATION	SIGNIFICANCE
Post Office (former) / Federal Building	4909 Ross Street	Lots 20-29, Block 18, Plan H	Historic Significance	Federal Building (1951)



INVENTORY OF HISTORICALLY SIGNIFICANT RESOURCES
City of Red Deer- Not Previously Designated

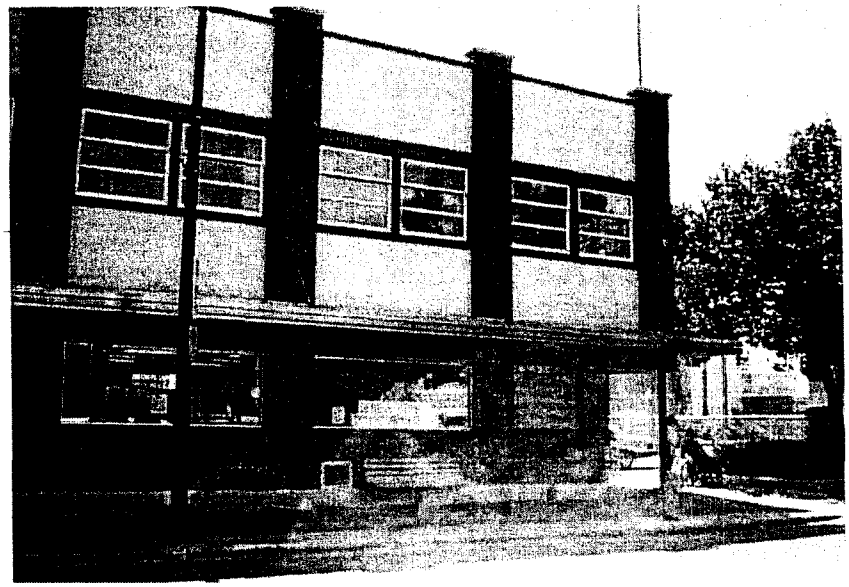
Recommended

HISTORIC SITE BUILDING	STREET ADDRESS	LEGAL DESCRIPTION	DESIGNATION	SIGNIFICANCE
Prairie Business	5032 Gaetz Avenue	Lots 19 - 21, Block 11, Plan 795 HW South 20' of 21	Historic Significance	old commercial (1948)

INVENTORY OF HISTORICALLY SIGNIFICANT RESOURCES
City of Red Deer- Not Previously Designated

Recommended

HISTORIC SITE BUILDING	STREET ADDRESS	LEGAL DESCRIPTION	DESIGNATION	SIGNIFICANCE
Old Provincial Building	4935 – 51st Street	Lots 38 & 39, Block 17, Plan H	Historic Significance	period government architecture community services (1949)



INVENTORY OF HISTORICALLY SIGNIFICANT RESOURCES
City of Red Deer- Not Previously Designated

Recommended

HISTORIC SITE BUILDING	STREET ADDRESS	LEGAL DESCRIPTION	DESIGNATION	SIGNIFICANCE
Raymond Gaetz Residence	4763 - 56th Street	Lot 30, Block A, Plan 647 K.S.	Historic Significance	Home of first mayor of the Town of Red Deer, Queen Anne style cross gable roof, round corner turret (1901-1903)

INVENTORY OF HISTORICALLY SIGNIFICANT RESOURCES
City of Red Deer- Not Previously Designated

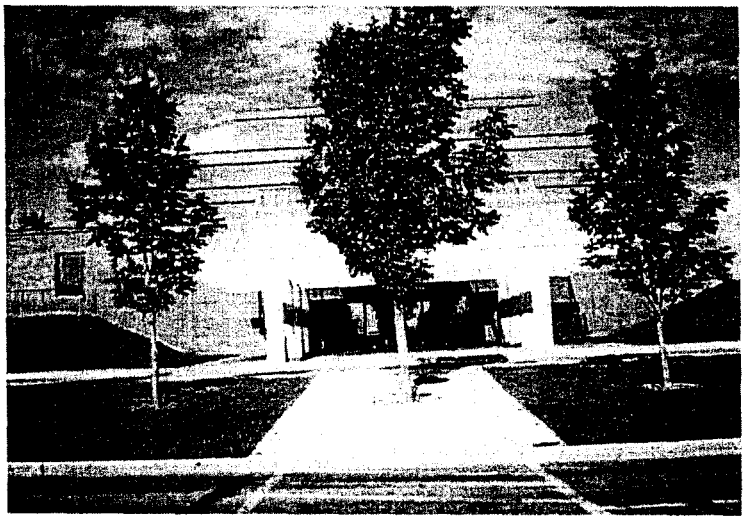
Recommended

HISTORIC SITE BUILDING	STREET ADDRESS	LEGAL DESCRIPTION	DESIGNATION	SIGNIFICANCE
Red Deer Bottling Co.	4601 Gaetz Avenue	Lot 27, Block 21, Plan 962 3342	Historic Significance	1950's commercial and residential

INVENTORY OF HISTORICALLY SIGNIFICANT RESOURCES
City of Red Deer- Not Previously Designated

Recommended

HISTORIC SITE BUILDING	STREET ADDRESS	LEGAL DESCRIPTION	DESIGNATION	SIGNIFICANCE
Red Deer College Arts Centre	5700 - 32nd Street	Lot J, Plan 812 2461	**Historic Significance**	Unique modern brick building designed by Authur Erikson with major fabric art pieces by Dorothy Caldwell and 25 smaller pieces in practice rooms (decorative berms and native grasses have been removed)



INVENTORY OF HISTORICALLY SIGNIFICANT RESOURCES
City of Red Deer- Not Previously Designated

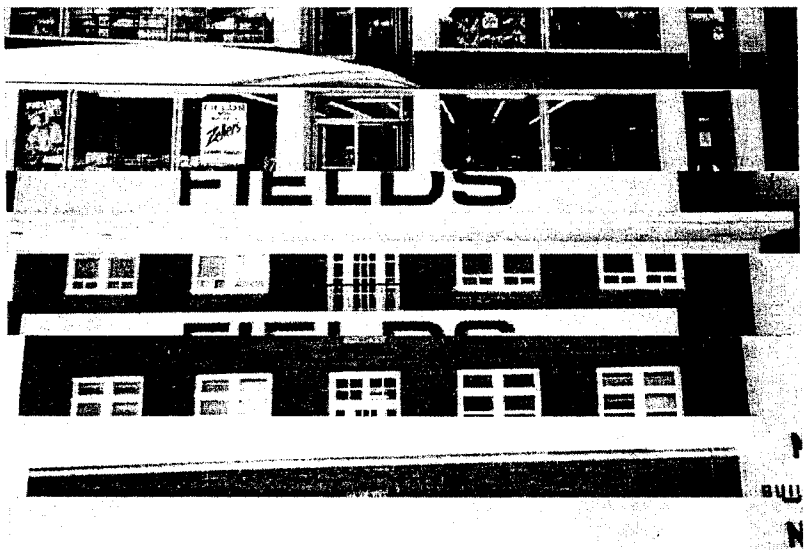
Recommended

HISTORIC SITE BUILDING	STREET ADDRESS	LEGAL DESCRIPTION	DESIGNATION	SIGNIFICANCE
A.H. Russell Residence	5838 – 45th Avenue	Lot 1 & 2, Block 3, Plan 1292 A.0.	Historic Significance	Edwardian residence unique cobblestone feature

INVENTORY OF HISTORICALLY SIGNIFICANT RESOURCES
City of Red Deer- Not Previously Designated

Recommended

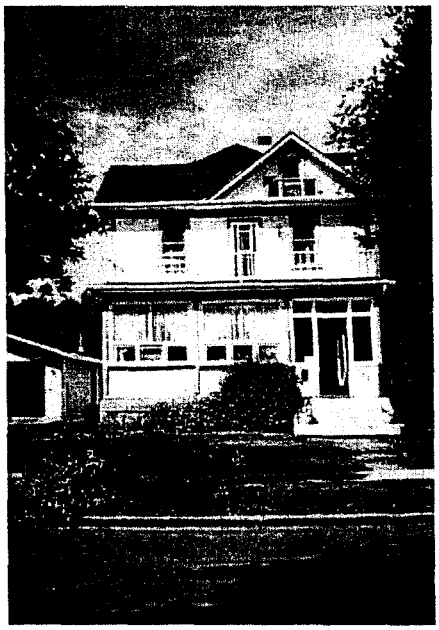
HISTORIC SITE BUILDING	STREET ADDRESS	LEGAL DESCRIPTION	DESIGNATION	SIGNIFICANCE
Scott Block/ Old Horsley's Hardware	4818 Gaetz Avenue	Lot D, Block 9, Plan 1323 KS	Historic Significance	brick business block



INVENTORY OF HISTORICALLY SIGNIFICANT RESOURCES
City of Red Deer- Not Previously Designated

Recommended

HISTORIC SITE BUILDING	STREET ADDRESS	LEGAL DESCRIPTION	DESIGNATION	SIGNIFICANCE
Simpson Residence	5820 - 45th Avenue	Lot 2, Block 5, Plan 961 H.W.	Historic Significance	Edwardian residence home of first Clerk of the Court (1907)



INVENTORY OF HISTORICALLY SIGNIFICANT RESOURCES
City of Red Deer- Not Previously Designated

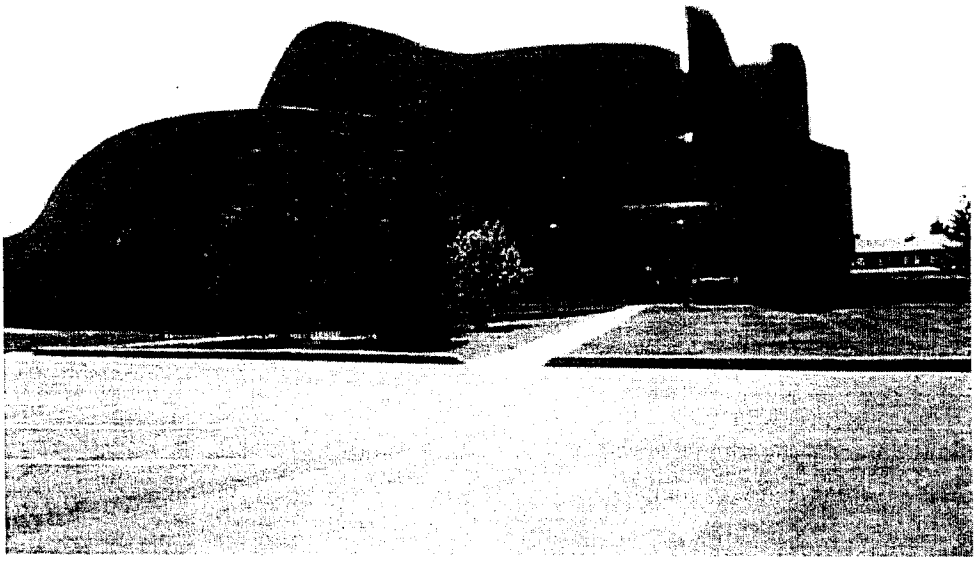
Recommended

HISTORIC SITE BUILDING	STREET ADDRESS	LEGAL DESCRIPTION	DESIGNATION	SIGNIFICANCE
Snell Gardener's Cottage	5521 – 50th Avenue	Lot B, Plan 4337 HW	Historic Significance	early private greenhouse attached to Dr. Snell's property

INVENTORY OF HISTORICALLY SIGNIFICANT RESOURCES
City of Red Deer- Not Previously Designated

Recommended

HISTORIC SITE BUILDING	STREET ADDRESS	LEGAL DESCRIPTION	DESIGNATION	SIGNIFICANCE
St. Mary's Catholic Church and Parish Hall	6 McMillan Avenue	Lot IA, Plan 2473 N.Y.	Historic Significance	Douglas Cardinal designed church, noted as the first building designed with computer assistance in the world



INVENTORY OF HISTORICALLY SIGNIFICANT RESOURCES
City of Red Deer- Not Previously Designated

Recommended

HISTORIC SITE BUILDING	STREET ADDRESS	LEGAL DESCRIPTION	DESIGNATION	SIGNIFICANCE
Telning Residence	4520 - 46th Street	Lot 12 & 13, Block J, Plan 4900 R	Historic Significance	typical worker-style cottage home

INVENTORY OF HISTORICALLY SIGNIFICANT RESOURCES
City of Red Deer- Not Previously Designated

Recommended

HISTORIC SITE BUILDING	STREET ADDRESS	LEGAL DESCRIPTION	DESIGNATION	SIGNIFICANCE
Thatcher Residence	5401 - 48th Avenue	Lot 1, Block 33, Plan 656 NY	Historic Significance	Significant older home

INVENTORY OF HISTORICALLY SIGNIFICANT RESOURCES
City of Red Deer- Not Previously Designated

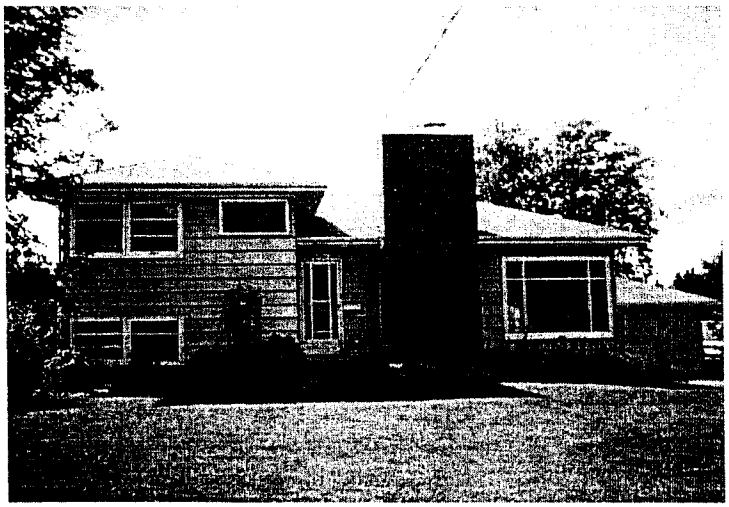
Recommended

HISTORIC SITE BUILDING	STREET ADDRESS	LEGAL DESCRIPTION	DESIGNATION	SIGNIFICANCE
Trump Residence	5035 - 45th Avenue	Lot 2, Block 1, Plan 4735 K.S.	Historic Significance	Edwardian residence

INVENTORY OF HISTORICALLY SIGNIFICANT RESOURCES
City of Red Deer- Not Previously Designated

Recommended

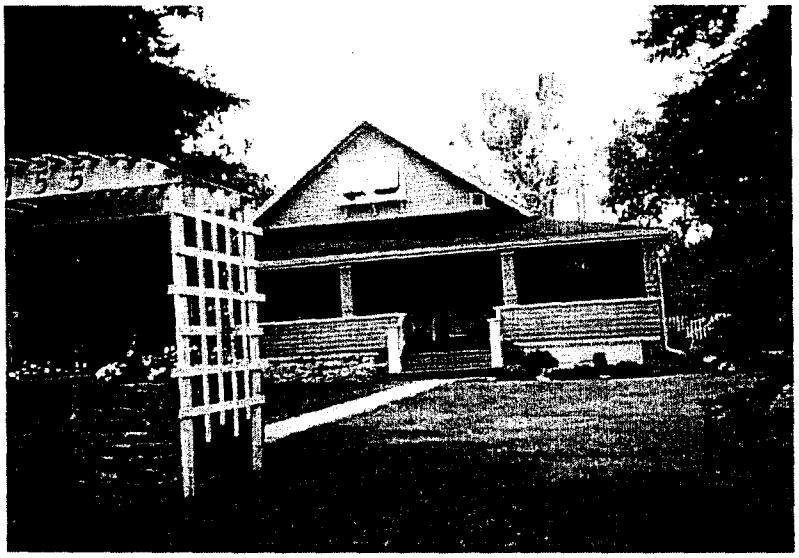
HISTORIC SITE BUILDING	STREET ADDRESS	LEGAL DESCRIPTION	DESIGNATION	SIGNIFICANCE
Tucker Residence	3534 - 45 Avenue	Lot 5A, Block 5 Plan 78RS	Historic Significance	1950's showhome



INVENTORY OF HISTORICALLY SIGNIFICANT RESOURCES
City of Red Deer- Not Previously Designated

Recommended

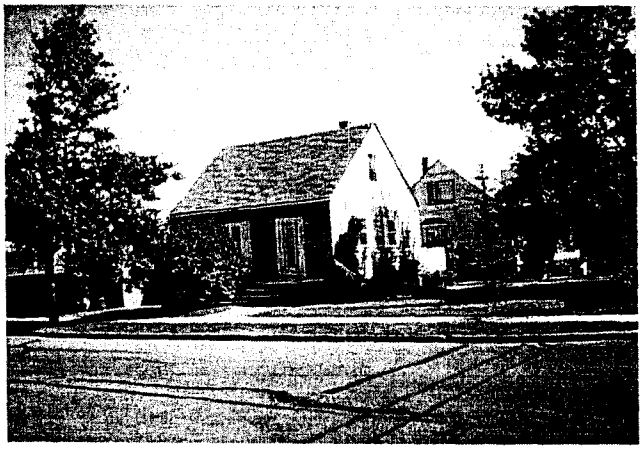
HISTORIC SITE BUILDING	STREET ADDRESS	LEGAL DESCRIPTION	DESIGNATION	SIGNIFICANCE
Wallace Residence	4755 - 56th Street	Lots 25-26, Block A Plan K1	Historic Significance	Edwardian residence

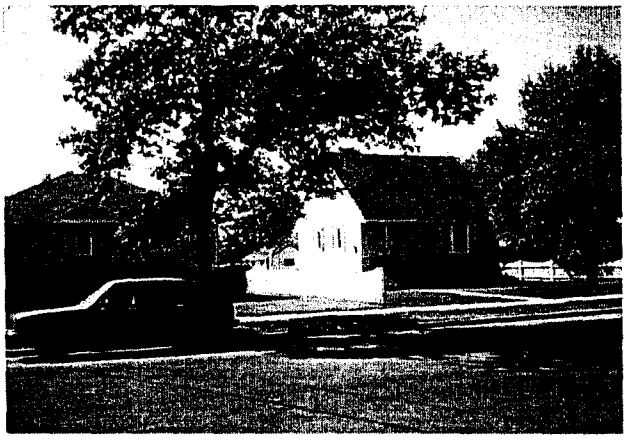


INVENTORY OF HISTORICALLY SIGNIFICANT RESOURCES
City of Red Deer- Not Previously Designated

Recommended

HISTORIC SITE BUILDING	STREET ADDRESS	LEGAL DESCRIPTION	DESIGNATION	SIGNIFICANCE
Wartime Houses	38-36 Street block between 41-42 Avenue Mountview Neighbourhood	Lots 1-8 and 10-28, Block 9 Plan 1514HW	Historic Significance	typical post-WWII resettlement homes





INVENTORY OF HISTORICALLY SIGNIFICANT RESOURCES
City of Red Deer- Not Previously Designated

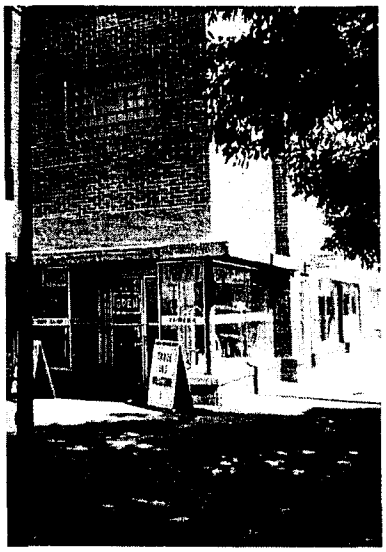
Recommended

HISTORIC SITE BUILDING	STREET ADDRESS	LEGAL DESCRIPTION	DESIGNATION	SIGNIFICANCE
Water Tower (Horton Spheroid)	3536 - 46th Avenue Mountview area	Lot 9, Block 22, Plan 1919 KS	Historic Significance	unique water reservoir and city landmark

INVENTORY OF HISTORICALLY SIGNIFICANT RESOURCES
City of Red Deer- Not Previously Designated

Recommended

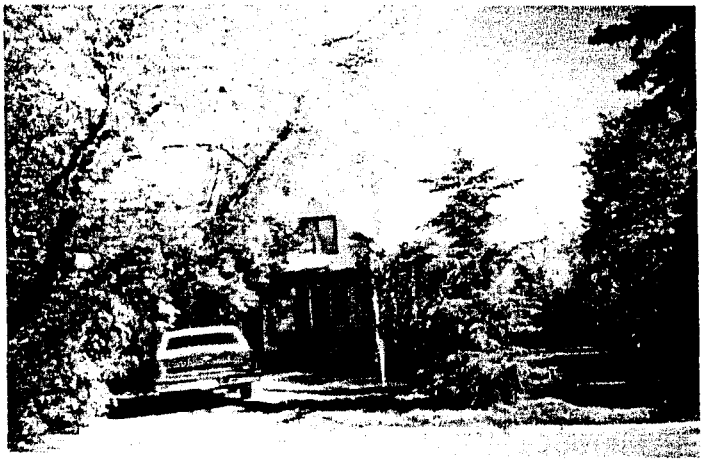
HISTORIC SITE BUILDING	STREET ADDRESS	LEGAL DESCRIPTION	DESIGNATION	SIGNIFICANCE
Wong Block Apartment	5101 Gaetz Avenue	Lots 1 & 2, Block 16, Plan H	Historic Significance	old commercial/ residential (1950)



INVENTORY OF HISTORICALLY SIGNIFICANT RESOURCES
City of Red Deer- Not Previously Designated

Recommended

HISTORIC SITE BUILDING	STREET ADDRESS	LEGAL DESCRIPTION	DESIGNATION	SIGNIFICANCE
49A Avenue Houses	5511 49A Avenue	Lots 7-9, Block 3, Plan 7075AE	Historic Significance	one of the last streets of older style housing in Red Deer
	5514 49A Avenue	Lots 7-9, Block 2, Plan 7075AE		
	5517 49A Avenue	Lots 10-11, Block 3, Plan 7075AE		
	5520 49A Avenue	Lots 10-12, Block 2, Plan 7075AE		
	5521 49A Avenue	Lots 12-13, Block 3, Plan 7075AE		
	5526 49A Avenue	Lots 13-15, Block 2, Plan 7075AE		
	5527 49A Avenue	Lot 20, Block 3, Plan 9223300		

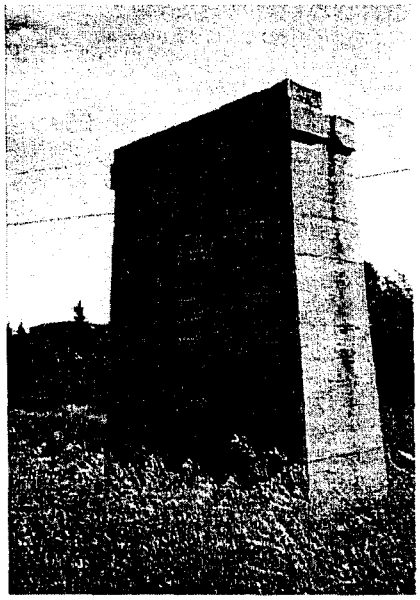


Inventory of Historically Significant Resources

Sites and Natural Features

INVENTORY OF HISTORICALLY SIGNIFICANT RESOURCES
Sites and Natural Features
Recommended

HISTORIC SITE BUILDING	STREET ADDRESS	LEGAL DESCRIPTION	DESIGNATION	SIGNIFICANCE
A.C.R. Bridge Abutment -	Taylor Drive	Lot R-3, Plan 902 M.C.	Historic Significance	site of old rail line from Red Deer to Rocky Mountain House (local venture)



INVENTORY OF HISTORICALLY SIGNIFICANT RESOURCES
Sites and Natural Features
Recommended

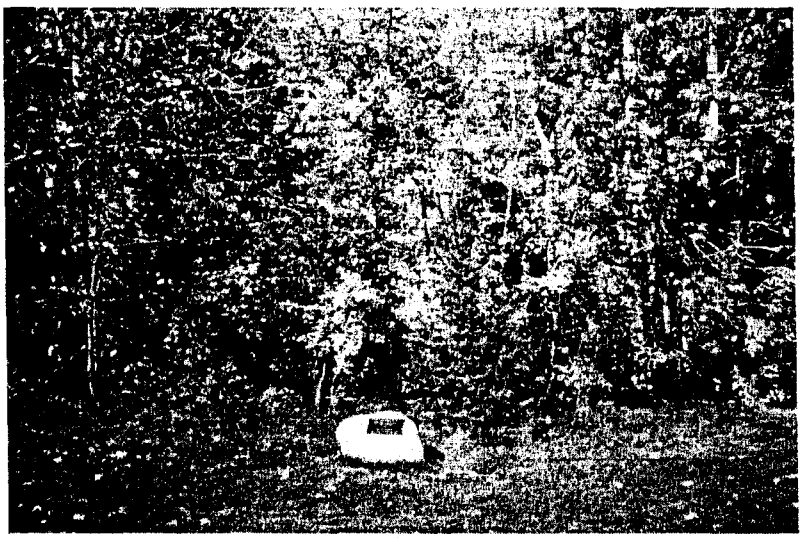
HISTORIC SITE BUILDING	STREET ADDRESS	LEGAL DESCRIPTION	DESIGNATION	SIGNIFICANCE
Ceremonial Trees, Central School	5100 Block 47th Avenue		Historic Significance	commemorate different historical events

INVENTORY OF HISTORICALLY SIGNIFICANT RESOURCES
Sites and Natural Features
Recommended

HISTORIC SITE BUILDING	STREET ADDRESS	LEGAL DESCRIPTION	DESIGNATION	SIGNIFICANCE
Ceremonial Trees, Coronation Park	4500 Block Ross Street		Historic Significance	commemorate coronation of King George VI and Queen Elizabeth II

INVENTORY OF HISTORICALLY SIGNIFICANT RESOURCES
Sites and Natural Features
Recommended

HISTORIC SITE BUILDING	STREET ADDRESS	LEGAL DESCRIPTION	DESIGNATION	SIGNIFICANCE
Ceremonial Trees, Cronquist House	Bower Ponds		Historic Significance	commemorate different historical events



INVENTORY OF HISTORICALLY SIGNIFICANT RESOURCES
Sites and Natural Features
Recommended

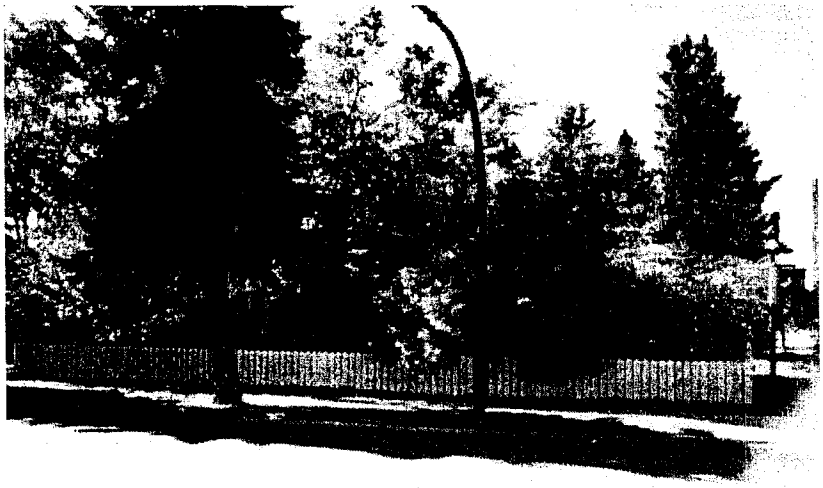
HISTORIC SITE BUILDING	STREET ADDRESS	LEGAL DESCRIPTION	DESIGNATION	SIGNIFICANCE
Ceremonial Trees, Red Deer & District Museum	4525 47A Avenue		Historic Significance	commemorate different historical events

INVENTORY OF HISTORICALLY SIGNIFICANT RESOURCES
Sites and Natural Features
Recommended

HISTORIC SITE BUILDING	STREET ADDRESS	LEGAL DESCRIPTION	DESIGNATION	SIGNIFICANCE
Ceremonial Trees, Pioneers' Lodge	4600 Block 47th Avenue		Historic Significance	North Western Utilities Company donation

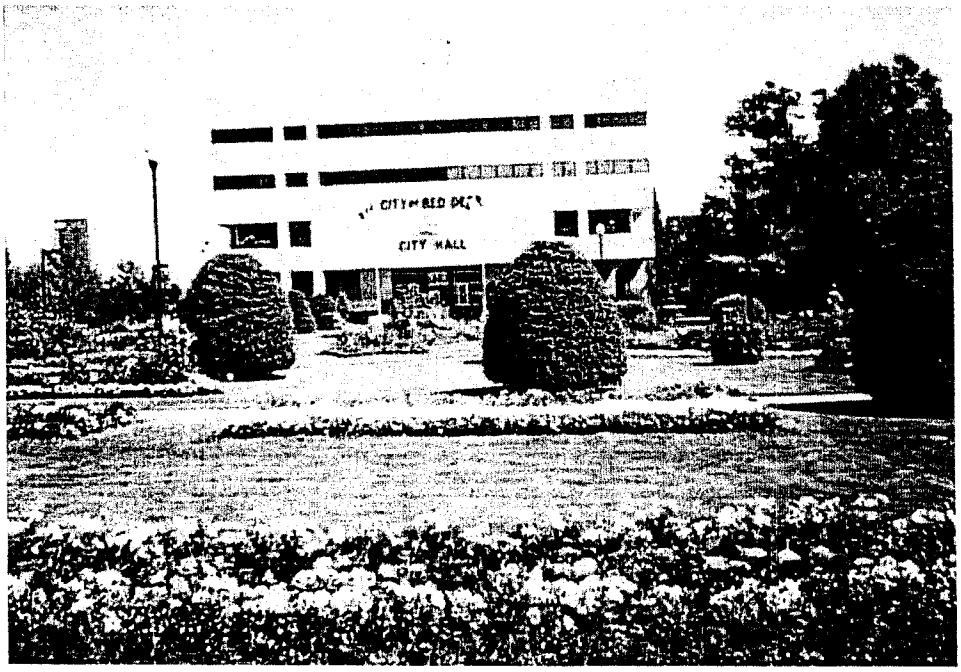
INVENTORY OF HISTORICALLY SIGNIFICANT RESOURCES
Sites and Natural Features
Recommended

HISTORIC SITE BUILDING	STREET ADDRESS	LEGAL DESCRIPTION	DESIGNATION	SIGNIFICANCE
Chestnut Tree	45th Ave./ 55th St.	Lot 22, Block G Plan 822-2079	Historic Significance	unique tree for this area



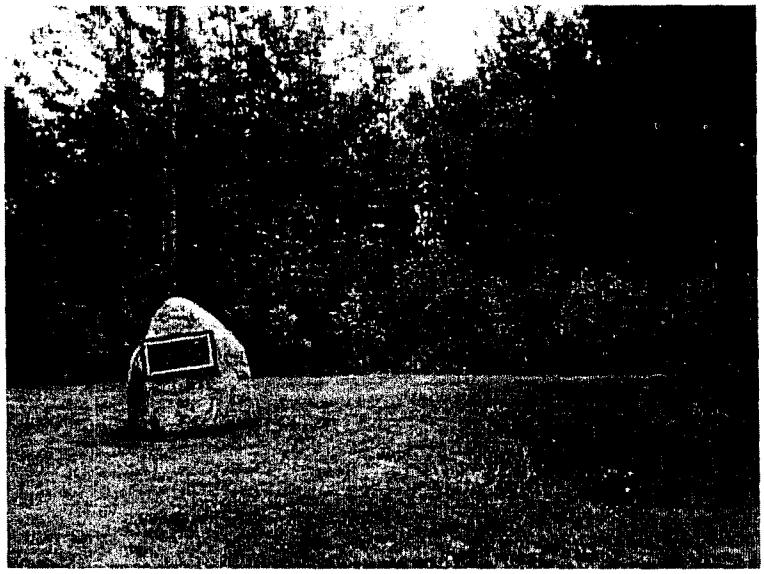
INVENTORY OF HISTORICALLY SIGNIFICANT RESOURCES
Sites and Natural Features
Recommended

HISTORIC SITE BUILDING	STREET ADDRESS	LEGAL DESCRIPTION	DESIGNATION	SIGNIFICANCE
City Hall Park	4800 Block 48th Avenue	Lot 1, Block 27, Plan 1339 R.S	Historic Significance	Originally landscaped in 1914 in City Beautiful movement, redesigned 1950's, outstanding example of formal park on city square



INVENTORY OF HISTORICALLY SIGNIFICANT RESOURCES
Sites and Natural Features
Recommended

HISTORIC SITE BUILDING	STREET ADDRESS	LEGAL DESCRIPTION	DESIGNATION	SIGNIFICANCE
'Crossing' School Site Marker	60th Avenue & Cronquist Drive	Plan 459 LZ SW¼ 13-28-28-W4	Historic Significance	site of first log school in Central Alberta



INVENTORY OF HISTORICALLY SIGNIFICANT RESOURCES
Sites and Natural Features
Recommended

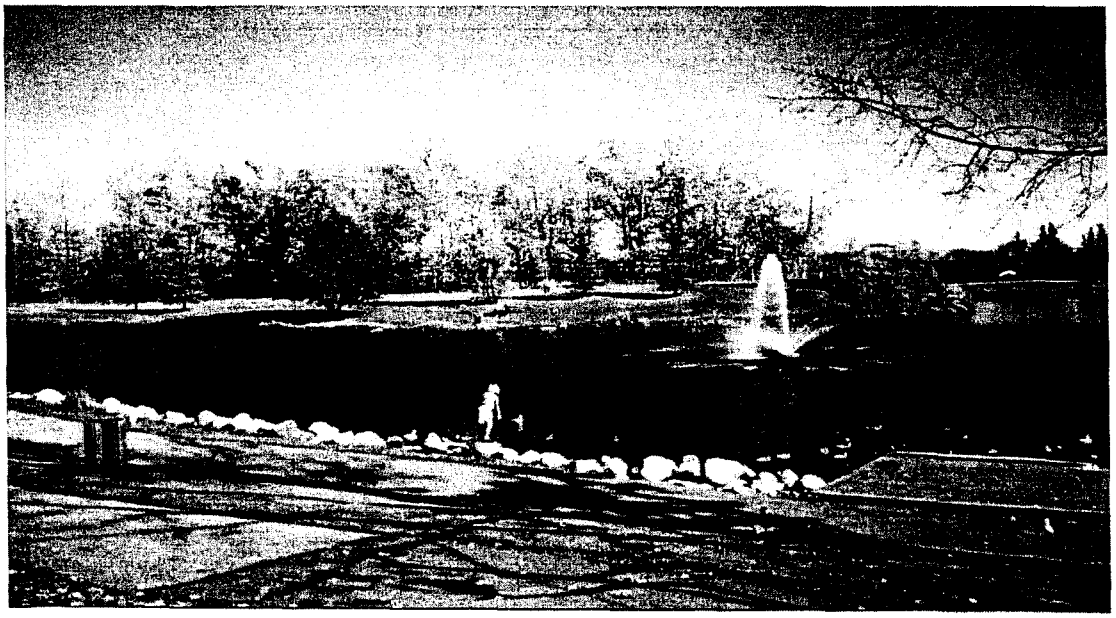
HISTORIC SITE BUILDING	STREET ADDRESS	LEGAL DESCRIPTION	DESIGNATION	SIGNIFICANCE
Firehall Trees - Centennial 1967	4900 Block, 48th Street		Historic Significance	commemorate volunteer fire department

INVENTORY OF HISTORICALLY SIGNIFICANT RESOURCES
Sites and Natural Features
Recommended

HISTORIC SITE BUILDING	STREET ADDRESS	LEGAL DESCRIPTION	DESIGNATION	SIGNIFICANCE
Gaetz Lake Sanctuary			Historic Significance	Environmental and Wildlife Sanctuary

INVENTORY OF HISTORICALLY SIGNIFICANT RESOURCES
Sites and Natural Features
Recommended

HISTORIC SITE BUILDING	STREET ADDRESS	LEGAL DESCRIPTION	DESIGNATION	SIGNIFICANCE
Great West Lumber Co. Site	Bower Ponds		Historic Significance	Site of first major lumber operation in Red Deer. Today outstanding recreation area.



INVENTORY OF HISTORICALLY SIGNIFICANT RESOURCES
Sites and Natural Features
Recommended

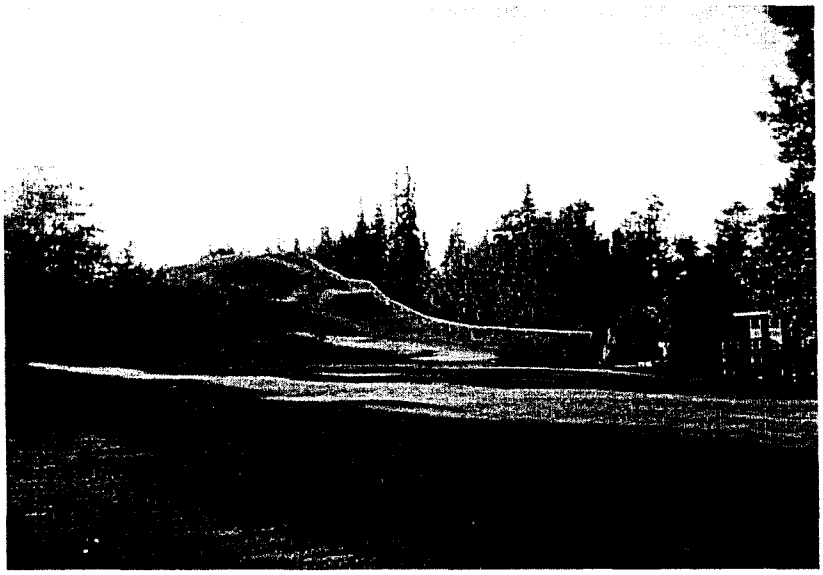
HISTORIC SITE BUILDING	STREET ADDRESS	LEGAL DESCRIPTION	DESIGNATION	SIGNIFICANCE
Krause Hill, Trees	Ross StreetHill	Lot 3, Block 8A Plan 882-1939	Historic Significance	unique arbour feature

INVENTORY OF HISTORICALLY SIGNIFICANT RESOURCES
Sites and Natural Features
Recommended

HISTORIC SITE BUILDING	STREET ADDRESS	LEGAL DESCRIPTION	DESIGNATION	SIGNIFICANCE
Oak Tree	55th St. / 46th Ave.	Lot 25, Block 1 Plan 1292 A.O.	Historic Significance	unique tree

INVENTORY OF HISTORICALLY SIGNIFICANT RESOURCES
Sites and Natural Features
Recommended

HISTORIC SITE BUILDING	STREET ADDRESS	LEGAL DESCRIPTION	DESIGNATION	SIGNIFICANCE
Piper's Mountain	Rotary Park	Lot R3, Plan 4816 R.S.	Historic Significance	archaelogical site

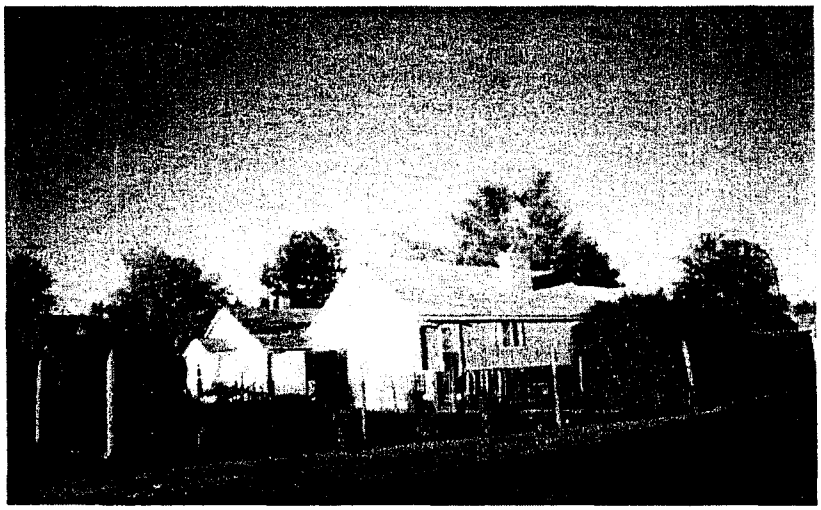


INVENTORY OF HISTORICALLY SIGNIFICANT RESOURCES
Sites and Natural Features
Recommended

HISTORIC SITE BUILDING	STREET ADDRESS	LEGAL DESCRIPTION	DESIGNATION	SIGNIFICANCE
Reinholt Quarries	Cronquist Business Park	SW 1/4 17-38-27-4	Historic Significance	City / Parks land

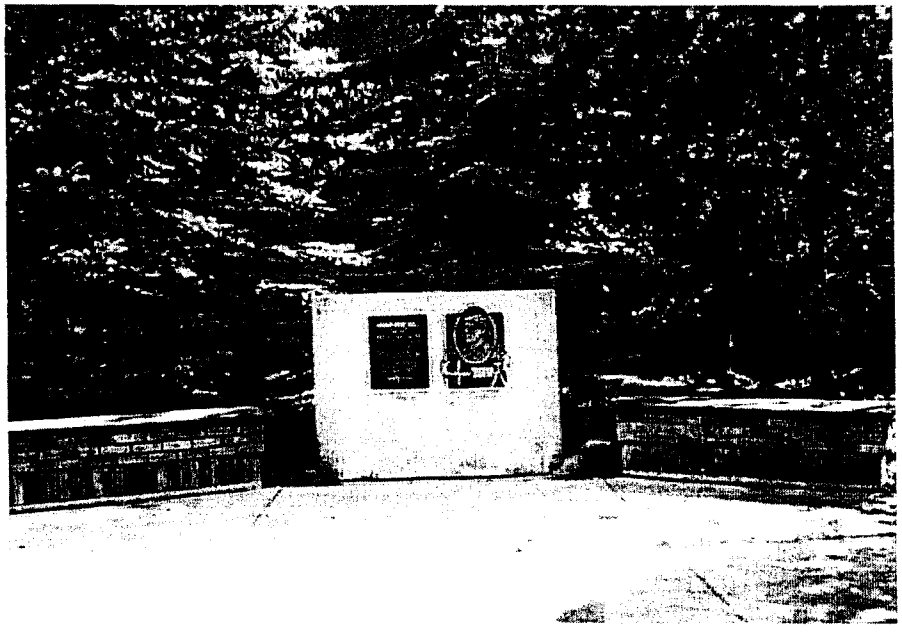
INVENTORY OF HISTORICALLY SIGNIFICANT RESOURCES
Sites and Natural Features
Recommended

HISTORIC SITE BUILDING	STREET ADDRESS	LEGAL DESCRIPTION	DESIGNATION	SIGNIFICANCE
Site ACR Silver Spike	Gaetz Ave. / 35th St.	Lot 16, Block 1 Plan 8324 ET	Historic Significance	historical event, attended by Sir Wilfrid Lauier



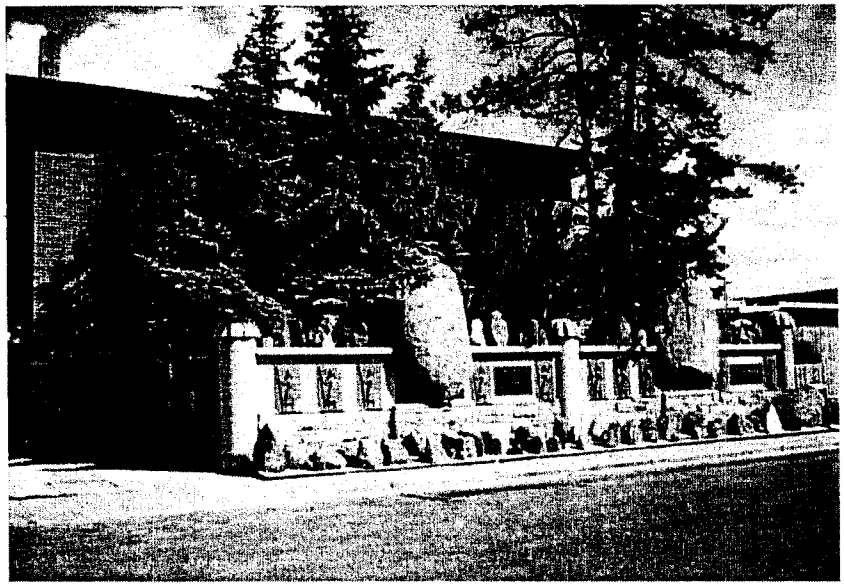
INVENTORY OF HISTORICALLY SIGNIFICANT RESOURCES
Sites and Natural Features
Recommended

HISTORIC SITE BUILDING	STREET ADDRESS	LEGAL DESCRIPTION	DESIGNATION	SIGNIFICANCE
Snell Residence Site	4915 - 48th Avenue	Lot 14, Block 38, Plan 832 0062	Historic Significance	park feature and former site of home/ office of Charles Snell, commemorated by a plaque and bench set in bricks from original home.



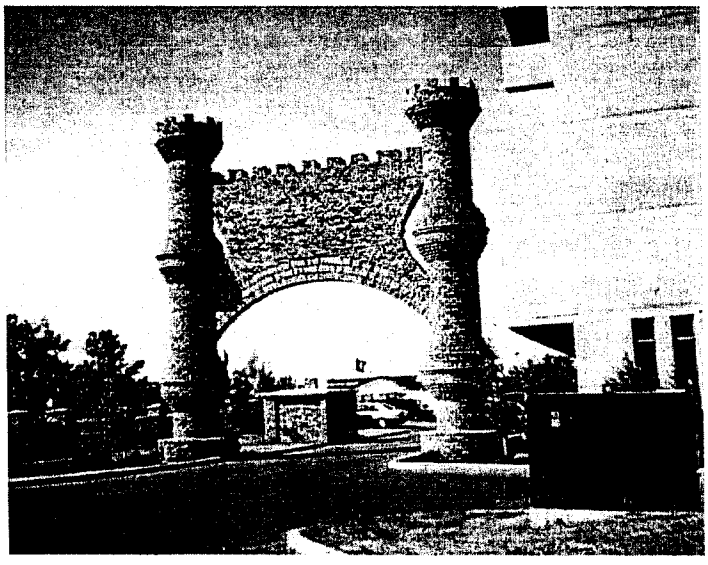
INVENTORY OF HISTORICALLY SIGNIFICANT RESOURCES
Sites and Natural Features
Recommended

HISTORIC SITE BUILDING	STREET ADDRESS	LEGAL DESCRIPTION	DESIGNATION	SIGNIFICANCE
Stone Wall, Everglades Apartments	4319 - 51 Avenue	Lot 15B, Block 6, Plan 862 2144	Historic Significance	unique nationally noted



INVENTORY OF HISTORICALLY SIGNIFICANT RESOURCES
Sites and Natural Features
Recommended

HISTORIC SITE BUILDING	STREET ADDRESS	LEGAL DESCRIPTION	DESIGNATION	SIGNIFICANCE
Towers at Checkmate Court	4902 - 37th Street	Lot 2, Block 5, Plan 792 2189	Historic Significance	developer's folly, bricks salvaged from Great Chicago Fire



INVENTORY OF HISTORICALLY SIGNIFICANT RESOURCES
Sites and Natural Features
Recommended

HISTORIC SITE BUILDING	STREET ADDRESS	LEGAL DESCRIPTION	DESIGNATION	SIGNIFICANCE
Willow Tree	4700 - 55th Street	Lots 5 - 7, Block B, Plan K1 Lots 21, Block B, Plan 902 1952	Historic Significance	most massive tree in Alberta, planted 1906

INVENTORY OF HISTORICALLY SIGNIFICANT RESOURCES
Sites and Natural Features
Recommended

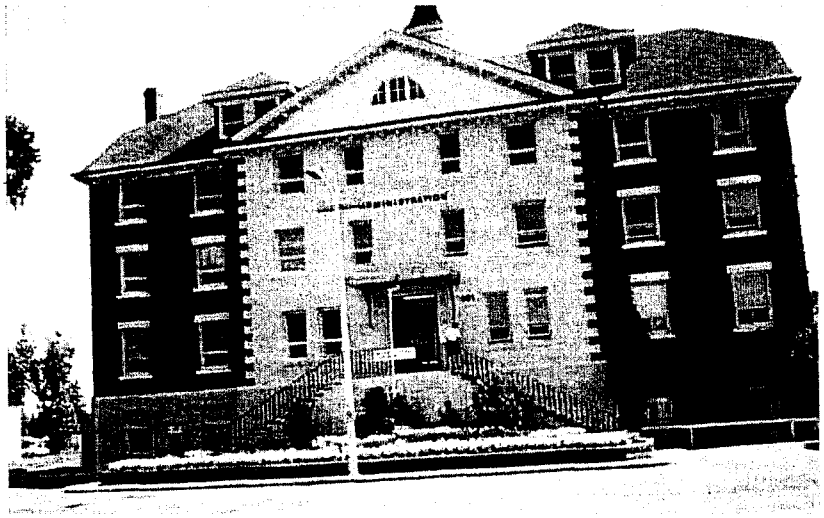
HISTORIC SITE BUILDING	STREET ADDRESS	LEGAL DESCRIPTION	DESIGNATION	SIGNIFICANCE
Wishart Cabin Site	Gaetz Lake Sanctuary		Historic Significance	site of Erickson pioneer settler's home

Inventory of Historically Significant Resources

Previously Designated Sites

INVENTORY OF HISTORICALLY SIGNIFICANT RESOURCES
City of Red Deer - Previously Designated

HISTORIC SITE BUILDING	STREET ADDRESS	LEGAL DESCRIPTION	DESIGNATION	SIGNIFICANCE
Alberta Presbyterian Ladies College/ Michener Centre Administration Building	5225 - 39th Avenue	Lot 1 Block 10 Plan 892 0192	Municipal	largest remaining pre-WWI public building in Red Deer



INVENTORY OF HISTORICALLY SIGNIFICANT RESOURCES
City of Red Deer - Previously Designated

HISTORIC SITE BUILDING	STREET ADDRESS	LEGAL DESCRIPTION	DESIGNATION	SIGNIFICANCE
Allen Bungalow	6313 - 45th Avenue	N.E. 1/4 Sec. 21; TWP38 Rge 27-W4th which lies to the east of road plan 1264 E.T.	Registered (Provincial)	excellent example of architect designed Arts and Craft Edwardian bungalow

INVENTORY OF HISTORICALLY SIGNIFICANT RESOURCES
City of Red Deer - Previously Designated

HISTORIC SITE BUILDING	STREET ADDRESS	LEGAL DESCRIPTION	DESIGNATION	SIGNIFICANCE
Clark House	4757 - 56th Street	Lot 27, Block A, Plan K1	Municipal	good example Gothic cottage style residence

INVENTORY OF HISTORICALLY SIGNIFICANT RESOURCES
City of Red Deer - Previously Designated

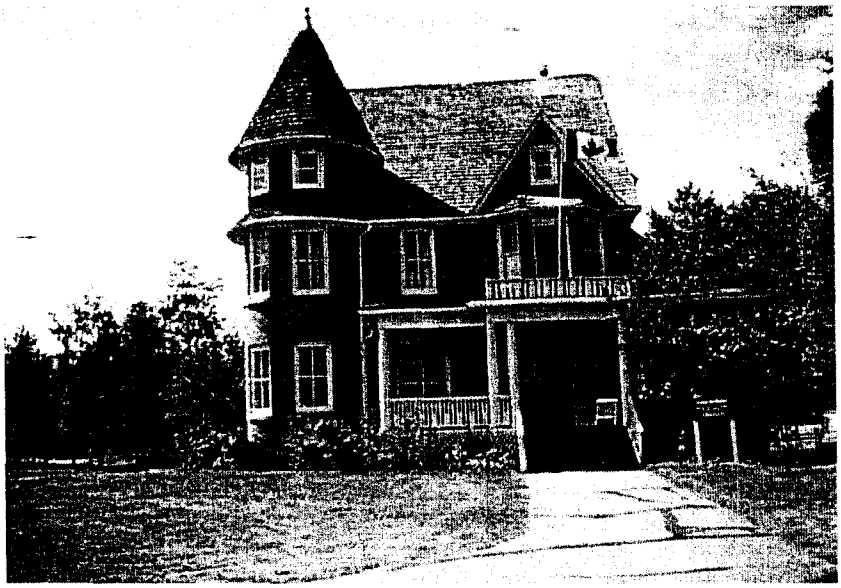
HISTORIC SITE BUILDING	STREET ADDRESS	LEGAL DESCRIPTION	DESIGNATION	SIGNIFICANCE
C.P.R. Rail Bridge	Red Deer River	SE of Plan 952 3190 Portion of CPR (Calgary-Edmonton Branch) between N & S shores of the Red Deer River	Registered (Provincial)	railway bridge link between NRD and RD (1907)

INVENTORY OF HISTORICALLY SIGNIFICANT RESOURCES
City of Red Deer - Previously Designated

HISTORIC SITE BUILDING	STREET ADDRESS	LEGAL DESCRIPTION	DESIGNATION	SIGNIFICANCE
C.P.R Station	5000 – 51st Avenue	Lot 19 Plan 952 4241	Provincial	C.P.R Station House - long time center of community (1910)

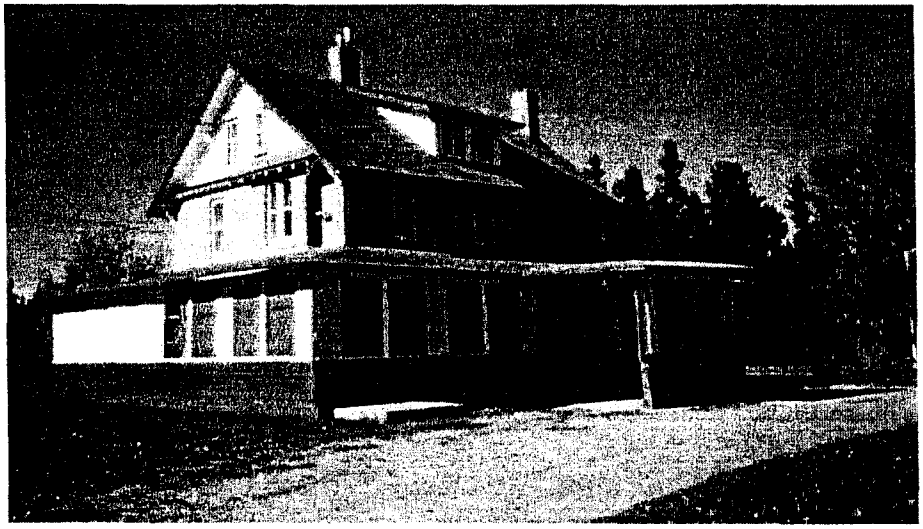
INVENTORY OF HISTORICALLY SIGNIFICANT RESOURCES
City of Red Deer - Previously Designated

HISTORIC SITE BUILDING	STREET ADDRESS	LEGAL DESCRIPTION	DESIGNATION	SIGNIFICANCE
Cronquist House	Great Chief Park	Parcel A, Plan 6339 K.S.	Municipal	excellent example Edwardian farm house - Piper brick



INVENTORY OF HISTORICALLY SIGNIFICANT RESOURCES
City of Red Deer - Previously Designated

HISTORIC SITE BUILDING	STREET ADDRESS	LEGAL DESCRIPTION	DESIGNATION	SIGNIFICANCE
J.J. Gaetz House / Willow Villa	3504 55th Street	Lot 3, Block 10, Plan 792 1758	Municipal	brick Edwardian house of former Red Deer M.L.A.



INVENTORY OF HISTORICALLY SIGNIFICANT RESOURCES
City of Red Deer - Previously Designated

HISTORIC SITE BUILDING	STREET ADDRESS	LEGAL DESCRIPTION	DESIGNATION	SIGNIFICANCE
McIntosh House	4631 - 50th Street	Lots 41-43 Block A, Plan K-8	Municipal	excellent polychromatic brick residence

INVENTORY OF HISTORICALLY SIGNIFICANT RESOURCES
City of Red Deer - Previously Designated

HISTORIC SITE BUILDING	STREET ADDRESS	LEGAL DESCRIPTION	DESIGNATION	SIGNIFICANCE
North Red Deer Cottage School	5704 - 60th Street	Lot S, Plan 4596 NY	Registered (Provincial)	good example cottage style school house (1911)

INVENTORY OF HISTORICALLY SIGNIFICANT RESOURCES
City of Red Deer- Not Previously Designated

Recommended

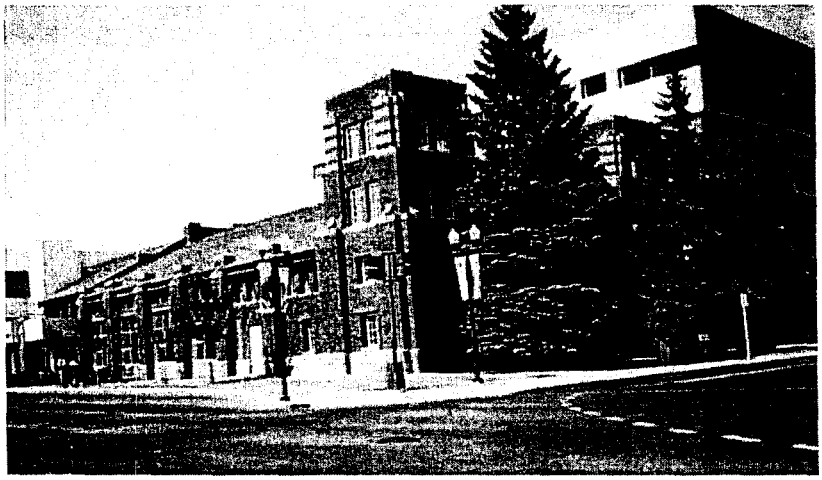
HISTORIC SITE BUILDING	STREET ADDRESS	LEGAL DESCRIPTION	DESIGNATION	SIGNIFICANCE
Old Red Deer Court House	4836 Ross Street	Lot 1 - 4 Block 28, Plan K	Provincial	last classical style Court House built in Alberta (1930)

INVENTORY OF HISTORICALLY SIGNIFICANT RESOURCES
City of Red Deer - Previously Designated

HISTORIC SITE BUILDING	STREET ADDRESS	LEGAL DESCRIPTION	DESIGNATION	SIGNIFICANCE
Parsons House	4801 - 49th Street	Lots 21 - 25 Block 26, Plan K	Registered (Provincial)	home and early medical clinic piper brick (1903) (addition 1912)

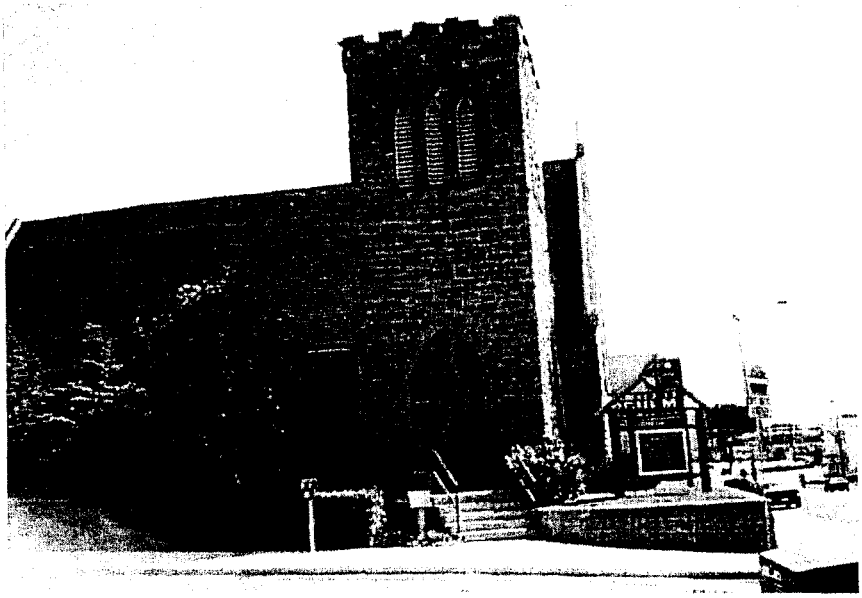
INVENTORY OF HISTORICALLY SIGNIFICANT RESOURCES
City of Red Deer - Previously Designated

HISTORIC SITE BUILDING	STREET ADDRESS	LEGAL DESCRIPTION	DESIGNATION	SIGNIFICANCE
Red Deer Armoury/ Old Fire Hall #1	4905 - 49th Street	Lot 1, Block 27, Plan 1339 R.S.	Municipal	pre-WWI medieval style armoury (1913)



INVENTORY OF HISTORICALLY SIGNIFICANT RESOURCES
City of Red Deer - Previously Designated

HISTORIC SITE BUILDING	STREET ADDRESS	LEGAL DESCRIPTION	DESIGNATION	SIGNIFICANCE
St. Luke's Anglican Church	4929 - 54th Street	Lots 9 - 11 Block 14, Plan K	Registered (Provincial)	unique sandstone church oldest remaining church in Red Deer, Gothic Revival Style (1906)



LAND USE BYLAW AMENDMENT

BYLAW NO. 3156/ MM-99

DESCRIPTION: Heritage Significant Bylaw
Protection of Heritage Resources

FIRST READING: Dec. 6/99.

DATE OF FIRST PUBLICATION: Dec. 17/99

DATE OF SECOND PUBLICATION: Dec. 24/99

SECOND READING: Jan. 17/00

THIRD READING: Jan. 17/00

LETTERS REQUIRED TO PROPERTY OWNERS: YES ✓ NO ____

DEPOSIT REQUIRED: NO ✓ YES ____ AMOUNT $ ____

ACTUAL COST OF ADVERTISING: $ ____

MAP PREPARATION: $ ____

TOTAL $ ____

REFUND ____ INVOICE ____ $ ✓

COMPLETED

Land Use Bylaw Amendment
Protection of Heritage Resources in the City of Red Deer

1. The Heritage Preservation Committee has submitted to Red Deer City Council Land Use Bylaw No. 3156/MM-99, "The Heritage Significance Bylaw", which has received First Reading. This bylaw is intended to increase awareness of heritage, historical or cultural resources within the city of Red Deer and offer recognition and some, although limited, protection of these resources from demolition or site disturbance.

   This bylaw has undergone several revisions over the past year as the Committee consulted with property owners and worked to refine the wording and related inventory listing. The bylaw will protect the inventory, which is both built and natural features and support the historical integrity of specific properties by offering, at the request of the owner, advice and consultation by heritage experts wherever possible, dealing with restoration, renovation or development.

   Buildings, sites and resources identified in the bylaw will be protected from demolition, or in the case of sites - disturbance, for up to 45 days, during which time alternatives to destruction of the resource may be explored by the Heritage Preservation Committee. At the end of the 45 day period the bylaw will not prevent the issuing of a demolition permit.

   All of the affected property owners will be contacted by mail. A full directory of the sites and buildings may be viewed at the Office of the City Clerk.

2. A copy of the proposed Bylaw may be inspected by the public at the office of the City Clerk, 2nd Floor of City Hall during regular office hours.

3. Prior to considering this Bylaw, City Council will hold a Public Hearing in the Council Chambers, 2nd Floor of City Hall on **Monday, January 17, 2000, at 7:00 p.m.,** for the purpose of hearing any person claiming to be affected. Letters or petitions are also acceptable if received by the City Clerk no later than 4:30 p.m. on the Monday prior to the date of the Public Hearing.

KELLY KLOSS
CITY CLERK

(Publication Dates: December 17 and December 24, 1999)

Box 5008
Red Deer, Alberta
T4N 3T4

The City of Red Deer

Office of the City Clerk

December 13, 1999

«OwnerName»
«OwnerAdd1»
«OwnerAdd2»
«OwnerAdd3»
«OwnerAdd4»

Dear Sir/Madam:

Re: Land Use Bylaw Amendment 3156/MM-99, Heritage Significant Bylaw Protection of Heritage Resources in the City of Red Deer

As the owner of a non-residential or residential historical site in the city of Red Deer, this letter is to inform you that the Heritage Preservation Committee has submitted to Red Deer City Council - Land Use Bylaw No. 3156/MM-99, "The Heritage Significance Bylaw", which has received First Reading. This bylaw is intended to increase awareness of heritage, historical or cultural resources within the city of Red Deer and offer recognition and some, although limited, protection of these resources from demolition or site disturbance.

This bylaw has undergone several revisions over the past year as the Committee consulted with property owners and worked to refine the wording and related inventory listing. The bylaw will protect the inventory, which is both built and natural features and support the historical integrity of specific properties by offering, at the request of the owner, advice and consultation by heritage experts wherever possible, dealing with restoration, renovation or development.

Buildings, sites and resources identified in the bylaw will be protected from demolition, or in the case of sites - disturbance, for up to 45 days, during which time alternatives to destruction of the resource may be explored by the Heritage Preservation Committee. At the end of the 45 day period the bylaw will not prevent the issuing of a demolition permit.

In addition to the advertisements appearing in the Red Deer Advocate on December 17th and December 24th, all of the affected property owners are being contacted by mail. A full directory of the sites and buildings may be viewed at the Office of the City Clerk.

Council will hold a Public Hearing to hear from any resident that may be affected by the passing of this proposed Bylaw on **Monday, January 17, 2000, at 7:00 p.m.**

If you wish to advise City Council that this Bylaw does affect you, would you please do one of the following no later than 4:30 p.m. on the Monday prior to the date of the Public Hearing:

4914 - 48th Avenue, Red Deer, AB Canada T4N 3T4
Tel: (403) 342-8132 Fax: (403) 346-6195 E-mail: cityclerk@city.red-deer.ab.ca Web: http://www.city.red-deer.ab.ca

1. advise me by telephone that you wish to attend the Public Hearing and speak to members of Council; or
2. provide me with a letter outlining your views; or
3. provide me with a properly signed Petition.

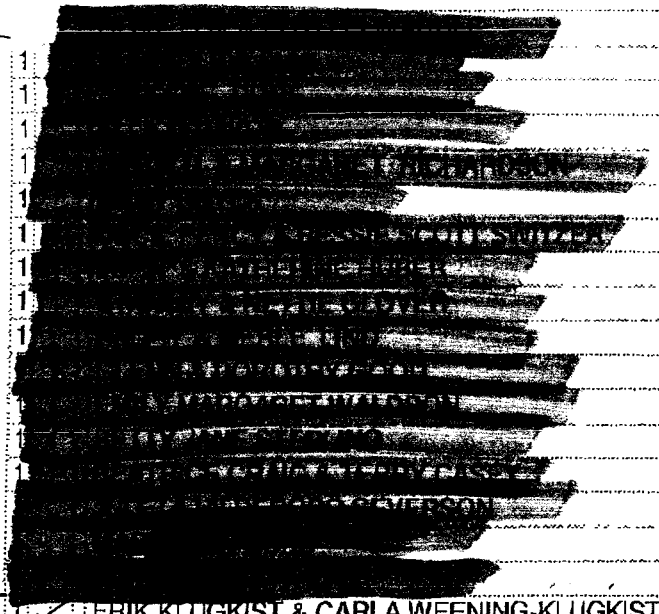
If you have any questions, please contact me at (403) 342-8132.

Yours truly,

JEFF GRAVES
DEPUTY CITY CLERK

		OwnerName	OwnerAdd1	OwnerAL
A20	2	HER MAJESTY THE QUEEN	MUNICIPAL GRANTS DIVISION	1000, 9700 JASPER AVE
	1	IMPERIAL BLOCK RED DEER LTD.	204, 4929 50 STREET	RED DEER, AB T4N 1X9
	1	HARANDON HOTELS LTD.	4905 - 51 AVE.	RED DEER, AB T4N 4H4
	1	GREGORY DIETER & HELEN MARLENE BOSECKER	4742 - 56 STREET	RED DEER, AB T4N 2K3
	1	NEIL MCGREGOR BAWTINHEIMER	4925 - 48 STREET	RED DEER, AB T4N 1S8
	1	RONALD & GRACE CAMERON	4637 - 50 STREET	RED DEER, AB T4N 1X1
	9	RED DEER & DISTRICT MUSEUM SOCIETY	P. O. BOX 800,	RED DEER, AB T4N 5H2
	1	BUFFALO HOTEL 1973 LTD.	5031 - 50 STREET	RED DEER, AB T4N 1Y2
X		[redacted]		RED DEER, AB T4N 1X9
	1	AGRIFOODS INTERNATIONAL COOPERATIVE LTD.	2200, 10155 - 102 STREET	EDMONTON, AB T5J 4G8
	1	RHONDA OLAFSON	5144 - 43 AVE.	RED DEER, AB T4N 3E2
	1	DARYL JOHN & SUSAN GAIL KOSOLA	26 MANNING STREET	RED DEER, AB T4R 1N6
	1	GEORGE HAROLD DAWE	4124 - 52 STREET	RED DEER, AB T4N 2B9
	2	RED DEER SCHOOL DIVISION #104	4747 - 53 STREET	RED DEER, AB T4N 2E6
	1	764189 ALBERTA LTD.	206, 4807 - 50 AVE.	RED DEER, AB T4N 4A5
	1	THE SYNOD OF THE DIOCESE OF CALGARY	4930 - 54 STREET	RED DEER, AB T4N 2G7
	2	IAN M. RAWLINSON	12 HOWARTH STREET CLOSE	RED DEER, AB T4N 5N7
	2	F.P. & C.M. GALBRAITH	5810 - 45 AVE.	RED DEER, AB T4N 3M2
	1	MASON MARTIN & ASSSOCIATES INC.	BOX 159	RED DEER, AB T4N 5E8
	1	GAETZ MEMORIAL UNITED CHURCH	4752 - 50 STREET	RED DEER, AB T4N 1X2
	1	LAM FONG YEE & QWON NGAN PING	C/O SIM & THORNE	4936 - 51 STREET
	1	GARRY & WENDY KOPECK	5011 - 43 AVE.	RED DEER, AB T4N 3C9
	1	DORI HOLDINGS LTD.	3610 - 41 AVE.	RED DEER, AB T4N 2X8
	1	BRUCE & JO-ANNE HALLMAN	4617 - 48 STREET	RED DEER, AB T4N 1S4
	1	DAVID GLENN ELLIOTT	180, 4752 - 50 STREET	RED DEER, AB T4N 1X2
		[redacted]	4601 - 42 STREET CRESCENT	RED DEER, AB T4N 6Y6
			4603 - 42 STREET CRESC	RED DEER, AB T4N 6Y6
			4605 - 42 STREET CRESC.	RED DEER, AB T4N 6Y6
			4607 - 42 STREET CRESC.	RED DEER, AB T4N 6Y6
			4637 - 42 STREET CRESC.	RED DEER, AB T4N 6Y6
			4639 - 42 STREET CRESC.	RED DEER, AB T4N 6Y6
			4641 - 42 STREET CRESCENT	RED DEER, AB T4N 6Y6
			4643 - 42 STREET CRESC.	RED DEER, AB T4N 6Y6
			P. O. BOX 931	COCHRANE, AB T0L 0W0
			SITE 11, BOX 2, RR 1,	RED DEER, AB T4N 5E1
			4604 - 42 STREET CRESCENT	RED DEER, AB T4N 6Y6
			4606 - 42 STREET CRESC.	RED DEER, AB T4N 6Y6
			4608 - 42 STREET CRESCENT	RED DEER, AB T4N 6Y6
			4610 - 42 STREET CRESC.	RED DEER, AB T4N 6Y6
			4612 - 42 STREET	RED DEER, AB T4N 6Y6
			4614 - 42 STREET CRESC.	RED DEER, AB T4N 6Y6

Wrong



		16 - 42 STREET CRESC.	RED DEER, AB T4N	
1		4618 - 42 STREET CRESCENT	RED DEER, AB T4N 6Y6	
1		4620 - 42 STREET CRESC.	RED DEER, AB T4N 6Y6	
1		4622 - 42 STREET CRESCENT	RED DEER, AB T4N 6Y6	
1		13 WIGMORE CLOSE	RED DEER, AB T4N 5X9	
1		4626 - 42 STREET	RED DEER, AB T4N 6Y6	
1		4628 - 42 STREET CRESCENT	RED DEER, AB T4N 6Y6	
1		4630 - 42 STREET CRESCENT	RED DEER, AB T4N 6Y6	
1		4632 - 42 STREET CRESCENT	RED DEER, AB T4N 6Y6	
1		4634 - 42 ST CRESCENT	RED DEER, AB T4N 6Y6	
		4636 - 42 STREET CRESC.	RED DEER, AB T4N 6Y6	
		4638 - 42 STREET CRESC.	RED DEER, AB T4N 6Y6	
1		4640 - 42 STREET CRESCENT	RED DEER, AB T4N 6Y6	
1		4642 - 42 STREET CRESC.	RED DEER, AB T4N 6Y6	
		4644 - 42 STREET CRESCENT	RED DEER, AB T4N 6Y6	
		4646 - 42 STREET CRESCENT	RED DEER, AB T4N 6Y6	
		C/O MR TREVOR SWITZER	P. O. BOX 6255	IN
1	✓	ERIK KLUGKIST & CARLA WEENING-KLUGKIST	R.R. 1, SITE 3, BOX 7,	CONDOR, AB T0M 0P0
2	✓	RANDALL MCKENZIE	4532 WASKASOO CRESC.	RED DEER, AB T4N 2M2
1	✓	MILDRED M ACKERMAN	5509 - 48A AVENUE	RED DEER, AB T4N 3V7
1	✓	JOHN L & MARY MURRAY	4922 - 55 STREET	RED DEER, AB T4N 2J5
1	✓	JOHN & JOAN MACKENZIE	5343 - 46 AVE.	RED DEER, AB T4N 3N3
1	✓	WING WONG LTD.	BOX 491	RED DEER, AB T4N 5G1
1	✓	JAMES BRYCE & RAVINDAR KAUR RATTAN MITCHELL	5140 - 43 AVE.	RED DEER, AB T4N 3E2
1	✓	DICK & DREW HUEBNER	95 ANQUETEL STREET	RED DEER, AB T4R 2K7
2	✓	KEN BISHOP	4 HOWARTH ST CLOSE	RED DEER, AB T4N 5N7
1	✓	602611 ALBERTA LTD	36 ANQUETEL CLOSE	RED DEER, AB T4R 1G7
2	✓	PATRICIA LYNN DUNCAN	5555 - 45 AVE.	RED DEER, AB T4N 3L7
1	✓	HAROLD E. ROUTLEDGE, EXECUTOR	OF THE ESTATE OF	PHILIP ROUTLEDGE
1	✓	BRUCE & JOANNE HALLMAN	4617 - 48 STREET	RED DEER, AB T4N 1S4
1	✓	NEW LIFE TABERNACLE OF RED DEER CHURCH	BOX 371,	RED DEER, AB T4N 5E9
1	✓	GEORGE MILTON & SYLVIA MARGARET HAYHOE	4722 - 43A AVE.	RED DEER, AB T4N 3G8
1	✓	602611 ALBERTA LTD.	36 ANQUETEL CLOSE	RED DEER, AB T4R 1G7
1	✓	SPRUCELAWN HOLDINGS LTD.	7794 - 47 AVE. CLOSE	RED DEER, AB T4P 2J9
1	✓	WILLIAM RODDICK & ELIZABETH LINDSAY REIKIE	5045 - 45 AVE.	RED DEER, AB T4N 3L1
9	✓	PIPER CREEK LODGE FOUNDATION	402, 4901 - 48 STREET	RED DEER, AB T4N 6M4
1	✓	ARTHUR & MARGARET DYCK	4629 - 46 STREET	RED DEER, AB T4N 1M7
1	✓	PRAIRIE OFFICE PRODUCTS INC.	204, 5000 - 50 AVE.	RED DEER, AB T4N 1Y3
1	✓	HER MAJESTY THE QUEEN(ALBERTA)	C/O MINISTER OF PUBLIC WORKS	SUPPLY & SERVICES
1	✓	HENRY & LILY SIMS	4763 - 56 ST.	RED DEER, AB T4N 2K2
1	✓	COURTE INSURANCE & FINANCIAL	SERVICES INC & JOHN T PITT	4601 - 50 AVE.
8	✓	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5

	✓	ANITA C. LEUNG	17 - 43 AVE.	RED DEER, AB T4N 3C
(1)	✓	ALL RIGHT MANAGMENT LTD.	BOX 395	RED DEER, AB T4N 5E9
2	✓	NICHOLAS & MARGARET SCHEYEN	5820 - 45 AVE.	RED DEER, AB T4N 3M2
1	✓	PARISH OF THE IMMACULATE CONCEPTION	% ST. MARYS PARISH	6 MCMILLAN AVENUE
1	✓	LAWRENCE ALEXANDER ROBINSON	3746 - 44 AVE.	RED DEER, AB T4N 3H5
1	✓	BEVERLY JOAN ANDERSON	26 EASTMAN CRESC.	RED DEER, AB T4R 1Y3
1	✓	TORBEN & SHEILA ANDERSEN	5035 – 45 AVE.	RED DEER, AB T4N 3L1
9	✓	LEONARD WILFRED & KELLY LOUISE BEAUCHAMP	3534 - 45 AVE.	RED DEER, AB T4N 3K8
1	✓	PAUL BLAINE RITCHIE	4755 - 56 STREET	RED DEER, AB T4N 2K2
9		ANDREW R & TAWNY JO DALE	3602 - 41 AVE. Lot 1	RED DEER, AB T4N 2X8
9		JOHN PETER HARMS	3606 - 41 AVE. Lot 2	RED DEER, AB T4N 2X8
9		LEO M. & SHIRLEY E. PARKER	3610 - 41 AVE. Lot 3	RED DEER, AB T4N 2X8
9		STEWART L. BRONDGEEST	3614 - 41 AVE. Lot 4	RED DEER, AB T4N 2X8
9	✓	REGNAR D. SIMONSEN	3618 - 41 AVE	RED DEER, AB T4N 2X8
9	✓	JUSTIN DEAN & LYNN MARIE HUBERT	3622 - 41 AVE.	RED DEER, AB T4N 2X8
9	✓	BRUCE & HILARY CANAM	3626 – 41 AVE.	RED DEER, AB T4N 2X8
9	✓	MARY ANN BARR	3630 - 41 AVE.	RED DEER, AB T4N 2X8
		[redacted]	3634 - 41 AVE	RED DEER, AB T4N 2X8
9		MARTHA EWERT	4401 - 40A AVE.	RED DEER, AB T4N 2X3
(9)	✓	SCOTT MACSEPHNEY	3642 - 41 AVE.	RED DEER, AB T4N 2X8
9	✓	SHAUNA & KARL MULDER	3646 - 41 AVE.	RED DEER, AB T4N 2X8
9	✓	BRENDA LEE ALICIA KELLEY	3650 - 41 AVE.	RED DEER, AB T4N 2X8
9	✓	DARIN MITCHELL & ROXANNE SCEVIOUR	3654 - 41 AVE.	RED DEER, AB T4N 2X8
9	✓	FLOYD SMATHERS	3733 - 42 AVE.	RED DEER, AB T4N 2Z4
9	✓	JANICE L. FINCH	3729 – 42 AVE.	RED DEER, AB T4N 2Z3
9	✓	NICHOLAS & LUCIENNE PARTRIDGE	3725 - 42 AVE.	RED DEER, AB T4N 2Z3
9	✓	CLAUDE LAPALME & JANET KUSCHAK	3721 - 42 AVE.	RED DEER, AB T4N 2Z3
9	✓	GARNETT & TRACEY CLAFFEY	3717 - 42 AVE.	RED DEER, AB T4N 2Z3
(9)	✓	DARCY & GARY STEMENS	3713 - 42 AVE.	RED DEER, AB T4N 2Z3
9	✓	HILDA JANE CARR	3709 - 42 AVE.	RED DEER, AB T4N 2Z3
9	✓	HELEN ELIZABETH SUTHERLAND	3705 - 42 AVE.	RED DEER, AB T4N 2Z3
9	✓	LEE & DARLENE LANE	3701 – 42 AVE	RED DEER, AB T4N 2Z3
9	✓	MARGARET DICKAU	3617 - 42 AVE.	RED DEER, AB T4N 2Z3
9	✓	MAXINE EDITH EVANS	3613 - 42 AVE.	RED DEER, AB T4N 2Z3
9	✓	LYDIA & LAMBERT DE GROOD	3609 - 42 AVE.	RED DEER, AB T4N 2Z3
(9)	✓	JOHN BATTENSBY GAILEY & BRENDA HILDA	3605 – 42 AVE	RED DEER, AB T4N 2Z3
9		SUSAN PATTON & JAMES OSTERREICHER	3601 - 42 AVE. Lot 18	RED DEER, AB T4N 2Z3
1	✓	WING WONG LIMITED	BOX 491	RED DEER, AB T4N 5G1
1	✓	MONICA BAST PROFESSIONAL CORPORATION	601, 4808 - 50 STREET	RED DEER, AB T4N 1X5
1	✓	PATRICK WYCHOPEN	5514 – 49A AVENUE	RED DEER, AB T4N 3X7
1	✓	MONICA RAE BAST	5517 - 49A AVENUE	RED DEER, AB T4N 3X6
1	✓	SOUTHWIND PROPERTIES INC	204, 5000 - 50 AVE.	RED DEER, AB T4N 6C2

?

NOT ON!

New owner

New owners

New owners

	✓	VALENTINE ANNETTE OWEN	69 - 47 STREET	RED DEER, AB T4N 1L
1	✓	599754 ALBERTA LTD	102, 7477 - 49 AVE.	RED DEER, AB T4P 1N1
1	✓	VALENTINE ANNETTE OWEN	5569 – 47 STREET	RED DEER, AB T4N 1S1
1	✓	RED DEER PUBLIC SCHOOL	DISTRICT #104	4747 - 53 STREET RI
1	✓	K.G.S. DEVELOPMENTS LTD	121 WILTSHIRE BLVD.	RED DEER, AB T4N 6B4
1	✓	BERNICE CAPUSTEN & WILLIAM DANIEL WEISWASSER	4730 - 43A AVE.	RED DEER, AB T4N 3G8
2		NORENE ETHEL SIFERT	4512 - 55 STREET	RED DEER, AB T4N 2H6
2	✓	DOUGLAS & CATHY SATHER	4516 – 55 STREET	RED DEER, AB T4N 2H6
9		GARY D. SEIFRIED	5836 - 45 AVE.	RED DEER, AB T4N 3M3
1	✓	EARL HOWARD BROWNING	4319 - 51 AVE.	RED DEER, AB T4N 4G7
9		LARRYL & LEOLA ONYSKIW	P. O. BOX 85266	ALBERT PARK POSTAL OUTLET C.
9	✓	629175 ALBERTA LTD	C/O 203, 200 BARCLAY PARADE SW	CALGARY, AB T2P 4R5
9		CAROLINE SCHUT	301, 1421 EAST 2 AVE.	VANCOUVER, BC V5N 1C6
9		JOHN & KATHLEEN FUCHS	12 MCKEE CLOSE	RED DEER, AB T4N 0L9
9		BILL GROSSHOLZ	5759 WESTPORT RD.	WEST VANCOUVER, BC V7W 2X7
9		JERRY LELAND & DIANNE LYNN PARDUE	206, 4902 - 37 STREET	RED DEER, AB T4N 6M9
9		TOM HOSKIN	1934 PARKSIDE LANE	NORTH VANCOUVER, BC V7G 1X5
9		EDNA GEORGESON	212, 4902 - 37 STREET	RED DEER, AB T4N 6M9
9		MARBLE HEIGHTS DEVELOPMENTS LTD.	88, 21138 - 88 AVE.	LANGLEY, BC V1M 2G7
9		J TODD ERICKSON	2876 - WEST 17 AVE.	VANCOUVER, BC V6L 1A2
9		ERIK & MORAG CHRISTENSEN	1450 BEACH GROVE RDD	DELTA, BC V4L 1N6
9		BARRY & MONIKA LEPIN	11045 LINCOLN DRIVE	DELTA, BC V4E 1N7
9		ALAMA INVESTMENTS LTD	313 BIRCHCLIFF RD.	BIRCHCLIFF, AB T4S 1R6
9		MYRTLE ELLA MAE FRANKLIN	303, 4902 - 37 STREET	RED DEER, AB T4N 6M9
9		DON & ROSS HARVIE MAXWELL	213, 1149 - W 11TH AVE.	VANCOUVER, BC V6H 1K4
9		KEVIN THEXTON	9, 5651 LACKNER CRESC.	RICHMOND HILL, ON V5E 6E8
9		GARY & CAROL WADE	2296 SORRENTO DRIVE	COQUITLAM, BC V3K 6P5
9		RICK WALSH	310, 4902 - 37 STREET	RED DEER, AB T4N 6M9
9		KLAUS & ELISABETH BANDELIN	35993 EAGLECREST PLACE	ABBOTSFORD, BC V2S 4N4
9		BARRY & MONIKA LEPIN	11045 LINCOLN DRIVE	DELTA, BC V4E 1N7
9		ERIK & MORAG CHRISTENSEN	1450 BEACH GROVE RD.	DELTA, BC V4L 1N6
9		ALAMA INVESTMENTS LTD	313 BIRCHCLIFF RD.	BIRCHCLIFF, AB T4S 1R6
9		GARY & CAROL WADE	2296 SORRENTO DRIVE	COQUITLAM, BC V3K 6P5
9		CLAYTON DALWOOD	4, 5571 - 45 STREET	RED DEER, AB T4N 1L2
9		EUGENE & ANNA OWCHAR	401, 4902 - 37 STREET	RED DEER, AB T4N 6M9
9		FRED & PEGGY ANN COLBURN	5670 ABBEY DRIVE	DELTA, BC V4E 1B8
9		ANNE-LOUISE RANKIN & ROBERT PARRY	C 5, 1100 - WEST 6 AVE.	VANCOUVER, BC V6H 1A4
9		ALAN LEVINE & JANICE RICHMOND	972 - 50 STREET	DELTA, BC V4M 2S8
9		ALAMA INVESTMENTS LTD	313 BIRCHCLIFF RD.	BIRCHCLIFF, AB T4S 1R6
9		JULIA WRIGHT & AMY RENWICK	507, 4902 - 37 STREET	RED DEER, AB T4N 6M9
9		HILTON & DOREEN BUNSE	3949 - 35 AVE.	RED DEER, AB T4N 2R8
9		FRED & PEGGY ANN COLBURN	5670 ABBEY DRIVE	DELTA, BC V4E 1B8

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Checkmate Court.

		ANNA SMITH	58 CENTAURIUS CIRCLE	BURNABY, BC V3J 7R
9		ERIK & MORAG CHRISTENSEN	1450 BEACH GROVE RD.	DELTA, BC V4L 1N6
9		DAVID MACKAY	1955 HILLSIDE AVE.	COQUITLAM, BC V3K 1K6
9		ANDREAS HEMPELMANN	6977 FREDERICK AVE.	BURNABY, BC V5J 3X8
9		EPPY VAN VEEN	2976 THACKER AVE.	PORT COQUITLAM, BC V3C 4N7
9		BILL GROSSHOLZ	5759 WESTPORT RD.	WEST VANCOUVER, BC V7W 2X7
9		HART HEMPELMANN	553, N PCH 126,	REDONDO BEACH, CA USA 90277
9		WALTER SYLER	435 MARIE PLACE	NORTH VANCOUVER, BC V7J 3P6
9		MARBLE HEIGHTS DEVELOPMENTS LTD	88, 21138 - 88 AVE.	LANGLEY, BC V1M 2G7
9		WAYNE & MAUREEN CAREY	389 BIRCHCLIFF RD.	BIRCHCLIFF, AB T4S 1R6
9		AARON CRAIGIE	9158 CENTAURIUS CIRCLE	BURNABY, BC V3J 7R1
9		ROBERT HARCUS	2971 RAMSAY COURT	COQUITLAM, BC V3C 4P8
9		ANTHONY & KAREN KURUCZ	10537 GLENWOOD CRESC.	SURREY, BC V4N 1V9
9		ERIK & MORAG CHRISTENSEN	1450 BEACH GROVE RD.	DELTA, BC V4L 1N6
9		ROBERT SHOWELL	3332 WEST 28 AVE.	VANCOUVER, BC V6S 1R8
9		AMELIA HUJDIC	7273 - 111A STREET	DELTA, BC V4C 4S2
9		ALAMA INVESTMENTS LTD	313 BIRCHCLIFF RD.	BIRCHCLIFF, AB T4S 1R6
9		WALTER SYLER	435 MARIE PLACE	NORTH VANCOUVER, BC V7J 3P6
9		MICHAEL KUZNECOV	4891 MAITLAND STREET	BURNABY, BC V5H 1N1
9		FRANCO & JOANNE BUONINSEGNI	89 WILTSHIE BLVD.	RED DEER, AB T4N 6S4
9		ANDREAS HEMPELMANN	6977 FREDERICK AVE.	BURNABY, BC V5J 3X8
9		ERIK & MORAG CHRISTENSEN	1450 BEACH GROVE RD.	DELTA, BC V4L 1N6
9		H. BRUCE & E. JOYCE MCDONALD	704, 4902 - 37 STREET	RED DEER, AB T4N 6M9
9		ROBERT SHOWELL	3332 WEST 28 AVE.	VANCOUVER, BC V6S 1R8
9		MICHAEL KUZNECOV	4891 MAITLAND STREET	BURNABY, BC V5H 1N1
9		JOHN HARVEY & BARBARA JOAN WRIGHT	2949 WEST 45 AVE.	VANCOUVER, BC V6N 3L6
9		GORDON CAMERON	5921 - 152 STREET	SURREY, BC V3S 3K4
9		DAVID MACKAY	1955 HILLSIDE AVE.	COQUITLAM, BC V3K 1K6
9		MICHAEL KORPA	18959 - 72 AVE.	SURREY, BC V4N 3G6
9		YONG MOO LEE	809, 4902 - 37 STREET	RED DEER, AB T4N 6M9
9		BRIAN KENNETH BOOMARS	16, 2125 AV RD.	TORONTO, ON M5M 4B2
9		WALTER SYLER	435 MARIE PLACE	NORTH VANCOUVER, BC V7J 3P6
9		PARIMAL RANA	4538 HOY STREET	VANCOUVER, BC V5R 4N4
9		JOHN NIXON	804, 4902 - 37 STREET	RED DEER, AB T4N 6M9
9		ERIK & MORAG CHRISTENSEN	1450 BEACH GROVE RD.	DELTA, BC V4L 1N6
9		SURINDER & KIRANJIT BRAR	3767 LIVERPOOL STREET	PORT COQUITLAM, BC V3B 3W5
9		JUDITH KUSNIERZ	2876 WEST 17 AVE.	VANCOUVER, BC V6L 1A2
9		CRISPIN SABUNI	501, 289 DRAKE STREET	VANCOUVER, BC V6B 5Z5
9		DELLA BLAIR	1107, 4902 - 37 STREET	RED DEER, AB T4N 6M9
9		GORDON HOSKINS	1540 CROIX SALZBOURG	BROSSARD, QC J4X 1W1
9		CARLO LUIGI NIGRO	260 SOUTH HOWARD AVE.	BURNABY, BC V5B 3P5
9		WALTER SYLER	435 MARIE PLACE	NORTH VANCOUVER, BC V7J 3P6

		PETER & PAULINE SENKO	J6, 4902 - 37 STREET	RED DEER, AB T4N 6.
9		DARRYN TODD & CATHERINE SUZANNE SHEWCHUK	217, 675 EAST 5TH	VANCOUVER, BC V5T 4P1
9		IAN S DUNCAN	1509, 4902 - 37 STREET	RED DEER, AB T4N 6M9
9		ERIK & MORAG CHRISTENSEN	1450 BEACH GROVE RD.	DELTA, BC V4L 1N6
9		MALKEET BAINS	9031 GENERAL CURRIE RD.	RICHMOND HILL, ON V6Y 1M5
9		DOUGLAS PATTON	901, 4902 37 STREET	RED DEER, AB T4N 6M9
9		STEPHENSON YUE	P. O. BOX 88005	RICHMOND, BC V6X 3T6
9		HART HEMPELMANN	553 N. PCH 126	REDONDO BEACH, CA USA 90277
9		KARL WOITOWITSCH	10011 - 6 RD.	RICHMOND, BC V6Y 1E6
9		JOHN & GRACE VAN	20874 MINER STREET	NEW WESTMINSTER, BC V3L 5N6
9		WAYNE & MAUREEN CAREY	389 BIRCHCLIFF RD.	BIRCHCLIFF, AB T4S 1R6
9		WALTER SYLER	435 MARIE PLACE	NORTH VANCOUVER, BC V7J 3P6
9		J. TODD ERICKSON	2876 WEST 17 AVE.	VANCOUVER, BC V6L 1A2
9		IQBAL & NERINDER BAINS	9031 GENERAL CURRIE RD.	RICHMOND HILL, ON V6Y 1M5
9		DALE & D. JOAN SOBOOL	510 20 AVENUE S.	CRANBROOK, BC V1C 5Y9
9		DARRYN SHEWCHUK	217, 675 EAST 5TH AVE.	VANCOUVER, BC V5T 4P1
9		DELLA BLAIR	1107, 4902 - 37 STREET	RED DEER, AB T4N 6M9
9		STEVE PELMAN	103, 1238 SEYMOUR STREET	VANCOUVER, BC V6B 6J3
9		PELLEGRINI ENTERPRISES LTD	BOX 220	PRINCE ALBERT, SK S6V 5S4
9		JAMES ALLAN NEWBERY	1104, 4902 - 37 STREET	RED DEER, AB T4N 6M9
9		JAMES OLESEN	1103, 4902 - 37 STREET	RED DEER, AB T4N 6M9
9		MAUREEN CLAYTON	1101, 4902 - 37 STREET	RED DEER, AB T4N 6N9
9		JOHN PETER TIMAR	34640 DAVIE COURT	ABBOTSFORD, BC V5V 4G2
9		RICHARD K PREECE	1209, 4902 - 37 STREET	RED DEER, AB T4N 6M9
9		ALFRED RANGER	1208, 4902 - 37 STREET	RED DEER, AB T4N 6N9
9		ALAMA INVESTMENTS LTD	313 BIRCHCLIFF RD.	BIRCHCLIFF, AB T4S 1R6
9		EDWARD GARY PRIOR & CAROL LUNDGREN	1206, 4902 - 37 STREET	RED DEER, AB T4N 6M9
9		ARIES YEE CHUN WONG	2656 47 AVE. E	VANCOUVER, BC V5S 1C1
9		ALAUDIN & GULZAR MEGHJI	1204, 4902 37 STREET	RED DEER, AB T4N 6M9
9		WILLIAM L MILLER	57 DOUGLASBANK WAY S. E.	CALGARY, AB T2Z 1W7
9		VICTORIA LYNN LAUSCHER	1201, 4902 - 37 STREET	RED DEER, AB T4N 6M9
9		KEVIN BARR	5900 SPROTT STREET	BURNABY, BC V5G 1V1
9		GRACE VAN	20874 MINER STREET	NEW WESTMINISTER, BC V3L 5N6
9		KULWANT SANDHER	1326 CHELSEY WAY	PORT COQUITLAM, BC V3V 7S9
9		TIMOTHY LESHCHYSHYN	P. O. BOX 131, SITE 15, R. R. 4,	EDMONTON, AB T5E 5S7
9		IAN S. DUNCAN	1509, 4902 - 37 STREET	RED DEER, AB T4N 6M9
9		RAE & RON ELLIS	16 SHAW MEADOWS RISE S. W.	CALGARY, AB T2Y 1C6
9		WAYNE IVAN & FRANCES ETHEL & DONALD WAYNE	1409, 4902 - 37 STREET	RED DEER, AB T4N 6M9
9		TERRY & SUSAN UNGER	BOX 516	CORONATION, AB T0C 1C0
9		GLEN KELNDORFE	1401, 4902 - 37 STREET	RED DEER, AB T4N 6M9
9		ANNETTE COSTON	1412, 4902 - 37 STREET	RED DEER, AB T4N 6M9
9		DONALD GABLEHOUSE	BOX 927	TURNER VALLEY, AB T0L 2A0

	JEFFREY ALLAN & THERESA VOIGT	28 BRECKEN RD N.W.	CALGARY, AB T2L 1H
9	IAN DUNCAN	1509, 4902- 37 STREET	RED DEER, AB T4N 6M9
9	LAWRENCE M STEVENS	BOX 294	PENHOLD, AB T0M 1R0
9	ERIK & MORAG CHRISTENSEN	1450 BEACHGROVE RD	DELTA, BC V4C 1N6
9	DONALD LONGMORE	1504, 4902 - 37 STREET	RED DEER, AB T4N 6M9
9	NANCY ELIZABETH WELLS	1501, 4902 - 37 STREET	RED DEER, AB T4N 6M9
9	CLAYTON DALWOOD & MAUREEN CAREY	4, 5571 - 45 STREET	RED DEER, AB T4N 1L2
9	MONA ELIZABETH LUCKIW	1510, 4902 - 37 STREET	RED DEER, AB T4N 6M9
1	305757 ALBERTA LTD	1410, 540 - 14 AVE. S.W.	CALGARY, AB T2R 0M6

INVENTORY OF HISTORICALLY SIGNIFICANT RESOURCES

HISTORIC SITE BUILDING	STREET ADDRESS	LEGAL DESCRIPTION	DESIGNATION
A20 Army Camp Motor Pool Building and Cormack Gardens Currently Red Deer Armoury	4402 – 55th Street	Parcel C, Plan 837 H.W.	Historic Significance
Advocate Building (former)	4929 - 49th Street	Lot 13, Block 19, Plan 1587 MC	Historic Significance
Arlington Hotel	4905 – 51st Avenue	Lots 1 – 5 Block 10, Plan H	Historic Significance
Bank Manager's Residence	4742 – 56th Street	Lot 12, Block C, Plan K1	Historic Significance
Bawtinhimer Garage	4925 – 48th Street	Lot 12(part)-13, Block 20, Plan K.	Historic Significance
Botterill Residence	4637 Ross Street	Lots 41 - 43, Block A, Plan K-8	Historic Significance
Bower Barn Gothic Roof Barn (Sunnybrook Farm)	4701 – 30th Street	Lot 3, Block 14 Plan 4436 TR	Historic Significance
Bower Residence (Sunnybrook Farm)	4701 - 30th Street	Lot 3, Block 14 Plan 4436 TR	Historic Significance
Buffalo Hotel	5031 Ross Street	Lots 6-10, Block 10, Plan H	Historic Significance
Capitol Theatre	4924 Ross Street	Lot ~~32A~~ 8-9, Block ~~18~~ 17, Plan H	Historic Significance
Central Alberta Dairy Pool (CADP) Building Condensery	5410 Gaetz Avenue	Lot 45, Block 12, Plan 972 0467	Historic Significance
Carscallen Residence	5144 – 43rd Avenue	Lot 13, Block 14 Plan 6393 M.C.	Historic Significance
Cenotaph	4900 Block, Ross Street	No Legal	Historic Significance

Item No. 2

BYLAW NO. 3156/MM-99

WHEREAS the strategies identified by the City of Red Deer Strategic Plan under the area of community and land use planning state that the City will ensure historic resources and other significant features are preserved and maintained for future generations, this bylaw creates a historical significance district within the City of Red Deer, and

WHEREAS the intent of this Significance District is to promote and encourage the recognition and preservation of potentially historical or culturally significant buildings, sites, and resources within the City of Red Deer, and

WHEREAS, the bylaw is limited to an examination of any proposal to demolish identified buildings or to disturb identified sites, and

WHEREAS, in principle, the bylaw supports and promotes the historical integrity of identified properties by offering, at the request of the owner, advice and consultation by heritage experts whenever possible, related to buildings or sites listed within the bylaw on matters related to restoration, renovation or development.

NOW THEREFORE THE MUNICIPAL COUNCIL OF THE CITY OF RED DEER, IN THE PROVINCE OF ALBERTA, DULY ASSEMBLED, ENACTS AS FOLLOWS:

Add the following district, referred to as the Historic Significance District to the bylaw, after the Historical Preservation District:

196.1(1) The district is intended to promote community awareness of actual or potential heritage and historically significant sites or buildings, and to provide a means whereby identified sites or buildings may be preserved with available and practical means from time to time. This district will provide that an identified site or building of potential historical significance shall not be demolished; or in the case of sites disturbed, until such time as an evaluation of the heritage or historical significance of the site or building has been carried out. The bylaw encourages but does not require that any renovations undertaken be sympathetic to the historical integrity of the site.

196.1(2) Permitted Uses

The uses listed as permitted in the underlying use district.

196.1(3) Discretionary Uses

The uses listed as discretionary in the underlying land use district, which in the opinion of the Development Authority, will maintain and achieve the general purpose of the District.

196.1(4) The owner must give 45 days' notice to the City of the proposed demolition of any of the buildings or the disturbance of sites listed in section 196.1(5). The

City will cause a historical evaluation to be carried out. If the building or site is deemed significant and a candidate for preservation, a Committee appointed by the City will work with the land owner during the 45 day period in an effort to preserve the building and/or site. If the owner and such committee are unable to reach an agreement, once the 45 day notice period has expired, this bylaw will no longer prevent demolition of the building or disturbance of the site.

196.1(5) The buildings and/or sites, which are included in this district, are listed as follows:

INVENTORY OF HISTORICALLY SIGNIFICANT RESOURCES

HISTORIC SITE BUILDING	STREET ADDRESS	LEGAL DESCRIPTION	DESIGNATION
A20 Army Camp Motor Pool Building and Cormack Gardens Currently Red Deer Armoury	4402 – 55th Street	Parcel C, Plan 837 H.W.	Historic Significance
Advocate Building (former)	4929 - 49th Street	Lot 13, Block 19, Plan 1587 MC	Historic Significance
Arlington Hotel	4905 – 51st Avenue	Lots 1 – 5 Block 10, Plan H	Historic Significance
Bank Manager's Residence	4742 – 56th Street	Lot 12, Block C, Plan K1	Historic Significance
Bawtinhimer Garage	4925 – 48th Street	Lot 12(part)-13, Block 20, Plan K.	Historic Significance
Botterill Residence	4637 Ross Street	Lots 41 - 43, Block A, Plan K-8	Historic Significance
Bower Barn Gothic Roof Barn (Sunnybrook Farm)	4701 – 30th Street	Lot 3, Block 14 Plan 4436 TR	Historic Significance
Bower Residence (Sunnybrook Farm)	4701 - 30th Street	Lot 3, Block 14 Plan 4436 TR	Historic Significance
Buffalo Hotel	5031 Ross Street	Lots 6-10, Block 10, Plan H	Historic Significance
Capitol Theatre	4924 Ross Street	Lot 32A, Block 18, Plan H	Historic Significance
Central Alberta Dairy Pool (CADP) Building Condensery	5410 Gaetz Avenue	Lot 45, Block 12, Plan 972 0467	Historic Significance
Carscallen Residence	5144 – 43rd Avenue	Lot 13, Block 14 Plan 6393 M.C.	Historic Significance
Cenotaph	4900 Block, Ross Street	No Legal	Historic Significance

HISTORICAL SITE BUILDING	STREET ADDRESS	LEGAL DESCRIPTION	DESIGNATION
Cole/G.W. Smith Residence	5142 - 44th Street	Lot 15, Block 1, Plan 6077 HW	Historic Significance
Dawe Residence	4124 - 52nd Street	Lots 8 & 9, Block 12, Plan 3586 AE	Historic Significance
Drill Hall #1 (Red Deer Public School Maintenance Shop)	4230 - 58th Street	Parcel D1, Plan 4154 R.S.	Historic Significance
Drill Hall #2 (Red Deer Memorial Centre)	4214 - 58th Street	Parcel E, Plan 3962 H.W.	Historic Significance
Eaton's Store (former)	4807 Gaetz Avenue	Lots 3 - 8, Block 19, Plan H	Historic Significance
Eilertson Sculpture (Victory Park)	4540 Ross Street	Lot X, Plan 6901 R Part of Lot A	Historic Significance
Eventide Funeral Home (St. Luke's Hall)	4930 - 54th Street	Lots 1 - 3, Block 13, Plan K (only south 12' of 3)	Historic Significance
Fallow Residence	12 Howarth St. Close	Lot 9A, Block E, Plan 4387 RS	Historic Significance
Freytag Tannery Site	5616 Kerry Wood Drive	Block 11, Plan 3331A.J.	Historic Significance
F.W. Galbraith Residence	5810 - 45th Avenue	Lot 1, Block 5, Plan 961 H.W.	Historic Significance
Gaetz Manufacturing Building	4840 – 51st Street	Lots 1 & 2 Block 29, Plan K	Historic Significance
Gaetz Memorial United Church	4758 Ross Street	Lot 1, Block 37, Plan 6275 H.W.	Historic Significance
Georgia Apartments	5016 – 48th Avenue	Lots 21-24, Block 28,Plan K less the south 40'	Historic Significance
Grandview Lodge (Senior Citizens Home)	5011 – 43rd Ave	Lot 8, Block 6, Plan 5470 HW	Historic Significance
Greene Block	5001 Ross Street	Lots 18 – 19 Block 10, Plan H	Historic Significance

HISTORICAL SITE BUILDING	STREET ADDRESS	LEGAL DESCRIPTION	DESIGNATION
Hallman Residence (Parkvale Area)	4617-48th Street	Lot 32-33, Block C, Plan K8 (excluding E. 10' of Lot 32)	Historic Significance
Hamilton Block	5211 Gaetz Avenue	Lots 5 & 6 Block 15, Plan K	Historic Significance
Heritage Square	4600 Block 47th Avenue	Lot 50, Block B, Plan ~~872 0442~~	Historic Significance
Huestis Residence	5201 – 47th Avenue	Lot 9-11, Block N Plan 6901 R	Historic Significance
J. Weddell Residence (Waskasoo Crescent)	4532 Waskasoo Cres.	Lot 40, Block 2, Plan 872 2544	Historic Significance
Johnstone Residence	5509 - 48A Avenue	Lot B Block 1, Plan 1995 ET	Historic Significance
La France Residence	4922 - 55th Street	Lots 5 & 6, Block 2, Plan 7075 A.E.	Historic Significance
MacKenzie / Ellis Residence	5343 - 46th Avenue	Lot 10A, Block G, Plan 1500 R.S.	Historic Significance
Maple Leaf Block	5020 Gaetz Avenue	Lot 17, Block 11, Plan 795 HW	Historic Significance
McGregor Parson's Residence	5140 - 43rd Avenue	Lot 12, Block 14, Plan 6393 MC	Historic Significance
McLean Residence	4123 Ross Street	Lot 8, Block 3A, Plan 3288 K.S.	Historic Significance
Meredith Residence	4 Howarth St. Close	Lot 10, Block E, Plan 5746 AH	Historic Significance
Mitchell & Jewell Building	4812 Gaetz Avenue	Lot 16, Block 9, Plan H	Historic Significance
William Moore Residence	5555 - 45th Avenue	Lot 8, Block A, Plan 955 M.C.	Historic Significance
Murrin / Routledge Residence	4736 - 56th Street	Lot 15, Block C, Plan 5947 AM	Historic Significance

HISTORICAL SITE BUILDING	STREET ADDRESS	LEGAL DESCRIPTION	DESIGNATION
Nachtman Residence	4630 - 45th Street	Lot 9, Block E, Plan 3591 P	Historic Significance
New Life Tabernacle Church (Pentecostal Church of the Nazarene)	4801 - 48th Street	Lots 1 - 22, Block 25 Plan K	Historic Significance
The Old Mill/ Hayhoe Building	5028 Gaetz Avenue	Lot 18, Block 11, Plan 795 HW	Historic Significance
Palace Livery	5007 - 49th Street	Lot C, Block 9, Plan 323 K.S.	Historic Significance
Payne Residence	4634 - 49th Street	Lots 5 - 8, Block A, Plan K-8	Historic Significance
Pettepher Residence	5045 - 45th Avenue	Lots 3 & 4, Block 1, Plan K9	Historic Significance
Piper Creek/ Twilight Lodge	4820 – 33rd Street	Lot 2, Block 8 Plan 1621 NY	Historic Significance
Pollock Residence	4629 - 46th Street	Lots 37 - 40, Block E, Plan 3591 P	Historic Significance
Old Post Office / Federal Building	4909 Ross Street	Lots 20-29, Block 18,Plan H	Historic Significance
Prairie Business	5032 Gaetz Avenue	Lots 19 - 21, Block 11, Plan 795 HW. South 20' of 21	Historic Significance
Old Provincial Building	4935 – 51st Street	Lots 38 & 39, Block 17,Plan H	Historic Significance
Raymond Gaetz Residence	4763 – 56th Street	Lot 30, Block A, Plan 647 K.S.	Historic Significance
Red Deer Bottling Co.	4601 Gaetz Avenue	Lot 27, Block 21, Plan 962 3342	Historic Significance
Red Deer College Arts Centre	5700 – 32nd St.	Lot J, Plan 812 2461	Historic Significance
A.H. Russell Residence	5938 – 45th Avenue	Lot 1 & 2, Block 3, Plan 1292 A.0.	Historic Significance
Scott Block/ Old Horsley's Hardware	4816-4818 Gaetz Avenue	Lot D, Block 9, Plan 1323 KS	Historic Significance

HISTORICAL SITE BUILDING	STREET ADDRESS	LEGAL DESCRIPTION	DESIGNATION
Simpson Residence	5820 - 45th Avenue	Lot 2, Block 5, Plan 961 H.W.	Historic Significance
Snell Gardener's Cottage	5521 – 50th Avenue	Lot B, Plan 4337 HW	Historic Significance
St. Mary's Roman Catholic Church and Parish Hall	6 McMillan Avenue	Lot IA, Plan 2473 N.Y.	Historic Significance
Telning Residence	4520 - 46th Street	Lot 12 & 13, Block J, Plan 4900 R	Historic Significance
Thatcher Residence	5401 - 48th Avenue	Lot 1, Block 33, Plan 656 NY	Historic Significance
Trump Residence	5035 - 45th Avenue	Lot 2, Block 1, Plan 4735 K.S.	Historic Significance
Tucker Residence	3534 – 45th Avenue	Lot 5A Block 5, Plan 78 RS	Historic Significance
Wallace Residence	4755 - 56th Street	Lots 25-26, Block A Plan K1	Historic Significance
Wartime Homes	36-38 Street block Between 41-42 Avenue Mountview Neighbourhood	Lots 1-8 and 10-28, Block 9 Plan 1514 HW	Historic Significance
Water Tower (Horton Spheroid)	3536 - 46th Avenue	Lot 9, Block 22, Plan 1919 KS	Historic Significance
Wong Block Apartment	5101 Gaetz Avenue	Lots 1 & 2, Block 16, Plan H	Historic Significance
49A Avenue Houses	5511 49A Avenue	Lots 7-9, Block 3, Plan 7075AE	Historic Significance
	5514 49A Avenue	Lots 7-9, Block 2, Plan 7075AE	Historic Significance
	5517 49A Avenue	Lots 10-11, Block 3, Plan 7075AE	Historic Significance
	5520 49A Avenue	Lots 10-12, Block 2, Plan 7075AE	Historic Significance
	5521 49A Avenue	Lots 12-13, Block 3, Plan 7075AE	Historic Significance
	5526 49A Avenue	Lots 13-15, Block 2, Plan 7075AE	Historic Significance
	5527 49A Avenue	Lot 20, Block 3, Plan 9223300	Historic Significance

INVENTORY OF HISTORICALLY SIGNIFICANT RESOURCES
Sites and Natural Features

HISTORIC SITE BUILDING	STREET ADDRESS	LEGAL DESCRIPTION	DESIGNATION
A.C.R. Bridge Abutment	Taylor Drive	Lot R-3, Plan 902 M.C.	Historic Significance
Ceremonial Trees Central School	5100 Block 47th Avenue		Historic Significance
Ceremonial Trees Coronation Park	4500 Block Ross Street		Historic Significance
Ceremonial Trees Cronquist House	Bower Ponds		Historic Significance
Ceremonial Trees Red Deer & District Museum	4525 47A Avenue		Historic Significance
Ceremonial Trees Pioneers' Lodge	4600 Block 47th Avenue		Historic Significance
Chestnut Tree	45th Avenue and 55th Street	Lot 22, Block G Plan 822-2079	Historic Significance
City Hall Park	4800 Block 48th Avenue	Lot 1, Block 27, Plan 1339 R.S	Historic Significance
'Crossing' School Site Marker	60th Avenue & Cronquist Drive	Plan 459 LZ SW¼ 13-28-28-W4	Historic Significance
Fire Hall Trees Centennial 1967	4900 Block, 48th Street		Historic Significance
Gaetz Lake Sanctuary			Historic Significance
Great West Lumber Co. Site	Bower Ponds		Historic Significance
Krause Hill, Trees	Ross Street Hill	Lot 3, Block 8A Plan 882-1939	Historic Significance
Oak Tree	55th St. / 46th Ave.	Lot 25, Block 1 Plan 1292 A.O.	Historic Significance
Piper's Mountain	Rotary Park	Lot R3, Plan 4816 R.S	Historic Significance

HISTORICAL SITE BUILDING	STREET ADDRESS	LEGAL DESCRIPTION	DESIGNATION
Reinholt Quarries	Cronquist Business Park	SW 1/4 17-38-27-4	Historic Significance
Site of the ACR Silver Spike	Gaetz Avenue / 35th Street	Lot 16, Block 1 Plan 8324 ET	Historic Significance
Snell Residence Site	4915 - 48th Avenue	Lot 14, Block 38 Plan 832 0062,	Historic Significance
Stone Wall, Everglades Apartments	4319 – 51st Avenue	Lot 15B, Block 6, Plan 862 2144	Historic Significance
Towers at Checkmate Court	4902 - 37th Street	Lot 2, Block 5, Plan 792 2189	Historic Significance
Willow Tree	4700 - 55th Street	Lots 5 - 7, Block B, Plan K1 Lots 21, Block B, Plan 902 1952	Historic Significance
Wishart Cabin Site	Gaetz Lake Sanctuary		Historic Significance

READ A FIRST TIME IN OPEN COUNCIL this day of A.D. 1999.

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

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

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

MAYOR

CITY CLERK

V	OwnerName	OwnerAdd1	OwnerAdd	
2	HER MAJESTY THE QUEEN	MUNICIPAL GRANTS DIVISION	1000, 9700 JASPER AVE	E
1	IMPERIAL BLOCK RED DEER LTD.	204, 4929 50 STREET	RED DEER, AB T4N 1X9	
1	HARANDON HOTELS LTD.	4905 - 51 AVE.	RED DEER, AB T4N 4H4	
1	GREGORY DIETER & HELEN MARLENE BOSECKER	4742 - 56 STREET	RED DEER, AB T4N 2K3	
1	NEIL MCGREGOR BAWTINHEIMER	4925 - 48 STREET	RED DEER, AB T4N 1S8	
1	RONALD & GRACE CAMERON	4637 - 50 STREET	RED DEER, AB T4N 1X1	
9	RED DEER & DISTRICT MUSEUM SOCIETY	P. O. BOX 800,	RED DEER, AB T4N 5H2	
1	BUFFALO HOTEL 1973 LTD.	5031 - 50 STREET	RED DEER, AB T4N 1Y2	
1	L-7 INC	204, 4929 - 50 STREET	RED DEER, AB T4N 1X9	
1	AGRIFOODS INTERNATIONAL COOPERATIVE LTD.	2200, 10155 - 102 STREET	EDMONTON, AB T5J 4G8	
1	RHONDA OLAFSON	5144 - 43 AVE.	RED DEER, AB T4N 3E2	
1	DARYL JOHN & SUSAN GAIL KOSOLA	26 MANNING STREET	RED DEER, AB T4R 1N6	
1	GEORGE HAROLD DAWE	4124 - 52 STREET	RED DEER, AB T4N 2B9	
2	RED DEER SCHOOL DIVISION #104	4747 - 53 STREET	RED DEER, AB T4N 2E6	
1	764189 ALBERTA LTD.	206, 4807 - 50 AVE.	RED DEER, AB T4N 4A5	
1	THE SYNOD OF THE DIOCESE OF CALGARY	4930 - 54 STREET	RED DEER, AB T4N 2G7	
2	IAN M. RAWLINSON	12 HOWARTH STREET CLOSE	RED DEER, AB T4N 5N7	
2	F.P. & C.M. GALBRAITH	5810 - 45 AVE.	RED DEER, AB T4N 3M2	
1	MASON MARTIN & ASSSOCIATES INC.	BOX 159	RED DEER, AB T4N 5E8	
1	GAETZ MEMORIAL UNITED CHURCH	4752 - 50 STREET	RED DEER, AB T4N 1X2	
1	LAM FONG YEE & QWON NGAN PING	C/O SIM & THORNE	4936 - 51 STREET	R
1	GARRY & WENDY KOPECK	5011 - 43 AVE.	RED DEER, AB T4N 3C9	
1	DORI HOLDINGS LTD.	3610 - 41 AVE.	RED DEER, AB T4N 2X8	
1	BRUCE & JO-ANNE HALLMAN	4617 - 48 STREET	RED DEER, AB T4N 1S4	
1	DAVID GLENN ELLIOTT	180, 4752 - 50 STREET	RED DEER, AB T4N 1X2	
1	JAMES WILFRED & MARGUERITE PAULINE MUZA	4601 - 42 STREET CRESCENT	RED DEER, AB T4N 6Y6	
1	ELIZABETH DOBOS	4603 - 42 STREET CRESC	RED DEER, AB T4N 6Y6	
1	BERNARD ROTH	4605 - 42 STREET CRESC.	RED DEER, AB T4N 6Y6	
1	ORVAL & AGNES SNIDER	4607 - 42 STREET CRESC.	RED DEER, AB T4N 6Y6	
1	WILLIAM GORDON & ETHEL JOYCE PRIMROSE	4637 - 42 STREET CRESC.	RED DEER, AB T4N 6Y6	
1	IDA MARGIT SCOTT	4639 - 42 STREET CRESC.	RED DEER, AB T4N 6Y6	
1	DORIS A. VALLEE	4641 - 42 STREET CRESCENT	RED DEER, AB T4N 6Y6	
1	ROSEMARY LYNN CALVERLEY	4643 - 42 STREET CRESC.	RED DEER, AB T4N 6Y6	
1	ELIZABETH ANNE RANGE	P. O. BOX 931	COCHRANE, AB T0L 0W0	
1	PATRICIA JOAN & MURRAY LAMB	SITE 11, BOX 2, RR 1,	RED DEER, AB T4N 5E1	
1	EDNA MARIE LAKEMAN	4604 - 42 STREET CRESCENT	RED DEER, AB T4N 6Y6	
1	BEATRICE VIOLET FLETCHER	4606 - 42 STREET CRESC.	RED DEER, AB T4N 6Y6	
1	IRENE CARROLL	4608 - 42 STREET CRESCENT	RED DEER, AB T4N 6Y6	
1	ROBERT & ALICE CHALIFOUX	4610 - 42 STREET CRESC.	RED DEER, AB T4N 6Y6	
1	JAMES MORGAN & EILEEN LOUISE MCLANE	4612 - 42 STREET	RED DEER, AB T4N 6Y6	
1	ELSIE FRIEDA POHL	4614 - 42 STREET CRESC.	RED DEER, AB T4N 6Y6	

		OLIVE FOX & PHYLLIS WARDLE	16 - 42 STREET CRESC.	RED DEER, AB T4N 6Y	
1		AUDREY BYLSMA	4618 - 42 STREET CRESCENT	RED DEER, AB T4N 6Y6	
1		DARLENE DORE	4620 - 42 STREET CRESC.	RED DEER, AB T4N 6Y6	
1		ELLA M BAKER	4622 - 42 STREET CRESCENT	RED DEER, AB T4N 6Y6	
1		GERALD & MARGARET RICHARDSON	13 WIGMORE CLOSE	RED DEER, AB T4N 5X9	
1		MARY BRYCK	4626 - 42 STREET	RED DEER, AB T4N 6Y6	
1		CECIL PERCY & BESSIE SCOTT SWITZER	4628 - 42 STREET CRESCENT	RED DEER, AB T4N 6Y6	
1		JOHN & KATHERINE HUBER	4630 - 42 STREET CRESCENT	RED DEER, AB T4N 6Y6	
1		STANLEY & NETTIE GLOVER	4632 - 42 STREET CRESCENT	RED DEER, AB T4N 6Y6	
1		RALPH & MERLE LIND	4634 - 42 ST CRESCENT	RED DEER, AB T4N 6Y6	
1		GLENN & DOROTHY GOOD	4636 - 42 STREET CRESC.	RED DEER, AB T4N 6Y6	
1		EMILY MARGARET WALDRON	4638 - 42 STREET CRESC.	RED DEER, AB T4N 6Y6	
1		BETTY JANE STERLING	4640 - 42 STREET CRESCENT	RED DEER, AB T4N 6Y6	
1		BEATRICE CRAIG & TERRY CASEY	4642 - 42 STREET CRESC.	RED DEER, AB T4N 6Y6	
1		JULETA HILDEBORG SEVERSON	4644 - 42 STREET CRESCENT	RED DEER, AB T4N 6Y6	
1		MARY JEAN BUDD	4646 - 42 STREET CRESCENT	RED DEER, AB T4N 6Y6	
1		712186 ALBERTA LTD.	C/O MR TREVOR SWITZER	P. O. BOX 6255	IN
1		ERIK KLUGKIST & CARLA WEENING-KLUGKIST	R.R. 1, SITE 3, BOX 7,	CONDOR, AB T0M 0P0	
2		RANDALL MCKENZIE	4532 WASKASOO CRESC.	RED DEER, AB T4N 2M2	
1		MILDRED M ACKERMAN	5509 - 48A AVENUE	RED DEER, AB T4N 3V7	
1		JOHN L & MARY MURRAY	4922 - 55 STREET	RED DEER, AB T4N 2J5	
1		JOHN & JOAN MACKENZIE	5343 - 46 AVE.	RED DEER, AB T4N 3N3	
1		WING WONG LTD.	BOX 491	RED DEER, AB T4N 5G1	
1		JAMES BRYCE & RAVINDAR KAUR RATTAN MITCHELL	5140 - 43 AVE.	RED DEER, AB T4N 3E2	
1		DICK & DREW HUEBNER	95 ANQUETEL STREET	RED DEER, AB T4R 2K7	
2		KEN BISHOP	4 HOWARTH ST CLOSE	RED DEER, AB T4N 5N7	
1		602611 ALBERTA LTD	36 ANQUETEL CLOSE	RED DEER, AB T4R 1G7	
2		PATRICIA LYNN DUNCAN	5555 - 45 AVE.	RED DEER, AB T4N 3L7	
1		HAROLD E. ROUTLEDGE, EXECUTOR	OF THE ESTATE OF	PHILIP ROUTLEDGE	4 RI
1		BRUCE & JOANNE HALLMAN	4617 - 48 STREET	RED DEER, AB T4N 1S4	
1		NEW LIFE TABERNACLE OF RED DEER CHURCH	BOX 371,	RED DEER, AB T4N 5E9	
1		GEORGE MILTON & SYLVIA MARGARET HAYHOE	4722 - 43A AVE.	RED DEER, AB T4N 3G8	
1		602611 ALBERTA LTD.	36 ANQUETEL CLOSE	RED DEER, AB T4R 1G7	
1		SPRUCELAWN HOLDINGS LTD.	7794 - 47 AVE. CLOSE	RED DEER, AB T4P 2J9	
1		WILLIAM RODDICK & ELIZABETH LINDSAY REIKIE	5045 - 45 AVE.	RED DEER, AB T4N 3L1	
9		PIPER CREEK LODGE FOUNDATION	402, 4901 - 48 STREET	RED DEER, AB T4N 6M4	
1		ARTHUR & MARGARET DYCK	4629 - 46 STREET	RED DEER, AB T4N 1M7	
1		PRAIRIE OFFICE PRODUCTS INC.	204, 5000 - 50 AVE.	RED DEER, AB T4N 1Y3	
1		HER MAJESTY THE QUEEN(ALBERTA)	C/O MINISTER OF PUBLIC WORKS	SUPPLY & SERVICES	EI
1		HENRY & LILY SIMS	4763 - 56 ST.	RED DEER, AB T4N 2K2	
1		COURTE INSURANCE & FINANCIAL	SERVICES INC & JOHN T PITT	4601 - 50 AVE.	RI
8		THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5	

	ANITA C. LEUNG	317 - 43 AVE.	RED DEER, AB T4N 3C	
1	ALL RIGHT MANAGMENT LTD.	BOX 395	RED DEER, AB T4N 5E9	
2	NICHOLAS & MARGARET SCHEYEN	5820 - 45 AVE.	RED DEER, AB T4N 3M2	
1	PARISH OF THE IMMACULATE CONCEPTION	% ST. MARYS PARISH	6 MCMILLAN AVENUE	R
1	LAWRENCE ALEXANDER ROBINSON	3746 - 44 AVE.	RED DEER, AB T4N 3H5	
1	BEVERLY JOAN ANDERSON	26 EASTMAN CRESC.	RED DEER, AB T4R 1Y3	
1	TORBEN & SHEILA ANDERSEN	5035 – 45 AVE.	RED DEER, AB T4N 3L1	
9	LEONARD WILFRED & KELLY LOUISE BEAUCHAMP	3534 - 45 AVE.	RED DEER, AB T4N 3K8	
1	PAUL BLAINE RITCHIE	4755 - 56 STREET	RED DEER, AB T4N 2K2	
9	ANDREW R & TAWNY JO DALE	3602 - 41 AVE.	RED DEER, AB T4N 2X8	
9	JOHN PETER HARMS	3606 - 41 AVE.	RED DEER, AB T4N 2X8	
9	LEO M. & SHIRLEY E. PARKER	3610 - 41 AVE.	RED DEER, AB T4N 2X8	
9	STEWART L. BRONDGEEST	3614 - 41 AVE.	RED DEER, AB T4N 2X8	
9	REGNAR D. SIMONSEN	3618 - 41 AVE	RED DEER, AB T4N 2X8	
9	JUSTIN DEAN & LYNN MARIE HUBERT	3622 - 41 AVE.	RED DEER, AB T4N 2X8	
9	BRUCE & HILARY CANAM	3626 – 41 AVE.	RED DEER, AB T4N 2X8	
9	MARY ANN BARR	3630 - 41 AVE.	RED DEER, AB T4N 2X8	
9	RUTH DOCKSTADER	3634 - 41 AVE.	RED DEER, AB T4N 2X8	
9	MARTHA EWERT	4401 - 40A AVE.	RED DEER, AB T4N 2X3	
9	SCOTT MACSEPHNEY	3642 - 41 AVE.	RED DEER, AB T4N 2X8	
9	SHAUNA & KARL MULDER	3646 - 41 AVE.	RED DEER, AB T4N 2X8	
9	BRENDA LEE ALICIA KELLEY	3650 - 41 AVE.	RED DEER, AB T4N 2X8	
9	DARIN MITCHELL & ROXANNE SCEVIOUR	3654 - 41 AVE.	RED DEER, AB T4N 2X8	
9	FLOYD SMATHERS	3733 - 42 AVE.	RED DEER, AB T4N 2Z4	
9	JANICE L. FINCH	3729 – 42 AVE.	RED DEER, AB T4N 2Z3	
9	NICHOLAS & LUCIENNE PARTRIDGE	3725 - 42 AVE.	RED DEER, AB T4N 2Z3	
9	CLAUDE LAPALME & JANET KUSCHAK	3721 - 42 AVE.	RED DEER, AB T4N 2Z3	
9	GARNETT & TRACEY CLAFFEY	3717 - 42 AVE.	RED DEER, AB T4N 2Z3	
9	DARCY & GARY STEMENS	3713 - 42 AVE.	RED DEER, AB T4N 2Z3	
9	HILDA JANE CARR	3709 - 42 AVE.	RED DEER, AB T4N 2Z3	
9	HELEN ELIZABETH SUTHERLAND	3705 - 42 AVE.	RED DEER, AB T4N 2Z3	
9	LEE & DARLENE LANE	3701 – 42 AVE	RED DEER, AB T4N 2Z3	
9	MARGARET DICKAU	3617 - 42 AVE.	RED DEER, AB T4N 2Z3	
9	MAXINE EDITH EVANS	3613 - 42 AVE.	RED DEER, AB T4N 2Z3	
9	LYDIA & LAMBERT DE GROOD	3609 - 42 AVE.	RED DEER, AB T4N 2Z3	
9	JOHN BATTENSBY GAILEY & BRENDA HILDA	3605 – 42 AVE	RED DEER, AB T4N 2Z3	
9	SUSAN PATTON & JAMES OSTERREICHER	3601 - 42 AVE.	RED DEER, AB T4N 2Z3	
1	WING WONG LIMITED	BOX 491	RED DEER, AB T4N 5G1	
1	MONICA BAST PROFESSIONAL CORPORATION	601, 4808 - 50 STREET	RED DEER, AB T4N 1X5	
1	PATRICK WYCHOPEN	5514 – 49A AVENUE	RED DEER, AB T4N 3X7	
1	MONICA RAE BAST	5517 - 49A AVENUE	RED DEER, AB T4N 3X6	
1	SOUTHWIND PROPERTIES INC	204, 5000 - 50 AVE.	RED DEER, AB T4N 6C2	

		ANNA SMITH	58 CENTAURIUS CIRCLE	BURNABY, BC V3J 7R1
9		ERIK & MORAG CHRISTENSEN	1450 BEACH GROVE RD.	DELTA, BC V4L 1N6
9		DAVID MACKAY	1955 HILLSIDE AVE.	COQUITLAM, BC V3K 1K6
9		ANDREAS HEMPELMANN	6977 FREDERICK AVE.	BURNABY, BC V5J 3X8
9		EPPY VAN VEEN	2976 THACKER AVE.	PORT COQUITLAM, BC V3C 4N7
9		BILL GROSSHOLZ	5759 WESTPORT RD.	WEST VANCOUVER, BC V7W 2X7
9		HART HEMPELMANN	553, N PCH 126,	REDONDO BEACH, CA USA 90277
9		WALTER SYLER	435 MARIE PLACE	NORTH VANCOUVER, BC V7J 3P6
9		MARBLE HEIGHTS DEVELOPMENTS LTD	88, 21138 - 88 AVE.	LANGLEY, BC V1M 2G7
9		WAYNE & MAUREEN CAREY	389 BIRCHCLIFF RD.	BIRCHCLIFF, AB T4S 1R6
9		AARON CRAIGIE	9158 CENTAURIUS CIRCLE	BURNABY, BC V3J 7R1
9		ROBERT HARCUS	2971 RAMSAY COURT	COQUITLAM, BC V3C 4P8
9		ANTHONY & KAREN KURUCZ	10537 GLENWOOD CRESC.	SURREY, BC V4N 1V9
9		ERIK & MORAG CHRISTENSEN	1450 BEACH GROVE RD.	DELTA, BC V4L 1N6
9		ROBERT SHOWELL	3332 WEST 28 AVE.	VANCOUVER, BC V6S 1R8
9		AMELIA HUJDIC	7273 - 111A STREET	DELTA, BC V4C 4S2
9		ALAMA INVESTMENTS LTD	313 BIRCHCLIFF RD.	BIRCHCLIFF, AB T4S 1R6
9		WALTER SYLER	435 MARIE PLACE	NORTH VANCOUVER, BC V7J 3P6
9		MICHAEL KUZNECOV	4891 MAITLAND STREET	BURNABY, BC V5H 1N1
9		FRANCO & JOANNE BUONINSEGNI	89 WILTSHIE BLVD.	RED DEER, AB T4N 6S4
9		ANDREAS HEMPELMANN	6977 FREDERICK AVE.	BURNABY, BC V5J 3X8
9		ERIK & MORAG CHRISTENSEN	1450 BEACH GROVE RD.	DELTA, BC V4L 1N6
9		H. BRUCE & E. JOYCE MCDONALD	704, 4902 - 37 STREET	RED DEER, AB T4N 6M9
9		ROBERT SHOWELL	3332 WEST 28 AVE.	VANCOUVER, BC V6S 1R8
9		MICHAEL KUZNECOV	4891 MAITLAND STREET	BURNABY, BC V5H 1N1
9		JOHN HARVEY & BARBARA JOAN WRIGHT	2949 WEST 45 AVE.	VANCOUVER, BC V6N 3L6
9		GORDON CAMERON	5921 - 152 STREET	SURREY, BC V3S 3K4
9		DAVID MACKAY	1955 HILLSIDE AVE.	COQUITLAM, BC V3K 1K6
9		MICHAEL KORPA	18959 - 72 AVE.	SURREY, BC V4N 3G6
9		YONG MOO LEE	809, 4902 - 37 STREET	RED DEER, AB T4N 6M9
9		BRIAN KENNETH BOOMARS	16, 2125 AV RD.	TORONTO, ON M5M 4B2
9		WALTER SYLER	435 MARIE PLACE	NORTH VANCOUVER, BC V7J 3P6
9		PARIMAL RANA	4538 HOY STREET	VANCOUVER, BC V5R 4N4
9		JOHN NIXON	804, 4902 - 37 STREET	RED DEER, AB T4N 6M9
9		ERIK & MORAG CHRISTENSEN	1450 BEACH GROVE RD.	DELTA, BC V4L 1N6
9		SURINDER & KIRANJIT BRAR	3767 LIVERPOOL STREET	PORT COQUITLAM, BC V3B 3W5
9		JUDITH KUSNIERZ	2876 WEST 17 AVE.	VANCOUVER, BC V6L 1A2
9		CRISPIN SABUNI	501, 289 DRAKE STREET	VANCOUVER, BC V6B 5Z5
9		DELLA BLAIR	1107, 4902 - 37 STREET	RED DEER, AB T4N 6M9
9		GORDON HOSKINS	1540 CROIX SALZBOURG	BROSSARD, QC J4X 1W1
9		CARLO LUIGI NIGRO	260 SOUTH HOWARD AVE.	BURNABY, BC V5B 3P5
9		WALTER SYLER	435 MARIE PLACE	NORTH VANCOUVER, BC V7J 3P6

		PETER & PAULINE SENKO	J6, 4902 - 37 STREET	RED DEER, AB T4N 6
9		DARRYN TODD & CATHERINE SUZANNE SHEWCHUK	217, 675 EAST 5TH	VANCOUVER, BC V5T 4P1
9		IAN S DUNCAN	1509, 4902 - 37 STREET	RED DEER, AB T4N 6M9
9		ERIK & MORAG CHRISTENSEN	1450 BEACH GROVE RD.	DELTA, BC V4L 1N6
9		MALKEET BAINS	9031 GENERAL CURRIE RD.	RICHMOND HILL, ON V6Y 1M5
9		DOUGLAS PATTON	901, 4902 37 STREET	RED DEER, AB T4N 6M9
9		STEPHENSON YUE	P. O. BOX 88005	RICHMOND, BC V6X 3T6
9		HART HEMPELMANN	553 N. PCH 126	REDONDO BEACH, CA USA 90277
9		KARL WOITOWITSCH	10011 - 6 RD.	RICHMOND, BC V6Y 1E6
9		JOHN & GRACE VAN	20874 MINER STREET	NEW WESTMINSTER, BC V3L 5N6
9		WAYNE & MAUREEN CAREY	389 BIRCHCLIFF RD.	BIRCHCLIFF, AB T4S 1R6
9		WALTER SYLER	435 MARIE PLACE	NORTH VANCOUVER, BC V7J 3P6
9		J. TODD ERICKSON	2876 WEST 17 AVE.	VANCOUVER, BC V6L 1A2
9		IQBAL & NERINDER BAINS	9031 GENERAL CURRIE RD.	RICHMOND HILL, ON V6Y 1M5
9		DALE & D. JOAN SOBOOL	510 20 AVENUE S.	CRANBROOK, BC V1C 5Y9
9		DARRYN SHEWCHUK	217, 675 EAST 5TH AVE.	VANCOUVER, BC V5T 4P1
9		DELLA BLAIR	1107, 4902 - 37 STREET	RED DEER, AB T4N 6M9
9		STEVE PELMAN	103, 1238 SEYMOUR STREET	VANCOUVER, BC V6B 6J3
9		PELLEGRINI ENTERPRISES LTD	BOX 220	PRINCE ALBERT, SK S6V 5S4
9		JAMES ALLAN NEWBERY	1104, 4902 - 37 STREET	RED DEER, AB T4N 6M9
9		JAMES OLESEN	1103, 4902 - 37 STREET	RED DEER, AB T4N 6M9
9		MAUREEN CLAYTON	1101, 4902 - 37 STREET	RED DEER, AB T4N 6N9
9		JOHN PETER TIMAR	34640 DAVIE COURT	ABBOTSFORD, BC V5V 4G2
9		RICHARD K PREECE	1209, 4902 - 37 STREET	RED DEER, AB T4N 6M9
9		ALFRED RANGER	1208, 4902 - 37 STREET	RED DEER, AB T4N 6N9
9		ALAMA INVESTMENTS LTD	313 BIRCHCLIFF RD.	BIRCHCLIFF, AB T4S 1R6
9		EDWARD GARY PRIOR & CAROL LUNDGREN	1206, 4902 - 37 STREET	RED DEER, AB T4N 6M9
9		ARIES YEE CHUN WONG	2656 47 AVE. E	VANCOUVER, BC V5S 1C1
9		ALAUDIN & GULZAR MEGHJI	1204, 4902 37 STREET	RED DEER, AB T4N 6M9
9		WILLIAM L MILLER	57 DOUGLASBANK WAY S. E.	CALGARY, AB T2Z 1W7
9		VICTORIA LYNN LAUSCHER	1201, 4902 - 37 STREET	RED DEER, AB T4N 6M9
9		KEVIN BARR	5900 SPROTT STREET	BURNABY, BC V5G 1V1
9		GRACE VAN	20874 MINER STREET	NEW WESTMINISTER, BC V3L 5N6
9		KULWANT SANDHER	1326 CHELSEY WAY	PORT COQUITLAM, BC V3V 7S9
9		TIMOTHY LESHCHYSHYN	P. O. BOX 131, SITE 15, R. R. 4,	EDMONTON, AB T5E 5S7
9		IAN S. DUNCAN	1509, 4902 - 37 STREET	RED DEER, AB T4N 6M9
9		RAE & RON ELLIS	16 SHAW MEADOWS RISE S. W.	CALGARY, AB T2Y 1C6
9		WAYNE IVAN & FRANCES ETHEL & DONALD WAYNE	1409, 4902 - 37 STREET	RED DEER, AB T4N 6M9
9		TERRY & SUSAN UNGER	BOX 516	CORONATION, AB T0C 1C0
9		GLEN KELNDORFE	1401, 4902 - 37 STREET	RED DEER, AB T4N 6M9
9		ANNETTE COSTON	1412, 4902 - 37 STREET	RED DEER, AB T4N 6M9
9		DONALD GABLEHOUSE	BOX 927	TURNER VALLEY, AB T0L 2A0

		JEFFREY ALLAN & THERESA VOIGT	28 BRECKEN RD N.W.	CALGARY, AB T2L 1H6
9		IAN DUNCAN	1509, 4902- 37 STREET	RED DEER, AB T4N 6M9
9		LAWRENCE M STEVENS	BOX 294	PENHOLD, AB T0M 1R0
9		ERIK & MORAG CHRISTENSEN	1450 BEACHGROVE RD	DELTA, BC V4C 1N6
9		DONALD LONGMORE	1504, 4902 - 37 STREET	RED DEER, AB T4N 6M9
9		NANCY ELIZABETH WELLS	1501, 4902 - 37 STREET	RED DEER, AB T4N 6M9
9		CLAYTON DALWOOD & MAUREEN CAREY	4, 5571 - 45 STREET	RED DEER, AB T4N 1L2
9		MONA ELIZABETH LUCKIW	1510, 4902 - 37 STREET	RED DEER, AB T4N 6M9
1		305757 ALBERTA LTD	1410, 540 - 14 AVE. S. W.	CALGARY, AB T2R 0M6

DATE: December 8, 1999

TO: Norm Ford, Assessment & Tax

FROM: Sandra Ladwig, City Clerk's

RE: LAND USE BYLAW AMENDMENT 3156/MM-99
Heritage Significance Bylaw

May I please have a list of the property owners of the land listed in the attached "Inventory of Historically Significant Resources". The municipal addresses and legal descriptions are as attached. What I have to do Norm – is write a letter to the people who **OWN** those properties.

Thanks for your assistance.

Could I possibly have this by Tuesday, December 14, 1999.

Thank you.

Sandra Ladwig
Administrative Assistant

INVENTORY OF HISTORICALLY SIGNIFICANT RESOURCES

HISTORIC SITE BUILDING	STREET ADDRESS	LEGAL DESCRIPTION	DESIGNATION
A20 Army Camp Motor Pool Building and Cormack Gardens Currently Red Deer Armoury	4402 – 55th Street	Parcel C, Plan 837 H.W.	Historic Significance
Advocate Building (former)	4929 - 49th Street	Lot 13, Block 19, Plan 1587 MC	Historic Significance
Arlington Hotel	4905 – 51st Avenue	Lots 1 – 5 Block 10, Plan H	Historic Significance
Bank Manager's Residence	4742 – 56th Street	Lot 12, Block C, Plan K1	Historic Significance
Bawtinhimer Garage	4925 – 48th Street	Lot 12(part)-13, Block 20, Plan K.	Historic Significance
Botterill Residence	4637 Ross Street	Lots 41 - 43, Block A, Plan K-8	Historic Significance
Bower Barn Gothic Roof Barn (Sunnybrook Farm)	4701 – 30th Street	Lot 3, Block 14 Plan 4436 TR	Historic Significance
Bower Residence (Sunnybrook Farm)	4701 - 30th Street	Lot 3, Block 14 Plan 4436 TR	Historic Significance
Buffalo Hotel	5031 Ross Street	Lots 6-10, Block 10, Plan H	Historic Significance
Capitol Theatre	4924 Ross Street	Lot 32A, Block 18, Plan H	Historic Significance
Central Alberta Dairy Pool (CADP) Building Condensery	5410 Gaetz Avenue	Lot 45, Block 12, Plan 972 0467	Historic Significance
Carscallen Residence	5144 – 43rd Avenue	Lot 13, Block 14 Plan 6393 M.C.	Historic Significance
Cenotaph	4900 Block, Ross Street	No Legal	Historic Significance

HISTORICAL SITE BUILDING	STREET ADDRESS	LEGAL DESCRIPTION	DESIGNATION
Cole/G.W. Smith Residence	5142 - 44th Street	Lot 15, Block 1, Plan 6077 HW	Historic Significance
Dawe Residence	4124 - 52nd Street	Lots 8 & 9, Block 12, Plan 3586 AE	Historic Significance
Drill Hall #1 (Red Deer Public School Maintenance Shop)	4230 - 58th Street	Parcel D1, Plan 4154 R.S.	Historic Significance
Drill Hall #2 (Red Deer Memorial Centre)	4214 - 58th Street	Parcel E, Plan 3962 H.W.	Historic Significance
Eaton's Store (former)	4807 Gaetz Avenue	Lots 3 - 8, Block 19, Plan H	Historic Significance
Eilertson Sculpture (Victory Park)	4540 Ross Street	Lot X, Plan 6901 R Part of Lot A	Historic Significance
Eventide Funeral Home (St. Luke's Hall)	4930 - 54th Street	Lots 1 - 3, Block 13, Plan K (only south 12' of 3)	Historic Significance
Fallow Residence	12 Howarth St. Close	Lot 9A, Block E, Plan 4387 RS	Historic Significance
Freytag Tannery Site	5616 Kerry Wood Drive	Block 11, Plan 3331A.J.	Historic Significance
F.W. Galbraith Residence	5810 - 45th Avenue	Lot 1, Block 5, Plan 961 H.W.	Historic Significance
Gaetz Manufacturing Building	4840 – 51st Street	Lots 1 & 2 Block 29, Plan K	Historic Significance
Gaetz Memorial United Church	4758 Ross Street	Lot 1, Block 37, Plan 6275 H.W.	Historic Significance
Georgia Apartments	5016 – 48th Avenue	Lots 21-24, Block 28,Plan K less the south 40'	Historic Significance
Grandview Lodge (Senior Citizens Home)	5011 – 43rd Ave	Lot 8, Block 6, Plan 5470 HW	Historic Significance
Greene Block	5001 Ross Street	Lots 18 – 19 Block 10, Plan H	Historic Significance

HISTORICAL SITE BUILDING	STREET ADDRESS	LEGAL DESCRIPTION	DESIGNATION
Hallman Residence (Parkvale Area)	4617-48th Street	Lot 32-33, Block C, Plan K8 (excluding E. 10' of Lot 32)	Historic Significance
Hamilton Block	5211 Gaetz Avenue	Lots 5 & 6 Block 15, Plan K	Historic Significance
Heritage Square	4600 Block 47th Avenue	Lot 50, Block B, Plan 872 0442	Historic Significance
Huestis Residence	5201 – 47th Avenue	Lot 9-11, Block N Plan 6901 R	Historic Significance
J. Weddell Residence (Waskasoo Crescent)	4532 Waskasoo Cres.	Lot 40, Block 2, Plan 872 2544	Historic Significance
Johnstone Residence	5509 - 48A Avenue	Lot B Block 1, Plan 1995 ET	Historic Significance
La France Residence	4922 - 55th Street	Lots 5 & 6, Block 2, Plan 7075 A.E.	Historic Significance
MacKenzie / Ellis Residence	5343 - 46th Avenue	Lot 10A, Block G, Plan 1500 R.S.	Historic Significance
Maple Leaf Block	5020 Gaetz Avenue	Lot 17, Block 11, Plan 795 HW	Historic Significance
McGregor Parson's Residence	5140 - 43rd Avenue	Lot 12, Block 14, Plan 6393 MC	Historic Significance
McLean Residence	4123 Ross Street	Lot 8, Block 3A, Plan 3288 K.S.	Historic Significance
Meredith Residence	4 Howarth St. Close	Lot 10, Block E, Plan 5746 AH	Historic Significance
Mitchell & Jewell Building	4812 Gaetz Avenue	Lot 16, Block 9, Plan H	Historic Significance
William Moore Residence	5555 - 45th Avenue	Lot 8, Block A, Plan 955 M.C.	Historic Significance
Murrin / Routledge Residence	4736 - 56th Street	Lot 15, Block C, Plan 5947 AM	Historic Significance

HISTORICAL SITE BUILDING	STREET ADDRESS	LEGAL DESCRIPTION	DESIGNATION
Nachtman Residence	4630 - 45th Street	Lot 9, Block E, Plan 3591 P	Historic Significance
New Life Tabernacle Church (Pentecostal Church of the Nazarene)	4801 - 48th Street	Lots 1 - 22, Block 25 Plan K	Historic Significance
The Old Mill/ Hayhoe Building	5028 Gaetz Avenue	Lot 18, Block 11, Plan 795 HW	Historic Significance
Palace Livery	5007 - 49th Street	Lot C, Block 9, Plan 323 K.S.	Historic Significance
Payne Residence	4634 - 49th Street	Lots 5 - 8, Block A, Plan K-8	Historic Significance
Pettepher Residence	5045 - 45th Avenue	Lots 3 & 4, Block 1, Plan K9	Historic Significance
Piper Creek/ Twilight Lodge	4820 – 33rd Street	Lot 2, Block 8 Plan 1621 NY	Historic Significance
Pollock Residence	4629 - 46th Street	Lots 37 - 40, Block E, Plan 3591 P	Historic Significance
Old Post Office / Federal Building	4909 Ross Street	Lots 20-29, Block 18,Plan H	Historic Significance
Prairie Business	5032 Gaetz Avenue	Lots 19 - 21, Block 11, Plan 795 HW. South 20' of 21	Historic Significance
Old Provincial Building	4935 – 51st Street	Lots 38 & 39, Block 17,Plan H	Historic Significance
Raymond Gaetz Residence	4763 – 56th Street	Lot 30, Block A, Plan 647 K.S.	Historic Significance
Red Deer Bottling Co.	4601 Gaetz Avenue	Lot 27, Block 21, Plan 962 3342	Historic Significance
Red Deer College Arts Centre	5700 – 32nd St.	Lot J, Plan 812 2461	Historic Significance
A.H. Russell Residence	5938 – 45th Avenue	Lot 1 & 2, Block 3, Plan 1292 A.0.	Historic Significance
Scott Block/ Old Horsley's Hardware	4816-4818 Gaetz Avenue	Lot D, Block 9, Plan 1323 KS	Historic Significance

HISTORICAL SITE BUILDING	STREET ADDRESS	LEGAL DESCRIPTION	DESIGNATION
Simpson Residence	5820 - 45th Avenue	Lot 2, Block 5, Plan 961 H.W.	Historic Significance
Snell Gardener's Cottage	5521 – 50th Avenue	Lot B, Plan 4337 HW	Historic Significance
St. Mary's Roman Catholic Church and Parish Hall	6 McMillan Avenue	Lot IA, Plan 2473 N.Y.	Historic Significance
Telning Residence	4520 - 46th Street	Lot 12 & 13, Block J, Plan 4900 R	Historic Significance
Thatcher Residence	5401 - 48th Avenue	Lot 1, Block 33, Plan 656 NY	Historic Significance
Trump Residence	5035 - 45th Avenue	Lot 2, Block 1, Plan 4735 K.S.	Historic Significance
Tucker Residence	3534 – 45th Avenue	Lot 5A Block 5, Plan 78 RS	Historic Significance
Wallace Residence	4755 - 56th Street	Lots 25-26, Block A Plan K1	Historic Significance
Wartime Homes	36-38 Street block Between 41-42 Avenue Mountview Neighbourhood	Lots 1-8 and 10-28, Block 9 Plan 1514 HW	Historic Significance
Water Tower (Horton Spheroid)	3536 - 46th Avenue	Lot 9, Block 22, Plan 1919 KS	Historic Significance
Wong Block Apartment	5101 Gaetz Avenue	Lots 1 & 2, Block 16, Plan H	Historic Significance
49A Avenue Houses	5511 49A Avenue	Lots 7-9, Block 3, Plan 7075AE	Historic Significance
	5514 49A Avenue	Lots 7-9, Block 2, Plan 7075AE	Historic Significance
	5517 49A Avenue	Lots 10-11, Block 3, Plan 7075AE	Historic Significance
	5520 49A Avenue	Lots 10-12, Block 2, Plan 7075AE	Historic Significance
	5521 49A Avenue	Lots 12-13, Block 3, Plan 7075AE	Historic Significance
	5526 49A Avenue	Lots 13-15, Block 2, Plan 7075AE	Historic Significance
	5527 49A Avenue	Lot 20, Block 3, Plan 9223300	Historic Significance

INVENTORY OF HISTORICALLY SIGNIFICANT RESOURCES
Sites and Natural Features

HISTORIC SITE BUILDING	STREET ADDRESS	LEGAL DESCRIPTION	DESIGNATION
A.C.R. Bridge Abutment	Taylor Drive	Lot R-3, Plan 902 M.C.	Historic Significance
Ceremonial Trees Central School	5100 Block 47th Avenue		Historic Significance
Ceremonial Trees Coronation Park	4500 Block Ross Street		Historic Significance
Ceremonial Trees Cronquist House	Bower Ponds		Historic Significance
Ceremonial Trees Red Deer & District Museum	4525 47A Avenue		Historic Significance
Ceremonial Trees Pioneers' Lodge	4600 Block 47th Avenue		Historic Significance
Chestnut Tree	45th Avenue and 55th Street	Lot 22, Block G Plan 822-2079	Historic Significance
City Hall Park	4800 Block 48th Avenue	Lot 1, Block 27, Plan 1339 R.S	Historic Significance
'Crossing' School Site Marker	60th Avenue & Cronquist Drive	Plan 459 LZ SW¼ 13-28-28-W4	Historic Significance
Fire Hall Trees Centennial 1967	4900 Block, 48th Street		Historic Significance
Gaetz Lake Sanctuary			Historic Significance
Great West Lumber Co. Site	Bower Ponds		Historic Significance
Krause Hill, Trees	Ross Street Hill	Lot 3, Block 8A Plan 882-1939	Historic Significance
Oak Tree	55th St. / 46th Ave.	Lot 25, Block 1 Plan 1292 A.O.	Historic Significance
Piper's Mountain	Rotary Park	Lot R3, Plan 4816 R.S	Historic Significance

HISTORICAL SITE BUILDING	STREET ADDRESS	LEGAL DESCRIPTION	DESIGNATION
Reinholt Quarries	Cronquist Business Park	SW 1/4 17-38-27-4	Historic Significance
Site of the ACR Silver Spike	Gaetz Avenue / 35th Street	Lot 16, Block 1 Plan 8324 ET	Historic Significance
Snell Residence Site	4915 - 48th Avenue	Lot 14, Block 38 Plan 832 0062,	Historic Significance
Stone Wall, Everglades Apartments	4319 – 51st Avenue	Lot 15B, Block 6, Plan 862 2144	Historic Significance
Towers at Checkmate Court	4902 - 37th Street	Lot 2, Block 5, Plan 792 2189	Historic Significance
Willow Tree	4700 - 55th Street	Lots 5 - 7, Block B, Plan K1 Lots 21, Block B, Plan 902 1952	Historic Significance
Wishart Cabin Site	Gaetz Lake Sanctuary		Historic Significance

READ A FIRST TIME IN OPEN COUNCIL this day of A.D. 1999.

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

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

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

MAYOR

CITY CLERK

Council Decision – December 6, 1999 Meeting

DATE: **December 7, 1999**

TO: **Nancy Hackett, Planner**
Parkland Community Planning Services

FROM: **City Clerk**

RE: ***Land Use Bylaw Amendment No. 3156/MM-99, Heritage Significance***

Reference Report: Nancy Hackett, Planner, dated November 26, 1999

Bylaw Readings:

Land Use Bylaw Amendment No. 3156/MM-99 was given first reading, a copy is attached.

Report Back to Council Required:

Yes. A Public Hearing will be held during Council's meeting of Monday, January 17th at 7:00 p.m. in the Council Chambers.

***Comments/Further Action*:**

Land Use Bylaw Amendment 3156/MM-99 is intended to increase awareness of heritage resources within Red Deer and to offer some limited protection of these resources from demolition or site disturbance. The bylaw includes an inventory of historic resources (built and natural features).

This office will now proceed with the advertising for a Public Hearing. The City will be responsible for the advertising costs in this instance.

Kelly Kloss
City Clerk

/clr
attchs.

c Director of Development Services
Director of Community Services
Director of Corporate Services
Inspections & Licensing Manager
Land and Economic Development Manager
Administrative Assistant, S. Ladwig

FILE

Council Decision – January 17, 2000 Meeting

DATE: **January 18, 2000**

TO: **Nancy Hackett,**
Parkland Community Planning Services

FROM: **City Clerk**

RE: ***Land Use Bylaw Amendment 3156/MM-99, Heritage Significance***

Reference Report: City Clerk dated January 12, 2000

Resolution:

Resolved that Council of the City of Red Deer, hereby agrees to amend Land Use Bylaw Amendment No. 3156/MM-99 as follows:

1. Delete Section 1 in its entirety and replace it with the following information:

"1. Add the following district, referred to as the Historic Significance District, to the bylaw after the Historical Preservation District and amend the relevant land use maps to identify this district on each affected property:

196.1(1) The district is intended to promote community awareness of actual or potential heritage and historically significant sites or buildings, and to provide a means whereby identified sites or buildings may be preserved with available and practical means from time to time. This district will provide that an identified site or building of potential historical significance shall not be demolished; or in the case of sites disturbed, until such time as an evaluation of the heritage or historical significance of the site or building has been carried out. The bylaw encourages but does not require that any renovations undertaken be sympathetic to the historical integrity of the site.

It is not the intent of this bylaw to set these properties up to later be designated as Municipal, Provincial, Registered, or Federal Heritage resources. In the event that any change of the properties listed within this bylaw to any other heritage designation were proposed, it is the intent that such a shift would occur only with the agreement of the owner. A change in designation would require an amendment to this land use bylaw.

196.1(2) Permitted Uses

The uses listed as permitted in the underlying use district.

196.1(3) Discretionary Uses

The uses listed as discretionary in the underlying land use district, which in the opinion of the Development Authority, will maintain and achieve the general purpose of the District.

196.1(4) The owner must give 45 days notice to the City of the proposed demolition of any of the buildings or the disturbance of sites listed in section 196.1(5). The City will cause a historical evaluation to be carried out through the Heritage Preservation Committee. If the building or site is deemed significant and a candidate for preservation, the Heritage Preservation Committee will work with the land owner during the 45 day period in an effort to preserve the building and/or site. The Heritage Preservation Committee will make an appropriate recommendation to the Development Authority. If the owner and the Development Authority are unable to reach an agreement, once the 45 day notice period has expired, this bylaw will no longer prevent demolition of the building or disturbance of the site.

196.1(4.1) If the building or site is deemed not significant or not a suitable candidate for preservation, or in the case of an emergency situation requiring immediate demolition, the Development Authority may waive or reduce the 45 day review period, based upon advice received from the Heritage Preservation Committee.

196.1(5) The buildings and/or sites, which are included in this district, are listed as follows:"

2. Delete the existing Inventory of Historically Significant Resources as referred to in Section 196.1(5) and replace it with the attached new Inventory of Historically Significant Resources.

Bylaw Readings:

Land Use Bylaw Amendment 3156/MM-99 is intended to increase awareness of heritage resources within Red Deer and to offer some limited protection of these resources from demolition or site disturbance. The bylaw includes an inventory of historic resources (built and natural features).

This bylaw was given first reading on December 6th. Following a Public Hearing and passage of the above amending resolution, Land Use Bylaw Amendment 3156/MM-99 was given 2nd and 3rd readings. A copy of the bylaw, as amended, is attached. The amended version of the *Inventory of Historically Significant Resources* is attached as part of Bylaw 3156/MM-99.

Report Back to Council Required: No

***Comments/Further Action*:**

This office will be updating the consolidated version of the Land Use Bylaw and distributing the amendments in due course.

Kelly Kloss
City Clerk

/clr
attchs.

c Director of Community Services
Engineering Services Manager
E. L. & P. Manager
Emergency Services Manager
Inspections & Licensing Manager
City Assessor
Land and Economic Development
Public Works Manager
Doug Kutinsky, Graphics Designer
Administrative Assistant, S. Ladwig
C. Rausch, City Clerk's Office

AS PASSED JAN 17/2000

FILE

COPY

BYLAW NO. 3156/MM-99

WHEREAS the strategies identified by the City of Red Deer Strategic Plan under the area of community and land use planning state that the City will ensure historic resources and other significant features are preserved and maintained for future generations, this bylaw creates a historical significance district within the City of Red Deer, and

WHEREAS the intent of this Significance District is to promote and encourage the recognition and preservation of potentially historical or culturally significant buildings, sites, and resources within the City of Red Deer, and

WHEREAS, the bylaw is limited to an examination of any proposal to demolish identified buildings or to disturb identified sites, and

WHEREAS, in principle, the bylaw supports and promotes the historical integrity of identified properties by offering, at the request of the owner, advice and consultation by heritage experts whenever possible, related to buildings or sites listed within the bylaw on matters related to restoration, renovation or development.

NOW THEREFORE THE MUNICIPAL COUNCIL OF THE CITY OF RED DEER, IN THE PROVINCE OF ALBERTA, DULY ASSEMBLED, ENACTS AS FOLLOWS:

1. Add the following district, referred to as the Historic Significance District to the bylaw, after the Historical Preservation District and amend the relevant land use maps to identify this district on each affected property:

196.1(1) The district is intended to promote community awareness of actual or potential heritage and historically significant sites or buildings, and to provide a means whereby identified sites or buildings may be preserved with available and practical means from time to time. This district will provide that an identified site or building of potential historical significance shall not be demolished; or in the case of sites disturbed, until such time as an evaluation of the heritage or historical significance of the site or building has been carried out. The bylaw encourages but does not require that any renovations undertaken be sympathetic to the historical integrity of the site.

It is not the intent of this bylaw to set these properties up to later be designated as Municipal, Provincial, Registered, or Federal Heritage resources. In the event that any change of the properties listed within this bylaw to any other heritage designation were proposed, it is the intent that such a shift would occur only with the agreement of the owner. A change in designation would require an amendment to this land use bylaw.

196.1(2) Permitted Uses

The uses listed as permitted in the underlying use district.

196.1(3) Discretionary Uses

The uses listed as discretionary in the underlying land use district, which in the opinion of the Development Authority, will maintain and achieve the general purpose of the District.

196.1(4) The owner must give 45 days notice to the City of the proposed demolition of any of the buildings or the disturbance of sites listed in section 196.1(5). The City will cause a historical evaluation to be carried out through the Heritage Preservation Committee. If the building or site is deemed significant and a candidate for preservation, the Heritage Preservation Committee will work with the land owner during the 45 day period in an effort to preserve the building and/or site. The Heritage Preservation Committee will make an appropriate recommendation to the Development Authority. If the owner and the Development Authority are unable to reach an agreement, once the 45 day notice period has expired, this bylaw will no longer prevent demolition of the building or disturbance of the site.

196.1(4.1) If the building or site is deemed not significant or not a suitable candidate for preservation, or in the case of an emergency situation requiring immediate demolition, the Development Authority may waive or reduce the 45 day review period, based upon advice received from the Heritage Preservation Committee.

196.1(5) The buildings and/or sites, which are included in this district, are listed as follows:

INVENTORY OF HISTORICALLY SIGNIFICANT RESOURCES

HISTORIC SITE BUILDING	STREET ADDRESS	LEGAL DESCRIPTION	DESIGNATION
A20 Army Camp Motor Pool Building and Cormack Gardens Currently Red Deer Armoury	4402 – 55th Street	Parcel C, Plan 837 H.W.	Historic Significance
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Bank Manager's Residence	4742 – 56th Street	Lot 12, Block C, Plan K1	Historic Significance
Bawtinhimer Garage	4925 – 48th Street	Lot 12(part)-13, Block 20, Plan K.	Historic Significance
Botterill Residence	4637 Ross Street	Lots 41 - 43, Block A, Plan K-8	Historic Significance
Bower Barn Gothic Roof Barn (Sunnybrook Farm)	4701 – 30th Street	Lot 3, Block 14 Plan 4436 TR	Historic Significance
Bower Residence (Sunnybrook Farm)	4701 - 30th Street	Lot 3, Block 14 Plan 4436 TR	Historic Significance
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Capitol Theatre	4924 Ross Street	Lot 8-9, Block 17, Plan H	Historic Significance
Central Alberta Dairy Pool (CADP) Building Condensery	5410 Gaetz Avenue	Lot 45, Block 12, Plan 972 0467	Historic Significance
Cenotaph	4900 Block, Ross Street	No Legal	Historic Significance
Cole/G.W. Smith Residence	5142 - 44th Street	Lot 15, Block 1, Plan 6077 HW	Historic Significance
Dawe Residence	4124 - 52nd Street	Lots 8 & 9, Block 12, Plan 3586 AE	Historic Significance

HISTORICAL SITE BUILDING	STREET ADDRESS	LEGAL DESCRIPTION	DESIGNATION
Drill Hall #1 (Red Deer Public School Maintenance Shop)	4230 - 58th Street	Parcel D1, Plan 4154 R.S.	Historic Significance
Drill Hall #2 (Red Deer Memorial Centre)	4214 - 58th Street	Parcel E, Plan 3962 H.W.	Historic Significance
Eaton's Store (former)	4807 Gaetz Avenue	Lots 3 - 8, Block 19, Plan H	Historic Significance
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Fallow Residence	12 Howarth St. Close	Lot 9A, Block E, Plan 4387 RS	Historic Significance
Freytag Tannery Site	5616 Kerry Wood Drive	Block 11, Plan 3331A.J.	Historic Significance
F.W. Galbraith Residence	5810 - 45th Avenue	Lot 1, Block 5, Plan 961 H.W.	Historic Significance
Gaetz Manufacturing Building	4840 – 51st Street	Lots 1 & 2 Block 29, Plan K	Historic Significance
Gaetz Memorial United Church	4758 Ross Street	Lot 1, Block 37, Plan 6275 H.W.	Historic Significance
Georgia Apartments	5016 – 48th Avenue	Lots 21-24, Block 28,Plan K less the south 40'	Historic Significance
Grandview Lodge (Senior Citizens Home)	5011 – 43rd Ave	Lot 8, Block 6, Plan 5470 HW	Historic Significance
Greene Block	5001 Ross Street	Lots 18 – 19 Block 10, Plan H	Historic Significance
Hallman Residence (Parkvale Area)	4617-48th Street	Lot 32-33, Block C, Plan K8 (excluding E. 10' of Lot 32)	Historic Significance
Hamilton Block	5211 Gaetz Avenue	Lots 5 & 6 Block 15, Plan K	Historic Significance

HISTORICAL SITE BUILDING	STREET ADDRESS	LEGAL DESCRIPTION	DESIGNATION
Heritage Square	4600 Block 47th Avenue	Lot 50, Block B, Plan 872 0442	Historic Significance
Huestis Residence	5201 – 47th Avenue	Lot 9-11, Block N Plan 6901 R	Historic Significance
J. Weddell Residence (Waskasoo Crescent)	4532 Waskasoo Cres.	Lot 40, Block 2, Plan 872 2544	Historic Significance
Johnstone Residence	5509 - 48A Avenue	Lot B Block 1, Plan 1995 ET	Historic Significance
La France Residence	4922 - 55th Street	Lots 5 & 6, Block 2, Plan 7075 A.E.	Historic Significance
MacKenzie / Ellis Residence	5343 - 46th Avenue	Lot 10A, Block G, Plan 1500 R.S.	Historic Significance
Maple Leaf Block	5020 Gaetz Avenue	Lot 17, Block 11, Plan 795 HW	Historic Significance
McGregor Parson's Residence	5140 - 43rd Avenue	Lot 12, Block 14, Plan 6393 MC	Historic Significance
McLean Residence	4123 Ross Street	Lot 8, Block 3A, Plan 3288 K.S.	Historic Significance
Meredith Residence	4 Howarth St. Close	Lot 10, Block E, Plan 5746 AH	Historic Significance
Mitchell & Jewell Building	4812 Gaetz Avenue	Lot 16, Block 9, Plan H	Historic Significance
William Moore Residence	5555 - 45th Avenue	Lot 8, Block A, Plan 955 M.C.	Historic Significance
Murrin / Routledge Residence	4736 - 56th Street	Lot 15, Block C, Plan 5947 AM	Historic Significance
Nachtman Residence	4630 - 45th Street	Lot 9, Block E, Plan 3591 P	Historic Significance
New Life Tabernacle Church (Pentecostal Church of the Nazarene)	4801 - 48th Street	Lots 1 - 22, Block 25 Plan K	Historic Significance

HISTORICAL SITE BUILDING	STREET ADDRESS	LEGAL DESCRIPTION	DESIGNATION
The Old Mill/ Hayhoe Building	5028 Gaetz Avenue	Lot 18, Block 11, Plan 795 HW	Historic Significance
Palace Livery	5007 - 49th Street	Lot C, Block 9, Plan 323 K.S.	Historic Significance
Payne Residence	4634 - 49th Street	Lots 5 - 8, Block A, Plan K-8	Historic Significance
Pettepher Residence	5045 - 45th Avenue	Lots 3 & 4, Block 1, Plan K9	Historic Significance
Piper Creek/ Twilight Lodge	4820 – 33rd Street	Lot 2, Block 8 Plan 1621 NY	Historic Significance
Pollock Residence	4629 - 46th Street	Lots 37 - 40, Block E, Plan 3591 P	Historic Significance
Old Post Office / Federal Building	4909 Ross Street	Lots 20-29, Block 18,Plan H	Historic Significance
Prairie Business	5032 Gaetz Avenue	Lots 19 - 21, Block 11, Plan 795 HW. South 20' of 21	Historic Significance
Old Provincial Building	4935 – 51st Street	Lots 38 & 39, Block 17,Plan H	Historic Significance
Raymond Gaetz Residence	4763 – 56th Street	Lot 30, Block A, Plan 647 K.S.	Historic Significance
Red Deer Bottling Co.	4601 Gaetz Avenue	Lot 27, Block 21, Plan 962 3342	Historic Significance
Red Deer College Arts Centre	5700 – 32nd St.	Lot J, Plan 812 2461	Historic Significance
A.H. Russell Residence	5938 – 45th Avenue	Lot 1 & 2, Block 3, Plan 1292 A.0.	Historic Significance
Scott Block/ Old Horsley's Hardware	4816-4818 Gaetz Avenue	Lot D, Block 9, Plan 1323 KS	Historic Significance
Simpson Residence	5820 - 45th Avenue	Lot 2, Block 5, Plan 961 H.W.	Historic Significance
Snell Gardener's Cottage	5521 – 50th Avenue	Lot B, Plan 4337 HW	Historic Significance

HISTORICAL SITE BUILDING	STREET ADDRESS	LEGAL DESCRIPTION	DESIGNATION
St. Mary's Roman Catholic Church and Parish Hall	6 McMillan Avenue	Lot IA, Plan 2473 N.Y.	Historic Significance
Telning Residence	4520 - 46th Street	Lot 12 & 13, Block J, Plan 4900 R	Historic Significance
Thatcher Residence	5401 - 48th Avenue	Lot 1, Block 33, Plan 656 NY	Historic Significance
Trump Residence	5035 - 45th Avenue	Lot 2, Block 1, Plan 4735 K.S.	Historic Significance
Tucker Residence	3534 – 45th Avenue	Lot 5A Block 5, Plan 78 RS	Historic Significance
Wallace Residence	4755 - 56th Street	Lots 25-26, Block A Plan K1	Historic Significance
Wartime Homes	36-38 Street block Between 41-42 Avenue Mountview Neighbourhood	Lots 5-8 and 10-27, Block 9 Plan 1514 HW	Historic Significance
Water Tower (Horton Spheroid)	3536 - 46th Avenue	Lot 9, Block 22, Plan 1919 KS	Historic Significance
Wong Block Apartment	5101 Gaetz Avenue	Lots 1 & 2, Block 16, Plan H	Historic Significance
49A Avenue Houses	5511 49A Avenue	Lots 7-9, Block 3, Plan 7075AE	Historic Significance
	5514 49A Avenue	Lots 7-9, Block 2, Plan 7075AE	Historic Significance
	5517 49A Avenue	Lots 10-11, Block 3, Plan 7075AE	Historic Significance
	5520 49A Avenue	Lots 10-12, Block 2, Plan 7075AE	Historic Significance
	5521 49A Avenue	Lots 12-13, Block 3, Plan 7075AE	Historic Significance
	5526 49A Avenue	Lots 13-15, Block 2, Plan 7075AE	Historic Significance
	5527 49A Avenue	Lot 20, Block 3, Plan 9223300	Historic Significance

INVENTORY OF HISTORICALLY SIGNIFICANT RESOURCES
Sites and Natural Features

HISTORIC SITE BUILDING	STREET ADDRESS	LEGAL DESCRIPTION	DESIGNATION
A.C.R. Bridge Abutment	Taylor Drive	Lot R-3, Plan 902 M.C.	Historic Significance
Ceremonial Trees Central School	5100 Block 47th Avenue		Historic Significance
Ceremonial Trees Coronation Park	4500 Block Ross Street		Historic Significance
Ceremonial Trees Cronquist House	Bower Ponds		Historic Significance
Ceremonial Trees Red Deer & District Museum	4525 47A Avenue		Historic Significance
Ceremonial Trees Pioneers' Lodge	4600 Block 47th Avenue		Historic Significance
Chestnut Tree	45th Avenue and 55th Street	Lot 22, Block G Plan 822-2079	Historic Significance
City Hall Park	4800 Block 48th Avenue	Lot 1, Block 27, Plan 1339 R.S	Historic Significance
'Crossing' School Site Marker	60th Avenue & Cronquist Drive	Plan 459 LZ SW¼ 13-28-28-W4	Historic Significance
Fire Hall Trees Centennial 1967	4900 Block, 48th Street		Historic Significance
Gaetz Lake Sanctuary			Historic Significance
Great West Lumber Co. Site	Bower Ponds		Historic Significance
Krause Hill, Trees	Ross Street Hill	Lot 3, Block 8A Plan 882-1939	Historic Significance
Oak Tree	55th St. / 46th Ave.	Lot 25, Block 1 Plan 1292 A.O.	Historic Significance
Piper's Mountain	Rotary Park	Lot R3, Plan 4816 R.S	Historic Significance

HISTORICAL SITE BUILDING	STREET ADDRESS	LEGAL DESCRIPTION	DESIGNATION
Reinholt Quarries	Cronquist Business Park	SW 1/4 17-38-27-4	Historic Significance
Site of the ACR Silver Spike	Gaetz Avenue / 35th Street	Lot 16, Block 1 Plan 8324 ET	Historic Significance
Snell Residence Site	4915 - 48th Avenue	Lot 14, Block 38 Plan 832 0062,	Historic Significance
Stone Wall, Everglades Apartments	4319 – 51st Avenue	Lot 15B, Block 6, Plan 862 2144	Historic Significance
Towers at Checkmate Court	4902 - 37th Street	Lot 2, Block 5, Plan 792 2189	Historic Significance
Willow Tree	4700 - 55th Street	Lots 5 - 7, Block B, Plan K1 Lots 21, Block B, Plan 902 1952	Historic Significance
Wishart Cabin Site	Gaetz Lake Sanctuary		Historic Significance

READ A FIRST TIME IN OPEN COUNCIL this 6 day of December A.D. 1999.

READ A SECOND TIME IN OPEN COUNCIL this 17 day of January A.D. 2000.

READ A THIRD TIME IN OPEN COUNCIL this 17 day of January A.D. 2000.

AND SIGNED BY THE MAYOR AND CITY CLERK this 17 day of January A.D. 2000.

MAYOR

CITY CLERK

Item No. 3

DATE: **January 10, 2000**

TO: **City Council**

FROM: **City Clerk**

RE: ***Land Use Bylaw Amendment No. 3156/NN-99, Home Occupations - Annual Retail Sale/Open House - Two Year Trial Period***

A Public Hearing has been advertised for the above noted Land Use Bylaw Amendment, to be held on Monday, January 17, 2000 in the Council Chambers at 7:00 p.m.

Land Use Bylaw Amendment No. 3156/NN-99 provides for the operation of an annual open house/retail sale from the home of licensed home occupations and would be in effect for a two year trial period should the bylaw receive three readings.

This bylaw received first reading on December 6, 1999. Upon further review of this bylaw by the Inspections & Licensing Department and Parkland Community Planning Services, it has been determined that in order to improve the clarity of the bylaw and to ensure potential negative impacts are limited, that some changes be made to the wording of the bylaw prior to Council considering second and third readings. Attached is the joint report from Nancy Hackett, Planner and Carol Burt, Licensing Inspector, outlining the proposed amendments.

Recommendations

1. That Land Use Bylaw Amendment No. 3156/NN-99 be amended by adding the following new Section 60(11)(d):

   "(d) The retail sale of goods shall be restricted to products produced in the home, for which the licensee is a licensed home occupation."

2. That following the Public Hearing, Council proceed with second and third readings of the amended version of Land Use Bylaw Amendment 3156/NN-99.

Kelly Kloss
City Clerk

/clr
attchs.

PARKLAND
COMMUNITY
PLANNING
SERVICES

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FAX: (403) 346-1570
e-mail: pcps@telusplanet.net

DATE: **January 10, 2000**

TO: **Kelly Kloss, City Clerk**

FROM: **Nancy Hackett, Planner**
Carol Burt, Licensing Inspector

RE: **Bylaw No. 3156/NN-99**
Home Occupations – Two Year Trial – Annual Retail Sale

The proposed Home Occupations – Two Year Trial – Annual Retail Sale Bylaw, Bylaw No. 3156/NN-99, received first reading on December 6, 1999.

The intent of this bylaw has been to provide licensed home based crafters the opportunity to have one retail sale from their home per year. However, legal concerns with the restrictive nature of that intent led to a bylaw that was drafted with a more broad approach. Upon further discussions with legal counsel, we have been able to establish a solid rationale for limiting the proposed bylaw in order to restrict it to the sale of home made goods only.

Therefore, we are recommending that the bylaw be revised to restrict the two year trial for an annual retail sale to products produced in the home by licensed home based occupations (e.g. crafts, sewing, and baking).

Under Section 60 (11), it is proposed that the bylaw include, after 60 (11) c):

d) the retail sale of goods shall be restricted to products produced in the home, for which the licensee is a licensed home occupation.

There are several key reasons for limiting the trial annual retail sales under the bylaw to only those goods produced in the home, all related to the control of impacts on the surrounding community.

Firstly, limiting the bylaw to only the sale of products made in the home will prevent problems associated with a business importing large stocks of goods for an annual sale. Importation of goods may necessitate additional storage space at the home, additional deliveries in a residential area, and additional noise or disturbance in a residential area leading up to and including the sale date. In order to prevent these impacts on the neighbouring community, we believe that the bylaw should limit retail sales to goods produced on site only.

Secondly, limiting retail sales to only those goods produced by the licensee at the home naturally limits the size of the sale. The home based occupation can only retail the amount of product they can make within the year; they can not invite additional vendors to participate nor import other goods to sell. The size of the sale and the number of customers invited will then be limited by the amount of goods available for sale. This will assist in reducing the impact of vehicular traffic and noise in the neighbourhood the day of the retail sale.

Thirdly, restricting retail sales to only those goods made on site will limit competition with existing merchants and alleviate concerns that some businesses may import additional goods to take advantage of the once a year retail sale opportunity.

It is our expectation that the revised wording as suggested will better express the intent of the bylaw and will address concerns voiced during first reading.

Recommendation

In order to improve the clarity of the proposed bylaw, and to ensure that potential negative impacts of the bylaw are limited, it is recommended that City Council modify the Home Occupations–Two Year Trial–Annual Retail Sale Bylaw, Bylaw No. 3156/NN-99, to limit retail sales to products made in the home only, prior to proceeding with second and third readings.

Respectfully,

Nancy C. Hackett
Planner

Carol Burt
Licensing Inspector

c. Lowell Hodgson, Director of Community Services

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DATE: **November 29, 1999**

TO: **Kelly Kloss, City Clerk**

FROM: **Nancy Hackett, Planner**

RE: **Bylaw No. 3156/NN-99**
Home Occupations – Two Year Trial – Annual Retail Sale

On March 22, 1999 Municipal Planning Commission directed that Parkland Community Planning Services and Inspections and Licensing compile a report detailing the positive and negative aspects of permitting licensed home occupations within the City of Red Deer to operate an annual open house from their home business. This report was also to compare retail open houses with home parties used to sell products such as Tupperware or tropical plants.

This report was provided to MPC in August 1999.

In September, after considering the initial report, MPC directed that Parkland Community Planning Services and Inspections and Licensing undertake a public participation process to gain public input on possible alternatives. A second joint report, prepared by Parkland Community Planning Services and Inspections and Licensing, was submitted to Municipal Planning Commission on November 22, 1999.

Both of these reports are attached for Council's review in considering approval of a temporary amendment Bylaw No. 3156/NN-99 to the home occupations section of the Land Use Bylaw (Section 60). Comment sheets collected at the public meeting/sent after the meeting to Parkland Community Planning Services are provided on City Council's confidential agenda.

Respectfully Submitted,

Nancy Hackett

Nancy C. Hackett
Planner

c. Lowell Hodgson, Director of Community Services
Ryan Strader, Inspections and Licensing

HOME OCCUPATIONS

In 1997, it was estimated based on national averages, that more than twenty-five percent of residences in Canada contained some form of home based business activity.[1] Both Canadian and U.S. research indicates that the number of people working from home has grown substantially in recent years[2] and future trends suggest continued growth.[3] At present, the number of licensed home occupations in Red Deer totals 872, a 17% increase over just 4 years ago.[4]

Home based occupations are defined as a workplace accommodated as a secondary use in a private dwelling unit. Benefits of home based businesses are both personal and community wide. Personal rewards include reduced time spent commuting, additional flexibility, and more seamless integration of family and work life. Community wide returns consist of increased economic development, reduced duplication of facility and infrastructure expenses, generation of additional tax assessment, reduction in traffic congestion and pollution, and improved security in local neighbourhoods during day time hours.

In recognition of these benefits, during the 1990s the majority of Canadian municipalities became progressively more flexible in permitting home occupations in residential areas. Likewise, the City of Red Deer amended their Land Use Bylaw in 1996 to allow a wider range of home occupations in residential districts.

Notwithstanding the prevalence of bylaws permitting home occupations, a common focus throughout these regulatory frameworks has been the role of the municipality in ensuring that the live/work scenario does not compromise the character of residential neighbourhoods and that permitted home occupations operate in a non-intrusive manner. Land use planning issues that have been of particular concern in determining possible intrusiveness include parking, signage, noise, emissions, and traffic flow impacts. Due to these concerns, retail sales from the home have been carefully scrutinized not only by the City of Red Deer but by most municipalities in enacting home occupation policies. Red Deer's existing land use bylaw clearly stipulates that home occupations are not to create excessive traffic and, accordingly, retail activities are not presently permitted as home occupations.

Background

The City of Red Deer's bylaws first recognized home occupations in 1960. Following a series of public meetings to discuss the types of businesses that should be permitted in the home, Bylaw No. 2011 was passed, under which home occupations were subject to the approval of Municipal Planning Commission and City Council. Approved occupations could only be conducted in a residential dwelling, not in accessory buildings, and had to meet advertising,

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[1] Ferrara Contreras Architects Inc. 1997. Home Occupation Scenarios and their Regulatory Requirements, Affordability and Choice Today Streamlined Approval Process Project. Ottawa, Canada.

[2] Randall, James E. 1994. Survey of Characteristics of Home-Based Businesses in Canadian Municipalities, 1994. University of Saskatchewan, Saskatoon, Saskatchewan.

[3] Bennett, Julie. 1999. "Home Bodies: Zoning Rushes to catch up with home-based businesses." *Planning.* American Planning Association.

[4] Parkland Community Planning Services, February 1996. *Home Occupations in Red Deer.* Red Deer, AB.

storage, and family-only employment criteria. Applications were reviewed annually. All businesses conducted from residential dwellings at the time the 1960 bylaw was passed were permitted to continue as non-conforming uses. The bylaw was later amended to permit home occupations in residential areas for "office use only". This meant that a business office could operate from the home but no other work could occur at the residence. The office-only restriction was an attempt to minimize the impact on surrounding neighbourhoods and to protect the City's commercial districts.

In 1996, as stated above, in response to trends in the growth of types of home based work which required more than strictly office activities, the City's Land Use Bylaw was again changed. The bylaw now categorizes two types of home occupations, permitted home occupations and discretionary home occupations. Permitted home occupations include businesses, which in the view of the City's Development Officer will not generate traffic. These are permitted in R1, R1A, R1N, R2, and R3 districts (the bylaw is being updated to include R4 districts). Discretionary home occupations are those uses which are likely to generate additional traffic in residential areas. These are cited as discretionary uses in the R1, R1A, R1N, R2, R3, and R4 districts. The rationale behind establishing permitted and discretionary home occupations has been to ensure there remains a balance between the opportunity to establish viable home based businesses, and at the same time, the need to make certain that residential neighbourhoods and existing commercial areas do not suffer negative impacts.

Current Request

On March 22, 1999 Municipal Planning Commission reviewed a request by Mrs. Flo Arthurs for a change in the Home Occupation Bylaw. Mrs. Arthurs requested that the bylaw be reviewed to permit licensed crafters to operate an annual open house from their residence to allow clients to view and purchase crafts.

In order to further consider the request, MPC directed Parkland Community Planning Services and the Inspections and Licensing Department compile a report on the positive and negative aspects of retail sales from private homes in the form of:

a) open houses for the purposes of selling products made by the home owner

and

b) home parties selling products such as Tupperware, Pampered Chef, tropical plants, or candles.

On July 6, 1999 the Home Occupations Committee met with Mrs. Arthurs to discuss her request. Mrs. Arthurs explained that she would like to hold one open house per year. She currently sells her crafts through the Red Deer Hospital, at area craft sales, and via private orders. If she were permitted to have an open house, she would be able to sell more crafts. In terms of traffic generated, Mrs. Arthurs feels that an open house is comparable to a Tupperware or other similar home party. She also likened the amount of traffic to a garage sale. Both Tupperware style home parties and garage sales (maximum 2 per residence, per year) are permitted in the City.

Issue

The City of Red Deer has received several requests from crafters in the City to permit home shows or open houses to allow sales of their products from their home. Crafters would like more opportunities to sell their products. A change to the land use bylaw would be required to accommodate this request.

The Experience of Other Municipalities

City of Edmonton
The City of Edmonton prohibits general retail sales by home businesses. Furthermore, no home occupation may generate pedestrian or vehicular traffic or create parking needs in excess of what is considered typical of the local neighbourhood.[5] Although retail sales are not permitted as a home occupation, home parties for products such as Tupperware are allowed. These parties are regulated similarly to garage sales. In both cases, the seller is required to obtain a $15.00 license from the City. This license allows the individual to offer retail sales from their home for a maximum of two consecutive days. There is a limit of one permit per address every three months[6]. Any complaints with parking, traffic, noise or related concerns from the neighbourhood are monitored and can lead to invalidation of the permit.

City of Calgary
The City of Calgary classifies home occupations into two categories, Class 1 which has no effect on the surrounding community, and Class 2 which has minimal impact on the surrounding community. As a discretionary use, Class 2 home businesses are only approved if absolutely no adverse effects on the surrounding neighbourhood can be guaranteed.[7] The regulations strictly prohibit generation of traffic to and from the home business that is uncharacteristic of the neighbourhood. Furthermore, no on-site advertising is permitted and the address of the home business can not be advertised to the public. As a result, retail sales are generally not permitted in association with home occupations because it is often impossible to guarantee that traffic and parking will not negatively affect the neighbourhood and because of the strict regulations governing advertising.

The City of Calgary does not regulate garage sales or Tupperware type home parties. These are seen primarily as one time events and are therefore distinguished from home occupations that would have an occasional or an on-going retail component.

City of Lethbridge
While Lethbridge's License Bylaw allows home occupations, customer visits to the site are not permitted. Individuals who wish to have customers come to the location of the home business may apply for a special waiver to the bylaw. This waiver requires the applicant to provide

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[5] City of Edmonton Webpage, 1999. Major Home Occupations, www.gov.edmonton.ab.ca/planning

[6] Bouchand, Tim. August 1999. (telephone discussion) Planning and Development Department, City of Edmonton.

[7] City of Calgary Webpage, 1999. Planning and Building Department, Home Occupation Permits, www.gov.calgary.ab.ca/planning/services/homeoccus

details on the days and hours of operation as well as the number of appointments expected at the business. Business is to be conducted by appointment only. No advertising on site is permitted and the address of the business can not be advertised to the public. Clearly, these regulations prevent general retail sales and prohibit general open houses without individual appointments.

Lethbridge charges several fees for home occupation permits. A home occupation permit costs $45.00. When a waiver is requested, a $180.00 waiver fee is charged and an additional $75.00 fee is collected to cover the costs of notifying neighbouring property owners. The waiver may be approved by the Development Officer with or without conditions based on neighbourhood input. If approved, a $50.00 advertising fee is charged. In cases where the neighbourhood has voiced concerns, a one year evaluation period has been used to monitor the operation. Home based businesses with an approved waiver for customer visits are also required to obtain a $370.00 annual business license from the City.[8]

City of Medicine Hat
Medicine Hat currently permits home occupation retail sales as a discretionary use. The number of clients is strictly regulated to a maximum of 10 per week. In addition, any home occupation which is expected to result in parking, traffic, noise, vibration, smoke, odour, heat, glare, or dust problems will not be approved. One off-street parking space is required for any home occupation and no on-site advertising is permitted. Medicine Hat's bylaw is silent on occasional retail open houses. At present, these are investigated on a complaint basis. Tupperware type home parties are not regulated but garage sales are limited to two per year per household, at a maximum of 3 consecutive days at a time. Garage sales are also investigated on a complaint basis.

City of Grande Prairie
The City of Grande Prairie's home occupation permits are issued with the condition that "walk-in retail sales of product from the home is prohibited. All materials shall be sold off site and delivered directly to customers.[9]" Retail open houses are not permitted.

Red Deer – Potential Positives and Negatives

As the experiences of other municipalities in regulating retail open houses at residential dwellings demonstrate, there are many issues to be considered. Municipal Planning Commission requested that this report weigh the positive and negative aspects of allowing open houses in contrast to the currently unregulated home parties.

At the July 1999 Home Occupations Committee meeting, members discussed possible pros and cons of permitting crafters to hold open houses. In addition to their discussion, Inspections and Licensing staff and planning staff at Parkland Community Planning Services have further researched the issue and present the following set of positive and negative factors for review by Municipal Planning Commission.

[8] Murphy, Shiree. August 1999. (telephone discussion) Development Department, City of Lethbridge.
[9] Juniper, Lindsey. August 1999 (e-mail communication) Development Officer, City of Grande Prairie.

In terms of positive considerations:

1. Retail open houses for crafters could encourage craft based creativity and productivity in Red Deer. Some small centres in Alberta, such as Cochrane, have had success with local people home marketing pottery, crafts, and woodworking; fostering a quaint and crafty image in the community.

2. There is the opportunity to nurture retail home craft sales as incubator businesses that may later expand into commercial premises as their sales grow.

3. As an extension of already permitted home based occupations, allowing retail sales from the home, can result in lower overhead. It is also true that the current tax structure in Canada allows individuals to deduct residential expenses on their business income. The applicability of such deductions to occasional open houses is something that Revenue Canada would be responsible for reviewing.

4. Sellers at open houses are Red Deer residents and open houses may mean additional monies coming into the City's economy as visitors from out of town purchase local craft products.

5. Crafters argue they should have the opportunity to make the most of their homes to pursue craft businesses, provided there are no negative impacts on the local neighbourhood.

6. Occasional open houses for retail sales from the home may interest the neighbours who may be customers. Garage sales for instance, often, attract many neighbours.

7. Residential areas that are normally abandoned during the day may grow in vitality and activity if businesses drew more clients to the area. Additional people in the neighbourhood could have positive spin offs such as less crime (informal "neighbourhood watch") and more efficient use of infrastructure. This being said, retail open houses are commonly conducted when most people are already at home – that is the weekend or evenings. Hence, security benefits would not be realized. As well, the increase in the amount of cash on hand during retail open houses at home businesses may actually heighten the opportunity/occasion for robberies.

8. As Mrs. Arthurs pointed out in her request, many people are illegally holding open houses/home shows without the permission of the City. Allowing these shows may be a better way of regulating such shows and may provide a license fee income to the City, which could then be used to mitigate any impacts/increase enforcement. With this argument one has to be careful not to fall in to the trap of condoning a use simply because people are doing it illegally at present.

In terms of negative considerations:

1. There are several concerns that the impact of the home open house may begin small but may increase in magnitude over time. In particular, the applicant may request only one or two home shows per year, however the next applicant may want three or four. In order to

stay competitive, all those with a similar product may have to increase the number of home shows.

2. In addition, should home sales prove viable, there is the potential for a larger and larger product range, potential to show more than just the resident artist/crafter's work. These matters may increase traffic, noise, deliveries, and disruption in the neighbourhood but would be exceedingly difficult to regulate or prevent.

3. There is some sense that home shows may be difficult to define and that it may be legally impossible to limit home shows/retail sales to crafters only – open houses may end up being extended to other types of home occupations.

4. There are many avenues other than home sales where a crafter can sell their product. Examples discussed by the Home Occupations Committee included organized craft sales, the Red Deer Farmers' Market, consignment in existing retail operations, or renting a community hall, hotel, or gymnasium. Many crafters successfully sell their products through these means. It is interesting to note that some of the companies who traditionally sell through home parties such as Tupperware are now starting to rely on these venues in addition to or in lieu of home parties.

5. The City of Red Deer is currently focusing a great deal of attention on the downtown and on attracting commercial activity to the downtown. The success of other Cities' downtown revitalization efforts has been to focus on attracting unique retailers to the core areas and carving out a distinct niche from shopping mall or big box competitors. Allowing home occupation retail sales to be scattered throughout Red Deer may undermine downtown revitalization efforts.

6. Crafters who sell their products from the home can sometimes sell 30-40% below the prices of retail outlets. Existing commercial businesses with a larger overhead including rent, taxes, insurance may be discouraged from expanding or continuing operation altogether if retail sales in residential areas are permitted.

7. While there may be some added vitality and diversity to a residential neighbourhood if open houses are permitted, some residents will feel that their peaceful community is disrupted. Additional traffic, noise, signage, and deliveries may disturb the neighbourhood.

8. Depending on the number of people interested in pursuing retail sales from the home, the character of the neighbourhood could be shifted from one of residential activity to one that combines commercial activity with residential development. This issue has been a concern in Red Deer in the past; in particular with the bed and breakfast issue, where residents felt commercial activity attracting a mix of clientele coming and going from a residential dwelling was not acceptable.

Key Differences Between Open House Sales and Home Parties:

Concern	Retail Open House	Home Parties
Frequency	Could range from once per year to several times per month.	One-time or very infrequent, parties move from house to house, resident "hosts" and the vendor sells.
Time Period	No set time of day, could operate for several hours or all weekend.	Typically, these parties last only 2-3 hours.
Merchandise Sales	Direct selling by manufacturer to client.	Merchandise is not stocked at this location, typically party guests fill out an order form with delivery occurring at a later time.
Scale of Operation	If the business is very successful, there may be greater demand for on-site retail. This, in turn, may require additional equipment or machinery. Could become difficult to regulate.	Home parties do not require specialized equipment.
Number of clients	No limit on the number of people that may drop by – especially in the case of general advertising.	By invitation only, limited to the number of guests that can be accommodated in the hostess' home, living room, or kitchen.
Traffic	Traffic flow will be sporadic, similar to a garage sale. Parking could be a problem.	Cars will arrive for a set time. Sufficient parking may be an issue.
Delivery	The addition of retail sales to an existing home occupation may compound the need for deliveries of supplies/services.	Product is manufactured off site. No delivery of supplies.
Incentives	The crafter operating a home show is earning cash. The more product sold, the more money earned.	The host does not earn cash, may earn featured product for a reduced price (or for free) based on party sales. There is a limit on how much Tupperware or product the host really needs or wants, and therefore a limit on how many parties they host.
Repeat Business	Part of the concept will be to build up clientele and encourage repeat customers. In theory, once customers know where the crafter lives, they could drop by any time to purchase products.	The hostess is not the seller and therefore interested customers will not stop by to pick up additional products. No continuing client list is built up over time.
Season	There may be peak seasons e.g. Christmas or Easter time may be busy periods.	The home party is arranged according to the hostess' schedule. Peak seasons are not typical.
Secondary Use	Retail open houses mean a change from solely craft production to production and	A home party is one retail ordering opportunity. The primary use of the property is residential, with no on-

	direct sales; there may also be client consultation (e.g. client visits to discuss advance work specifications). The greater the combination of uses associated with the site, the greater the potential for adverse impacts.	going secondary use.

City of Red Deer Guiding Principles:

City of Red Deer Goals

The City of Red Deer's policies are quite explicit in their direction of balancing business growth with continued well being of residential areas.

The City's *Vision 2020 (1991)* document emphasizes Red Deer as a community that promotes economic growth to ensure an increasing range of business and employment opportunities. At the same time, it identifies, as a priority, the development of a well planned and healthy community based on the protection and enhancement of the residential neighbourhood unit.

The City's *Municipal Development Plan (1998)* indicates that "the City shall continue to support home business as a viable lifestyle and land use option, recognizing that the home business must remain the secondary use of a dwelling unit" (Policy 11.8).

Public Input

City of Red Deer strategic and long range policy documents including the *Municipal Development Plan* underscore the importance of public consultation and citizen input in decision-making. No public consultation has been conducted on an amendment to the land use bylaw to permit retail open houses or general retail sales in association with home occupations. In absence of public input, we can only say that concerns may potentially be raised by three groups of stakeholders: immediate neighbours, area residents, and local merchants. Immediate neighbours may be concerned about noise, litter, and parking. People living in the general area may have concerns about traffic flow, impact on property values, and change in the neighbourhood character. The local merchants may have concerns with conflicts with the downtown, servicing, equitable regulation and taxation, and they may perceive unfair competition.[10]

Legal Enforcement

The role of the City in permitting some home based businesses to have retail sales (that is craft producers and not other types of businesses) may not stand up to a legal challenge. Moreover, the definition of arts and crafts is quite broad and variable. Some legal experts in the field of planning expect that controversies over home-based occupations will grow due to

[10] Orser, Barbara and Ted James, 1993. *Home Business, The New Reality.* Home Based Business Project committee, British Columbia, Canada.

the potential to undermine what planning tries to achieve by upholding the residential character of local neighbourhoods.[11]

Alternative Courses of Action:
Based on the discussion and information provided above, the following alternative courses of action could be considered by MPC:

1. NO CHANGE TO THE BYLAW
Under this first alternative, retail sales including open houses would continue to be excluded from home occupations under the Land Use Bylaw. The bylaw currently does not permit home occupations to have any type of on-site retail sales; the justification for exclusion has been to prevent related negative impacts from affecting surrounding residential properties.

The implications of denying the request for a land use bylaw amendment may include:
- The loss or closure of those home occupations in Red Deer that wish to pursue home shows/retail sales. This may be interpreted by some as a failure to stimulate or foster new employment or economic development options.
- Some people will continue to operate retail open houses illegally.

2. PERMIT ON A TRIAL BASIS
The second option is to permit licensed craft based home occupations to have one open house per year within the next two years on a trial basis. Each interested crafter would apply for a permit in order that any complaints could be monitored. At the end of the two year trial, an assessment could be made of the feasibility of proceeding with a land use bylaw amendment.

Permitting home shows on a trial basis would be subject to:
- No general advertising of the event (limit number of clients and vehicles at the location)
- A limit on the hours or number of days permitted for each open house
- Not allowing any other retail sales on site
- Notice to the area neighbours to inform them of the trial open house in their community

The implications of this option may include:
- Need to establish a temporary permit for those businesses interested in participating in home shows on a trial basis
- Ongoing monitoring will be necessary to determine if the trial situations are working successfully and to ensure enough information is available to arrive at a policy at the end of the test period

3. PERMIT UNDER STRICT REGULATIONS
The third option, similar to the suggestion above, may be to amend the Land Use Bylaw to allow craft based home occupations to have one or two open houses annually as a

[11]Bennett, Julie. 1999. "Home Bodies: Zoning Rushes to catch up with home-based businesses." *Planning.* American Planning Association.

discretionary use. Complaints could be monitored and if necessary, the license could be withdrawn.

The land use bylaw amendment to permit one or two retail open houses at craft based home businesses would need to contain elements to address potential problems:

- Limit of one (or two) retail open house(s) per calendar year per business
- Advance consultation with the surrounding neighbours and requirement to address concerns
- No general advertising of the event (limit the number of clients and number of vehicles at the location).
- A limit on the hours or number of days permitted for each open house
- An annual review of each permit
- Not allowing any other retail sales on site

The implications of this option may include:

- The possibility of a legal challenge, crafters may be perceived as receiving favourable treatment over other home occupations.
- Potential conflict with the direction of the Downtown plan which is underway to determine strategies to revitalize Red Deer's core area.
- The restrictions and monitoring necessary to ensure that negative effects are avoided will require a significant degree of enforcement.
- Change to the existing permit and licensing fees would be necessary.

4. CHANGE BYLAW TO PERMIT ALL HOME OCCUPATIONS TO HAVE RETAIL OPEN HOUSES

The fourth option would be to open the bylaw to permit all home occupations, including crafters, to have retail open houses once or twice per year as discretionary uses. The same restrictions noted above would be applied to address possible conflicts.

The implications of this option may include:

- Potential conflict with the direction of the Downtown plan which is underway to determine strategies to revitalize Red Deer's core area.
- Existing merchants in the City may feel that this creates unfair competition to existing commercial areas due to lower overhead associated with home occupations.
- Possibility for many home businesses (potentially much additional traffic/parking) to choose to have open houses especially during peak (e.g. Christmas) periods. There are over 800 licensed home occupations in Red Deer, difficult to estimate how many may wish to add a retail component.
- The restrictions and monitoring necessary to ensure that negative effects are avoided will require a significant degree of enforcement.
- Change to the existing permit and licensing fees would be necessary.

STAFF REPORT

Bylaw Change Request
to permit one retail sale per year at licensed Home Occupations

---

The issue of amending the land use bylaw to permit licensed Home Occupations to have one retail sale per year was brought before Municipal Planning Commission on September 20, 1999. At that meeting MPC reviewed a report prepared by Parkland Community Planning Services and Inspections and Licensing which set out background information pertaining to the pros and cons of retail sales from the home. The report detailed the key concerns related to amending the bylaw, potential positive and negative implications of allowing retail sales, and the experiences of other municipalities in dealing with retail sales in residential areas. Based on this research, the report set out alternative courses of action:

1. No Change To The Bylaw
Under this first alternative, retail sales including open houses would continue to be excluded from home occupations under the Land Use Bylaw. The bylaw currently does not permit home occupations to have any type of on-site retail sales; the justification for exclusion has been to prevent related negative impacts from affecting surrounding residential properties.

2. Permit On A Trial Basis
The second option is to permit licensed home occupations to hold one open house per year within the next two years on a trial basis. Each interested business would apply for a permit in order that any complaints could be monitored. At the end of the two year trial, an assessment could be made of the feasibility of proceeding with a land use bylaw amendment.

3. Change Bylaw to permit all Home Occupations to have retail open houses (original alternatives 3 &4 combined)
The final option would be to open the bylaw to permit all licensed home occupations, including crafters, to hold a retail sale once annually as a discretionary use (based on the legal opinion that all home occupations must be treated equally in absence of any clear rationale to do otherwise). Complaints could be monitored and if necessary, the home occupation license could be withdrawn.

After reviewing these options and the background information, MPC directed that the issue be tabled until a public consultation process was conducted and input from the public meeting be brought to MPC for further consideration.

Public Meeting
A public meeting was held on the evening of November 2, 1999 at Lindsay Thurber High School. The meeting, hosted by Parkland Community Planning Services and Inspections and Licensing, was advertised through the Red Deer Advocate newspaper. As well, a press release was issued the week before the meeting. Nine members of the public attended. Of the people attending, some represented licensed home occupations, some were commercial merchants, and some were interested residents. Staff of Parkland Community Planning

Services presented background to the issue and explained the three options under consideration (the public information handed out at the meeting is attached for review).

Staff of Parkland Community Planning Services and Inspections and Licensing led group discussion on each of the three options:

Under Option 1 – No Change to the Bylaw:

- This option would continue to prevent any possible negative impacts in residential areas
- May be losing a positive benefit for home occupations that could add to their success
- Other venues are available at present, although the promotion is often not well done and affordability is an issue

Under Option 2 – Amend Bylaw to allow a Two-Year Trial:

- This option would allow the City to determine if there really are negative impacts in residential areas, rather than just speculating
- While there are a large number of home occupations in the City, we do not know how many would actually hold an annual retail sale, this option would determine if it is an excessive number and if there are likely to be noticeable impacts on commercial retailers
- Some commercial retailers would perceive any retail sales as unfair competition
- The home would remain foremost a residence if only one sale was permitted per year.

Note: an assessment report to Municipal Planning Commission would be submitted after two years, which would detail complaints received and the number of trial participants

Under Option 3 – Change the Bylaw:

- Less control (than a trial) over possible negative impacts on residential areas or commercial businesses
- Red Deer products become more accessible to people, more business could result
- Holding one sale per year at home businesses may entice customers enough that after the home sale, they search out the product on consignment at commercial retailers.
- Concern about impact on existing shopping areas – no way to monitor impact
- No control over how many sales would occur in the City on any one day, could be a large volume.
- Could consider limiting the retail sales by area and/or by month. That is, only permit a set number of sales in any one month – to prevent a rush of sales at one time and prevent the cumulative impact that many sales in one month could have on established retailers. This suggestion could also result in sales being spread out through different neighbourhoods and therefore potentially fewer impacts on any one part of the City. **Note**: limiting the number of businesses able to participate by month or neighbourhood would be cumbersome

Seven comment sheets were returned after the public meeting. Comments are summarized below.

ISSUES OF CONCERN	NUMBER OF COMMENTS
Competition with Existing Retailers The request to change the bylaw is in direct disregard for existing retail businesses in the City.	1

Unfair competition to existing retailers. Retail sales from the home for only one day per year should not be a threat to retailers. Could raise the profile of home occupations to the point where they are successful enough to expand into commercial space. Most home crafters' products are unique and are not in direct competition with existing retailers.	1 1 1 1
Parking Parking problems for one day per year no different from the impact of a garage sale.	1
Trial Period Supportive of a trial period for one retail sale per year. Test it out and see if it works and if it does not then impact would be controlled and limited.	1
Number of Sales Permitted Concern that permitting one sale per year will set a precedent that will then expand into two or three sales or more per year, with a growing impact on existing retailers.	1
Arts and Crafts Benefit Allowing retail sales would add a personal element to the community in the form of an arts and craft cultural benefit. More public exposure to crafts would benefit retailers year round who carry the objects on consignment.	1
Other Venues Available Home businesses have other venues to sell their products (like consignment), unlike Tupperware, which is not sold in stores on consignment. Good opportunity for home occupations to test out new products before sending them on consignment. Why is it not feasible for home crafters to rent space at craft shows or gymnasiums to sell their product? Craft shows are expensive, often have a waiting list or do not make room for newly established businesses. The Farmers' Market rents space to both retail stores and non-commercial crafters, as a result retailers are competing directly with non-commercial crafters, this could be considered unfair in that commercial operators are squeezing home crafters	1 1 1 1 1

out of affordable space.	
Volume of Business If many home businesses begin to sell retail, will have a large impact on the current retail businesses in Red Deer. Would not just limited to crafters who make their own products, could also include other businesses that purchase products to sell from their home. Home business operators are residents of Red Deer and would continue to support other businesses in Red Deer.	1 1 1
Existing Regulations All home occupations should have to become storefront retailers within a certain period of time (e.g. 3 years) in order to continue the viability and growth of business in the City.	1

Specific Suggestions

The public made specific suggestions relating to the three options presented by Parkland Community Planning Services and Inspections and Licensing, both at the meeting and in written comment sheets. These suggestions were:

Advertising:

- If annual retail sales were permitted, general advertising should be allowed, would give the home occupation the opportunity to have a very successful sale.
- A-signs on site to advise neighbourhood of the proposed retail sale should not be used. These signs may alert criminals to the fact that a certain home will have a significant amount of cash on hand and because neighbours may complain ahead of time, out of spite, not based on legitimate issues.
- Home occupations could advertise the retail sale with a phone number only and that way regulate number of customers at any one time to lessen parking problems.
- The wording of advertising for sales should state that the sale is a one time only to prevent customers from returning for future retail purchases.
- "By invitation only" is confusing, a home occupation could send an invitation to everyone in the City, should specify a set number of clients or specify existing client list

Number of Sales:

- Should allow two sales per year per business because they could then sell a wider range of products in two different seasons.
- Concern that home occupations who hold a retail sale would have to upgrade their insurance and address additional fire inspection regulations and food and health inspections to ensure public safety.
- Sales should be limited to 9am to 9pm.
- Allow no retail sales.

Other Venues:

- If there were more affordable opportunities for crafters to display products at craft sales, the issue would not come up in the first place. The May/September craft fair at the Dawe Centre used to draw a large number of vendors but was unfortunately cancelled.
- Existing craft fairs are often cost prohibitive and many have a policy of selling tables to previous vendors first making it difficult for new businesses to compete. There is a waiting list for some craft fairs.

Summary

As directed by Municipal Planning Commission, a public meeting was held to discuss possible changes to the land use bylaw to permit an annual retail sale from the home. While the meeting was not largely attended, there were representatives from several stakeholder groups including home occupations, residents, and commercial businesses. While some people favour permitting an annual retail sale, others are opposed. The meeting did bring forward several suggestions related to the type of advertising, hours of operation, and insurance considerations were retail sales to be permitted.

The meeting also revealed the interest of home occupations in holding a retail sale stems not only from desire to host clients in the home and sell additional products but also in part to the lack of suitable venues elsewhere in the City. The key interest of established retailers centres on preventing unfair competition and preventing unchecked negative impacts on their existing retail businesses.

This report sets out alternative courses of action for dealing with the request to permit an annual retail sale from the home. These options along with the summary report of the public consultation process are presented to assist Municipal Planning Commission in making a recommendation. The three alternatives discussed within this report reflect the options Municipal Planning Commission initially reviewed at their September 20, 1999 meeting.

Respectfully Submitted,

Nancy C. Hackett
Planner

Carol Burt
Licensing Inspector

c. Lowell Hodgson, Director of Community Services
Ryan Strader, Inspections and Licensing

MEMO

DATE: **November 29, 1999**

TO: **KELLY KLOSS, City Clerk**

FROM: **RYAN STRADER, Inspections & Licensing Manager**

RE: **HOME OCCUPATIONS – Annual Retail Sale**

On November 22, 1999, Municipal Planning Commission considered a report from Parkland Planning and Inspections & Licensing which outlined several options relative to annual retail sales from the home. The original request for home sales came from the crafting community but legal counsel advised that the same retail opportunity would have to be available to all home occupations. Subsequently, Municipal Planning Commission passed a resolution approving one retail sale per year in a residential district, during a two year trial period, for licensed home occupations as set out hereunder:

> "Resolved that the Municipal Planning Commission, in considering retail sales from the home, hereby approve, as a discretionary use, the following:
>
> 1. A licensed home occupation may have one retail sale/open house per year within the next two years on a trial basis;
>
> 2. Each interested licensed home business must register with the City License Inspector his/her intent to have one retail sale/open house as part of the trial in order that any complaints can be monitored;
>
> 3. At the end of the two year trial, an assessment will be made on the feasibility of proceeding with a land use bylaw amendment.
>
> Permitting retail home sales on a trial basis would be subject to some restrictions, such as:
>
> 1. No general advertising of the event (by invitation only);
>
> 2. Open to licensed home businesses only.
>
> 3. Notifying the City License Inspector two weeks prior to sale date of interest in participating, wherein a temporary permit would be issued;

4. Limit of one retail sale/open house per year;

5. No other retail sales on site;

6. The City to place an A-board sign on the property before the sale to provide the neighbors with notice of the trial open house."

RECOMMENDATION:

We recommend that City Council amend the land use bylaw with the attached amendment which incorporates the intent and conditions of the Municipal Planning Commission's decision to approve retail sales from the home, once annually, on a two year trial basis.

Ryan Strader
Inspections & Licensing Manager

CB/cb

Comments:

We agree with the recommended change to Land Use Bylaw Amendment No. 3156/NN-99, as outlined by Parkland Community Planning Services.

"G. D. Surkan"
Mayor

"N. Van Wyk"
City Manager

LAND USE BYLAW AMENDMENT

BYLAW NO. 3156/NN-99

DESCRIPTION: Licensed Home Occupations to have one retail sale/open house per year.

FIRST READING: Dec. 6/99

DATE OF FIRST PUBLICATION: Dec. 17

DATE OF SECOND PUBLICATION: Dec. 24

SECOND READING: Jan. 17/2000

THIRD READING: Jan. 17

LETTERS REQUIRED TO PROPERTY OWNERS: YES Some NO

DEPOSIT REQUIRED: NO ✓ YES ___ AMOUNT $___

ACTUAL COST OF ADVERTISING: $___

MAP PREPARATION: $___

TOTAL $___

REFUND___ INVOICE___ $___

COMPLETED

LAND USE BYLAW AMENDMENT
LICENSED HOME OCCUPATIONS
– ONE ANNUAL RETAIL SALE/OPEN HOUSE

1. Red Deer City Council plans to pass Land Use Bylaw Amendment 3156/NN-99 for the purpose of allowing licensed home occupations to have one retail sale or open house per year on a trial basis for a period of two years. At the end of the two year trial basis, the right to hold a retail sale/open house will automatically cease, however, an assessment will be made to test the community's acceptance of this kind of activity in a residential area. Permitting one retail sale or open house per year is subject to:

    1) No general advertising of the event (by invitation only);
    2) Open to licensed home businesses only;
    3) Notifying the City Licensing Inspector two weeks prior to sale date of interest in participating, wherein a temporary permit would be issued;
    4) Limit of one retail sale/open house per year;
    5) No other retail sales on site;
    6) The City to place an A-board sign on the property before the sale to provide the neighbours with notice of the trial open house.

2. A copy of the proposed Bylaw may be inspected by the public at the office of the City Clerk, 2nd Floor of City Hall during regular office hours.

3. Prior to considering this Bylaw, City Council will hold a Public Hearing in the Council Chambers, 2nd Floor of City Hall on **Monday, January 17, 2000, at 7:00 p.m.,** for the purpose of hearing any person claiming to be affected. Letters or petitions are also acceptable if received by the City Clerk no later than 4:30 p.m. on the Monday prior to the date of the Public Hearing.

KELLY KLOSS
CITY CLERK

(Publication Dates: December 17 and December 24, 1999)

Box 5008
Red Deer, Alberta
T4N 3T4

The City of Red Deer

Office of the City Clerk

December 13, 1999

Susan Stenson
5813 – 44 Avenue
Red Deer, AB T4N 3J1

Dear Sir/Madam:

Re: Land Use Bylaw Amendment 3156/NN-99, Home Occupations, One Annual Retail Sale/Open House – Two Year Trial Period

Red Deer City Council plans to pass Land Use Bylaw Amendment 3156/NN-99 for the purpose of allowing licensed home occupations to have one retail sale or open house per year on a trial basis for a period of two years. At the end of the two year trial basis, the right to hold a retail sale/open house will automatically cease, however, an assessment will be made on the community's acceptance of this kind of activity in a residential area. Permitting one retail sale or open house per year is subject to:

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Council will hold a Public Hearing to hear from any land owners that may be affected by the passing of this proposed Bylaw on **Monday, January 17, 2000, at 7:00 p.m.** If you wish to advise City Council that this Bylaw does affect you, would you please do one of the following no later than 4:30 p.m. on the Monday prior to the date of the Public Hearing:

1. advise me by telephone that you wish to attend the Public Hearing and speak to members of Council; or
2. provide me with a letter outlining your views; or
3. provide me with a properly signed Petition.

If you have any questions, please contact me at (403) 342-8132.

Yours truly,

JEFF GRAVES
DEPUTY CITY CLERK

4914 - 48th Avenue, Red Deer, AB Canada T4N 3T4
Tel: (403) 342-8132 Fax: (403) 346-6195 E-mail: cityclerk@city.red-deer.ab.ca Web: http://www.city.red-deer.ab.ca

Box 5008
Red Deer, Alberta
T4N 3T4

The City of Red Deer

Office of the City Clerk

December 13, 1999

Charlene Foikman,
110 Roberts Cresc.
Red Deer, AB T4P 3K8

Dear Sir/Madam:

Re: Land Use Bylaw Amendment 3156/NN-99, Home Occupations, One Annual Retail Sale/Open House – Two Year Trial Period

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Box 5008
Red Deer, Alberta
T4N 3T4

The City of Red Deer

Office of the City Clerk

December 13, 1999

Darren Peterson
5331 – 44 Avenue
Red Deer, AB T4N 3J1

Dear Sir/Madam:

Re: Land Use Bylaw Amendment 3156/NN-99, Home Occupations, One Annual Retail Sale/Open House – Two Year Trial Period

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Box 5008
Red Deer, Alberta
T4N 3T4

The City of Red Deer

Office of the City Clerk

December 13, 1999

Jim Chase
21 Roundtree Cresc.
Red Deer, AB T4P 3K3

Dear Sir/Madam:

Re: Land Use Bylaw Amendment 3156/NN-99, Home Occupations, One Annual Retail Sale/Open House – Two Year Trial Period

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Box 5008
Red Deer, Alberta
T4N 3T4

The City of Red Deer

Office of the City Clerk

December 13, 1999

K. Jacobs & G. Rudey
45 Parkside Drive
Red Deer, AB T4P 1K1

Dear Sir/Madam:

Re: Land Use Bylaw Amendment 3156/NN-99, Home Occupations, One Annual Retail Sale/Open House – Two Year Trial Period

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Box 5008
Red Deer, Alberta
T4N 3T4

The City of Red Deer

Office of the City Clerk

December 13, 1999

G. Thompson
4809 – 54 Street
Red Deer, AB T4N 2G5

Dear Sir/Madam:

Re: Land Use Bylaw Amendment 3156/NN-99, Home Occupations, One Annual Retail Sale/Open House – Two Year Trial Period

Red Deer City Council plans to pass Land Use Bylaw Amendment 3156/NN-99 for the purpose of allowing licensed home occupations to have one retail sale or open house per year on a trial basis for a period of two years. At the end of the two year trial basis, the right to hold a retail sale/open house will automatically cease, however, an assessment will be made on the community's acceptance of this kind of activity in a residential area. Permitting one retail sale or open house per year is subject to:

1) No general advertising of the event (by invitation only);
2) Open to licensed home businesses only;
3) Notifying the City Licensing Inspector two weeks prior to sale date of interest in participating, wherein a temporary permit would be issued;
4) Limit of one retail sale/open house per year;
5) No other retail sales on site;
6) The City to place an A-board sign on the property before the sale to provide the neighbours with notice of the trial open house.

A copy of the proposed Bylaw may be inspected by the public at the office of the City Clerk, 2nd Floor of City Hall during regular office hours.

Council will hold a Public Hearing to hear from any land owners that may be affected by the passing of this proposed Bylaw on **Monday, January 17, 2000, at 7:00 p.m.** If you wish to advise City Council that this Bylaw does affect you, would you please do one of the following no later than 4:30 p.m. on the Monday prior to the date of the Public Hearing:

1. advise me by telephone that you wish to attend the Public Hearing and speak to members of Council; or
2. provide me with a letter outlining your views; or
3. provide me with a properly signed Petition.

If you have any questions, please contact me at (403) 342-8132.

Yours truly,

JEFF GRAVES
DEPUTY CITY CLERK

4914 - 48th Avenue, Red Deer, AB Canada T4N 3T4
Tel: (403) 342-8132 Fax: (403) 346-6195 E-mail: cityclerk@city.red-deer.ab.ca Web: http://www.city.red-deer.ab.ca

Box 5008
Red Deer, Alberta
T4N 3T4

The City of Red Deer

Office of the City Clerk

December 13, 1999

J. & S. Tattrie
15 Fern Road
Red Deer, AB T4N 4Z3

Dear Sir/Madam:

Re: Land Use Bylaw Amendment 3156/NN-99, Home Occupations, One Annual Retail Sale/Open House – Two Year Trial Period

Red Deer City Council plans to pass Land Use Bylaw Amendment 3156/NN-99 for the purpose of allowing licensed home occupations to have one retail sale or open house per year on a trial basis for a period of two years. At the end of the two year trial basis, the right to hold a retail sale/open house will automatically cease, however, an assessment will be made on the community's acceptance of this kind of activity in a residential area. Permitting one retail sale or open house per year is subject to:

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Item No. 3

BYLAW NO. 3156/NN-99

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

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

1 Bylaw No. 3156/96 is hereby amended by adding the following new Sections 60(11), (12) and (13):

"60 (11) Notwithstanding Section 60(1) or any other provision of this bylaw, the holder of a Home Occupation License (the "Licensee") may hold one retail sale or open house per year from the premises in which the home occupation is located, subject to the following conditions:

(a) the Licensee shall notify the Inspections and Licensing Department two weeks prior to the date of the proposed sale;

(b) the sale may run for one day only;

(c) admission to the sale shall be by invitation only and the sale may not be generally advertised.

(12) Prior to the sale date, the Licensing Inspector shall place an A-board sign on the property, giving notice of the sale.

(13) Sections 60 (11) and 60 (12) shall expire and be of no further force and effect on and after January 1, 2002 unless this sub-section is sooner repealed."

READ A FIRST TIME IN OPEN COUNCIL this	day of	A.D. 1999.
READ A SECOND TIME IN OPEN COUNCIL this	day of	A.D. 2000.
READ A THIRD TIME IN OPEN COUNCIL this	day of	A.D. 2000.
AND SIGNED BY THE MAYOR AND CITY CLERK this	day of	A.D. 2000.

MAYOR

CITY CLERK

Item No. 2

PARKLAND
COMMUNITY
PLANNING
SERVICES

Suite 500, 4808 Ross Street
Red Deer, Alberta T4N 1X5
Phone: (403) 343-3394
FAX: (403) 346-1570
e-mail: pcps@telusplanet.net

DATE: **November 29, 1999**

TO: **Kelly Kloss, City Clerk**

FROM: **Nancy Hackett, Planner**

RE: **Bylaw No. 3156/NN-99**
Home Occupations – Two Year Trial – Annual Retail Sale

On March 22, 1999 Municipal Planning Commission directed that Parkland Community Planning Services and Inspections and Licensing compile a report detailing the positive and negative aspects of permitting licensed home occupations within the City of Red Deer to operate an annual open house from their home business. This report was also to compare retail open houses with home parties used to sell products such as Tupperware or tropical plants.

This report was provided to MPC in August 1999.

In September, after considering the initial report, MPC directed that Parkland Community Planning Services and Inspections and Licensing undertake a public participation process to gain public input on possible alternatives. A second joint report, prepared by Parkland Community Planning Services and Inspections and Licensing, was submitted to Municipal Planning Commission on November 22, 1999.

Both of these reports are attached for Council's review in considering approval of a temporary amendment Bylaw No. 3156/NN-99 to the home occupations section of the Land Use Bylaw (Section 60). Comment sheets collected at the public meeting/sent after the meeting to Parkland Community Planning Services are provided on City Council's confidential agenda.

Respectfully Submitted,

Nancy Hackett

Nancy C. Hackett
Planner

c. Lowell Hodgson, Director of Community Services
Ryan Strader, Inspections and Licensing

MEMO

DATE: **November 29, 1999**

TO: **KELLY KLOSS, City Clerk**

FROM: **RYAN STRADER, Inspections & Licensing Manager**

RE: **HOME OCCUPATIONS – Annual Retail Sale**

On November 22, 1999, Municipal Planning Commission considered a report from Parkland Planning and Inspections & Licensing which outlined several options relative to annual retail sales from the home. The original request for home sales came from the crafting community but legal counsel advised that the same retail opportunity would have to be available to all home occupations. Subsequently, Municipal Planning Commission passed a resolution approving one retail sale per year in a residential district, during a two year trial period, for licensed home occupations as set out hereunder:

> "Resolved that the Municipal Planning Commission, in considering retail sales from the home, hereby approve, as a discretionary use, the following:
>
> 1. A licensed home occupation may have one retail sale/open house per year within the next two years on a trial basis;
>
> 2. Each interested licensed home business must register with the City License Inspector his/her intent to have one retail sale/open house as part of the trial in order that any complaints can be monitored;
>
> 3. At the end of the two year trial, an assessment will be made on the feasibility of proceeding with a land use bylaw amendment.
>
> Permitting retail home sales on a trial basis would be subject to some restrictions, such as:
>
> 1. No general advertising of the event (by invitation only);
>
> 2. Open to licensed home businesses only.
>
> 3. Notifying the City License Inspector two weeks prior to sale date of interest in participating, wherein a temporary permit would be issued;

4. Limit of one retail sale/open house per year;

5. No other retail sales on site;

6. The City to place an A-board sign on the property before the sale to provide the neighbors with notice of the trial open house."

RECOMMENDATION:

We recommend that City Council amend the land use bylaw with the attached amendment which incorporates the intent and conditions of the Municipal Planning Commission's decision to approve retail sales from the home, once annually, on a two year trial basis.

Ryan Strader
Inspections & Licensing Manager

CB/cb

Comments:

We agree with the recommendations of the Municipal Planning Commission. The Commission's recommendation will allow a retail sale/open house each year for the next two years.

The solicitor has also recommended that the bylaw amendment be clear in stating that the right to hold a home sale/open house automatically expires in two years. It needs to be clear to those reading the Land Use Bylaw that this is a temporary measure only until it is reviewed at the end of the trial period.

Proceeding on a trial basis over the next two years is a reasonable approach to test the community's acceptance of this kind of activity. It would then be important to monitor reactions from both the residential neighborhoods and the business community.

"G. D. Surkan"
Mayor

"N. Van Wyk"
City Manager

FILE

Council Decision – January 17, 2000 Meeting

DATE: **January 18, 2000**

TO: **Nancy Hackett, Planner**
Carol Burt, License Inspector

FROM: **City Clerk**

RE: ***Land Use Bylaw Amendment 3156/NN-99, Home Occupations - Annual Retail Sale/Open House - Two Year Trial Period***

Reference Report: City Clerk dated January 10, 2000

Resolution:

Resolved that Council of the City of Red Deer, hereby agrees to amend Land Use Bylaw Amendment No. 3156/NN-99 by adding the following new Section 60(11)(d):

"60 (11) (d) The retail sale of goods shall be restricted to products produced in the home, for which the licensee is a licensed home occupation."

Bylaw Readings:

This bylaw was given first reading on December 6th. Following a Public Hearing and passage of the above amending resolution, Land Use Bylaw Amendment 3156/NN-99 was given 2nd and 3rd readings. A copy of the bylaw, as amended, is attached.

Report Back to Council Required: No

Comments/Further Action:

Land Use Bylaw Amendment No. 3156/NN-99 provides for the operation of an annual open house/retail sale from the home of licensed home occupations and is now in effect for a two year trial period.

This office will be updating the consolidated version of the Land Use Bylaw and distributing the amendments in due course.

Kelly Kloss
City Clerk

/clr
attchs.

c Director of Community Services
Engineering Services Manager
E. L. & P. Manager
Emergency Services Manager
Inspections & Licensing Manager
City Assessor
Land and Economic Development
Public Works Manager
Doug Kutinsky, Graphics Designer
Administrative Assistant, S. Ladwig
C. Rausch, City Clerk's Office

FILE

COPY
AS PASSED
January 17/2000 CR

BYLAW NO. 3156/NN-99

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

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

1 Bylaw No. 3156/96 is hereby amended by adding the following new Sections 60(11), (12) and (13):

"60 (11) Notwithstanding Section 60(1) or any other provision of this bylaw, the holder of a Home Occupation License (the "Licensee") may hold one retail sale or open house per year from the premises in which the home occupation is located, subject to the following conditions:

(a) the Licensee shall notify the Inspections and Licensing Department two weeks prior to the date of the proposed sale;

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(c) admission to the sale shall be by invitation only and the sale may not be generally advertised.

(d) The retail sale of goods shall be restricted to products produced in the home, for which the licensee is a licensed home occupation.

(12) Prior to the sale date, the Licensing Inspector shall place an A-board sign on the property, giving notice of the sale.

(13) Sections 60 (11) and 60 (12) shall expire and be of no further force and effect on and after January 1, 2002 unless this sub-section is sooner repealed."

READ A FIRST TIME IN OPEN COUNCIL this 6 day of December A.D. 1999.

READ A SECOND TIME IN OPEN COUNCIL this 17 day of January A.D. 2000.

READ A THIRD TIME IN OPEN COUNCIL this 17 day of January A.D. 2000.

AND SIGNED BY THE MAYOR AND CITY CLERK this 17 day of January A.D. 2000.

MAYOR

CITY CLERK

DATE: **December 7, 1999**

TO: **City Council**

FROM: **City Clerk**

RE: ***Land Use Bylaw Amendment No. 3156/OO-99, Development in Edgar Industrial Park***

A Public Hearing has been advertised for the above noted Land Use Bylaw Amendment, to be held on Monday, January 17, 2000 in the Council Chambers at 7:00 p.m.

Land Use Bylaw Amendment 3156/OO-99 provides for the redesignation of lands in the N ½ 30-38-27-4 and the S ½ 31-38-27-4 to facilitate industrial development in Edgar Industrial Park. The proposed redesignation would change land from A1 Future Urban Development District to I1 Industrial (Business Services) District and P1 Parks and Recreation District from P1 District to I1 District and from Road to I1 District.

Recommendations

That following the Public Hearing, Land Use Bylaw Amendment 3156/OO-99 may be given 2nd and 3rd readings.

Kelly Kloss
City Clerk

/clr
attchs.

PARKLAND
COMMUNITY
PLANNING
SERVICES

Suite 500, 4808 Ross Street
Red Deer, Alberta T4N 1X5
Phone: (403) 343-3394
FAX: (403) 346-1570
e-mail: pcps@telusplanet.net

Date: November 29, 1999

To: Kelly Kloss, City Clerk

From: Frank Wong, Planning Assistant

Re: Land Use Bylaw Amendment 3156/OO-99
Lot 1, Block 4,Plan 812 1569,
Part of Lot 2, Block 5, Plan 962 3711,
Lot 1 PUL, Block 5, Plan 962 3711,
Lot 2, Plan 962 4094, and
Part of Lot 1, Block 1, Plan 972 0461
S ½ Sec. 31-38-27-4 and N ½ Sec. 30-38-27-4
Edgar Industrial Park
The City of Red Deer

The City of Red Deer is requesting the redesignation of parcels of land in the N ½ Sec. 30-38-27-4 and the S ½ Sec 31-38-27-4 to facilitate industrial development in the Edgar Industrial Park. The proposal changes land from A1 Future Urban Development District to I1 Industrial (Business Services) District and P1 Parks and Recreation District, from P1 District to I1 District and from Road to I1 District.

The redesignation will accommodate the development of two storm water detention ponds, a public utility lot to accommodate existing utilities, a municipal reserve lot to preserve a stand of tree, and three areas that will be available to be subdivided into industrial lots.

Staff Recommendation

Planning staff recommend that City Council proceed with first reading of Land Use Bylaw Amendment 3156/OO-99.

Sincerely,

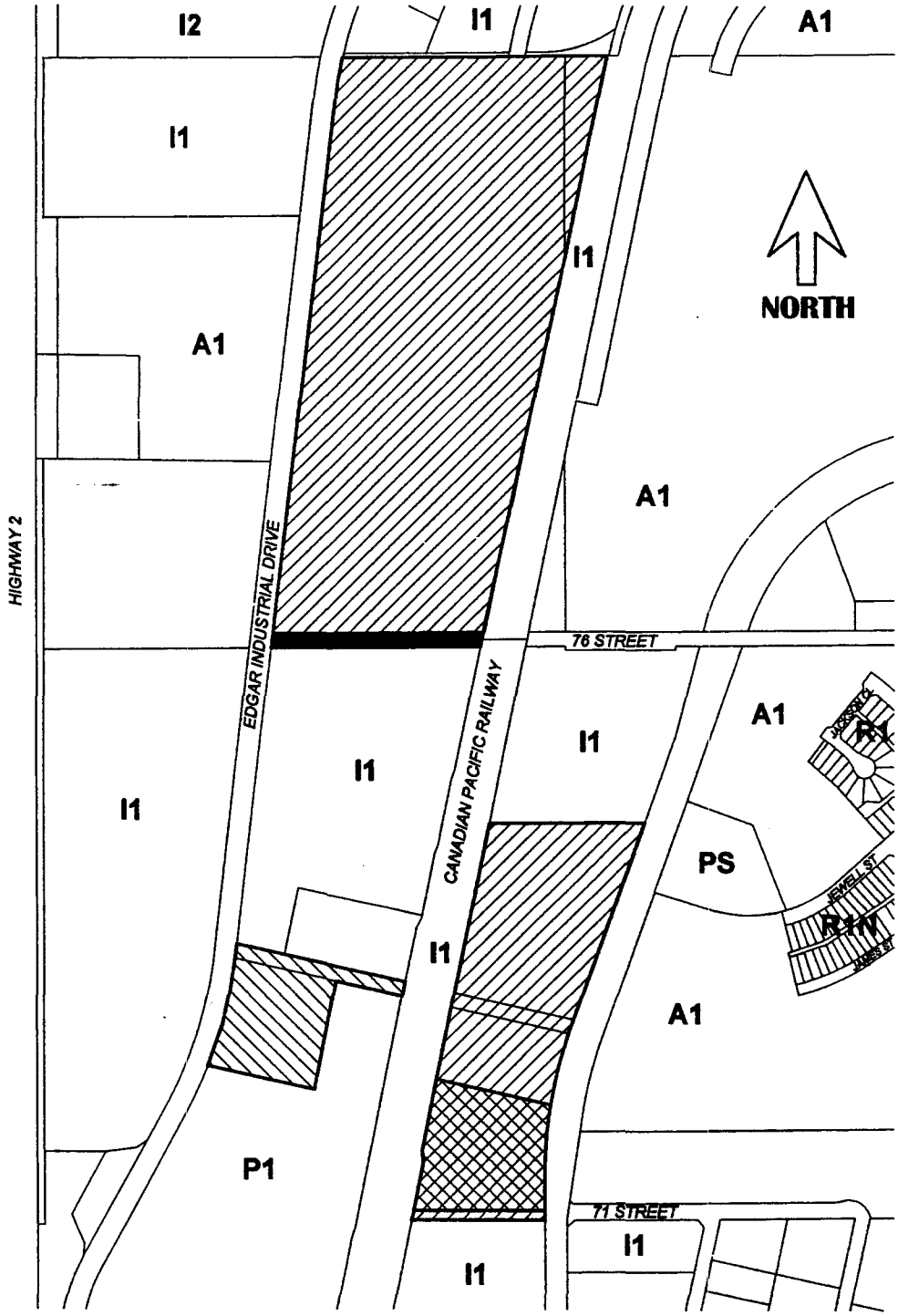
Frank Wong

Frank Wong,
Planning Assistant

Attachment

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Change from:

A1 to I1

A1 to P1

P1 to I1

Road to I1

AFFECTED DISTRICTS:

A1 - Future Urban Development

I1 - Industrial (Business Service)

P1 - Parks and Recreation

MAP No. 29 / 99

BYLAW No. 3156 / OO - 99

LAND USE BYLAW AMENDMENT

BYLAW NO. 3156/

DESCRIPTION: Edgar Industrial Park Rezoning

FIRST READING: Dec. 6

DATE OF FIRST PUBLICATION: Dec. 17

DATE OF SECOND PUBLICATION: Dec. 24

SECOND READING: Jan. 17/2000

THIRD READING: Jan. 17

LETTERS REQUIRED TO PROPERTY OWNERS: YES ✓ NO ____

DEPOSIT REQUIRED: NO ✓ YES ____ AMOUNT $ ____

ACTUAL COST OF ADVERTISING: $ ____

MAP PREPARATION: $ ____

TOTAL $ ____

REFUND ____ INVOICE ____ $ ____

COMPLETED

(Map)

Land Use Bylaw Amendment
Edgar Industrial Park

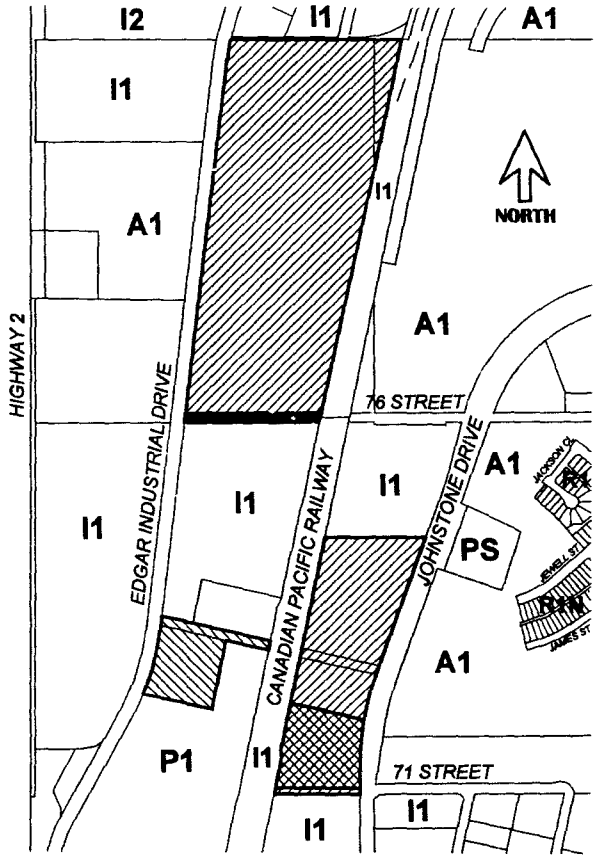
1. Red Deer City Council plans to pass Land Use Bylaw Amendment 3156/OO-99 for the purpose of rezoning parcels of land in the N ½ Section 30-38-27-4 and the S ½ of Section 31-38-27-4 to facilitate industrial development in the Edgar Industrial Park. The proposal changes land from A1 – Future Urban Development District to I1 – Industrial (Business Services) District and P1 – Parks and Recreation District and from P1 – Parks and Recreation District to I1 – Industrial (Business Services) District and from Road to I1 – Industrial (Business Services) District. This rezoning will accommodate the development of two storm water detention ponds, a public utility lot to accommodate existing utilities, a municipal reserve lot to preserve a stand of trees and three areas that will be available to be subdivided into industrial lots.

2. A copy of the proposed Bylaw may be inspected by the public at the office of the City Clerk, 2nd Floor of City Hall during regular office hours.

3. Prior to considering this Bylaw, City Council will hold a Public Hearing in the Council Chambers, 2nd Floor of City Hall on **Monday, January 17, 2000, at 7:00 p.m.,** for the purpose of hearing any person claiming to be affected. Letters or petitions are also acceptable if received by the City Clerk no later than 4:30 p.m. on the Monday prior to the date of the Public Hearing.

KELLY KLOSS
CITY CLERK

(Publication Dates: December 17 and December 24, 1999)



Change from:

A1 to I1 *P1 to I1*

A1 to P1 *Road to I1*

T	V	V	1	OwnerName	OwnerAdd1	OwnerAdd2	C	OwnerAdd4	M
3				AGRI PARTNERS INTERNATIONAL	API GRAIN PROCESS	8010 EDGAR INDUSTRIAL CR		RED DEER, AB T4P 3R3	LT
3				NOWSCO WELL SERVICE LTD.	1300, 801 - 6 AVE. S.W.	CALGARY, AB T2P 4E1			LT
3				WILLIAM GORDON EDGAR	R.R. # 1	RED DEER, AB T4N 5E1			LT
3				COLLICUTT HANOVER SERVICES LTD	8133 EDGAR INDUSTRIAL CLOSE	RED DEER, AB T4P 3R4			LT
3				KEARNEY PROPERTIES LTD	STE 1900, 407 - 2 STREET S W	CALGARY, AB T2P 2Y3			LT
3				819000 ALBERTA LTD	1800, 717 - 7 AVE. SW	CALGARY, AB T2P 0Z3			LT
3				DENLY HOLDINGS LTD	4, 37152 C & E TRAIL	RED DEER, AB T4S 2C2			LT
3				NORTHSIDE CONSTRUCTION LTD.	7627 - 49 AVE.	RED DEER, AB T4P 1A8			LT

Box 5008
Red Deer, Alberta
T4N 3T4

The City of Red Deer

Office of the City Clerk

December 13, 1999

AGRI PARTNERS INTERNATIONAL INC
API GRAIN PROCESS
8010 EDGAR INDUSTRIAL CRESC.
RED DEER, AB T4P 3R3

Dear Sir/Madam:

Re: Land Use Bylaw Amendment 3156/OO-99, Rezoning parcels of land in the N ½ Section 30-38-27-4 and S½ Section 31-38-27-4 to facilitate industrial development in the Edgar Industrial Park

As a property owner adjacent to the above land, this letter is to inform you that Council of The City of Red Deer has given the first of three readings to this Bylaw.

Red Deer City Council plans to pass Land Use Bylaw Amendment 3156/OO-99 for the purpose of rezoning the above land to facilitate industrial development in the Edgar Industrial Park. The proposal changes land from A1 – Future Urban Development District to I1 – Industrial (Business Services) District and P1 – Parks and Recreation District and from P1 – Parks and Recreation District to I1 – Industrial (Business Services) District and from Road to I1 – Industrial (Business Services) District. This rezoning will accommodate the development of two storm water detention ponds, a public utility lot to accommodate existing utilities, a municipal reserve lot to preserve a stand of trees and three areas that will be available to be subdivided into industrial lots.

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If you have any questions, please contact me at (403) 342-8132.

Yours truly,

JEFF GRAVES
DEPUTY CITY CLERK

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Box 5008
Red Deer, Alberta
T4N 3T4

The City of Red Deer

Office of the City Clerk

December 13, 1999

NOWSCO WELL SERVICE LTD.
1300, 801 - 6 AVE. S.W.
CALGARY, AB T2P 4E1

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Box 5008
Red Deer, Alberta
T4N 3T4

The City of Red Deer

Office of the City Clerk

December 13, 1999

WILLIAM GORDON EDGAR
R.R. # 1
RED DEER, AB T4N 5E1

Dear Sir/Madam:

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Box 5008
Red Deer, Alberta
T4N 3T4

The City of Red Deer

Office of the City Clerk

December 13, 1999

COLLICUTT HANOVER SERVICES LTD
8133 EDGAR INDUSTRIAL CLOSE
RED DEER, AB T4P 3R4

Dear Sir/Madam:

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Box 5008
Red Deer, Alberta
T4N 3T4

The City of Red Deer

Office of the City Clerk

December 13, 1999

KEARNEY PROPERTIES LTD
STE 1900, 407 - 2 STREET S W
CALGARY, AB T2P 2Y3

Dear Sir/Madam:

Re: Land Use Bylaw Amendment 3156/OO-99, Rezoning parcels of land in the N ½ Section 30-38-27-4 and S½ Section 31-38-27-4 to facilitate industrial development in the Edgar Industrial Park

As a property owner adjacent to the above land, this letter is to inform you that Council of The City of Red Deer has given the first of three readings to this Bylaw.

Red Deer City Council plans to pass Land Use Bylaw Amendment 3156/OO-99 for the purpose of rezoning the above land to facilitate industrial development in the Edgar Industrial Park. The proposal changes land from A1 – Future Urban Development District to I1 – Industrial (Business Services) District and P1 – Parks and Recreation District and from P1 – Parks and Recreation District to I1 – Industrial (Business Services) District and from Road to I1 – Industrial (Business Services) District. This rezoning will accommodate the development of two storm water detention ponds, a public utility lot to accommodate existing utilities, a municipal reserve lot to preserve a stand of trees and three areas that will be available to be subdivided into industrial lots.

Council will hold a Public Hearing to hear from any land owners that may be affected by the passing of this proposed Bylaw on **Monday, January 17, 2000, at 7:00 p.m.** If you wish to advise City Council that this Bylaw does affect you, would you please do one of the following no later than 4:30 p.m. on the Monday prior to the date of the Public Hearing:

1. advise me by telephone that you wish to attend the Public Hearing and speak to members of Council; or
2. provide me with a letter outlining your views; or
3. provide me with a properly signed Petition.

If you have any questions, please contact me at (403) 342-8132.

Yours truly,

JEFF GRAVES
DEPUTY CITY CLERK

4914 - 48th Avenue, Red Deer, AB Canada T4N 3T4
Tel: (403) 342-8132 Fax: (403) 346-6195 E-mail: cityclerk@city.red-deer.ab.ca Web: http://www.city.red-deer.ab.ca

Box 5008
Red Deer, Alberta
T4N 3T4

The City of Red Deer

Office of the City Clerk

December 13, 1999

819000 ALBERTA LTD
1800, 717 - 7 AVE. SW
CALGARY, AB T2P 0Z3

Dear Sir/Madam:

Re: Land Use Bylaw Amendment 3156/OO-99, Rezoning parcels of land in the N ½ Section 30-38-27-4 and S½ Section 31-38-27-4 to facilitate industrial development in the Edgar Industrial Park

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Box 5008
Red Deer, Alberta
T4N 3T4

The City of Red Deer

Office of the City Clerk

December 13, 1999

DENLY HOLDINGS LTD
4, 37152 C & E TRAIL
RED DEER, AB T4S 2C2

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Box 5008
Red Deer, Alberta
T4N 3T4

The City of Red Deer

Office of the City Clerk

December 13, 1999

NORTHSIDE CONSTRUCTION LTD.
7627 - 49 AVE.
RED DEER, AB T4P 1A8

Dear Sir/Madam:

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Tel: (403) 342-8132 Fax: (403) 346-6195 E-mail: cityclerk@city.red-deer.ab.ca Web: http://www.city.red-deer.ab.ca

DATE: December 8, 1999

TO: Tony Woods, Drafting DEC Tony

FROM: Sandra Ladwig, City Clerk's

RE: LAND USE BYLAW AMENDMENT 3156/OO-99
Lot 1, Block 4, Plan 812-1569
Part of Lot 2, Block 5, Plan 962-3711
Lot 1 PUL, Block 5, Plan 962-3711
Lot 2, Plan 962-4094 and
Part of Lot 1, Block 1, Plan 972-0461
S ½ Section 31-38-27-4 and N ½ Section 30-38-27-4
Edgar Industrial Park

I enclose herewith the map to accompany the Land Use Bylaw Amendment Ad to appear in the newspaper. Could you please re-do the map so that it is about 3 ¼" wide by 3 ¼ to 3 ½ " long.

Could I possibly have this by Tuesday, December 14, 1999.

Thanks Tony.

Sandra

Sandra Ladwig
Administrative Assistant

COST OF MAP PREPARATION:

$.....32.80.....

Dec 9/99

DATE: December 8, 1999

TO: Norm Ford, Assessment & Tax

FROM: Sandra Ladwig, City Clerk's

RE: LAND USE BYLAW AMENDMENT 3156/OO-99
Lot 1, Block 4, Plan 812-1569
Part of Lot 2, Block 5, Plan 962-3711
Lot 1 PUL, Block 5, Plan 962-3711
Lot 2, Plan 962-4094 and
Part of Lot 1, Block 1, Plan 972-0461
S ½ Section 31-38-27-4 and N ½ Section 30-38-27-4
Edgar Industrial Park

May I please have a list of the property owners adjacent and contiguous to the above site, as noted on the enclosed plan.

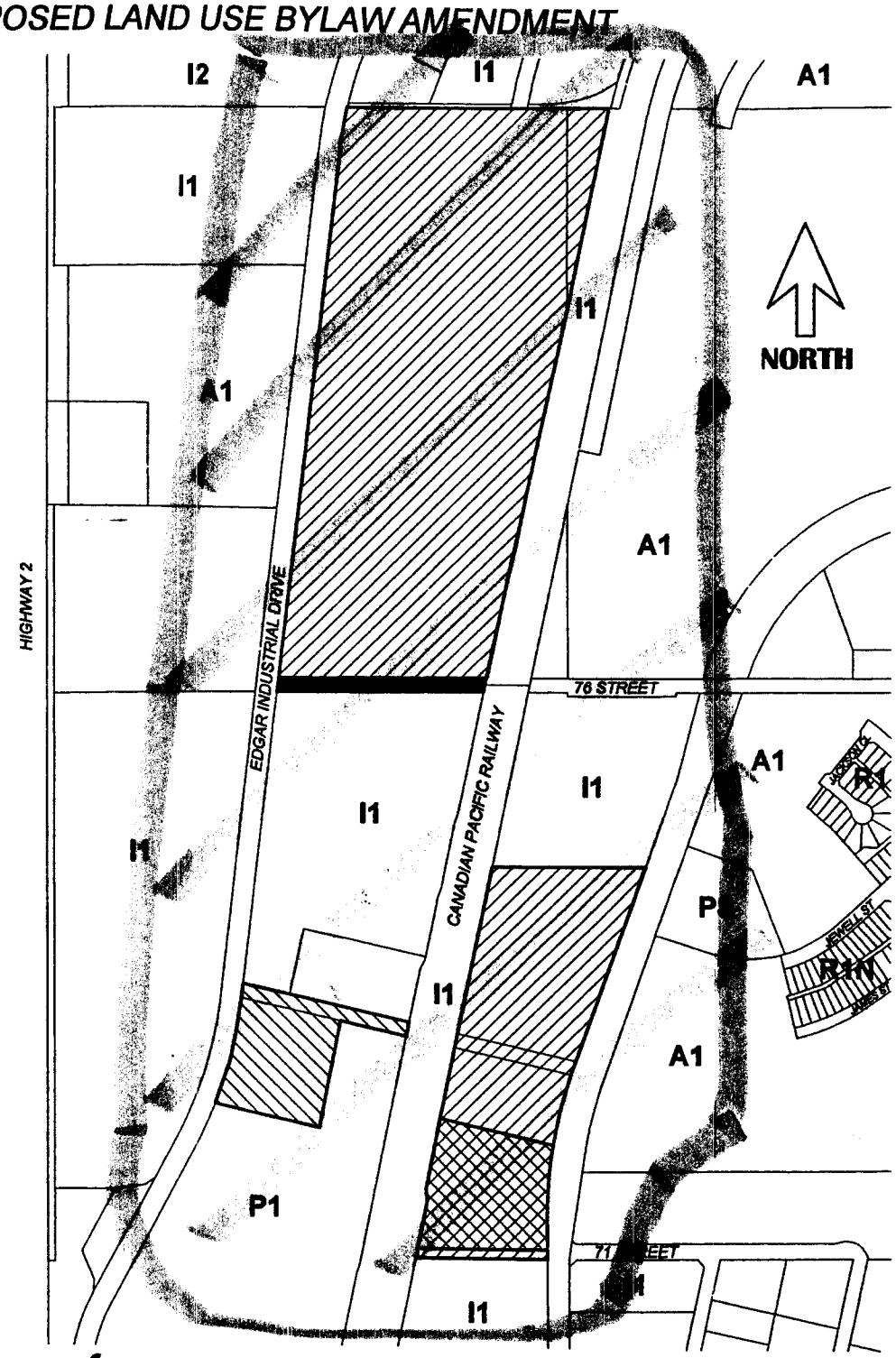
Could I possibly have this by Tuesday, December 14, 1999.

Thank you.

Sandra Ladwig
Administrative Assistant

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Change from:

A1 to I1

A1 to P1

P1 to I1

Road to I1

AFFECTED DISTRICTS:

A1 - Future Urban Development

I1 - Industrial (Business Service)

P1 - Parks and Recreation

MAP No. 29 / 99

BYLAW No. 3156 / OO - 99

Item No. 3

PARKLAND COMMUNITY PLANNING SERVICES

Suite 500, 4808 Ross Street
Red Deer, Alberta T4N 1X5
Phone: (403) 343-3394
FAX: (403) 346-1570
e-mail: pcps@telusplanet.net

Date: November 29, 1999

To: Kelly Kloss, City Clerk

From: Frank Wong, Planning Assistant

Re: Land Use Bylaw Amendment 3156/OO-99
Lot 1, Block 4,Plan 812 1569,
Part of Lot 2, Block 5, Plan 962 3711,
Lot 1 PUL, Block 5, Plan 962 3711,
Lot 2, Plan 962 4094, and
Part of Lot 1, Block 1, Plan 972 0461
S ½ Sec. 31-38-27-4 and N ½ Sec. 30-38-27-4
Edgar Industrial Park
The City of Red Deer

The City of Red Deer is requesting the redesignation of parcels of land in the N ½ Sec. 30-38-27-4 and the S ½ Sec 31-38-27-4 to facilitate industrial development in the Edgar Industrial Park. The proposal changes land from A1 Future Urban Development District to I1 Industrial (Business Services) District and P1 Parks and Recreation District, from P1 District to I1 District and from Road to I1 District.

The redesignation will accommodate the development of two storm water detention ponds, a public utility lot to accommodate existing utilities, a municipal reserve lot to preserve a stand of tree, and three areas that will be available to be subdivided into industrial lots.

Staff Recommendation

Planning staff recommend that City Council proceed with first reading of Land Use Bylaw Amendment 3156/OO-99.

Sincerely,

Frank Wong

Frank Wong,
Planning Assistant

Attachment

FILE

Council Decision – January 17, 2000 Meeting

DATE: **January 18, 2000**

TO: **Principal Planner**

FROM: **City Clerk**

RE: ***Land Use Bylaw Amendment 3156/OO-99, Development in Edgar Industrial Park / Redesignation from A1 to I1, P1 to I1 and Road to I1***

Reference Report: City Clerk dated December 7, 1999

Bylaw Readings:

This bylaw was given first reading on December 6th. Following a Public Hearing held during this meeting, Land Use Bylaw Amendment 3156/OO-99 was given 2nd and 3rd readings. A copy of the bylaw is attached.

Report Back to Council Required: No

Comments/Further Action:

Land Use Bylaw Amendment 3156/OO-99 provides for the redesignation of lands in the N ½ 30-38-27-4 and the S ½ 31-38-27-4 to facilitate industrial development in Edgar Industrial Park. The redesignation changes land from A1 Future Urban Development District to I1 Industrial (Business Services) District and P1 Parks and Recreation District from P1 District to I1 District and from Road to I1 District.

This office will be updating the consolidated version of the Land Use Bylaw and distributing the amendments in due course.

Kelly Kloss
City Clerk

/clr
attchs.
c Director of Community Services
Engineering Services Manager
E. L. & P. Manager
Emergency Services Manager
Inspections & Licensing Manager
City Assessor
Land and Economic Development
Public Works Manager
Doug Kutinsky, Graphics Designer
Administrative Assistant, S. Ladwig

Item No. 5

DATE: **December 7, 1999**

TO: **Council**

FROM: **City Clerk**

RE: **Partial Road Closure - Road Plan 4067 J / Edgar Industrial Subdivision / Road Closure Bylaw No. 3249/99**

A Public Hearing has been advertised for the above noted Road Closure Bylaw to be held on Monday, January 17, 2000 in the Council Chambers at 7:00 p.m.

Prior to the relocation of the rail yards, 76 Street, which is part of Road Plan 4067 J, was designed to be a main thoroughfare from Gaetz Avenue to Highway 2 as development moved west. Since the relocation of the rail yards and the main CP Rail line, this portion is no longer required as roadway. City Council previously approved closure of that portion of Road Plan 4067 J between Highway 2 and Edgar Industrial Drive when the land was optioned to Collicutt Hanover Services.

Recommendations

That following the Public Hearing, Road Closure Bylaw 3249/99 may be given 2nd and 3rd readings.

Kelly Kloss
City Clerk

/clr
attchs.

MEMO

DATE: December 1, 1999

TO: Kelly Kloss, City Clerk

FROM: Alan Scott, Land and Economic Development Manager

RE: **Partial Road Closure**
Road Plan 4067 J

A survey has been requested for various parts of the Edgar Industrial Subdivision and the Engineering Department has determined that the above Road Plan between the CP Rail main line and Edgar Industrial Drive, as indicated on the attached maps, is no longer required.

Prior to the relocation of the rail yards, 76 Street, which is part of Road Plan 4067 J, was designed to be a main thoroughfare from Gaetz Avenue to Highway 2, as development moved west. Since the relocation of the rail yards and the main CP Rail line, this portion is no longer required as roadway. City Council has previously approved closure of that portion of Road Plan 4067 J between Highway 2 and Edgar Industrial Drive, when this land was optioned to Collicutt Hanover Services.

RECOMMENDATION

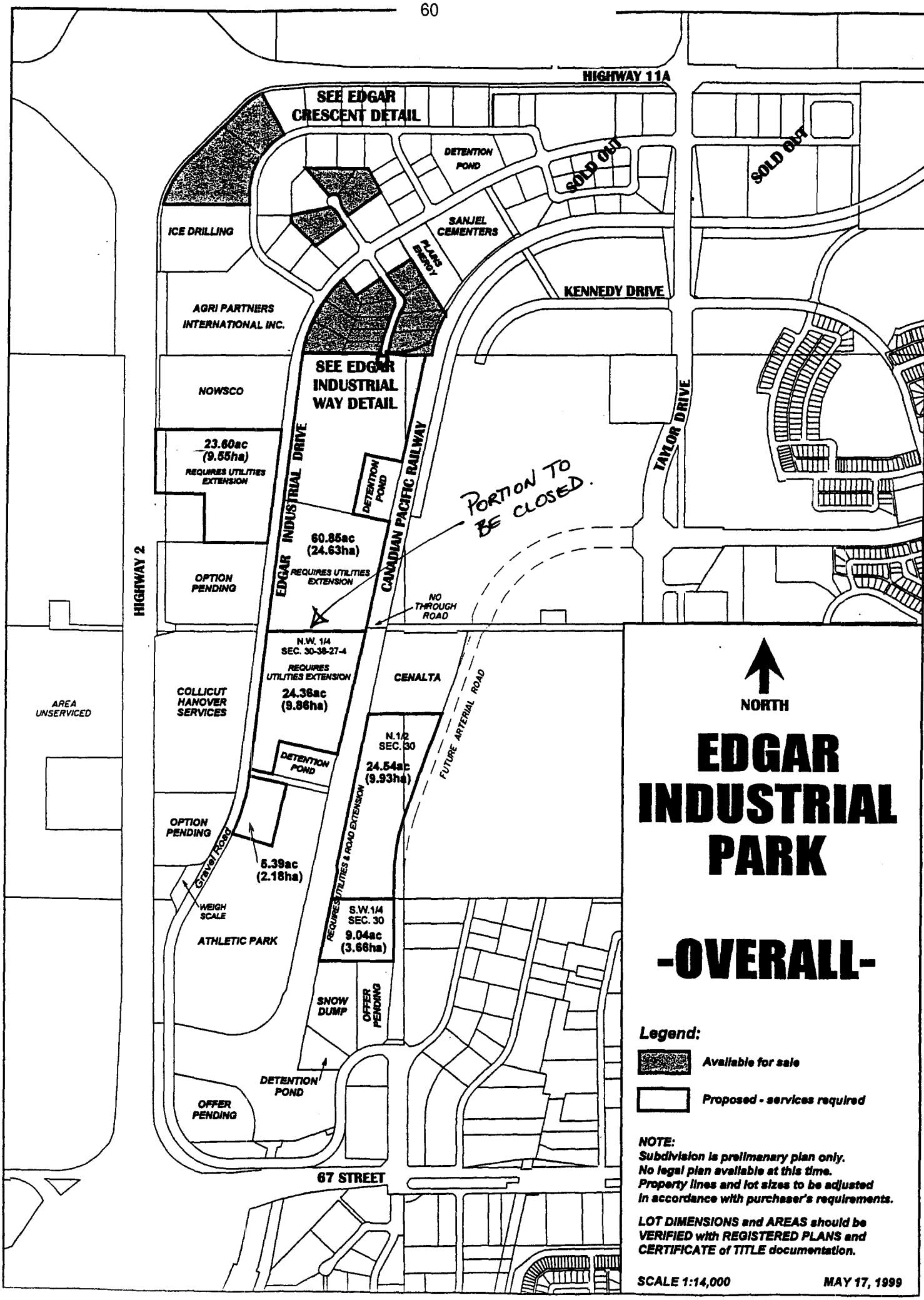
The Land and Economic Development Department recommends that Red Deer City Council approve the following Partial Road Closure Bylaw:

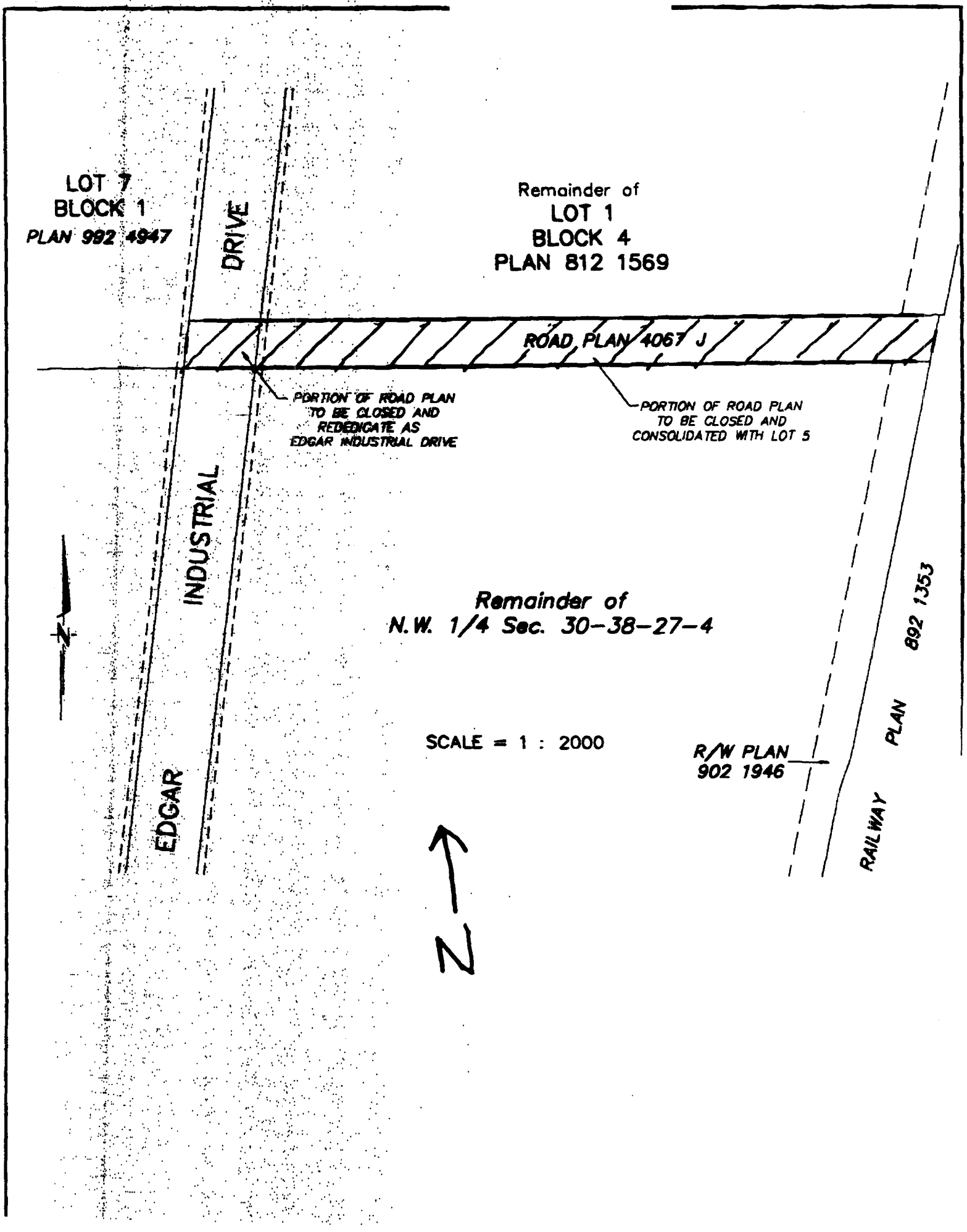
"All that portion of Road Plan 4067 J lying within the Limits of Plan _____"

Alan V. Scott

PAR/mm

Att.


HIGHWAY 11A
SEE EDGAR CRESCENT DETAIL
DETENTION POND
SOLD OUT
SOLD OUT
ICE DRILLING
SANJEL CEMENTERS
PLAINS ENERGY
KENNEDY DRIVE
AGRI PARTNERS INTERNATIONAL INC.
SEE EDGAR INDUSTRIAL WAY DETAIL
NOWSCO
TAYLOR DRIVE
23.60ac (9.55ha)
REQUIRES UTILITIES EXTENSION
DETENTION POND
EDGAR INDUSTRIAL DRIVE
CANADIAN PACIFIC RAILWAY
PORTION TO BE CLOSED.
60.85ac (24.63ha)
REQUIRES UTILITIES EXTENSION
HIGHWAY 2
OPTION PENDING
NO THROUGH ROAD
N.W. 1/4 SEC. 30-38-27-4
REQUIRES UTILITIES EXTENSION
24.36ac (9.86ha)
CENALTA
COLLICUT HANOVER SERVICES
AREA UNSERVICED
N.1/2 SEC. 30
24.54ac (9.93ha)
FUTURE ARTERIAL ROAD
DETENTION POND
OPTION PENDING
Gravel Road
5.39ac (2.18ha)
REQUIRES UTILITIES & ROAD EXTENSION
WEIGH SCALE
ATHLETIC PARK
S.W.1/4 SEC. 30
9.04ac (3.66ha)
SNOW DUMP
OFFER PENDING
DETENTION POND
OFFER PENDING
67 STREET
NORTH
EDGAR INDUSTRIAL PARK
-OVERALL-
Legend:
Available for sale
Proposed - services required
NOTE:
Subdivision is preliminary plan only.
No legal plan available at this time.
Property lines and lot sizes to be adjusted in accordance with purchaser's requirements.
LOT DIMENSIONS and AREAS should be VERIFIED with REGISTERED PLANS and CERTIFICATE of TITLE documentation.
SCALE 1:14,000
MAY 17, 1999


LOT 7
BLOCK 1
PLAN 992 4947
DRIVE
Remainder of
LOT 1
BLOCK 4
PLAN 812 1569
ROAD PLAN 4067 J
PORTION OF ROAD PLAN TO BE CLOSED AND REDEDICATE AS EDGAR INDUSTRIAL DRIVE
PORTION OF ROAD PLAN TO BE CLOSED AND CONSOLIDATED WITH LOT 5
INDUSTRIAL
EDGAR
Remainder of
N.W. 1/4 Sec. 30-38-27-4
892 1353
PLAN
RAILWAY
R/W PLAN
902 1946
SCALE = 1 : 2000
N
N

ROAD CLOSURE BYLAW

BYLAW NO. 3249/99

DESCRIPTION: Road Close between Highway 2 & Edgar Industrial Drive. Portion of Road Plan 4067 JK

FIRST READING: Dec. 6/99

DATE OF FIRST PUBLICATION: Dec. 17

DATE OF SECOND PUBLICATION: Dec. 24

SECOND READING: Jan. 17/2000

THIRD READING: Jan 17/2000

LETTERS REQUIRED TO PROPERTY OWNERS: YES ✓ NO ____

DEPOSIT REQUIRED: NO ✓ YES ____ AMOUNT $ ____

ACTUAL COST OF ADVERTISING: $ ____

MAP PREPARATION: $ ____

TOTAL $ ____

REFUND ____ INVOICE ____ $ ✓

ROAD CLOSURE
BETWEEN HIGHWAY 2 & EDGAR INDUSTRIAL DRIVE

("Map")

Pursuant to the provisions of Section 22 of the Municipal Government Act, the Council of The City of Red Deer intend to pass Bylaw 3249/99 which, if finally passed, will provide for the closure of a portion of roadway between Highway 2 and Edgar Industrial Drive, as shown on the above map. This portion of roadway, legally described as "All that portion of Road Plan 4067 J, lying within the Limits of Plan _____", is no longer required since the relocation of the rail yards and the main CP Rail line.

The Council proposes to pass the aforementioned bylaw at its regular meeting, Council Chambers, 2nd Floor of City Hall, Red Deer, Alberta, on **Monday, January 17, 2000, at 7:00 p.m.,** at which time all persons claiming to be affected shall be heard.

KELLY KLOSS
CITY CLERK

(Publication dates: December 17 and December 24, 1999)

Box 5008
Red Deer, Alberta
T4N 3T4

The City of Red Deer

Office of the City Clerk

December 14, 1999

COLLICUTT HANOVER SERVICES LTD
8133 EDGAR INDUSTRIAL CLOSE
RED DEER, AB T4P 3R4

Dear Sir/Madam:

RE: ROAD CLOSURE BYLAW 3249/99 – PORTION OF ROAD PLAN 4067 J, BETWEEN HIGHWAY 2 AND EDGAR INDUSTRIAL DRIVE

As an adjacent property owner, you are hereby informed that pursuant to the provisions of Section 22 of the Municipal Government Act, the Council of The City of Red Deer intend to pass Road Closure Bylaw 3249/99. The Bylaw, if finally passed, will provide for the closure of a portion of roadway between Highway 2 and Edgar Industrial Drive, as shown on the attached map. This portion of roadway, legally described as "All that portion of Road Plan 4067 J, lying within the Limits of Plan _____", is no longer required since the relocation of the rail yards and the main CP Rail line.

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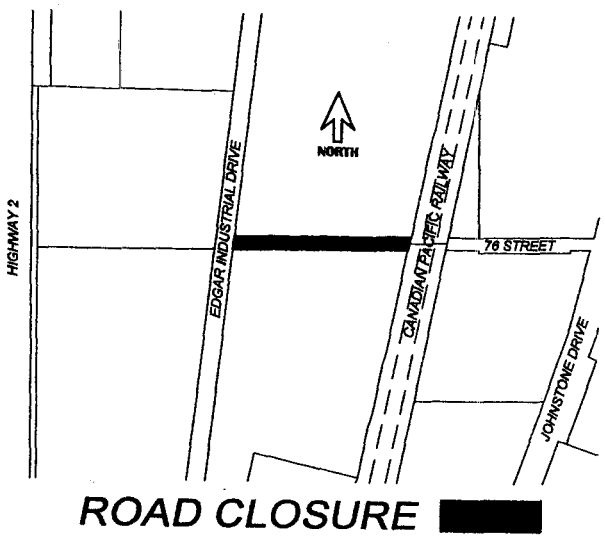
Any person claiming to be affected by the proposed Bylaw shall be heard. Any other interested party may be heard if Council agrees. If you have any questions, please do not hesitate to contact me at 342-8136 or the City Clerk at 342-8134.

Yours truly,

JEFF GRAVES
DEPUTY CITY CLERK



4914 - 48th Avenue, Red
Tel: (403) 342-8132 Fax: (403) 346-6195 E-mail: citycle

Box 5008
Red Deer, Alberta
T4N 3T4

The City of Red Deer

Office of the City Clerk

December 14, 1999

KEARNEY PROPERTIES LTD
STE. 1900, 407 - 2 STREET S. W.
CALGARY, AB T2P 2Y3

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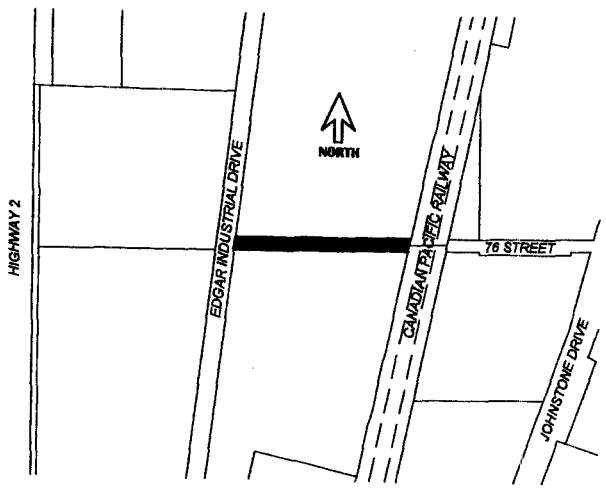

4914 - 48th Avenue, I
Tel: (403) 342-8132 Fax: (403) 346-6195 E-mail: cit

Box 5008
Red Deer, Alberta
T4N 3T4

The City of Red Deer

Office of the City Clerk

December 14, 1999

AGRI PARTNERS INTERNATIONAL INC
API GRAIN PROCESS
8010 EDGAR INDUSTRIAL CRESC.
RED DEER, AB T4P 3R3

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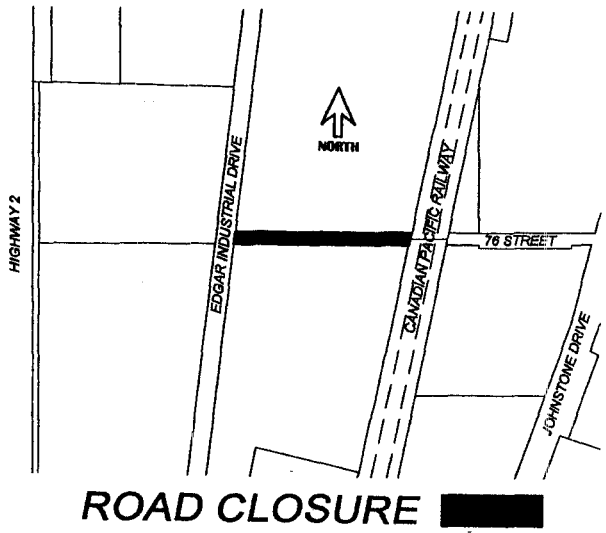
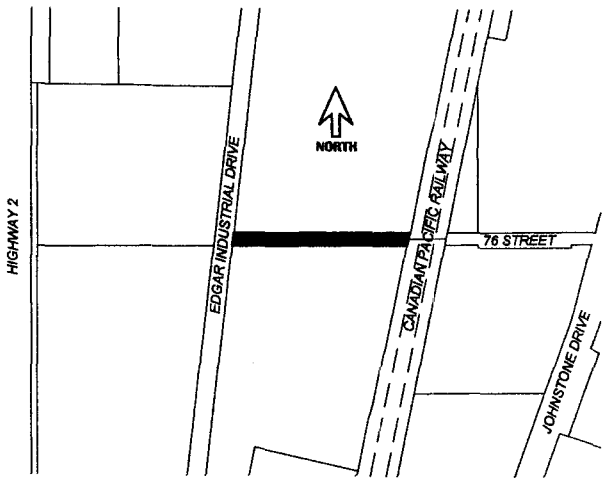


4914 - 48th Avenue,
Tel: (403) 342-8132 Fax: (403) 346-6195 E-mail: ci



ROAD CLOSURE

	J1	OwnerName	Own	J1	OwnerAdd2	C	OwnerAd		R	Ho
3		COLLICUTT HANOVER SERVICES LTD	8133 EDGAR INDUSTRIAL CL		RED DEER, AB T4P 3R4				0-	75
3		AGRI PARTNERS INTERNATIONAL	API GRAIN PROCESS		8010 EDGAR		RED DEER, AB T4P 3R3		0-	80
3		KEARNEY PROPERTIES LTD	STE 1900 407 2 STREET S W		CALGARY, AB T2P 2Y3				0-	67

Box 5008
Red Deer, Alberta
T4N 3T4

The City of Red Deer

Office of the City Clerk

December 14, 1999

«OwnerName»
«OwnerAdd1»
«OwnerAdd2»
«OwnerAdd3»

Dear Sir/Madam:

RE: ROAD CLOSURE BYLAW 3249/99 – PORTION OF ROAD PLAN 4067 J, BETWEEN HIGHWAY 2 AND EDGAR INDUSTRIAL DRIVE

As an adjacent property owner, you are hereby informed that pursuant to the provisions of Section 22 of the Municipal Government Act, the Council of The City of Red Deer intend to pass Road Closure Bylaw 3249/99. The Bylaw, if finally passed, will provide for the closure of a portion of roadway between Highway 2 and Edgar Industrial Drive, as shown on the attached map. This portion of roadway, legally described as "All that portion of Road Plan 4067 J, lying within the Limits of Plan _____", is no longer required since the relocation of the rail yards and the main CP Rail line.

The Council of The City of Red Deer intend to hold a Public Hearing on Road Closure Bylaw 3249/99 on **Monday, January 17, 2000, at 7:00 p.m.**, or as soon thereafter as Council may determine, for the purpose of hearing objections and/or objectors to the proposed Bylaw.

Any person claiming to be affected by the proposed Bylaw shall be heard. Any other interested party may be heard if Council agrees. If you have any questions, please do not hesitate to contact me at 342-8136 or the City Clerk at 342-8134.

Yours truly,

JEFF GRAVES
DEPUTY CITY CLERK

4914 - 48th Avenue, Red Deer, AB Canada T4N 3T4
Tel: (403) 342-8132 Fax: (403) 346-6195 E-mail: cityclerk@city.red-deer.ab.ca Web: http://www.city.red-deer.ab.ca

Item No. 6

BYLAW NO. 3249/99

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

NOW THEREFORE THE MUNICIPAL COUNCIL OF THE CITY OF RED DEER, IN THE PROVINCE OF ALBERTA, DULY ASSEMBLED, ENACTS AS FOLLOWS:

The following portion of roadway in the City of Red Deer is hereby closed:

"All that portion of Road Plan 4067 J, lying within the limits of Plan _____. "

READ A FIRST TIME IN OPEN COUNCIL this	day of	A.D. 1999.
READ A SECOND TIME IN OPEN COUNCIL this	day of	A.D. 2000.
READ A THIRD TIME IN OPEN COUNCIL this	day of	A.D. 2000.
AND SIGNED BY THE MAYOR AND CITY CLERK this	day of	A.D. 2000.

MAYOR

CITY CLERK

FILE

Council Decision – January 17, 2000 Meeting

DATE: **January 18, 2000**

TO: **Peter Robinson,**
Land and Appraisal Coordinator

FROM: **City Clerk**

RE: ***Road Closure Bylaw No. 3249/99 - Partial Road Closure - Road Plan 4067 J / Edgar Industrial Subdivision***

Reference Report: City Clerk dated December 7, 1999

Bylaw Readings:

This bylaw was given first reading on December 6th. Following the Public Hearing, Road Closure Bylaw 3249/99 was given 2nd and 3rd readings. A copy of the bylaw is attached.

Report Back to Council Required: No

***Comments/Further Action*:**

Prior to the relocation of the rail yards, 76 Street, which is part of Road Plan 4067 J, was designed to be a main thoroughfare from Gaetz Avenue to Highway 2 as development moved west. Since the relocation of the rail yards and the main CP Rail line, this portion is no longer required as roadway. City Council previously approved closure of that portion of Road Plan 4067 J between Highway 2 and Edgar Industrial Drive when the land was optioned to Collicutt Hanover Services.

Attached is a certified copy of the bylaw for furtherance to Land Titles.

Kelly Kloss
City Clerk

/clr
attchs.

c Director of Community Services
Engineering Services Manager
E. L. & P. Manager
Emergency Services Manager
City Assessor
Inspections & Licensing Manager
Land and Economic Development
S. Ladwig, Administrative Assistant
C. Rausch, City Clerk's Office
D. Kutinsky, Graphics Designer

FILE

BYLAW NO. 3249/99

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

NOW THEREFORE THE MUNICIPAL COUNCIL OF THE CITY OF RED DEER, IN THE PROVINCE OF ALBERTA, DULY ASSEMBLED, ENACTS AS FOLLOWS:

The following portion of roadway in the City of Red Deer is hereby closed:

"All that portion of Road Plan 4067 J, lying within the limits of Plan _____. "

READ A FIRST TIME IN OPEN COUNCIL this 6 day of December A.D. 1999.

READ A SECOND TIME IN OPEN COUNCIL this 17 day of January A.D. 2000.

READ A THIRD TIME IN OPEN COUNCIL this 17 day of January A.D. 2000.

AND SIGNED BY THE MAYOR AND CITY CLERK this 17 day of January A.D. 2000.

MAYOR

CITY CLERK

CERTIFIED TO BE A TRUE AND CORRECT COPY OF THE ORIGINAL BYLAW.

CITY CLERK

Item No. 1
Reports

MEMO

DATE: **January 10, 2000**

TO: **KELLY KLOSS**
City Clerk

FROM: **RYAN STRADER, Manager**
Inspections & Licensing Department

RE: **TRAFFIC BYLAW** AMENDMENT 3186/A-2000

Could the following item be placed before City Council for their consideration?

Currently the above bylaw has several classifications for "Loading Spaces" such as "passenger loading only", truck loading", "commercial vehicle", and a variety of time allowed for unloading.

The amendment proposes to have one type of loading/unloading space with a maximum stay of 10 minutes. In discussing this with the Manager of the Downtown Business Association, we agreed that the change allow more use of the loading spaces and hopefully end confusion on how long a space could be used.

The amendment regarding disabled parking is intended to make the bylaw reflective of present terminology.

RECOMMENDATION:

"That the bylaw amendment be approved".

RYAN STRADER
Inspections & Licensing Manager
INSPECTIONS & LICENSING DEPARTMENT

RS:kb

Comments:

We agree with the recommendations of the Inspections and Licensing Manager.

"G. D. Surkan"
Mayor

"N. Van Wyk"
City Manager

FILE

Council Decision – January 17, 2000 Meeting

DATE: **January 18, 2000**

TO: **Inspections & Licensing Manager**

FROM: **City Clerk**

RE: ***Traffic Bylaw Amendment 3186/A-2000, Changes in Loading/Unloading Spaces and Amendments re Disabled/Handicapped Parking***

Reference Report: Inspections & Licensing Manager dated January 10, 2000

Bylaw Readings:

Traffic Bylaw Amendment 3186/A-2000 was given three readings.

Report Back to Council Required: No

Comments/Further Action:

This office will be updating the consolidated version of the Traffic Bylaw and distributing copies in due course.

Kelly Kloss
City Clerk

/clr
attchs.

c Director of Community Services
Director of Development Services
E. L. & P. Manager
Emergency Services Manager
Public Works Manager
Insp. G. Guertin, R.C.M.P.
Bylaw Officers, c/o Wendy Greber
City Solicitor
C. Rausch, City Clerk's Office

DATE: **January 10, 2000**

TO: **City Clerk**

FROM: **EL&P Manager**

RE: **Direct Access Tariff – New EL&P Rate** / Utility Bylaw Amendment No. 3215/A-2000

Within the Alberta Electric Utilities Act, every customer must be provided with open access to energy supply from the Power Pool of Alberta. This requires that the transmission system and the distribution system must establish a Direct Access Tariff that covers only the costs of accessing the pool and transporting the customer's energy from the source to the customer's location. This rate excludes the cost of the energy itself. The customer must meet certain requirements, such as a 15-minute interval meter, in order to qualify for such access.

The Direct Access Tariff is a temporary tariff that expires on December 31, 2000. It is intended to provide customers with immediate access to the Power Pool during the period when distribution utilities are developing final unbundled Distribution Tariffs for full Customer Choice that becomes effective January 1, 2001. We are currently in the process of developing these final tariffs which will be presented to Council at a later date for approval and for filing with the Alberta Energy and Utilities Board for information only.

At the time the Act was implemented, we did not have any customers whom qualified for, or requested, direct access and therefore we did not develop a Direct Access Tariff. However, the Act specified that such a rate must be provided within 90 days of any customer requesting direct access.

In October 1999, we received a request from one customer for a Direct Access Tariff and we have, therefore, prepared such a tariff. The newly proposed Rate 80, Direct Access Tariff, is herein being submitted for Council's approval for inclusion within the Utility Bylaw.

In the process of developing this rate we invited our 30 largest customers to meet with us. Five customers expressed an interest in a meeting and four customers attended the meeting. A number of others phoned to discuss the matter of direct access and then advised that they did not intend to apply for direct access at this time.

RECOMMENDATION

It is respectfully requested that Council provide the required 3 readings for approval of Rate 80, Direct Access Tariff, to be included in Schedule C of the Utility Bylaw.

Al Roth

Copy: Director of Development Services

Comments:

We agree with the recommendations of the E.L. & P. Manager.

"G. D. Surkan"
Mayor

"N. Van Wyk"
City Manager

FILE

Council Decision – January 17, 2000 Meeting

DATE: **January 18, 2000**

TO: **E. L. & P. Manager**

FROM: **City Clerk**

RE: ***Direct Access Tariff - New Rate 80, Utility Bylaw Amendment 3215/A-2000***

Reference Report: E. L. & P. Manager dated January 10, 2000

Bylaw Readings:

Utility Bylaw Amendment 3215/A-2000 was given three readings.

Report Back to Council Required: No

Comments/Further Action:

The Direct Access Tariff is a temporary tariff that expires on December 31, 2000. It is intended to provide customers with immediate access to the Power Pool during the period when distribution utilities are developing final unbundled distribution tariffs for full customer choice that becomes effective January 1, 2001.

This office will be updating the consolidated version of the Utility Bylaw and distributing same in due course.

Kelly Kloss
City Clerk

/clr
attchs.

c Director of Community Services
Director of Corporate Services
Director of Development Services

Item No. 3

RPC - 8.395

DATE: **December 16, 1999**

TO: **Kelly Kloss**
City Clerk

FROM: **Roger Clarke**
Chairman, Recreation, Parks & Culture Board

RE: **CENTRAL ALBERTA REGIONAL TRAILS INITIATIVE**

During their Board meeting of December 14, 1999, the Recreation, Parks & Culture Board considered the reports and presentation from Deb Comfort, Project Coordinator, Central Alberta Regional Trails Initiative.

The Board commended Mrs. Comfort for the public participation processes involved and for the inter-municipal boundaries covered by this project.

The following resolution was passed by the Board:

> "That the Recreation, Parks & Culture Board support in principle and recommend to City Council that the "Central Alberta Regional Trails Initiative" final report (including the Master Plan and Development Strategy) be utilized as a preliminary planning document for further regional trail development."

for Roger Clarke

DB/jb
Att.

c. Lowell Hodgson, Director of Community Services
Wendy Martindale, Museums Director
Deb Comfort, Project Coordinator
Greg Scott, Community Development & Planning Coordinator

CS-7.188

Date: **December 20, 1999**

To: **Kelly Kloss**
City Clerk

From: **Lowell R. Hodgson, Director**
Community Services Division

Re: **Central Alberta Regional Trail Initiatve**

The Waskasoo Park trails system may very well be the best utilized facility in our city, and a facility that is available to young and old, to rich and poor, and a facility that Red Deer is very proud to have and support. Funding that was made available through the provincial government's Urban Parks Program made the development of these trails a reality. However, they did not happen by accident, but rather through comprehensive planning and community involvement.

As the city continues to grow, and as the region grows, there will be both opportunity and need to extend trail systems, and the initiative of the Trans-Canada Trail adds profile to the possibility of regional trails. Thus, the value in developing a regional trail master plan. I applaud the committee that has developed this plan, as well as the municipalities and various stakeholder groups throughout the region, and I recommend support in principle for this regional trail master plan as a guide for the future development of trails.

LOWELL R. HODGSON

:dmg

RPC - 8.297

DATE: November 1, 1999

TO: Recreation, Parks & Culture Board

FROM: Don Batchelor, Recreation, Parks & Culture Manager
Greg Scott, Community Development Planning Coordinator

RE: CENTRAL ALBERTA REGIONAL TRAILS INITIATIVE

In September 1998, the Central Alberta Regional Trails initiative was launched to explore and develop a Regional Trail Master Plan and Trail Development Strategy. The general scope of the project was to identify the issues, concerns, support and ideas regarding the designation and development of recreational trail linkages in the Counties of Red Deer and Lacombe.

Through the initial involvement of local interest groups including Normandeau Cultural & Natural History Society, Red Deer County, Parkland Community Planning Services, City of Red Deer and Alberta Trail NET and a number of public meetings, the Central Alberta Regional Trails Society (CARTS) was established. CARTS is the first known volunteer group of regional representatives to undertake the responsibility to provide ongoing information and support regarding trail development.

One key component in the development of the Regional Trail Master Plan and Trail Development Strategy was the implementation of an extensive public consultation process. This included six regional public meetings, a trail development questionnaire and fourteen hundred information mail-outs to property owners adjacent to the proposed conceptual trail routes. This development of an effective communication link with the public helped tremendously in garnering credibility for the project.

The final report includes the following:

1) Regional Trail Master Plan

This document includes a list of recommendations regarding all the conceptual and existing trail routes, plus those that impact stakeholders, groups, and levels of government. Proposed trail classifications include:

...2

- existing trails
- areas of trail development that may proceed subject to additional consultation with local stakeholders
- areas of trail development requiring further consultation with local stakeholders
- trail development not recommended at this time

2) Trail Development Strategy

This document outlines both the benefits and challenges of recreational trail development in addition to a comprehensive trail designation/development strategy.

Considering the magnitude of this Regional Trails Initiative including the involvement of over twenty-five community groups and municipalities, twenty-nine project presentations, and over twenty media contacts throughout Central Alberta, the developed Trail Master Plan and Trail Development Strategy truly represents all facets of trail development. The established recommendations provide a solid framework and very clear and concise direction for the future development of trails throughout the Counties of Red Deer and Lacombe.

RECOMMENDATION

That the Recreation, Parks & Culture Board support in principle and recommend to City Council the Central Alberta Regional Trails Initiative final report, including the Master Plan & Development Strategy, be utilized as a preliminary planning document for further regional trail development.

Don Batchelor
Recreation, Parks & Culture Manager

Greg Scott
Community Development & Planning Coordinator

:jb

6

Central Alberta Regional Trails Initiative

October 29, 1999

City of Red Deer Recreation, Parks & Culture Board
C/o Box 5008
Red Deer, AB.
T4N 3T4

Dear Board Members:

RE: Central Alberta Regional Trails Initiative – Final Report

Please find enclosed information regarding the Central Alberta Regional Trails Initiative, and final report containing a regional *Master Plan* and *Trail Development Strategy* for recreational trail development in central Alberta.

Please consider this report to be supported and/or endorsed as a possible municipal planning tool for the City of Red Deer in regards to future, recreational trail development.

Sincerely,

D Comfort

Deb Comfort, Project Coordinator
Central Alberta Regional Trails Initiative

Central Alberta Regional Trails Initiative

Final Report – Executive Summary

The Central Alberta Regional Trails Initiative, a collaborative, yearlong process exploring potential recreational trail linkages within Red Deer and Lacombe Counties has been completed. The anticipated outcome of this lottery-funded project, which occurred September 1998 to August 1999, was a *Master Plan* and *Trail Development Strategy*. These documents were a result of an extensive public participation process including local area residents, municipalities, and other stakeholders.

The *Master Plan* document outlines project area points of interest, all identified historic trail routes, existing and proposed municipal trail routes and a large number of proposed conceptual trail linkages/routes which originated through this project.

Following the public consultation process, which included a 1400 household mail out sent to property owners adjacent to the proposed/conceptual routes, six public meetings and a questionnaire, the potential trail linkages were classified into four possible categories.

Included within the Master Plan are the recommendations regarding all the conceptual and existing trail routes in each of these four classifications, plus those made specifically to various stakeholders, groups and levels of government potentially impacted by the issue of recreational trail designation and/or development.

The *Trail Development Strategy* component of the project report outlines both the benefits and concerns/challenges of recreational trail development in addition to a comprehensive trail designation/development process. This strategy provides opportunities for stakeholder input throughout a logical, series of steps, while also making suggestions for potential solutions to trail issues. A summary of strategies outlined for each component of the process concludes the document.

The Central Alberta Regional Trails Society (CARTS), a not-for-profit group of volunteers representing the area of Lacombe and Red Deer Counties, was created as a direct result of this Central Alberta Regional Trails Master-plan project. CARTS is the first known, volunteer group of regional representatives, to undertake the responsibility to provide information and support regarding trail development to local area residents. They support both individuals who are both interested and concerned with trail development and will work in collaboration with AB TrailNet Society and other stakeholders to work toward implementing recommendations and directions indicated within the Central Alberta Regional Trails Initiative – Final Report

Deb Comfort – CART Project Coordinator

Central Alberta Regional Trails Society

City of Red Deer
Greg Scott
Box 5008
Red Deer, AB.

October 28, 1999

Dear Greg:

RE: Central Alberta Regional Trails Master-Planning Project/ Adoption as a Planning Document

The Central Alberta Regional Trails master-planning project taking place from September 1998 - August 1999, which was initiated to explore the concept and potential locations for recreational trail linkages in the Counties of Lacombe and Red Deer has been completed.

The main focus of the yearlong project was to complete a master plan document, which outlined recommendations regarding the designation and/or development of trail linkages throughout the project area. This master-plan document was completed through an extensive public participation process, which focused on rural property owners, specific interest groups, individuals and affiliated agencies. Recommendations made in the final report were based on the concerns and ideas presented throughout the process.

As indicated at various public meetings, the final report outlining a Project Review, Regional Trails Master Plan and a recommended Trail Development Strategy will be made available to local residents for information by the end of October. A copy of this report will be sent to all municipal offices within the project area, including the County's of Red Deer and Lacombe. I have also enclosed a copy for your reference. Copies of the final report or its components may also be purchased from the Central Alberta Regional Trails Society (CARTS).

The three documents included in the final report contain the following information:

- an outline of the project and master-planning process;
- a complete description and subsequent recommendations of the proposed routes and route options;
- maps and other supporting documents and information regarding the project area;

- recommendations to various stakeholders with potential interest/concerns with recreational trails (i.e., property owners, trail groups, local governments, etc.);
- a complete "Trail Development Strategy" outlining a recommended process for any future trail designation or development in Central Alberta;
- an additional reference list for additional information regarding the topic of trails *(This information is being kept by the City of Red Deer's Recreation Parks & Culture Department)*

As the topic of trails is becoming increasingly polarized, you are encouraged to review the recommendations found within the Master Plan in addition the recommended process for trail development (Trail Development Strategy). The scope of these recommendations may impact local, provincial and national stakeholders, including interest groups and decision makers.

The Central Alberta Regional Trails Society (CARTS), a not-for-profit group of volunteers representing the area of Lacombe and Red Deer Counties, was created as a direct result of this Central Alberta Regional Trails Master-plan project. CARTS is the first known, volunteer group of regional representatives, to undertake the responsibility to provide information and support regarding trail development to local area residents. They support both individuals who are both interested and concerned with trail development and will work in collaboration with AB TrailNet Society.

CARTS is very interested in being able to provide property owners in Central Alberta with minutes of their meetings, as well as other information regarding trails. To cover the cost of mailings and photocopying, a $5.00/ year membership fee was initiated. A list of the current Board members and the area they represent is also enclosed. Please contact these volunteers if you require further information.

It is hoped that the outcome of this lottery-funded project will assist in the effective, cooperative development of future recreational trail linkages in Alberta. Your awareness and possible support/endorsement of the "Final Report" documents and/or recommendations as municipal planning tools is appreciated. If there is an interest in hosting presentations regarding this report, they may be arranged by contacting Bill McQuesten, Chairperson of CARTS at 782-4400 (wk).

Sincerely,

Deb Comfort, Project Coordinator
Central Alberta Regional Trails Initiative

Bill McQuesten, Chairperson
Central Alberta Regional Trails Society

List of those receiving a copy of the Central Albert Regional Trails Initiative – Final Report

Municipalities

Red Deer County
Lacombe County
City of Red Deer
Town of Innisfail
Town of Lacombe
Town Penhold
Town Sylvan Lake
Town of Bowden
Town of Blackfalds
Village Clive
Village of Bentley
Village of Mirror
Village of Alix
Village Delburne
Village of Elnora

Other Individuals & Groups

Judy Gordon – MLA
Gary Severtson – MLA
Bob Mills – MP
Stockwell Day – MLA
Ty Lund – MLA
Victor Doerksen – MLA
Springbrook Community Association
Pine Lake Recreation Board
Normandeau Cultural & Natural History Society
Central Alberta Regional Trails Society
AB Community Development
AB TrailNet Society

Central Alberta Regional Trails Society Board of Directors

Bill McQuesten, Chairperson — Town of Lacombe
Fran Lavoie, Vice-Chairperson — County Red Deer
Tricia Barcier, Secretary/Treasurer — Town of Blackfalds
Ken Shaw, Director — Red Deer West Recreation Board/ Poplar Ridge
Marilyn MacKay, Director — Village of Delburne
Laurie Archibald, Director — Town of Bowden
Betty Knull, Director — Village of Bentley
Bob Johnstone, Appointed — Alberta TrailNet Society
Dick Hornby, Appointed — Red Deer Public Schools

Please note:
There are still positions available to represent your area, please indicate your interest to contribute to the directions of CARTS on your membership application form.

11

Central Alberta Regional Trails Society - CARTS

Membership Information/Application Form

The Central Alberta Regional Trails Society is interested in being a source of information regarding trail designation/development in central Alberta. Therefore creating a membership of stakeholders who may be, ***interested*** in or have ***concerns*** regarding trails is important for them to achieve their goal.

A membership fee of $5.00 / year will:

- Cover only the cost of creating and distributing minutes and other information.
- Give you the opportunity to become an elected board member of CARTS. (This is not a fundraising activity.)
- Will give you the opportunity to bring forward and vote on resolutions for the future direction of the CART Society at their Annual General meetings.
- Assist CARTS to ensure that they are accountable to you and your ideas, concerns and issues regarding any future designation or development of recreational trails in Central Alberta.

Central Alberta Regional Trails Society Believes...

- That trails provide numerous personal, social, economic and environmental benefits.
- That trails provide excellent opportunities for active living and recreation.
- That trails provide opportunities for public education and environmental preservation.
- That C.A.R.T.S. will provide vision, opportunity, resources and coordination for trail designation and / or development in the central Alberta region.
- That standards and guidelines for trail use will provide safe and regulated opportunities for participation.
- **That input from stakeholders is a required part of trail designation and development in Central Alberta.**

Please complete for our mailing list: **PAID** ☐

NAME:_____

ADDRESS:_____POSTALCODE:_____

_____PHONE #:_____
(optional)

Would you like to be involved with CARTS? YES ☐ NO ☐

Would you like to be involved at a local level? YES ☐ NO ☐

Would you like to purchase a copy of the Final Report? YES ☐ NO ☐

12

Central Alberta Regional Trails Initiative

Master Plan

Created through the
Central Alberta Regional Trails
Master Plan Project
August, 1999

Permission for the duplication of this document in whole or in part must be acquired by the Central Alberta Regional Trails Society.

7. Recommendations

The following recommendations are a result of the experience of the coordinator working with the various stakeholders throughout the project. These recommendations are also derived from collected and researched information regarding other trail groups, initiatives and challenges.

It is believed that, if the following recommendations are addressed, trail designation and development will have the potential of becoming a less formidable task for trail advocates and less of a potential threat and perceived burden to adjacent property owners.

To best protect and provide for all involved collective, positive efforts are required. An understanding of each stakeholders role in trail designation and development must be reached and collaboration encouraged.

A. Local Stakeholders

i. Property Owners

- To become informed regarding the purpose, potential benefits and issues regarding recreational trail development.
- To stay informed, through memberships and information meetings, regarding local and provincial trail initiatives.
- To support advocacy and lobbying efforts of trail organizations and other recreational groups regarding the protection of the property owner and environmental damage. (i.e. Revising the Occupier's Liability Act, and the creation of a provincial Trails Act)
- To request that any potential trail designation or development require a complete planning process which provides various timely opportunities for pubic and stakeholder input.
- To require that a management strategy be put in place prior to trail development approval.

ii. Local Trail Development Groups

- Commit to an outlined process, such as the *Central Alberta Regional Trails - Trail Development Strategy.*
- Contact other local and provincial trail groups for support.
- Remain realistic regarding timelines and potential completion dates.
- Represent the views and opinions of property owners and remain committed to public participation at all times.

iii. Local Government(s)

- Identify political position regarding trail development and subsequent policies or development strategies within municipal planning documents.
- Support local trail development groups that illustrate a commitment to a process that considers input from a variety of stakeholders, especially adjacent property owners.
- Identify potential areas of municipal support, (i.e., information, staff liaison, clear guidelines and parameters) for trail development groups that have outlined a process that will ensure stakeholders have a role in the trail route's designation and development.
- Become informed regarding the potential benefits, concerns and possible solutions regarding recreational trails
- Become informed regarding national, provincial and local trail initiatives.
- Support regional trail organizations, through identified representation, to ensure information sharing occurs.
- Act as an advocate for other levels of government to move toward addressing common issues and concerns for property owners in regards to non-public recreational land use and trail issues. Some of these may include:
  - Occupier's Liability Act revisions
  - Establishment of a provincial "Trail Act"
  - Increased police support for rural areas to address related issues.
  - Changes to the Department of Transportation & Infrastructure' s policies – to explore the use of appropriate road easements for potential development of trails and pedestrian pathways.
  - Long-term infrastructure support for the maintenance and management of developed trails.

iv. Local Interest Groups (i.e., Snowmobile Association, Equestrian Groups, Youth Groups)

- Identify local trail initiatives and investigate potential areas of support or partnerships.
- Ensure information sharing and communication between identified partners with common interests or objectives.
- Work cooperatively toward common advocacy and lobbying initiatives.

B. Regional Stakeholders

i. Regional Trail Organizations

- Encourage local trail development groups to commit to an outlined development strategy and process.
- Collect and provide research and reference information to be used by local trail development groups.

- Act as an advocate for the necessary policy changes that will provide alternatives and possible solutions to trail development issues and concerns.
- Act as an information source for property owners and other stakeholders regarding trail designation and/or development trends, issues, ideas and initiatives.
- Ensure regional representation and information sharing occurs.
- Identify partners who may assist with providing information, solutions or support for trail designation and development and any related issues.
- Act as host agency for local trail development initiatives that may require assistance in acquiring funds, support or other resources.
- Provide leadership in any future trail designation, development and management within the region.

ii. Interest Groups

- Identify common issues and beliefs between organization and trail development groups or initiatives.
- Support common advocacy initiatives with other partners (like a local trail development group) to local and provincial government departments.
- Encourage, organize and initiate public awareness campaigns that will address common issues and concerns of identified partners.
- With identified partners, address and work toward common issue solutions for all stakeholders.
- Look at creative ways to support and be supported by other groups or agencies, which share similar goals.

C. Provincial Stakeholders

i. Provincial Trail Organization

Alberta Trail Net - As the primary agency concerned with the designation and subsequent development of trails in the province of Alberta, the following recommendations are suggestions that may assist in the future strategies of the organization.

These recommendations are a result of feedback received from property owners, stakeholder groups and administrators throughout the Central Alberta Regional Trails (CART) initiative's planning process. There are also recommendations that stem from the direct experience of the project coordinator and requirements of the CART master planning process.

a. Trail Designation & Development

- Establish, update and refine training /orientation manual for future trail project coordinators.
- Host workshops and planning sessions for trail project coordinators.

- Establish a list of skills and competencies that could be utilized by trail development groups to assist in the contracting or hiring of trail coordinators to ensure consistency and effectiveness of the trail development process.
- Focus efforts on providing grassroots support.
- Provide information on issue resolution
- Provide useful trail development standard and cost formula information.
- Maintain contact lists for various provincial regions. (i.e. CP rail, CN rail, provincial department contacts, previous trail coordinators)

b. Positive Public Positioning

- Identify innovative opportunities to present and focus on the benefits and potential outcomes of trails.
- Provide real solutions to common and known trail development and management issues.
- Become a trusted and reliable information source to adjacent landowners and stakeholder groups.
- Illustrate to 'decision makers' a commitment to working with stakeholders to address their concerns and issues, work to reduce or eliminate power-struggles.
- Boost public image by a value / belief change within the organization.
- Establish and maintain a position of sensitivity for local trail issues and concerns.
- Consistent and timely communication and support to service deliverers and administrators (i.e. Recreation Directors)

c. Leadership

- Take a leadership role with the Trans Canada Trail in regards to process and timelines.
- Commit to "Progress through process" – not convenience and speed in regard to trail designation and development.
- Recruit volunteers based on skills required for board and committees.

d. Advocacy

- Identify and utilize traditional and non-traditional partnerships to achieve better advocacy.
- Lobby Government not only to support the concept of trails, but also to have a role in the future commitment and maintenance of trail system.
- Develop a communication strategy to help secure membership and grassroots support for lobbying directives
- Use a 'benefits of recreation' approach to proactively position the association with government agencies on trail related topics such as funding, issue management and maintenance.

ii. Elected Officials

- Stay abreast of the concerns, issues, ideas and benefits of trail designation/ development and management.
- Encourage provincial, regional and local trail initiatives to work with property owners toward the identification of acceptable solutions for common trail issues and concerns.
- Support advocacy efforts for any provincial, regional or local trail groups trying to address common trail issues and concerns.
- Provide interested/concerned constituents with current provincial, regional or local information sources.
- Identify and provide possible advocacy or lobbying opportunities to provincial, regional, or local trail groups to support positive changes or forthcoming recommendations about trails. (i.e. Changes to the Occupier Liability Act.)

iii. Government Departments

- Stay informed regarding the trends, benefits, issues and ideas surrounding trail designation, development and maintenance.
- Develop policies and political positions regarding recreational trails.
- Identify potential partnerships or contributions that may address issues or support trail development initiatives.
- Identify appropriate department contacts for future communication with provincial, regional and/ or local trail groups.

iv. Provincial Interest Groups

- Identify common issues and beliefs between organization and trail development groups or initiatives.
- Support common advocacy initiatives with other partners, (like a local trail development group) to local and provincial government departments.
- Encourage, organize and initiate public awareness campaigns that will address common issues and concerns of identified partners.
- With identified partners, address and work toward common issue solutions for all stakeholders.
- Look at creative ways to support and be supported by other groups or agencies, which share similar goals.

D. Federal Trail Organization

i. Trans Canada Trail Foundation

- Commit to supporting a trail development strategy that strongly encourages partnerships with all stakeholder groups involved with trail designation and development, especially adjacent property owners.

- Establish and ensure a communication plan that will relay timely, relevant information to all stakeholders in regards to the designation and development of the TCT, especially adjacent property owners.
- Support and encourage an effective trail designation and development process, which respects the needs and timelines of adjacent property owners and provincial trail group requirements.
- Listen and respond to all common issues and concerns regarding the development of the TCT.
- Support and initiate advocacy efforts of provincial trail associations to address common concerns and issues regarding the designation and development of the TCT.
- Identify national partners that may assist in addressing the needs of the provincial trail groups, in terms of issue resolution, advocacy and the identification and marketing of the benefits of trails.

Process Summary for the Feasibility Analysis, Designation & Development of Trails

Process Description	Strategies
a) Project Start-up	
• Project Committee Organization	***1. Group Representation and Make-up*** ❑ **Establish a "skill set" or job requirements for contracted or volunteer leaders.** ❑ **Identify key players from within the community to participate in the project.** ❑ **Establish an advisory group to assist with the process and direction of the project.** ❑ **Formalize group structure, including leadership, responsibility of members, and committee terms of reference and structure.** ***2. Leadership*** ❑ **Identify all necessary skills, which may be required and identify, enlist or contract individual(s) to fulfill those roles.** ❑ **Secure any necessary funding for contracts or volunteer expenses.** ❑ **Select an appropriate spokesperson for the group.** ***3. Group Vision & Direction*** ❑ **Identify and establish the project committee vision and belief statements.** ❑ **Identify all anticipated and potential outcomes for the project (both positive and negative), identify specific strategies to address those outcomes and assign those strategies to specific individuals, sub-committees, or partners.** ❑ **Use this work plan, or strategic plan, for funding applications and future advocacy with stakeholders.** ❑ **Create an identifiable logo, slogan or name for the group.** ***3. Committee Resource Identification and Acquisition*** ❑ Estimate all potential meeting and research costs. ❑ Explore non-monetary contributions or donations ❑ Identify funding opportunities
• Purpose of Project	❑ Clearly identify what the desired or anticipated outcome(s) are for designating and/or developing a recreational trail in the area. ❑ Identify individuals or groups who may benefit or be impacted by the desired outcomes, and how they may be effected. ❑ Conduct general information meeting(s) to further explore the potential need and/or interest in the designation and/or development of a recreational trail in the area. ❑ Identify a general trail route corridor, which has starting and ending points, but the route is not clearly defined.
• Communication	❑ Identify spokesperson for the trail group. ❑ Identify and formulate media, stakeholder, and partner contact lists. ❑ Create a communication plan identifying target audiences and methods of communication. ❑ Identify timeline for communications to stakeholders and media and coordinate it with project work-plan timelines.

b) Information & Resource Inventory • General information resources & reference material. • Local/Area information collection	❑ Contact provincial and regional trail groups to assist with the identification of information sources. ❑ Utilize the bibliographies of existing documents for additional information. ❑ Contact other trail organizers, project coordinators or recreation directors for information regarding trail designation or development strategies and resource materials. ❑ Access the Internet, libraries, and other information sources. ❑ Create a "topic-reference" document, which will provide a means to access the information again, if necessary. ❑ Identify any local planning documents regarding trails; these may include municipal development plans, area structure plans, and municipal or community initiatives. ❑ Research area history to identify historic routes or points of interest. ❑ Identify local group initiatives that may benefit from trail designation/development. These groups may include private businesses, bed & breakfasts, golf courses, museums, Ducks Unlimited, agricultural societies, and community halls. ❑ Become familiar with the area; research and document local geography and land use along the potential route corridor. Look for potential construction hurdles, residence locations, water hazards, adjacent land use, and other potentially impacting factors to trail development. ❑ Research the demographics of the area to assist with establishing potential local need for a trail. ❑ Collect topographical, county, municipal, and road maps for the area.
c) Community Needs Assessment	❑ Identify people from the community who currently participate in outdoor recreation and ask them to comment on their need (i.e., walking, biking, horses, snowmobiles, etc.) ❑ Identify and utilize different assessment methods to provide opportunities for input (i.e., one-on-one interviews, stakeholder group interviews, phone interviews, small informal gatherings of stakeholders, surveys, observations, public information meetings). ❑ Utilize trail classification criteria as an evaluation method on surveys and questionnaires. ❑ Utilize surveys as a strategic tool to assist the committee in defining the next step in the process. ❑ Conduct user and community group interviews to assess need and explore partnerships. ❑ Organize an efficient method of data collection and tabulation prior to receiving results. ❑ Create an advisory group that includes concerned community members.

d) Conceptual Project Support/ Approval	❑ Make presentation(s) and provide written copy to county council(s) and other necessary municipal councils, explaining proposed process, commitment to property owners, potential route corridor, benefits of trails and other examples of trails. ❑ Identify and enlist an elected official representative(s) for the area. ❑ Identify and enlist a representative(s) of identified community agencies. ❑ Explore and document local government positions on issues and potential solutions (i.e., use of undeveloped road allowances, existing roads, ditches, preliminary trail management expectations, and required levels of adjacent property owner support. ❑ Inform and invite provincial and federal elected members to participate in the process. ❑ Request letters of support for the project from agencies and councils. ❑ Use letters of support to enhance funding applications and contribution requests. ❑ Promote and host a general information meeting for all community members, groups and property owners along the proposed route corridor; to explain the intent of the feasibility study, the process, the methods of participation, the function and structure of the project group and opportunities for involvement.
e) Issue Identification & Resolution	❑ Identify general, rural community issues, trends and farming practices. ❑ Research and identify general trail issues, standards and possible solutions. ❑ Collect testimonials and pictures of other trail examples for property owner review. ❑ Conduct one-on-one meetings with property owners to discuss and identify specific issues, barriers, potential route options, potential solutions and trade-offs. ❑ Complete a preliminary costing estimate of the proposed route and required solutions.
f) Conceptual Route Identification	❑ Contact property owners and personally invite them to a meeting for property owners who live adjacent to any of the proposed trail route options (it is recommended to have no more than 30-40 people per meeting). ◊ Provide an opportunity to hear concerns and issues regarding the future trail development. ◊ Give an overview of the project, process and their opportunity for involvement. ◊ Inform them of any upcoming one-on-one meetings. ❑ Create a list of route evaluation criteria. ❑ Identify all potential route options within the proposed trail corridor to be used as alternative suggestions or to initiate discussions with property owners. ❑ Collect and/or access all available maps of the area, large and small scale. ❑ Collect and make available any support documents or information that may assist the property owner in becoming informed about issues, concepts or potential solutions to his/her issues and concerns.

f) Conceptual Route Identification (cont'd)	❑ Create property owner questionnaires, which will evaluate the identified route option and identify property owner issues, concerns and possible solutions. ❑ Schedule and conduct one-on-one meetings with adjacent property owners to review the preferred route corridor and ask them to evaluate the options based on the "evaluation criteria." ❑ Tabulate results of property owner route suggestions to prioritize preferred routes. ❑ Calculate preliminary cost estimates for each route option, which may include possible solutions, identified by property owners through the questionnaire. ❑ Collect all information regarding issues, ideas and concerns to be utilized in the creation of the management strategies and trail development requirements.
g) Finalization of Conceptual Route & User Types	❑ Host small working sessions/meetings where adjacent property owners, user groups and major partners are invited to evaluate route options and potential user types to be permitted access to the proposed trail. ❑ Create a brief survey, to be used at the working meetings with property owners, users and major partners, to provide an indication on route and user type preferences, outstanding issues and questions and other additional feedback. ❑ Host general public meeting to present all collected information, process, benefits and issues. The general public may complete survey at this time to receive feedback as to potential route location and user-type restrictions. ❑ Collect and review responses of surveys and feedback from meeting(s) and identify route preferences and potential user type restrictions. ❑ Request Support from local councils.
h) Costing and Fund Acquisition	❑ Collect information and research potential costs and services required to develop and maintain the proposed trail. ❑ Create a projected budget for the development project and one for the annual maintenance of the trail. ❑ Identify all potential funding sources, contributors and potential partners. ❑ Formulate partnerships and contribution agreements with user groups, businesses, municipalities, etc. ❑ Submit funding and grant applications. ❑ Record and document all contribution to the project and complete necessary accounting forms and reports. ❑ Acknowledge project contributors including: ✧ volunteers ✧ goods-in-kind ✧ donated services ✧ funders ✧ barter-trades

i) Management Strategy	❑ Create a long-range maintenance schedule for the trail, and all corresponding facilities, signage or supporting structures, such as fences and gates. ❑ Establish and outline the regular maintenance standards and schedules for the regular upkeep of the trail and its facilities. ❑ Create a timeline for the annual review and signing of any agreements, contracts held with groups or contractors. ❑ Establish a contingency plan that will answer the question(s), "If this group/agency/individual no longer is available to carry out said duties, what would be the responsible body? ❑ Create a long-range funding and resource plan to coincide with the maintenance strategy. ❑ Outline a long-term infrastructure/maintenance strategy to prepare for major renovation, repair and up-grading that may be required. ❑ Outline an adjacent property owner feedback and communication plan to provide adjacent property owners the ability to report and provide feedback on the trail's condition and use.
j) Trail Development Approval	❑ Identify all necessary agencies and partners that need to give project approval; these may include property owners, municipal councils and sponsors. ❑ Present the final proposal for the trail route and its development. ❑ Formulate and present collected research, process information, letters of support, agreements, progress reports and future management plans to all identified agencies to support the approval process. ❑ Once approval is established, orchestrate a public information and marketing campaign regarding the development schedule, user restrictions and expectations as well as estimated opening/completion date and design information.
k) Trail Construction	❑ Organize the trail construction sub-committee based on tasks. ❑ Finalize any outstanding legal agreements – land use, partnership agreements and sponsorship agreements. ❑ Finalize trail development requirements and specifications including specific trail standards and creation of blue prints. ❑ Develop a trail development estimated time-line or schedule. ❑ Collect bids, donations and information regarding construction requirements. ❑ Hire any necessary contractors, book machinery, material delivery, equipment, rental and necessary insurance. ❑ Coordinate volunteer recruitment, organization and delegation. ❑ Plan, organize and promote the official trail opening celebration. ❑ Identify areas requiring cleanup and area restoration following construction. ❑ Set and monitor trail development site safety standards.
l) Evaluation of Process	❑ Create a survey, based on the original process objectives, to be used by committee members, volunteers, partners, stakeholders, and other major partners to evaluate the process. ❑ Review the original work-plan and assess the methods, tools and timelines used to meet outlined objectives. ❑ Share information with all committee members, stakeholders and other trail groups. ❑ Carry out annual or semi-annual meetings or surveys of adjacent property owners and local trail users to review and improve the constructed trail route, its management and use.

Comments:

We agree with the recommendations of the Recreation, Parks and Culture Board. We appreciate that a copy of this report has been provided to all municipalities within the area, however, we are unsure if the councils of those municipalities have been requested to provide similar support. If those Council's have not been approached, we encourage CART to pursue such support.

Attached to this agenda is the cover page, Executive Summary & Recommendations and the Process Summary sections of the Central Alberta Regional Trails Initiative Master Plan dated August 1999. We believe this will give Council a good synopsis of this 200-page report. Should any member of Council wish to review the full report it is available at the City Clerk's Office.

"G. D. Surkan"
Mayor

"N. Van Wyk"
City Manager

Central Alberta
Regional Trails Initiative

Final Report

Created through the
Central Alberta Regional Trails Master Plan Project
August, 1999

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Regional Trails Initiative

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Red Deer, AB. T4N 1X2

Complete Final Report	*- $60.00 (Can.)*
Master Plan	*- $30.00 (Can.)*
Trail Development Strategy	*- $30.00 (Can.)*

Written by: Deb Comfort, Project Coordinator
– Central Alberta Regional Trails initiative –
1998-1999

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Acknowledgments

Agencies & Groups

Normandeau Cultural and Natural History Society
City of Red Deer Community Lottery Board #78
County of Red Deer Community Lottery Board #58
Red Deer & District Community Foundation
Red Deer County
City of Red Deer
Parkland Community Planning Services
Alberta TrailNet Society
Central Alberta Regional Trails Society
Alberta Environmental Protection - Corporate Management Service - Red Deer

Volunteers

Fran Lavoie
Bill McQuesten
Tricia Barcier
Ken Shaw
Bob Johnstone
Marilyn MacKay
Nancy Hackett
Jim Woychuk
Laurie Archibald
Betty Knull
Richard Hornby
Carolyn Richards
Doug Vesely

A special thanks to those who committed the time to participate in this trail planning process. I know that through your involvement a more effective planning process evolved, including collaborative partnerships, mutual understanding, and cooperative feasible solutions.

Deb Comfort - Project Coordinator

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Central Alberta Regional Trails Initiative
Final Report

1. Introduction

In September of 1998, the Central Alberta Regional Trails initiative was launched to explore the potential for recreational trail linkages throughout the counties of Red Deer and Lacombe.

The yearlong collaborative process included an extensive public participation component where ideas, concerns, issues, and conceptual route locations were identified and explored.

This final report on the project comes in the form of three documents:

Part 1: ***Project Review*** - outlines the initiation and intent of the project, details the timelines and process, and offers a project evaluation.

> **Those people interested in understanding and reviewing the project process may refer to the *Project Review*.**

Part 2: ***Master Plan*** - reflects the outcomes of the public's input; identifies potential trail routes; evaluates each conceptual route's feasibility. The *Master Plan* also makes recommendations to all stakeholders and decision makers as to their potential role in any subsequent trail development.

> **Those people looking for data, data analysis, as well as potential route evaluations and recommendations may refer to the *Master Plan*.**

Part 3: ***Trail Development Strategy*** - outlines a process for the designation and development of recreational trails in Central Alberta.

> **Trail development groups and individuals looking for a detailed process may access the *Trail Development Strategy*.**

Central Alberta Regional Trails Initiative
Final Report

Index

Page Number

Acknowledgements ..... *i*
Introduction ..... *ii*

Part 1: Project Review
Definitions ..... *i*
1. Purpose for Project 1-1
2. Terms of Reference 1-3
3. Funding 1-3
4. Project Area Defined 1-5
5. Anticipated Project Outcomes 1-5
6. Project Process 1-7
7. Appendices ..... A1-1 - A1-5

Part 2: Master Plan
Definitions ..... *i*
1. Purpose of Master Plan 2-1
2. Trail Concept 2-1
3. Public Participation 2-5
4. Project Area Characteristics & Highlights 2-8
5. Route Classification Criteria 2-11
6. Conceptual Route Overview 2-15
7. Recommendations 2-39
8. Appendices ..... A2-1 – A2-5
9. Bibliography 2-48
10. Other References 2-49

Part 3: Trail Development Strategy
Definitions ..... *i*
1. Introduction and Overview 3-1
2. General Development Process/Strategy 3-1
3. Trail Development Process Summary 3-34
4. Bibliography 3-40
5. Other References 3-41

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Central Alberta Regional Trails Initiative

Project Review

Created through the
Central Alberta Regional Trails Master Plan Project
August, 1999

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Master Planning Project Review Index

Outlining the initiation, intent and process of the Central Alberta Regional Trails Master-planning project.

Definitions ..... *i*

1. Purpose for Project 1-1
1.1 History 1-1
1.2 Start-up 1-2

2. Terms of Reference 1-3
2.1 Contract 1-3

3. Funding 1-3
3.1 Budget 1-4

4. Project Area Defined 1-5

5. Anticipated Project Outcomes 1-5
5.1 Identified Objectives & Outcomes 1-5

6. Project Process & Evaluation 1-7
6.1 Phases & Timelines 1-7
i History, Background & Start-up 1-8
ii Identification of Preliminary Route Options 1-9
iii Public Participation & Feedback 1-10
iv Plan Formulation & Evaluation 1-11
6.2 *Project Evaluation* 1-11
i Resources 1-11
(a) Funding 1-11
(b) Office 1-12
(c) Information 1-12
(d) Support 1-12
ii Timeline 1-14
iii Media Promotion 1-14
iv Methodology Review 1-15
(a) Conceptual route identification process 1-15
(b) Public Participation 1-16
v Achieved Project Outcomes 1-17

7. Appendices ..... A1-1 - A1-4

Definitions

Alberta TrailNet - Provincial society promoting the development of a network of linked recreational trails and greenways throughout Alberta and the Trans Canada Trail.

Advocacy – the process of developing a long-term strategy for change. It is initiated by an individual or group and is used to accomplish a variety of goals.

Advocate – an individual or group who supports a specific goal, issue or process.

Development – any physical change aside from maintenance.

CARTS - Central Alberta Regional Trails Society, a group representing the local region which is responsible for providing opportunities for the promotion, designation, development and utilization of an inter-community trail system in central Alberta.

Greenways – linear features which emphasize the conservation of wildlife, while generally allowing for recreation. (AB TrailNet Wildrose Plan pp 8)

Maintenance – activity that will keep a trail route useable and at adesired level of upkeep.

Quality of Life –the number of choices and opportunities an individual has available to experience positive, healthy living and growth.

Stakeholder - any individual, organization or partner who has an interest in or who is impacted by a proposed trail.

TCT – Trans Canada Trail is a multi-purpose recreational trail that crosses Canada connecting the Pacific, Atlantic and Arctic oceans. There are both east/west and north/south routes through the province of Alberta.

TCTF – Trans Canada Trail Foundation is the national not-for-profit organization promoting the development of a multi-use recreational trail, in partnership with provincial trail organizations.

Trail – a linear outdoor recreation facility which is marked, mapped and maintained

Trail Corridor – a strip of land or water corridor with various options for linking two points with a trail.

Trail network/system – an interconnected group of trails which allow people to travel, by means other than automobile, linking various communities, recreation areas or points of interest.

Trail Sponsor - the local or regional committee or organization such as a society, service club, developer or community group who agrees to take the lead in planning, designing, obtaining right of access and building the trail.

Water Trail – identified existing waterways utilized as a means of transportation and/ or recreation, which include managed and identified facility locations (e.g. campsites, washrooms, garbage receptacles)

Central Alberta Regional Trails Initiative Master Planning Project Review

1. Purpose of Project

1.1 History

Recent Federal, Provincial, and Municipal initiatives have supported the recreational trail concept. These trails are recognized as cost-effective facilities that provide accessible opportunities for outdoor recreation and "active living."

Some examples of current trail initiatives are:

- **Trans Canada Trail** - a national "millennium project"
- **Active Living Program** – a government program that identifies recreational trails as a vehicle for "active living" opportunities.
- **Municipal Projects** - municipalities have incorporated the development and promotion of trails and trail systems within their communities.

The Central Alberta Regional Trails master-plan project was initiated at a community/municipal level. The general scope of the project was to identify the issues, concerns, support, and ideas regarding the designation and development of recreational trail linkages. The project area was focussed in predominantly rural Central Alberta.

A preliminary group of individuals, representing various agencies from the project area, outlined the project's terms of reference and applied for project funding. This group included representatives from:

- Red Deer County
- City of Red Deer
- Parkland Community Planning Services
- Alberta TrailNet - Central Zone
- Red Deer Visitor & Convention Bureau
- Normandeau Cultural & Natural History Society
- Red Deer River Naturalists

Prior to the start of this local planning project, Alberta TrailNet - Central Zone volunteers had conducted discussions with landowners regarding the creation of a recreational trail linkage from the City of Red Deer to the Town of Sylvan Lake. Discussions regarding potential Trans Canada Trail linkages were also held with owners of property along the potential Trans Canada Trail corridor south of Red Deer.

In addition, the Alberta TrailNet - Central Zone representatives had made presentations to local municipal councils, including Red Deer County, regarding the potential benefits of trail routes in their areas. A public, general information meeting about the provincial trail plan was also hosted in January 1998 in Red Deer.

These local initiatives increased the awareness of local, rural residents and councils regarding the topic of recreational trails. It soon became evident that there was a need for a process that would enable all stakeholders to contribute to a regional master plan. This plan would outline a consistent approach to future trail route designation and/or development, including Trans Canada Trail routes.

The benefits of completing a master-planning document that provides trail designation and development information to local decision-makers and future trail development groups were clear. These benefits included:

- Having the public informed and involved with the concept of trails prior to actual route designation and/or development.
- Establishing a public participation process that could provide decision-makers and local stakeholders with information on local issues, concerns, and ideas, and consequently facilitate future decisions surrounding trails.
- Having an objective individual, who was focussed on the process and the collection of information, to formulate recommendations for future trail designation and/or development in Central Alberta.
- Having a development strategy for any future trail designation and/or development project in the region.

The mandate of the project was identified as:

> "the completion of a Master Plan and Trail Development Strategy for a regional trail network and green space corridor system in Central Alberta. (This is to be achieved) through a collaborative planning initiative, involving research, a public consultative process, and the establishment of support and commitment from local governments, councils, affiliated organizations and landowners within that region."
>
> *Central Alberta Regional Trails Initiative - Business Plan*
> September 1998

1.2 Start-Up

Project terms of reference were drafted and applications for project funding were submitted to the Red Deer and District Community Foundation and the City of Red Deer Lottery Board #75. The Normandeau Cultural and Natural History Society submitted the funding applications on behalf of the project and would remain a close partner throughout the process.

Upon receiving the requested funding, a project coordinator was hired for the period of one-year starting September 1998. The City of Red Deer would contribute office space and equipment for the project and an additional application to the Red Deer County Lottery Board #58 was applied for at the beginning of the project.

2. *Terms of Reference*

The original Terms of Reference outlined in the project proposal and funding applications were as follows:

1. To ensure public participation and input is a vital component of all stages of the project. (e.g., meeting with landowners)
2. Complete a Master Plan and Development Strategy for a regional trail and green space corridor system.
3. Facilitate the designation of a local regional trail system, through the development of a comprehensive concept plan, which incorporates the Trans Canada Trail.
4. Produce guidelines for standards, users, support and costs for the development of the regional trail system.
5. Complete a map inventory of all existing trail linkages within the project area from which regional trail alternatives can be planned.
6. Identify the Central Alberta trail component to be immediately designated as the Trans Canada Trail.
7. Identify possible range of users including information on public access, insurance, liability and legal issues related to trail development.
8. Be a unified and consistent voice in promoting the Regional Trails Initiative.

These terms of reference were used in the creation of the project coordinator's contract and became the basis for the business plan and strategy development.

2.1 Contract

Once initial funding had been received, a contractor was sought to act as the project coordinator for the period of one year. The contract term was from September 8, 1998 to August 30, 1999.

This individual was responsible to complete the outlined terms of reference for the project, and conduct all necessary meetings, and stakeholder communications required throughout the project. Approximately two-thirds of the project's funding was allocated to the project coordinator's salary.

3. *Funding*

Lottery Board funding applications were submitted, approved, and received along with a grant from the Red Deer and District Community Foundation. The City of Red Deer's contribution was estimated at $2000.00 which made the total project budget $65,163.00.

A budget outlining anticipated expenses and revenue was developed. The following illustrates the proposed and actual budgets for this planning project. It is important to note however, that the support provided by the City of Red Deer also included the use of required audio-visual equipment, meeting rooms, technical support and some printing costs. These additional items were not included in the final project costs.

3.1 Project Budget

Revenue		
Item	**Proposed Budget**	**Year-To-Date (08/30/99)**
Office Contributions & Supervision – City of Red Deer	$2,000.00	$2,000.00
Red Deer & District Community Foundation	$22,000.00	$22,000.00
Region #78 Community Lottery Board	$20,000.00	$20,000.00
Region #58 Community Lottery Board	$21,163.00	$21,163.00
Total Revenue	**$65,163.00**	**$65,163.00**

Expenses		
Item	**Proposed Budget**	**Year-To-Date (08/30/99)**
Public Participation (e.g., maps, hall rentals, postage)	$4,500.00	$7536.88
Presentation and Material Development (e.g., brochures, surveys and reports)	$2,500.00	$343.02
Establishment of a Map Inventory	$4,500.00	$3427.21
Administration of the Steering Committee	$1,500.00	$645.62
Office Location, Supervision, Incidentals	$2,000.00	$2000.00
Printing Costs	$1,200.00	$1205.27
Labour of Contract Person	$43,500.00	$42,125.00
Vehicle Allowance	$4,000.00	$1,306.29
Accounting and Administration (1.5%)	$963.00	$963.00
Supplies and Materials	$500.00	$311.41
Total Expenses	**$65,163.00**	**$59,863.49**

4. Project Area Defined

The initial project study area was broadly defined using an enlarged road map, highlighting an area from Innisfail east to the Red Deer River, through the villages of Alix, Tees, Clive and west to Bentley. The boundary then went south through the Town of Sylvan Lake, along Secondary Hwy #781 and back to the Town of Innisfail. (Appendix1-1)

After initial contacts were made, the project area was expanded, based on communities outside of the originally designated area wanting to participate in the project. The expanded area now included the communities of Bowden, Elnora, Mirror, College Heights, Markerville, Dickson and Benalto. The area was now defined roughly as the area encompassing the counties of Red Deer and Lacombe. (Appendix1-2)

5. Anticipated Project Outcomes

The project's original terms of reference were the foundation for the contract and the funding acquisition. In addition, the original terms of reference, as previously outlined, were used to identify the six main objectives outlined in the work plan created at the beginning of the project.

Outcome statements, strategies and actions for each of the six identified project objectives were developed and used as a guideline for the project and it's projected outcomes. In addition, these outcome statements, strategies and actions were used in the evaluation of the project and the methods used to reach these objectives.

5.1 Identified Objectives & Outcomes

The six main objectives and the anticipated outcome statements identified for this project were as follows.

A. Objective 1:
To complete a master plan, development strategy, public participation process and project evaluation criteria for the creation of an inter-community, regional trail and green-space corridor system.

Objective 1 Outcome Statements

a. To develop a Master Plan and Development Strategy for a regional, inter-community Regional Trail System, which may include the designation and/or development of the Trans Canada Trail north/south route through the region, by August 30, 1999.

b. To develop and carry out an extensive public participation process and create a communication plan for the initial planning phase of the project (September 8, 1998 - August 30, 1999).

c. To evaluate the Central Alberta Regional Trails project; the process, plan and the proposed outcomes, with recommendations for future initiatives.

B. Objective 2:
To identify, organize and facilitate the development of a steering committee to regionally represent various components of the region, including local governments, landowners, and associations, to oversee and direct the project.

Objective 2 Outcome Statement
Establish a Regional Trails Steering Committee that will oversee and direct the project and effectively represent the region's interests, concerns, and opportunities for trail designation and/or development.

C. Objective 3:
To effectively partner with all interested landowners, municipalities, boards, groups, associations and corporations in the region to establish and provide support, share information, address challenges and opportunities and contribute to the success and direction of trail development in the region.

Objective 3 Outcome Statements
a. Identify and network with all landowners, municipalities, groups, associations and corporations in the region that may have an interest in trail designation and/or development.

b. Provide opportunities for individuals, groups and corporations to be involved throughout the term of the project.

c. Support and assist all other trail designation/development initiatives in the region.

d. Establish the Central Alberta Regional Trails Steering Committee as the collective voice for the promotion of trail designation and/or trail development.

D. Objective 4:
To compile, research, document, and disseminate general information and reference material necessary for the completion of the plan and future trail designation and/or development.

Objective 4 Outcome Statements
a. Collect and reference all available information relevant to trail designation and development.

b. Compile a complete map inventory of the region.

c. Compile a regional trail inventory of existing and planned trails.

d. Develop and disseminate information documents to assist with presentations and information sharing.

E. Objective 5:
To produce guidelines for trail standards, trail users, property owners, and associated costs for the designation and/or development of a regional trail system.

Objective 5 Outcome Statements
a. Produce guidelines for trail designation and/or development standards within the Central Alberta Regional Trails Project area.

**b. To Identify the various trail user standards and potential regulation processes.*

**c. Establish a cost analysis or formula for future trail designation and/or development in the region.*

F. Objective 6:
To identify potential resource needs and sources for the completion of the initiative's planning phase and subsequent trail development.

Objective 6 Outcome Statements
a. Identify resource needs in terms of financial, human and property resources for initial and developmental phases of the project.

b. Identify opportunities for possible accumulation of resources for the designation and development of trails in the region.

c. Ensure adequate funding is available for the successful completion of the project objectives.

***Note - These objectives were not achieved, as they were beyond the project's scope and purpose**

6. *Project Process*

6.1 Phases and Timelines

The general process for the project had four main phases, which occurred over the period of one year, September 1998 to August 1999.

i. History, Background & Start Up

This phase included the information collection, regional contact identification, the first information meeting and the final application for funding. This phase was approximately two months in length, September to October.

Regional representation – CARTS - One of the terms of reference of the project was to identify and utilize a regionally representative Steering Committee that would act as a guiding group for the project, process and progress. A letter of invitation, under the signature of the Mayor of Red Deer and Reeve of Red Deer County, outlining the project and its purpose was sent to all municipalities, known recreation boards, and previously involved interest groups. This original group was identified in October 1998 at the first initial information meeting held in Springbrook.

The attendees of this meeting were included in the contact list of the Steering Committee. Approximately 70 people representing communities, groups and agencies regularly received information and invitation to stay involved with the project. A list highlighting those communities and groups receiving information through their representative can be found in the Appendix. (Appendix A1-3)

Out of the regional steering committee, a smaller management sub-committee was identified. This made it easier to set up meetings and deal with day to day issues arising from the project. This smaller group of individuals became closer to the project and its processes, and therefore a knowledgeable group of volunteers representing the project area.

Looking ahead to the completion of the project, the management sub-committee set out to create a society that would continue to act as a regionally representative group concerned with the future designation and development process of trails in the region. This group is now known as the Central Alberta Regional Trails Society, or CARTS.

Group Presentations - councils, community groups - To assist in the identification of preliminary conceptual route proposals, contacts from the communities identified as participating with the project steering committee, were asked to host informal meetings. These meetings would include a presentation of the project and its process, as well as provide opportunities for questions, feedback or suggestions on future direction. These community meetings proved beneficial because of the commitment that was demonstrated by the project coordinator to visit the area in question and to go to the community for its input.

A total of 23 community presentations were completed to a variety of different groups, Councils, Recreation Boards, Community Hall Boards, and groups of community members at large. (Appendix A1-4)

Prior to the large public meetings, a Council presentation was done for both County Councils to inform them about the status of the project, and give them an opportunity to bring forward any questions, ideas or concerns. The presentations were also to encourage their participation and attendance at the upcoming public meetings.

ii. Identification of Preliminary Route Options and Historic Routes

This phase took place over a period of four months -- mid October to mid February. The main focus of this phase was to conduct follow-up meetings with community representatives for the purpose of exploring potential trail route options.

As a result of these informal meetings, preliminary conceptual route options were identified. These "preliminary discussion routes" were to be used primarily to identify and establish a database of property owners and provide a basis to collect information and feedback from the public.

The process of identifying the "preliminary discussion routes" started with identification of community highlights and existing facilities that could be linked with a trail. The groups were first asked to envision an ideal situation where money would not be an issue and all concerns of adjacent property owners would be addressed prior to any trail being developed. They were also asked to identify existing road allowances as trail routes where possible.

These conceptual routes provided the basis for the development of a property owner contact list or database. All adjacent property owners on either side of a preliminary discussion route were located through the tax roll of the two counties and were put into a database program. These property owners received a letter and map indicating the preliminary route locations as well as the upcoming dates and locations of the public meetings. A total of 1,052 adjacent property owners received this information.

Also during these informal community representative meetings, historic routes, sites and other community highlights and points of interest were identified. The historic routes and sites were identified due to a partnership with the Central Alberta Regional Museums Network. The collection of this information, although informal in nature, would potentially assist this group in collecting information for projects identifying and archiving historic trail routes, and sites in the project region.

The identification of community highlights, points of interest and existing community facilities, was useful in identifying potential linkages or connecting points along the conceptual trail route options.

These meetings took place in most of the municipal communities as well as some rural communities within the project area with approximately 6 people in attendance per meeting.

iii. Public Participation & Stakeholder Feedback

Public participation and input was a vital component of the project. The initial input was received at the first information meeting in October. However, the main opportunities for public participation occurred from March to mid June.

During the main public input phase, an extensive property owner mail out consisting of approximately 1100 letters was sent out. These packages contained a letter describing the project, the process, up coming meeting dates and locations, as well as anticipated project outcomes. Also included was a coloured map outlining the identified conceptual trail route options. This mail out was sent to all identifiable property owners adjacent to the conceptual trail route options.

A series of five public meetings with a combined attendance of 293 people, were held throughout the project area. The communities of Sylvan Lake, Innisfail, Delburne, Pine Lake and Lacombe hosted these meetings. The meetings were an opportunity to inform those in attendance about the project, process and anticipated outcomes. More importantly, these meetings were an opportunity for the property owners and community members to ask questions, share concerns and ideas and contribute to the project's outcomes.

Maps of the area were provided at these meetings as well as a questionnaire/survey and other supporting information. The questionnaires were the main method of feedback collection used throughout the process. Phoned responses and public meeting comments and questions were recorded and included in the collection of public feedback.

The sixth and final meeting was held in Red Deer, June 17, 1999. This meeting was initially intended to present trends identified in the public feedback and preliminary recommendations based on that feedback.

At this meeting, the identified trends were presented as well as the route classification criterion. This criterion was established as a method to evaluate and classify the potential of a route option to be developed. These criterions are outlined in detail in the CART master plan.

In addition, revised coloured maps illustrating the recommended classifications for the originally identified conceptual routes and additional route options were also provided.

Due to the attendance of community members and property owners who had not previously attended any of the first five meetings, a review of the original presentation was required and additional questionnaires were provided for further feedback.

iv. Plan Formulation & Evaluation

The compilation of all project information and the development of the master plan were completed during July and August. This included funding reports, presentations to interested councils and groups outlining the recommendations and findings of the project.

The transfer of project material to the Central Alberta Regional Trails Society and the subsequent orientation of the Society also occurred during this phase. As this group will act as the steward for the plan's content and recommendations, it was important to ensure that the group was confident in the material and what they anticipated to be their role in its future application.

The findings, feedback and recommendations of this process have been included in the Central Alberta Regional Trails Master Plan. This plan will outline in detail the outcomes of all identified objectives and provide information regarding the potential route corridors, which may be developed and/or explored further by local trail development committees. A recommended process for those groups/committees to follow has also been developed as a part of this planning project. The Trail Development Strategy document will outline a process to continue to identify the feasibility of a trail route as well as the process to identify, develop and manage a recreational trail route.

6.2 Project Evaluation

i. Resources

Different resources were utilized in the completion of this process. Due to the availability and contribution of those resources, the project outcomes were met successfully.

a. Funding

The support and financial contribution received from the Red Deer and District Community Foundation, Red Deer City Lottery Board #78 and the Red Deer County Lottery Board #58 made this project possible. The actual funding granted to the Normandeau Cultural and Natural History Society was $65,163.00.

This funding covered the cost of the project coordinator and all project supplies, mail out and public meeting costs, map creation and most printing costs.

The amount of funding granted to the project was appropriate given the length and scope of the project area and the project's anticipated outcomes.

b. Office

The City of Red Deer Community Services Division contributed office space, equipment, supervisory support, and offset some printing costs. This contribution was estimated at $2000.00 at the beginning of the project; however, it is the contracted coordinator's belief that the actual contribution by the City of Red Deer well exceeds the anticipated amount.

Understanding that the City of Red Deer potentially absorbed numerous smaller costs, it may be necessary to increase the required funding amount for a similar project.

c. Information

The background information required for the start-up, and completion of final project documents was extensive. The majority of this information was received through the Alberta TrailNet Society with supplementary resources from the City of Red Deer, Recreation Parks and Culture Department and the identified sources on the Internet.

Due to the 'ground-breaking' nature of this planning initiative, references outlining similar conceptual planning projects were not available, which may have impacted the amount of time required to establish the initial process components of the planning project.

A complete topic-indexed resource inventory and bibliography would have proven useful. Additional information was collected throughout the project citing valuable references for parts of the process already completed. If a complete list was available to reference, the development of an effective process for the successful completion of the plan may have been achieved more efficiently.

Information regarding steps and partners necessary to complete the mapping requirement of the project was also difficult to identify. Through a partnership with the Alberta Environmental Protection, Information Services Department, the mapping information and requirements of the project were achieved.

d. Support

The support for the project, at least in principal, was overwhelming. Both the Counties of Red Deer and Lacombe identified support for the planning process. This was illustrated through staffing support required and provided during various components of the project.

Red Deer County, in addition to providing staff support, identified a volunteer representative to sit on the Central Alberta Regional Trails Steering Committee and had elected officials present at all public meetings held in Red Deer County.

The City of Red Deer also provided a great deal of support for the process, not only through contribution of office space and equipment, but by providing guidance and expertise in public participation processes. The information and support provided by the staff in the Recreation, Parks and Culture Department were vital to the successful outcomes of this project.

The contributions and support provided by the volunteer representatives involved as members of the Central Alberta Regional Trails Steering Committee gave the project the credibility necessary to achieve its objectives. The steering committee was established as an outlined expectation of the project. This group's mandate was to oversee and guide the project's process and subsequent outcomes and was made up of representatives from throughout the project region.

Over the course of the project, a management committee was derived from the original steering committee. In January 1999, this management group initiated the Central Alberta Regional Trails Society.

These volunteers were present and provided support at all public meetings, assisted with property owner mail outs and provided feedback and direction for the project surveys and process.

The Central Alberta Regional Museums Network (CARMN), an identified partner early in the project's process, encouraged support from all the museums in the project area to assist with the identification of known historic routes.

This partnership was valuable to the project as it provided contacts throughout the project region, which assisted in the formulation of conceptual trail route discussion meetings. The interest in historic trail routes and community history proved to be a non-threatening springboard for discussions regarding potential trail route designation and development.

All of the historical information collected throughout the process was given to CARMN, which is now undertaking a research project on Stopping Houses and Trails, to be completed by January 2000.

The support and contribution of the Department of Environmental Protection, Information Services – Red Deer, must be acknowledged. The department established a three-way partnership between CARTS, Alberta Environmental Protection Services and GeoSpatial Technologies for the creation of all additional maps required and used throughout the process.

The department provided a base map of the project area, as well as the use of the mapping software, equipment, and expertise. The required information was plotted by GeoSpatial Technologies and the project funding provided for all printing supplies.

This contribution and partnership proved to be one of the most valuable contributions to the project's success. The coloured maps, both large and small, that were created to provide information and receive input from the adjacent property owners and other stakeholders, were professional and credible. This reflected greatly on the entire project's credibility and outcomes.

ii. Timeline

The Central Alberta Regional Trails master planning project took place over one year, September 1998 to August 1999. The geographically large project area and the scope of the terms of reference for the year-long project presented a challenge to the coordinator.

As most trail planning process examples outline situations where trail development was the anticipated outcome on a small, singular trail route and not a regional scope, identifying an effective process that would meet the outlined objectives of the project was the initial task required of the coordinator.

The majority of the travelling and on-site visits that were carried out occurred during the wintertime, making it challenging to visually see the locations and potential geographical issues and assets that identifying potential trail route options required.

Holding the public participation elements of the process, mainly the public meetings in the early spring, when rural adjacent property owners are very busy with calving and seeding requirements may have impacted the attendance at the meetings. Subsequently, neighbours assisted by distributing copies of surveys and information to those who could not attend. These individuals may not have received the necessary background information provided at the meetings.

It would be strategic to carry out any future planning project requiring input from rural stakeholders, by identifying timelines that coincide with farming practices and seasonal 'down times'.

iii. Media Promotion

It was important to not only identify and involve as many different media contacts in the region as possible, but also to ensure they had a solid understanding of the project and its purpose as well as their role in encouraging public involvement.

The Central Alberta Regional Trails Steering Committee, a group of regional representatives identified in the project's start-up phase, assisted with the task of identifying all major newspaper publications, which would have readership within the project area. In addition all local and regional radio stations, and community television programming opportunities were identified.

The first press release regarding the project and the process was sent out on January 1,1999. This press release gave a background of the project and its purpose, and also referred to the upcoming public meetings to be held in April.

This press release elicited a small number of phone calls requesting more information regarding the process and its purpose.

A second major press release identifying the five public meeting dates and locations as well as a review of the project, scope and process was sent out on March 29, 1999. Follow-up calls were made to ensure all contacts had printed the information. In addition, radio stations were asked to air public service announcements reminding listeners of dates, locations and times of meetings.

An interview on the local cable channel program to promote community initiatives and information was completed and based on the responses, was effective in reaching more of the urban public. This was most likely due to the fact that few rural homes receive cable service.

A third press release was also sent out to inform, promote, and encourage attendance at the last public meeting that was held June 17, 1999.

Local media personnel from large and small newspapers, representing communities in both counties, attended several of the public meetings. Follow-up interviews by the major papers were conducted following the five initial public meetings as well as the final public meeting in June.

The effectiveness of the media was moderate, as there was some difficulty getting the smaller rural community papers to cover the story initially and to understand the importance of having their readers informed about the project and getting their involvement.

The Red Deer County newsletter included an article on the project in their regular publication, which prompted a large number of inquiries from the county residents. The coverage by the larger newspapers was very accurate and positive in regards to the project and its process. Coverage by the smaller community-based media sources was sporadic and difficult to monitor as copies of any printed material were not readily accessible.

iv. Methodology Review

The methodology, or process, used to achieve the anticipated outcomes in this planning project was stated early on in the process. As previously identified, there were no other identified projects with similar scope or objectives to model from. The process used was determined by the coordinator to be an effective means to approach the task.

a. Conceptual Route Identification Process

The process of identifying conceptual routes to be used as a means to enlist adjacent property owner feedback was beneficial for the following reasons:

- Enabled local people to share ideas regarding the history of their community and identify historic routes.

- Provided an opportunity for the coordinator to become more familiar with the community.
- Members of the community identified the conceptual trail routes.
- This process provided a large, random, cross-section of property owners within the large project area, from which feedback could be received regarding the process, the concept and the conceptual route locations.
- The use of conceptual routes on a map and identifying adjacent property owners to personally invite them to provide feedback into the process, was effective in receiving a large number of survey and phone responses as well as a high attendance at meetings.

Challenges with this process were identified as:

- Attendees at the local discussion meetings were primarily residents from the local towns and villages, not the rural areas.
- The identified conceptual routes were deemed "proposed for immediate development" by the adjacent property owners, which became cause for great concern and alarm.
- The instructions for the discussion groups to utilize existing road allowances if possible were presented better to some groups than others, causing some of the project area to have conceptual route options crossing through large amounts of private land.
- Some of the notified adjacent property owners felt betrayed by members of their community.

A smaller project area or specifically identified route *corridors* would have been conducive to having smaller community meetings with adjacent property owners as well as interested community members. Then local individuals could have been responsible for identifying potential route options within an identified corridor. This may have reduced some of the overwhelming fears and protective responses that were received as a result of the aforementioned process.

b. Public Participation

The outlined process used to receive public input was beneficial for the following reasons:

- The property owners who received the personal mail out, which included the maps outlining the conceptual routes, were very interested in providing input in regards to the trail route location and the potential issues and concerns in regards to trail development in that location.
- High participation rate by property owners in regards to meeting attendance, phone calls, and surveys responses.
- Positive feedback from property owners in reference to the locations of the public meetings and being provided an opportunity to share issues, concerns and have questions responded to.
- Media coverage prompted interested stakeholders from outside of the project area to attend meetings.

- Project credibility seemed to stem from the number of potentially adjacent property owners included in the mail out.

Challenges with this process were identified as:

- The large database of potentially adjacent property owners made information and feedback difficult to correlate.
- The high level of anxiety raised by the identified conceptual trail routes on maps created an emotionally charged atmosphere for public meetings.
- Establishing an understanding of the conceptual nature of the project to stakeholders and media across a large project area.
- Developing a level of trust with stakeholders, especially the potential adjacent landowners in regards to the anticipated outcomes.
- Not having any similar conceptual planning process of this magnitude to use as a potential template.

v. Achieved Project Outcomes

The following outcomes were achieved through the project:

✓ *Developed a master plan document which reflects the outcomes of the public's input; identifies potential trail routes; evaluates each conceptual trail route's feasibility. Making recommendations to all stakeholders and decision-makers as to their potential role in any subsequent trail development.*

✓ *Established a regionally represented trails steering committee, which guided the project and effectively represented the project region's interests, concerns, and opportunities throughout the project's process.*

✓ *Facilitated the formulation of the Central Alberta Regional Trails Steering Committee and the subsequent Central Alberta Regional Trails Society, as the collective voice for the promotion of trail designation and/or trail development.*

✓ *Developed a trail development strategy that outlines a process for the designation and development of rural recreational trails in central Alberta.*

✓ *Outlined and carried out an extensive public participation process, providing input opportunities throughout the project, which included six public meetings and a stakeholder survey and questionnaire.*

✓ *Outlined an evaluation of the Central Alberta Regional Trails master-planning project: the process, plan and the proposed outcomes, with recommendations for future initiatives.*

✓ *Identified and communicated with a large number of landowners, municipalities, groups, associations and corporations in the project area to provide opportunities for input into the project's process.*

- ✓ *Provided various opportunities for individuals, groups and corporations to be involved and provide input throughout the term of the project.*

- ✓ *Provided support and guidance to all identified trail designation or development initiatives in the project area.*

- ✓ *Collected and referenced all identified information sources, relevant to trail designation and development.*

- ✓ *Compiled a complete map inventory for the project area.*

- ✓ *Compiled an inventory of existing and planned trails in the project area.*

- ✓ *Developed and distributed information documents to assist with presentations and information sharing; including* Benefits of Trails *brochure,* Challenges of Trail Development *brochure, and the* Common Questions and Answers regarding Trail Designation and/or Development *handout.*

- ✓ *Identified opportunities for local trail development committees to access resources for the designation and development of trails in the region.*

- ✓ *Ensured adequate funding was available for the successful completion of the master planning project's objectives.*

- ✓ *Assisted in the identification of potential municipal trail routes that could be used for the promotion and economic development of a majority of project area communities.*

- ✓ *Identification of project area's historic routes and sites, community points of interest, natural areas and trails.*

- ✓ *Provided public education and information regarding the benefits of trails, as well as the concerns and potential issues facing the adjacent property owners.*

- ✓ *Raised community awareness, interest and/or support for the regional trails planning initiative.*

- ✓ *Facilitated the development of new partnerships with various stakeholders and agencies.*

- ✓ *Completed a project review outlining the process and achieved outcomes in addition to all required stakeholder reports.*

Central Alberta Regional Trails Initiative

Master Planning Project Review

APPENDIX

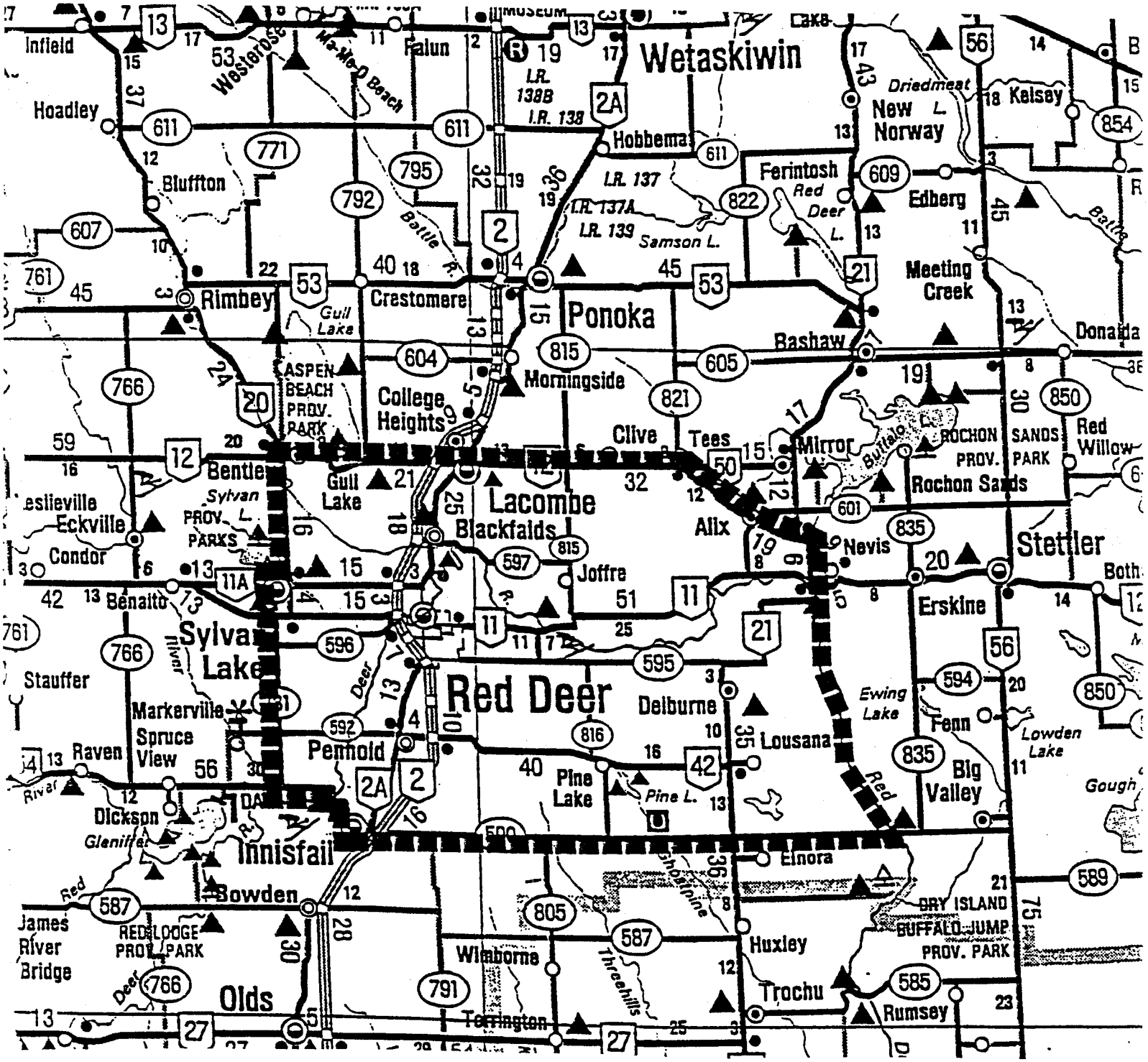
Central Alberta Regional Trails Project Area (Initial) **A1-1**

Central Alberta Regional Trails Project Area (Revised) .. **A1-2**

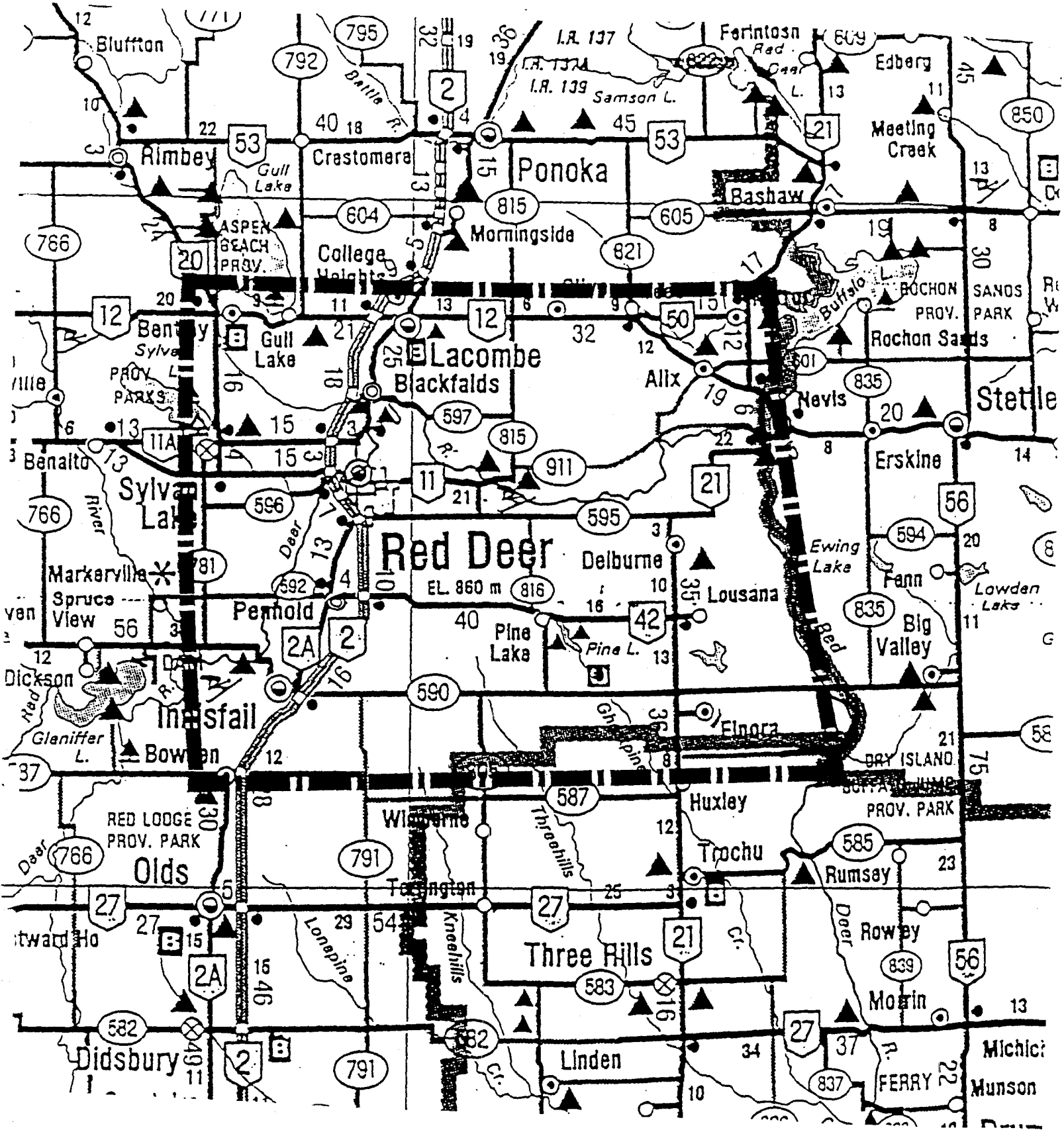
Communities/Groups/Individuals Receiving Information on the Central Alberta Regional Trails Initiative **A1-3**

List of Project Presentation and Conceptual Route Identification Meetings..... **A1-4**

Central Alberta Regional Trails Project Area
(Initial)



Central Alberta Regional Trails Project Area
(Revised)



Name	Organization
Sandra Thiem	Burbank Community Association
Wayne Tutty	Town of Blackfalds
Dean Wigmore	Blackfalds Recreation Board
Tricia Barcier	Town of Blackfalds
Tony Lindhout	Parkland Community Planning Services
Nancy Hackett	Central Alberta Regional Museums Network
John Lund	Village of Alix
Bill Heinsen	Red Deer River Naturalists
Greg Scott	City of Red Deer
Albert Azzara	City of Red Deer Recreation Parks & Culture Board
Gwen Renouf	Elnora & District Recreation Board
Mary Logan	Village of Elnora
Sherry Scheunert	Citizens Action Group on the Environment & Red Deer River Naturalists
Fran Lavoie	Red Deer County
Bob Johnstone	AB. TrailNet
Jennifer Gabrielson	Springbrook
Carolyn Richards	Pine Glen Rec. Board
Morris Flewwelling	Central Alberta Regional Museums Network (CARMN)
Tony Maxwell	David Thompson Tourist Council
Jim Robertson	Kerry Wood Nature Centre
Brad Siglet	Springbrook Community Association
Gary Douglas	Pine Lake Hub Community Centre
Ruby Olmstead	40+ Hub group
Lorne Olmstead	Pine Lake Property Owners Association
Norva Landry	Bentley Historical Society
Gavin Noonan	Environmental Protection Services
Art Williams	Delburne
John Bittorf	Red Deer Runners
Rob Penny	Alberta Transportation & Utilities
Kim Cunningham-Good	Nature Conservancy Canada
Kathleen Lawrence	Pine Lake
Earl Stamm	Ducks Unlimited Canada
Betty Knull	Bentley
Cathy Fowler	Springbrook
Darcy Sedrus	AB Snowmobiling Association
James Brady	AB. Snowmobiling Association

Communities/Groups/Individuals Receiving Information Regarding the Central Alberta Regional Trails Initiative

Name	Organization
Karin Kondas	Town of Innisfail
Elwin Weins	Innisfail & District Recreation Board
Chris Lust	Town of Lacombe
Bill Nielsen	Town of Lacombe
Bill McQuesten	Town of Lacombe
Penhold Community Association	Mildred Larson
Julie King	Town of Penhold
Sean Barnes	Town of Sylvan Lake
Scott McKinnon	Town of Sylvan Lake
Mayor Rick Garries	Village of Bentley
Elizabeth Smart	Village of Bentley
Keith Stephenson	Pres. Bentley Agricultural Society
Irene Heck	Village of Clive
Stacey Bell	Clive Agricultural Society
Marilyn MacKay	Village of Delburne
Larry Baran	Village of Delburne
Linda Bramfield	Village of Mirror
Lavern Clark	Village of Mirror
Ken Larsen	Benwood Recreation Board
Marda Bolten	Lousana Community Association
Gwen Tochett	Red Deer Rural East Recreation Board
Les Engman	Spruce View Recreation Board
Gene Kaiser	Spruce View Recreation Board
Marilyn Keryluke	Waskasoo Community Association
Laurie Archibald	Town of Bowden
Ross Stromberg	AB. Community Development - Field Services
Helen Weston	AB. Agriculture
Rob Gardner	AB TrailNet
Alice Hogan	Citizen's Action Group on the Environment
Darlene Brunner	Central Alberta Bicycle Club
Michael Dawe	Red Deer & District Archives
Frank Daskewich	Lacombe County
Shirley Ramsey	Lacombe County
George Gehrke	Red Deer County
Gary Buchanan	Red Deer County
Ken Shaw	Red Deer West Recreation Board

List of Project Presentations & Conceptual Route Identification Meetings

Municipality / Group / Association	Presentation Date	Letter of Support
AB TrailNet - Central Zone		October 8, 1998
Central Alberta Regional Museums Network (CARMN)	November 3, 1998	October 8, 1998
Red Deer River Naturalists		October 8, 1998
City of Red Deer- Recreation Parks & Culture Board	November 10, 1998	October 16, 1998
Penhold Community Action Board	December 2, 1998	
Central AB Recreation Association	November 19, 1998	
Pine Glen Recreation Board	October 26, 1998	
County of Red Deer		October 21, 1998
David Thompson Tourist Council	November 3, 1998	
Town of Lacombe	November 18, 1998	October 28, 1998
Village of Delburne		October 29, 1998
Village of Mirror		
Town of Blackfalds		November 6, 1998
Pine Lake Hub Community Hall	December 1, 1998	
Bowden Town Council	January 12, 1999	
Community of Alix	January 13, 1999	
Community of Mirror	January 21, 1999	
Community of Delburne	January 25, 1999	
Blackfalds Recreation Board	February 2, 1999	

Municipality / Group / Association	Presentation Date	Letter of Support
Community of Sylvan Lake	February 9, 1999	
Community of Clive	February 10, 1999	
Community of Markerville	March 1, 1999	
Red Deer County Council	March 3, 1999	
Community of Penhold	March 8, 1999	
Lacombe County	March 8, 1999	
Community of Elnora	March 11, 1999	
Community of Bowden	March 13, 1999	
Community of Bentley	March 15, 1999	
Community of Springbrook	April 5, 1999	

Central Alberta Regional Trails Initiative

Master Plan

Created through the
Central Alberta Regional Trails
Master Plan Project
August, 1999

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Red Deer, AB. T4N 1X2

Complete Final Report	*- $60.00 (Can.)*
Master Plan	*- $30.00 (Can.)*
Trail Development Strategy	*- $30.00 (Can.)*

Written by: Deb Comfort, Project Coordinator
– Central Alberta Regional Trails initiative –
1998-1999

Printed by Fletcher Printing Ltd. – Red Deer, AB. 10/99

Central Alberta Regional Trails Master Plan

Index

Outlining recommendations for future rural trail designation and/or development in Central Alberta, resulting from stakeholder input.

Page Number

Definitions i
1. Purpose of Master Plan 2-1

2. Trail Concept 2-1
A. Related Trail Information 2-2
i. Nationally 2-3
ii. Provincially 2-3
iii. Locally 2-3
B. Urban/Rural Trails 2-4

3. Public Participation 2-5
A. Media Promotion 2-5
i. Purpose 2-5
ii. Overview 2-5
B. Public Meetings 2-6
i. Purpose 2-6
ii. Overview 2-7
C. Survey/Questionnaire 2-7
i. Purpose 2-6
ii. Overview 2-7
D. Phone Responses 2-8
i. Purpose 2-8
ii. Overview 2-8

4. Project Area 2-8
A. Population 2-8
B. Natural Areas 2-9
C. Points of Interest 2-10
i. Identified Points of Interest & Historic Sites ... 2-10

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Master Plan – *Index* (cont'd)

5. Route Classification Criteria 2-11
A. Potential Trail Classification Criteria & Recommendations 2-12
i. Support/Concerns of Property Owners 2-13
ii. Population Density – Potential Use 2-13
iii. Transportation/Safety Issues 2-14
iv. Destination Function 2-14
v. Specific Site Enhancement 2-14
vi. Policing/Monitoring 2-15
vii. Geography 2-15

6. Conceptual Route Overview 2-15
A. Historic Routes 2-15
B. Municipal Routes 2-20
C. Description & Review of Conceptual Routes 2-21
i. Northwest Quadrant 2-21
ii. Northeast Quadrant 2-26
iii. Southeast Quadrant 2-31
iv. Southwest Quadrant 2-35

7. Recommendations 2-39
A. Local Stakeholders 2-39
i. Property Owners 2-39
ii. Trail Development Groups 2-39
iii. Local Government(s) 2-40
iv. Local Interest Groups 2-40
B. Regional Stakeholders 2-40
i. Trail Organizations 2-40
ii. Interest Groups 2-41
C. Provincial Stakeholders 2-41
i. Trail Organization 2-41
ii. Elected Officials 2-43
iii. Government Departments 2-43
iv. Provincial Interest Groups 2-43
D. Federal Trail Organization 2-43

8. Appendix A2-1- A2-5

9. Bibliography 2-48

9. Other References 2-49

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Definitions

Alberta TrailNet - Provincial society promoting the development of a network of linked recreational trails and greenways throughout Alberta and the Trans Canada Trail.

Advocacy – the process of developing a long-term strategy for change. It is initiated by an individual or group and is used to accomplish a variety of goals.

Advocate – an individual or group who supports a specific goal, issue or process.

Development – any physical change aside from maintenance.

CARTS - Central Alberta Regional Trails Society, a group representing the local region which is responsible for providing opportunities for the promotion, designation, development and utilization of an inter-community trail system in central Alberta.

Greenways – linear features which emphasize the conservation of wildlife, while generally allowing for recreation. (AB TrailNet Wildrose Plan pp 8)

Maintenance – activity that will keep a trail route useable and at adesired level of upkeep.

Quality of Life –the number of choices and opportunities an individual has available to experience positive, healthy living and growth.

Stakeholder - any individual, organization or partner who has an interest in or who is impacted by a proposed trail.

TCT – Trans Canada Trail is a multi-purpose recreational trail that crosses Canada connecting the Pacific, Atlantic and Arctic oceans. There are both east/west and north/south routes through the province of Alberta.

TCTF – Trans Canada Trail Foundation is the national not-for-profit organization promoting the development of a multi-use recreational trail, in partnership with provincial trail organizations.

Trail – a linear outdoor recreation facility which is marked, mapped and maintained

Trail Corridor – a strip of land or water corridor with various options for linking two points with a trail.

Trail network/system – an interconnected group of trails which allow people to travel, by means other than automobile, linking various communities, recreation areas or points of interest.

Trail Sponsor - the local or regional committee or organization such as a society, service club, developer or community group who agrees to take the lead in planning, designing, obtaining right of access and building the trail.

Water Trail – identified existing waterways utilized as a means of transportation and/ or recreation, which include managed and identified facility locations (e.g. campsites, washrooms, garbage receptacles)

1. Purpose of Master Plan

This *Master Plan* reflects the outcomes and recommendations achieved during the Central Alberta Regional Trails master-planning project. The intent of the project was to identify issues, concerns and ideas regarding the designation and development of recreational trail linkages in central Alberta. This plan will identify and evaluate the outlined potential trail routes and make recommendations to stakeholders and decision-makers as to the roles they may have in potential trail development.

The purpose of this *Master Plan* is to:

- ✓ Provide a document outlining a planning framework for the future designation and/or development of recreational trails in the project area.
- ✓ Provide support and direction for future designation and/or development of recreational trails in the project area.
- ✓ Provide recommendations to all stakeholders, elected officials, and agencies regarding the future designation and/or development of trails and their possible roles in that process.
- ✓ Provide Alberta TrailNet and the Trans Canada Trail Foundation with clearly identified options for route locations, and give an indication as to the future potential for route development.

2. Trail Concept

Trails are land or water linear corridors which may have any combination of recreation, transportation, scenic, historic, and cultural purposes. The interest for trails is increasing as more recreation enthusiasts and individuals choosing non-motorized transportation increase the demand. (*To Build a Trail* pp 1)

Today's trail development movement, while relatively new to western Canada, has historic beginnings as the initial transportation and movement routes of the First Nations people, fur traders, and early settlers.

Trails are now used as a way to escape crowded environments and provide a simple, restful and attractive way to form linkages for work, home, play, and community. They may be created to meet the needs of equestrians, cross-country skiers, walkers, hikers, cyclists, rollerbladers, snowmobilers, off-road vehicles and other non-motorized forms of recreation and transportation. In addition, trails can provide safe, accessible forms of recreation for individuals with special needs and varying abilities or ages.

Well managed trails focus recreational activities to specially designed areas, thus reducing recreational land use on non-public areas. In addition, managed trails also serve to reduce the impact on environmentally sensitive areas, preserve public access to resources that otherwise may not be available, and/or protect areas that may be at risk for damage without managed access. (*To Build a Trail* pp. 2)

In Canada, "walking for pleasure" was indicated as the number one pastime by the *National Recreation Survey* (1996). This, in addition to other highly ranked activities such as bird watching, bike riding, and hiking, illustrates the increasing need for facilities to appropriately accommodate these interests.

The benefits to the community and citizens are the advantages gained by sharing in the planning, design, development, and use of a regional trail system. These benefits can be classified under three main classifications: economic, ecological, and human/cultural. Some of the beneficial outcomes that may be experienced by the existence or use of a trail route or linkage have been outlined in the Central Alberta Regional Trails, Trail Development Strategy. Other reference material outlining the benefits of trails may be found within the Bibliography.

A. Related Trail Information

To respond to the increased interest and demand for recreational trails, the number of trail designation and development initiatives are increasing. The support for trail initiatives has been illustrated by both the Federal and Provincial governments; and at the municipal level, trails are now being considered as required elements in both the community's overall recreation infrastructure and new residential developments.

i. Nationally

Throughout Canada, the number of recreational trails is increasing, the majority of completed trail routes can be found in the eastern provinces and Ontario. A large number of trails in the Maritimes have been developed on abandoned rail line corridors, which link communities throughout the province.

The most notable of national initiatives is undoubtedly the Trans Canada Trail (TCT) project. The TCT is a multi-purpose recreational trail that will cross through Canada connecting the Pacific, Atlantic, and Arctic oceans. This project has been identified by the federal government as an official millennium project and is being supported through grants, and public donations to purchase meters of completed trail.

ii. Provincially

In the province of Alberta, the provincial 'Active Living' program recognized recreational trails as an accessible, cost effective means to provide opportunities for a wide range of Albertans to experience the benefits of recreation and 'Active Living'. The province also recognized the TCT, which is proposed to provide linkages through the province for both the east-west and north-south connections of the national trail, as one of its millennium projects.

Alberta TrailNet, the provincial not-for-profit association whose role is to promote the development of a network of linked recreational trails and greenways throughout Alberta as well as oversee the designation and development of the TCT, has created a provincial trail plan. This plan is referred to as the Wildrose Trail Plan, and includes the preferred routing of the TCT as well as potential secondary trail routes and water routes.

In addition, other provincial trail user associations such as the Alberta Snowmobile Association, the Alberta Cycling Association and Equestrian groups have developed and documented various trail routes that are designated specifically for their use requirements.

iii. Locally

In central Alberta to date, local trail development has been mainly in the urban communities. Within the project area, the communities of Red Deer, Innisfail, Sylvan Lake, Lacombe, Alix, Bentley/Gull Lake and Benalto all have identified and developed recreational trails.

Historically, there has also been some interest and discussion regarding the designation and development of trail linkages between Penhold and Red Deer as well as between Sylvan Lake and Red Deer, but to date no rural recreational trail linkages have been established.

In response to the increasing requests to investigate and/or develop rural trail linkages, Red Deer County has identified its position regarding trail designation and development in its planning documents. Red Deer County's Municipal Development Plan outlines the intent to work with land owners, neighbouring municipalities, AB Trailnet, and other organizations to plan and implement a regional trail system and to link points of interest in the County with the proposed Trans Canada Trail.

The purpose of the Central Alberta Regional Trail master-planning project was to provide guidance to all stakeholders, including the Red Deer County regarding any future trail designation and/or development of trails in this area.

The Central Alberta Regional Trails Society (CARTS) was created as an outcome of the CART master-planning project. They represent the first entirely volunteer group, representing various stakeholders, partners and interest groups in a

specific area. They were established to support and promote the designation and development of recreational trails, while also providing all local stakeholders with information regarding the challenges, potential solutions and benefits of trails.

B. Urban/Rural Trails

The definition and purpose of a recreational trail does not change because of its location in urban or rural settings. There does, however, appear to be a difference in the perception of the need for trails.

The demand or need for recreational trails increases as the number of users seeking to experience some of the benefits provided by trail use increases. Therefore, as the number of potential users in an area increases, so does the demand for trails. Other possible explanations to outline the difference between urban and rural trail demand have been identified below.

- It was found that some of these perceived benefits of trail use can already be experienced in the rural areas without the presence of formal trail routes:
  - outdoor recreation
  - environmental appreciation
  - peaceful, serene environment
  - physical activity

- It was also indicated that there is a lower demand for trails because the following potential benefits of trail development are not perceived as being required in the rural community:
  - preservation, conservation, appreciation and education of natural areas, wildlife movement;
  - increasing marketing and tourism opportunities;
  - opportunities for recreational linkages between communities and other destinations;
  - alternative transportation opportunities.

- Another major factor believed to create a difference in the demand for recreational trail routes is that the challenges and potential risks to the adjacent property owner related to trail development and use may be greater in the rural areas than within municipalities.

Additional information about the issues, challenges, and potential solutions regarding trail designation and development in rural areas is outlined within the *Central Alberta Regional Trails, Trail Development Strategy.*

Generally, the cultural differences between urban and rural lifestyle patterns and beliefs greatly effect and determine the demand or perceived need for recreational trails.

3. *Public Participation*

One of the main objectives of this master-planning project was that the process include extensive public participation opportunities. Those opportunities were to be used to identify and collect information regarding the public's view about the designation and development of recreational trail linkages in central Alberta.

Most of the vocal support for trail development originates in urban centers. The potential trail linkages to be identified through this project were predominantly rural in nature; therefore, this is where the promotion for input was focused.

Of primary interest to this planning project were the interests, concerns and ideas held by the rural property owner in regard to recreational trail development. Feedback collected through phone calls, survey and questionnaire represented approximately 17% of all individuals identified as adjacent property owners or involved through meetings and/or phone calls.

It was not the intention of this project to exclude the views or interests of potential users and trail development supporters; however, clearly the public participation promotion was focused to the rural residents within the project area.

The public participation phase of the project started in January 1999 and included the following components.

A. Media Promotion

i. Purpose

- To explain the Central Alberta Regional Trails Master-planning project and the anticipated outcomes.
- To advertise public meetings.
- To inform the public of the process and opportunities for input into the project.
- To provide the general public with information regarding the benefits and concerns regarding recreational trails.

ii. Overview

With the assistance of the Central Alberta Regional Trails Steering Committee, an extensive list of the various media sources within the project area was identified.

This list included all newspapers, community and county newsletters, local and regional radio stations, and community television opportunities. This list of contacts has been included in Appendix A2-1.

Three major media releases were completed throughout the project, outlining the purpose, timelines and public participation opportunities. Several articles were produced in the larger newspapers and most community newsletters/ papers carried stories of the project as well.

B. Public Meetings

i. Purpose

- To inform the public about the project, process and anticipated outcomes.
- Inform the public about other local, provincial and national trail initiatives.
- To outline to the public, opportunities for their involvement in the planning process.
- An opportunity to provide feedback regarding questions, concerns and ideas regarding the potential designation/development of rural and recreational trail linkages in their area.

ii. Overview

There were a total of six public meetings. The initial five meetings were held throughout the project area in April of 1999 with the final public meeting held in Red Deer in June 1999.

The first five public meetings were to invite all interested stakeholders to become informed about the project and process as well as provide an opportunity to bring forward any concerns, questions, and ideas about trails, proposed routes, or other route options. This was achieved by mailing out approximately 1100 personal invitation letters to all identified property owners on either side of an identified conceptual trail route.

The attendance at all meetings was recorded through the use of a sign-in sheet and all questions and general comments shared at the meeting were recorded. The attendance was an approximate average of 50 people with a total attendance of 293 for all six public meetings.

Those in attendance were encouraged to take surveys and questionnaires to neighbours and other potential stakeholders in their community and submit them for inclusion in the final document.

A detailed review of these meetings, and the questions and comments shared at the meetings are contained in Appendix A2-2.

C. Survey/Questionnaire

i. Purpose

- To provide an opportunity for property owners, potential users, trail supporters, and other stakeholders to provide feedback and information regarding their ideas, concerns, and potential solutions to identified issues surrounding the designation, development and maintenance of a recreational trail and its use.

- To provide feedback regarding the conceptually proposed trail routes, community highlights and points of interest, and to identify any potential alternative routings.

ii. Overview

The Route Survey and Questionnaire were developed with assistance from the Central Alberta Regional Trails Steering Committee. The purpose of these tools was to provide an opportunity for stakeholders to give feedback regarding the concept, the potential benefits and issues/concerns of trails and trail users, as well as provide opportunities to identify route alternatives or additions.

The questionnaire consisted of four questions asking for input on the proposed routes, issue identification, and possible solutions to their concerns. Participants were asked if they would like to be involved with future trail initiatives or require further information. A page for additional comments was also included providing ample opportunity for stakeholders to make comments on the project, the master-planning process or trails in general.

The Proposed Trail Route Support Survey consisted of three questions and was used in conjunction with the questionnaire (Appendix A2-3). The survey was to determine the level of support for the proposed routes and the reasons for their response.

Both assessment tools were distributed to stakeholders who attended the public meetings and to those who indicated by phone that they wished to receive one. Attendees at the meetings were encouraged to take additional copies to give to neighbours and other residents within the project area. Approximately 430 questionnaires/surveys were distributed through this process.

This method of distribution makes it difficult to confirm the number of surveys distributed versus those returned. However, due to the nature of the project being very preliminary and conceptual in nature, sending out questionnaires to all adjacent property owners along the proposed routes would have elicited responses that may not have accurately reflected the stakeholders' true positions. Misinterpretation of the project, process or intent of the survey may

have occurred if they had not had the information/presentation from the public meetings or phone discussions prior to completing the survey.

A database program was used to tally all responses and feedback. Key phrases or comments from each respondent were highlighted and documented. Because of the written format of the survey, identification of issues or concerns found within the written responses were summarized in a check-box format for ease of tally. Charts outlining the comments and trends regarding issues and concerns can be found in Appendix A2-4.

D. Phone Responses

i. Purpose

- To provide stakeholders and other interested individuals an opportunity to discuss the project, its process and anticipated outcomes.

- To receive verbal feedback on the concept of rural recreational trail linkages, the potential issues, ideas and possible solutions to those issues.

ii. Overview

Providing an opportunity for individuals to utilize the phone to receive direct, quick information regarding the process and its anticipated outcomes proved to be a valuable and necessary component of the public participation process. This was especially true for the notified property owners with land adjacent to a conceptual route.

This form of feedback retrieval was also important to accommodate those stakeholders whose farming or other commitments did not permit them time to attend the scheduled public meetings.

4. Project Area

A. Population

The population within the project area is approximately 181,791 people. This includes all county and municipal residents. The rural residents within the two counties total approximately 27,207, or 15% of the total population. The project focussed on the rural residents in the public participation process because the potential route designations were identified to pass through the rural areas linking municipal communities and other points of interest.

A breakdown of each community's approximate population is included in Appendix A2-5.

B. Natural Areas

Natural areas and green space corridors were identified throughout the project by various sources. These natural areas may have already been identified as containing trail systems, or areas to be considered as locations for recreational trail development.

Wildlife reserves, sanctuaries and areas identified under the Alberta Environmental Protection's "Special Places 2000" program, have also been included for reference. Crown Land has only been identified as a natural area if the property has the potential or has been classified for recreational or public use. Leased Crown lands have been regarded to be similar to privately owned land.

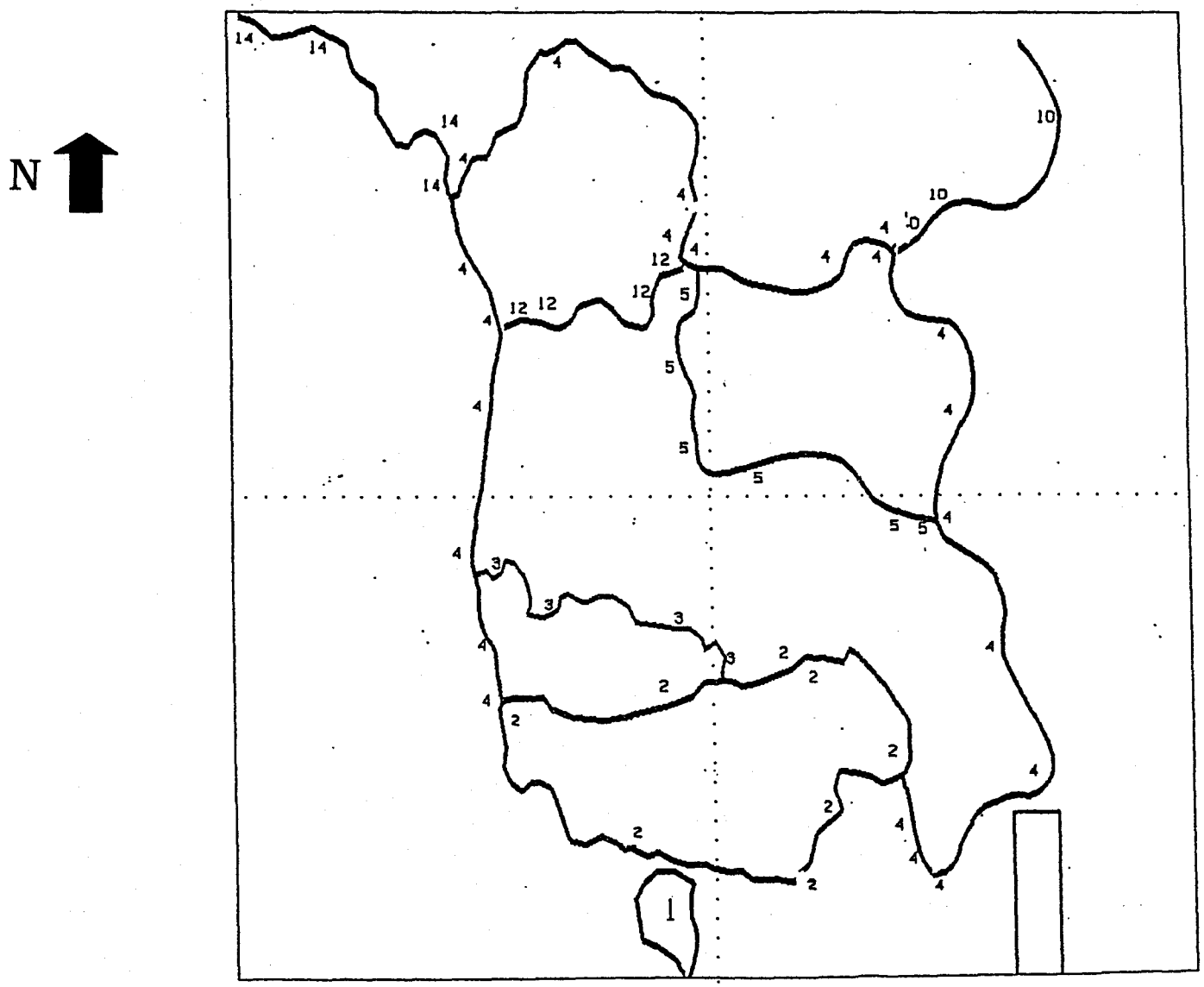
The natural areas and green space corridors that have been identified throughout this project are listed below. These will be included in the detailed description of each project area quadrant in section #6 the "Conceptual Route Overview". A legal land location has been provided for site identification.

Other natural areas or green spaces not identified through this process may also have the potential for utilization for recreational trail sites, sanctuaries or wildlife reserves. The establishment and/or development of these areas will require consultation and cooperation with various stakeholders, interest groups, and the public.

- J.J. Collett Natural area - **26 - 41- 26- 4** (Map 2-9A) (*1 mile South of Morningside)*
- Trenville Park – **NW 7-36-21-4** *(East of Elnora on the Red Deer River)*
- Mackenzie Crossing – **SW 28-35-21-4** (*Southeast corner of Red Deer County)*
- Tolman Badlands - Special Places 2000 Candidate – (*Red Deer River; East Side of Red Deer County and South)*
- Dry Island Buffalo Jump – Knee Hill County **29-34-21-4** *(Southeast of Elnora)*
- Penhold Bird Sanctuary – **SW 36-36-28-4** (*West side of Penhold)*
- Dickson Dam – **NW 34-35-2-5** *(Northeast end of Gleniffer Lake)*
- Cygnet Lake (Burnt Lake) Ducks Unlimited Project – **SW 25-38-1-5** *(West of the City of Red Deer*
- Red Deer River Conservation project – *(Red Deer River)*

In addition to the above list, there are natural areas incorporated into municipal reserves and green-spaces that have not been identified, but may be locations where trail linkages could compliment their contribution to the community.

J. J. COLLETT TRAILS MAP



LEGEND

TRAIL NO	NAME	LENGTH km	LENGTH mi
1.	PARKING LOOP		
2.	INTERPRETIVE	2.01	1.25
3.	ROLLING HILLS	.40	.25
4.	GRAND	6.04	3.75
5.	RIDGE	1.20	..75
10.	MARSHLAKE	.80	.50
12.	OLDSAWMILL	.40	.25
14.	NORTHEND	1.21	.75

The J.J. Collett Natural Area is located 1mile South of Morningside; or approximately 6 miles Northeast of Lacombe. East of Hwy 2a.

Section 26-41-26-4

C. Points of Interest

Throughout the project, the identification of various community assets was a preliminary step to identifying the proposed route options. These community assets or points of interest, along with the natural areas and existing facilities, were used as possible "connection points" for the identification of the routes. Historic sites were also included in this process to assist with identifying historic routes, travel patterns and future use for "scenic/historic tours."

All points of interest identified through this project are indicated by red dots on the maps; their names have been included where known. The locations of these dots have not been established as accurate, as the size of the site indication dot is not to scale and the information has been derived from various sources. As with the natural areas, any historic sites or points of interest located within the municipal boundary of a community have not been identified on the project maps, but may also provide possible linkages.

i. Identified Points of Interest and Historic Sites

At the first information meeting held in October, a preliminary list of regional points of interest and historic sites were identified to be used in the identification of potential recreational trail linkages. The list also identified bodies of water, existing trails, historic routes and facilities such as golf courses and museums. This list proved useful as a start to the information gathering and identification of potential sites that trails could link together.

These sites (with land locations) will also be included in the detailed review of the project area in section #6. The location of these points, in terms of what project quadrant they can be located has been included here as well.

a. Historic Trails / Roads	**Quadrant/Map**	**Page(s)**
❑ C & E Trail	NW/NE/SW	2-16
❑ Burnt Lake Trail	NW	2-16
b. Existing Trail Locations		
❑ Dry Island Buffalo Jump	SE	2-(31-34)
❑ Bentley to Gull Lake	NW	2-(21-25)
❑ Existing & Planned City of Red Deer Trails	Municipal	2-20 J
❑ Destiny Trails- Innisfail	Municipal	2-20 H
❑ Alix Lake Trail	NE/Municipal	2-20 L/ 2-(26-30)
❑ Town of Sylvan Lake Trails	Municipal	2-20 I
c. Bodies of Water		
❑ Gleniffer Lake	SW	2-(35-38)
❑ Delburne Lake - North Side	SE	2-(31-34)
❑ Blackfalds Lake	NE/NW	2-(26-30)/ 2-(21-25)

c. Bodies of Water – (continued)

❑ Lacombe Lake	NW	2-(21-25)
❑ Hazlett's Lake	NW	2-(21-25)
❑ Pine Lake	SE	2-(31-34)
❑ Sylvan Lake - around lake (30 km)	NW	2-(21-25)
❑ Cygnet Lake - Burnt Lake	NW	2-(21-25)

d. Historic Sites and Museums

❑ Content Bridge (Tail Creek)	NE	2-(26-30)
❑ Mintlaw Bridge - CP trestle	SW	2-(35-38)
❑ Fort Normandeau	NW	2-(21-25)
❑ Heritage Ranch	NW	2-(21-25)
❑ Museums – Stephensson House	SW	2-(35-38)
❑ Dickson Area	SW	2-(35-38)
❑ Markerville Creamery	SW	2-(35-38)

e. Other Potential Route Locations

- ❑ Poplar Ridge - Blindman River
- ❑ Waskasoo & Woodland Hills
- ❑ Correction of Hwy 2A to Penhold
- ❑ Burbank - Blackfalds

5. *Route Classifications & Recommendations*

Trail route classification criteria was created as a result of all the feedback received regarding the preliminary proposed routes that were used to define and involve adjacent property owners. The proposed conceptual routes, as well as any alternatives provided by the public's input, were all classified using these criteria. Recommendations regarding the potential for future trail development for each route were then established. All identified conceptual trail routes were classified into one of the following four categories:

1. **Existing trails** - These recreational trails currently exist in the project area.

Recommendations:

- ➢ *That existing trails require stewards and/or a management group or agency that will oversee and prepare for, required upgrades, regular maintenance schedules and funding requirements if necessary.*
- ➢ *That any expansion or additional development of an existing trail utilizes the recommended "Trail Development Strategy" ensuring opportunities for public input.*
- ➢ *That information regarding use levels, user types, maintenance needs/costs and other challenges are documented to assist in determining future requirements for other similar trails.*

2. **Areas of trail development that may proceed subject to additional consultation with local stakeholders** - These conceptual trail routes have been identified through the project's process and meet some or all of the following route classification criteria:
   - Support of property owners
   - High population density and/or potential use
   - Identified transportation or safety issue
   - Serves a destination function

   In addition to the above, each of the identified routes included in this classification currently has a local individual or group interested in examining the feasibility of route development.

Recommendations:

- *That the local trail development group be committed to utilizing an outlined, comprehensive "Trail Development Strategy/Process" ensuring opportunities for public input.*
- *That a realistic and flexible timeline be identified for the project allowing for the comprehensive "Trail Development Strategy/Process" to be completed.*
- *That local trail development groups work closely with any municipal, regional or provincial trail initiatives or groups.*

3. **Areas of trail development requiring further consultation with local stakeholders** - Identified trail route options or corridors that may provide beneficial linkages in the future if an identified need or demand is clearly illustrated. These routes may meet one or more of the following classification criteria.
   - Population Density/Potential Use
   - Destination/Transportation Function (including the TCT)
   - Specific Site Enhancement

Recommendations:

- *That future investigation of these identified trail corridors for potential development is initiated and/or coordinated at the local level.*
- *That the local trail development group be committed to utilizing an outlined, comprehensive "Trail Development Strategy/Process" ensuring opportunities for public input.*
- *That these areas be considered only as route corridor options and not necessarily the most appropriate or realistic locations for a trail route.*

4. **Trail development not recommended at this time** - Identified trail route options or corridors that do not meet any of the route classification criteria at this time.

Recommendations:

- *That these identified trail route corridors not be considered for the designation or development of a trail unless a clear need or demand arises.*
- *That other potential, non-identified trail route corridors in the immediate area also not be considered for trail designation or development unless a clear need or demand arises from the local community.*

The following are the trail route classification criteria that were used to categorize each identified conceptual trail route. These criteria were identified as an outcome of the public participation process.

A. Trail Route Classification Criteria

i. Support/Concerns of Property Owners

The support and concerns of adjacent landowners is undoubtedly a major indicator for the potential success of a future trail location. However, as the feedback indicates, a majority of property owners along the indicated routes are not in support of seeing a trail developed in that location; therefore, it is important to look at other criteria which may support their convictions.

It is important to remember that nearly half the respondents indicated that they like the concept of trails. This indicates that they would like to see trails developed, but not near 'their' property. Consequently, the importance of using additional criteria to determine the feasibility or potential for trail designation and development needed to be applied.

ii. Population Density - Potential Use

Another determining factor regarding the feasibility of a trail route is the population density and potential use levels. If a proposed trail route is in a location which is sparsely populated, removed from other trail linkages, and long distances from services, points of interest and municipalities, the number of potential users may not justify the cost, risk and maintenance required. This may also make the identification of adequate numbers of volunteers, acquisition of funds and community support for the development and maintenance of the route difficult.

Over time, the population density of an area may change, or the community demand may change, making future trail development more likely.

In respect to the Trans Canada Trail, sections of trail where the population density of an area may not be able to support this initiative in terms of volunteers, funding, and maintenance, may require creative solutions and partnerships.

As the purpose and nature of this specific trail is to provide recreational trail linkages across Canada, local community demand or strongly identified local use potential may not be considered to the same degree than if the route was to be developed to support primarily local needs and use.

It may also be difficult to accurately determine the number of potential Trans Canada Trail (TCT) route users. It is recommended that other similar, completed portions of the TCT route be examined to help estimate the number of anticipated users.

iii. Transportation/Safety Issue

If a proposed trail route has the potential to greatly reduce an existing, identified risk to people and/or vehicular traffic, or in situations where a trail would provide a safe alternative to the existing movement patterns, the benefit of developing a trail route may become more clear. Identification of transportation or safety issues along the proposed route corridor may offset some of the opposition or better justify the cost and maintenance issues to adjacent property owners, government agencies, or departments.

iv. Destination Function

If the proposed route will not only serve as an outdoor recreation facility, but also as a means to connect people to a popular or necessary destination then the perceived benefit and, subsequently, the support for that proposed route may be higher. Destination-specific routes usually occur with short trail linkages, and the identified destination may be one accessed for work or leisure opportunities.

Trail routes identified as potential commuter routes as well as linkages to lakes, parks, other facilities and potential portions of the TCT route would fall under this classification criterion.

v. Specific Site Enhancement - Parks, Points of Interest

Proposed trail routes which are located in an area previously identified as a recreational, historical or natural area may enhance that identified site and increase its marketability for tourism, economic development or use. Wildlife sanctuaries and identified special environmental areas are examples of areas that need to be examined carefully prior to the designation of a recreational trail.

vi. Policing/Monitoring

One of the key issues identified repeatedly by adjacent property owners is the concern regarding the ability to police or monitor the trail user's behavior on the trail route. Typically, the more scenic the route, the more difficult it is to monitor and police. The responses indicated that adjacent property owners felt these types of trail routes would create potentially higher risks to the property owner. These increased risks included trespassing, vandalism and other undesired trail use activity.

The ability to easily access or visually monitor the trail route makes the route a better choice in addressing some of the property owners concerns. If the proposed routing is difficult to police and monitor, but there has been a strong, supported solution presented to address these issues, it is recommended that the presented solution be considered in the classification of that route.

vii. Geography

The geography of an area may greatly impact the feasibility of a trail route's location. The landscape, both man-made and natural, may provide costly barriers to the successful location of a trail route. These barriers vary from large rivers and mountains to highway crossings. The barriers may be surmountable, however the cost and environmental impact needs to be explored.

It is important to identify any agencies or government departments that may have jurisdictions over man-made barriers. It is recommended that these agencies be invited to participate in the discussions regarding route location as there may be policies, mandates or upcoming developments that may support or restrict trail development through or near that barrier.

For large natural barriers, obtaining preliminary cost estimates from contractors, or other trail development groups, may assist in the decision regarding the feasibility of that route option. Obviously other proposed route options may be better if they do not require that these geographic issues be addressed.

6. Conceptual Route Overview

A. Historic Routes

The partnerships with the Central Alberta Regional Museums Network and the Normandeau Cultural and Natural History Society enhanced the project by including a historic route identification component. The historic routes and sites that were identified with the assistance of local community residents and museums were included in the project. The historic routes were identified on a separate map and the historic sites were included as points of interest that could be linked with a trail route.

The historic routes that have been identified throughout the process have not been thoroughly researched and confirmed. Some of the routes were plotted with the use of history book excerpts and descriptions, historic maps, property owner testimonials and recollections, and confirmation by property owners of remaining portions of the trail on their property.

It is strongly recommended that the identified historic routes be researched and confirmed prior to use as reference material.

The following is a list and brief description of the identified historic routes by project area quadrant. Additional information regarding historic sites or points of interest is included in Section 6.C.

i. Northwest Quadrant

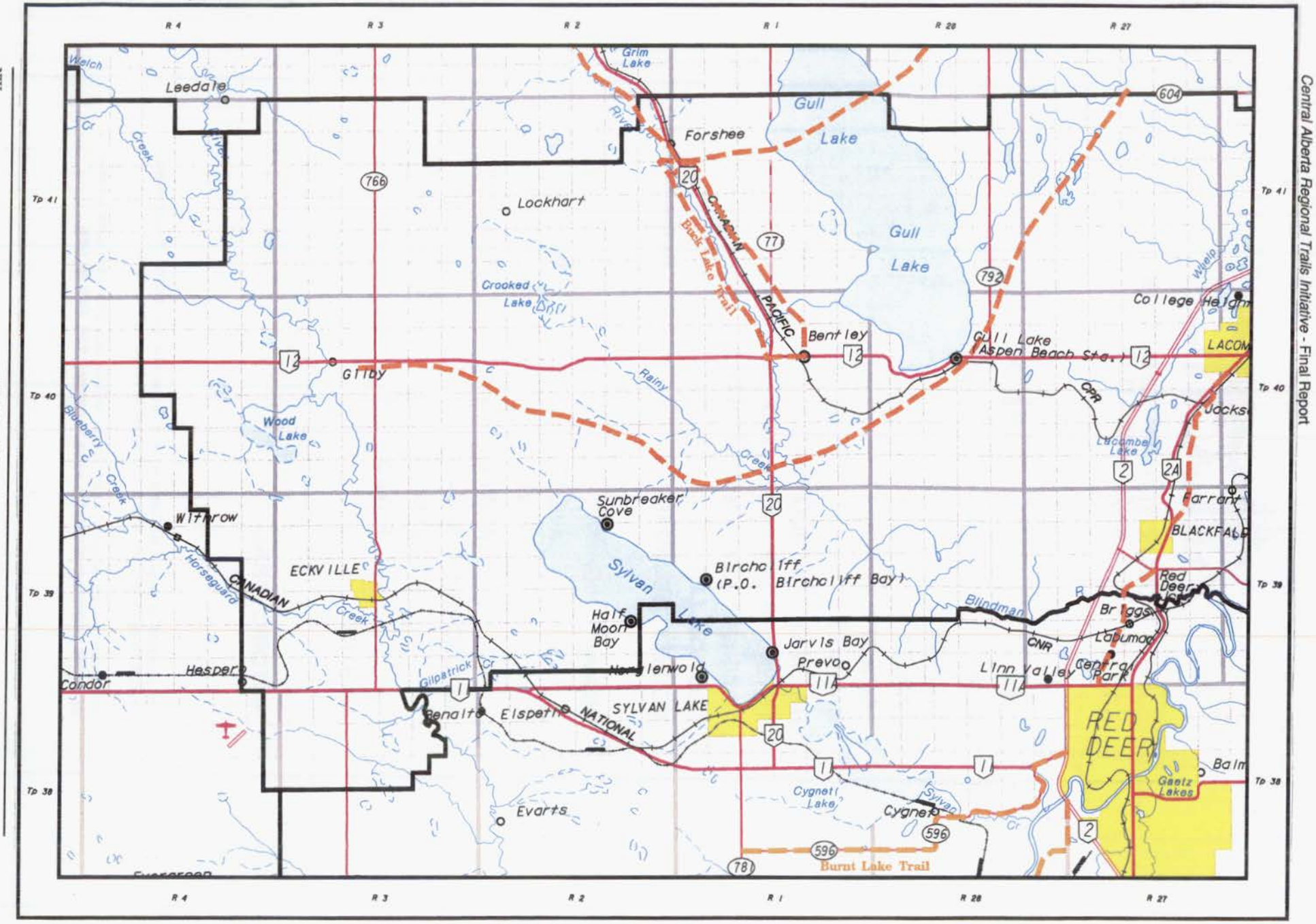
Calgary – Edmonton Trail – The portion of the C & E Trail identified within this quadrant is the portion from Red Deer city limits north to Lacombe. There is also a small portion identified from the Red Deer city limits south. This portion can be identified leaving Red Deer on the southwestern part of the city, immediately south of the Red Deer River. The Calgary – Edmonton trail was once the main connecting route between the two cities and large portions of the road still exist today.

Burnt Lake Trail – This trail can be identified on the map by locating Hwy 11 leaving the northwest corner of Red Deer heading west. The Burnt Lake trail was created to bypass Cygnet Lake, or Burnt Lake, which at one time was significantly larger than it is today. These maps illustrate the high-water line of the lake, which makes the original purpose of the Burnt Lake trail clear.

The name *Burnt Lake* is believed to stem from a fire in the peat moss surrounding the lake. This fire continued for a long period of time; the different accountings of actual amount of time it burned range from 7 to 12 years.

The Buck Lake Trail – This trail has two main components. The first component outlines two alternate trail routings from Bentley to Forshee. These routes were both used as trails, depending on the season and ability to cross the Blindman River. Once at Forshee, the route continues on north or branches to the east. This second portion of the Buck Lake trail actually crossed through what is now part of Gull Lake. The water levels of Gull Lake were much lower at one time and crossing through that part of the lake was possible.

Trail to Rocky Mountain House – This trail, which is associated with the long unnamed route arcing from secondary Hwy #604 to Gilby, was identified as the possible routing of the trail which continued past Gilby to Rocky Mountain House. It is speculated that the origin was through Lacombe and east to Content Bridge, located southeast of what is now the village of Alix.


R 4
R 3
R 2
R 1
R 28
R 27
Tp 41
Tp 40
Tp 39
Tp 38
Leedale
Welch
Grim Lake
Forshee
Gull Lake
Lockhart
766
604
20
77
792
Crooked Lake
Buck Lake Trail
CANADIAN PACIFIC
Bentley
College Heights
LACOM
Gull Lake
Aspen Beach Sta.
12
Gilby
Rainy Creek
Wood Lake
Blueberry Creek
CPR
Lacombe Lake
Jacks
2
2A
Sunbreaker Cove
Withrow
Horseguard Creek
ECKVILLE
CANADIAN
Sylvan Lake
Birchcliff (P.O. Birchcliff Bay)
Barrant
BLACKFALDS
Red Deer
Half Moon Bay
Blindman
Briggs
Jarvis Bay
Prevo
CNR
Labumad
Hesper
Condor
Gilpatrick Cr
Normanwold
Linn Valley
Central Park
11A
1
SYLVAN LAKE
Benalto
Elnora
NATIONAL
RED DEER
Gaetz Lakes
Balm
Evarts
Cygnet Lake
Cygnet
Sylvan
596
78
Burnt Lake Trail
Evergreen

Alberta

COUNTIES OF LACOMBE AND RED DEER

CITY — *RED DEER*

TOWN — *LACOMBE*

VILLAGE

HAMLET

LOCALITY

RAILWAY

RAILWAY (ABANDONED)

TOWNSHIP LINE SURVEYED

TOWNSHIP LINE UNSURVEYED

SECTION LINE

COUNTY BOUNDARY

PRIMARY HIGHWAY (2)

DIVIDED

PAVED

GRAVEL

SECONDARY HIGHWAY (815)

GRAVEL

PAVED

AIRSTRIP

HISTORIC TRAIL

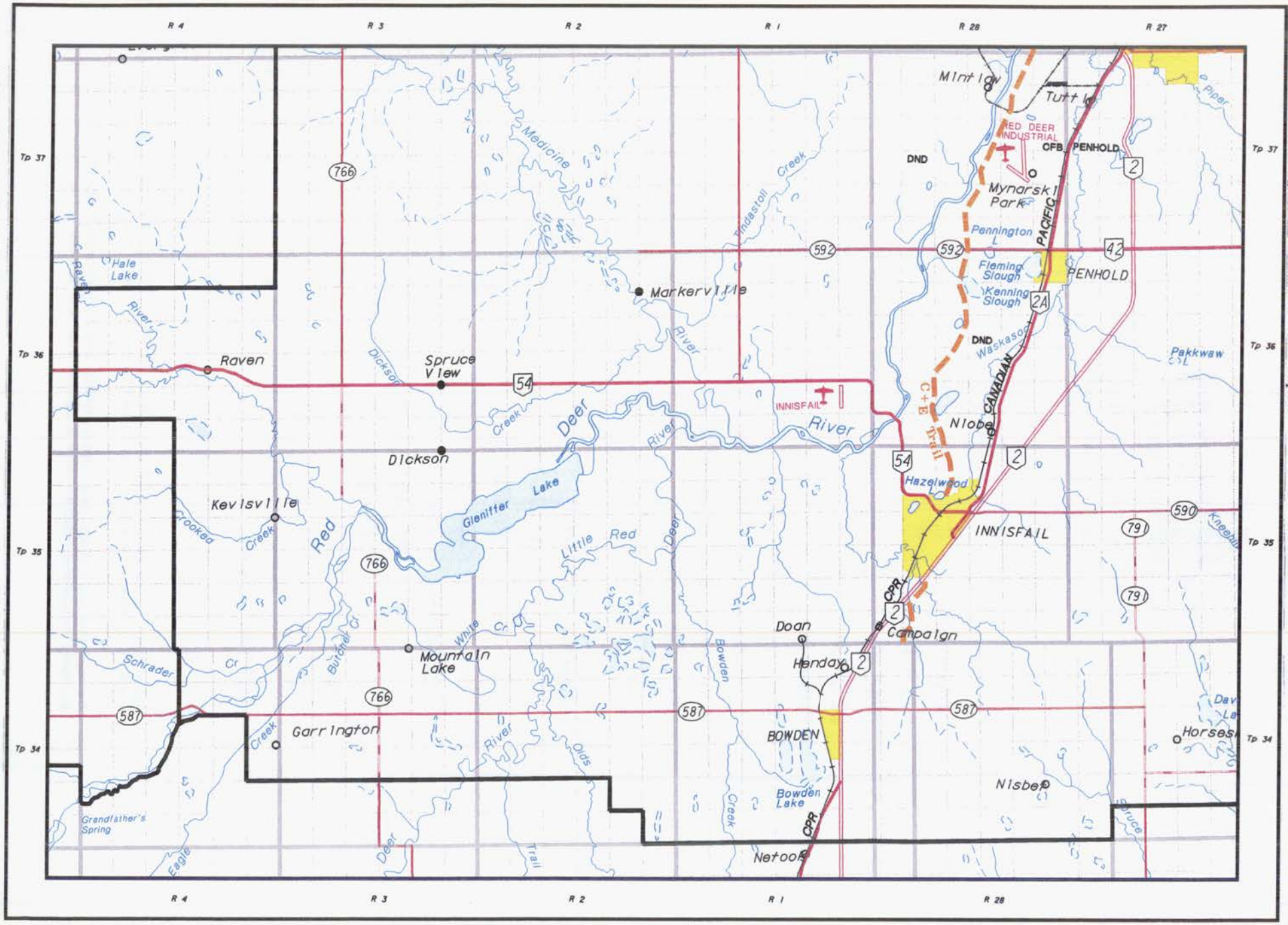
Map produced by GeoSpatial Technologies in cooperation with CARTS (Central Alberta Regional Trails Society) and Alberta Environmental Protection, June 1999.

Trail information was estimated using 1998-99 CARTS data. Base information provided by Alberta Environmental Protection varies in currency from 1993 to 1996.

ii. Southwest Quadrant

Calgary – Edmonton Trail – This map quadrant illustrates the southern portion of the C & E Trail.

Other historic routes or trails may be found in this area, especially through the Dickson, Spruce View and Markerville areas; however, no other routes were identified through this project.


R 4
R 3
R 2
R 1
R 28
R 27
Tp 37
Tp 36
Tp 35
Tp 34
Raven
Spruce View
Dickson
Markerville
Kevisville
Garrington
Mountain Lake
Innisfail
Penhold
Red Deer Industrial
CFB Penhold
DND
Mynarski Park
Pennington L
Fleming Slough
Kenning Slough
Waskasoo
Pakkwaw L
Hazelwood
Niobe
Doan
Campaign
Henday
BOWDEN
Bowden Lake
Nisbet
Horsesh
Netook
Mintlow
Tuttle
Hale Lake
Gleniffer Lake
Bowden
Grandfather's Spring
Deer River
Red Deer River
Little Red Deer
Medicine
Tindastoll Creek
Dickson Creek
Crooked Creek
Schrader Cr
Butcher Cr
White Cr
Eagle Creek
Olds Creek
Spruce Creek
Deer Trail
C+E Trail
CANADIAN PACIFIC
CPR
INNISFAIL
766
592
54
587
2
2A
42
590
791

Alberta

COUNTIES OF LACOMBE AND RED DEER

CITY — RED DEER

TOWN — LACOMBE

VILLAGE

HAMLET

LOCALITY

RAILWAY

RAILWAY (ABANDONED)

TOWNSHIP LINE SURVEYED

TOWNSHIP LINE UNSURVEYED

SECTION LINE

COUNTY BOUNDARY

PRIMARY HIGHWAY 2

DIVIDED

PAVED

GRAVEL

SECONDARY HIGHWAY 815

GRAVEL

PAVED

AIRSTRIP

HISTORIC TRAIL

Map produced by GeoSpatial Technologies in cooperation with CARTS (Central Alberta Regional Trails Society) and Alberta Environmental Protection, June 1999.

Trail information was estimated using 1998-99 CARTS data. Base information provided by Alberta Environmental Protection varies in currency from 1993 to 1996.

iii. Northeast Quadrant

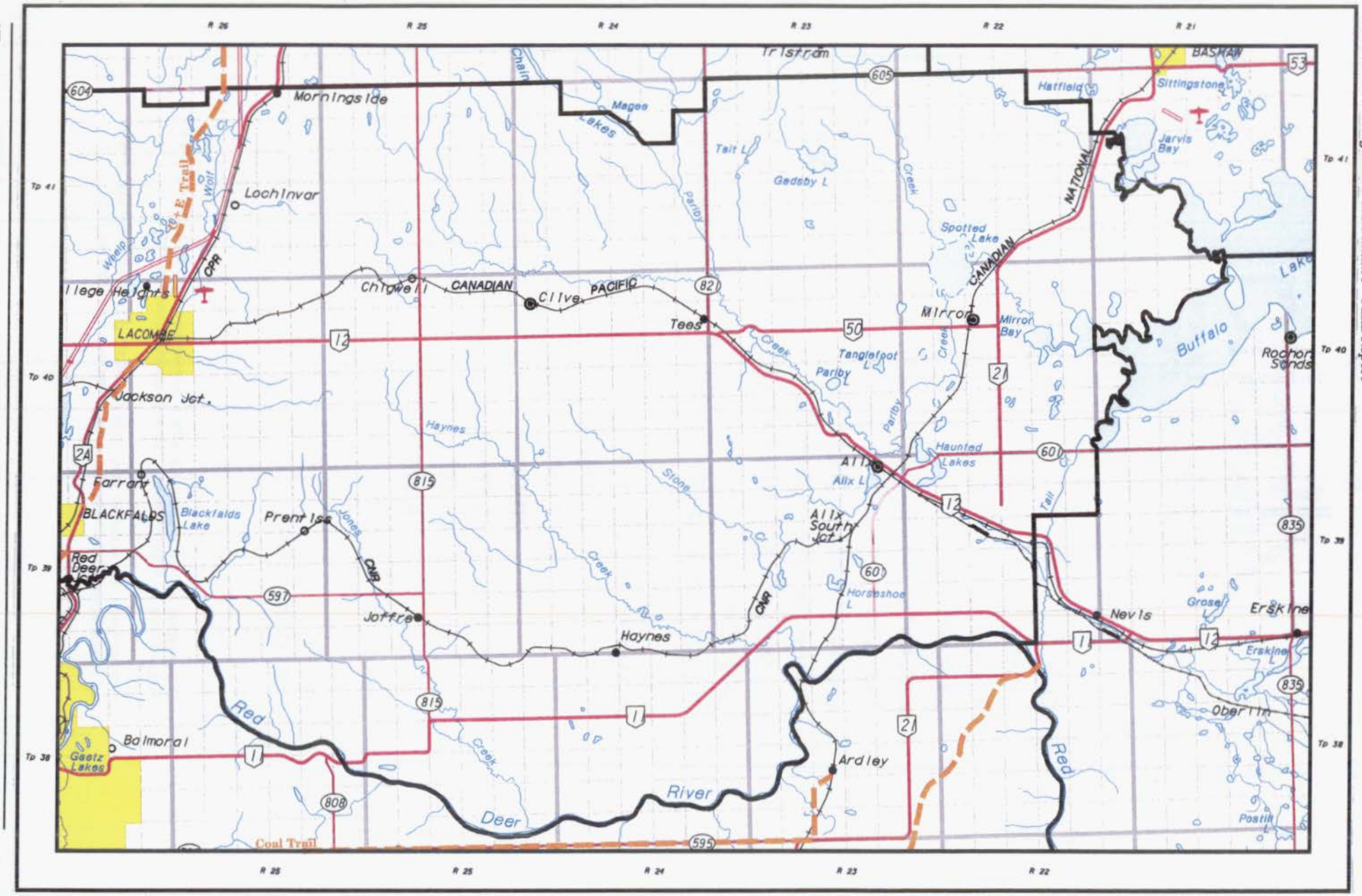
Calgary – Edmonton Trail – This map quadrant outlines the portion of the C & E Trail which goes north from the Town of Blackfalds and continues north past the community of Morningside.

The Coal Trail – This trail can be identified at the bottom of this quadrant map and was used to access the coal mines in Ardley. This route is now identified as the Secondary Hwy #595 east of Red Deer.

For a complete view of this route, use of the complete project area map is recommended. This may be located through the Normandeau Cultural and Natural History Society and/or the Central Alberta Regional Museums Network.

Blackfoot Trail – There is a small portion of this trail indicated on this map. Locating the northeastern tip of the Red Deer County border, which is approximately where Hwy 21 crosses the Red Deer River or the historic location of Content (Tail Creek) and the Content Bridge, can identify this route.

This route continues south towards the community of Delburne and is identified in the Southeast quadrant.


R 26
R 25
R 24
R 23
R 22
R 21
Tp 41
Tp 40
Tp 39
Tp 38
Tristram
Morningside
Lochinvar
Wheatland Trail
CPR
CANADIAN PACIFIC
Chigwell
Clive
Tees
Mirror
Mirror Bay
Spotted Lake
Gadsby L
Tait L
Magee Lakes
Chain Lakes
Pariby Creek
Tanglefoot L
Haunted Lakes
Alix
Alix L
Alix South Jct
Jackson Jct.
Haynes
Stone Creek
Jones Creek
Tail Creek
Horseshoe L
Lacombe
LACOMBE
Blackfalds
BLACKFALDS
Blackfalds Lake
Prentiss
Red Deer
Joffre
Haynes
Balmoral
Gaetz Lakes
Ardley
Red Deer River
Coal Trail
Hatfield
Sittingstone
BASHAW
Jarvis Bay
NATIONAL
Buffalo Lake
Rochon Sands
Nevis
Grose
Erskine
Oberlin
Postill L
604
605
53
12
50
821
2A
815
597
808
595
60
835
1
2
21

Alberta

COUNTIES OF LACOMBE AND RED DEER

CITY — RED DEER

TOWN — LACOMBE

VILLAGE

HAMLET

LOCALITY

RAILWAY

RAILWAY (ABANDONED)

TOWNSHIP LINE SURVEYED

TOWNSHIP LINE UNSURVEYED

SECTION LINE

COUNTY BOUNDARY

PRIMARY HIGHWAY 2

DIVIDED

PAVED

GRAVEL

SECONDARY HIGHWAY 815

GRAVEL

PAVED

AIRSTRIP

HISTORIC TRAIL

Map produced by GeoSpatial Technologies in cooperation with CARTS (Central Alberta Regional Trails Society) and Alberta Environmental Protection, June 1999.

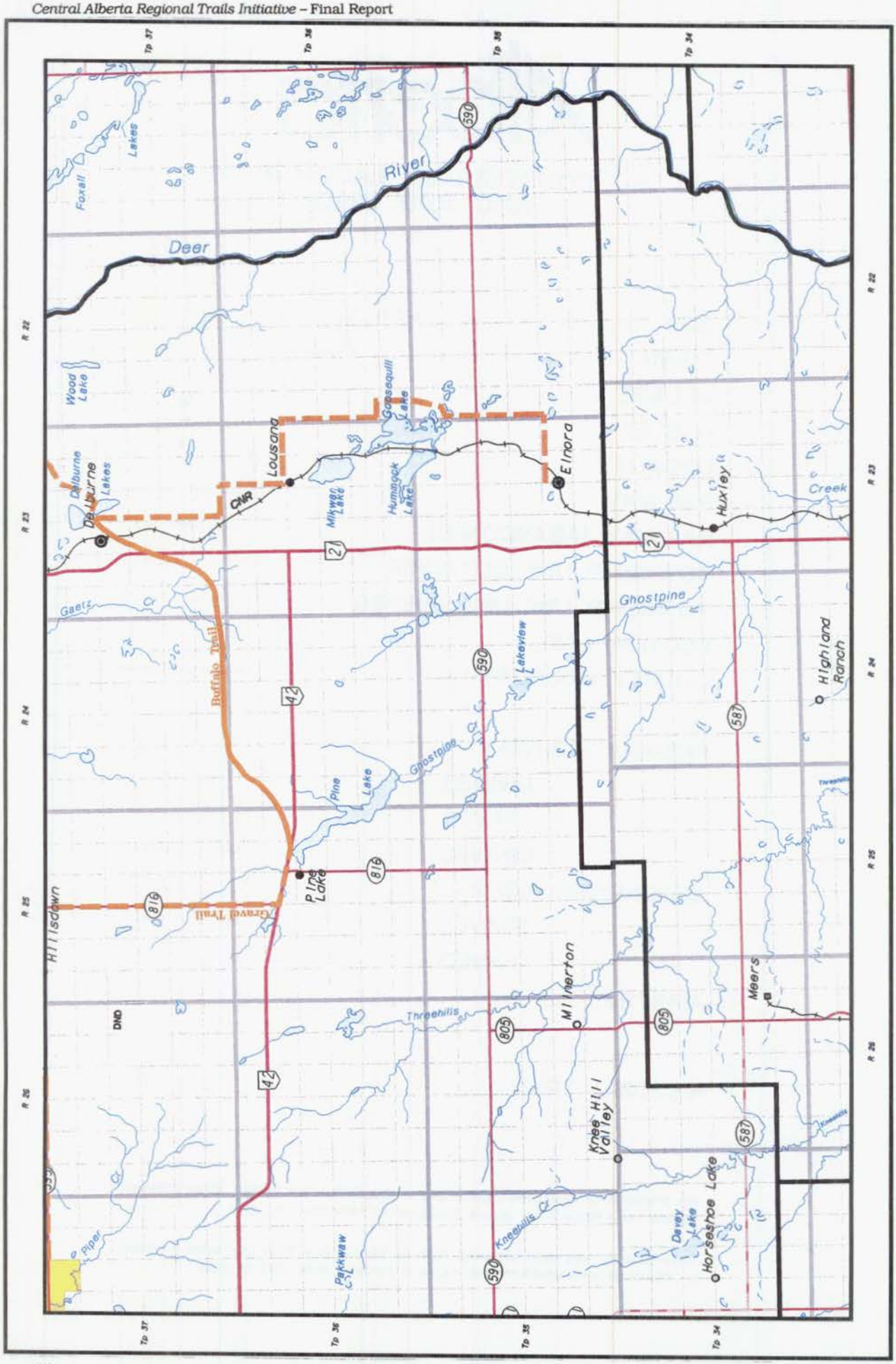
Trail information was estimated using 1998-99 CARTS data. Base information provided by Alberta Environmental Protection varies in currency from 1993 to 1996.

iv. Southeast Quadrant

The Blackfoot Trail – This trail has its beginnings in the northeastern quadrant, continues south down to Delburne and continues south on a disputed path running parallel to the Red Deer River. This trail route does not stop at Elnora, as may be implied by the map, but continues south to various potential stopping areas. As a note, the name of this trail was used to identify other possible historic routes, and the accuracy of its official name may need to be confirmed.

The Gravel Trail – The gravel trail actually begins in Red Deer and follows the Coal Trail, which has been discussed in the Northeast quadrant. The gravel trail, however, turns south at what is now Secondary Hwy 816. This route was used to access gravel pits in the area.

The Buffalo Trail - The Buffalo trail is indicated on the map as a branch of the Blackfoot Trail, which is the branch West from Delburne. Through this project, existing portions of this route were identified. These points were connected and the remaining route location was estimated. This route originally continued to Antler Hill near Innisfail and possibly points further west.


River
Deer
Foxall Lakes
Wood Lake
Goosequill Lake
Lousana
Elnora
Delburne
Delburne Lakes
CNR
Milkwell Lake
Humanock Lake
Huxley
Creek
Gaetz
Buffalo Trail
Ghostpine
Lakeview L.
Highland Ranch
Pine Lake
Hillsdown
Gravel Trail
Threehills
Millerton
Meers
Knee Hill Valley
Horseshoe Lake
Davey Lake
Kneehills
Pakkwaw L.
Piper
DND
Tp 37
Tp 36
Tp 35
Tp 34
R 22
R 23
R 24
R 25
R 26
590
21
42
816
805
581

Alberta

COUNTIES OF LACOMBE AND RED DEER

CITY — RED DEER

TOWN — LACOMBE

VILLAGE

HAMLET

LOCALITY

RAILWAY

RAILWAY (ABANDONED)

TOWNSHIP LINE SURVEYED

TOWNSHIP LINE UNSURVEYED

SECTION LINE

COUNTY BOUNDARY

PRIMARY HIGHWAY 2

DIVIDED

PAVED

GRAVEL

SECONDARY HIGHWAY 815

GRAVEL

PAVED

AIRSTRIP

HISTORIC TRAIL

Map produced by GeoSpatial Technologies in cooperation with CARTS (Central Alberta Regional Trails Society) and Alberta Environmental Protection, June 1999.

Trail information was estimated using 1998-99 CARTS data. Base information provided by Alberta Environmental Protection varies in currency from 1993 to 1996.

B. Municipal Routes

One of the outcomes that was not originally anticipated by this project was the identification of potential trail routes or walking routes throughout most of the municipalities within the project region. Some of the larger centers have already established trail routes and/or future plans for trail routes and these plans were also identified and collected.

The smaller municipalities identified a route that would link all known community facilities or points of interest and current movement patterns of residents. These routes would most likely follow existing sidewalks, roadways or green spaces, and most identified a "walking loop" around and through the community.

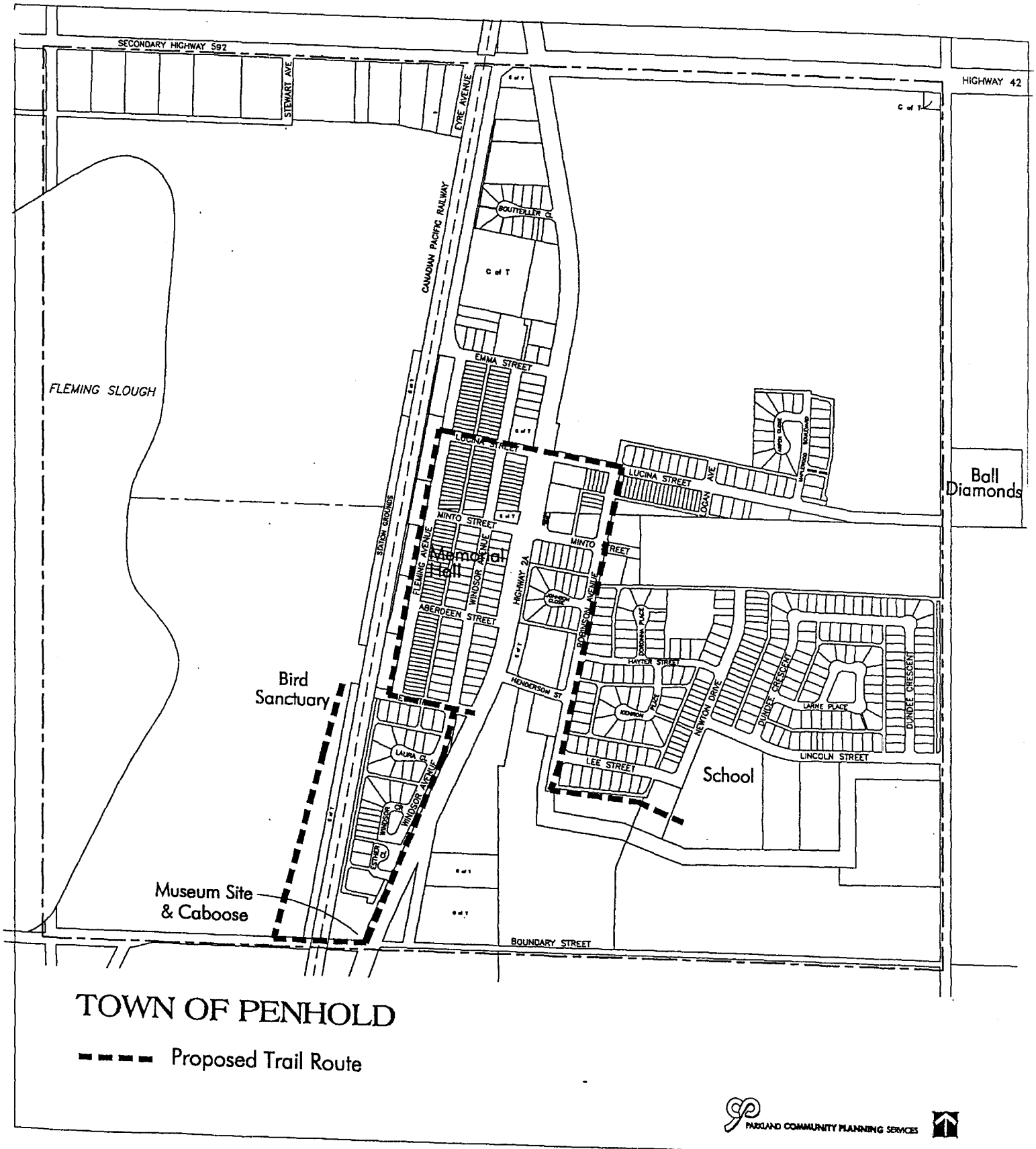
These routes may then be used in economic development and tourism brochures that promote the community. These walking loops could provide visitors with a signed, recreation facility highlighting the entire community.

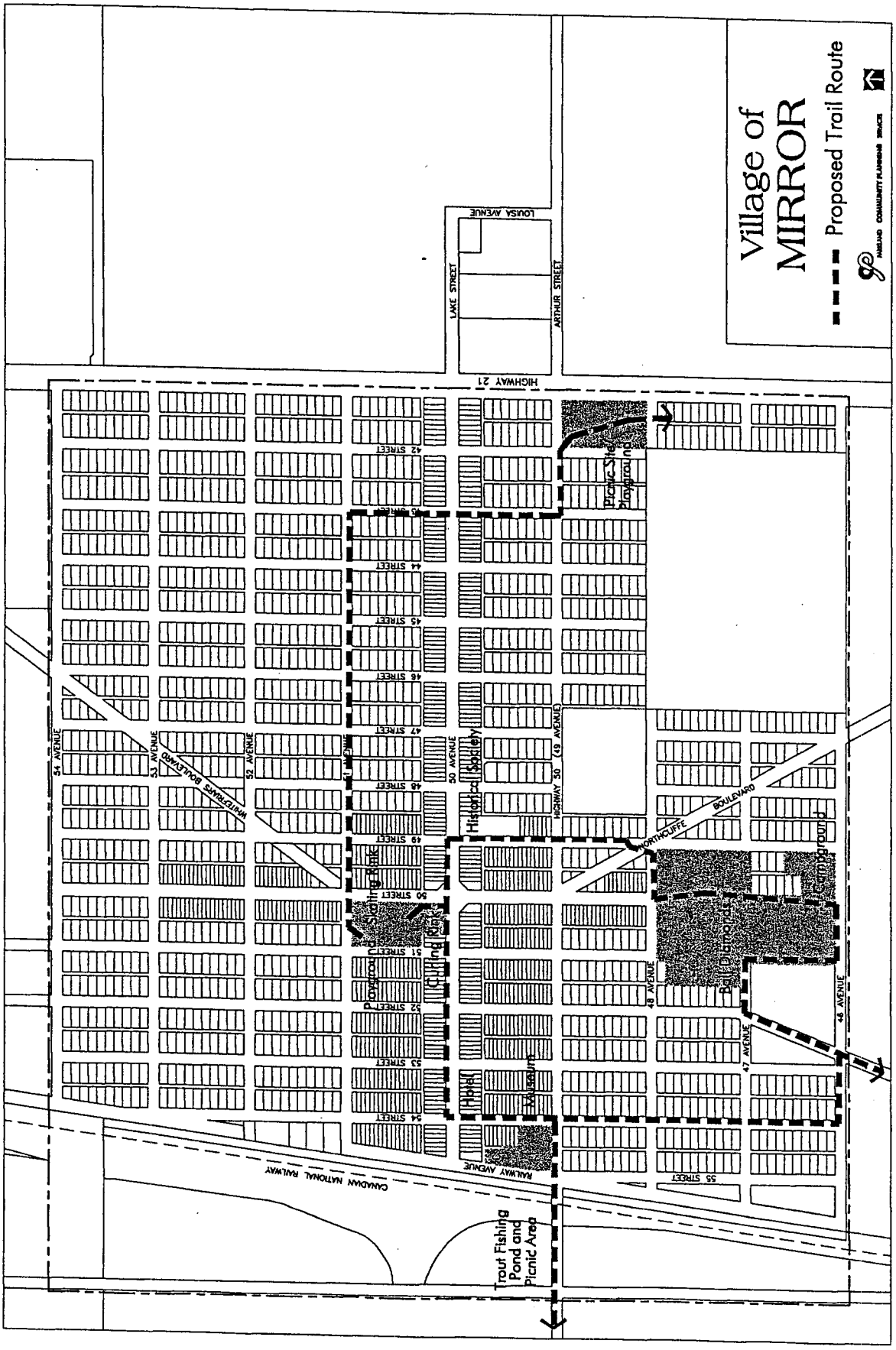
It is recommended that communities and/or municipalities, who have not formally established or identified a walking route or paths through their community, review the following potential actions:

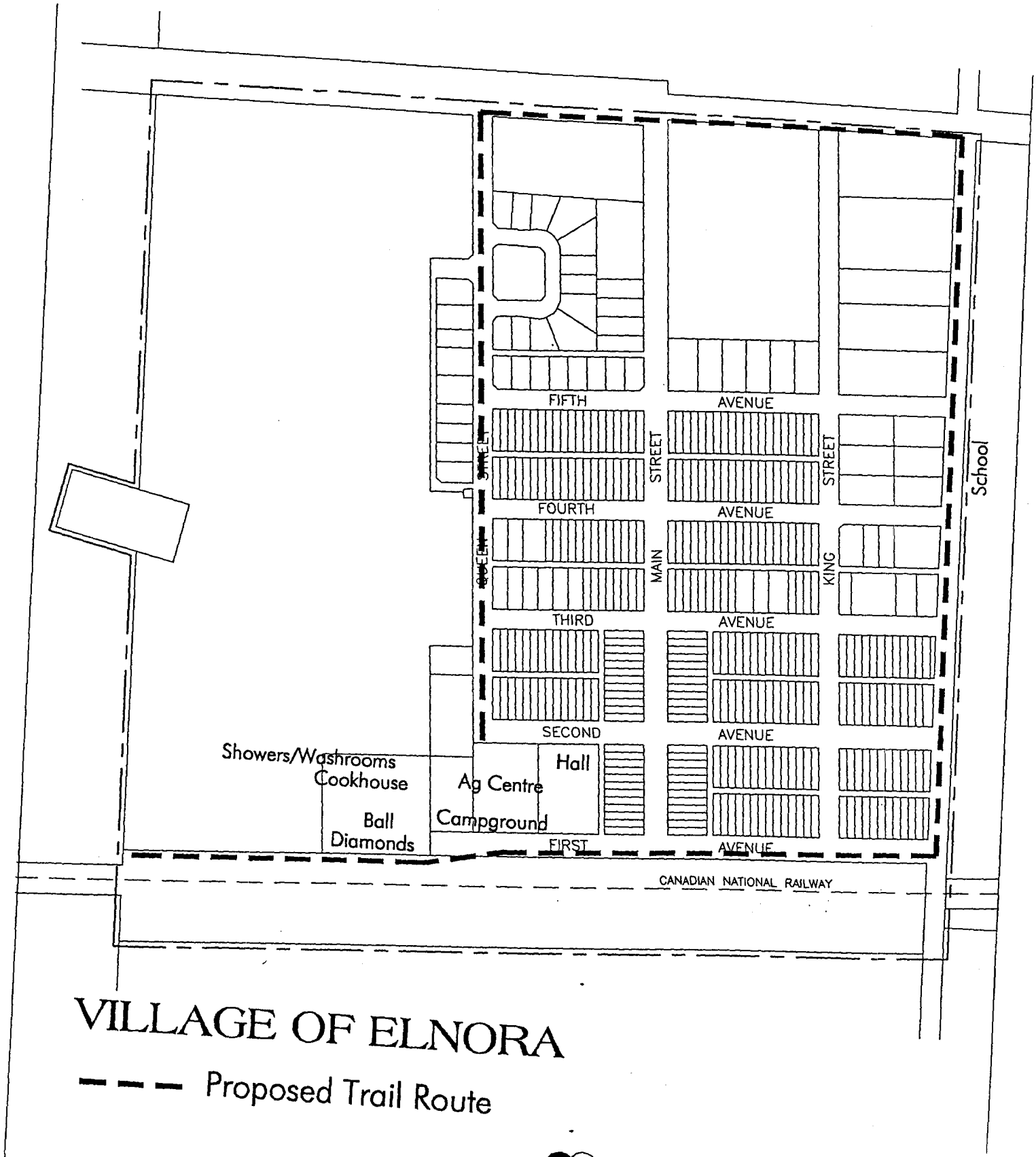
- Enlist the Recreation or Economic Development advisory board or other community groups to identify or confirm a potential walking route or trail through the community, linking points of interest.
- Outline within the Municipal Development plan how trails could be utilized, supported or created within the community's future plans.
- Ensure or require that any future residential development identify and/or include recreational trails or walkway linkages that support an overall community plan for trails.
- Identify, sign, promote and utilize existing infrastructure, such as sidewalks, streets or paths as a trail or walkway.
- Examine other municipalities that have trails to assist with any questions regarding the designation, development and policy development surrounding municipal trails and greenways.

Maps of the following communities, which have identified trails, potential trails and walking routes, are provided.

- Town of Penhold *(Map – A)*
- Village of Mirror *(Map – B)*
- Village of Elnora *(Map – C)*
- Village of Bentley *(Map – D)*
- Town of Bowden *(Map – E)*
- Town of Blackfalds *(Map – F)*
- Town of Lacombe *(Map – G)*
- Town of Innisfail *(Map – H)*
- Town of Sylvan Lake *(Map – I)*
- City of Red Deer *(Map – J)*
- Hamlet of Benalto *(Map – K)*
- Village of Alix *(Map – L)*


SECONDARY HIGHWAY 592
HIGHWAY 42
STEWART AVE
CYRE AVENUE
CANADIAN PACIFIC RAILWAY
BOUTEILLER CL
C of T
EMMA STREET
FLEMING SLOUGH
LUCINA STREET
LUCINA STREET AVE
LOGAN
Ball Diamonds
MINTO STREET
SASKW GROUNDS
FLEMING AVENUE
Memorial Hall
WINDSOR AVENUE
HIGHWAY 2A
ABERDEEN STREET
JOHNSON AVENUE
JOHNSON CLOSE
DORDAN PLACE
HAYTER STREET
HENDERSON ST
Bird Sanctuary
KENNON PLACE
NEWTON DRIVE
DUNDEE CRESCENT
LARNE PLACE
LINCOLN STREET
LEE STREET
School
LAURA CL
WINDSOR CL
ESTHER CL
Museum Site & Caboose
BOUNDARY STREET
TOWN OF PENHOLD
Proposed Trail Route
PARKLAND COMMUNITY PLANNING SERVICES

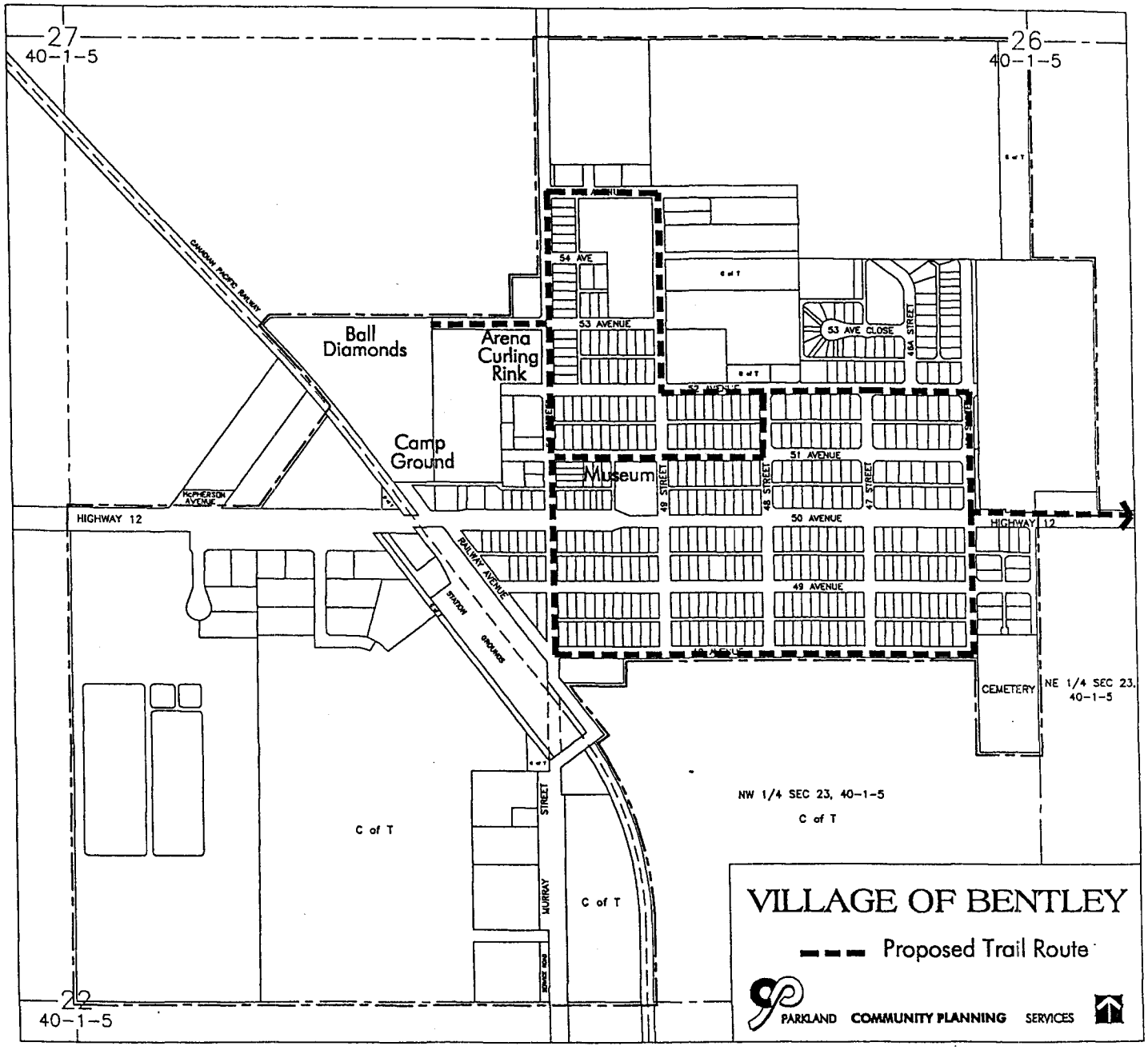

Village of
MIRROR
Proposed Trail Route
HIGHWAY 21
LAKE STREET
ARTHUR STREET
LOUISA AVENUE
Picnic Shelter
Playground
Historical Society
Museum
Hotel
Curling Rink
Swimming Pool
Ball Diamonds
Campground
Trout Fishing Pond and Picnic Area
CANADIAN NATIONAL RAILWAY
RAILWAY AVENUE
WESTCHARS BOULEVARD
NORTHCLIFFE BOULEVARD
HIGHWAY 53
42 STREET
44 STREET
45 STREET
46 STREET
47 STREET
48 STREET
49 STREET
50 STREET
51 STREET
52 STREET
53 STREET
54 STREET
55 STREET
54 AVENUE
53 AVENUE
52 AVENUE
51 AVENUE
50 AVENUE
49 AVENUE
48 AVENUE
47 AVENUE
46 AVENUE

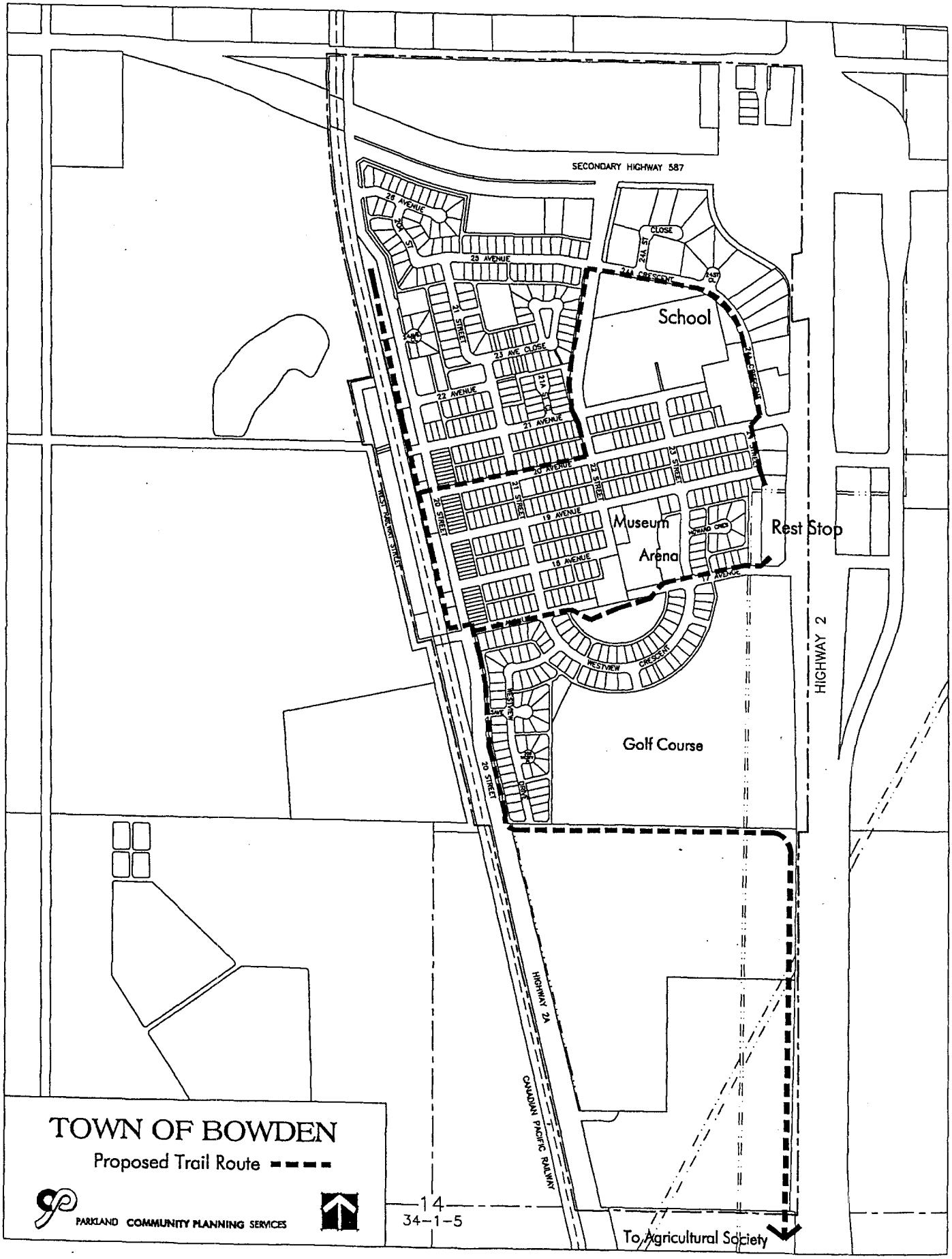


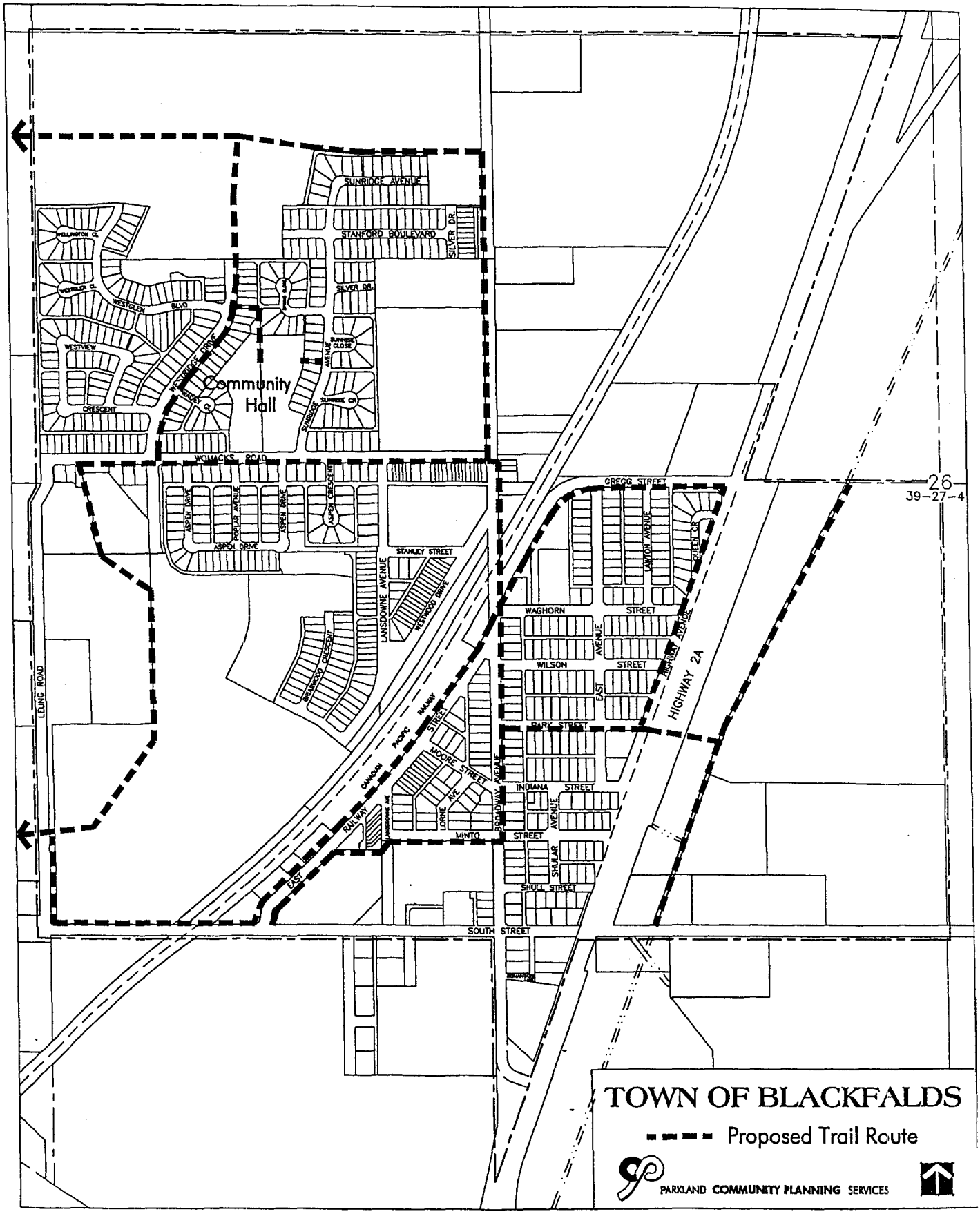
VILLAGE OF ELNORA

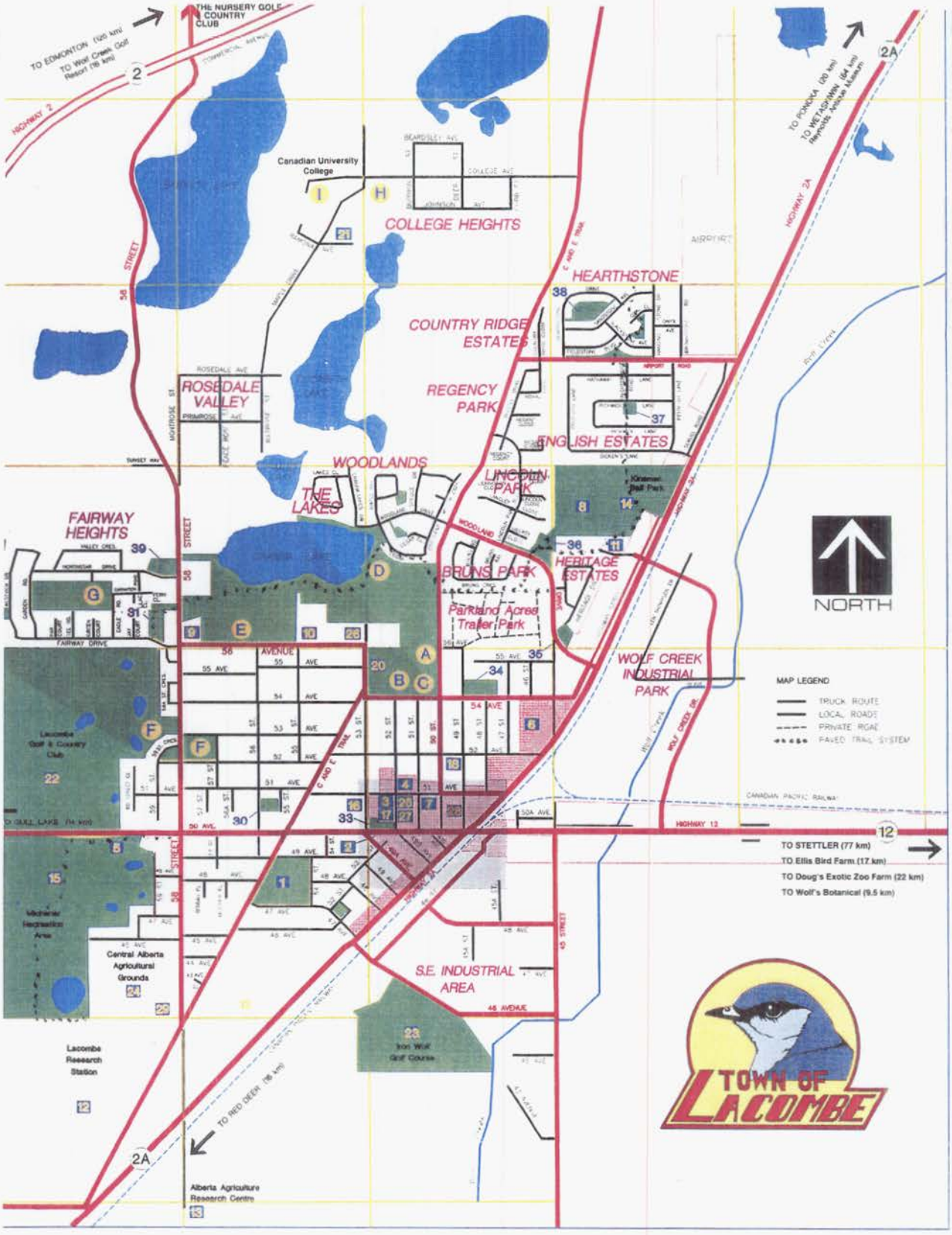
Proposed Trail Route

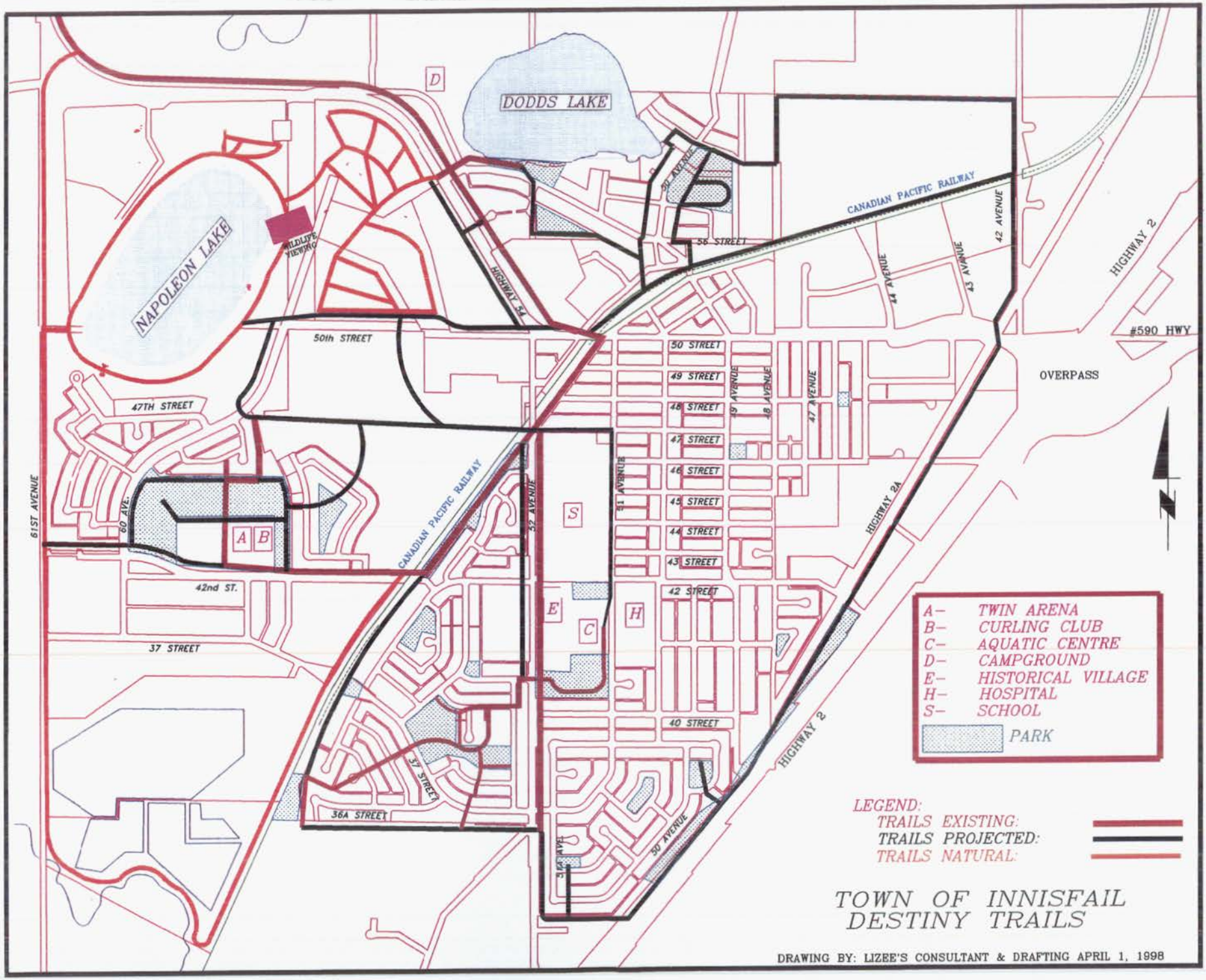
PARKLAND **COMMUNITY PLANNING** SERVICES

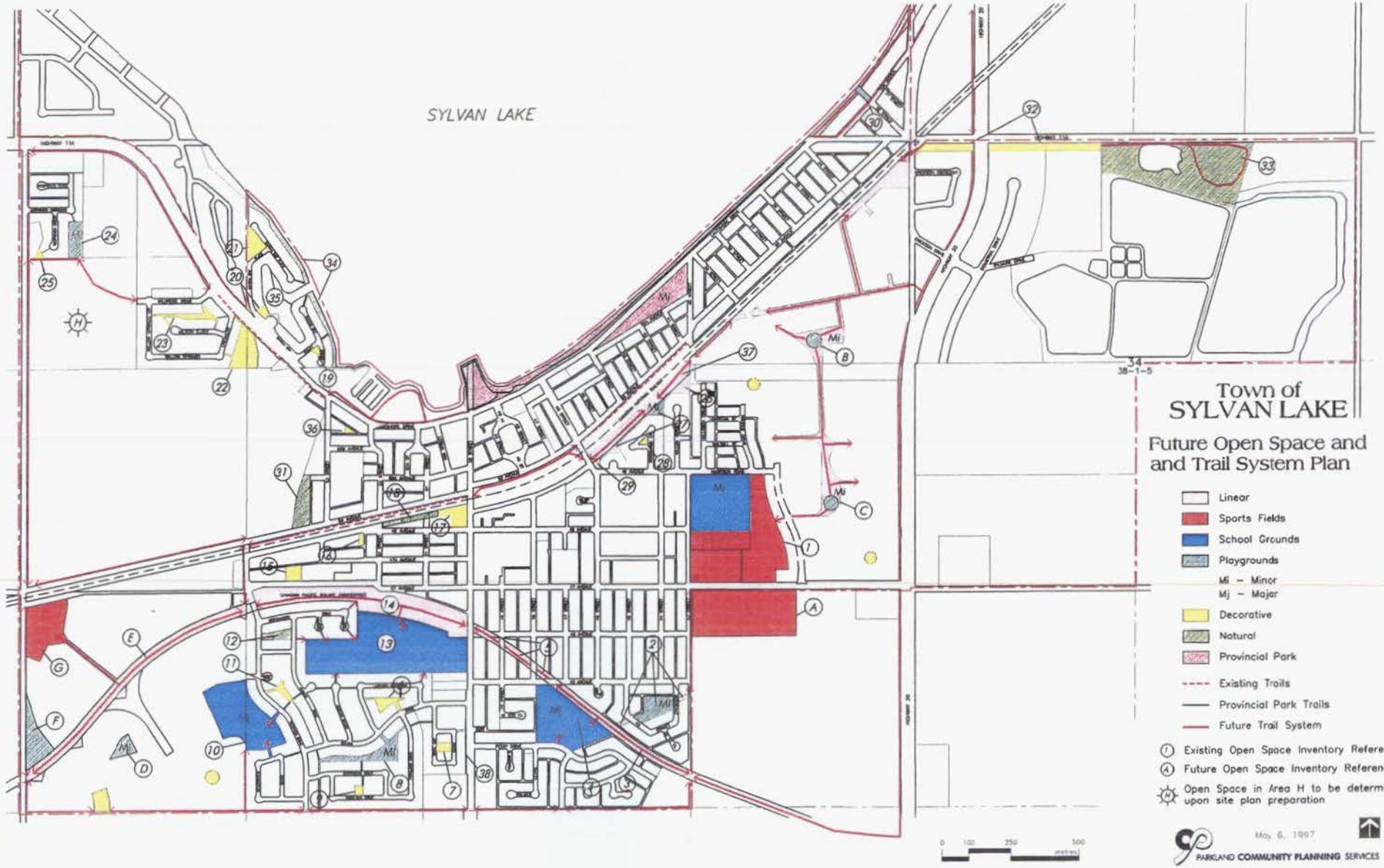

27
40-1-5
26
40-1-5
22
40-1-5
CANADIAN PACIFIC RAILWAY
Ball Diamonds
Arena Curling Rink
Camp Ground
Museum
54 AVE
53 AVENUE
53 AVE CLOSE
52 AVENUE
51 AVENUE
50 AVENUE
49 AVENUE
48 AVENUE
49 STREET
48 STREET
47 STREET
HIGHWAY 12
McPHERSON AVENUE
RAILWAY AVENUE
STATION GROUNDS
CEMETERY
NE 1/4 SEC 23, 40-1-5
NW 1/4 SEC 23, 40-1-5
C of T
C of T
C of T
MURRAY STREET
VILLAGE OF BENTLEY
Proposed Trail Route
PARKLAND COMMUNITY PLANNING SERVICES

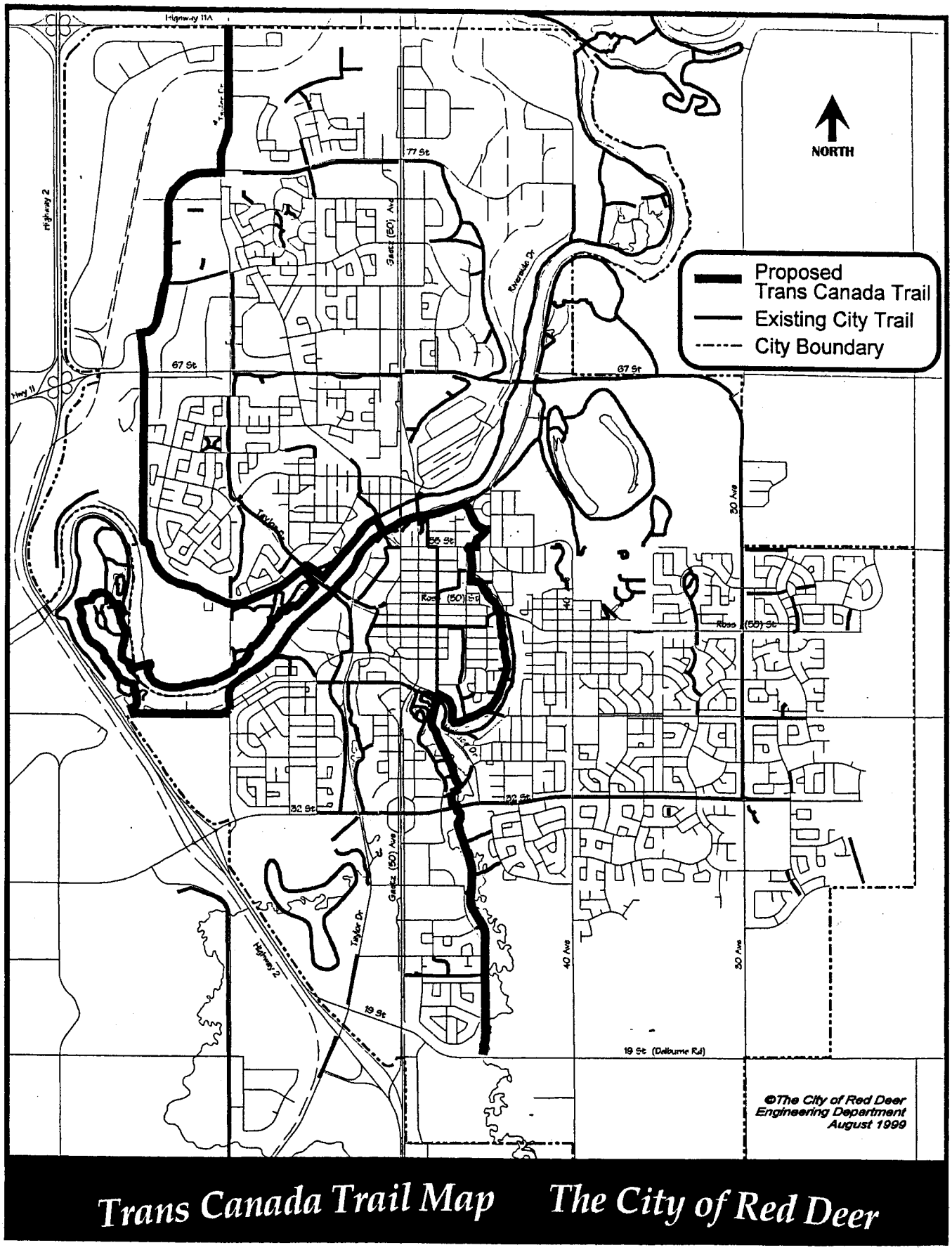

SECONDARY HIGHWAY 587
School
Museum
Arena
Rest Stop
Golf Course
HIGHWAY 2
HIGHWAY 2A
CANADIAN PACIFIC RAILWAY
To Agricultural Society
TOWN OF BOWDEN
Proposed Trail Route
PARKLAND COMMUNITY PLANNING SERVICES
14
34-1-5

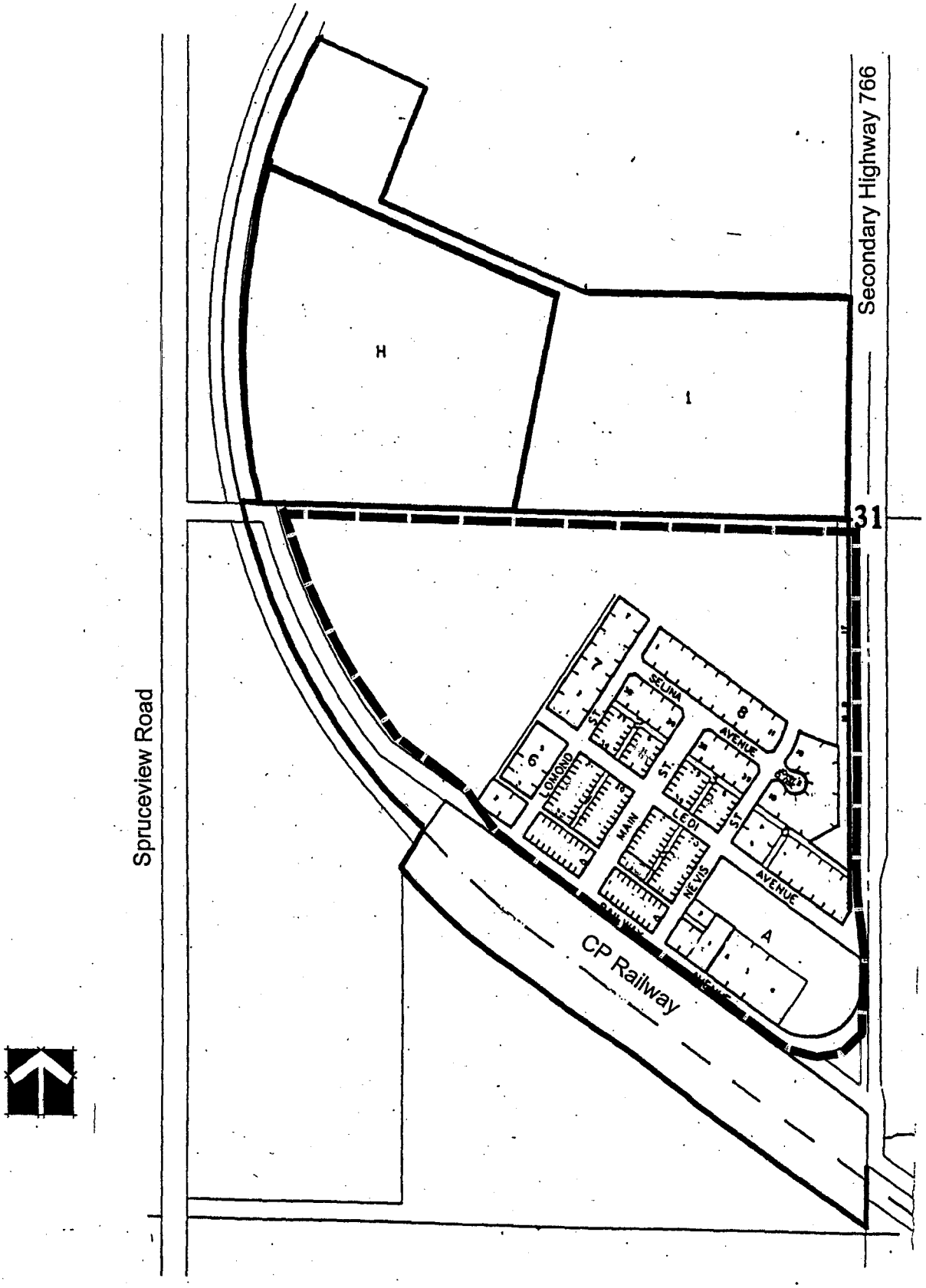

SUNRIDGE AVENUE
STANFORD BOULEVARD
SILVER DR.
WESTGLEN BLVD
WESTVIEW CRESCENT
Community Hall
SUNRIDGE AVENUE
WOMACKS ROAD
ASPEN DRIVE
POPLAR AVENUE
STANLEY STREET
LANSDOWNE AVENUE
WESTWOOD DRIVE
BIRCHWOOD CRESCENT
LEUNG ROAD
CANADIAN PACIFIC RAILWAY
MOORE STREET
LORNE AVE
BROADWAY AVENUE
EAST RAILWAY
GREGG STREET
LAWTON AVENUE
QUEEN CR.
WAGHORN STREET
WILSON STREET
PARK STREET
INDIANA STREET
AVENUE
MINTO STREET
SHULL STREET
SHULAR
SOUTH STREET
HIGHWAY 2A
26-
39-27-4
TOWN OF BLACKFALDS
Proposed Trail Route
PARKLAND COMMUNITY PLANNING SERVICES


THE NURSERY GOLF & COUNTRY CLUB
TO EDMONTON (120 km)
TO Wolf Creek Golf Resort (16 km)
HIGHWAY 2
2
Canadian University College
COLLEGE HEIGHTS
HEARTHSTONE
COUNTRY RIDGE ESTATES
REGENCY PARK
ENGLISH ESTATES
ROSEDALE VALLEY
WOODLANDS
THE LAKES
LINCOLN PARK
FAIRWAY HEIGHTS
BRUINS PARK
HERITAGE ESTATES
Parkland Acres Trailer Park
WOLF CREEK INDUSTRIAL PARK
S.E. INDUSTRIAL AREA
Lacombe Golf & Country Club
Wetaskiwin Regional Area
Central Alberta Agricultural Grounds
Lacombe Research Station
Alberta Agriculture Research Centre
Iron Wolf Golf Course
TO RED DEER (16 km)
2A
HIGHWAY 2A
TO PONOKA (20 km)
TO WETASKIWIN (64 km)
Reynolds-Alpine Museum
NORTH
MAP LEGEND
TRUCK ROUTE
LOCAL ROADS
PRIVATE ROAD
PAVED TRAIL SYSTEM
HIGHWAY 12
TO STETTLER (77 km)
TO Ellis Bird Farm (17 km)
TO Doug's Exotic Zoo Farm (22 km)
TO Wolf's Botanical (9.5 km)
TOWN OF LACOMBE


DODDS LAKE
NAPOLEON LAKE
WILDLIFE VIEWING
D
50th STREET
47TH STREET
60 AVE.
A
B
42nd ST.
37 STREET
36A STREET
37 STREET
CANADIAN PACIFIC RAILWAY
S
E
C
H
50 STREET
49 STREET
48 STREET
47 STREET
46 STREET
45 STREET
44 STREET
43 STREET
42 STREET
40 STREET
30 AVENUE
56 STREET
CANADIAN PACIFIC RAILWAY
42 AVENUE
43 AVENUE
HIGHWAY 2
#590 HWY
OVERPASS
HIGHWAY 2A
HIGHWAY 2
A– TWIN ARENA
B– CURLING CLUB
C– AQUATIC CENTRE
D– CAMPGROUND
E– HISTORICAL VILLAGE
H– HOSPITAL
S– SCHOOL
PARK
LEGEND:
TRAILS EXISTING:
TRAILS PROJECTED:
TRAILS NATURAL:
TOWN OF INNISFAIL
DESTINY TRAILS
DRAWING BY: LIZEE'S CONSULTANT & DRAFTING APRIL 1, 1998

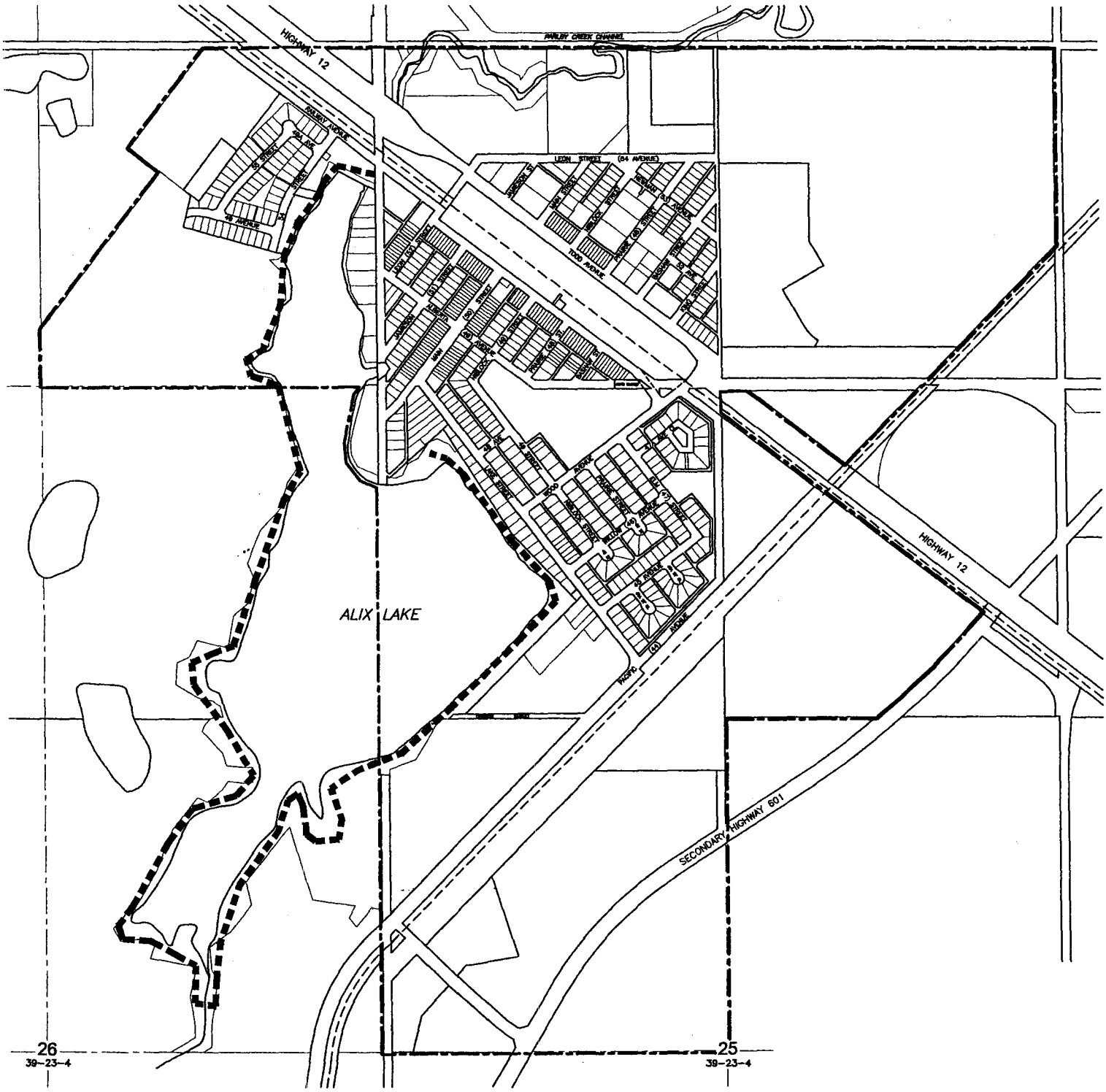

SYLVAN LAKE
Town of
SYLVAN LAKE
Future Open Space and
and Trail System Plan
Linear
Sports Fields
School Grounds
Playgrounds
Mi – Minor
Mj – Major
Decorative
Natural
Provincial Park
Existing Trails
Provincial Park Trails
Future Trail System
(1) Existing Open Space Inventory Reference
(A) Future Open Space Inventory Reference
(H) Open Space in Area H to be determined upon site plan preparation
May 6, 1997
PARKLAND COMMUNITY PLANNING SERVICES


NORTH
Proposed
Trans Canada Trail
Existing City Trail
City Boundary
Highway 11A
77 St
67 St
55 St
32 St
19 St
19 St (Delburne Rd)
50 Ave
40 Ave
30 Ave
Taylor Dr
Highway 2
©The City of Red Deer
Engineering Department
August 1999
Trans Canada Trail Map The City of Red Deer



Hamlet of BENALTO

Proposed Trail Location ▬▬



VILLAGE OF ALIX

Trail Route

PARKLAND COMMUNITY PLANNING SERVICES

C. Description & Review of Conceptual Routes

The following descriptions of the project area are broken down into four quadrants. The attached maps illustrate these quadrants and all identified proposed routes, route options and points of interest. Various colours, lines and dots have identified points of interest, and the classification of proposed and optional routes. The legend for this information may be found on the back of each map.

It is important to note that the location of all points of interest has been collected from various sources and the size of the "indicator dot" is not proportionate to the map scale. Therefore, it is strongly recommended that all sites and points of interest locations be confirmed prior to any future trail designation and/or development process.

As with any trail route designation and/or development process, the use of a clearly outlined process containing a major public participation process should be used. The Central Alberta Regional Trails Development Strategy is one such process.

i. Northwest Quadrant

a. Proposed Routes and Route Options

1. Existing Trails

Bentley – Gull Lake - One of the few examples of a local rural trail in the project area is the existing route from the Village of Bentley to the Summer Village of Gull Lake. This trail route is paved and runs alongside of the existing Hwy #12. This route was constructed with cooperation from the Alberta Department of Transportation and, due to a lack of maintenance, has started to show signs of disrepair.

This trail illustrates that prior to *any* trail development, a maintenance strategy should be developed that would identify a group or agency as responsible for the maintenance, upkeep, and fund acquisition required to keep the trail in optimum condition.

Benalto - This existing route has not been illustrated on the project area maps because it is relatively short and is primarily a municipal trail linkage. It is, however, a good example of successful trail development in the area and could be used for reference in terms of process (See map on page 2-20, Municipal - K).

2. *Areas of trail development, which may proceed, subject to additional consultation with local stakeholders.*

The proposed/conceptual trails within the project area which fall into this classification are the following:

- **Route # 22:** City of Red Deer ↔ Town of Sylvan Lake
- **Route # D:** Heritage Ranch ↔ Fort Normandeau
- **Route # G:** Town of Blackfalds ↔ the subdivision of Burbank

Route # 22: City of Red Deer ↔ Town of Sylvan Lake - The concept of linking these two communities has been discussed on several occasions. The proposed route and route options identified though this planning project are identified by the green lines on and north of Hwy #11 between Red Deer and Sylvan Lake.

This potential trail linkage has been identified to provide a safe, non-motorized vehicular transportation route between the two busy municipalities. The originally planned route was proposed to utilize the road allowance or ditches of Township road #384 until it reached section 30-38-28-4 at which point the route would cross through Cygnet Lake (Burnt Lake) and connect to the Town of Sylvan Lake. This proposed route crosses private land and a proposed *Ducks Unlimited* wetland and passes through the subdivision of Poplar Ridge.

Following the public participation process, alternative route options were identified. These options would utilize the road allowances and/or follow along Hwy #11 from Red Deer and utilize the road allowances of either Hwy #20 or Secondary Hwy #781 north of Hwy #11. These options were cited as having better potential for supervision, policing, and maintenance of a trail route due to the higher traffic levels and visibility. With any of these conceptual route options, the safe crossing of Hwy # 2 from Red Deer remains a formidable challenge. The utilization of the 67th Street /Hwy #2 overpass has been identified as a potential solution to this challenge.

Route # D: Heritage Ranch ↔ Fort Normandeau - The trail linkage between the historic Fort Normandeau and the City of Red Deer's Heritage Ranch site has been identified as a potential connection for a number of years. The City of Red Deer's *Waskasoo Park Master Plan* outlines the potential trail linkage, and states that "...it is proposed that the Hoopfer property (SW-18-39-28-4 now known as Heritage Ranch) be linked to Fort Normandeau..." (pp. 60)

This conceptually proposed trail route and other routing options need to be considered carefully prior to any subsequent development of a trail. This linkage would require the creation of a trail under the Hwy #2 and Canadian Pacific Rail lines to access any potential trail linking to Fort Normandeau. Both of these bridges were developed allowing for adequate space to accommodate a future trail. This route may also require the development or stabilization of the riverbank from Hwy #2 and the Fort or the access to adjacent property or railway easements.

Route # G: Town of Blackfalds ↔ Subdivision of Burbank - The members of the community of Burbank has identified a need to establish and develop a safe alternative for pedestrians biking and walking to Blackfalds. This is especially a concern for school children currently accessing and crossing two busy highways, Secondary Hwy #597 and Hwy 2A. Due to the presence of the Joffre area refineries, the traffic volume on the Hwy #597 is high.

It is proposed that this trail route be located along portions of the road allowances of both highways if possible, as this is the shortest route between the two communities. This requires support and/or approval from the Alberta Department of Transportation and Infrastructure.

3. *Areas of trail development requiring further consultation with local stakeholders.*

- **Route # 5:** Potential Trans Canada Trail route corridor from Red Deer north.
- **Route #21:** Potential Trans Canada Trail route corridor from Red Deer southwest.

Route # 5: Potential Trans Canada Trail route corridor from Red Deer north - This proposed route and the corresponding route options were identified to provide feedback to Alberta TrailNet regarding the potential routing of a Trans Canada Trail linkage north from Red Deer. This route would potentially connect the communities of Blackfalds, Lacombe and other communities to the north.

Alberta TrailNet has identified the "preferred routing" of the Trans Canada Trail, and it does not presently include a linkage from Red Deer to as far north as Wetaskiwin. Therefore this proposed TCT corridor might not materialize as a portion of the Trans Canada Trail (TCT). This routing option has been submitted to AB TrailNet for consideration and may be considered as an alternative route or secondary route to the present TCT route.

The Alberta TrailNet Society, responsible for the coordination of the TCT's designation and development, has been informed of this potential routing option. Letters of support from Blackfalds and Lacombe identifying an interest in seeing the TCT link with their communities were received and will be submitted to AB TrailNet for their records.

If a trail linkage is explored along this proposed routing corridor, even if it does not become an official part of the Trans Canada Trail, it may provide beneficial transportation linkages between these relatively close communities.

Due to the many routing options that may be available along this route corridor, the process to designate and then develop an actual routing may be lengthy.

Route #21: Potential Trans Canada Trail route corridor from Red Deer southwest - This potential trail route may be identified on the map as the multitude of orange lines southwest of the Red Deer City limits. This route corridor continues south to the Town of Bowden and communities beyond. A complete description of this routing option will be presented in the **Southwest Quadrant**.

The development of a trail linkage from Penhold, Springbrook (old CFB Penhold Base) and Red Deer may be identified as a potential trail location, independent of the TCT initiative. Using the anticipated upgrade of Hwy 2A in this area as a potential trail development partnership has been identified as one option. This could be simply a wide enough shoulder to allow for safe bicycle or pedestrian movement along the road or an actual trail along the road allowance. In either case, permission and/or support from the Department of Transportation and Infrastructure will be required.

4. Trail development not recommended at this time

- **Route #1:** Town of Bentley ↔ Town of Sylvan Lake
- **Route 'F':** Abandoned Rail line from Red Deer to Sylvan and beyond.
- **Route #27:** Benalto ↔ Stephansson House

Route #1: Town of Bentley ↔Town of Sylvan Lake - This route was not recommended for development at this time, due to the apparent lack of demand and interest. Feedback regarding potential linkage between the two communities did not support further investigation to this route's potential at this time. This route, linked with the existing Bentley-Gull Lake trail, would potentially connect the two popular lake/resort towns.

Route 'F": Abandoned Rail Line from Red Deer to Sylvan and Beyond - The use of the abandoned rail line from Red Deer to/through Sylvan Lake has been of interest to trail advocates for a considerable amount of time. This route was first identified as a potential scenic routing to connect the two municipalities. The Mintlaw Bridge, a historic railway trestle bridging the Red Deer River, was also identified as an asset to this route.

Initiatives to explore this route option and gain support from adjacent property owners have occurred. These resulted in very negative/non-supportive responses from the adjacent property owners and surrounding community members.

Due to the lack of access, length, and police-ability of the route, and because of the safety concerns and costs related to the use of the Mintlaw Bridge, this route is not recommended for development at this time.

Route #27: Benalto ↔ Stephansson House - This potential route location is located in a sparsely populated rural area. The identified linkages of the Stephensson House/ Markerville area and Benalto are communities that may have a great deal of difficulty supporting the requirements of a trail's development and maintenance. The feedback received from adjacent property owners in the area clearly outlined the lack of potential use, resources and interest in establishing a trail.

b. Other Information

There were several points of interest identified in this area. These are indicated on the map with red, orange, green and purple dots. Not all of these points are labeled on the map; however, the map legend will assist with identifying what each of the dots represents.

1. Identified Natural Areas

Undoubtedly, there are many areas within the project area that may be deemed natural areas, but the following are the identified natural areas or projects that are in process:

- Cygnet Lake/Burnt Lake Ducks Unlimited Wetlands project **(SW-25-38-1-5 & area)** . *(Located West of the City of Red Deer)*
- Heritage Ranch – **SW-18-38-27-4** *(Located directly 2 miles West of Red Deer)*

2. Identified Historic Roads, and Points of Interest

- Burnt Lake Trail - as discussed in **#6a** of the master plan.
- Fort Normandeau - **SW-13-38-28-4**
- Historic Cairns at Evarts - **NE –7-38-2-5**
- Outlet School Site - **SW-15-41-1-5**

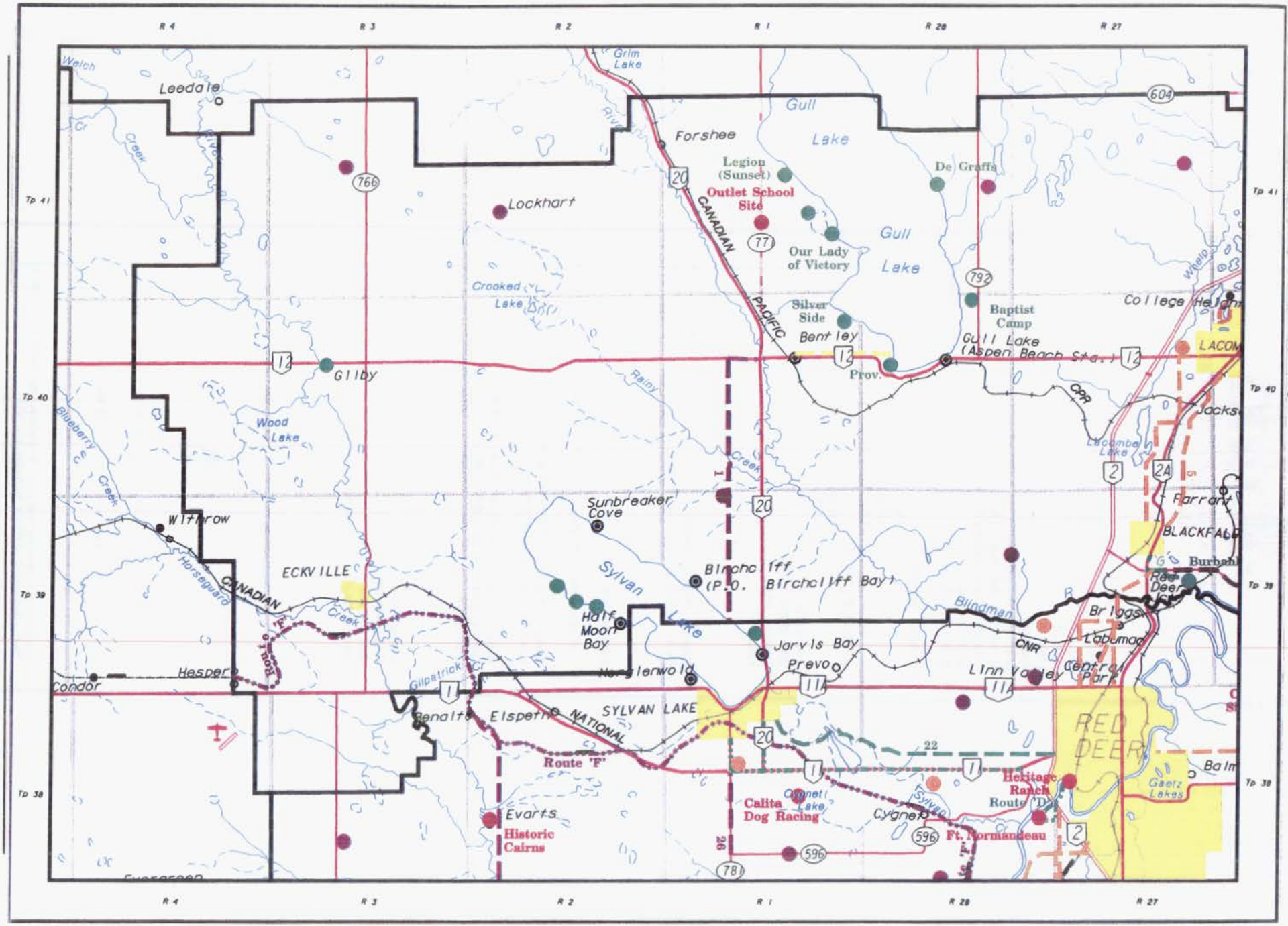
3. Identified General points of interest

There were several points of interest identified in this area. These are indicated on the map with Red, Orange, Green and Purple dots. Not all of these points are labeled on the map; however, the map legend will assist with identifying what each of the dots represents.

- Heritage Ranch – **SW-18-38-27-4**
- Calida Dog Racing – **NW-14-38-1-5** (not confirmed)

4. Other Identified Sites for Potential Trail Route Locations in this Quadrant

- Poplar Ridge subdivision to the Blindman River
- Trail route around Sylvan Lake


R 4
R 3
R 2
R 1
R 28
R 27
Tp 41
Tp 40
Tp 39
Tp 38
Leedale
Welch
Grim Lake
Forshee
Gull Lake
Legion (Sunset)
Outlet School Site
De Graffa
Lockhart
Our Lady of Victory
Crooked Lake
Silver Side
Bentley
Baptist Camp
Gull Lake (Aspen Beach Sta.)
College Heights
Gilby
Prov.
CPR
Wood Lake
Rainy
Blueberry Creek
Lacombe Lake
Jacks
Florrant
Sunbreaker Cove
Wimrow
ECKVILLE
Horseguard
CANADIAN
Birchcliff (P.O. Birchcliff Bay)
Sylvan Lake
Blindman
Half Moon Bay
Jarvis Bay
Prevo
Briggs
Labumad
CNR
Linn Valley
Central Park
Hesper
Condor
Gilpatrick Cr
Elspeth
SYLVAN LAKE
NATIONAL
Route 'F'
RED DEER
Heritage Ranch
Route 'D'
Calita Dog Racing
Cygnet Lake
Cygnet
Sylvan
Gaetz Lakes
Evarts
Historic Cairns
Ft. Normandeau
Evergreen
Welch Creek
Grim Lake
Gull Lake
Crooked Lake
Wood Lake
Lacombe Lake
Sylvan Lake
Cygnet Lake
Gaetz Lakes
Red Deer
Blackfalds
Burbank
Balmoral
College Heights
Jacks
Florrant
Briggs
Labumad
Linn Valley
Central Park
Cygnet
Sylvan
Evarts
Historic Cairns
Ft. Normandeau
Heritage Ranch
Route 'D'
Calita Dog Racing
Route 'F'
Outlet School Site
Legion (Sunset)
De Graffa
Our Lady of Victory
Silver Side
Bentley
Baptist Camp
Gull Lake (Aspen Beach Sta.)
Prov.
CPR
Lockhart
Leedale
Gilby
Wimrow
ECKVILLE
Sunbreaker Cove
Birchcliff (P.O. Birchcliff Bay)
Half Moon Bay
Jarvis Bay
Prevo
Hesper
Condor
Elspeth
SYLVAN LAKE
NATIONAL
Forshee
CANADIAN
PACIFIC
Horseguard
Blindman
CNR
RED DEER

Alberta

COUNTIES OF LACOMBE AND RED DEER

CITY — RED DEER
TOWN — LACOMBE
VILLAGE
HAMLET
LOCALITY
RAILWAY
RAILWAY (ABANDONED)
TOWNSHIP LINE SURVEYED
TOWNSHIP LINE UNSURVEYED
SECTION LINE
COUNTY BOUNDARY

PRIMARY HIGHWAY 2
DIVIDED
PAVED
GRAVEL
SECONDARY HIGHWAY 815
GRAVEL
PAVED
IMPROVED ROAD
UNIMPROVED ROAD
TRUCK TRAIL
AIRSTRIP

Originally Proposed Route
Route Options Proposed by Public

Existing Trail

Trail development not recommended at this time

Areas of trail development requiring further consultation with local stakeholders

Areas of trail development which may proceed, subject to additional consultation with local stakeholders

Campgrounds
Community Halls
Golf Courses
Historic Site/Point of Interest

N

SCALE 1 : 125 000

Map produced by GeoSpatial Technologies in cooperation with CARTS (Central Alberta Regional Trail Society) and Alberta Environment, June 1998.

Trail information was estimated using 1996-98 CARTS data. Base information provided by Alberta Environment varies in currency from 1993 to 1996.

ii. Northeast Quadrant

a. Proposed Routes and Route Options

1. Existing Trails

Alix Lake Trail : The trail around Alix Lake is well known throughout the project area. It is a natural walking trail surrounding the lake. The community of Alix is located directly beside the lake and the trail is accessible by the village residents. This trail has been in existence for nearly 10 years and a local group is now looking at the maintenance requirements to upgrade the trail to its original condition and with the possible addition of benches and other enhancements.

2. Areas of trail development, which may proceed, subject to additional consultation with local stakeholders.

Route 'G': Town of Blackfalds ↔ Subdivision of Burbank - The members of the community of Burbank have identified a need to establish and develop a safe alternative for pedestrians biking and walking to Blackfalds. This is especially a concern for school children currently accessing and crossing two busy highways. The Highways involved are the Secondary Hwy #597 and Hwy 2A. Due to the presence of the Joffre area refineries, the traffic volume on Hwy #597 is high.

It is proposed that this trail route be located along portions of the road allowances of both highways if possible as this is the shortest route between the two communities. This requires support and/or approval from the Alberta Department of Transportation and Infrastructure.

3. Areas of trail development requiring further consultation with local stakeholders.

- **Route # 5:** Potential Trans Canada Trail route corridor from Red Deer north
- **Route # 2:** Secondary Hwy #815 (Hwy #11 to Joffre/Secondary Hwy #597)
- **Route #23:** City of Red Deer ↔ Secondary Hwy #815 (Over the Joffre Bridge)

Route # 5: Potential Trans Canada Trail route corridor from Red Deer north - This proposed route and the corresponding route options were identified to obtain feedback regarding the potential routing of a Trans Canada Trail linkage north from Red Deer to connect the communities of Blackfalds, Lacombe and other communities north.

As the "preferred routing" of the Trans Canada Trail has been identified, and promoted as not including a linkage from Red Deer to as far north as Wetaskiwin, this route may not materialize as a portion of the Trans Canada Trail (TCT).

The Alberta TrailNet Society, responsible for the coordination of the TCTs designation and development, has been informed of this potential routing option. Letters of support from Blackfalds and Lacombe identifying an interest in seeing the TCT link with their communities were received and will be submitted to AB TrailNet for their records.

If a trail linkage is explored along this proposed routing corridor, even if it does not become an official part of the Trans Canada Trail, it may provide beneficial transportation linkages between these relatively close communities.

Due to the many routing options that may be available along this route corridor, the process to designate and then develop an actual routing may be lengthy.

Route # 2: Secondary Hwy #815 (Hwy #11 ↔ Joffre/Secondary Hwy #597) This potential route(s) were intended to act as linkages between Hwy #11 and Secondary Hwy #597 from Blackfalds. This route generated very little response from the adjacent property owners yet was supported as a potentially high demand route. The was some interest in using this route to create a 'trail loop' from Red Deer ↔ Joffre ↔ Blackfalds and back to Red Deer.

Route #23: City of Red Deer ↔ Secondary Hwy #815 (Over the Joffre Bridge) The concept behind this route proposal was to identify possible linkage from the City of Red Deer east toward the Joffre area, to provide a possible commuter route for the Joffre workforce and other connections east of the city.

However, this potential location for a trail route was not included in the original proposed routes that were used to identify adjacent property owners for feedback. Therefore, this potential route has not been explored with the adjacent property owners at all and obviously requires public consultation prior to any future trail planning.

In addition, the Hwy #11 will be relocating in that area to approximately one mile north of its present location. It is possible that an upgraded highway may accommodate any pedestrian/cyclist transportation needs that may be present. Discussions with the Department of Transportation and Infrastructure may better clarify routing options in this regard.

4. *Trail development not recommended at this time.*

- **Route #3:** Sec. Hwy #815 north from Joffre ↔ Hwy #12
- **Route #4:** Town of Blackfalds east on Sec. Hwy #597 ↔ Sec. Hwy #815
- **Route #6:** Village of Clive ↔ the Town of Lacombe, via the Hwy #12 road allowances.
- **Route #7:** Village of Clive ↔ the Town of Lacombe via the active Railway right-of–way
- **Route #10:** Village of Clive ↔ Chain Lakes to Tees to Clive - loop
- **Route #13:** Village of Alix ↔ the Village of Mirror and north loop
- **Route #14:** Village of Alix ↔ the Content Bridge on Hwy #11 via the active Railway right-of-way
- **Route 'C':** Hwy #21 from Content Bridge south past the Village of Elnora

Route #14: Village of Alix to the Content Bridge on Hwy #11 via the active Railway right-of way; *and*
Route #7: Village of Clive to the Town of Lacombe via the active Railway right-of–way

These two routes have been grouped together because they have been classified for primarily the same reasons. Both of these proposed routes have been identified as utilizing the easements of active rail lines. This situation may create potential safety and liability risks to the trail users, the rail line and adjacent property owners. In addition the difficulty in providing adequate trail access for users, property owners, emergency personnel and police will make these proposed routes difficult to justify.

Finally, discussions with the rail lines have not taken place at this time to suggest or support these proposed routes and all adjacent property owner feedback identified safety, access and liability as the main issues in regards to crossing their property by following the random pattern of a rail line.

Route #10: Village of Clive ↔ Chain Lakes to Tees to Clive-loop; *and*
Route #13: Village of Alix ↔ the Village of Mirror and north loop

These proposed routes were classified as such due to the large amount of private property that would be crossed to achieve this route location. The use of the Parlby Creek between Alix and Mirror is a major environmental and adjacent property owner concern. The varying water levels and inaccessibility were identified as two main concerns. This area is under the management of Alberta Environmental Protection and is included in the water management plan of Buffalo Lake.

The route from Clive to Chain Lakes that loops back to the community of Tees and Clive proposes a combination of road allowances and private property. Again following a portion of the Parlby Creek this potential trail route becomes a safety concern for users and property owners. The connection between Clive and the Chain Lakes was met with less resistance as it was identified as a linkage between the municipality and a recreation area.

Most suggestions regarding this proposed route were to identify and develop trails at Chain Lakes located north of Clive, to enhance the picnic areas and campgrounds already in existence.

Route #6: Village of Clive ↔ the Town of Lacombe, via the Hwy #12 road allowances. This proposed route was identified as potentially using the Hwy #12 road allowances and/or ditches to the Town of Lacombe. This relatively busy highway is a direct route for the Joffre chemical plant traffic through a sparsely populated rural area.

The route, as proposed, would provide a linkage to the community of Clive from Lacombe and potentially the beginning of a linkage to the Joffre petro-chemical plant located south of Hwy #12 on Sec. Hwy #815. However, the distance between Lacombe and Joffre or from Clive and Joffre makes regular commuter use of this trail unlikely. This route also has no clearly identified linkages to the east of the communities of Clive and Tees. The lack of support and low anticipated use levels also clearly indicate that this proposed route not be developed at this time.

Approval to access or utilize the road allowances or ditches along Hwy #12 will be required by the Alberta Department of Transportation and Infrastructure.

Route 'C': Hwy #21 from Content Bridge south past the Village of Elnora. This route was identified as a route option through the public's input and would potentially utilize the road allowance or ditch along Hwy #21 from Content Bridge (Tail Creek) to points south past the Village of Elnora.

This proposed route is a relatively isolated and long trail through a sparsely populated rural area. The anticipated or potential demand for a trail in this location would make the cost for development and maintenance of the trail difficult to justify.

There are no clearly identified points of interest or communities directly along this route. This potentially adds the cost of additional 'supporting facilities' such as campgrounds, parking and washroom to the trail's development and maintenance costs.

Based on comments received regarding other potential trail routes in the immediate area, at this time the length, cost, lack of potential use and community interest, this route is not recommended for development at this time.

Route #3: Sec. Hwy #815 north from Joffre ↔ Hwy #12
This route would potentially provide a trail linkage between Secondary Hwy #597 and Hwy #12. This route could potentially create a 'loop' with trails leading from the Town of Blackfalds on Sec. Hwy #597 and Hwy #12 from the Town of Lacombe.

Because at this time, the potential use of this route in comparison to the potential risks, costs and local support requirements related to its successful development, this proposed route is not recommended that development be explored.

Route #4: Town of Blackfalds east on Sec. Hwy #597 ↔ Sec. Hwy #815
This route from the Town of Blackfalds east to Sec. Hwy #597 may include portions of Route 'G', the Burbank to Blackfalds trail route. This Secondary Hwy provides a transportation route for many of the commuters and support services travelling regularly to the Joffre petro-chemical plant creating a relatively high amount of traffic along this proposed route.

At this time, the demand for either recreational or a commuter route and or any identified safety issue past the subdivision of Burbank, has not been identified to support a different route classification.

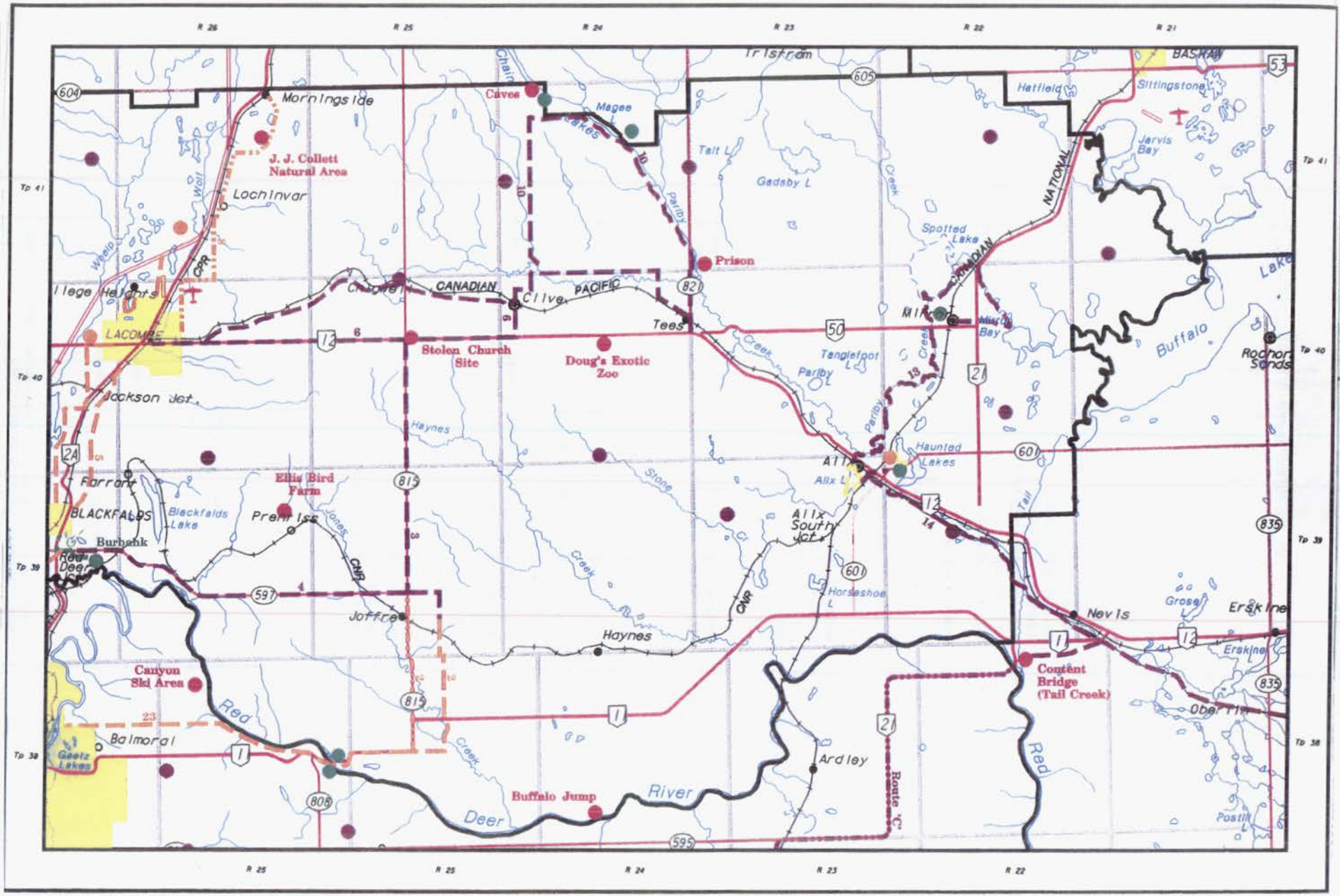
b. Other Information
There were several points of interest identified in this area. These are indicated on the map with red, orange, green and purple dots. Not all of these points are labeled on the map; however, the map legend will assist with identifying what each of the dots represents.

1. Identified Natural Areas
- J.J. Collett Natural Area – **26-31-26-4** (M2-2a) (

2. Identified Historic Roads, and Points of Interest
- Stolen Church Site – **NW-22-40-25-4**
- Content Bridge (Tail Creek) – **NE-33-38-22-4**
- Buffalo Jump – **NE-5-38-24-4**

3. Identified General points of Interest
- Ellis Bird Farm - **25 or 26 –39-26-4**
- Doug's Exotic Zoo – **NW-22-40-24-4**
- Prison – **SE-6-41-23-4**
- Caves at Chain Lakes – **NW-32-41-24-4**
- Canyon Ski Area – **SW-32-38-26-4**

4. Other identified sites for potential trail route locations in this quadrant
None Identified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Morningside
Caves
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Gadsby L
Hatfield
Sittingstone
BASHAW
Jarvis Bay
NATIONAL
J. J. Collett Natural Area
Lochinvar
Prison
Spotted Lake
CANADIAN
PACIFIC
Clive
Tees
Mirror
Lake
Buffalo
Rochon Sands
LACOMBE
Stolen Church Site
Doug's Exotic Zoo
Tanglefoot L
Parlby L
Haynes
Jackson Jct.
Haunted Lakes
Alix
Alix L
Ellis Bird Farm
Farrant
BLACKFALDS
Blackfalds Lake
Burbank
Red Deer
Premrose
Alix South Jct
Horseshoe L
Joffre
CNR
Nevis
Grose
Erskine
Oberlin
Canyon Ski Area
Balmoral
Gaetz Lakes
Red Deer River
Buffalo Jump
Ardley
Content Bridge (Tail Creek)
Route 'C'
Postill
Red Creek
Jones Creek
Stone Creek
Tail Creek
Parlby Creek
Whelp Creek
Wolf Creek
Chain Lakes
Jarvis Bay
Miquelon Bay
Tanglefoot Creek
Haynes Creek
Horseshoe Creek
Postill L
Gaetz Lakes
CPR
CNR
CN
604
605
53
82
50
12
6
2A
815
597
601
835
808
595
1
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21
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10
18
23
4

Alberta

COUNTIES OF LACOMBE AND RED DEER

CITY — *RED DEER*
TOWN — *LACOMBE*
VILLAGE
HAMLET
LOCALITY
RAILWAY
RAILWAY (ABANDONED)
TOWNSHIP LINE SURVEYED
TOWNSHIP LINE UNSURVEYED
SECTION LINE
COUNTY BOUNDARY

PRIMARY HIGHWAY — 2
DIVIDED
PAVED
GRAVEL
SECONDARY HIGHWAY — 815
GRAVEL
PAVED
IMPROVED ROAD
UNIMPROVED ROAD
TRUCK TRAIL
AIRSTRIP

Originally Proposed Route
Route Options Proposed by Public

Existing Trail

Trail development not recommended at this time

Areas of trail development requiring further consultation with local stakeholders

Areas of trail development which may proceed, subject to additional consultation with local stakeholders

Campgrounds
Community Halls
Golf Courses
Historic Site/Point of Interest

N

SCALE 1 : 125 000

Map produced by GeoSpatial Technologies in cooperation with CARTS (Central Alberta Regional Trail Society) and Alberta Environment, June 1999.

Trail information was estimated using 1998-99 CARTS data. Base information provided by Alberta Environment varies in currency from 1993 to 1996.

iv. Southeast Quadrant

a. Proposed Routes and Route Options

1. Existing Trails

Dry Island Buffalo Jump – The trails at the Dry Island Buffalo jump are natural trails through an area south east of Elnora along the Red Deer River.

Long term Elnora area resident Gladys Pennock has written two books about this specific area, one which clearly outlines the trail routes that are in existence, and one on the native flowers of the area, both books have been noted in the Bibliography. Gladys and other area residents complete the minimum maintenance required by these trail routes.

2. Areas of trail development, which may proceed, subject to additional consultation with local stakeholders

None – None of the proposed routes or identified route options in this quadrant have been classified in this classification at this time.

3. Areas of trail development requiring further consultation with local stakeholders.

- **Route 'A':** Southwest side of Pine Lake joining existing resorts
- **Route 'B':** MacKenzie Crossing ↔Trenville Park
- **Route 17:** Proposed TCT Route from Southeast Red Deer ↔ Meers

Route 'A': Southwest side of Pine Lake joining existing resorts
This potential route location was identified through the input received from the property owners in the area. The intent of the route was to link the existing resorts in this area along the lake. It was clearly indicated by the responses from the residents in the Pine Lake area that a trail surrounding the lake would not be a supported concept. In addition, any potential linkage of Pine Lake to the proposed TCT route (Route #17) was indicated by the feedback as not being in the areas best interest at this time, but may be examined again in the future by a local interest group.

Route 'B': MacKenzie Crossing ↔ Trenville Park
This potential route location was suggested through the public's input to the process and was identified to provide a linkage between Trenville park/picnic area and MacKenzie Crossing. It was suggested that this route utilize the existing roads or adjacent ditches to create an identified walking or biking route between the two community highlights.

Because of the relatively short distance, destination function and potential tourism traffic/use of this proposed route, the anticipated use/demand will be higher. In addition, because of the low traffic levels along the proposed roadways, use of existing facilities with the addition of signage would make the cost of designating this as a recreational trail route reasonably low.

Route 17: Potential TCT Route from Southeast Red Deer ↔ Meers
The Alberta TrailNet Society has identified the use of the abandoned rail line from Meers located at SE-11-34-26-4 in the County of Knee Hill to Drumheller. It was requested that a potential route be identified through this project that would provide a linkage from Red Deer to Meers.

The residents of the Pine Lake area were not comfortable having a small group of people identify a potential route location that spanned such a long distance. Therefore the project coordinator identified the originally proposed route and the route options were identified through the feedback received.

This route, because it has been identified as a preferred TCT trail route linkage, may be explored further for development in the near future. However, due to the long distance of the trail, the extensive public participation process that is required prior to establishing a 'finalized route' location, it is recommended that this route and all other available options be explored.

This route and all route options were identified to follow existing roads and road allowances.

4. Trail development not recommended at this time.

- **Route 'C':** Hwy #21 from Content Bridge south past the Village of Elnora.
- **Route #16:** Lousana ↔ Elnora via the west side of Quill Lakes
- **Route #18:** Lousana ↔ Elnora via the east side of Quill Lakes
- **Route #31:** Delburne south ↔ Lousana
- **Route #30:** Delburne Lake ↔ MacKenzie Crossing along the Red Deer River

Route 'C': Hwy #21 from Content Bridge south past the Village of Elnora.
This route was identified as a route option through the public's input and would potentially utilize the road allowance or ditch along Hwy #21 from Content Bridge (Tail Creek) to points south past the Village of Elnora.

This proposed route is a relatively isolated and long trail through a sparsely populated rural area. The anticipated or potential demand for a trail in this location would make the cost for development and maintenance of the trail difficult to justify.

There are no clearly identified points of interest or communities directly along this route, potentially adding the cost of additional 'supporting facilities' such as campgrounds, parking and washroom to the trail's development and maintenance costs.

Based on comments received regarding other potential trail routes in the immediate area, at this time the length, cost, lack of potential use and community interest, this route is not recommended for development at this time.

Route #16: Lousana ↔ Elnora via the West Side of Quill Lakes; and
Route #18: Lousana ↔ Elnora via the East Side of Quill Lakes; and
Route #31: Delburne south ↔ Lousana

These three proposed routes have been grouped together as they are all located in a similar location and have potential linkages to one another. These identified proposed routes exist in a sparsely populated rural area, with few identified points of interest or supporting facility sites such as parking, camping, washrooms.

These routes have been proposed to utilize the existing roads and/or road allowances and not to cross through or on private property. The long response time and access for police, as well as the potentially low demand or use by non-local individuals and a small local population base, makes the anticipated cost, and potential risks to local residents and community groups difficult to justify.

Route #30: Delburne Lake ↔ MacKenzie Crossing along the Red Deer River
This identified trail route option circles the north Delburne Lake and continues east to the Red Deer River. It then follows the Red Deer River south to MacKenzie Crossing. The property along the Red Deer River is land identified in the Tolman Badlands 'Special Places 2000'. This program of the Alberta Environmental Protection Department outlines recommendations regarding the future use of the crown and private land adjacent to the Red Deer River.

In addition to trails not being a recommended use for this property, the proposed route crosses through private property. The property owners holding title to this property are not in support of trail designation and development through this area, as it would severe grazing and farming land and be difficult to monitor and police.

Although this potential route is scenic, the identified preservation of the river escarpment and adjacent land in addition to the property owners' concerns, issues and identified position relating to the use of their property, are some of the key reasons this route has been classified in this category.

b. Other Information

There were several points of interest identified in this area. These are indicated on the map with Red, Orange, Green and Purple dots. Not all of these points are labeled on the map; however, the map legend will assist with identifying what each of the dots represents.

1. Identified Natural Areas

- Trenville Park – **NW-7-35-21-4**
- Tolman Badlands Corridor - Special Places 2000 Program – Corridor of Land approximately 1 mile on either side of the Red Deer River from **28-38-22-4** to South of the Red Deer County border.
- Dry Island Buffalo Jump – **SE-29-34-21-4**

2. Identified Historic Roads and Points of Interest

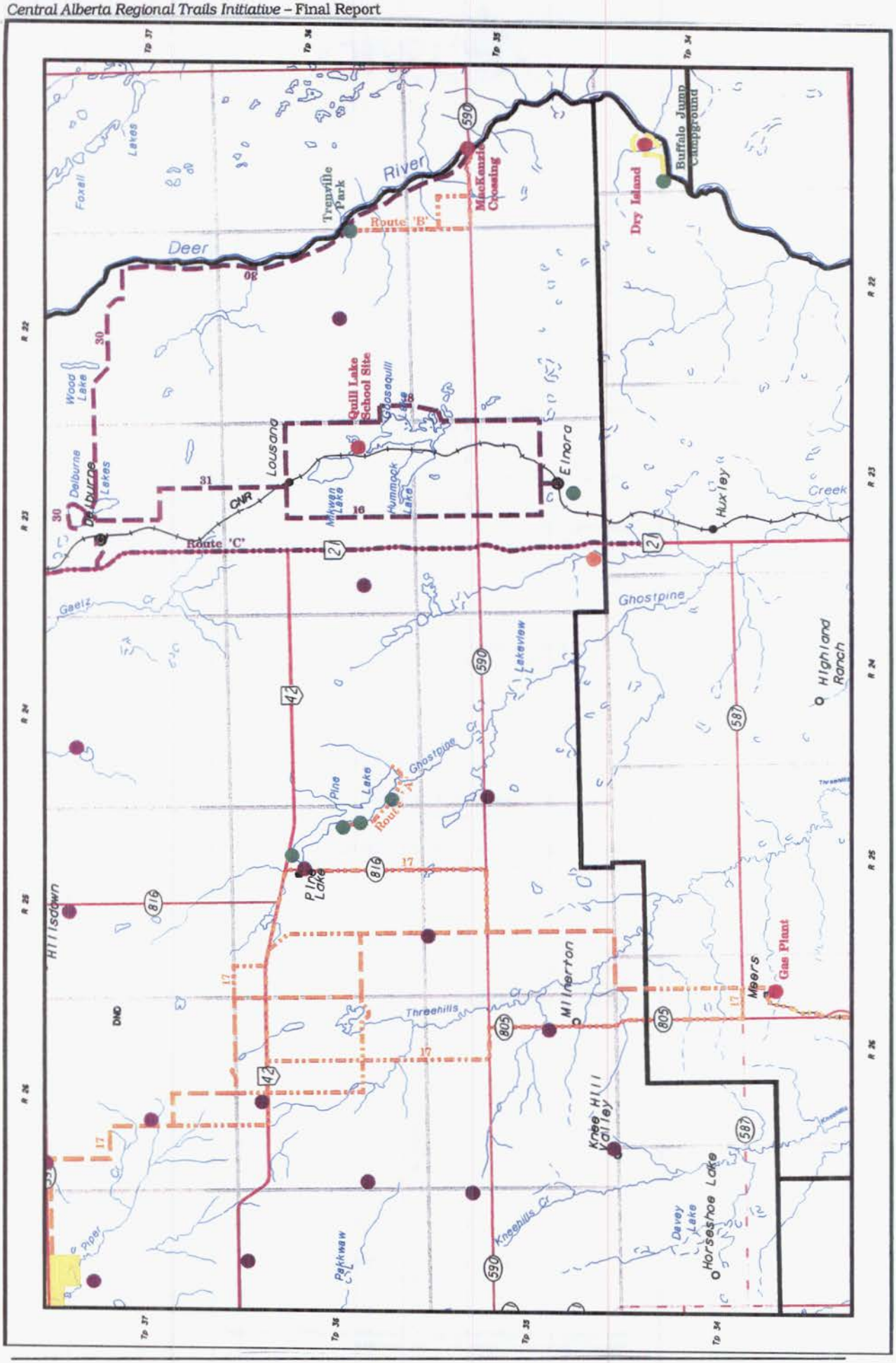
- Quill Lake School Site – **NW-12-36-23-4**
- MacKenzie Crossing – **NW-21-35-21-4**

3. Identified General points of Interest

- Trenville Park – **NW-7-35-21-4**
- Meers Gas Plant – Abandoned Rail Line – *(out of project area)* **SE-11-34-26-4**

4. Other potential Sites for Trail route Locations in this Quadrant

None identified in this area.


Deer
River
Trenville Park
MacKenzie Crossing
Buffalo Jump Campground
Dry Island
Foxhill Lakes
Wood Lake
Delburne Lakes
Quill Lake School Site
Gleasquill Lake
Mikwan Lake
Hummock Lake
Lousana
Elnora
Huxley Creek
CNR
Route 'B'
Route 'C'
Gaetz
Ghostpine
Lakeview
Highland Ranch
Pine Lake
Hillsdown
Threehills
Millerton
Meers
Gas Plant
Knee Hill Valley
Horseshoe Lake
Davey Lake
Kneehills Cr
Pakowan
Piper
DND
Twp 37
Twp 36
Twp 35
Twp 34
R 22
R 23
R 24
R 25
R 26

Alberta

COUNTIES OF LACOMBE AND RED DEER

CITY — RED DEER
TOWN — LACOMBE
VILLAGE
HAMLET
LOCALITY
RAILWAY
RAILWAY (ABANDONED)
TOWNSHIP LINE SURVEYED
TOWNSHIP LINE UNSURVEYED
SECTION LINE
COUNTY BOUNDARY

PRIMARY HIGHWAY 2
DIVIDED
PAVED
GRAVEL
SECONDARY HIGHWAY 815
GRAVEL
PAVED
IMPROVED ROAD
UNIMPROVED ROAD
TRUCK TRAIL
AIRSTRIP

Originally Proposed Route
Route Options Proposed by Public

Existing Trail

Trail development not recommended at this time

Areas of trail development requiring further consultation with local stakeholders

Areas of trail development which may proceed, subject to additional consultation with local stakeholders

Campgrounds
Community Halls
Golf Courses
Historic Site/Point of Interest

N

SCALE 1 : 125 000

Map produced by GeoSpatial Technologies in cooperation with CARTS (Central Alberta Regional Trail Society) and Alberta Environment, June 1998.

Trail information was estimated using 1996-98 CARTS data. Base information provided by Alberta Environment varies in currency from 1993 to 1996.

iv. Southwest Quadrant

a. Proposed Routes and Route Options

1. Existing Trails

No existing rural trails have been identified in this quadrant

2. Areas of trail development, which may proceed, subject to additional consultation with local stakeholders.

None of the proposed routes or route options have been classified in this quadrant.

3. Areas of trail development requiring further consultation with local stakeholders.

- **Route #21:** Proposed TCT route corridor from Penhold – Red Deer
- **Route #19:** Proposed TCT route corridor from Innsifail - Penhold
- **Route #15:** Proposed TCT route corridor from Bowden - Innisfail
- **Route #24:** Penhold ↔ Markerville
- **Route #11:** Markerville, Stephensson House, Hola School Loop
- **Route #25:** Markerville ↔ Dickson Dam ↔ Dickson
- **Route 'E':** Spruce View ↔ Dickson ↔ Gleniffer Lake
- **Route 'I':** South side of Gleniffer Lake ↔ the Dickson Dam

Route #21: Proposed TCT route corridor from Penhold – Red Deer; *and*
Route #19: Proposed TCT route corridor from Innsifail - Penhold; *and*
Route #15: Proposed TCT route corridor from Bowden – Innisfail

These three proposed routes have been grouped together because they are identified potential route corridors for the preferred TCT route from Bowden to Red Deer.

The length and complexity of this route made classifying it difficult. As Alberta TrailNet has identified this route corridor as a preferred route location, the potential for the continued study to move toward the designation and development of this route is likely. Investigation and involvement of all adjacent property owners and other stakeholders as well as identification of all the possible routing options, issues and potential solutions required may take a considerable amount of time.

The use of portions of the historic Calgary /Edmonton trail has been supported in the public feedback. Utilizing existing roads or road allowances also has been identified as an important recommendation as it potentially reduces the property owner concerns raised by the route crossing their property. This alternative may not however meet the desires of the trail user however for a peaceful, natural and off-road experience.

Small portions of these proposed routes may be utilized and supported as commuter linkages between the included communities. In addition the potential user support for this proposed route is high, due to the central location of the proposed route, the TCT component and the higher density population area surrounding these potential routes.

Route #24: Penhold ↔ Markerville
This route, linking the community of Penhold and the Markerville area, has been put into this classification for the following reasons. This route which is a potential 'branch' route off the proposed TCT route presently has a camping facility along the outlined route option. In addition, providing a direct link to the community of Markerville could enhance the tourism potential of the area along a route that is commonly used to access this historic destination.

Based on the public feedback received, the proposed route should be located on or along the road allowance, to monitor and 'police' trail users.

Route #11: Markerville, Stephensson House, Hola School Loop
The roads linking these three historic sites and tourism destination sites creates a triangular loop. The creation of a walking trail linking all of these locations, which are in a very close proximity to one another, would potentially enhance the tourism potential of the area and provide visitors a scenic tour of the entire area without the use of vehicles.

However, the roads in this area are relatively narrow to accommodate pedestrians and vehicles and the development of a separate trail route in the ditch or adjacent to the existing road may be required.

Route #25: Markerville ↔ Dickson Dam ↔ Dickson
The proposed route from the community of Markerville to the Dickson Dam and then on to Dickson has been identified as a route which requires more consultation before initiating any route designation or development. The three main points along the proposed route are identified tourist destination sites.

This route and the route options received from the public are proposed to utilize existing road allowances. The potential use by cyclists and walkers, in addition to the potential benefits for each of the identified points of interest, must be examined thoroughly in conjunction with the adjacent property owners prior to proceeding with the development of this route.

Route 'E': Spruce View ↔ Dickson ↔ Gleniffer Lake
The potential linkage of Spruce View to Gleniffer Lake was provided through the public feedback received. This short, direct linkage from two communities to an established park/recreation area may have the potential for good user support. Again, the use of an existing road allowances is strongly recommended.

Route 'I': South side of Gleniffer Lake to the Dickson Dam
This route was also identified through the public input received. There are already existing 'trails' along this side of Gleniffer Lake and the potential for development of these routes for public use may be considered.

As a recreation site the potential support for the exploration of these route options may be high. It is strongly recommended that the Dickson Dam authorities responsible for these trails be contacted prior to starting any trail designation/development project in this area.

4. Trail development not recommended at this time.

- **Route #26:** From Hwy #11 south along #781 to Stephensson House 'Loop'
- **Route #27:** Benalto ↔ Stephensson House
- **Route #11A:** Medicine River Escarpment between Markerville and Hola School
- **Route 'H':** From Sec. Hwy #592 south on Rg.Rd #1 then east on Hwy #54

Route #26: From Hwy #11 south along #781 to Stephensson House 'Loop'
This route was proposed as a direct linkage from the Stephensson area to the Town of Sylvan Lake. The potential use of this route, as well as the lack of supporting facilities or communities along this route, helped classify this route as one not recommended for development at this time.

Route #27: Benalto ↔ Stephansson House
This potential route location is located in a sparsely populated rural area. The identified linkages of the Stephensson House/Markerville area and Benalto are communities that may have a great deal of difficulty supporting the requirements of a trail's development and maintenance. The feedback received from adjacent property owners in the area clearly outlined the lack of potential use, resources and interest in establishing a trail.

Route #11A: Medicine River Escarpment between Markerville and Hola School - This very short proposed route was identified due to the scenery associated with the linkage of Markerville and Stephensson House. However, this route is not recommended as a potential trail route location because the proposed route crosses through private farmland. This, in addition to the potential environmental impacts on the adjacent Medicine River, made this proposed route a poor choice for a trail location.

Route 'H': From Sec. Hwy #592 south on Range Rd #1 then east on Hwy #54
This proposed route option was provided through the public's feedback, and was identified as a direct routing alternative to access the Dickson Dam area from the Town of Penhold.

This route, which proposes to utilize a large portion of Hwy #54 or its road allowances, is a relatively long route, with no identified supporting communities or facilities along the route.

In addition the size and traffic volume of Hwy #54 could potentially make the location of a trail on this roadway a safety risk to both the trail users and vehicles.

b. Other Information

There were several points of interest identified in this area. These are indicated on the map with red, orange, green and purple dots. Not all of these points are labeled on the map; however, the map legend will assist with identifying what each of the dots represents.

1. Identified Natural Areas

- Penhold Bird Sanctuary – **SW-36-36-28-4**
- Dickson Dam – **NW-34-35-2-5**

2. Identified Historic Roads and Points of Interest

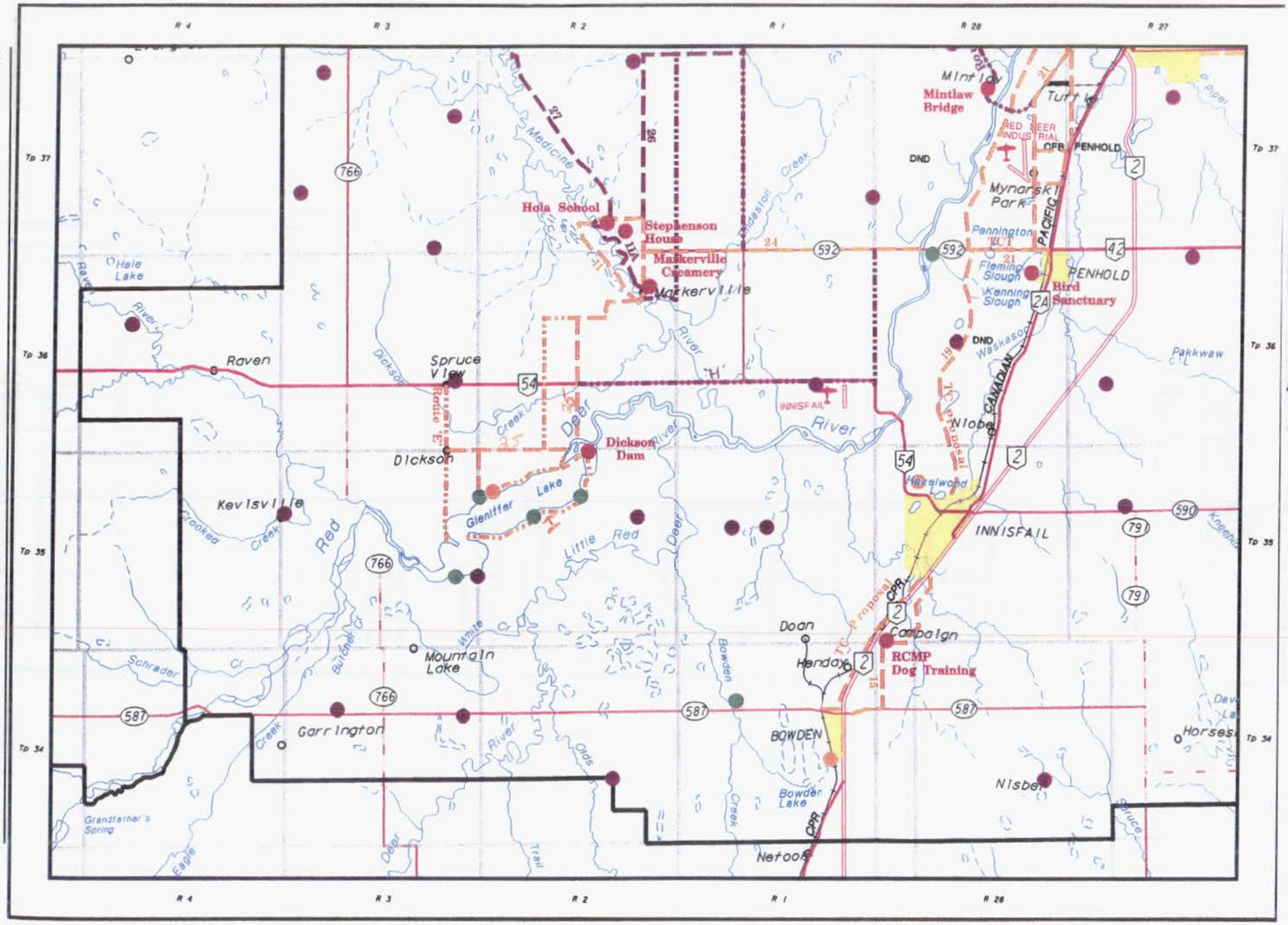
- Markerville Creamery – **NE-26-36-2-5**
- Stephensson House – **SE-10-37-2-5**
- Hola School – **SE-10-37-2-5**
- Mintlaw Bridge – **SE-27-37-28-4**

3. General Points of Interest

- RCMP Dog Training Facility – **NW-6-35-28-4**

4. Other Potential Sites for Trail Route Locations

- Innisfail to Dickson Dam


R 4
R 3
R 2
R 1
R 28
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Tp 35
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Mintlaw
Mintlaw Bridge
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RED DEER INDUSTRIAL
CFB PENHOLD
DND
Mynarski Park
Pennington TCT
Fleming Slough
Kenning Slough
PENHOLD
Bird Sanctuary
PACIFIC
Hola School
Stephenson House
Maskerville Creamery
Walkerville
Medicine
Hale Lake
Raven
Spruce View
Dickson
Dickson Dam
Deer
Red
Little Red
Gleniffer Lake
Kevisville
Crooked Creek
Mountain Lake
White
Schrader Cr
Garrington
Grandfather's Spring
Eagle
Trail
Olds
Bowden
Bowden Lake
Doan
Henday
Campaign
RCMP Dog Training
BOWDEN
Nisbet
Horsese
Netook
INNISFAIL
Hazelwood
Nlobe
CANADIAN
TC proposal
CPR
Waskasoo
Pakkwaw
Knee Hill
Piper
Ridge E
Ridge H
766
54
592
2
2A
42
590
791
587
15

Alberta

COUNTIES OF LACOMBE AND RED DEER

CITY — *RED DEER*
TOWN — *LACOMBE*
VILLAGE
HAMLET
LOCALITY
RAILWAY
RAILWAY (ABANDONED)
TOWNSHIP LINE SURVEYED
TOWNSHIP LINE UNSURVEYED
SECTION LINE
COUNTY BOUNDARY

PRIMARY HIGHWAY (2)
DIVIDED
PAVED
GRAVEL
SECONDARY HIGHWAY (815)
GRAVEL
PAVED
IMPROVED ROAD
UNIMPROVED ROAD
TRUCK TRAIL
AIRSTRIP

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Golf Courses
Historic Site/Point of Interest

N

SCALE 1 : 125 000

Map produced by GeoSpatial Technologies in cooperation with CARTS (Central Alberta Regional Trail Society) and Alberta Environment, June 1999.

Trail information was estimated using 1998-99 CARTS data. Base information provided by Alberta Environment varies in currency from 1993 to 1998.

7. Recommendations

The following recommendations are a result of the experience of the coordinator working with the various stakeholders throughout the project. These recommendations are also derived from collected and researched information regarding other trail groups, initiatives and challenges.

It is believed that, if the following recommendations are addressed, trail designation and development will have the potential of becoming a less formidable task for trail advocates and less of a potential threat and perceived burden to adjacent property owners.

To best protect and provide for all involved collective, positive efforts are required. An understanding of each stakeholders role in trail designation and development must be reached and collaboration encouraged.

A. Local Stakeholders

i. Property Owners

- To become informed regarding the purpose, potential benefits and issues regarding recreational trail development.
- To stay informed, through memberships and information meetings, regarding local and provincial trail initiatives.
- To support advocacy and lobbying efforts of trail organizations and other recreational groups regarding the protection of the property owner and environmental damage. (i.e. Revising the Occupier's Liability Act, and the creation of a provincial Trails Act)
- To request that any potential trail designation or development require a complete planning process which provides various timely opportunities for pubic and stakeholder input.
- To require that a management strategy be put in place prior to trail development approval.

ii. Local Trail Development Groups

- Commit to an outlined process, such as the *Central Alberta Regional Trails - Trail Development Strategy.*
- Contact other local and provincial trail groups for support.
- Remain realistic regarding timelines and potential completion dates.
- Represent the views and opinions of property owners and remain committed to public participation at all times.

iii. Local Government(s)

- Identify political position regarding trail development and subsequent policies or development strategies within municipal planning documents.
- Support local trail development groups that illustrate a commitment to a process that considers input from a variety of stakeholders, especially adjacent property owners.
- Identify potential areas of municipal support, (i.e., information, staff liaison, clear guidelines and parameters) for trail development groups that have outlined a process that will ensure stakeholders have a role in the trail route's designation and development.
- Become informed regarding the potential benefits, concerns and possible solutions regarding recreational trails
- Become informed regarding national, provincial and local trail initiatives.
- Support regional trail organizations, through identified representation, to ensure information sharing occurs.
- Act as an advocate for other levels of government to move toward addressing common issues and concerns for property owners in regards to non-public recreational land use and trail issues. Some of these may include:
  - Occupier's Liability Act revisions
  - Establishment of a provincial "Trail Act"
  - Increased police support for rural areas to address related issues.
  - Changes to the Department of Transportation & Infrastructure' s policies – to explore the use of appropriate road easements for potential development of trails and pedestrian pathways.
  - Long-term infrastructure support for the maintenance and management of developed trails.

iv. Local Interest Groups (i.e., Snowmobile Association, Equestrian Groups, Youth Groups)

- Identify local trail initiatives and investigate potential areas of support or partnerships.
- Ensure information sharing and communication between identified partners with common interests or objectives.
- Work cooperatively toward common advocacy and lobbying initiatives.

B. Regional Stakeholders

i. Regional Trail Organizations

- Encourage local trail development groups to commit to an outlined development strategy and process.
- Collect and provide research and reference information to be used by local trail development groups.

- Act as an advocate for the necessary policy changes that will provide alternatives and possible solutions to trail development issues and concerns.
- Act as an information source for property owners and other stakeholders regarding trail designation and/or development trends, issues, ideas and initiatives.
- Ensure regional representation and information sharing occurs.
- Identify partners who may assist with providing information, solutions or support for trail designation and development and any related issues.
- Act as host agency for local trail development initiatives that may require assistance in acquiring funds, support or other resources.
- Provide leadership in any future trail designation, development and management within the region.

ii. Interest Groups

- Identify common issues and beliefs between organization and trail development groups or initiatives.
- Support common advocacy initiatives with other partners (like a local trail development group) to local and provincial government departments.
- Encourage, organize and initiate public awareness campaigns that will address common issues and concerns of identified partners.
- With identified partners, address and work toward common issue solutions for all stakeholders.
- Look at creative ways to support and be supported by other groups or agencies, which share similar goals.

C. Provincial Stakeholders

i. Provincial Trail Organization

Alberta Trail Net - As the primary agency concerned with the designation and subsequent development of trails in the province of Alberta, the following recommendations are suggestions that may assist in the future strategies of the organization.

These recommendations are a result of feedback received from property owners, stakeholder groups and administrators throughout the Central Alberta Regional Trails (CART) initiative's planning process. There are also recommendations that stem from the direct experience of the project coordinator and requirements of the CART master planning process.

a. Trail Designation & Development

- Establish, update and refine training /orientation manual for future trail project coordinators.
- Host workshops and planning sessions for trail project coordinators.

- Establish a list of skills and competencies that could be utilized by trail development groups to assist in the contracting or hiring of trail coordinators to ensure consistency and effectiveness of the trail development process.
- Focus efforts on providing grassroots support.
- Provide information on issue resolution
- Provide useful trail development standard and cost formula information.
- Maintain contact lists for various provincial regions. (i.e. CP rail, CN rail, provincial department contacts, previous trail coordinators)

b. Positive Public Positioning

- Identify innovative opportunities to present and focus on the benefits and potential outcomes of trails.
- Provide real solutions to common and known trail development and management issues.
- Become a trusted and reliable information source to adjacent landowners and stakeholder groups.
- Illustrate to 'decision makers' a commitment to working with stakeholders to address their concerns and issues, work to reduce or eliminate power-struggles.
- Boost public image by a value / belief change within the organization.
- Establish and maintain a position of sensitivity for local trail issues and concerns.
- Consistent and timely communication and support to service deliverers and administrators (i.e. Recreation Directors)

c. Leadership

- Take a leadership role with the Trans Canada Trail in regards to process and timelines.
- Commit to "Progress through process" – not convenience and speed in regard to trail designation and development.
- Recruit volunteers based on skills required for board and committees.

d. Advocacy

- Identify and utilize traditional and non-traditional partnerships to achieve better advocacy.
- Lobby Government not only to support the concept of trails, but also to have a role in the future commitment and maintenance of trail system.
- Develop a communication strategy to help secure membership and grassroots support for lobbying directives
- Use a 'benefits of recreation' approach to proactively position the association with government agencies on trail related topics such as funding, issue management and maintenance.

ii. Elected Officials

- Stay abreast of the concerns, issues, ideas and benefits of trail designation/ development and management.
- Encourage provincial, regional and local trail initiatives to work with property owners toward the identification of acceptable solutions for common trail issues and concerns.
- Support advocacy efforts for any provincial, regional or local trail groups trying to address common trail issues and concerns.
- Provide interested/concerned constituents with current provincial, regional or local information sources.
- Identify and provide possible advocacy or lobbying opportunities to provincial, regional, or local trail groups to support positive changes or forthcoming recommendations about trails. (i.e. Changes to the Occupier Liability Act.)

iii. Government Departments

- Stay informed regarding the trends, benefits, issues and ideas surrounding trail designation, development and maintenance.
- Develop policies and political positions regarding recreational trails.
- Identify potential partnerships or contributions that may address issues or support trail development initiatives.
- Identify appropriate department contacts for future communication with provincial, regional and/ or local trail groups.

iv. Provincial Interest Groups

- Identify common issues and beliefs between organization and trail development groups or initiatives.
- Support common advocacy initiatives with other partners, (like a local trail development group) to local and provincial government departments.
- Encourage, organize and initiate public awareness campaigns that will address common issues and concerns of identified partners.
- With identified partners, address and work toward common issue solutions for all stakeholders.
- Look at creative ways to support and be supported by other groups or agencies, which share similar goals.

D. Federal Trail Organization

i. Trans Canada Trail Foundation

- Commit to supporting a trail development strategy that strongly encourages partnerships with all stakeholder groups involved with trail designation and development, especially adjacent property owners.

- Establish and ensure a communication plan that will relay timely, relevant information to all stakeholders in regards to the designation and development of the TCT, especially adjacent property owners.
- Support and encourage an effective trail designation and development process, which respects the needs and timelines of adjacent property owners and provincial trail group requirements.
- Listen and respond to all common issues and concerns regarding the development of the TCT.
- Support and initiate advocacy efforts of provincial trail associations to address common concerns and issues regarding the designation and development of the TCT.
- Identify national partners that may assist in addressing the needs of the provincial trail groups, in terms of issue resolution, advocacy and the identification and marketing of the benefits of trails.

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Central Alberta Regional Trails Initiative

Master Plan

APPENDIX

Media Contact & Distribution List **A2-1**

Public Meeting Comments..... **A2-2**

Public Forum Questionnaire and Survey **A2-3**

Public Feedback – Comments Received..... **A2-4**

Community Population Estimates **A2-5**

Press Release Contact & Distribution List

• CFRN TV	Catherine McDonald / Dan Kobe	343-7191
• CKGY/ Z99 Radio	Alan Redel	341-5545
• CKRD Radio	Brian Walters	347-6333
• Red Deer Morning News	Joanne Barker	341-3230
• Red Deer Advocate	Carolyn Martindale	341-6560
• RD TV	Duane Rolheiser	346-3962
• Shaw Cable 10	Patricia Smith	346-3962
• Red Deer Express	Glenn Werkman (Steve S)	347-6620
• Rimbey Review	Rob Gilgan	843-4709
• Sylvan Lake News	Treena Mielke	887-2081
• Voice & Image of Bowden	Wray Hutchison	224-3010
• Lacombe Globe	Doug Wyrostok	782-5850
• Innisfail Publishing	Tim Houle	227-3330
• Red Deer Life	Harley Richards	341-6560
• Red Deer Chamber of Commerce		341-2355
• Lacombe & District Chamber of Commerce		782-4302
• Mirror Informer	Sandy Kunschuh	788-2666
• Delburne & District News	Karen Grant	749-3164
• Alix Lakesider		747-2575

PUBLIC MEETING
APRIL 14, 1999

SYLVAN LAKE COMMUNITY CENTRE

- Why do all the communities have to connect?
- Why can't people just drive to the desired community and ride their trails and in the process, have that community promote itself?
- Southeast of Morningside – there are trails that already exist.
- Will the trails be open to horseback riding? What are the uses?
- Will the trails be made along existing road allowances?
- Can a "low use road" be designated as a trial? Then the bikers can just use the road and not use road allowances.
- What happens when you have to cross creeks, sink holes etc. ?
- Who is taking notes?
- What is the position of the County to use its road allowance ? What about leash laws, liability, garbage?
- Who ultimately pays for damage caused by trail users? Ratepayers!
- (Gentleman uses examples from the States) The rules of the trail users are "what you pack in you pack out". (Some in attendance disregard the statements because it is not a Canadian example.)
- Snowmobile Association Representative – Encourages the public meeting process. He explains to the community that if the landowners are opposed to the trail, there will be no trail.
- Why not invite the trail sponsors to the meetings?
- You have only invited people who are affected by the present routes. If you had made the lines either North or South you would have had more people here!
- The landowners should have been consulted before any of these routes were put to paper!
- Who will be in charge of policing?
- If a sign is placed on private property that identifies "trail", then anyone can/will use it. If the landowner wants to discontinue the use on his/her land they have no way to discontinue its use.
- Liability concerns – existing trails?
- A concerned resident asked if any of the landowners would allow their wife or child to use the trail unattended? No!
- If residents are sexually assaulted on the trails in Red Deer, what will happen out in the rural community?
- Snowmobile Association – They have written agreements with the affected landowners, if the landowners have a complaint, they write to the snowmobile association and then the Association will pull up signs and return the land to its original state.
- I am opposed to using road allowances for trail use.
- East of Hwy 11 Is Alberta Transportation prepared to address the issues now (while they are in the planning stages of a Highway expansion)
- We became farmers or moved into the County to get away from all of this. Farmers do not wish to have people come around and disturb their horses, cows, etc.
- Children's safety. "My children can safely play in my front yard now. I do not want a trail across my front yard"
- If there is going to be a vote on the trail, only the affected residents should be permitted to vote. That way, the result is an accurate picture of how those residents feel.

PUBLIC MEETING
APRIL 15, 1999

INNISFAIL LIBRARY MEETING ROOM

Questions and Comments

- Road allowances - What type of trail is this going to be? Ditch would have to be dry. Why local funding to have a trail in the ditch? Too expensive in the ditch.
- Is support from the landowners required before trail is approved?
- Will the trails be paved?
- Will any trails go on road allowances not yet developed?
- In regards to crossing the No. 2 Hwy, how is AB Transportation involved?
- Who's using the trail? How wide will it have to be? - How would we deal with no horses or snowmobiles in some areas?
- Would like a natural trail / no advertising - basic by-law / policy to prohibit advertising. Concerned the 'slippery slope' of allowing more and more ads. One municipality does it and then pressures others.
- Cycling - Is it possible to identify many destinations / rest stops / rest rooms along the route.
- When can we expect the next communication?
- Representative of the Palliser Trail - they have rooming houses along the route. Recommended abandoned road allowances be built up.
- Would spraying the ditches for weeds affect people using the trails?
- Dickson Museum - has a project - we'd like to join - we have some routes.
- When do you want the rest of our info (Route options, surveys returned, etc.)?
- What is the June meeting for?
- How do we get ongoing information?
- Any railways pulling out of the area?
- North of Town - original trail to Edmonton - Calgary an interesting option.
- Sylvan Lake-Red Deer via the abandoned rail line. Has there been any interest? - Mint Law bridge
- Let's ask the County to add 3-4 feet to each road to have a trail?
- Hwy #54 in places it's wide enough for people on / along it , but not where the current route proposal is.
- What about insurance?

PUBLIC MEETING
APRIL 20, 1999

DELBURNE COMMUNITY HALL

Questions and Comments

- Who is funding the project?
- How are negotiations with property owners done?
- Where does the funding come from for different areas? The public sector? Friends of? Corporate sponsors?
- Is Crown Land donated or can it be bought cheaply?
- Have Crown lands received letters?
- Why were people who are affected not contacted sooner than just all of a sudden receive a letter and a map. My personal opinion, nobody's going to tramp through my land.
- If a person is not interested and don't want any trails, how do they let somebody know - before the trails get started?
- It seems to me that you're putting the cart before the horse.
- We had to take time out of our personal lives to come here and try and get our name off the trails.
- There are a lot of assumptions being made. If we're interested or not interested, there should have been a phone call instead of all these letters, would have saved a lot of money.
- What are the geographic areas? Cliffs, Rivers?
- Should have sent out a local representative to see if people were interested first.
- I am the sole property owner, a group of 2 people designating these routes is not a consensus of what everyone feels. The whole thing is mind-boggling.
- I feel encroachment on people in the rural areas by urban people.
- How many trails does a community need? We should have been contacted before this meeting.
- Whose is liable? The provincial government? Property owners? County? If users stray off a trail then who pays?
- Interested in development. Who are the special interest groups, snowmobilers that want the trails?
- The concept is a good idea but I think there are a lot of people in "La La" land. We are very defensive about our land, we know our neighbors, we want to pick and share our land with who we want.
- How do we get a hold of the people who put the trails on the map in my specific area? We can't defend ourselves if we don't know who they are.
- Who is liable for fires? What about bathrooms, garbage, fences, etc. So when a group is tired of looking after a trail, who does it then, the farmer?
- Maintenance of a trail is very hard to keep up, look at the Wilmore Wilderness Trail.
- What kind of trails are they going to be, gravel, asphalt?
- If these trails started near Bowden, what about the prison and also in the Alix area?
- What's the County's position regarding the use of road allowances? What about drainage problems along those road allowances?
- Who keeps the users off my land when they decide not to stay on the road allowance?
- How is the policing done?
- We can't go out every night to look after the walking trails.
- Why would anyone propose trails by the riverbanks?
- Are landowners in favor of these trails at other meetings? What are the concerns of landowners along side of road allowance trails?
- If certain areas don't buy in, is it all or nothing?
- Where does the support for the trail come from?
- What are the options?

- Are there trails on the Hutterite property?
- Who else were the letters sent to besides property owners?
- If the gas companies agree and go ahead with it, maybe we still don't want them.
- Who fixes the broken fences from the oil companies.
- If the public would be more responsible then there might be more support.
- Use common sense.
- You won't find three farmers that think alike.
- If the landowner opts in and then decides to get out, what can be done about that?
- If a local group wants to pursue the trail then has a low membership or goes defunct, what happens to the trail? It becomes an eyesore, then what?
- People (users) are in danger in outlying areas from moose, cougars, pot holes. What about safety for the user?
- Why would people want to go on a trail with the mosquitoes and it could be too wet?
- How does the Environment Department feel about the trails?
- If the majority of the landowners say no, can we vote on it right now.
- If a local group decides to go ahead with this, do they have any jurisdiction to make the property owner cooperate?
- What about economic development? Can lemonade stands be set up?
- Why not have a vote ahead of time instead of going to the meetings?
- Opposed to the trail, if we go on record that we don't want proposed routes, would it be followed up? Need an answer on paper.
- When talking about a vote, who is eligible? Town people, everyone?
- Would you eventually take a vote?
- When does this vote actually happen?
- What is the drive that started this project, government, backpack groups?
- Are there any projected numbers on who would use them compared to the number of dollars spent?
- When you run your own business, you need to know that the input is worth the output.
- Has there been any consideration that the local group could charge a fee to help for maintenance?
- If trails go through, you say there is less crime? It just opens up more opportunity for more vandalism.
- Are we going to have to fence our property to keep the people out?
- I think business of having access is just like being in town... you need to be locked and barred.

PUBLIC MEETING
APRIL 22, 1999

HUB COMMUNITY CENTER - PINE LAKE

Questions and Comments

- Will there be land purchased to be used for the trails?
- The route near Pine Lake goes from the gas plant (Meers) to where?
- What area is included in the road allowances?
- Trail lead to people which leads to vandalism. No trails wanted on my land.
- I object to trails in intense farming areas, livestock, tall grass, and what about fire hazards?
- Another hazard is overnight partying and camping.
- Has the committee met with the City of Red Deer to discuss the trails system there? Have you heard any negativity from them? Are you familiar with how the trails are policed - RCMP, volunteers? Is that what you are proposing?
- What control does the local group have? How are they selected? Appointed? Elected?
- What authority does the local group have and how would they be replaced?
- What is the Provincial Government doing for the landowner?
- As individuals do we have protection?
- I would like to recommend that you keep the public informed about what's happening.
- How would our property values be affected? I know of the concerns regarding fires, vandalism in the City of Red Deer.
- With regards to the path around Pine Lake - have you seen legislation regarding it?
- Is land expropriation in the future?
- There is all kinds of garbage around the trails in Red Deer.
- I do all kinds of hiking, here and in Arizona. The trails in Arizona are cleaner than the city and all along the trail are signs saying "Pack out what you pack in". You see highways littered with garbage but not these trails. A hiking group in Red Deer is looking for areas about 4-8 miles long hikes. Leaders are well organized. There is no fear of fires with serious hikers because they don't smoke. Have information available if interested.
- Dry Island Park, there is no garbage left and there are hundreds of people that use this area.
- If there are signs where trails are, what happens as far as the etiquette of trails goes and who uses it?
- What about vandalism off the trail, what happens about liability?
- What is happening with the liability act? Is there a proposal coming from the government?
- Shouldn't the development of trails be up to the property owners not trail groups?
- What happens during the winter season? Snowmobilers?
- Snowmobiles destroy cross-country ski trails, what happens there?
- Clarify how to base a decision on only these forms and the small percentage that show up at the meetings? This is not a true count.
- Are you saying other user groups can join in? We need to know what we're facing on these trails.
- What would the trails be constructed of?
- Is it to be accessible all year round?
- Who clears the trails in the wintertime?
- Trans Canada Trail along abandoned rail lines, how is it going to be done? Will it be paved?
- In reality if a group decided to go ahead, and the landowner is against it, even if the trail is on the road allowance, does the landowner have a say in what happens?
- Have there been any meetings with the County of Kneehill? I understand that they have said no to the use of road allowances?
- Abandoned road allowances are they environmentally safe? Any residue left of the creosote?
- Who pays for the trails, the taxpayers?

- Does the landowner that had the rail line on their property get the option of buying the land back instead of using it for a trail?
- You'll find bare strips near Irricanna that has already been bought.
- Explain what 'Local Group' consists of, how they are funded and all the criteria.
- We struggle all the time to keep the hall going, only a few core people keep it going, where is the money coming from and what about maintenance for any buildings, snow removal?
- Say you have 50-60 miles of trails, one group can afford to have them but then there is a 5-10 mile portion where there is no money available, what happens to that trail?
- Has there been any consideration, if there is no trail, could you follow an existing paved highway and work with AB Transportation?
- Has the County of Red Deer and Lacombe approved the use of the ditch and road allowances?
- Until the Provincial Government brings in an ACT that will give adjacent property owners legal protection, the trails projects should be put on hold.

PUBLIC MEETING
APRIL 29, 1999

LACOMBE MEMORIAL CENTRE

Questions and Comments

- There's a problem - people mingling with cattle and property, assets aren't safe.
- Concept is great, I've seen lots of positives about trails, but the execution is what I'm worried about, the answers are weak.
- Enforcement is a big issue. What are the plans to keep up enforcement?
- No motorized vehicles allowed?!
- If AB Transportation nixes the overhead on Hwy 2, would a trail go from Sylvan Lake to Poplar Ridge?
- In reality if AB Transportation "Black Holes" the trails, does it condemn the trail?
- Do you have a draft of the new legislation regarding liability?
- CPR donated rail lines, now the Federal Government is quoting a price for the rail line, and now CPR is getting a great tax break!
- As a landowner, can we say no if it's on or along our property? Unfortunately, as a landowner, the less access we give to the public the better off we are, even though it's a small percentage of people who don't respect property, livestock and personal assets.
- Would each landowner along the route be contacted before the trail starts?
- Horseback riding, snowmobiles, quad riders, use the trails endlessly, how can this be controlled?
- How wide will the trail be?
- As a landowner, is NO simple enough? If the answer were YES, would there be compensation for the use of my land?
- The landowner can say no to trails crossing land is that what I am hearing? What happens if property owners on either side want it?
- I am on a creek and my environmental agreement says that as a landowner we have right of refusal to any trail proposal.
- How many miles of trails have been proposed so far? You keep referring to local associations, what feedback are you getting from them? What dollars are behind them?
- Funding acquisition should be #1 to build trails.
- In your discussions with AB TrailNet, has it ever been said why they have such a large area for trails, like abandoned rail lines?
- So is AB TrailNet there to work with the landowners as much as possible?
- You want to have success, but there is a trail between Gull Lake and Bentley now it is tearing up and no one wants to maintain it, isn't that a lesson for this project?
- I think it is a grand idea, but with no groups who have money for it, it seems like a huge undertaking.
- Trail groups seem anxious to get a hold of abandoned rail lines but haven't contacted the landowners. I believe they should be doing this the other way around - talk to the landowner first then deal on rails - The process needs to be changed!
- Foot traffic only, no trespassing. Most people don't know what walking is anymore.
- Speaking of local groups - who are they and how is this going to be established?
- Obviously you are asking permission to do the trail on our land. Do we have the right to know who will be walking on the trails? How will you monitor who does damage?
- How about liability?
- What is the answer for people on their property if the landowner has guard dogs and the dogs attack users?
- Glad to see 4-H clean up works, they have done it for years, but only clean up once a year. What reward ratio would be for cleaning up trails and frequency?

- Actually the whole process is overwhelming with "Let's put a trail here" with no plan of how to pay for it, where to place it. You're asking for the blessing of trails, but we don't have enough pertinent information.
- This Wildrose Trail Plan AB TrailNet has set up is very aggressive, but they have never come up with a plan and time frame that is reasonable.
- So what feedback are you getting positive or negative?
- Any feasibility studies done on how many people would use this trail? The longer the distance the fewer the users.
- Could neighbors along proposed road allowances squash this?
- Curious, I know you are working in this area, but is there any work being done like this in other areas?
- If there were designated dollars for this study, would there be money available for other areas like the MD of Kneehill?
- People (users) are out there on their own, being chased by moose, there are other dangers to the public, need signs - "Enter at your own Risk"
- We've traveled with quads out west, but have never seen a trail that is supposed to be just for walking, vehicles still go on these trails.

PUBLIC MEETING
June 17, 1999

RED DEER FESTIVAL HALL

Questions and Comments

- Since the Trans Canada trail is going east - west, why is the trail going to break off and go on my buddy's trail?
- I have a lawyer working on this, to ensure a trail does not go on my property.
- What will happen in August when your contract is over?
- Why was the line drawn and now you are saying it may not happen?
- If property owners don't want the trail on property, what happens - is it a definite go still?
- Would you please clarify what it means by "metre" sales on the Trans Canada trail? - as long as it's a donation that's okay.
- One of the main concerns is what happens when the money from the Trans Canada trail system runs out and who looks for the money?
- When I was in England, I was taken on different trails and the garbage, etc. was horrible.
- Are these trails going to come no matter what? Should we start writing letters to the government now to say no?
- What is the time frame in which this to be done?
- Do you realize what can happen on our property as a landowner?
- Which are the colored lines where people are interested in building trails?
- You talk about local groups - are they elected, will they be elected, how is it structured, are they going to be accountable 3-5 years down the road? When you say they have to be structured, do you have a structure plan for them? Is it going to be a society, and fall under the societies act?
- Are all the questionnaires up to date?
- What you're telling us is the general overseer is CARTS - are they overseeing everybody? It doesn't talk about the protection of landowners. How many people are on the CARTS board now?
- Who gets the documents when you're done?
- Will the contractor be available for support once the contract is completed.
- CARTS is responsible for this region, are there other regional groups doing this same thing?
- There is a big gap between this and the Trans Canada Trail.
- Who started this whole project?
- Is this provincially funded?
- Could you point me to where there is a strong voice for it....so why don't we just all go home?
- It is obvious that there is opposition and support, if opposition why talk about it any more?
- Curious, if a trail is beside your property and we say no, where do we go with our concerns?
- Is everyone going to get a list of who will be a contact in our community?
- If CARTS is going to be the mainstay, is CARTS prepared with money in pocket? CARTS develops the Trail? If someone drops a cigarette, which results in a fire, who is responsible? Are you looking for local groups? Who has the money to build it?
- Everything is downloaded, is the County going to be responsible?
- (AB TrailNet) I am hearing concerns that AB TrailNet is concerned about. Before the Trans Canada Trail goes anywhere, we need local groups to do a proposal, feasibility study, group must be registered as a society, have liability insurance. If the group isn't there, no trail will be built. Typically, historical societies tend to become involved, find money, and sweat equity to keep it going. ZigZag the trail to local communities that want the TCT.
  If there is not a local group in the area interested, the trails will not be coming.
  Get involved if you want to be heard, if you know a group who would be interested we want to support that group.

Public Forum Questionnaire

Please respond to the following questions.

1. **What do you think of the trail route(s) proposed in your area? What are the potential benefits, changes you would like to see, points of interest you would like included?**

2. **To ensure your concerns are addressed, please list trail development challenges which you remain concerned about.**

3. **Please provide solutions that you would consider in addressing your concerns.**

Please complete side two...

4. Please share any further questions or comments?

_____

_____

_____

_____

_____

5. Would you:

Appreciate a follow-up phone call? **Yes** ☐ **No** ☐

Like to receive minutes of CARTS meetings? **Yes** ☐ **No** ☐

Like to get involved in the project? **Yes** ☐ **No** ☐

Completing the following will provide an opportunity for you to receive any follow-up information requested or additional material on this project or trail development in your area.

NAME : _____ **ADDRESS:** _____

PHONE : _____ _____

LAND LOCATION: _____ **POSTAL CODE :** _____

Thank you for your time and comments.

Please return to: **The Central Alberta Regional Trails Society**
c/o Box 5008
Red Deer, AB.
T4N 3T4

Phone: 309-8500
Fax : 342-8222

Additional Comments

Proposed Trail Route Support Survey

I support the following proposed route(s) *(Please list)*

_____

_____

_____

_____

_____

I would consider supporting the following proposed route(s) if these concerns are addressed prior to trail development...

_____

_____

_____

_____

_____

I do not support the following proposed trail route(s) for these reasons...

_____

_____

_____

_____

NAME : _____

PHONE : _____ ***ADDRESS:*** _____

LAND LOCATION: _____ ***POSTAL CODE :*** _____

Public Feedback- Comments Received

Route	On/Off Route	Phone Comments	General Comments	Process Comments
1	Y	Glad to be informed! Pleased to be at the beginning. Wonders if there is a need for trails in this area. 2nd Call Clarify AGM purpose of CARTS and wanted to make sure there was a Bentley Rep.	Do not wish to be part of the Tourism of Sylvan Lake. Police already have difficulty with existing problems at the lake. Already problems with dogs chasing cattle=loss of income. Garbage, security, liability, privacy.	Pleased to be at the beginning of the process.
1	Y	Trails have a purpose. Move the proposal to the Country Lane that 'Birchcliff' residents want. Make bicycle paths part of the public reserve. License fee for bicycle use. 2nd call - Feels that the "people behind this" are not being accountable. Gov't mask	Highlighted the absense of property owners on the AB TrailNet Conference brochure. "Need to prove some benefit to me"	Land Owners must be in favor first. If Trails are to be built , communication should be carried on with those persons affected.
1	Y	Support Trails ! Fitness orientated Need to focus on the safety approach to walking and biking to town. The concerns of the property owners are real. Loves the Bentley trail		
1	Y	Quiet Road Vandalism!?		

Public Feedback- Comments Received

Route	On/Off Route	Phone Comments	General Comments	Process Comments
1	Y		Don't feel it's necessary, what's wrong with walking/riding on a gravel road-we do it! Added traffic, nosy people, risk of intruders, liability!	
1	Y	Does not care to have a trail. Has an intensive grazing herd on either side of the road.	Snowmobilers already cut fences in the winter. Summer sees 350 - 600 head of cattle. Pets pose great risk to livestock. Route isolated.	
3	Y	Not interested at all. Has livestock, who will ensure the fences aren't cut or damaged? In England trails are a disaster.		
5	Y	Rather not have a trail - People cause problems		
5	Y		Concerns - Liability, public next to my property. Insurance and legal challenges. Need to change all major laws in the province and country. Stopping ATV, Skidoos and horses will be impossible.	
5	Y	LIABILITY		
5	Y	North of Red Deer All for it! Snowmobiler		
5	Y		Own this land as investment purposes and until it is clear what the City of Red Deer is doing in this area (annex) I do not want to commit my portion of this to any project.	
5	Y		Feel invaded. Envision trail bikes, quads anything that makes noise. How can you police it? Garbage, cans, bottles Parties This trail is to go through Hazlett's Slough? - Ridiculous! This trail is on a well-travelled wildlife corridor.	

Public Feedback- Comments Received

Route	On/Off Route	Phone Comments	General Comments	Process Comments
5	Y	How does it affect their property? Not along river escartment or the abandoned rail line? (No) Then doesn't see a problem using the road allowance.		
5	Y	Recently bought property wanted to know where the proposed trail would goe and if the previous owners or realtor had known before the sale of the land. (No) - responded to by email.		
5	N		Don't want strangers in our back yard. Concerned with noise, garbage as on Red Deer trails, Liability, Safety. Tax Payers money being used for a very unecessary project.	
5	N	Set against it. Paid for privacy, Transients will move in, fire & theft risks escalate	Road Allowance? Perhaps.	
5	Y		No benefits, we choose to live in the country to get away from the city. Invading our privacy. Trail is 50 ft from the house. Follow an existing route such as the ditch along the C & E trail. City folk enjoying the the country at our expense.	
6	Y	Wanted a Questionnaire and info from meetings.		

Public Feedback- Comments Received

Route	On/Off Route	Phone Comments	General Comments	Process Comments
7	Y		In our area there are roads criss-crossing every 2 miles/1 mile, making trails will be a duplication of facilities & expense. Increased access has caused an increase in vandalism/crime. Recognize only a small group will commit, but still at risk.	
7	Y		This idea would allow general public access to our property with no supervision at all times. Livestock would be vulnerable to debris, may be spooked needlessly. Fences which can't be opened. These situations could seriously effect our income & livelihood.	
9	Y	More information Concerns about going along the road at the corner of Route #35. No problem within the ditch. Must stay off of private land.		
9	Y	Fear - scared ...moved to Mirror to get away from vandals and crime. Proposed route crosses their land. Must protect Agriculture land use.."Someday the city folk will realize how important farmers are."	Don't bother making any trails. We are fed up with the disrespect and harassment we have already experienced... Don't want to lose our privacy and property rights. We believe the public should try to preserve agricultural land.	
9	Y	Near Clive Lots of parties at the gravel pit already.		

Public Feedback- Comments Received

Route	On/Off Route	Phone Comments	General Comments	Process Comments
9	N	NOT Across Property!	Incrseased traffic, inconsiderate people littering, endangering livestock, property damage, vandalism, theft, crime, careless smoking, who will police? Liability, tressprs, invasion of privacy. I value my privacy, land & way of life. Active Environmentalist	Slightly perturbed at the lack of call for my input on this project.
9	Y		This idea would allow general public access to our property with no supervision at all times. Livestock would be vulnerable to debris, may be spooked needlessly. Fences which can't be opened. These situations could seriously effect our income & livelihood	
9	N		(Was called after receiving fax) Left the city to escape noise. Vandalism & crime-past experience, Concerned about the natural/wildlife habitat. Fire. Insurance need increasing. Limits any modifications I am considering making.	
10	Y		I do not wish to be involved with the Regional Trail at this time and I am vehemently against the proposed route through my ranch.	
10	Y	Parlby Creek area - (route crosses property) Liability Esentially a good idea Society trends of crime and disrespect are threatening for the next generation. Time of April meeting?		

Public Feedback- Comments Received

Route	On/Off Route	Phone Comments	General Comments	Process Comments
10	Y	Land near Tees / Parlby Creek - through marsh - not suitable for trails Not a good idea Busy Rail line a major concern Public Liability- cattle killed due to gates open and being spooked Total Cost vs number of users Better to connect North along road allowance		
10	Y	Near Clive Lots of parties at the gravel pit already.		
10	Y	NOT Accross Property!	Incrseased traffic, Inconsiderate people littering, endangering livestock, property damage, vandalism, theft, crime, careless smoking, who will police? Liability, tresspasserrs, invasion of privacy. I value my privacy, land & way of life. Active Environmentalist	Slightly perturbed at the lack of call for my input on this project.
10	Y	Clive-Goes right through property. No approval at all. Use other side of the Chain Lakes - part of it is public anyway.		
10	N		In our area there are roads criss-crossing every 2 miles/1 mile, making trails will be a duplication of facilities & expense. Increased access has caused an increase in vandalism/crime. Recognize only a small group will commit, but still at risk.	
11	Y			Local groups develop this, youth groups take ownership and caretake.

Public Feedback- Comments Received

Route	On/Off Route	Phone Comments	General Comments	Process Comments
11	Y		People can use the road the way it is . Don't need to interupt farming operation.	
11	Y		Not Pleased at ALL!! We enjoy our lifestyle-don't need or want a trail that will bring us unwanted prob.such as tresspassing, garbage, legal problems, etc. Waste of time and money - could be used for something to truly benefit ALL people of our community.	
11	Y	Concerns about - Maintenance Fire - Campfires LIABILITY		
11	Y		Had problems with dogs 3 yrs ago chasing cattle.	
11	Y	Would love to have it! As long as it doesn't use the 'undeveloped' road allowance behind his property. This would make it impossible to build a house on his property due to distance regulations by the County. Use the road on the front of his property!		
11	Y		Walk on the edge of the road. Not needed as the gov't paved the road between Markerville and Stephansson house. Would like more information and if anything starts up in the Markerville area - want to be informed.	

Public Feedback- Comments Received

Route	On/Off Route	Phone Comments	General Comments	Process Comments
11	Y	Needed information regarding the project, process, what type of trail and time of the meeting.	Conflict between farmers and trail users - along pasture land.. Ditch of proposed route home of wild flowers and plants - trail will destroy these plants. Trail b/w Markerville and Hola along river subject to flooding and erosion.	
11	Y	Have acreages near Stephanson house. "What side of the Road?" One side is better because there are fewer houses and they are further from the road.		
11	Y	Doesn't like the idea of it going through their property. Concerns about garbage, glass, gates left open for cattle		
11	Y		Calve 170 cows 3 miles N of Markerville. Don't want dogs or brightly clothed strangers! (Dogs are never tied to a bicycle).	
11	Y		Inconviences farmers in a lot of ways. Creates garbage Scrap trails - use roads. Should not have routes proposed through farmer's land. (Route does not) pass "through" land.)	Should not propose routes without consulting farmers first.
13	N	What time the meeting was. Clarified the project and process.	I think that trails should be close to centres of pop'n and less than 5 miles in length to ensure that they will be used and maintained.	

Public Feedback- Comments Received

Route	On/Off Route	Phone Comments	General Comments	Process Comments
13	N	Concerns people going through property Liabiltity Act needs to change. Gates left open would be a major problem. There is an un-used road allowance - Already fenced so it's a possible option.		
13	Y	Time of the meeting		
13	Y	Parlby Creek- Flooding, there won't be a trail under 3' of water. Build bridges- wash trail away every year. Road Allowance or Train Track is OK- North of 50 floods out. Will it be monitored? Spend $ on better things Trails at campgrounds-easier to monitor		
13	N?		Please send next letter. Parlby Creek area - is flooded. Crosses farmers land. Bad experience with hikers and cattle 2 yrs ago. People and cattle don't mix. Tax payers paying for TCT info!? Why so much?	I feel each district should be the one to approve their section of the trail route. Nobody else can speak for them.
14	Y	Mailled Survey - Project Clarification		

Public Feedback- Comments Received

Route	On/Off Route	Phone Comments	General Comments	Process Comments
14	Y		The proposed route from Alix to Haunted lake crosses private land and a golf course...can't move either. How long will volunteers contribute and maintain these trails.	Must have consensus of both urban and rural dwellers.
14	Y	(Their route is along the rail line Across property) - No!	Real danger of drowning using the Parlby Creek route. I see no benefits to the trails proposed in my area. Washrooms, Garbage, Trespassing, Liability, Theft & Vandalism, Trail Sponsors quitting, fire damage & Fencing.	
14	Y	Has a stock car race track-Totally in favor of the concept. Walking bridges needed. Interested in having trails-not sure about so many having access Historic trail (described roughly) Hutterite Concerns? - Why they may not attend meetings.		
15	Y		It is important that hunters are informed of these trails so they can anticipate people. I suggest having the trails provided on all the hunting maps, reducing threat to public safety.	
15	Y	Wanted original mailout material and project information.		
15	Y	Wonderful idea!		

Public Feedback- Comments Received

Route	On/Off Route	Phone Comments	General Comments	Process Comments
15	Y	Questions regarding the route, process of project, what type of trail are we talking about and what time the meeting is. Didn't want to comment on the refinery's position at this time.	Safety concern - on W side of refinery along HWY 2A.-due to large trucks constantly in and out. Security concern -(same loc) as trail would go along back fence &enclosed equipment. Pending sale of refinery to the Blood Indian band of Cardston...Position?	
16	Y	Very against it! Cattle farmers-concerned about gates left open Senior-has problems with bikes on the road at dusk-might hit them & loose her licence Lives on a county road-family was never paid for. Sales-people come back & steal Worry about the concept		
16	Y		Chose to live in the country to have privacy and peace & quiet. Trails will take away the ability to cut the hay in the ditch-$300-500 cost/yr. Have cattle-spooked or chased by people/dogs. We may have to maint. the trail Liable! Theft, Fire PRIVACY!	
16	Y	Time of meeting?	How much traffic are we talking? Worrying about my dog attacking the trail users. Think existing way of life will be disturbed. My land is rented and not sure my tenant will go for it. Will disturb wildlife they can use existing roads.	

Public Feedback- Comments Received

Route	On/Off Route	Phone Comments	General Comments	Process Comments
16	Y		Garbage, theft, Liability, policing, bathrooms, cattle vs dogs/people/kids. Open sex leaving needles and condoms. We want to keep our privacy. How much will they actually be used vs expense. Moving farm equiptment. Motorized users-NO!	
16	Y	Are these trail going along the road allowance? Better than going across property!	Trails would put a lot of added stress on our daily activities. Garbage, Tresspassing, Destruction of land by inquisitive tourists. Theft, vandalism, fire. Cost of maintaining the trails.	
16	Y	Renters of the land they did not receive the information directly This was faxed to them.	Not in favor of all the strange people, animals and trash that come with trails. There are no solutions that are agreeable to us. Where is the money coming from to fund this stupid program?	
16	Y		Access to private land must be addressed	
16	Y		No other appropriate routes were shown on the map. Garbage, Liability, Disruption of farming activities, Disturbance of farm animals (cattle/dogs), Disruption of peaceful enjoyment of my own property. Move trails out of farm residential/agriculture areas.	
16	Y	Not opposed to concept - It has to go somewhere! Has 8 1/4s involved. - Hummock Lake Nature trail - Toleman bridge It will infringe on land use. Concerns about fencing - may need to add it where none is now to protect livestock.	Tresspassing, Policing, Vandalism, Fence damage and mostly poaching and loss of cattle. Don't put a trail there at all - there are enough trails and parks existing. Government grants are utilized by communities to the point that there isn't enough now.	

Public Feedback- Comments Received

Route	On/Off Route	Phone Comments	General Comments	Process Comments
16	Y	Angry that people were being excluded. Had seen information from the meeting - (Sent a complete package of both letters) How much more insurance is needed?	Liability-insurance & taxes high enough. Noise factor-snowmobiles/ATV roaring around all hours. People at our door for the bathroom. People have no respect for priv.property. No supervision will result in parties/vandalsm money should be spent on Health care & Education.	
16	N		Public liability. Garbage Increased traffic/people in rural areas where farm animals/machinery are. Cost of maintaining/policing, building/signage of routes. Lot of expense for a small amount of users. No funds? How can you proceed with project?	Surveys/Info not sent to landowners along proposed routes.
17	Y		I have had problems with vandals. Cattle to stampede. Use those same roads to move the cattle from one 1/4-next. Are these people going to leave the road? - No.	
17	Y	Like the idea Change the route to go east 1mile (Olson Rd) it's a natural old road. Go along highway to sand pit road. His cattle cross there - but he's willing to forfit that.	Motorized vehicles not permitted on trails! A membership fee for CARTS eg. $5.00 for 2 years- for mailouts etc. Trail Construction needs to be done properly! Claybase, black dirt removed.	
17	Y	Liability Tresspass Act Endangered Species Act Producers need to be protected.		

Public Feedback- Comments Received

Route	On/Off Route	Phone Comments	General Comments	Process Comments
17	Y		Drive to established picnic areas to take a hike. Vandalism impossible to police adequately. Farming activities-crop spraying-may cause health concern to users. Future development of Delburne Road. Provincial Government property owner protection is a joke.	
17	Y	General Questions around the project, process, funding and time of meeting. (2nd Call) He was all in favor at the beginning - now has grave concerns - liability, garbage and tresspassing.		
17	Y	Didn't make it to the meeting. Wanted background information on project and possible route locations. Was sent Survey		
17	Y	Time of meeting? Road allowances not a bad idea...won't people want something a bit more scenic? Glad to hear it's the beginning of the process.		
17	Y	Wanted to know about project, who's funding it, who's behind it and if the proposed route is in the ditch. Gave time of the meeting.		

Public Feedback- Comments Received

Route	On/Off Route	Phone Comments	General Comments	Process Comments
17	Y		Put trails on Government owned property to look after. Money could have been better spent on something worthy of it. Health Care, Poverty, Education	
17	Y	Wanted to know time of the meeting. Not supportive Will identify all concerns on the sheets provided at the meeting.	Probably a costly project - rural areas have difficulty keeping community halls up. Money better spent on health care and education. Project should be put on the back burner for now.	The trail routes were done before necessary research was done.
17	N		Has using existing paved road right-of ways been considered? Are the trails only going to use existing road allowances with NO further land needed for easement? No liability insurance by province. No money or compensation. Increased garbage Dusty Roads	
17	Y		Have to cross a busy Hwy. Large residential area results in a large influx of bikers, walkers across that intersectn. Danger to kids crossing, Public apathy=garbage, fires, vandalism Parts of ditch under water. Concerned about the political voice & clout of public vs landowner	Wonderful job of informing us on the details of this proposal. Look at what kind of use trails going to get?
17	Y		Already have trouble with trespassing, people leaving gates open, litter, leaving rutts in the fields. Liability, Fire hazard (smoking), Dogs chasing livestock. Vandal. Route along a very dangerous Road.- narrow, hilly, turns. No respect. Devalue land.	

Public Feedback- Comments Received

Route	On/Off Route	Phone Comments	General Comments	Process Comments
17	N	Not opposed to trail concept See attached fax. Nature lovers - birdhouses vandalized Wants to protect nature from disrespectful trail users and vandals.		
17	N		The liability, upkeep, garbage, expense - ridiculus?	
17	Y		Weed control, trespassing, Liability, Fire, Rate of insurance already high. Property value dropping. Building costs, risk of theft by users. Trail $ would be better spent on Health care - Not Education.-already taxed too much.	
17	N		Present communities are stretched to the limit to maintain present comm. Facilities-halls. Cost, maintenance, policing, insurance to cover landowner, fire, litter, vandalism. Sparce population would make enforcment of regulations impossible.	Need to grass roots initiatives not by someone who doesn't understand the rural community.
18	Y	Wanted Time of meeting		
18	Y	Dusty road and very bendy (Rg Rd 230) Highway better choice for a trail in the ditch There is a lot of oil company traffic along that road.		
18	Y	Will consider a trail along the road allowance. NOT through property! Lives close to Pine Lake. Asked lots about Abandoned Rail lines.	I live 30 miles from my land along the proposed route and I could not police it. Have cattle pastured there 7 months of the year. Difficult to control tresspassing and large risk of fire. Liability concern.	

Public Feedback- Comments Received

Route	On/Off Route	Phone Comments	General Comments	Process Comments
18	Y	Beside a meter station - Not a good idea Don't actually own the land therefore can't give permission. Concerns re: operations and integrity of site. Garbage, Insurance.		
19	Y	Love It!! Will help in anyway! Fundraising / organizing (TCT route.)		
19	Y	Concerned about trail location - not across property Ditch is fine, not too many issues, it doesn't make much difference. Large ditch along this road.		
19	N		Having a trail along a gravel road is not a good idea, due to the poor gravel that is used. At times the dust will be so thick users won't be able to see or breathe.	
21	Y	Don't want motorcycles! Security concerns. Who will police it?	It will be very difficult to police the trails in the country. Concerns are: Security of my home, Litter, Noise pollution, policing of trail, liability	
21	N	Information on the project - especially the Trans Canada Trail Mailed original info and 2nd mailout, survey and TCT info.		

Public Feedback- Comments Received

Route	On/Off Route	Phone Comments	General Comments	Process Comments
21	Y	Questions regarding project, process and purpose. Time of meeting.		
21	Y	Pleased to see the abandoned CP Rail line dropped from trail route plans Has no real objection to using C & E trail road allowance Concerns-4 wheel drivers-leaving large ruts & tresspassing, as well as partiers Don't mind avid hikers & Bird Watchers		
21	Y	What type of trails are they going to be? Horses? Not sure about having people near her home.	Idea to link community halls, to utilize washroom facilities a good one - but who's going to clean it? How will they be policed, garbage cleaned? Pride in something comes from ownership-users=none. Safety issues, fire hazards, insurance costs, access	Whole idea better be studied thoroughly and landowners had better be given all the facts before this idea is pushed through by a few "Nature Nuts"
21	Y	Extremely concerned about this trail. How possible is this? Timeline? (Clarified project purpose and sent out questionaires and info)		
21	Y		Restict advertising and excessive / unnecessary signage. Keep routes as natural as possible. Remove the "Nesting Habitat" west of Penhold as a route site-it needs protection & it's private land. Like the TCT route using the old C & E trail -	

Public Feedback- Comments Received

Route	On/Off Route	Phone Comments	General Comments	Process Comments
22	Y	3 miles of unsupervised trails-Accessibility Supervision for trail users & Property Owners Fire Prevention for Burnt Lake Tresspassing		
22	Y		Once you make a public trail you lose control of what happens on that trail. Rents two pieces of property that join each other and would cause severe access problems and additional costs if they were severed by a trail.	
22	N	Narrow main ditch. If to build a trail you need to raise the level of parts of the ditch - it will reduce drainage along creek.		
22	Y		Needs Emergency and security access. No vehicular traffic. Toilet Facilities 1/2 way between Red Deer and Sylvan Lake. Safe Crossing of Hwy 2	
22	Y	Sounds Great! Meeting time and date.		
22	Y	Very positive about the idea. Has some plans of his own for this area and trails may be a nice complement to those plans. Wants all the information he can get.		

Public Feedback- Comments Received

Route	On/Off Route	Phone Comments	General Comments	Process Comments
22	Y		Keep out & No Tresspassing signs mean sweet tweet. Over 15 yrs had fences cut, gates left open and skidoo owners disregard all notices and race through property. Who will pick up the garbage?	
22	Y		Cancel program, keep trails in the city.	
22	N	Received the County RD Area structure plan survey and was given this number. Did not receive CARTS info and wanted some background on the project, process and proposed route locations. Followed-up with information RE" Survey.		
22	N		Proposed route borders 2 of the three sides of our property - we are 100% opposed to this. Concerns to numerous to mention. Any of the many concerns mentioned at the Sylvan Lake meeting were not dealt with in any way.	Any locations of the proposed trail should only be considered if all the adjacent land owners are in favor of it.
24	Y	Not in Favor		
24	Y	Very Interested! On route between Markerville and Penhold. Would be open to giving up some property along the road.		

Public Feedback- Comments Received

Route	On/Off Route	Phone Comments	General Comments	Process Comments
24	Y		Not Pleased At ALL!! We enjoy our lifestyle-don't need or want a trail that will bring us unwanted problemssuch as tresspassing, garbage, legal problems, etc. Waste of time and money - could be used for something to truly benefit ALL people of our community.	
24	Y	What time the meetings are?		
24	Y		Inconviences farmers in a lot of ways. Creates garbage Scrap trails - use roads. Should not have routes proposed through farmer's land. (Route does not) pass "through" land.)	Should not propose routes without consulting farmers 1st.
25	Y	Originally liked/wanted trails, after lots of thought would like to see money and effort going toward bigger causes in the community - Health, poverty.		
25	Y	Wanted questionaire and info from meetings.		
25	Y	Pledged Area? Meeting time and project info		
25	Y	Doesn't want fences or trees. Liabiltiy Tresspassing - wants the governement to be liable. Ditch is wet and needs to be built up The other side of the road the ditch is better.	Road along my land floods every spring. County should look at this flooding problem instead of spending money on this trail that is useless. Garbage, cans, bottles by 'trespassers" Numerous parks and recreation areas - leave farmers alone.	

Public Feedback- Comments Received

Route	On/Off Route	Phone Comments	General Comments	Process Comments
25	Y	Spruce View - Rg Rd 24 Wanted to clarification on location of proposed route.		
25	Y		Concerned about the impact of trails on natural habitat/wildlife areas Use roads where farm houses are far back from the road if possible Land owners Rights must be addressed prior Elizabeth Lake North of Lacombe is a natural area,would hate to see it wreck	
25	Y	Vandalism Doesn't like the idea of a trail around Gleniffer Lake.		
25	Y	Don't want to have it along their property. Pedigree Seed Growers - concern about contamination of crops Fire, Littering / debris, Tramping of crops by tresspassers Not interested due to large amount of issues. Trails are Great. (2nd call) Against it		
25	Y		Doubt littering will be a problem but some may feel that it will. Camping consideration/ facilities at 30-60 mile intervals. Would it be possible to use the abandoned rail line between Red Deer & Sylvan Lake? Cylcists may choose a paved road over a gravel trail.	

Public Feedback- Comments Received

Route	On/Off Route	Phone Comments	General Comments	Process Comments
26	Y		There are lots of biking trails in and around the big city's.	Landowners should vote on these trails whether they can go through. 50 % +1 is a no - no.
26	Y		Animals not predictable, have to lock our storage at all times. Insurance would require research on who's responsilbe. Signage requirements? Buildings, animals and fences at risk. Have to prove you're a victim. Monitoring = Tax increase THIS IS SCARY!	
26	Y		Small children, cattle, society's disregard for property, Fire hazard, personal liabiltiy with tresspassing. Please contact us if any further progress is made on this project. Unfortunatly our lifestyle and people's lack of respect create these issues.	
26	Y	Has some concerns - wants to be informed Reasonable / may consider it.	North of Markerville on TWP 380 Has nicely landscaped property next to paved road. Tresspassers with Motorized vehicles drive on lawn. Garbage.	
26	Y		Vandalism. Who pays for moving fences, planting privacy screens, when routing around culvert and low lying water areas? Routes along gravel roads where rock spraying from vehicles is inevitable.	
26	Y		Spend more time - study your proposal before you get to this stage, nobody wants to walk or bike down a dusty old road.	
26	Y	Emailed - Wanted time of Sylvan Lake meeting		

Public Feedback- Comments Received

Route	On/Off Route	Phone Comments	General Comments	Process Comments
26	Y		Don't want community to be brought to everyone's attention. Live there for the quiet, privacy & children's safety Who is liable when incidents occur Paths in town can't be policed.. No solution really...Put the trail on some old existing path...Railway!	
26	Y	NO Have cattle Bikes scare cattle Lots of traffic on Rng Rd 21	Who's going to pay if there is damage? Giving public access is giving up your way of life-Privacy Cannot educate city people - they think farmers are dumb and don't count. No restrooms on a 9 mile stretch. Feel this is a waste of money better spent on hospitals and schools.	
26	Y		Calve 170 cows 3 miles North of Markerville. Don't want dogs or brightly clothed strangers! (Dogs are never tied to a bicycle).	
26	N	Wanted to know what was happening.		
27	Y		Garbage? Libility of landowner a great concern Who's financing the project? - Not tax payers! Fire Hazard - big concern	
27	Y	Attended meeting.		
27	Y		Farmers don't like "people invasion" near their property. We all like our privacy! Liability, Vandalism, garbage, noise, maintenance of trail? - Not us!	Has anyone gone over the proposed route? Have a meeting in the area of each trail.
27	Y		We like the farmer's way of life - Privacy! We respect what our ancestors left us - homestead Have registered show horses - a lot of money invested Who will be responsible if someone's dog runs one through a fence?	

Public Feedback- Comments Received

Route	On/Off Route	Phone Comments	General Comments	Process Comments
27	N	Emotional 1st response is NIMBY Likes the idea of trails Doesn't want "weirdos" near her kids. "Who proposed these routes?"	I worry about liability & damages. I am concerned about our livestock RE: moving pastures.	
27	Y		Thought it was a good idea at first, but many concerns were brought to our attention during meeting.	
27	Y		Proposed routes are too extensive and invasive. Existing roads could easily accom.trails. Construction - gravel/paved, labour, cost. Maintenance -charging the existing areas. Who responsible for maintenance, clean-up, crime patrol?	
27	Y	Pasture Wanted general information about the project and meeting times.	Has a smal holding and need our land for maintaining our cattle. Have bulls on the property and are concerns about safety.	
27	Y		Walk on the Edge of the Road. Not needed as the government paved the road between Markerville and Stephansson house. Would like more information and if anything starts up in the Markerville area - want to be informed.	
27	Y		More Garbage More accidents could happen Lack of privacy No more peace & quiet of country Loose dogs scaring livestock Fear of Vandalism Fear of leaving property unattended.	
27	Y		Very concerned about increased traffic, incrs. Vandalism and theft. Potential for more garbage, grass fires etc. I am not interested in starting a project but will be involved if one is started.	

Public Feedback- Comments Received

Route	On/Off Route	Phone Comments	General Comments	Process Comments
27	Y		Waste of tax payers money, use roads Cost & Maintenance Liability Vandalism Location - taking up Ag. land (Questions) garbage, insurance,user types, washrms, phones, policing, signage, funding.	
27	Y	Wanted information and questionaire from meetings Asked for some project clarification.	Hola School to Benalto-too far for many to walk, no place for a camping area along the way. Where will these trails be located? Ditch or on Farmer's property? Too hard to police, garbage along farm land, availability for a trail along route. Development costs.	
27	Y		Our experience to date is that we have lost control of our property with tresspassers. All the signs in the world will not give the land owners the privacy, control and respect from users. Extensive mixed farming area.	
27	Y		Calve 170 cows 3 miles North of Markerville. Don't want dogs or brightly clothed strangers! (Dogs are never tied to a bicycle.	
27	N		From comments at meeting it would appear that trails are not wanted in this area.	
27	N		We could have lots of vandalism on it - there is enough already! Who is liable for fires! If we have one trail for people we need 2 more one for horses and ATV's Invasion of our privacy.	

Public Feedback- Comments Received

Route	On/Off Route	Phone Comments	General Comments	Process Comments
30	Y	Liability Crown Land Lease - tender spot - has looked after this land a long time. Understands that everyone has a right to it. Respect of users should be at the level of golf course users. Concerns about users chasing cattle - dogs Sees both sides		
30	Y			
30	Y		More tresspassing, fires, garbage & farmers rights. Fences may have to be put up where we don't want them=more cost and upkeep Have good roads - drive to a park & walk/bike. Snowmbiles, ATV / Motorbikes won't stay on the trails Who will pay for trails & upkeep	Very upset at the way this project has been presented before any trails were proposed? Like to know who the original people are that started this society and who is the head of it now.
30	Y	Left message wanted a questionnaire sent out.		
30	Y	MacKenzie Crossing Along River=sink holes, high banks, will require a LARGE amount of money to develop Deer farmer Permits the wagon trail / horses to use his property because it is by request and a one shot thing. Likes the route around the Quill Lakes.		

Public Feedback- Comments Received

Route	On/Off Route	Phone Comments	General Comments	Process Comments
30	Y	Left a message, wanted to know time of meeting.		
30	Y	Stated they had not received 1st letter. Wanted all the info they could get on the project, process, meetings. They were sent a full information package and questionaire.		
30	Y		Interference with my privacy this is why people have private land - to keep it private. Geology of river bank,concerns regading cost and environmental damage, opportunity for illegal hunting/poaching Fire protection, policing, garbage and washroom facilities.	I do not share other's outright condemnation of the method used to solicit public information via the letter/forum. More effort should be expended at making the process seem less threatening, it cost me a nights sleep and hours of worry.
30	N		There are roads and waterways that any persons are able to use without all these trail proposals. We live in these areas by choice we don't need any more people or things disturbing our areas. I moved to the country for privacy-that is how it should be.	
30	N		I can't see any benefits. Already have too many snowmobiles, hunters and vehicular traffic on our land now. How are you going to police it? If you plan to have RCMP police it...this is a joke with all they have to look after. Spend money on Health Care & Education.	
30	Y		Vandalism, Littering, Liability, Livestock Safety, OUR PRIVACY. See no benefits to any of the landowners, only to a bunch of people who haven't worked for any of what we have but they want to be entitled to it.	

Public Feedback- Comments Received

Route	On/Off Route	Phone Comments	General Comments	Process Comments
31	Y	Wanted meeting promoted. Gave suggestions. Needed more information re: project and process. Time of meeting?		
31	Y	Maybe. Use Rail line or Road. Not through property		
31	Y	Wouldn't mind it in the ditch at all. Concerned about liability. Very positive and realistic that there may be some issues but that's life.		
31	N	Wanted handouts and questionaire from meeting.	Community money should be used for more import. projects. Have no desire to pay for more insurance for extra coverage due to tresspassers.We forsee our family & livestock saftey at risk. Infringes on our way of life..Is that fair? Will be involved only to stop it	
31	N		Not enough thought has gone into the planning of the route south of Delburne. Can't see a trail being planned for the foreseeable future. Would suggest that 1 or 2 trails be developed over the next 10 years close to cities would be where the users are.	Not enough thought gone into Route S of Delburne.
	N		More tresspassing, fires, garbage & farmers rights. Fences may have to be put up where we don't want them increasing cost and upkeep Have good roads - drive to a park & walk/bike. Snowm, ATV / Motorbikes won't stay on the trails Who will pay for trails & upkeep	Very upset at the way this project has been presented before any trails were proposed? Like to know who the original people are that started this society and who is the head of it now.

Public Feedback- Comments Received

Route	On/Off Route	Phone Comments	General Comments	Process Comments
	N	Dairy Estates on the east side of Pine Lake. Public use? Then who's responsible!?		
	N		Invasion of Privacy. Garbage all around. 4 wheelers leaving ruts Hunters will surely use these trails & already they are a problem some places. I have no solutions but land owners & occupants must be respected! Cannot condem or support any prop.routes	
			Support may come from cottage owners not local res. Liability of the landowner must be addressed 1st. Support the Wimbourne gas plant to Red Deer and a local Pine Lake Trail (not around the lake shore!)	Immediate area residents need to input route info. Perhaps in small groups, then input to you.
			Near Mirror-Trail proposed in a very sensitive plant & wildlife habitat that will not benefit from public access. Look at garbage along hwys. Read and Listen to the incidents of public infringing & violating landowners rights. Not in favor of Gov't spending money on this.	Heed the concerns of landowners - don't just press ahead with the blessings of gov'ts that never listen either.
	N			Would like to have had an opportunity to hear positive, benefits of trails, not just negative.
	N		See no benefits, no trails in rural areas, not even on rd allowances. Vandalism, theft, garbage, noise. "No respect for private property" Unrest for farm animals	

Community Population Estimates

County of Red Deer	- 17,126
Lacombe County	- 10,081
City of Red Deer	- 63,940
Town of Lacombe	- 8,490
Town of Innisfail	- 6,773
Town of Sylvan Lake	- 6,581
Town of Blackfalds	- 2,300
Town of Penhold	- 1,625
Town of Bowden	- 1,150
Village of Bentley	- 991
Village of Alix	- 775
Village of Delburne	- 681
Village of Clive	- 517
Village of Mirror	- 483
Village of Elnora	- 278
TOTAL	- 181,791

Trail Development Strategy

Outlining a process for
the designation & development of
rural recreational trails in central Alberta.

Created through the
Central Alberta Regional Trails Master Plan Project
August, 1999

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Complete Final Report	*- $60.00 (Can.)*
Master Plan	*- $30.00 (Can.)*
Trail Development Strategy	*- $30.00 (Can.)*

Written by: Deb Comfort, Project Coordinator
– Central Alberta Regional Trails initiative –
1998-1999

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Trail Development Strategy
Index

Outlining a process for the designation and development of rural recreational trails in central Alberta.

Definitions i

1. Introduction & Overview 3-1

2. General Development Process/Strategy 3-1

A. Key Principle Statements 3-2

B. Trail Concept 3-2

I Benefits of Trails 3-3
II Concerns, Challenges & Potential Solutions Regarding Trails 3-5

C. Plan Outline 3-9

III Process Overview & Flow-Chart 3-10
IV Process Description & Strategies 3-11
a. Project Start-up 3-11
b. Information & Resource Inventory 3-14
c. Community Needs Assessment 3-16
d. Conceptual Project Support/Approval 3-18
e. Issue Identification & Resolution 3-20
f. Conceptual Route Identification 3-21
g. Finalization of Conceptual Route & User Types 3-24
h. Costing & Fund Acquisition 3-26
i. Management Strategy 3-28
j. Trail Development Approval 3-30
k. Trail Construction 3-32
l. Evaluation of Process 3-33

3. Trail Development Process Summary 3-34
A. Process Summary Table 3-35

4. Bibliography 3-40

5. Other References 3-41

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Definitions

Alberta TrailNet - Provincial society promoting the development of a network of linked recreational trails and greenways throughout Alberta and the Trans Canada Trail.

Advocacy – the process of developing a long-term strategy for change. It is initiated by an individual or group and is used to accomplish a variety of goals.

Advocate – an individual or group who supports a specific goal, issue or process.

Development – any physical change aside from maintenance.

CARTS - Central Alberta Regional Trails Society, a group representing the local region which is responsible for providing opportunities for the promotion, designation, development and utilization of an inter-community trail system in central Alberta.

Greenways – linear features which emphasize the conservation of wildlife, while generally allowing for recreation. (AB TrailNet Wildrose Plan pp 8)

Maintenance – activity that will keep a trail route useable and at adesired level of upkeep.

Quality of Life –the number of choices and opportunities an individual has available to experience positive, healthy living and growth.

Stakeholder - any individual, organization or partner who has an interest in or who is impacted by a proposed trail.

TCT – Trans Canada Trail is a multi-purpose recreational trail that crosses Canada connecting the Pacific, Atlantic and Arctic oceans. There are both east/west and north/south routes through the province of Alberta.

TCTF – Trans Canada Trail Foundation is the national not-for-profit organization promoting the development of a multi-use recreational trail, in partnership with provincial trail organizations.

Trail – a linear outdoor recreation facility which is marked, mapped and maintained

Trail Corridor – a strip of land or water corridor with various options for linking two points with a trail.

Trail network/system – an interconnected group of trails which allow people to travel, by means other than automobile, linking various communities, recreation areas or points of interest.

Trail Sponsor - the local or regional committee or organization such as a society, service club, developer or community group who agrees to take the lead in planning, designing, obtaining right of access and building the trail.

Water Trail – identified existing waterways utilized as a means of transportation and/ or recreation, which include managed and identified facility locations (e.g. campsites, washrooms, garbage receptacles)

Trail Development Strategy

1. *Introduction and Overview*

This trail development strategy is a recommended process for trail route designation and development. It was created, as part of the Central Alberta Regional Trails master plan project, to be used as a planning document for trail route feasibility studies and/or trail development initiatives within the project area.

The following process has been determined using material from the Alberta TrailNet Society, Hanne Smith Heinz and the Trails for Rossland Society, the Bay Area Ridge Trail Council, in conjunction with feedback from the Central Alberta Regional Trails master planning process.

This trail development strategy:

- identifies the benefits of recreational trails
- highlights issues and concerns of adjacent property owners
- provides strategies to assist trail development groups in determining the need, location, development, and maintenance of a potential recreational trail route
- emphasizes that public consultation and information sharing are ***crucial*** components of the process

With a clearly outlined process and strategies, it is expected that the organization and effectiveness of a trail development group will improve. This, in turn, may assist the committee in gaining credibility and community support for any project identifying and constructing a potential recreational trail route.

Definitions and other valuable references regarding trail designation and development have also been included to provide information that may be required by the trail development committee.

2. *General Development Process/Strategy*

A. Key Principle Statements

Achieving success with this recommended development strategy requires an understanding and commitment to several **key principles**. These key principles, or value statements, will direct the trail development committee throughout the process.

- ***That trails provide accessible and cost-effective opportunities to experience the benefits of recreation and "active living."***

- ***That recreational trail designation, planning, design and development requires input and involvement from all stakeholders -- especially the adjacent property owners -- for all phases of the project.***

- ***That understanding and respecting the needs and lifestyles of rural adjacent landowners is imperative to the future progress and success of rural recreational trails.***

- ***That trust and credibility must be established with all partners and stakeholders through an outlined, effective process.***

- ***That using an outlined trail development process may result in an outcome not presently anticipated.***

- ***That the public's need may be different than the perceived demand for services or facilities.***

Understanding and incorporating these principles into the process is vital for the public to assess the group's credibility, ability to succeed, as well as its accountability. Commitment to these key principles from stakeholders, adjacent property owners, elected officials, and potential funders is paramount to the success of future trail initiatives:

B. Trail Concept

Trails are land or water linear corridors which may have any combination of recreation, transportation, scenic, historic, and cultural purposes. The desire for trails is increasing as more recreation enthusiasts and individuals choosing non-motorized transportation increase the demand. (*To Build a Trail* pp. 1)

In Canada, "walking for pleasure" was indicated as the number one pastime by the *National Recreation Survey* (1996). This, in addition to other highly ranked activities such as bird watching, bike riding, and hiking, illustrates the increasing need for facilities to appropriately accommodate these interests.

Today's trail development movement, while relatively new to western Canada, has historic beginnings as the initial transportation and movement routes of the First Nations people, fur traders, and early settlers.

Trails are now used as a way to escape crowded environments and provide a simple, restful and attractive way to form linkages for work, home, play, and community. They may be created to meet the needs of equestrians, cross-country skiers, walkers, hikers, cyclists, rollerbladers, snowmobilers, off-road vehicles and other non-motorized forms of recreation and transportation. In addition, trails can provide safe, accessible forms of recreation for individuals with special needs and varying abilities or ages.

Well managed trails focus recreational activities to specially designed areas, thus reducing recreational land use on non-public areas. In addition, managed trails also serve to reduce the impact on environmentally sensitive areas, preserve public access to resources that otherwise may not be available, and/or protect areas that may be at risk for damage without managed access. (*To Build a Trail* pp. 2)

Recreational trails themselves may provide benefits and improved quality of life to users and to the communities where they are located. However, the need, demand, and potential issues to adjacent property owners must also be examined.

Consequently, a collaborative process for the designation and development of recreational trails must become the standard for all future trail development.

i. Benefits of Trails

Recreational trails offer many potential benefits to numerous groups and individuals. These benefits fit generally into three categories: human/cultural, ecological, and economic.

a. Human/Cultural Benefits

- Increased personal wellness in the areas of fitness, decreased stress and spiritual well being.
- Accessible forms of recreation for various user types.
- Preservation and/or enhancement of local historical and cultural sites.
- Educational opportunities in the areas of history, ecology, local land use and trail use etiquette.
- Increased community pride and interaction.
- Reduction in crime, vandalism and abuse of land not identified for recreation.
- Increased overall quality of life.
- Provides opportunities for community building and networking with neighbours and other users.
- Increased opportunity for local volunteer and leadership development through the development and maintenance of the trail.
- Improved self-image.
- Helps to build partnerships among private business, landowners, neighbouring municipalities, local governments and advocacy groups.

b. Ecological Benefits

- Preservation of green-space corridors in urban and rural areas.
- Reduction in environmental damage from unregulated/unmanaged recreational pursuits in the area.
- Increased awareness and education opportunities for local residents and visitors in regard to wildlife habitats and environmental sensitivities.
- Provides unrestricted movement corridors for wildlife.
- Preservation of rare or endangered plants and wildlife.
- Provides areas to reduce the impacts of pollution and detrimental land use practices.

c. Economic Benefits

The economic benefits of recreational trails are undoubtedly the easiest to identify and calculate. Community members, users, and adjacent property owners may experience the economic benefits of trails in the following ways:

- The "multiplier effect"– a trail user(s) will often require services and supplies along the route. These services may include lodging, food, equipment repairs, supplies, and guides. The trail user may also choose to access other community facilities for entertainment, points of interest and cultural activities.
- They are cost-effective recreation facilities.
- Increased interest to permanently relocate to communities or for young community members to remain in the area due to the increased provision of recreational services and opportunities.
- Local economic support from trail development and maintenance services and materials.
- Economic diversification of the local economy such as sports equipment/repair shops and Bed & Breakfasts en route.
- Increased adjacent property values.
- Local job creation in the community's support services sector for the trail.
- Reduced health care costs by individuals due to the increased activity and health benefits achieved by using trails.
- Increased visitors to existing facilities, and community attractions.

The direct benefits experienced by each community or individual user may vary and may not be truly realized until the actual construction of a trail is complete.

The direct benefit to the adjacent property owner may not be obvious prior to the completion of the project. This may be especially true in rural areas where trails are being developed as linkages between municipalities or as a part of the Trans Canada trail project.

It is important to identify the immediate individual and community values and then to identify how a trail may enhance or meet the identified needs or values of that community; what may be an obvious benefit to one individual or group, may not be for another.

The more real, local examples that can be referenced in order to support the above benefits, the easier the marketing of the benefits of a recreational trail will become.

Trail developers may encounter some skepticism about these benefits due mainly to the limited number of provincially managed trails to use as local examples. It is important to try to use current nationally or provincially relevant material regarding the benefits of trails. It is also recommended to identify community members and owners of property adjacent to existing trails to provide testimonials about the benefits of recreational trails.

ii. Concerns, Challenges & Potential Solutions Regarding Trails

Trails, while one of the most cost effective, accessible, recreational facilities with many diverse benefits also create potential issues and concerns for adjacent property owners. This may be especially true for adjacent property owners in the rural areas.

It may be possible to address all concerns and issues surrounding the designation and/or development of a trail route for adjacent property owners; however, the fear of potential risks will not be eliminated. The fear of the "what might be" and the unknown are probably two of the main issues for adjacent property owners in regard to trail development.

The sense of invasion by individuals from outside of the community who are deemed "not deserving" the opportunity to enjoy the rural experience because they have not "earned" the right through owning and working the land has been identified as a common belief surrounding the development of rural trails. This perception possibly stems from an accumulation of changes that are impacting the life and culture of rural residents of central Alberta. These impacts include:

- the trend to centralize services such as health care and education
- the closing of local farming export services such as grain handling facilities
- a decreasing profit margin, making the sustainability of small farming operations difficult
- the trend toward "acreaging" rural land
- increased crime with minimal protection services
- increased presence of the oil and gas industry
- regulations for farming practices in regards to environmental land use

Of these, the creation of recreational trails certainly does not have the most critical impact on the rural lifestyle and culture. They are seen, however, as *another* type of encroachment by the urban dwellers into the rural community.

There also appears to be a reduction in the number of "next generation" farmers, which is creating an older rural population and a depletion of community volunteers and leaders. This (in addition to competition between rural communities for grant money for existing facility maintenance like community halls and playgrounds) makes the cost and number of volunteers required to plan, develop, maintain and monitor trail routes seem unrealistic.

These societal issues greatly impact the future of trails. They create a sense that the rural stakeholders are to be responsible, liable and otherwise impacted by a facility that is not presently seen as needed by the rural community.

Rural recreation, as with most rural activities, is destination-focused (i.e., to school, church, shopping or to a social event), and a vehicle must be used due to the traditionally long distance to those services. Outdoor activities are primarily a main component of a traditional workday and walking for pleasure is done along or on existing roadways.

Consequently, large numbers of rural residents do not perceive that recreational trails have any direct benefit to them. This makes marketing the benefits of trails both challenging and necessary. The benefits that will be experienced by the stakeholder need to be identified and highlighted in the preliminary stages and throughout the project. The benefits of recreational trails have been discussed more thoroughly in the beginning of this development strategy.

Public feedback, provided through the Central Alberta Regional Trails master planning process and other trail initiatives, identified that the main issues and concerns surrounding the designation and development of trails are:

- ***Privacy & Trespassing***
  - A sense of being invaded by strangers.
  - Fear and perceived lack of safety at home.
  - Increased incidents of, and opportunity for trespassing.
  - 'Way of life' altered.

- ***Asset Protection***
  - Potential livestock, homes, equipment and crop damage.
  - Increased risk of fire.
  - Increased risk of garbage.
  - What will happen to property value?

- ***Liability***
  - The potential litigation by trail users
  - Any additional insurance costs
  - Who is accountable for potential losses.

- ***Crime/Policing/Vandalism***
  - The potential increases in crime and vandalism.
  - The lack of police presence/support.

- ***Cost/Funding***
  - What is the amount of required resources for the design, construction and maintenance of the trail?
  - Who will be responsible for the costs?
  - Where will the funding be acquired from?
  - Will public money be used to build these routes?

- ***Design/Maintenance***
  - How often will it be maintained?
  - Who has the maintenance responsibilities?
  - How often can I expect weed control?
  - Will I still have access to my property?

- ***Facilities/Signage***
  - Washroom, camping and parking facilities
  - Will advertising be allowed?
  - Will people get lost?

- ***Trail Use/Types***
  - What kind of use will be permitted on this trail?
  - Will the trail be paved?

- ***Trail Access***
  - How will emergency vehicles get to users?
  - Will my property be fenced off?

- ***Accountability/ Communication***
  - Who will I call if there is a problem on the trail?
  - If the user has a problem, who do they call for help and how?
  - Who is ultimately responsible for this trail if the development group stops functioning?

Potential Solutions

The potential solutions to the identified issues are diverse and subject to the specific situation of each piece of property and its owner. There will most likely be very few situations where both the trail sponsor and property owner will be 100% satisfied by the proposed solution. However, a compromise that leans closer to addressing the property owner's concerns than perhaps the optimum situation for the trail is important.

If the anticipated fears of adjacent property owners are to be reduced, positive and successful examples of local trails need to be established. Therefore, improvements toward an optimum trail may occur following the trial period.

The following have been identified as potential solutions, which may be presented to the adjacent property owners:

- ***Fencing*** – The use of different types of fence sizes and materials may provide assistance in addressing some adjacent property owner concerns. A property owner's fence may already exist and the trail committee may contribute to regular maintenance. The cost of the fence construction may be the responsibility of the property owner with the trail committee providing a negotiable trade-off. For example the property owner would construct the fence and the trail committee would create a new road access with their equipment or supplies.

- ***Access for cattle, equipment and daily work requirements*** – The consideration and construction of appropriate gates and access for work and livestock requirements need to be addressed. 'Texas-style' gates restricting animal movement but permitting people movement may be a potential option, pending the circumstances.

- ***Plant screenings & landscaping*** – The use of plants and trees to screen trails from adjacent property owners may protect the natural landscape and protect livestock from being potentially disturbed by trail users.

- ***Weed control schedules*** – The issue of consistent and effective weed control is very important to the integrity of some crops and livestock. This issue needs to be addressed by an agreed upon method and schedule which remains flexible to address different growing seasons.

- ***Government liability*** – To provide the best protection from potential liability concerns, it was recommended that the provincial government become accountable through changes to the Provincial Occupier's Liability Act and the possible creation of a Provincial Trail Act. This would go a long way to alleviating these concerns for the property owners. This could make any mis-use of the trail a criminal offense and therefore reduce the potential for lawsuits to the property owner.

- ***Trail use restrictions (i.e., no motorized vehicles, dogs, etc.)*** Restrict trail use through signage, promotion and design of the trail, which may reduce the potential for trail user abuse.

- ***Locate trail along road allowances for better monitoring ability*** – The use of existing roads or road allowances and ditches may offer a much improved situation for policing, general user supervision by passers-by, and reporting of maintenance needs. This also may reduce the risk to the property owner in terms of liability and crime.

- ***Policing done by RCMP or Municipal Officers*** – The use of actual policing authorities to monitor the trail route may increase the confidence and sense of security felt by the property owner. This may also reduce the number of potential offenses by users along the trail route.

- ***Trail group purchase of an easement*** – The trail group may or may not be in a position to purchase portions of the trail property or easement, but it may be an option for some trail groups. This could alleviate some of the property owner's liability and insurance issues.

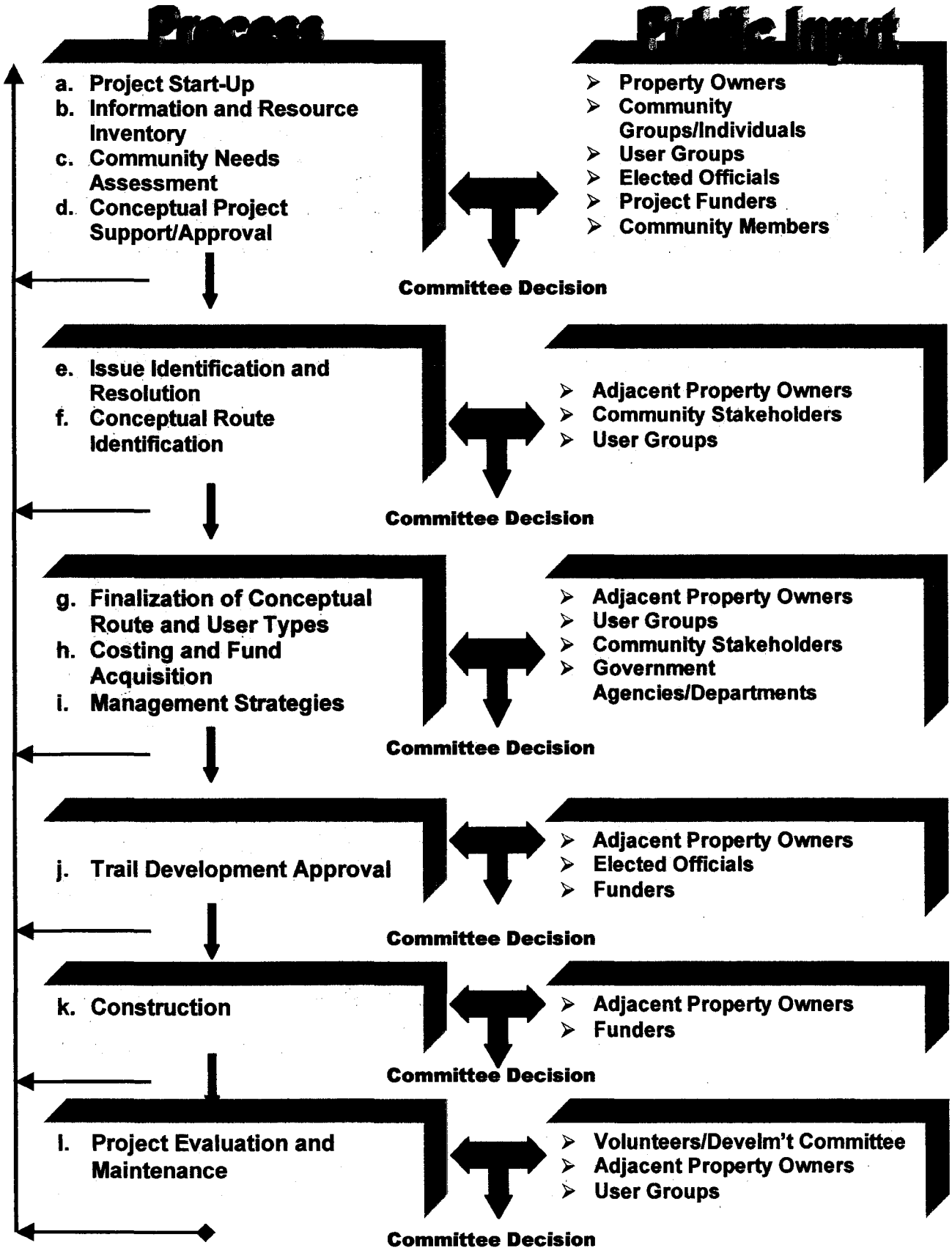
c. Plan Outline

i. Process Overview

The following flowchart of the recommended trail development and designation process outlines the key principle regarding the need for stakeholder input throughout. It may be possible to integrate information collection for more than one part of the process. It is recommended, however, that the process be highlighted to the stakeholders throughout the project, to ensure there is an understanding of the required input and timelines.

It is also strongly recommended that each phase of the process be completed thoroughly. All questions, input and required information must be received, addressed and processed prior to moving on to the next phase. At the completion of a phase the trail development committee is required to assess the collected feedback and information and make a decision as to whether or not to proceed with the next phase of the process, return to an earlier phase or discontinue the project completely.

Potential Trail Development Process



2. Leadership - It is recommended that the volunteer(s) or contracted coordinator(s) taking a leadership role throughout this process have background knowledge and/or experience in rural Alberta and, if possible, be residents of the local rural area. This will assist greatly with establishing credibility, accountability, and trust between the project team and stakeholders.

Strategies

- **Identify all necessary skills, which may be required and identify or enlist or contract individual(s) to fulfill those roles.**
- **Secure any necessary funding for contracts or volunteer expenses.**
- **Select an appropriate spokesperson for the group.**

Questions to ask...

- What are the required skills and experiences that are required for effective leadership?
- Can/should some of the leadership responsibilities be delegated to a paid contractor or to community volunteers?
- Is there funding available to support the leadership of the project?
- Is the best leader of the project committee the best spokesperson for the project and its goals?

3. Group vision and direction - It is recommended that a collective and identifiable vision for the committee and the trail project be established to provide clear direction to all volunteers, partners, funders, and stakeholders. The project's vision and belief statements or key process principles will provide the foundation for the work plan of the group.

Strategies

- **Identify and establish the project committee vision and belief statements.**
- **Identify all anticipated and potential outcomes for the project (both positive and negative), identify specific strategies to address those outcomes and assign those strategies to specific individuals, sub-committees, or partners.**
- **Use this work plan, or strategic plan, for funding applications and future advocacy with stakeholders.**
- **Create an identifiable logo, slogan or name for the group.**

Questions to ask...

- Does the entire committee agree with the identified vision for the project committee?
- Do all the strategies in the workplan reflect and support the vision and beliefs (key principles) of the project committee?
- Has the logo, slogan or name of the group been agreed upon and utilized for all future communications regarding the project?

4. Committee Resource Identification and Acquisition – The organization and start-up of the project committee will require financial resources, supplies, and miscellaneous items to move forward even with the initial phase(s) of the project. It is recommended that the project committee identify all potential costs, resource requirements, and funding opportunities early in the process.

Strategies

- **Estimate all potential meeting and research costs.**
- **Explore non-monetary contributions or donations.**
- **Identify funding opportunities.**

Questions to Ask...

- How many meetings will be required?
- Will there be a general information meeting?
- Who are the potential contributors?

Purpose of Project

1. Identification of potential need/interest - It is recommended that, if possible, a group or individual identify the interest or desire for a recreational trail in their area. The identification of a potential need for a trail may be based on any one or combination of the following:

- high road use by bicycles/pedestrians
- safety issues
- popular destination point in the area
- interest in enhancing or supporting existing facilities/sites in the area
- interest in linking with other existing or proposed trail routes to connect the community to other facilities, communities, or transportation routes
- history of area, including routes and points of interest

The Trans Canada Trail Project, which intends to link the three oceans of Canada together with a continuous recreational trail, may create a situation where the purpose of a local recreational trail is to link to this initiative.

Regardless of the initial purpose that started the process, the future existence of a recreational trail depends on the involvement and support of a wide range of stakeholders.

Strategies

- **Clearly identify what the desired or anticipated outcome(s) are for designating and/or developing a recreational trail in the area.**
- **Identify individuals or groups who may benefit or be impacted by the desired outcomes, and how they may be effected.**
- **Conduct general information meeting(s) to further explore the potential need and/or interest in the designation and/or development of a recreational trail in the area.**
- **Identify a general trail route corridor, which has starting and ending points, but the route is not clearly defined.**

Questions to ask...

- Who {what group or individual(s)} initiated the project?
- What are the anticipated benefits/outcomes of a trail route in this area?
- How are those needs/outcomes being met now?
- Are there community groups or individuals that may experience more benefits than others?
- Are there other individuals or groups who may benefit from the trail?

Communication

1. Communication Plan - It is recommended that a communication structure for the trail development group be outlined to ensure information clarity. This will promote timely decision-making.

In addition, a communications plan outlining the various potential partners for the project should be established. This communication plan will include all strategies relating to the disbursement and retrieval of information for the project. It will also ensure that stakeholders and media are receiving consistent, timely and accurate information.

Strategies

- **Identify spokesperson for the trail group.**
- **Identify and formulate media, stakeholder, and partner contact lists.**
- **Create a communication plan identifying target audiences and methods of communication.**
- **Identify timeline for communications to stakeholders and media and coordinate it with project work-plan timelines.**

Questions to Ask...

- Who are the elected officials, participants, representatives, groups, and property owners in the area who need to be informed?
- Who are the leaders within the community?
- Who are the potential partners -- both traditional and non-traditional -- who may assist in achieving the anticipated outcomes of this project?
- What are the identified timelines for the project and what communications will be required and to what groups?

b. Information and Resource Inventory

General Information Resources and Reference Material

It is recommended that the project committees identify, collect, and use existing reference information. This will assist in the organization of the project committee and the formulation of the committee work plan. This information will also be useful as references to respond to stakeholder questions, which may occur throughout the process.

will also be useful as references to respond to stakeholder questions, which may occur throughout the process.

Strategies

- **Contact provincial and regional trail groups to assist with the identification of information sources.**
- **Utilize the bibliographies of existing documents for additional information.**
- **Contact other trail organizers, project coordinators or recreation directors for information regarding trail designation or development strategies and resource materials.**
- **Access the Internet, libraries, and other information sources.**
- **Create a "topic-reference" document, which will provide a means to access the information again, if necessary.**

Questions to Ask...

- What information is needed for this project?
- How are the examples of trails used in the material similar to this project?
- How are the examples of trails used in the material different than this project?
- If I was a potential adjacent property owner, what questions might I have?
- Does the project committee require additional information for any part of the proposed development strategy?
- Do sub-committees, volunteers, funders, or elected officials require any additional information to assist them in contributing to the anticipated project outcomes?

Local/Area Information Collection

An understanding of the area's history, land use, ecology, culture, and geography is also important to formulate a clear understanding of the potential issues, benefits, barriers and trail route options.

Strategies

- **Identify any local planning documents regarding trails; these may include municipal development plans, area structure plans, and municipal or community initiatives.**
- **Research area history to identify historic routes or points of interest.**
- **Identify local group initiatives that may benefit from trail designation /development. These groups may include private businesses, bed & breakfasts, golf courses, museums, Ducks Unlimited, agricultural societies, and community halls.**
- **Become familiar with the area; research and document local geography and land use along the potential route corridor. Look for potential construction hurdles, residence locations, water hazards, adjacent land use, and other potentially impacting factors to trail development.**
- **Research the demographics of the area to assist with establishing potential local need for a trail.**
- **Collect topographical, county, municipal, and road maps for the area.**

- **Conduct user and community group interviews to assess need and explore partnerships.**
- **Organize an efficient method of data collection and tabulation prior to receiving results.**
- **Create an advisory group that includes concerned community members.**

Questions to ask...

- Why explore the potential for a trail route in this area?
- What are the potential benefits of a recreational trail in this area and who will benefit?
- What is the perceived need for a recreational trail route?
- Are there latent needs, which may be met through the existence of a recreational trail?
- Are the potential risks to adjacent property owners and development and maintenance costs justified by the current demand or potential need of users?

d. Conceptual Project Support/Approval

The approval of a trail designation and/or development project, at least in principle, must be obtained from (minimally) municipal elected officials representing the area, prior to public promotion. This approval will ensure that all decision-makers and elected officials are involved at the beginning, which may increase the support for and credibility of the process and potential outcomes.

It is not recommended that the municipal governments and county councils be directly involved or identify and commit resources available for the project or potential contributions at this time. It is important to keep them informed, which could offer guidance to the process and a link to the grassroots stakeholders. Without a clear indication of their constituents' support or concerns, it would be detrimental to both groups to move ahead with discussions regarding the project details at this time.

It is recommended that a meeting or presentation with elected officials and/or councils be held to establish a clear, mutual understanding of project goals and process as well as a political position, staffing contacts and a level of philosophical support, at least for the process.

Any further contribution, whether goods or services in kind or monetary, to the project, should be identified throughout the process. It is also suggested that a representative(s) of elected councils and major partners be identified for further project discussions.

It would also be beneficial to enlist support in principle from other community groups and stakeholders. It is recommended that a general information meeting be promoted and hosted to let the community know the existence of the feasibility study, the proposed process and what property owners and other stakeholders can anticipate from the committee in the future.

This meeting is not the place to address concerns and issues but it is important to acknowledge all potential barriers and needs that are required to be addressed for the successful development of a trail route to occur. It may also be an excellent opportunity to identify additional stakeholders and partners for the project and solicit their involvement in the project. (i.e. property owners, user groups and private business.)

At this point in the process, support for the development of a trail is not the expected outcome. The trail development committee would be interested in having stakeholders and the general public support the proposed process to explore the need, feasibility and support for a recreational trail in their community. If it is difficult to gain support even for a feasibility study regarding a trail route, the purpose for the project may need to be reevaluated.

Strategies

- **Make presentation(s) and provide written copy to county council(s) and other necessary municipal councils, explaining proposed process, commitment to property owners, potential route corridor, benefits of trails and other examples of trails.**
- **Identify and enlist an elected official representative(s) for the area.**
- **Identify and enlist a representative(s) of identified community agencies.**
- **Explore and document the local government positions on issues and potential solutions (i.e. use of undeveloped road allowances, existing roads, ditches, preliminary trail management expectations, and required levels of adjacent property owner support).**
- **Inform and invite provincial and federal elected members to participate in the process.**
- **Request letters of support for the project from agencies and councils.**
- **Use letters of support to enhance funding applications and contribution requests.**
- **Promote and host a general information meeting for all community members, groups, and property owners along the proposed route corridor to explain the intent of the feasibility study, the process, the methods of participation, the function and structure of the project group and opportunities for involvement.**

Questions to ask...

- Is there reference to trails in the existing planning documents?
- Is there enough support to continue with the feasibility study and potential trail designation / development process?

- Does the municipal councils and / or community groups have complementary issues or topics requiring feedback, that through a partnership, may be addressed through this process?
- What are the elected council's positions regarding the use of road allowances (developed or undeveloped), easements, and the required level of support needed from adjacent land owners for the use of these easements and allowances for trails?

e. Issue Identification and Resolution

Addressing the issues and concerns of adjacent property owners may be the greatest challenge of the project, but obviously the most critical. As the closest neighbours to the proposed trail, the potential risks and concerns relating to their homes, businesses, and way of life are understandably of great concern.

The goal is to identify the best and most acceptable solution available that would enable a trail to proceed and come closest to alleviating the concerns and issues of the adjacent property owners.

The first step needs to be the identification of the true issues and concerns. Fear of potential problems stem from either past experiences or word-of-mouth examples. The issues, with the exception of "losing their way of life," can be addressed by varying counter measures which may differ from one property owner to the next.

The discussion about the possible solutions needs to occur one-on-one at the same time the property owner is asked to provide input to the route designation. This may be accomplished by including questions regarding what they see as potential issues and concerns on the questionnaire. It is recommended that the collection of this information closely follow the general information meeting, which would have provided them an opportunity to be informed about the project, process and benefits, as well as give them time to identify their issues and concerns.

Honesty regarding what the current budget will permit is strongly recommended when identifying the potential solutions and necessary development standards for the potential trail route. Do not guarantee to the property owner the inclusion of additional-cost items until the resources have been accumulated. This position will protect both the trail development committee and the property owner from having expectations or agreements that are not honoured.

The property owner, however, may take the position that a trail will not be approved until the inclusion of additional-cost items are confirmed. The success of identifying possible solutions relies on the ability of the trail development committee to identify various creative options and trade-offs. Each adjacent property will be different and each property owner will have different needs.

There may be the possibility of partnership between the trail development committee and the property owner. For example, the property owner may provide the fence required and the trail committee may construct a new access road for the property owner at a different location on the property.

Once the potential solutions have been identified, a preliminary costing needs to be completed for the proposed route. This costing estimate would begin to identify the additional costs of the necessary solutions required by the adjacent property owners in addition to the basic estimated cost of trail construction.

This preliminary costing will assist in gaining the final approval for construction of the proposed route.

Strategies

- **Identify general rural community issues, trends and farming practices.**
- **Research and identify general trail issues, standards and possible solutions.**
- **Collect testimonials and pictures of other trail examples for property owner review.**
- **Conduct one-on-one meetings with property owners to discuss and identify specific issues, barriers, potential route options, potential solutions and trade-offs.**
- **Complete a preliminary costing estimate of the proposed route and required solutions.**

Questions to ask...

- What have other trail development committees done to address adjacent property owner concerns?
- What are the current budgeted amounts and what does that mean in terms of construction expectations?
- Are there any potential trade-offs that can be negotiated with the adjacent property owner?
- What are the basic construction standards for the proposed trail?

f. Conceptual Route Identification

The first step in the actual designation and subsequent development of a recreational trail is the identification of and agreement on a corridor for a potential trail route. The corridor can best be described as a strip of land with various options for linking two points with a trail. It is recommended this step in the process be carried out in conjunction with the ***identification and resolution of trail development and management issues*** (see section e).

The identification of a "corridor" for a potential trail route will be achieved with the involvement of community residents and stakeholders. For this reason, the proposed trail routes found within the Central Alberta Regional Trails Master Plan document should be considered only as potential trail corridors and not solidified trail route locations.

Trail routes may follow or utilize one or more of the following in an identified trail corridor:

- existing road allowances (ditches)
- abandoned rail lines
- Crown/Public land
- private land
- existing roads (not ditches)
- undeveloped road allowances
- Provincial Parks
- easements
- reclamation sites
- municipal sidewalks, green-spaces or walkways
- recreation and/or park sites

Each type of property will have specific issues and processes that must be identified and addressed successfully to designate or develop a trail on or adjacent to them.

One type of property that creates a special interest for trail development is abandoned rail lines with transferred land titles. In situations where abandoned rail lines have already been designated and identified as trail route locations, the sensitivity to the adjacent property owners situation, needs and concerns still remains critical to the successful development of the trail.

This situation may prove to be more difficult for the trail development committee. This difficulty will be due to the perception held by the property owners of having no input or control over the future existence of said trail and an expectation that they should have been granted a "first right of refusal" to purchase the adjacent rail line easement. This will undoubtedly create feelings of anger, mistrust and fear regarding the future lifestyle and safety of their property and assets. This may result in a situation of organized community activism against the trail development group and/or its goals.

In these situations, the process of trail development needs to have one focus, which is to work with the adjacent landowners as partners in working toward possible solutions to their concerns and issues. The actual development of the anticipated trail may occur gradually and over a long term, once credibility and trust has been established within the partnership through small joint initiatives addressing the property owner's concerns and proper management of the existing property.

This outlined development strategy may also be effective in those situations where abandoned rail lines have been designated specifically for trail development. The focus of the trail development group may require significant communication and marketing of the benefits of the proposed trail and the process to carry out that development. The use of a mediator or objective facilitator(s) is also strongly recommended.

It is recommended that the development of standard evaluation criteria occur, which would be used to assist with the difficult process of finalizing a potential trail route. This tool will provide a basis for all stakeholders to critique all available routing options within the proposed corridor, and assist with the important task of community consensus building and establishing support for the trail's development.

The evaluation criteria will consist of questions formulated from needs, concerns and potential benefits the trail may provide to the community and may include the following questions.

- Is the route easily accessible for users, policing, maintenance and adjacent property owners?
- What are the additional construction costs required along this route? (Tree planting or removal, fencing, crossings, water hazards)
- What are the safety concerns if this route is chosen?
- Are there existing facilities or potential facility locations along this potential trail route?

It is recommended that the potential route evaluation criteria be formulated with the assistance of various stakeholder representatives and the project committee. During the one-on-one discussions with adjacent property owners, these criteria must be presented, discussed and evaluated.

Strategies

- **Contact property owners and personally invite them to a meeting for property owners who live adjacent to any of the proposed trail route options (it is recommended to have no more than 30-40 people per meeting).**
  - ◊ **provide an opportunity to hear concerns and issues regarding the future trail development**
  - ◊ **give an overview of the project, process and their opportunity for involvement**
  - ◊ **inform them of any upcoming one-on-one meetings**
- **Create a list of route evaluation criteria.**
- **Identify all potential route options within the proposed trail corridor to be used as alternative suggestions or to initiate discussions with property owners.**
- **Collect and/or access all available maps of the area, large and small scale.**
- **Collect and make available any support documents or information that may assist the property owner in becoming informed about issues, concepts or potential solutions to his/her issues and concerns.**
- **Create property owner questionnaires, which will evaluate the identified route option and identify property owner issues, concerns and possible solutions.**

- **Schedule and conduct one-on-one meetings with adjacent property owners to review the preferred route corridor and ask them to evaluate the options based on the "evaluation criteria".**
- **Tabulate results of property owner route suggestions to prioritize preferred routes.**
- **Calculate preliminary cost estimates for each route option, which may include possible solutions identified by property owners through the questionnaire.**
- **Collect all information regarding issues, ideas and concerns to be utilized in the creation of the management strategies and trail development requirements.**

Questions to ask...

- What are all possible route options within the corridor?
- What survey questions have been used by other trail development groups?
- Who will be responsible for contacting property owners and conducting interviews?
- What other agencies may have maps, or area information that may impact or assist with this project?
- If I were a property owner, what information would I require to assist me in making informed decisions?
- Would an objective facilitator assist with the meetings?
- Would it be more effective to have a paid coordinator(s) or community member(s) meet with the property owners to ensure efficiency and consistency in the process?
- If there is a large amount of anger or resentment indicated in the responses, what are the underlying issues and concerns?

g. Finalization of Conceptual Route & User Types

To this point, the discussion regarding the actual route location has been in the conceptual stage. What started out as a trail route corridor was then focused to route options. The subsequent discussions with adjacent property owners regarding the issues and required construction elements to provide acceptable solutions, as well as other major development barriers, may have now eliminated entire route options or portions of a route.

Finalizing the preferred route will require a consensus-building process. It is recommended that the trail development committee and small groups (consisting of adjacent property owners, potential user groups and other partners) meet to evaluate all remaining routing alternatives and suitable user type(s). These meeting are not an opportunity for the general public and the media to have input. There will be other opportunity to involve and inform the public at large once the recommended trail route and permitted user types have been established.

Due to the different requirements of various potential user groups, there may be a need to have parallel routes or alternative routes designated for different user groups. There may still be some potential user groups restricted from trail use due to the issues and concerns held by the adjacent property owners.

Prior to the evaluation of the route options by the stakeholders at the small group meetings, a presentation of collected information is recommended. The presentation may include information regarding the:

- route option selection criteria (see below)
- identified issues and potential solutions
- review of user group input
- preliminary costing figures
- preliminary funding resources and options
- required management strategies
- potential conflicts between shared trail use by different user-types

It is important to ensure all stakeholders in attendance have an opportunity to ask questions and to clarify any outstanding concerns that may arise. If issues raised cannot be addressed satisfactorily at this time, commit to meet with that stakeholder to address any outstanding issues one-on-one following this meeting. The use of a brief survey at the public meeting may be one tool to identify the level of consensus for the preferred route and user type(s).

The routing criteria that will help identify the best route option(s) may include the following:

- shortest route between destination points or facilities
- number and location of residents along routing
- road type and use levels
- existing routes or linkages
- current movement patterns or 'make-shift' trail use
- scenery
- safety – hills, turns, size of road, traffic, "police-ability"
- potential or existing facility location available to address user needs (i.e. parking, washrooms)
- geography
- preliminary costing estimates
- land use
- land owner position

Once the closed meetings have been completed, a public meeting may be held to present collected information, trends, supporting documents and to ask for feedback as to potential route location and user-type restrictions.

Being able to confidently illustrate that consensus has been reached will assist in gaining support from decision makers and volunteers as well as corporate, private and public funders. Most importantly, working toward a consensus will go a long way to gaining the support of adjacent property owners and community members at large for the long-term support of the trail.

Strategies

- **Host small working sessions/meetings where adjacent property owners, user groups and major partners are invited to evaluate route options and potential user types to be permitted access to the proposed trail.**
- **Create a brief survey, to be used at the working meetings with property owners, users and major partners, to provide an indication of route and user type preferences, outstanding issues and questions and other additional feedback.**
- **Host general public meeting to present all collected information, process, benefits and issues - the general public may complete a survey at this time to receive feedback as to a potential route location and user-type restrictions.**
- **Collect and review responses of surveys and feedback from meeting(s) and identify route preferences and potential user type restrictions.**
- **Request support from local councils.**

Questions to ask...

- Will the questions on the survey give the responses that are required for future decision making?
- Are all relevant stakeholder groups and individuals involved with the working sessions?
- Are the route evaluation criteria thorough and able to assist in the identification of a preferred route?

h. Costing and Fund Acquisition

Costing

It is recommended that the acquisition of funding and resources for the designation, development and maintenance of a recreational trail be initiated very early in the process. The identification of grant opportunities, corporate and private contributors as well as researching and documenting cost breakdowns and estimates for the trail's construction and maintenance may take a significant amount of time by a trail development sub-committee.

A formal estimate for the designation and construction costs of a route cannot be accurately determined until the preferred route has been identified. Once a preferred route has been identified, listing all the adjacent property owners' requests to address their concerns and issues, then a formal estimated costing can occur.

List all costs separately, calculate cost estimates with an assumption that all services will be contracted out. This will assist in putting a value on donations, goods-in-kind, and volunteer labour. The organization and facilitation of the project should be figured into the total cost estimates as well.

There are additional reference sources for costing formulas and trail development specifications cited in the Bibliography.

The following are generalized costing components for trail development:

- fences-removal and construction
- trail base material
- tree clearing
- tree replacement
- machinery rental
- gates & bollards (access restriction posts)
- trail surfacing
- signage
- facilities – washrooms, parking, etc.
- surveying of route
- geo-technical work (soil testing)
- route drawing and plan development

The identification of various funding sources needs to be diverse and may be found in any of the following sectors:

- public & government sources
- private businesses
- corporations
- individual donations/contributions
- not-for-profit/community groups
- partnerships
- grants/foundations

The required resources (money, services, goods-in-kind) may be received through any of the following methods:

- volunteer labor, skills, time
- donations of material, equipment or funds
- grants
- sponsorship
- purchased or contracted
- barter – donation of service or goods for returned service or goods
- municipal - dollars, use of planning reserves or other support

The following are some currently identified sources for funding for trail designation or development:

- Trans Canada Trail Foundation – partial funding for registered portions of the Trans Canada Trail
- Millennium Bureau - Millennium 2000 projects; may require a historical, educational or legacy focus or component.

- Provincial Centennial project funding – 2005 – program and granting criteria to be determined.
- Canada Trust Environmental Fund
- Shell Environment Fund
- Eco Trust
- Community Facility Enhancement Program – CFEP
- Community Lottery Boards/Foundations
- Specific User group donations or contributions – clubs, schools, associations
- Corporate Sponsorship
- Individual Sponsorship
- Federal & Provincial Employment Program

Strategies

- **Collect information and research potential costs and services required to develop and maintain the proposed trail.**
- **Create a projected budget for the development project and one for the annual maintenance of the trail.**
- **Identify all potential funding sources, contributors and potential partners.**
- **Formulate partnerships and contribution agreements with user groups, businesses, municipalities, etc.**
- **Submit funding and grant applications.**
- **Record and document all contributions to the project and complete necessary accounting forms and reports.**
- **Acknowledge project contributors including:**
  - ◊ **volunteers**
  - ◊ **goods-in-kind**
  - ◊ **donated services**
  - ◊ **funders**
  - ◊ **barter-trades**

Questions to ask...

- Who are the potential contributors to this project?
- What information is required to assist them in supporting this project?
- What are the funding application deadlines?
- Are there matching requirements for grants?
- How will all contributions be acknowledged?
- What contracts, agreements or policies are required regarding the acceptance and use of contributions received by the project committee?

i. Management Strategy

The excitement and enthusiasm initially experienced for the planning and development of a trail may overshadow the most important phase, the management and maintenance of a trail route.

Most property owners' and other stakeholders' concerns are focused on the "after it's built" stage. Therefore, the planning for the long-term use and management of the trail needs to be part of the preliminary planning process.

This will assist in addressing the adjacent landowners' concerns and potentially increase support for the project. In the formulation of maintenance and management strategies, use the input and solutions indicated by adjacent property owners. This will assist in creating a feasible, credible long-range management plan and may also assist in improving the credibility of the trail development group.

To ensure high maintenance standards and accountability, it is recommended that the trail development committee identify group(s) or organizations that will be responsible and accountable to the long-term management and maintenance requirements. In addition, an outlined maintenance schedule should be created, noting responsibility, time lines and resource requirements.

It is also recommended that a contingency plan be outlined in case the originally identified individuals or group(s) are unable to fulfill their obligations to the management/maintenance of the trail. This back-up plan will go a long way to alleviating adjacent property owners concerns regarding the trail management and accountability.

It may be advisable for the trail development committee to involve municipal councils in the creation of this contingency plan. This will protect the property owners by having a governing body that is knowledgeable about the contingency plan to ensure that it is put in place if the need ever arises.

It is recommended that the use of many different groups, especially user groups, to maintain smaller portions of the trail would reduce the scope and magnitude of caring for the entire route. If numerous groups are used, the trail development committee may take on coordinating as well as maintenance roles.

It is not recommended that the contact for adjacent property owners to report management/maintenance issues be delegated to the smaller management support groups. The use of one consistent contact must be used to instill confidence and reduce the risk of a communication breakdown. The reported concerns can then be delegated appropriately.

It is also recommended that an annual meeting or survey of adjacent landowners occur to receive feedback on issues, concerns and successes. It may also provide a venue to identify new or modified solutions to any identified issues.

In order to carry out any proposed maintenance schedule, the creation of a long-term funding and resource strategy is recommended. This funding strategy will identify where and how resources will be acquired; a time line for grant and accounting information deadlines; and other potential sources of support. This

funding strategy will correspond directly with the maintenance plan for the upkeep and replacement of the trail and its facilities and signage.

Strategies

- **Create a long-range maintenance schedule for the trail, and all facilities, signage or supporting structures, such as fences and gates.**
- **Establish and outline the regular maintenance standards and schedules for the regular upkeep of the trail and its facilities.**
- **Create a timeline for the annual review and signing of any agreements, contracts held with groups or contractors.**
- **Establish a contingency plan that will answer the question(s), "If this group/agency/individual no longer is available to carry out said duties, what would be the responsible body?"**
- **Create a long-range funding and resource plan to coincide with the maintenance strategy.**
- **Outline a long-term infrastructure/maintenance strategy to prepare for major renovation, repair and upgrading that may be required.**
- **Outline an adjacent property owner feedback and communication plan to provide adjacent property owners the ability to report and provide feedback on the trail's condition and use.**

Questions to ask...

- What are all the components of the trail that will require regular maintenance?
- What components will require volunteer support?
- What components will require financial support?
- What groups, agencies or individuals will be responsible for the regular clean-up and maintenance of the trail?
- What will be the reporting procedure for the adjacent property owners to report damage, misuse, and maintenance needs?
- What agency or group will be responsible for the management and maintenance of the trail if the identified group(s) are unable to fufill their responsibility?
- Are there contracts, leases, or agreements that need to be reviewed? If so, what is the timeline?
- What are the funding requirements and options to continue the maintenance and upgrade of the trail?

j. Trail Development Approval

The final step in the process prior to the actual construction of a trail is acquiring any necessary approvals for construction. This approval may be required from the municipal councils, municipalities, and adjacent property owners. If the previous phases of the trail development process have been completed successfully, then the final approval process may be no more than a formality.

The final approval for the construction of the trail may require proof of acquired funding and resources, established management strategies, and completed agreements with property owners. It may also require clearly outlined user restrictions, design elements, construction cost estimates and letters of support.

The more supporting documents that can be presented illustrating the successful completion of the trail development process, the easier it will be to obtain project approval and support from necessary agencies and councils.

Once approval to proceed with development has been obtained, an extensive public information campaign needs to be initiated regarding the route, the issues, the user restrictions, and estimated opening date of the trail.

It is important to have signage on site that echoes the information released to the public regarding the development and user restrictions of the trail. This will eliminate use or abuse of restricted and non-restricted users accessing the trail prior and following its completion.

Strategies

- **Identify all necessary agencies and partners that need to give project approval; these may include property owners, municipal councils and sponsors.**
- **Present the final proposal for the trail route and its development.**
- **Formulate and present collected research, process information, letters of support, agreements, progress reports and future management plans to all identified agencies to support the approval process.**
- **Once approval is obtained, orchestrate a public information and marketing campaign regarding the development schedule, user restrictions and expectations as well as estimated opening/completion date and design information.**

Questions to ask...

- What approval is required before construction can begin?
- What approval or support will assist in the successful construction of the project?
- What information needs to be presented to the public, potential user groups and other stakeholders?
- What happens if approval is not gained?

k. Trail Construction

The actual construction of the trail may be the easiest and most rewarding part of the process. Whether the trail is done through volunteer "sweat equity," or a contractor, or a combination of both, it is recommended that comprehensive records and work schedules be kept. This will assist with the final calculation of project cost as well as the recognition and appreciation of all the contributing volunteers, agencies and sponsors.

As the momentum and enthusiasm for the trail may be at its highest point at this stage, be prepared for new partners and contributors to step forward. Public bid and tender procedures as well as advertising for services and supplies in local newspapers may also assist in reducing initial construction cost estimates and ensure a continuation of local community support for the project.

There are a variety of trail development standards that may be used as a guideline for your trail. The type and surface of trail to be constructed will be dependent on the following:

- trail user type(s)
- geography and terrain of area
- construction budget
- property owner concerns
- maintenance schedule/budget
- location of trail (trees, roadside, abandoned rail bed)

Strategies

- **Organize the trail construction sub-committee based on tasks.**
- **Finalize any outstanding legal agreements – land use, partnership agreements and sponsorship agreements.**
- **Finalize trail development requirements and specifications including specific trail standards and creation of blue prints.**
- **Develop a trail development time-line or schedule.**
- **collect bids, donations and information regarding construction requirements.**
- **Hire any necessary contractors, book machinery, material delivery, equipment rental and necessary insurance.**
- **Coordinate volunteer recruitment, organization and delegation.**
- **Plan, organize and promote the official trail opening celebration.**
- **Identify areas requiring cleanup and area restoration following construction.**
- **Set and monitor trail development site safety standards.**

Questions to ask...

- What are all the duties, tasks and responsibilities involved in the construction of this trail?
- What are the duties and tasks that other trail construction projects have identified?
- What sub-committees will be required to complete all identified tasks?
- How many volunteers will be required and from where will they be recruited?
- What safety requirements are there for contractors, volunteers and machinery working on the trail?
- What insurance is required?
- What are the policies around tendering work?
- Who will develop any required blueprints or work plans?
- How are hours worked, payments, and other contributions being monitored and tallied?

1. Evaluation of Process

Evaluating the trail designation and development process will most likely be required as a part of funding agreements and should be completed for each phase of the trail design and/or development process. This will ensure the trail development committee is on track and continues to have the support of all stakeholders.

The evaluation of the process will also assist future trail development committees to build on successes and learn from past experiences. It is recommended that evaluations of the process be shared with regional and/or provincial trail groups.

The final evaluation may include the following components:

- public and stakeholder input and responses
- sub-committee evaluations and workplan summaries
- budget review – actual versus proposed including all expenses and revenue
- review and assessment of the process, tools and methods used
- review and evaluation of the communications plan and strategies outlining both the successful outcomes and challenges
- recommendations for future trail designation and/or development committees

It may be valuable to include input from all stakeholders involved with the process, adjacent property owners, user groups, volunteers, funders, elected councils, representatives and other agencies.

Once the evaluation is complete, it is recommended that the collected information be shared to illustrate a completed process to the community and to all the volunteers. Celebrate the process and all the new or renewed partnerships, new leadership and community pride in a job well done.

The final requirement of a trail development committee is to establish and carry out a means of continually evaluating the trail, its management, any issues, concerns, ideas for improvement and user satisfaction. This could be through a survey or meetings held annually or semi-annually or only throughout the designated "trail season".

Strategies

- **Create a survey, based on the original process objectives, to be used by committee members, volunteers, partners, stakeholders, and other major partners to evaluate the process.**
- **Review the original work plan and assess the methods, tools and timelines used to meet objectives.**
- **Share information with all committee members, stakeholders and other trail groups.**
- **Carry out annual or semi-annual meetings or surveys of adjacent property owners and local trail users to review and improve the constructed trail route, its management and use.**

Questions to ask...

- Did the preliminary work plan address all necessary components of the process?
- Did this process assist in the formulation of an effective work plan and successful outcomes?
- What could be done differently?

3. *Trail Development Process Summary*

This summary of the previously outlined strategies may help illustrate how the trail development committee may organize itself to successfully complete their objectives. These strategies may be delegated to any of the project committee's sub-committees or task groups or specific contracted or volunteer staff. It is important for the entire project committee to acknowledge and accept these or other identified strategies that will be a part of the process.

Process Summary for the Feasibility Analysis, Designation & Development of Trails

Process Description	Strategies
a) Project Start-up	
• Project Committee Organization	***1. Group Representation and Make-up*** ❑ **Establish a "skill set" or job requirements for contracted or volunteer leaders.** ❑ **Identify key players from within the community to participate in the project.** ❑ **Establish an advisory group to assist with the process and direction of the project.** ❑ **Formalize group structure, including leadership, responsibility of members, and committee terms of reference and structure.** ***2. Leadership*** ❑ **Identify all necessary skills, which may be required and identify, enlist or contract individual(s) to fulfill those roles.** ❑ **Secure any necessary funding for contracts or volunteer expenses.** ❑ **Select an appropriate spokesperson for the group.** ***3. Group Vision & Direction*** ❑ **Identify and establish the project committee vision and belief statements.** ❑ **Identify all anticipated and potential outcomes for the project (both positive and negative), identify specific strategies to address those outcomes and assign those strategies to specific individuals, sub-committees, or partners.** ❑ **Use this work plan, or strategic plan, for funding applications and future advocacy with stakeholders.** ❑ **Create an identifiable logo, slogan or name for the group.** ***3. Committee Resource Identification and Acquisition*** ❑ Estimate all potential meeting and research costs. ❑ Explore non-monetary contributions or donations ❑ Identify funding opportunities
• Purpose of Project	❑ Clearly identify what the desired or anticipated outcome(s) are for designating and/or developing a recreational trail in the area. ❑ Identify individuals or groups who may benefit or be impacted by the desired outcomes, and how they may be effected. ❑ Conduct general information meeting(s) to further explore the potential need and/or interest in the designation and/or development of a recreational trail in the area. ❑ Identify a general trail route corridor, which has starting and ending points, but the route is not clearly defined.
• Communication	❑ Identify spokesperson for the trail group. ❑ Identify and formulate media, stakeholder, and partner contact lists. ❑ Create a communication plan identifying target audiences and methods of communication. ❑ Identify timeline for communications to stakeholders and media and coordinate it with project work-plan timelines.

b) Information & Resource Inventory • General information resources & reference material. • Local/Area information collection	❑ Contact provincial and regional trail groups to assist with the identification of information sources. ❑ Utilize the bibliographies of existing documents for additional information. ❑ Contact other trail organizers, project coordinators or recreation directors for information regarding trail designation or development strategies and resource materials. ❑ Access the Internet, libraries, and other information sources. ❑ Create a "topic-reference" document, which will provide a means to access the information again, if necessary. ❑ Identify any local planning documents regarding trails; these may include municipal development plans, area structure plans, and municipal or community initiatives. ❑ Research area history to identify historic routes or points of interest. ❑ Identify local group initiatives that may benefit from trail designation/development. These groups may include private businesses, bed & breakfasts, golf courses, museums, Ducks Unlimited, agricultural societies, and community halls. ❑ Become familiar with the area; research and document local geography and land use along the potential route corridor. Look for potential construction hurdles, residence locations, water hazards, adjacent land use, and other potentially impacting factors to trail development. ❑ Research the demographics of the area to assist with establishing potential local need for a trail. ❑ Collect topographical, county, municipal, and road maps for the area.
c) Community Needs Assessment	❑ Identify people from the community who currently participate in outdoor recreation and ask them to comment on their need (i.e., walking, biking, horses, snowmobiles, etc.) ❑ Identify and utilize different assessment methods to provide opportunities for input (i.e., one-on-one interviews, stakeholder group interviews, phone interviews, small informal gatherings of stakeholders, surveys, observations, public information meetings). ❑ Utilize trail classification criteria as an evaluation method on surveys and questionnaires. ❑ Utilize surveys as a strategic tool to assist the committee in defining the next step in the process. ❑ Conduct user and community group interviews to assess need and explore partnerships. ❑ Organize an efficient method of data collection and tabulation prior to receiving results. ❑ Create an advisory group that includes concerned community members.

d) Conceptual Project Support/ Approval	❑ Make presentation(s) and provide written copy to county council(s) and other necessary municipal councils, explaining proposed process, commitment to property owners, potential route corridor, benefits of trails and other examples of trails. ❑ Identify and enlist an elected official representative(s) for the area. ❑ Identify and enlist a representative(s) of identified community agencies. ❑ Explore and document local government positions on issues and potential solutions (i.e., use of undeveloped road allowances, existing roads, ditches, preliminary trail management expectations, and required levels of adjacent property owner support. ❑ Inform and invite provincial and federal elected members to participate in the process. ❑ Request letters of support for the project from agencies and councils. ❑ Use letters of support to enhance funding applications and contribution requests. ❑ Promote and host a general information meeting for all community members, groups and property owners along the proposed route corridor; to explain the intent of the feasibility study, the process, the methods of participation, the function and structure of the project group and opportunities for involvement.
e) Issue Identification & Resolution	❑ Identify general, rural community issues, trends and farming practices. ❑ Research and identify general trail issues, standards and possible solutions. ❑ Collect testimonials and pictures of other trail examples for property owner review. ❑ Conduct one-on-one meetings with property owners to discuss and identify specific issues, barriers, potential route options, potential solutions and trade-offs. ❑ Complete a preliminary costing estimate of the proposed route and required solutions.
f) Conceptual Route Identification	❑ Contact property owners and personally invite them to a meeting for property owners who live adjacent to any of the proposed trail route options (it is recommended to have no more than 30-40 people per meeting). ◊ Provide an opportunity to hear concerns and issues regarding the future trail development. ◊ Give an overview of the project, process and their opportunity for involvement. ◊ Inform them of any upcoming one-on-one meetings. ❑ Create a list of route evaluation criteria. ❑ Identify all potential route options within the proposed trail corridor to be used as alternative suggestions or to initiate discussions with property owners. ❑ Collect and/or access all available maps of the area, large and small scale. ❑ Collect and make available any support documents or information that may assist the property owner in becoming informed about issues, concepts or potential solutions to his/her issues and concerns.

f) Conceptual Route Identification (cont'd)	❑ Create property owner questionnaires, which will evaluate the identified route option and identify property owner issues, concerns and possible solutions. ❑ Schedule and conduct one-on-one meetings with adjacent property owners to review the preferred route corridor and ask them to evaluate the options based on the "evaluation criteria." ❑ Tabulate results of property owner route suggestions to prioritize preferred routes. ❑ Calculate preliminary cost estimates for each route option, which may include possible solutions, identified by property owners through the questionnaire. ❑ Collect all information regarding issues, ideas and concerns to be utilized in the creation of the management strategies and trail development requirements.
g) Finalization of Conceptual Route & User Types	❑ Host small working sessions/meetings where adjacent property owners, user groups and major partners are invited to evaluate route options and potential user types to be permitted access to the proposed trail. ❑ Create a brief survey, to be used at the working meetings with property owners, users and major partners, to provide an indication on route and user type preferences, outstanding issues and questions and other additional feedback. ❑ Host general public meeting to present all collected information, process, benefits and issues. The general public may complete survey at this time to receive feedback as to potential route location and user-type restrictions. ❑ Collect and review responses of surveys and feedback from meeting(s) and identify route preferences and potential user type restrictions. ❑ Request Support from local councils.
h) Costing and Fund Acquisition	❑ Collect information and research potential costs and services required to develop and maintain the proposed trail. ❑ Create a projected budget for the development project and one for the annual maintenance of the trail. ❑ Identify all potential funding sources, contributors and potential partners. ❑ Formulate partnerships and contribution agreements with user groups, businesses, municipalities, etc. ❑ Submit funding and grant applications. ❑ Record and document all contribution to the project and complete necessary accounting forms and reports. ❑ Acknowledge project contributors including: ✧ volunteers ✧ goods-in-kind ✧ donated services ✧ funders ✧ barter-trades

i) Management Strategy	❑ Create a long-range maintenance schedule for the trail, and all corresponding facilities, signage or supporting structures, such as fences and gates. ❑ Establish and outline the regular maintenance standards and schedules for the regular upkeep of the trail and its facilities. ❑ Create a timeline for the annual review and signing of any agreements, contracts held with groups or contractors. ❑ Establish a contingency plan that will answer the question(s), "If this group/agency/individual no longer is available to carry out said duties, what would be the responsible body? ❑ Create a long-range funding and resource plan to coincide with the maintenance strategy. ❑ Outline a long-term infrastructure/maintenance strategy to prepare for major renovation, repair and up-grading that may be required. ❑ Outline an adjacent property owner feedback and communication plan to provide adjacent property owners the ability to report and provide feedback on the trail's condition and use.
j) Trail Development Approval	❑ Identify all necessary agencies and partners that need to give project approval; these may include property owners, municipal councils and sponsors. ❑ Present the final proposal for the trail route and its development. ❑ Formulate and present collected research, process information, letters of support, agreements, progress reports and future management plans to all identified agencies to support the approval process. ❑ Once approval is established, orchestrate a public information and marketing campaign regarding the development schedule, user restrictions and expectations as well as estimated opening/completion date and design information.
k) Trail Construction	❑ Organize the trail construction sub-committee based on tasks. ❑ Finalize any outstanding legal agreements – land use, partnership agreements and sponsorship agreements. ❑ Finalize trail development requirements and specifications including specific trail standards and creation of blue prints. ❑ Develop a trail development estimated time-line or schedule. ❑ Collect bids, donations and information regarding construction requirements. ❑ Hire any necessary contractors, book machinery, material delivery, equipment, rental and necessary insurance. ❑ Coordinate volunteer recruitment, organization and delegation. ❑ Plan, organize and promote the official trail opening celebration. ❑ Identify areas requiring cleanup and area restoration following construction. ❑ Set and monitor trail development site safety standards.
l) Evaluation of Process	❑ Create a survey, based on the original process objectives, to be used by committee members, volunteers, partners, stakeholders, and other major partners to evaluate the process. ❑ Review the original work-plan and assess the methods, tools and timelines used to meet outlined objectives. ❑ Share information with all committee members, stakeholders and other trail groups. ❑ Carry out annual or semi-annual meetings or surveys of adjacent property owners and local trail users to review and improve the constructed trail route, its management and use.

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FILE

Council Decision – January 17, 2000 Meeting

DATE: **January 18, 2000**

TO: **Recreation, Parks & Culture Board**

FROM: **City Clerk**

RE: ***Central Alberta Regional Trails Initiative***

Reference Report: Recreation, Parks & Culture Board, dated December 16, 1999

Resolution:

Resolved that Council of the City of Red Deer, having considered report from the Recreation, Parks and Culture Board dated December 16, 1999, re: Central Alberta Regional Trails Initiative, hereby approves in principle the *Central Alberta Regional Trails Initiative Master Plan* dated August 1999, as presented to Council January 17, 2000.

Report Back to Council Required: No

***Comments/Further Action*:**

On behalf of Council, thank you to all involved in this initiative. The committee, municipalities and various stakeholder groups throughout the region are to be commended. The comprehensive planning and community involvement process has resulted in a master plan that will serve as an excellent guide for future trail initiatives and development.

Kelly Kloss
City Clerk

/clr

c Director of Community Services
Museums Director
Community Development & Planning Coordinator
Project Coordinator, Deb Comfort

Item No. 4

RPC - 8.394

DATE: **December 16, 1999**

TO: **Kelly Kloss**
City Clerk

FROM: **Roger Clarke**
Chairman, Recreation, Parks & Culture Board

RE: **ROSEDALE MEADOWS NATURAL PARK - NAMING**

The Recreation, Parks & Culture Board considered the reports and correspondence from the Rosedale Community Association to name a park in the Rosedale Neighbourhood. The following resolution was passed at the December 14, 1999 Recreation, Parks & Culture Board meeting.

> "That the Recreation, Parks & Culture Board support and recommend to City Council the Rosedale Community Association's request to officially name the "Rosedale Meadows Natural Park" and dedicate it through a recognition plaque in memory of the Hepworth family."

for Roger Clarke

DB/jb
Att.

c. Lowell Hodgson, Director of Community Services
Rosedale Community Association
Michael Dawe, Archivist
Greg Scott, Community Development & Planning Coordinator

DATE: November 8, 1999

TO: Recreation, Parks & Culture Board

FROM: Greg Scott
Community Development & Planning Coordinator

RE: ROSEDALE NATURAL PARK NAMING

The Rosedale Community Association has submitted a request to officially name the "Natural Park" in the Rosedale Neighborhood in recognition of one of Red Deer original farm families (Attachment #1, 2, 3).

The proposal is to mount a recognition plaque on a large stone that was discovered and retained on the park site. The inscription plaque would read the following:

ROSEDALE MEADOWS NATURAL PARK

International Year of Older Persons

Dedicated by MAYOR GAIL SURKAN and CITY COUNCIL
December 1999

In memory of Albert Henry and Annie Cameron Hepworth
who settled this property in 1905,
and to all pioneers who created our beautiful city, province and nation.

This request and more specifically the information relating to the Hepworth family has been reviewed and is supported by Michael Dawe, The City of Red Deer Archivist, (see attachment #4). The preservation of this natural park has not only been a tremendous enhancement to the Rosedale Meadows area, but it has also provided an unique opportunity to acknowledge one of Red Deer's original pioneer families. This historic significance is something that The City of Red Deer and it's residents should acknowledge and celebrate. Through the naming of this historical site, memories will live on for generations to come.

Recommendation

That the Recreation, Parks & Culture Board support and recommend to City Council the Rosedale Community Association's request to officially name the "Rosedale Meadows Natural Park" and dedicate it through a recognition plaque in memory of the Hepworth family.

Greg Scott

Greg Scott
Community Development & Planning Coordinator

:jb

16

ROSEDALE COMMUNITY ASSOCIATION

49 Reeves Crescent
Red Deer, Alberta
T4P 2Z4
Telephone: 342-7400 or 309-4415
Fax: 340-0520

October 7, 1999

Community Development and
Planning Co-ordinator
City Hall, Box 5008
4914 - 48th Avenue
Red Deer, AB T4N 3T4

Attention: Greg Scott

Dear Mr. Scott:

The annual general meeting of the Rosedale Community Association was held on September 27, 1999. To the more than 25 people there, your update of the planned multipurpose recreation and family wellness centre highlighted the meeting. Our association wishes to extend appreciation for your attendance and the information provided concerning local issues.

The issue of naming and dedicating the "natural" park in Rosedale Meadows located just east of the Rosedale Community Shelter was introduced during the meeting by one of our Board members, Gerry Beauchamp. Your suggestion was to discuss that issue locally and then forward a letter with our comments to Red Deer Recreation, Parks and Culture who would "take it from there".

Accordingly, a subsequent meeting of the Officers and Board of Directors was held on October 4, 1999. The enclosed background material was both discussed and endorsed at that time and we are forwarding same to you for further action.

Our suggestion is that the park be named Rosedale Meadows Park and that a bronze plaque be mounted acknowledging Mr. Albert Henry Hepworth. The suggested site and name is contained in the letter forwarded to Dr. B. McKendrick.

If you require any further information, please contact myself.

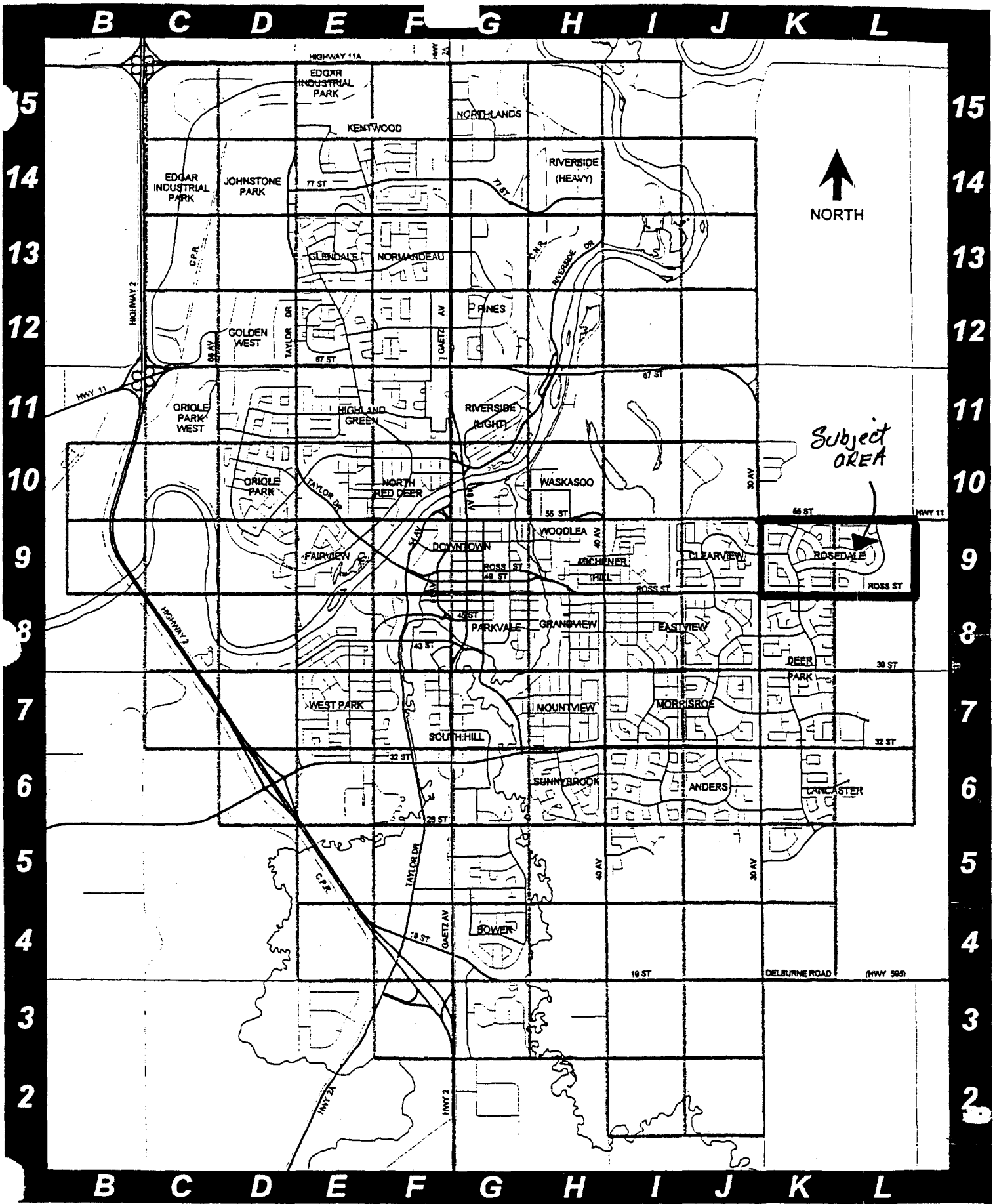
Yours very truly,

ROSEDALE COMMUNITY ASSOCIATION

Per: _____
Willard D. Willms, President

/cr

OCT 12 1999
CITY OF RED DEER



The City of Red Deer

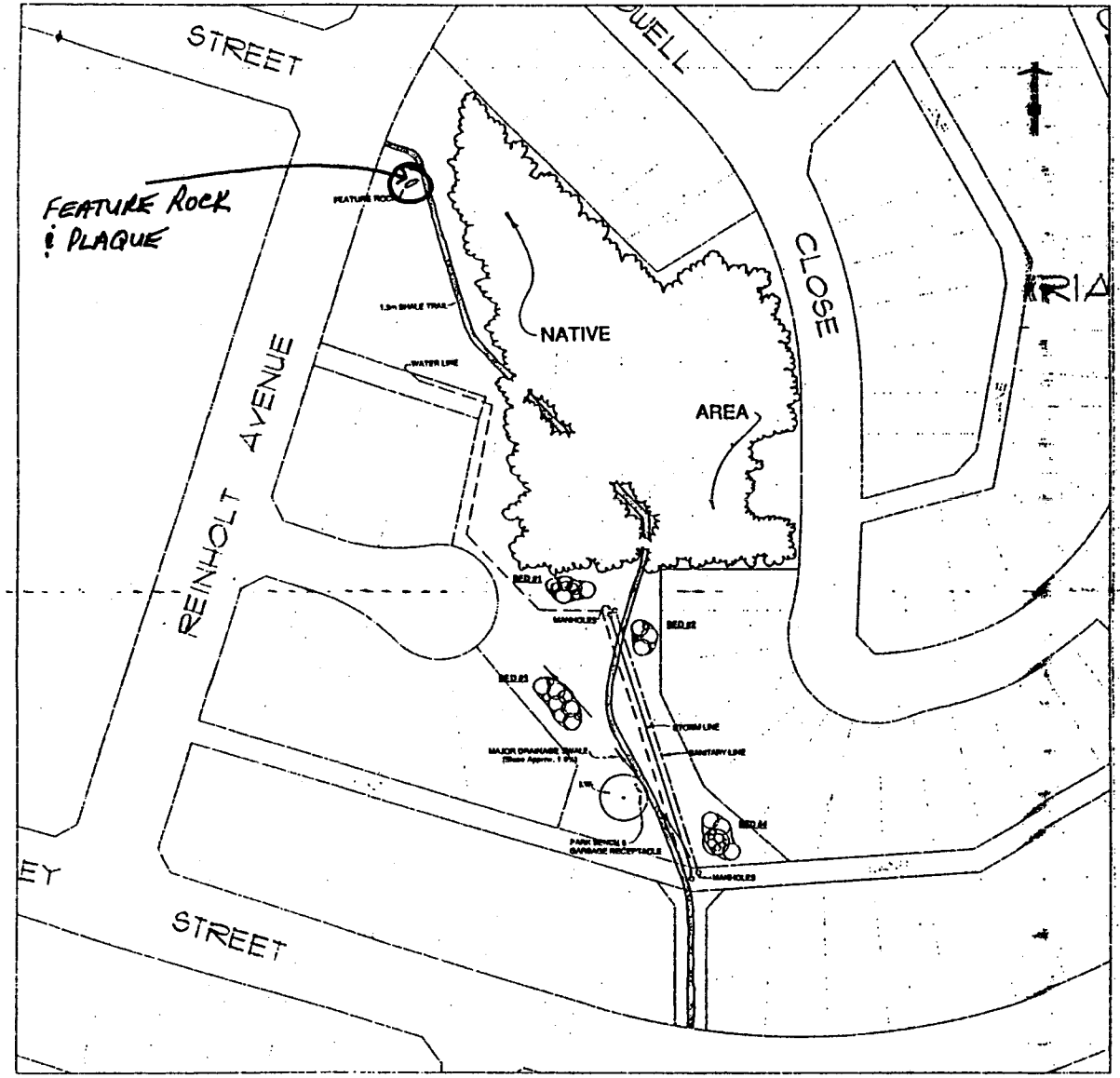
LAND USE BYLAW 3156/96 - INDEX MAP

18

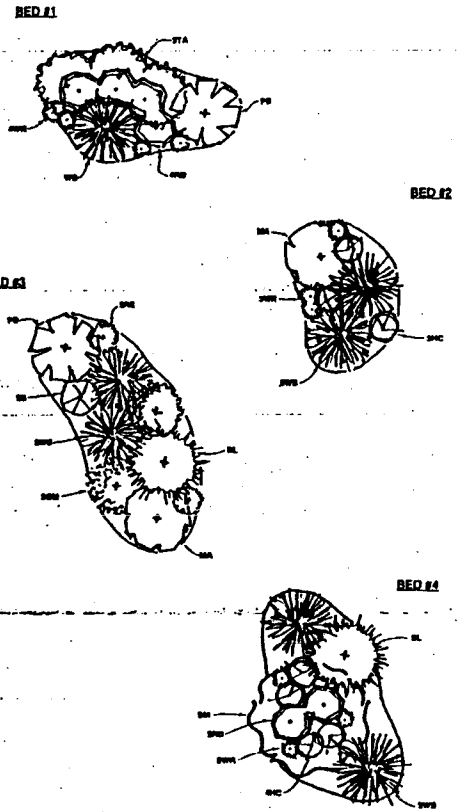
June 1999

ROSEDALE MEADOWS
PROPOSED NATURAL PARK

PARK LAYOUT
SCALE 1:500



PLANTING BED DETAILS
SCALE 1:125



LEGEND

SYM.	QTY.	COMMON NAME	BOTANICAL NAME
TREES			
LW	1	Laurel Leaf Willow	Salix pentandra
WM	1	Weeping Mayday	Prunus padus 'Grandiflora'
RM	1	Red Maple	Acer rubrum
SM	1	Silver Maple	Acer saccharinum
MA	1	Mountain Ash	Sorbus aucuparia
WL	1	Siberian Larch	Larix sibirica
WP	1	White Spruce	Picea glauca
SHRUBS			
RD	4	Red Osier Dogwood	Cornus sericea
RR	4	Red Rose	Rosa rubrifolia
SM	4	Saskatoon Manita	Amelanchier alnifolia 'Smoky'
SB	4	Silver Buffaloberry	Elaeagnus commutata
WR	10	Wild Rose	Rosa acicularis
HC	7	Highbush Cranberry	Viburnum trilobum

NOTES: "Laurel Leaf Willow & Silver Maple Tree to be supplied by local residents.

Planting Bed Requirements: Deciduous trees - 50-75mm caliper; Coniferous trees - 3.0m ht.; Deciduous trees - 450mm ht.; Coniferous trees - 450mm ht. or spd.

Installation: All plantings are to be incorporated into mulched beds.

Mulch: 100 - 150mm depth (wood variety)

19

CITY

BEP

PROJECT:
ROSEDALE MEADOWS
PROPOSED NATURAL PARK

SCALE: As Shown
DRAWN BY: 1:20 at
DESIGNED BY: 20-
CHECKED BY:
APPROVED FOR CONSTRUCTION:
AS BUILT:
COMMENTS:

FILE NUMBER
R.015

DATE: November 4, 1999

TO: Greg Scott
Community Development & Planning Coordinator

FROM: Michael Dawe
City Archivist

RE: Rosedale Park Naming

In response to your memo regarding the Rosedale Meadows Park, I am also supportive of the Rosedale Community Association's suggestion for the name of the park. With respect to the wording of the plaque, I would suggest as an alternative:

> "Dedicated to Albert Henry and Annie Cameron Hepworth, who settled this property in 1905, and to all pioneers who created our beautiful city, province and nation."

If you should have any questions or comments, please feel free to contact me at 309-8453.

Comments:

We agree with the recommendations of the Recreation, Parks & Culture Board.

"G. D. Surkan"
Mayor

"N. Van Wyk"
City Manager

FILE

Council Decision – January 17, 2000 Meeting

DATE: **January 18, 2000**

TO: **Recreation, Parks & Culture Board**

FROM: **City Clerk**

RE: ***Request to Officially Name Rosedale Meadows Natural Park***

Reference Report: Recreation, Parks & Culture Board, dated December 16, 1999

Resolution:

Resolved that Council of the City of Red Deer, having considered report from the Recreation, Parks and Culture Board dated December 16, 1999, re: Request to Officially Name Rosedale Meadows Natural Park, hereby agrees that said park be officially named *Rosedale Meadows Natural Park.*

Report Back to Council Required: No

Comments/Further Action:

By way of a copy of this correspondence, I am requesting that the Recreation, Parks and Culture Manager correspond with the Rosedale Community Association to inform them of Council's decision.

Kelly Kloss
City Clerk

/clr

c Director of Community Services
Recreation, Parks & Culture Manager
City Archivist
Community Development & Planning Coordinator
Land & Economic Development Department

Item No. 5

DATE: **January 4, 2000**

TO: **City Clerk**

FROM: **Director of Corporate Services**

RE: **SHORT TERM BORROWING BYLAW NO. 3250/2000**

Council approval is respectfully requested for the above.

The bylaw authorizes the short term borrowing of funds, as required, to meet current expenditures. The need for short term funds is expected to only occur if an unforeseen significant expenditure happens prior to the maturity of an investment.

One of the requirements of the Municipal Government Act is that a maximum rate of interest must be stated. The maximum rate has been set at 20%. The actual rate charged is the prime interest rate.

Council is reminded that funds are only borrowed when required and are repaid as soon as funds become available.

Recommendation

Approval of Bylaw No. 3250/2000.

A. Wilcock, B. Comm., C.A.
Director of Corporate Services

Att.

f\cs\new\0180 borrowing byl 3250 jan4 2000

Comments:

We agree with the recommendations of the Director of Corporate Services.

"G. D. Surkan"
Mayor

"N. Van Wyk"
City Manager

FILE

Council Decision – January 17, 2000 Meeting

DATE: **January 18, 2000**

TO: **Director of Corporate Services**

FROM: **City Clerk**

RE: ***Short Term Borrowing Bylaw 3250/2000***

Reference Report: Director of Corporate Services, dated January 4, 2000

Bylaw Readings:

Short Term Borrowing Bylaw 3250/2000 was given three readings. A copy is attached.

Report Back to Council Required: No

Comments/Further Action:

Kelly Kloss
City Clerk

/clr
attchs.

DATE: **January 11, 2000**

TO: **City Council**

FROM: **City Clerk**

RE: ***Downtown Business Association's 2000 Budget***

History

In 1984 Council established by bylaw the Downtown Business Revitalization Zone (BRZ). The Downtown Business Association's Board of Directors is responsible for the management of this zone, including preparation and administration of its budget.

Although this Board operates autonomously from The City of Red Deer, we are linked in the following ways:

1. Council appoints the members of the Board.

2. The BRZ budget is approved by Council.

3. Any changes to the BRZ Bylaw, including its boundaries, must be approved by Council.

4. The City completes the business assessment, invoices and collects the BRZ Tax for the Board. These invoices are sent out in February of each year to every person assessed for business purposes in the BRZ. The due date for payment is always March 31st.

Consultation

In mid December 1999, the City Clerk's Office received the Downtown Business Association's (BRZ) Budget for 2000. In accordance with Council's previous resolution, individual notices were mailed to every person assessed for business purposes within this zone, stating that on January 17, 2000 at 7:00 p.m., Council will:

1. Consider written or verbal presentations concerning this budget.

2. Consider approval of the budget following any presentations.

Financial Implications

The report and budget from the Downtown Business Association outlines the financial implications of approving this budget. Should Council approve the budget as presented, an amendment to BRZ Business Tax Bylaw 3196/98 will be required to increase the amount paid annually as a business tax from .61% to .72% of the business assessment or the sum of $100 - whichever is the greater.

Recommendations

1. That following any presentations, Council consider approving the 2000 BRZ Budget.

2. That three readings be given to BRZ Business Tax Bylaw No. 3196/98 to increase the BRZ tax rate from .61% to .72% in order to generate the required levy to meet the Downtown Business Association's Budget request.

Kelly Kloss
City Clerk

/clr
attchs.

FILE

Office of the City Clerk

Box 5008
Red Deer, Alberta
T4N 3T4

The City of Red Deer

This letter will be mailed to all BRZ members on January 4, 2000

January 4, 2000

Dear Sir/Madam:

Re: The Downtown Business Association of Red Deer - 2000 Business Revitalization Zone Budget

Each year the Downtown Business Association's Board of Directors prepares the Association's budget and submits it to City Council for their approval. On behalf of the Association, we are providing you with a copy of the proposed budget. Members wishing to submit written comments regarding the Association's budget are asked to forward them prior to January 11, 2000 to the:

Office of the City Clerk, City Hall
4914 - 48 Avenue (Box 5008)
Red Deer, AB T4N 3T4

Any member of the Downtown Business Association who would like to speak to Council concerning the budget will be given the opportunity at the Council meeting to be held:

Date: *Monday, January 17, 2000*
Time: *7:00 p.m.*
Location: *Council Chambers, 2nd Floor, City Hall*

Please use the west (park side) doors when you come to City Hall. The Commissionaire will direct you to the Council Chambers upon your arrival.

Please direct any questions regarding the budget to Ms. Diana Rowe, Manager, Downtown Business Association at (403) 340-8696. Questions regarding the Council meeting can be directed to me at (403) 342-8132.

Sincerely,

Kelly Kloss

Kelly Kloss
City Clerk

/clr
attchs.
Copies provided to the Administration and Diana Rowe on December 16, 1999 /clr
bc City Manager
Directors
City Assessor
Downtown Business Association, Ms. Diana Rowe

December 15, 1999

Mayor Surkan and
City Councillors
City of Red Deer

Red Deer Downtown Business Association

Re: Red Deer Downtown Business Association
2000 Budget

Dear Mayor and Council:

As the Manager of the Downtown Business Association it is a pleasure to submit to you the Downtown Business Association 2000 Budget.

The mission statement of the Association is:

To guide the progress of Red Deer's Central Business District, to provide a healthy atmosphere of business development and social and cultural improvements. The public perception of downtown will be positively promoted in this mission.

The Downtown Business Association is a Business Revitalization Zone (BRZ) that was established in 1984. The BRZ is authorized by Provincial Legislation and empowered by municipal bylaw. The bylaws describe a boundary in the core area that encompasses the area from Taylor Drive on the west to 47th Avenue on the east, and 55th Street on the north to 45th Street on the south.

One of the largest clusters of small businesses in Red Deer is located downtown. These businesses employ approximately one third of the work force in the city and provide a variety of services and products. With no off site levies on downtown property and a six thousand plus employee base, downtown continues to attract new business.

The Downtown Business Association's 1999 accomplishments include:

- Increased communication with downtown businesses through regular newsletters and personal contact
- Establishing an identity through a logo design that depicts the overall nature of Red Deer's downtown using similar buildings, trees and a silhouette of a statue from the ever growing '*Ghost*' collection. The prominence of the word 'Downtown' in the logo reflects the vision of the business association to **promote the overall downtown area through a strong and vibrant business base**
- The *Ghost* Collection received national recognition with the installation of two more projects. National media coverage from the National Post as well as CBC Radio has increased the profile of this collection. Canadian Geographic has expressed interest in completing an article about the *Ghost* collection. The collection was hi-lited in a Tourism Alberta International

publication this past year. There have been inquiries from artists and other cities expressing interest in the development and future of the collection.

- The Downtown Business Association hosted an Open House at the new office, giving the Association a street front presence for the first time.
- The Association hosted a Provincial BRZ One Day Conference where 30 communities were represented.
- The Association encouraged networking opportunities for businesses downtown at a Business Appreciation Award night where recognition awards were presented to Steve Kovacs and Dorothy Asmundson. Sponsor recognition awards were also presented to Bearden Engineering, Proform Concrete and Andy's Light Oilfield Hauling for their donation of labor, equipment and supplies in the installation of the Sound the Alarm *Ghost* project.
- The Association implemented several new and exciting initiatives such as Senior Friendly, Business Crime Prevention and Business Marketing Opportunities.
- Festivals and activities hosted in the downtown include the Science Festival, Artwalk, The Westerner Parade, NSRA Show and Shine Car Show, the First Night Festival and a very successful Christmas Parade.
- Partnered with the City of Red Deer and the Red Deer Wal-Mart on a pilot project, to install clear lights on select downtown trees. This will add to the seasonal decorations and creates an ambiance in downtown Red Deer.

The Downtown Business Association's 2000 objectives include:

- Co-ordinate the successful Alberta Main Street Program grant application which will encourage the restoration of the store fronts on properties which are 50 years old or more.
- The Association will take an active role in a very exciting project, the design and development of a new Downtown Urban Park
- Another exciting project currently underway is the Greater Downtown Action Plan that will include an implementation strategy. The Association is looking forward to building on present relationships and anticipates new partnerships in the realization of those objectives this plan will identify.
- The Downtown Business Association has experienced significant growth this past year with 477 businesses now in the central business district. This is a growth of 48 new businesses within the last 12 months.
- With the redevelopment of properties such as the former Bay building and new developments like Bishop Place there is currently over $20 million in projects underway. This will generate more growth of new businesses in the downtown.
- An increased residential population is also becoming a reality in the downtown with the Medican development currently underway on the former rail land.
- The Association is considering a possible expansion of the BRZ boundary, to more accurately reflect the central business district in response to businesses in the outlying areas.

- The Association has assumed a lead role with the Downtown Safety Task Force for a safe and secure downtown. Our Board is supporting an application to the National Crime Prevention Community Mobilization Program in an effort to secure funding for the ongoing work of this committee
- A request for supporting documentation on our crime prevention initiatives was received from as far away as the University of Manitoba.
- We are currently developing a first class web site complete with a directory for all our businesses in the Business Revitalization Zone. We will continue to grow, expand and update our site as our downtown grows.

The Downtown Business Association is both optimistic and positive about the future of downtown. The membership of the BRZ has grown in 1999 by 11%. It is forecast to increase in 2000 with current projects, now under construction, coming on stream. Our budget is a 13% increase from last years and reflects the Downtown Business Association's aggressive forward movement in the Downtown.

In conclusion, the Downtown Business Association is anticipating the successful completion and implementation of the Greater Downtown Action Plan. Downtown, the centre of the city's thriving business community, reflects the character of our city and it's citizens: lively, neighbourly, and proud.

I would be pleased to answer any questions you may have or to listen to your comments. You may contact me at 340-8696 or by fax at 340-8699.

Thank you for your attention.

Diana Rowe
Manager
Downtown Business Association

1999
Board of Directors

John Anderson
Century 21 Lesand Advantage Realty
#203, 4807 - 50 Avenue
Red Deer, Alberta, T4N 4A5
Ph: 346-6655 Fax: 341-7813
linx@ccinet.ab.ca

Rod Boden
Parkland Savings & Credit Union
4901 - 48 Street
Red Deer, Alberta, T4N 6M4
Ph: 346-2221 Fax: 346-7311
admin@parklandsavings.com

Soren Hansen
Eagle Automotive
4720 - 51 Avenue
Red Deer, Alberta, T4N 4H1
Ph: 343-1000 Fax: 342-7566

John Hull
Architect
Suite #205, 4807 - 50 Avenue
Red Deer, Alberta, T4N 4A5
Ph: 309-3690 Fax: 309-7292

Dennis Lesyk
Fargey's Floors & Interiors
4705 Gaetz Avenue
Red Deer, Alberta, T4N 4A2
Ph: 343-3120 Fax: 342-2433

Jim DeZutter
North Star Sports
5121 - 47 Street
Red Deer, Alberta, T4N 1R8
Ph: 347-1000 Fax: 341-4585

Donna Purcell
Sisson Warren Sinclair
#600, 4911 - 51 Street
Red Deer, Alberta, T4N 6V4
Ph: 343-3320 Fax: 343-6069

Brad Romans
Ing & McKee Insurance Ltd.
5225 Gaetz Avenue
Red Deer, Alberta, T4N 5G9
Ph: 346-5547 Fax: 346-5507

Doug Sandall
Cuthbertson Sandall
4817 - 48 Street
Red Deer, Alberta, T4N 1S6
Ph: 342-2500 Fax: 346-7033

Dennis Zimmer
Comforts The Sole
4812 Gaetz Avenue
Red Deer, Alberta, T4N 4A3
Ph: 342-7653 Fax: 347-5136

Councillor Dennis Moffat
5134 - 44 Avenue
Red Deer, Alberta, T4N 4Z8
Ph: 350-5670 Fax: 346-9212

Manager Diana Rowe
Downtown Business Association
#9, 4921 - 49 Street
Red Deer, Alberta, T4N 1V2
Ph. 340-8696 Fax: 340-8699

Red Deer Downtown Business Association
2000 Budget

		2000 Budget	1999 Budget
REVENUE			
BRZ levy Note 1		133,620	112,000
Litter Contract		43,500	43,500
Street Decoration (Banners)		5,700	5,700
Project Revenue (Information Kiosks)		4,500	4,500
TOTAL BUDGETED REVENUE		**187,320**	**165,700**
EXPENDITURES			
Administration			
Bank Charges		100	100
Board Meeting		1,600	1,600
Internet access & web site		900	
Bookkeeping Fees		1,500	3,600
Computer Supplies		1,000	1,000
Conferences		1,950	1,700
Dues & fees		500	300
Insurance, directors liability		1,100	900
Insurance, property & liability		1,700	1,300
Janitorial		450	900
Salaries & Benefits (Note 2)		77,220	39,450
Manager, vehicle expense		1,800	1,750
Office supplies		2,700	2,700
Professional fees		1,700	1,500
Rent		7,500	7,500
Telephone		1,650	1,400
	TOTAL	**103,370**	**65,700**
BRZ Assessment Fee (Note 1)	**TOTAL**	**4,000**	
Project Costs			
Litter Contract (wages, vehicle, supplies)		43,500	43,500
Street Decoration (banners)		5,700	5,700
Public Relations (newsletter, brochure, networking) Note 3		15,750	4,400
Festival Promotions (Parades, 1st Night) Note 4		8,000	6,000
Publicity Note 5		5,500	2,400
Promotions (manager's exp. & spec. functions)		1,500	
Ghost committments			30,000
Contingency			8,000
	TOTAL	**79,950**	**100,000**
TOTAL BUDGETED EXPENDITURES		**187,320**	**165,700**

Red Deer Downtown Business Association
Notes to the 2000 Budget

1. **BRZ levy Assessment Fee**
The Association has included a $4,000 administration fee for the BRZ assessment as requested by the City of Red Deer. The City no longer completes a tax assessment except for the BRZ tax due to the switch to market value assessments.

2. **Salaries and Benefits**
The Association is budgeting for a manager and one assistant for the first time in 15 years.
Last year's budget did not accurately reflect the manager's salary and benefits (a standard 17% is used to calculate the employer CPP and EI contribution); had this formula been used it would have indicated $42,120. The Downtown Business Association also contributed 66.6% ($139.86 per month) $1,678.32 annually towards an extended benefits package. The manager's salary and benefits in 1999 would be more accurately reflected as $43,798.32. The 2000 budget allows salary and benefits for the manager at $49,140

The assistant's salary is based on a 37.5 hour per week or 150 hours per month at $2,000 a month (13.33 per hour) plus a 17% standard benefits calculation for a total of $28,080 annually

3. **Public Relations (newsletter, brochure, networking)**

Newsletter (4 times a year)	2,400
Brochure 5000 to be printed	3,600
Networking minimum 2 events	2,500
Annual General meeting (includes meal, invitations & annual report)	1,500
Stationary with new logo design	750
Business Reward program (twice a year)	5,000
TOTAL	**15,750**

4. **Festival Promotions**

Band Extravaganza and Science Festival	2,500
Christmas Parade	2,500
First Night Festival	2,500
Art Walk	500
TOTAL	**8,000**

5. Publicity (advertising)

Visitor & Convention Bureau Visitor Guide	1,595
Red Deer Advocate	
Business Profile ($45 monthly)	540
Small Business Week	380
Things to Do & Crime Prevention	185
Downtown Tabloids	500
City Maps	600
Kiosk signage needs to be updated	1,700
7 kiosks X 4 sides = 28 small signs	
1 large sign at 52 Street (gateway to downtown)	
TOTAL	**$5,500**

Comments:

As noted, individuals who are affected by this budget will be given an opportunity to address Council. Following discussion, Council can consider approving the budget and bylaw amendment.

"G. D. Surkan"
Mayor

"N. Van Wyk"
City Manager

Listing of Letters Returned
that were originally mailed January 4, 2000

FILE

434 BRZ Letters Originally Mailed January 4, 2000
Included Notice (Letter) from City and Copy of Proposed Downtown Business Associaton's 2000 Budget

- The following letters were all returned and had been marked "*Moved*"

Elite Autobrokers Inc.
o/c Elite truck & Auto
101G 37565 Hwy 2 S
Red Deer, AB T4E 1B4

Comcare (Canada) Limited
110-4929-50 Street
Red Deer, AB T4N 1X5

Sherback & Associates Insurance Brokers
204, 4922 - 53 Street
Red Deer, AB T4N 2E9

January 10, 2000

Cambridge College Inc.
1120, 10303 Jasper Avenue
Edmonton, AB T5J 3N6

Jenny's Arts & Crafts
4909 - 48 Street
Red Deer, AB T4N 1S8

Madeline Raynard
o/a Books Etc.
2, 4931-49 Street
Red Deer, AB T4N 1X2

Better Bargains
5205 - 50 Avenue
Red Deer, AB T4N 5Y1

Bob Graverson
o/c Dansing Dargon Tattoos
5425-50 Avenue
Red Deer, AB T4N 4B7

Velma Karpa
o/a Karpa Psychotherapy Services
4805 - 48 Avenue
Red Deer, AB T4N 3T2

Gail Baumbach
o/a Life Skills Learing &
Wellness Centre
209, 4711 - 51 Avenue
Red Deer, AB T4N 6H8

Donlyn Productions Ltd.
o/a The Naile Shoppe
3, 4801-51 Avenue
Red Deer, AB T4N 4H2

Jimmy Wong
o/a North Garden Restaurant
4808 - 51 Avenue
Red Deer, AB 4N 4H3

January 12, 2000

Nalco-Exxon Energy Chemicals Canada Inc.
201, 4825 - 47 Street
Red Deer, AB T4N 1R3

The Wardrobe (1994) Ltd. (No Longer Exists - See Private Label)
4909 - 48 Street
Red Deer, AB T4N 1S8

January 19, 2000

GRE-AM Marketing Ltd.
1817 Alexander Avenue
Saskatoon, SK S7K 3C6

GEORGE - Here are some more returns of BRZ

FILE

Norma Lovell
From: Char Rausch
Sent: January 10, 2000 12:58 PM
To: Norma Lovell
Subject: Letters Returned (BRZ) as MOVED

January 10, 2000 - Returned to our office. Do you have forwarding addresses for these by any chance? Char ...

Char pd 7th 4/00

Cambridge College Inc.
1120, 10303 Jasper Avenue
Edmonton, AB T5J 3N6
DELETE

Jenny's Arts & Crafts
4909 - 48 Street
Red Deer, AB T4N 1S8
DELETED

Madeline Raynard
o/a Books Etc.
2, 4931-49 Street
Red Deer, AB T4N 1X2
CHECK IF THERE CLOSED

Better Bargains
5205 - 50 Avenue
Red Deer, AB T4N 5Y1
CHECK IF THERE CLOSED

Bob Graverson
o/c Dansing Dargon Tattoos
5425-50 Avenue
Red Deer, AB T4N 4B7
MOVED 4781 49 ST RD

Velma Karpa
o/a Karpa Psychotherapy Services
4805 - 48 Avenue
Red Deer, AB T4N 3T2
4907 50 AV 204 RD

Gail Baumbach
o/a Life Skills Learing &
Wellness Centre
209, 4711 - 51 Avenue
Red Deer, AB T4N 6H8
4818 50 AV 204 RD

Donlyn Productions Ltd.
o/a The Naile Shoppe
3, 4801-51 Avenue
Red Deer, AB T4N 4H2
CHECK. CLOSED

Jimmy Wong
o/a North Garden Restaurant
4808 - 51 Avenue
Red Deer, AB 4N 4H3
CHECK CLOSED

Norma Lovell
From: Char Rausch
Sent: January 06, 2000 4:03 PM
To: Norma Lovell
Cc: 'Kelly Kloss'
Subject: BRZ Returns

The following letters were returned with "Moved" on them. Do you have a forwarding address for any of them? Please let me know.

Char

Elite Autobrokers Inc.
o/c Elite truck & Auto
101G 37565 Hwy 2 S
Red Deer, AB T4E 1B4

5429 50 AV. RD

Comcare (Canada) Limited
110-4929-50 Street
Red Deer, AB T4N 1X5

4908 50 ST 502.

Sherback & Associates Insurance Brokers
204, 4922 - 53 Street
Red Deer, AB T4N 2E9

CLOSED

CHECK IF THERE

GEORGE

More BRZ Returns

Norma Lovell

From: Char Rausch
Sent: January 12, 2000 8:37 AM
To: Norma Lovell
Subject: Yet some more addresses ...

Nalco-Exxon Energy Chemicals Canada Inc.
201, 4825 - 47 Street
Red Deer, AB T4N 1R3

CHECK IF THERE - CLOSED

The Wardrobe (1994) Ltd. (No Longer Exists - See Private Label, New Owner, New Business)
4909 - 48 Street (Unrelated to The Wardrobe)
Red Deer, AB T4N 1S8

DELETED CLOSED

FILE

Council Decision – January 17, 2000 Meeting

DATE: **January 18, 2000**

TO: **City Assessor**

FROM: **City Clerk**

RE: ***Downtown Business Association's 2000 Budget, BRZ Business Tax Bylaw Amendment No. 3196/A-2000***

Reference Report: City Clerk dated January 11, 2000

Resolution:

Resolved that Council of the City of Red Deer, having considered report from the City Clerk dated January 11, 2000, re: Downtown Business Association's 2000 Budget, hereby approves said budget as presented to Council January 17, 2000.

Bylaw Readings:

BRZ Business Tax Bylaw 3196/A-2000 was given three readings. A copy is attached.

Report Back to Council Required: No

Comments/Further Action:

This office will correspond with Diana Rowe, Manager, Downtown Business Association to inform them of Council's approval of the Downtown Business Association's 2000 budget.

Kelly Kloss
City Clerk

/clr
attchs.

c Director of Corporate Services
Tax Collector

Box 5008
Red Deer, Alberta
T4N 3T4

The City of Red Deer

Office of the City Clerk

FILE

January 18, 2000

Ms. Diana Rowe,
General Manager
Downtown Business Association
#9, 4921 - 49 Street
Red Deer, AB T4N 1V2

Dear Diana:

Re: Downtown Business Association's 2000 Budget,
BRZ Business Tax Bylaw Amendment No 3196/A-2000

At the City of Red Deer's Council meeting held Monday, January 17, 2000, consideration was given to the Downtown Business Association's request to approve their 2000 Budget. At that meeting, Council passed the following resolution:

> ***Resolved that Council*** of the City of Red Deer, having considered report from the City Clerk dated January 11, 2000, re: Downtown Business Association's 2000 Budget, hereby approves said budget as presented to Council January 17, 2000.

Subsequent to the approval of the 2000 Budget, an amendment to the BRZ Business Tax Bylaw was required to increase the business tax rate to a sum equal to .72% of the business assessment. Attached is a copy of amended Bylaw No. 3196/98 for your records.

Please call me should you require any further information or clarification. Wishing you another successful year.

Sincerely,

Kelly Kloss
City Clerk

/clr
attchs.

4914 - 48th Avenue, Red Deer, AB Canada T4N 3T4
Tel: (403) 342-8132 Fax: (403) 346-6195 E-mail: cityclerk@city.red-deer.ab.ca Web: http://www.city.red-deer.ab.ca

Item No. 7

PARKLAND
COMMUNITY
PLANNING
SERVICES

Suite 500, 4808 Ross Street
Red Deer, Alberta T4N 1X5
Phone: (403) 343-3394
FAX: (403) 346-1570
e-mail: pcps@telusplanet.net

DATE: **January 10, 2000**

TO: **City Clerk**

FROM: **Tony Lindhout, Planner**

RE: **LAND USE BYLAW AMENDMENT 3156/C-2000**
DOWNTOWN BARS/NIGHTCLUBS/DRINKING ESTABLISHMENTS

Background

City Council in 1998 discussed the issue of the cumulative effect that certain "food and/or beverage service facilities' (bars, night-clubs, etc.) were having on the downtown community. Part of City Council's discussion focused on the need to review land use control options within City planning documents specifically, possible changes to the Land Use Bylaw aimed at preventing any expanded concentration of these types of facilities at the south end of Gaetz Avenue in the downtown area.

In that regard, City Council on November 9th, 1998 approved an interim Land Use Bylaw amendment whereby the "food and/or beverage service facility" use in the City's C1 District was moved from a permitted to a discretionary use. Included in this amendment were guidelines (adequate parking and lighting, regard for adjoining land uses) to be considered by the City's Municipal Planning Commission regarding the processing of any new application for this type of use.

As follow-up to this initial Bylaw amendment, the Administration was instructed to consider further appropriate amendments to the Land Use Bylaw following additional research in analysing the issues on a broader community perspective and based on how other municipalities have addressed similar situations.

Analysis of Research

Experience in larger communities (Calgary, Vancouver, etc.) has been that once a high concentration of entertainment type uses become established in a confined area, it is difficult to attract and keep traditional retail and office tenants in the area. This is specifically due to problems associated with noise, vandalism, crime, and litter resulting from large numbers of people congregating late at night in confined locations that promote entertainment and the sale of alcoholic beverages.

A number of municipalities were examined to evaluate how they addressed land use incompatibility issues and how they chose to control and limit large gatherings of people at the same time in confined locations. The following alternative solutions and mitigative measures used successfully by other municipalities reflect possible strategies that Red Deer could consider in their analysis of potential Land Use Bylaw amendments:

1. Consideration of floor area restriction requirements
2. Seating and/or occupancy limitations

3. Separation distances between similar uses
4. Parking requirements
5. Changes to definitions
6. Shuffle certain uses within the permitted and discretionary use tables of commercial districts
7. Creation of a special "entertainment district"
8. Moratorium on entertainment type uses

In analysing the Red Deer situation wherein there exists a concentration of bars and night-clubs at the south end of Gaetz Avenue, planning staff in consultation with City staff, the RCMP, and the Downtown Business Association, identified the following 3 key problems:

- The large size (occupancy) of existing bar and night-club facilities.
- The number of bar and night-club facilities located in close proximity to each other.
- The large number of bar and night-club patrons in one confined area particularly late at night when these facilities close.

In an effort to explore potential solutions for downtown Red Deer, City and planning staff subsequently met with both the Downtown Planning Committee and the Policing Committee to discuss the strategies and approaches taken by other municipalities in addressing their problems related to entertainment type facilities. Following significant analysis, discussion and debate of the options, both Committees agreed that the City needs to implement changes to its Land Use Bylaw and thereby, separately passed similar resolutions (see attached) for the consideration of City Council. The recommendations that came forth from these two Committees is based on a planning rationale that:

- requires separation of land uses that potentially have a negative impact on adjoining uses if they were to be adjacent,
- limit the location and size of bars and night-clubs in order to control the number of patrons gathered in confined areas at any one time through the application of bar and night-club separation distances and building size and/or occupancy limits, and
- provides the Development Authority with development criteria/guidelines to be assessed in the consideration of making a decision on future bars and night-clubs.

Furthermore, the Mayor's Task Force, a group that continues to work with downtown stakeholders to examine and resolve related issues to the concentration of downtown bars and night-clubs, supports the recommendations from both the Downtown Planning and Policing Committees. Both Committees acknowledged that these proposed changes to the Land Use Bylaw represents only part of the solution aimed at improving the quality of life for area residents and businesses. The RCMP will continue to patrol and monitor the area as required, parking violations will continue to be addressed by the City, and both the Mayor's Task Force and the Downtown Business Association will continue to work with downtown stakeholders to overcome ongoing area issues and concerns.

<u>It is fully understood that any changes made to the current Land Use Bylaw would be applicable to only future development permit applications.</u>

Proposed Amendments

The resulting Bylaw amendment proposal, attached as Bylaw 3156/C-2000, reflects the consensus of City and planning staff, the Downtown Planning Committee, the Policing Committee and the Mayor's Task Force. The proposed amendments are summarized as follows:

1. The current definition of "Food and/or beverage service facility" has been replaced with two new definitions:
    - "restaurant" for those uses wherein the primary function is the preparation and sale of meals for consumption on the premises, and
    - "drinking establishment" for those uses wherein the primary function is the serving of alcoholic beverages sold for consumption on the premises.

    This amendment, by creating a separate definition and use for "drinking establishments", allows opportunity to apply controls and development criteria over this specific type of land use in a manner similar to the approach taken with home occupations.

2. "Restaurants" will be a permitted use in all City commercial districts while "drinking establishments" will be discretionary in all commercial districts (excluding the C3 neighbourhood commercial district). Similar changes are also proposed to some City Direct Control Districts that facilitate commercial uses.

    This amendment, by designating "drinking establishments" as a discretionary use, will allow the City's Municipal Planning Commission to analyse these application based on the merits of specific development criteria aimed at over coming current land use conflicts with adjoining business and residents related to size and concentration of similar uses.

3. New development criteria/guidelines will be provided for the Municipal Planning Commission (MPC) in their consideration of an application for approval of a "drinking establishment". This criteria includes:

    - referral of the development application to the RCMP for comment,
    - developer to demonstrate provision of adequate parking,
    - developer to provide adequate outside lighting,
    - if development is adjacent to a residential area, developer to provide an impact statement and/or indication of mitigative measures to be taken to ensure that the drinking establishment will not negatively affect the adjoining neighbourhood,
    - maximum gross floor area of 557m²/6,000 sq. ft. permitting a building occupancy of approximately 300 persons (representative of the size of drinking establishment deemed appropriate/acceptable), and
    - minimum separation distance of 150 m (492 feet) from the boundary of any lot containing an existing drinking establishment that is greater than 186m² (2,000 sq. ft.).

    Although these guidelines could be relaxed by MPC, it will allow the MPC to consider and implement solutions to many of the issues and problems related to entertainment and drinking facilities as identified in an August 20, 1998 report from Parkland Community Planning Services to the Director of Community Services (see attached).

4. Other related amendments resulting from the above noted major changes to ensure that the entire Land Use Bylaw is consistent.

Staff Recommendation

Planning staff recommend that City Council proceed with first reading of Land Use Bylaw Amendment 3156/C-2000. The City Solicitor has reviewed this Bylaw.

T. Lindhout

Tony J. Lindhout, ACP, MCIP
PLANNER

c. Lowell Hodgson, Director of Community Services
Inspector Gilles Guertin, OIC, RCMP City Detachment

1. AGENDA APPROVAL

The Agenda of this date was approved as circulated, with the following additions:

4. (a) (i) Memo from Licensing Inspector dated January 22, 1999
re: History of Taxi Business Bylaw 3076/92.

5. REPORTS
(a) R.C.M.P. - 4th Quarter Report 1998.

2. MINUTE APPROVAL:

The Minutes of the November 24, 1998 meeting were approved as transcribed on a motion by Joyce Shand.

CARRIED

3. BUSINESS FROM THE MINUTES:

(a) Report from Subcommittee re: Land Use Bylaw Amendment possibilities to address liquor establishments on Gaetz Avenue in the downtown

The Chairman provided Committee members with the history behind a request from City Council that the Policing Committee try to come up with long term solutions to the problems encountered in the bar area in the downtown. A Subcommittee was struck on October 27, 1998. Mr. Kuz, being a member of the Subcommittee, advised that it was felt that a key component to the recommendation of the Subcommittee would be that, prior to any approvals, the R.C.M.P. be requested to provide feedback relative to square footage and facility occupancy.

On behalf of the Subcommittee, Mr. Kuz submitted a resolution to the Policing Committee, providing a verbal explanation on each of the seven recommendations. Following verbal concurrence by Committee members, the resolution as set out hereunder was introduced and passed:

Moved by Pete Rodwell

"THAT the Red Deer Policing Committee, in considering long term solutions to the problems encountered in the downtown bar area, recommends to Red Deer City Council the following amendments to Land Use Bylaw 3156/96:

1. The current definition of "Food and/or Beverage Service Facility" be divided, whereby a separate use and definition be created for "drinking establishments", which would encompass bars, taverns, nightclubs, etc.

   This new use and definition would separate "drinking establishments" from the more traditional food and beverage service facilities such as restaurants, fast food outlets, food catering, etc. which would be retained under the current "Food and/or Beverage Service Facility" definition. This use ("Food and/or Beverage Service Facility") could then be moved back to a permitted use in the C1 district.

2. This new "drinking establishment" use should be listed as a discretionary use in the City's C1, C1A, C2, C3 (serving the neighbourhood only) and C4 commercial districts.

3. In order for the Municipal Planning Commission to properly evaluate a development application for a "drinking establishment", the following criteria must be considered to ensure that the proposal will not unduly interfere with the amenities of the neighbourhood or materially interfere with or effect the use, enjoyment or value of neighbouring sites:

   (a) application to be referred to the R.C.M.P. for comments regarding square footage of the proposed establishment and potential facility occupancy;

   (b) proximity/separation to other similar uses in the vicinity;

   (c) proximity/ separation to any residential uses in the area;

   (d) provision of adequate parking;

   (e) provision of adequate lighting in the area, and

   (f) any off-sale liquor sold from same and/or adjoining building to be considered an accessory (discretionary) use.

4. That the above criteria be added to the City's C1, C1A, C2, C3 and C4 commercial districts.

AND ALSO RECOMMENDS that:

1. City personnel meet and/or discuss with applicable Provincial regulatory authorities regarding the status of implementation/

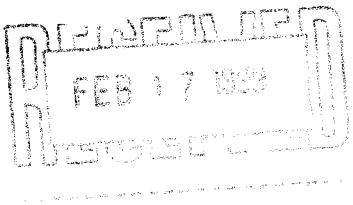
enforcement of provincial regulations (eg. Alberta Gaming and Liquor Act).

2. The City examine, through a local municipal Bylaw mechanism, establishment of a minimum requirement for the number of "security personnel" (bouncers) in each drinking establishment, enforceable by City Bylaw Officers.

3. A review be undertaken of how food and/or beverage vendors are licensed, with stricter controls on their operation, particularly disposal of their customer's litter and garbage."

MOTION CARRIED

TONY LINDHOUT



DATE: **February 17, 1999**

TO: **Community Services Director**

FROM: **Downtown Planning Committee**

RE: ***Proposed Land Use Bylaw Amendments - Gaetz Avenue Bars/Night Club Issue***

At the regular meeting of the Downtown Planning Committee held Wednesday, February 10, 1999, the Committee passed the following resolution:

"That the Downtown Planning Committee recommend to City Council the following amendments to Land Use Bylaw 3156/96 to address long term solutions to the downtown bar/night club area:

1. That a separate new land use category (e.g. drinking establishment) and applicable definition be created for uses/establishments whose main purpose is to sell alcoholic beverages for consumption on the premises, and where the preparation or serving of food and/or provision of entertainment is accessory thereto.

2. That this new use (drinking establishment) be added as a discretionary use to all City Commercial Districts including the downtown C1 and C1A Commercial Districts.

3. That a maximum gross floor area requirement of 557 sq. metres (6000 sq. ft.) and/or maximum building occupancy of 300 persons per bar/night club/drinking establishment be added to all City Commercial Districts.

4. In order for the Municipal Planning Commission to properly evaluate any development application for a 'drinking establishment' use, the following criteria must be considered to ensure that the proposal will not unduly interfere with the use, enjoyment or value of neighboring properties:

   (a) proximity/separation to any residential uses in the area;

   (b) demonstration of adequate parking within 150 metres (492 ft.) of the site, and

   (c) provision of adequate lighting in the area.

5. That a 150 metre (492 ft.) separation distance requirement is to be added to the Bylaw requiring separation, from each other, of any 'bar/night club/drinking establishment' use exceeding 186 sq. metres (2000 square ft.) gross floor area.

6. That minimum parking standards (and/or demonstration of sufficient permanent parking in area) be required for all 'entertainment' type uses in the C1 Commercial District. Such uses to include movie theatres, bowling lanes, bingo/gaming halls, arcades and bars/night clubs and/or drinking establishments."

As you requested at the noted meeting, we are providing this resolution in order that you present it to the Downtown Safety Task Force Committee at their meeting in March.

Should you have any comments or concerns regarding the above, please contact me at 342-8195.

Ryan Strader
Inspections and Licensing Manager

/clr

DATE: **August 20, 1998**

TO: **Lowell Hodgson, Director of Community Services**

RE: **Downtown Commercial Entertainment Facilities**
Gaetz Avenue South, 50th Avenue between 46th & 48th Streets

City Council has recently discussed the issue of the cumulative effect that certain commercial entertainment type facilities (bars, night-clubs, etc.) are having on the downtown community and concluded that immediate steps are required to further examine this emerging issue. Part of City Council's discussion focused on the need to review land use control options within City planning documents specifically, possible changes to the Land Use Bylaw aimed at preventing any expanded concentration of these types of facilities at the south end of Gaetz Avenue in the downtown area.

Background

Currently five large bars and/or night-club type entertainment facilities exist in close proximity to each other at the south end of Gaetz Avenue between 46th & 48th Streets in downtown Red Deer. They are Huckleberry Finns, Brandon County Saloon, the Catwalk, The Gents Club and Sambuca Sam. The former Tommy Chu's restaurant is currently being renovated for a new bar & grill restaurant use during the day and for a dance floor/entertainment use at night. Furthermore, the former Moore's Clothing store is rumoured to become a major new night-club facility. This area with its high concentration of entertainment facilities (bars, night-clubs, etc.) has developed spontaneously and has become an attraction mainly for young people drawing them from all parts of the City and surrounding areas. Also located in nearby adjacent areas, similar related uses including liquor sales outlets, lounges, restaurants and hotel bars can be found. See the attached drawing and land use survey for the location and identification of existing development in this area.

Council in May 1998 received a letter from a local business owner on Gaetz Avenue who raised concerns regarding the number of bars and night-clubs, etc. that are located within this relatively small concentrated area of the City's downtown. Concerns expressed relate to how the behaviour of patrons of these establishments are creating a negative impact on surrounding business and residential areas, particularly at 3:00 a.m. when these establishments close. It is estimated that the number of patrons utilizing these facilities ranges from ±300 persons per evening early in the week up to ±3000 persons on weekend evenings.

The cumulative effect of bar and night-club entertainment facilities at the south end of Gaetz has increasingly become a significant community issue. Wilful damage is occurring in the form of broken windows and broken signs. Evidence of garbage and beer bottles littering the streets and private properties, noise and language disturbance, increasing assaults, overspill parking problems and the increasing number of young persons in the area late at night are all contributing to a decreasing quality of life for area residents and businesses. The RCMP have indicated that they share some of the concerns being raised by area landowners.

Existing Downtown Concept Plan Provisions

From a land use planning perspective, the City's Downtown Concept Plan is very clear in that it encourages new and/or redevelopment of businesses in the Downtown; the creation of friendly and

effective pedestrian environments and creation of the Downtown as a distinctive shopping, personal service and entertainment area. The thrust of the Concept Plan is to bring more people into the City's Downtown – more residents, workers, tourists, and pedestrians. This includes the objective of attracting people into the Downtown after the normal 8-5 workday is over and encouraging many of the ±6,000 downtown workers to stay downtown beyond their normal work hours.

Herein lies a dilemma - the City has a Downtown Concept Plan which encourages the establishment of entertainment uses in the Downtown; the City has a Land Use Bylaw which, through zoning, facilitates the development of entertainment type uses without any location and/or size restrictions; and now, due to the negative impact resulting from these existing legal developments, there is a potential need to limit new similar development relative to public safety and quality of life issues.

Existing Land Use Bylaw Provisions

Bars, lounges, night-clubs, restaurants, etc. all fall under the City's Land Use Bylaw definition of a "Food and/or Beverage Service Facility " which is defined as:

> ***" a facility in which food and/or beverages are prepared to be sold for consumption on the premises or for take-out, and without limiting the generality of the foregoing, may include such facilities as restaurants, drive-in food establishments, taverns, bars, cocktail lounges and catering services."***

A "food and/or beverage service facility" is listed as a permitted use in both the downtown's C1 Commercial (City Central) and C1A Commercial (City Centre West) Districts. The current scope of the Land Use Bylaw does not deal with the location, size and off-site impacts of restaurants and drinking and entertainment establishments. The Land Use Bylaw does not restrict the number of any businesses in an area so long as each development complies with the provisions of the Bylaw. A number of changes to the characteristics of restaurants, lounges, bars, night-clubs and other drinking establishments have occurred in recent times. These changes include the combination of restaurant, bar and entertainment functions in one facility, and the criteria under which liquor permits are now issued pursuant to the new Gaming and Liquor Act.

Alternative Land Use Bylaw Options

Recent residential and business interface land use concerns with entertainment type uses and related issues surrounding safety and security in certain portions of the downtown, necessitates exploration of updating the Land Use Bylaw. Items needing to be explored relate to land use compatibility issues and development guidelines associated with the number and concentration of drinking and entertainment facilities in any one area. Experience in larger communities (Calgary, Vancouver, etc.) has been that once a high concentration of entertainment uses become established in a confined area, it is difficult to attract and keep traditional retail and office tenants in the area. This is specifically due to problems of noise, vandalism, litter and over-spill parking into adjoining areas.

The following alternative solutions and mitigative measures reflecting possible changes to the Land Use Bylaw are offered for your consideration and evaluation:

1. *Floor Area Restriction*

Maximum Floor area for a "Food and/or Beverage Service Facility" in the C1 Commercial (City Centre) and C1A Commercial (City Centre West) Districts be set at:

a) A maximum gross floor area of 400 square metres (4,300 square feet) per site, and
b) Where a site abuts a residential district or a local street or lane separating the site from a residential district, a maximum gross floor area of 175 square metres (1,800 square feet).

For comparative purposes, existing

Catwalk is	13,500 square feet.
Brandon County Saloon is	13,000 square feet,
Huckleberry Finns (Hucks) is	6,000 square feet,
Sawyer's Bar & Grill (former Tommy Chu's) is	6,000 square feet,
Sambuca Sam is	1,900 square feet,
JoJo's Lounge is	1,200 square feet.

2. *Seating Limitation* (this alternative to #1 above achieves essentially the same size restriction objective and is based on an Alberta Building Code standard of 1.2 square metres of floor space required per person)

Maximum seating capacity for a "Food and/or Beverage Service Facility" in the C1 Commercial (City Centre) and C1A Commercial (City Centre West) Districts be set at:

a) A maximum occupancy of 330 persons per establishment, and
b) Where a site abuts a residential district or a local street or lane separating the site from a residential district, a maximum occupancy of 145 persons per establishment.

For comparative purposes, existing

Catwalk has	= 700 person occupancy capacity.
Brandon County Saloon has.....	= 602 person occupancy capacity,
Gent's Club has	= 316 person occupancy capacity,
Huckleberry Finns (Hucks) has...	= 300 person occupancy capacity,
Sawyer's Bar & Grill has	= 300 person occupancy capacity,
Sambuca Sam has	= 150 person occupancy capacity,
JoJo's Lounge has	= 100 person occupancy capacity.

3. *Separation Distance between Similar Uses*

Institute a separation distance requirement of 45 metres (150 feet) between site/parcel boundaries of any "Food and/or Beverage Service Facility" use which exceeds a gross floor area of 175 square metres (1,800 square feet) in the C1 Commercial (City Centre) and C1A Commercial (City Centre West) Districts.

Note: The ±4,500 square foot former Moore's Clothing Store (possible new entertainment facility site) is within 45 metres of the "Sambuca Sam" night-club facility across the street therefore, this proposed regulation would be applicable in this situation.

4. *Parking*

The Land Use Bylaw has no minimum parking requirements for any uses within the C1 Commercial (City Centre) District. Perhaps this needs to be revisited with the intention that specific uses which generate large numbers of patrons such as entertainment facilities, including movie theatres, be required to provide parking. If the business sector is not expected to provide parking for their patrons through the absence of parking requirements in the Land Use Bylaw then, by default, the onus likely falls onto the City to provide adequate parking.

Although the City (and private sector) provides a number of surface parking lots throughout the downtown, parking still becomes a problem when a number of high occupancy uses are located in close proximity to each other. The City may need to explore development of new surface parking lots in this area. Increased parking and adequate signage, lighting and access to potential new parking areas may be possible in co-operation with local bar owners.

The whole issue of parking in the downtown is to be examined in a proposed "parking study" scheduled to be undertaken later this year in conjunction with the City's Engineering Department and the Downtown Planning Committee. There may be merit in this review to specifically look at parking standards for entertainment type uses in the downtown. A common standard used in other larger centres is 1 parking stall per 33 square metres of net floor area for entertainment type facilities.

5. *Amend definition of a "Food and/or Beverage Service Facility"*

The current definition of a "Food and/or Beverage Service Facility" includes a wide range of uses with varying characteristics and external and off-site impacts. The difference between entertainment uses such as a bar, night-club, cabaret, discotheque, etc. and the more passive uses such as restaurant and other food preparation type facilities are not fully recognized in either the current Bylaw definition or in the associated development standards. Perhaps a separately defined term needs to be created for the higher occupancy entertainment type uses with appropriate development standards addressing size, seating capacity, separation distances, etc. to be applied to these specific uses.

6. *Amend the use table of the City's C1 and/or C1A Commercial Districts*

Create two separate size categories for a "food and/or beverage service facility" as follows:

a) As a permitted use: Food and/or Beverage Service Facility under 175 square metres (1,800 square feet) and/or having a maximum occupancy capacity of ±146 persons, and
b) As a discretionary use: Food and/or Beverage Service Facility over 175 square metres (1,800 square feet).

This proposal allows for more effective consideration of the potential external off-site impacts of larger facilities.

7. *Create a special "entertainment district"*

In an appropriate area, create a special "entertainment zone" (mini-plan/over lay district) where

such uses would not be subject to location and size restrictions. This would recognize the need for these types of uses to exist together, assuming that appropriate development standards are implemented and potential problems and issues adequately addressed.

8. *Moratorium on Entertainment Uses*

Consideration be given to no further approvals (moratorium) to new development permit applications for entertainment uses over 175 square metres (1,800 square feet) in a given area (boundaries need to be delineated) given the number of establishments that already exist. This will help ensure that the area does not continue to expand and function as only a drinking and entertainment area. This may encourage existing commercial uses to stay in the area and possibly attract new non-entertainment commercial developments to establish in the area.

Summary

The above alternative solutions each have their own advantages and disadvantages. Various combinations of these alternatives could also be considered. The various square footage numbers, and other minimum or maximum standards proposed above can be altered as these figures are suggestive only based upon research gathered from experiences in other larger urban centres. Upon examination and resolution of the various options/alternatives that have been presented above, an actual Land Use Bylaw amendment(s) can be prepared for the consideration of City Council. **Upon adoption by Council, any Land Use Bylaw change will be applicable to only future development permit applications.**

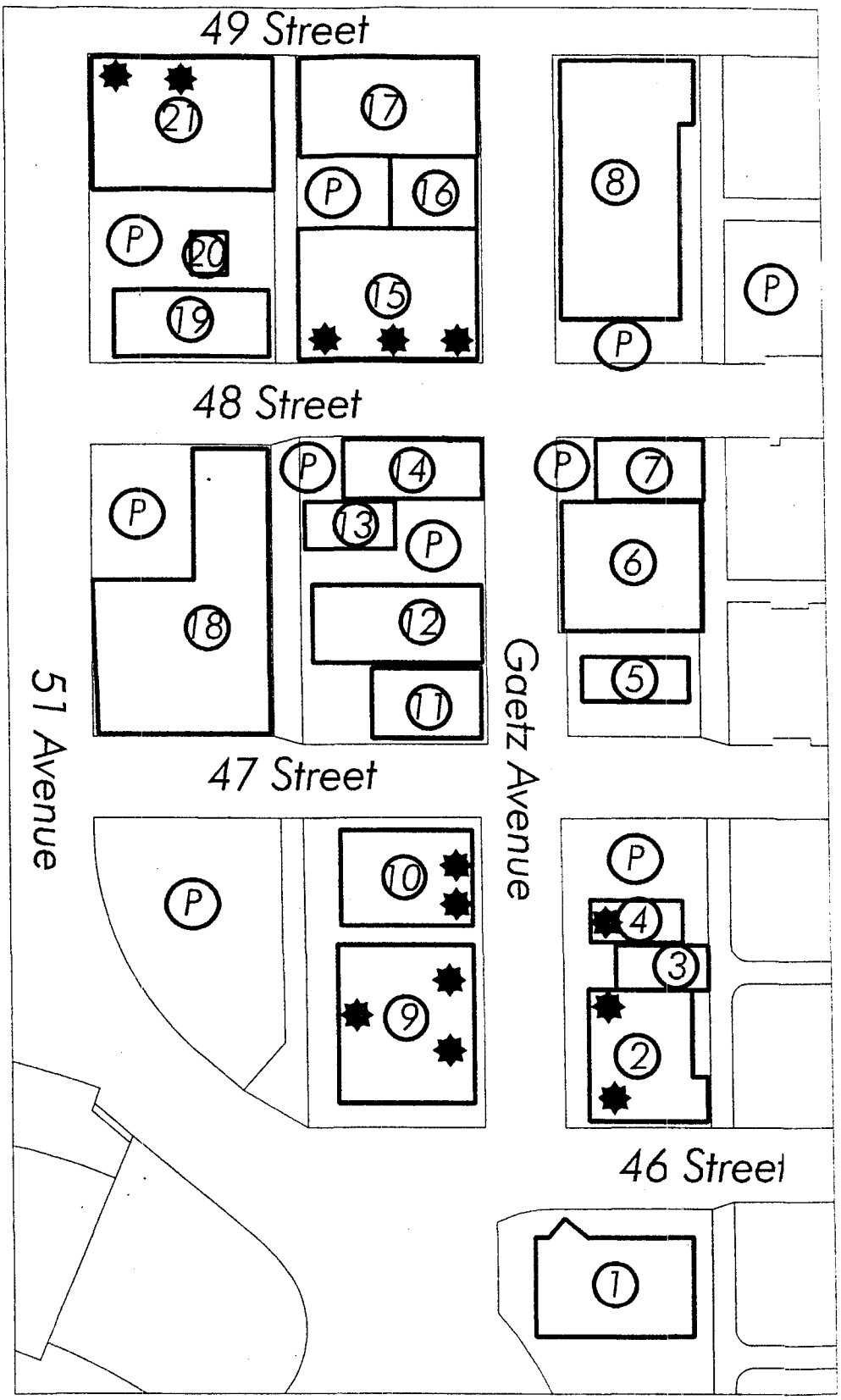
Notwithstanding changes that may be made to the Land Use Bylaw affecting future development, problems relating to the existing Gaetz Avenue "bar strip" situation need to be addressed. Realistically, the area will likely continue to function as an "entertainment district" for some time to come and therefore, certain changes and improvements need to be made. As previously mentioned, this area is within the boundaries of the Downtown Concept Plan which encourages the creation of friendly and effective pedestrian environments and creation of distinctive personal service and entertainment areas. Implementation of this Plan should most certainly involve further investment by the bar owners to address visual aesthetic improvements to buildings and entranceways, containment of litter, provision of better and/or alternative parking solutions, and better security, patrolling and/or policing of the area late at night. The City may need to address improvements to area street lighting, traffic access/egress/control in the area, additional parking, improvements to sidewalks (replace/widen) and possibly street furniture and other character elements for the area.

Tony J. Lindhout, ACP, MCIP
PLANNER

c. Mayor Gail Surkan
Norbert Van Wyk, City Manager
Ryan Strader, Inspections & Licensing Manager

Land Use Survey - South Gaetz Avenue

P	Parking
1	Fire Hall
2	Huckleberry Finn
	Sawyer's Bar & Grill
	Courte Insurance
	First Discount Travel
3	Womens Outreach
4	Dino's Family Restaurant
5	Fargey's Interiors
6	Parkland Aquarium
	Temptations Unisex Hair
7	Thrift Store
8	Business Development Bank
	Century Centre
9	Brandon County Saloon
	Catwalk
	Downtown Liquor Store
	Accurate Registries
10	The Gents Club
	Bell Fever Lounge
11	Hoffman Chiropractic Clinic
12	Dunkle Keyes McBeath
	Al-Terra Engineering
	Downey Swainson Roth
13	Scottsville Insurance
14	Former Moore's Clothing Store
15	Monsieur Wong's
	JoJo's Lounge
	Sambuca Sam
	Hot Pot Studio
	Euro Made
16	Pamela's Dessert Café
	Fanta Homes
	Treasures and Small Pleasures
	Comforts the Sole
17	Fields
	Red Deer GoldSmiths
	Uniglobe Travel
	S.J Kovacs Shoe Clinic
18	Red Deer College Training Centre
	Canadian Mental Health Association
	Centre for Positive Living
	H & R Block
	Kidney Foundation of Canada
	Phone Experts
	Wawanesa Insurance
	Canada Life
19	Lamane Place
	Copies Now
	Stamper's Delight
20	Storage
21	Ranchers Valley Inn Tavern
	Ranchers Valley Inn Motel
	Ranchers Valley Inn Lounge



✸ Commercial Entertainment Facility
and/or
Food and Beverage Service Facility

August 1998

Comments:

We agree with the recommendations of Parkland Community Planning Services and agree that Council proceed with first reading of Land Use Bylaw Amendment No. 3156/C-2000. Should this bylaw be given first reading, a Public Hearing could then be held on Monday, February 14, 2000 at which time comments from those affected would be heard.

The bylaw will provide effective controls over future development of drinking establishments in the downtown area that will avoid the density of establishments that exist now.

"G. D. Surkan"
Mayor

"N. Van Wyk"
City Manager

FILE

DATE: **January 18, 2000**

TO: **Tony Lindhout**

FROM: **City Clerk**

RE: ***Review of Definitions: Land Bylaw Amendment 3156/C-2000, Downtown Bars/Night Clubs/Drinking Establishments***

As you know, at Council's meeting held Monday, January 17, 2000, Council gave first reading to Land Use Bylaw Amendment 3156/C-2000. A Public Hearing has been scheduled for Monday, February 14, 2000 at 7:00 p.m. during Council's meeting.

Prior to that Public Hearing, Council requested that you further review our definitions regarding "restaurants" and "drinking establishments" with the Alberta Liquor Licensing laws to determine if our definitions could be changed to make a clear separation between a "restaurant" and "drinking establishment".

Please submit your findings to this office by February 7, 2000 in order to facilitate agenda preparations.

Kelly Kloss
City Clerk

/clr

c Inspections & Licensing Manager

FILE

Council Decision – January 17, 2000 Meeting

DATE: **January 18, 2000**

TO: **Tony Lindhout, Planner**

FROM: **City Clerk**

RE: ***Land Use Bylaw Amendment 3156/C-2000, Downtown Bars/Night Clubs/ Drinking Establishments***

Reference Report: Parkland Community Planning Services, dated January 10, 2000

Bylaw Readings:

Land Use Bylaw Amendment 3156/C-2000 was given first reading. A copy is attached.

Report Back to Council Required: Yes

Comments/Further Action:

Land Use Bylaw Amendment 3156/C-2000 encompasses amendments including the replacement of the current "food and/or beverage service facility" definition with two new definitions - "restaurant" and "drinking establishment". Restaurants will again become a permitted use in city commercial districts, while drinking establishments will remain as a discretionary use in all commercial districts (excluding C3 Neighbourhood Commercial Districts) requiring the approval of the Municipal Planning Commission. New development criteria will be added to provide the Municipal Planning Commission with guidelines when considering future applications for drinking establishments.

A Public Hearing will be held Monday, February 14, 2000 at 7:00 p.m. in the Council Chambers. The City will be responsible for the advertising costs in this instance.

Kelly Kloss
City Clerk

/clr
attchs.

c Director of Community Services
Director of Corporate Services
Director of Development Services
Inspections & Licensing Manager
Municipal Planning Commission, c/o Joyce Boon
Downtown Planning Committee
Administrative Assistant, S. Ladwig

BYLAW NO. 3156/JJ-99

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

NOW THEREFORE THE MUNICIPAL COUNCIL OF THE CITY OF RED DEER, IN THE PROVINCE OF ALBERTA, DULY ASSEMBLED, ENACTS AS FOLLOWS:

1 The "Land Use District Map J9" contained in "Schedule B" of the Land Use Bylaw is amended in accordance with the Land Use District Map No. 28/99 attached and forming part of the bylaw.

2 The following DC Direct Control District is added with the following sections:

"DC (12) DIRECT CONTROL DISTRICT NO. 12

138.7 (1) General Purpose

This District is created to permit the development of a high quality seniors' residential development consisting of a maximum 120-unit manor house building, 18 semi-detached units and one triplex for a total maximum of 141 units as shown on the development plans forming part of this District. Municipal reserve land (park) will be dedicated to the City of Red Deer to retain and protect a portion of the existing stand of mature trees.

138.7 (2) Permitted Uses

(a) Planned group of buildings as per attached development plans
(b) Park

138.7 (3) Discretionary Uses

(a) Any ancillary uses approved by the Development Authority

138.7 (4) Regulations

(a) Minimum age limit restrictions, to be enforced by a restrictive covenant, for at least one occupant per unit shall be as follows:

(i) Manor House = 60 years of age
(ii) Semi-detached/Triplex = 55 years of age

(b) All development standards including building setbacks from Ross Street and 30th Avenue, landscaping and parking shall be subject to the approval of the Development Authority.

(c) Space required for sufficient back/side slope cuts and/or terracing along the north and east sides of the manor house due to site excavation shall be subject to the approval of the Development Authority.

(d) The Development Authority in considering standards for the semi-detached and triplex portion of the development will use the R2 District as a guide.

(e) Landscaping shall include a berm and enhanced vegetation on the west-side of the site between the manor house and Carpenter Street consisting of extensive tree and shrub plantings.

(f) Any landscaping or development details, which are not clearly specified in the attached development plans, are subject to the approval of the Development Authority."

READ A FIRST TIME IN OPEN COUNCIL this 20 day of December , A.D. 1999.

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

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

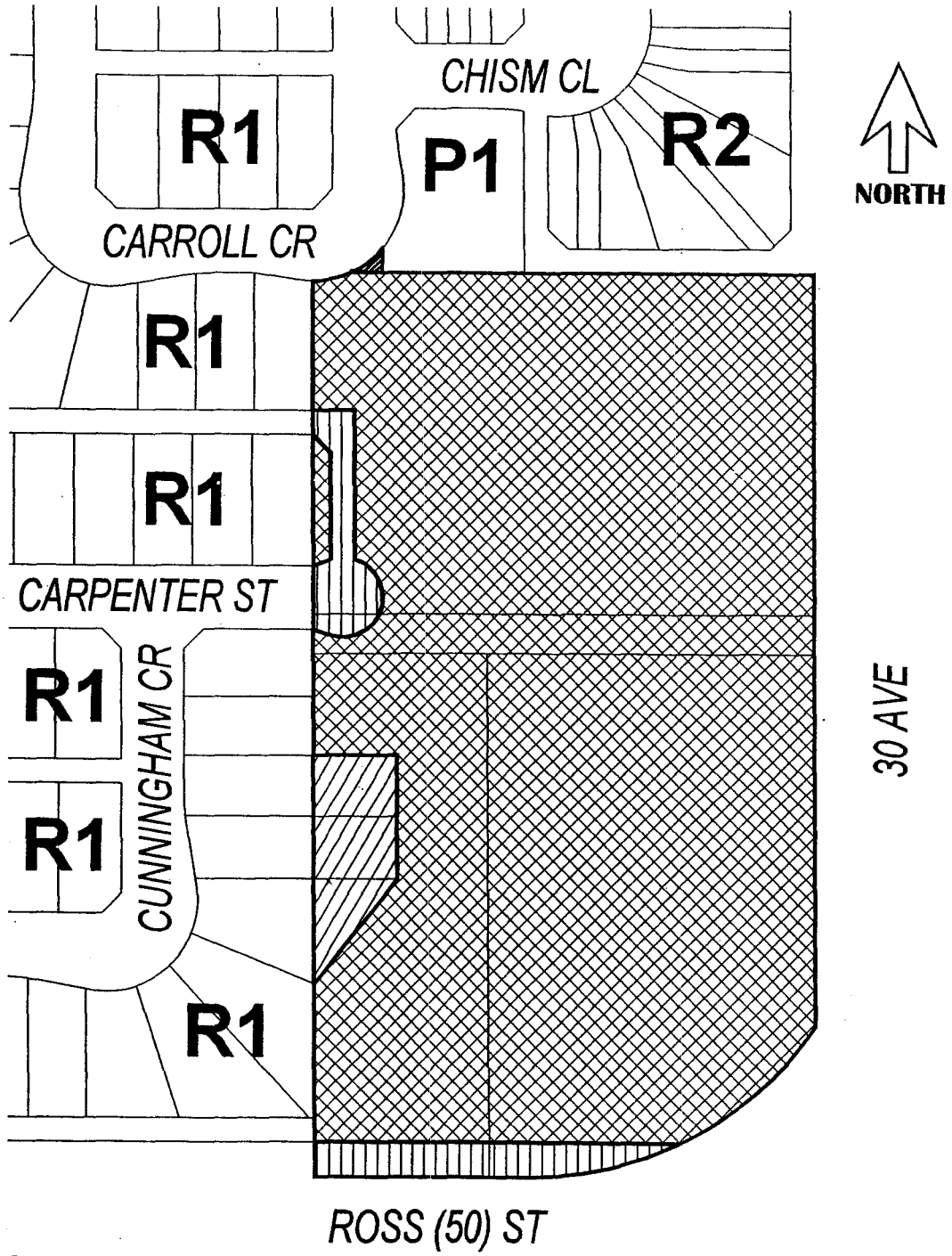
AND SIGNED BY THE MAYOR AND CITY CLERK this day of , A.D. 2000.

MAYOR

CITY CLERK

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Change from:

A1 to DC(12)

P1 to DC(12)

A1 to Road

A1 to R1

AFFECTED DISTRICTS:

A1 - Future Urban Development

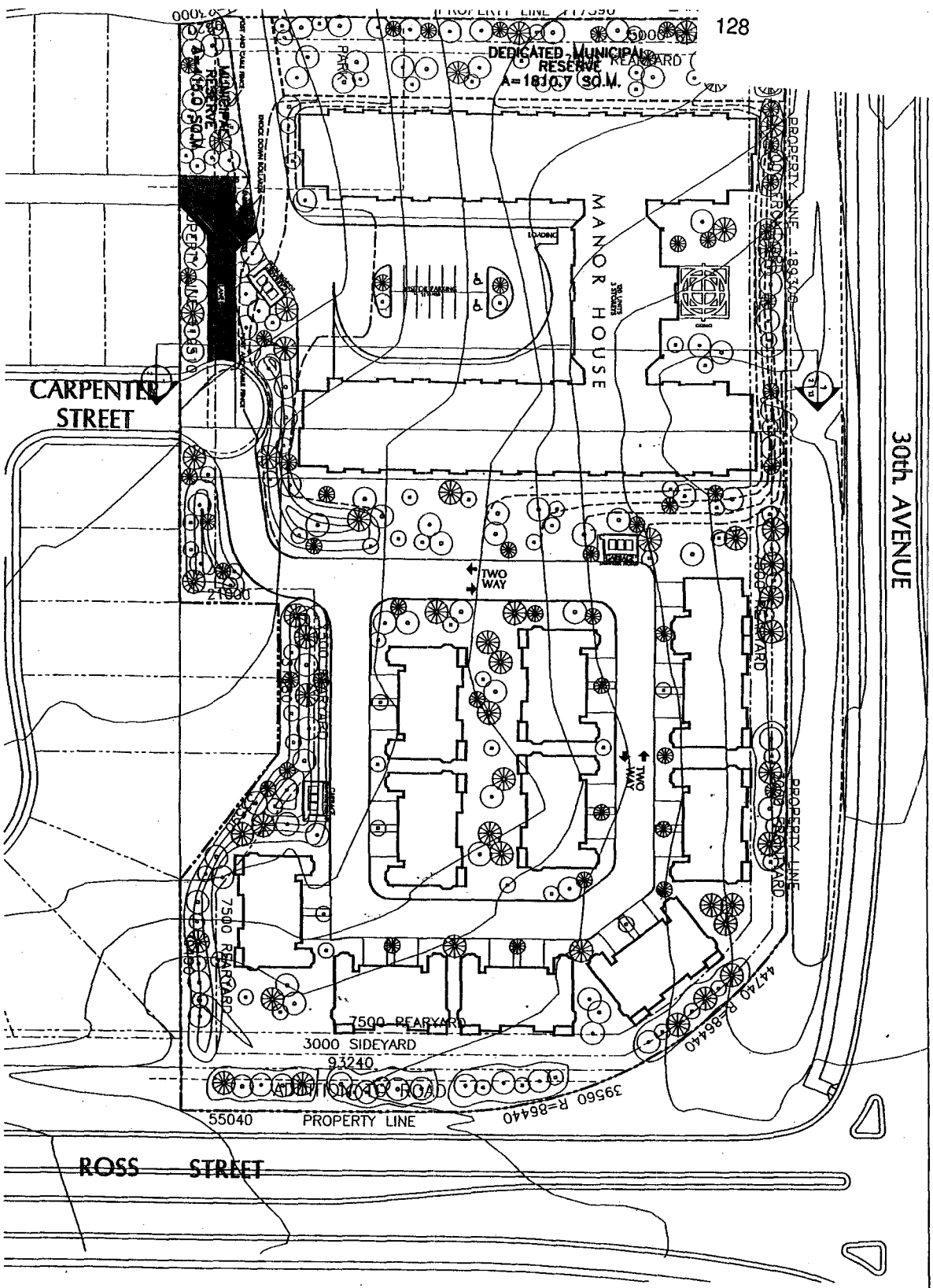
P1 - Parks & Recreation

DC(12) - Direct Control District No.12

R1 - Residential (Low Density)

MAP No. 28 / 99

BYLAW No. 3156 /JJ- 99



LANDSCAPE PLAN

LU3
1:400
99057
10.12.99

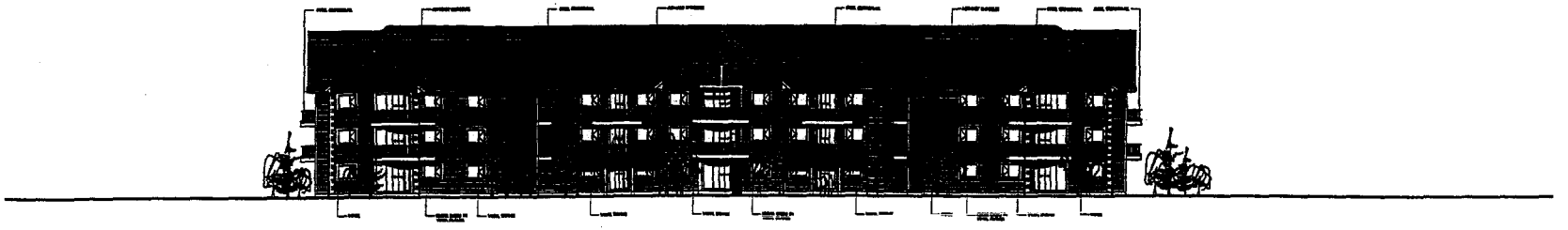
SSH ARCHITECTS

LEGACY ESTATES RED DEER
LEGACY ESTATES LIFESTYLE DEVELOPMENTS

1 WEST ELEVATION
LU9/LU9 1:200

2 SOUTH ELEVATION
LU9/LU9 1:200

3 NORTH ELEVATION
LU9/LU9 1:200



4 EAST ELEVATION
LU9/LU9 1:200

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ELEVATIONS LU9

1:200
99057
02.12.99

SSE ARCHITECTS

SITE SECTION LU-10

1:300
99057
10.12.99

SSH ARCHITECTS

LEGACY ESTATES RED DEER

LEGACY ESTATES LIFESTYLE DEVELOPMENTS

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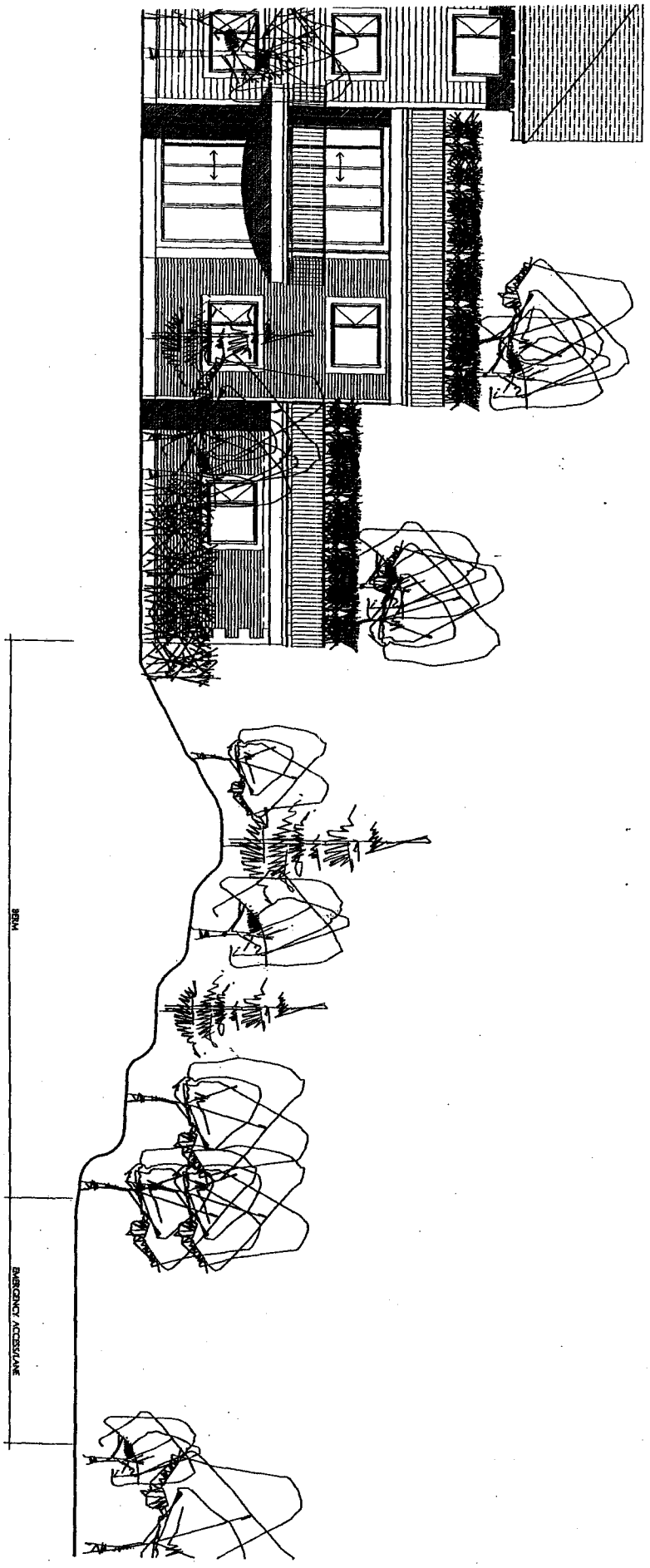

PARTIAL SITE SECTION AT BERM

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SSI ARCHITECTS

LEGACY ESTATES RED DEER
LEGACY ESTATES LIFESTYLE DEVELOPMENTS

Item No. 2

1st Reading - Dec 6, 1999

BYLAW NO. 3156/MM-99

WHEREAS the strategies identified by the City of Red Deer Strategic Plan under the area of community and land use planning state that the City will ensure historic resources and other significant features are preserved and maintained for future generations, this bylaw creates a historical significance district within the City of Red Deer, and

WHEREAS the intent of this Significance District is to promote and encourage the recognition and preservation of potentially historical or culturally significant buildings, sites, and resources within the City of Red Deer, and

WHEREAS, the bylaw is limited to an examination of any proposal to demolish identified buildings or to disturb identified sites, and

WHEREAS, in principle, the bylaw supports and promotes the historical integrity of identified properties by offering, at the request of the owner, advice and consultation by heritage experts whenever possible, related to buildings or sites listed within the bylaw on matters related to restoration, renovation or development.

NOW THEREFORE THE MUNICIPAL COUNCIL OF THE CITY OF RED DEER, IN THE PROVINCE OF ALBERTA, DULY ASSEMBLED, ENACTS AS FOLLOWS:

1. Add the following district, referred to as the Historic Significance District to the bylaw, after the Historical Preservation District:

196.1(1) The district is intended to promote community awareness of actual or potential heritage and historically significant sites or buildings, and to provide a means whereby identified sites or buildings may be preserved with available and practical means from time to time. This district will provide that an identified site or building of potential historical significance shall not be demolished; or in the case of sites disturbed, until such time as an evaluation of the heritage or historical significance of the site or building has been carried out. The bylaw encourages but does not require that any renovations undertaken be sympathetic to the historical integrity of the site.

196.1(2) Permitted Uses

The uses listed as permitted in the underlying use district.

196.1(3) Discretionary Uses

The uses listed as discretionary in the underlying land use district, which in the opinion of the Development Authority, will maintain and achieve the general purpose of the District.

196.1(4) The owner must give 45 days' notice to the City of the proposed demolition of any of the buildings or the disturbance of sites listed in section 196.1(5). The

City will cause a historical evaluation to be carried out. If the building or site is deemed significant and a candidate for preservation, a Committee appointed by the City will work with the land owner during the 45 day period in an effort to preserve the building and/or site. If the owner and such committee are unable to reach an agreement, once the 45 day notice period has expired, this bylaw will no longer prevent demolition of the building or disturbance of the site.

196.1(5) The buildings and/or sites, which are included in this district, are listed as follows:

INVENTORY OF HISTORICALLY SIGNIFICANT RESOURCES

HISTORIC SITE BUILDING	STREET ADDRESS	LEGAL DESCRIPTION	DESIGNATION
A20 Army Camp Motor Pool Building and Cormack Gardens Currently Red Deer Armoury	4402 – 55th Street	Parcel C, Plan 837 H.W.	Historic Significance
Advocate Building (former)	4929 - 49th Street	Lot 13, Block 19, Plan 1587 MC	Historic Significance
Arlington Hotel	4905 – 51st Avenue	Lots 1 – 5 Block 10, Plan H	Historic Significance
Bank Manager's Residence	4742 – 56th Street	Lot 12, Block C, Plan K1	Historic Significance
Bawtinhimer Garage	4925 – 48th Street	Lot 12(part)-13, Block 20, Plan K.	Historic Significance
Botterill Residence	4637 Ross Street	Lots 41 - 43, Block A, Plan K-8	Historic Significance
Bower Barn Gothic Roof Barn (Sunnybrook Farm)	4701 – 30th Street	Lot 3, Block 14 Plan 4436 TR	Historic Significance
Bower Residence (Sunnybrook Farm)	4701 - 30th Street	Lot 3, Block 14 Plan 4436 TR	Historic Significance
Buffalo Hotel	5031 Ross Street	Lots 6-10, Block 10, Plan H	Historic Significance
Capitol Theatre	4924 Ross Street	Lot 32A, Block 18, Plan H	Historic Significance
Central Alberta Dairy Pool (CADP) Building Condensery	5410 Gaetz Avenue	Lot 45, Block 12, Plan 972 0467	Historic Significance
Carscallen Residence	5144 – 43rd Avenue	Lot 13, Block 14 Plan 6393 M.C.	Historic Significance
Cenotaph	4900 Block, Ross Street	No Legal	Historic Significance

HISTORICAL SITE BUILDING	STREET ADDRESS	LEGAL DESCRIPTION	DESIGNATION
Cole/G.W. Smith Residence	5142 - 44th Street	Lot 15, Block 1, Plan 6077 HW	Historic Significance
Dawe Residence	4124 - 52nd Street	Lots 8 & 9, Block 12, Plan 3586 AE	Historic Significance
Drill Hall #1 (Red Deer Public School Maintenance Shop)	4230 - 58th Street	Parcel D1, Plan 4154 R.S.	Historic Significance
Drill Hall #2 (Red Deer Memorial Centre)	4214 - 58th Street	Parcel E, Plan 3962 H.W.	Historic Significance
Eaton's Store (former)	4807 Gaetz Avenue	Lots 3 - 8, Block 19, Plan H	Historic Significance
Eilertson Sculpture (Victory Park)	4540 Ross Street	Lot X, Plan 6901 R Part of Lot A	Historic Significance
Eventide Funeral Home (St. Luke's Hall)	4930 - 54th Street	Lots 1 - 3, Block 13, Plan K (only south 12' of 3)	Historic Significance
Fallow Residence	12 Howarth St. Close	Lot 9A, Block E, Plan 4387 RS	Historic Significance
Freytag Tannery Site	5616 Kerry Wood Drive	Block 11, Plan 3331A.J.	Historic Significance
F.W. Galbraith Residence	5810 - 45th Avenue	Lot 1, Block 5, Plan 961 H.W.	Historic Significance
Gaetz Manufacturing Building	4840 – 51st Street	Lots 1 & 2 Block 29, Plan K	Historic Significance
Gaetz Memorial United Church	4758 Ross Street	Lot 1, Block 37, Plan 6275 H.W.	Historic Significance
Georgia Apartments	5016 – 48th Avenue	Lots 21-24, Block 28,Plan K less the south 40'	Historic Significance
Grandview Lodge (Senior Citizens Home)	5011 – 43rd Ave	Lot 8, Block 6, Plan 5470 HW	Historic Significance
Greene Block	5001 Ross Street	Lots 18 – 19 Block 10, Plan H	Historic Significance

HISTORICAL SITE BUILDING	STREET ADDRESS	LEGAL DESCRIPTION	DESIGNATION
Hallman Residence (Parkvale Area)	4617-48th Street	Lot 32-33, Block C, Plan K8 (excluding E. 10' of Lot 32)	Historic Significance
Hamilton Block	5211 Gaetz Avenue	Lots 5 & 6 Block 15, Plan K	Historic Significance
Heritage Square	4600 Block 47th Avenue	Lot 50, Block B, Plan 872 0442	Historic Significance
Huestis Residence	5201 – 47th Avenue	Lot 9-11, Block N Plan 6901 R	Historic Significance
J. Weddell Residence (Waskasoo Crescent)	4532 Waskasoo Cres.	Lot 40, Block 2, Plan 872 2544	Historic Significance
Johnstone Residence	5509 - 48A Avenue	Lot B Block 1, Plan 1995 ET	Historic Significance
La France Residence	4922 - 55th Street	Lots 5 & 6, Block 2, Plan 7075 A.E.	Historic Significance
MacKenzie / Ellis Residence	5343 - 46th Avenue	Lot 10A, Block G, Plan 1500 R.S.	Historic Significance
Maple Leaf Block	5020 Gaetz Avenue	Lot 17, Block 11, Plan 795 HW	Historic Significance
McGregor Parson's Residence	5140 - 43rd Avenue	Lot 12, Block 14, Plan 6393 MC	Historic Significance
McLean Residence	4123 Ross Street	Lot 8, Block 3A, Plan 3288 K.S.	Historic Significance
Meredith Residence	4 Howarth St. Close	Lot 10, Block E, Plan 5746 AH	Historic Significance
Mitchell & Jewell Building	4812 Gaetz Avenue	Lot 16, Block 9, Plan H	Historic Significance
William Moore Residence	5555 - 45th Avenue	Lot 8, Block A, Plan 955 M.C.	Historic Significance
Murrin / Routledge Residence	4736 - 56th Street	Lot 15, Block C, Plan 5947 AM	Historic Significance

HISTORICAL SITE BUILDING	STREET ADDRESS	LEGAL DESCRIPTION	DESIGNATION
Nachtman Residence	4630 - 45th Street	Lot 9, Block E, Plan 3591 P	Historic Significance
New Life Tabernacle Church (Pentecostal Church of the Nazarene)	4801 - 48th Street	Lots 1 - 22, Block 25 Plan K	Historic Significance
The Old Mill/ Hayhoe Building	5028 Gaetz Avenue	Lot 18, Block 11, Plan 795 HW	Historic Significance
Palace Livery	5007 - 49th Street	Lot C, Block 9, Plan 323 K.S.	Historic Significance
Payne Residence	4634 - 49th Street	Lots 5 - 8, Block A, Plan K-8	Historic Significance
Pettepher Residence	5045 - 45th Avenue	Lots 3 & 4, Block 1, Plan K9	Historic Significance
Piper Creek/ Twilight Lodge	4820 – 33rd Street	Lot 2, Block 8 Plan 1621 NY	Historic Significance
Pollock Residence	4629 - 46th Street	Lots 37 - 40, Block E, Plan 3591 P	Historic Significance
Old Post Office / Federal Building	4909 Ross Street	Lots 20-29, Block 18,Plan H	Historic Significance
Prairie Business	5032 Gaetz Avenue	Lots 19 - 21, Block 11, Plan 795 HW. South 20' of 21	Historic Significance
Old Provincial Building	4935 – 51st Street	Lots 38 & 39, Block 17,Plan H	Historic Significance
Raymond Gaetz Residence	4763 – 56th Street	Lot 30, Block A, Plan 647 K.S.	Historic Significance
Red Deer Bottling Co.	4601 Gaetz Avenue	Lot 27, Block 21, Plan 962 3342	Historic Significance
Red Deer College Arts Centre	5700 – 32nd St.	Lot J, Plan 812 2461	Historic Significance
A.H. Russell Residence	5938 – 45th Avenue	Lot 1 & 2, Block 3, Plan 1292 A.0.	Historic Significance
Scott Block/ Old Horsley's Hardware	4816-4818 Gaetz Avenue	Lot D, Block 9, Plan 1323 KS	Historic Significance

HISTORICAL SITE BUILDING	STREET ADDRESS	LEGAL DESCRIPTION	DESIGNATION
Simpson Residence	5820 - 45th Avenue	Lot 2, Block 5, Plan 961 H.W.	Historic Significance
Snell Gardener's Cottage	5521 – 50th Avenue	Lot B, Plan 4337 HW	Historic Significance
St. Mary's Roman Catholic Church and Parish Hall	6 McMillan Avenue	Lot IA, Plan 2473 N.Y.	Historic Significance
Telning Residence	4520 - 46th Street	Lot 12 & 13, Block J, Plan 4900 R	Historic Significance
Thatcher Residence	5401 - 48th Avenue	Lot 1, Block 33, Plan 656 NY	Historic Significance
Trump Residence	5035 - 45th Avenue	Lot 2, Block 1, Plan 4735 K.S.	Historic Significance
Tucker Residence	3534 – 45th Avenue	Lot 5A Block 5, Plan 78 RS	Historic Significance
Wallace Residence	4755 - 56th Street	Lots 25-26, Block A Plan K1	Historic Significance
Wartime Homes	36-38 Street block Between 41-42 Avenue Mountview Neighbourhood	Lots 1-8 and 10-28, Block 9 Plan 1514 HW	Historic Significance
Water Tower (Horton Spheroid)	3536 - 46th Avenue	Lot 9, Block 22, Plan 1919 KS	Historic Significance
Wong Block Apartment	5101 Gaetz Avenue	Lots 1 & 2, Block 16, Plan H	Historic Significance
49A Avenue Houses	5511 49A Avenue	Lots 7-9, Block 3, Plan 7075AE	Historic Significance
	5514 49A Avenue	Lots 7-9, Block 2, Plan 7075AE	Historic Significance
	5517 49A Avenue	Lots 10-11, Block 3, Plan 7075AE	Historic Significance
	5520 49A Avenue	Lots 10-12, Block 2, Plan 7075AE	Historic Significance
	5521 49A Avenue	Lots 12-13, Block 3, Plan 7075AE	Historic Significance
	5526 49A Avenue	Lots 13-15, Block 2, Plan 7075AE	Historic Significance
	5527 49A Avenue	Lot 20, Block 3, Plan 9223300	Historic Significance

INVENTORY OF HISTORICALLY SIGNIFICANT RESOURCES
Sites and Natural Features

HISTORIC SITE BUILDING	STREET ADDRESS	LEGAL DESCRIPTION	DESIGNATION
A.C.R. Bridge Abutment	Taylor Drive	Lot R-3, Plan 902 M.C.	Historic Significance
Ceremonial Trees Central School	5100 Block 47th Avenue		Historic Significance
Ceremonial Trees Coronation Park	4500 Block Ross Street		Historic Significance
Ceremonial Trees Cronquist House	Bower Ponds		Historic Significance
Ceremonial Trees Red Deer & District Museum	4525 47A Avenue		Historic Significance
Ceremonial Trees Pioneers' Lodge	4600 Block 47th Avenue		Historic Significance
Chestnut Tree	45th Avenue and 55th Street	Lot 22, Block G Plan 822-2079	Historic Significance
City Hall Park	4800 Block 48th Avenue	Lot 1, Block 27, Plan 1339 R.S	Historic Significance
'Crossing' School Site Marker	60th Avenue & Cronquist Drive	Plan 459 LZ SW¼ 13-28-28-W4	Historic Significance
Fire Hall Trees Centennial 1967	4900 Block, 48th Street		Historic Significance
Gaetz Lake Sanctuary			Historic Significance
Great West Lumber Co. Site	Bower Ponds		Historic Significance
Krause Hill, Trees	Ross Street Hill	Lot 3, Block 8A Plan 882-1939	Historic Significance
Oak Tree	55th St. / 46th Ave.	Lot 25, Block 1 Plan 1292 A.O.	Historic Significance
Piper's Mountain	Rotary Park	Lot R3, Plan 4816 R.S	Historic Significance

HISTORICAL SITE BUILDING	STREET ADDRESS	LEGAL DESCRIPTION	DESIGNATION
Reinholt Quarries	Cronquist Business Park	SW 1/4 17-38-27-4	Historic Significance
Site of the ACR Silver Spike	Gaetz Avenue / 35th Street	Lot 16, Block 1 Plan 8324 ET	Historic Significance
Snell Residence Site	4915 - 48th Avenue	Lot 14, Block 38 Plan 832 0062,	Historic Significance
Stone Wall, Everglades Apartments	4319 – 51st Avenue	Lot 15B, Block 6, Plan 862 2144	Historic Significance
Towers at Checkmate Court	4902 - 37th Street	Lot 2, Block 5, Plan 792 2189	Historic Significance
Willow Tree	4700 - 55th Street	Lots 5 - 7, Block B, Plan K1 Lots 21, Block B, Plan 902 1952	Historic Significance
Wishart Cabin Site	Gaetz Lake Sanctuary		Historic Significance

READ A FIRST TIME IN OPEN COUNCIL this 6 day of December A.D. 1999.

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

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

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

MAYOR

CITY CLERK

Item No. 3

BYLAW NO. 3156/NN-99

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

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

1 Bylaw No. 3156/96 is hereby amended by adding the following new Sections 60(11), (12) and (13):

"60 (11) Notwithstanding Section 60(1) or any other provision of this bylaw, the holder of a Home Occupation License (the "Licensee") may hold one retail sale or open house per year from the premises in which the home occupation is located, subject to the following conditions:

(a) the Licensee shall notify the Inspections and Licensing Department two weeks prior to the date of the proposed sale;

(b) the sale may run for one day only;

(c) admission to the sale shall be by invitation only and the sale may not be generally advertised.

(12) Prior to the sale date, the Licensing Inspector shall place an A-board sign on the property, giving notice of the sale.

(13) Sections 60 (11) and 60 (12) shall expire and be of no further force and effect on and after January 1, 2002 unless this sub-section is sooner repealed."

READ A FIRST TIME IN OPEN COUNCIL this 6 day of December A.D. 1999.

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

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

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

MAYOR

CITY CLERK

BYLAW NO. 3156/OO-99

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

NOW THEREFORE, THE MUNICIPAL COUNCIL OF THE CITY OF RED DEER, IN THE PROVINCE OF ALBERTA, DULY ASSEMBLED, ENACTS AS FOLLOWS:

1 The "Use District Maps C13, C14, D13, and D14" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 29/99 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 6 day of December A.D. 1999.

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

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

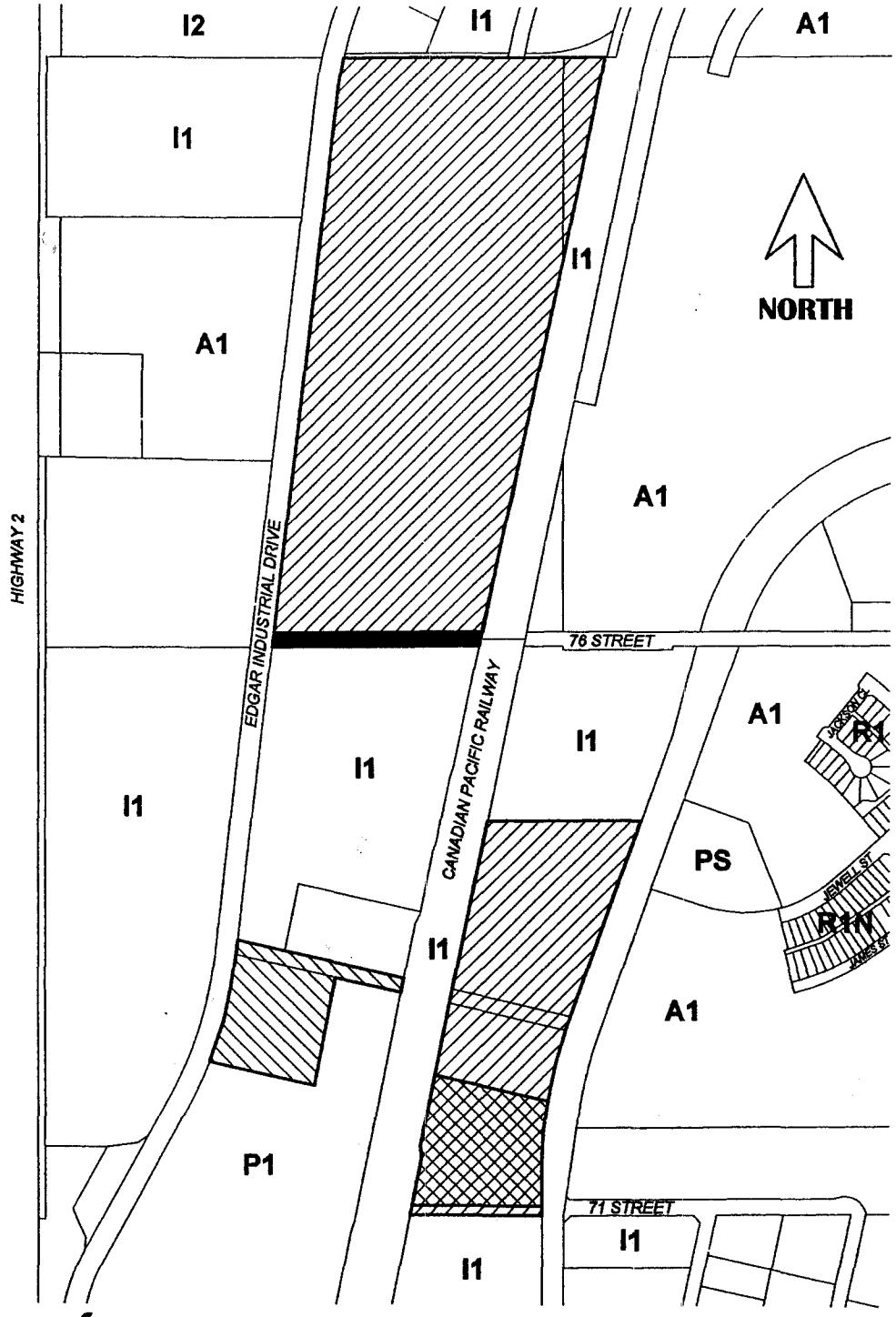
AND SIGNED BY THE MAYOR AND CITY CLERK this day of A.D.

MAYOR

CITY CLERK

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Change from:

A1 to I1

A1 to P1

P1 to I1

Road to I1

AFFECTED DISTRICTS:

A1 - Future Urban Development

I1 - Industrial (Business Service)

P1 - Parks and Recreation

MAP No. 29 / 99

BYLAW No. 3156 / OO - 99

BYLAW NO. 3156/C-2000

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

NOW THEREFORE THE MUNICIPAL COUNCIL OF THE CITY OF RED DEER, IN THE PROVINCE OF ALBERTA, DULY ASSEMBLED, ENACTS AS FOLLOWS:

1 Section 2 Definitions is amended:

(1) By deleting the definition of **"Food and/or Beverage Service Facility"**

(2) By deleting the definition of **"Licensed Lounge"**

(3) By adding the following new definitions:

"Restaurant" means an establishment the primary purpose of which is the preparation and sale of food for consumption on the premises, and the secondary purposes of which may include the sale of alcoholic or non-alcoholic beverages incidental to the meal, take-out food services and catering. A reataurant does not include a drinking establishment.

"Drinking establishment" means an establishment the primary purpose of which is the sale of alcoholic beverages for consumption on the premises and the secondary purposes of which may include entertainment, dancing, the preparation and sale of food for consumption on the premises, take-out food services and the sale of alcoholic beverages for consumption away from the premises.

2 The C1 COMMERCIAL (CITY CENTRE) DISTRICT is amended:

(1) By adding to Section 99 Permitted Uses:

(11) Restaurant

(2) By deleting from Section 100 Discretionary Uses, "(11) Food and/or beverage service facility", and substitute therefore:

(11) Drinking establishment

(3) By deleting Section 104.1

3 The C1A COMMERCIAL (CITY CENTRE WEST) DISTRICT is amended:

(1) By deleting from Section 106 Permitted Uses, "(4) Food and/or beverage service facility (maximum seating capacity of 60 persons)", and substitute therefore:

(4) Restaurant

(2) By deleting from Section 107 Discretionary Uses, "(5) Food and/or beverage service facility", and substitute therefore:

(5) Drinking establishment

4 The C2 COMMERCIAL (REGIONAL AND DISTRICT SHOPPING CENTRE) DISTRICT is amended:

(1) By deleting from Section 111 Permitted Uses - Regional Shopping Centre, "(2) Food and/or beverage service facility", and substitute therefore:

(2) Restaurant

(2) By adding to Section 112 Discretionary Uses - Regional Shopping Centre:

(14) Drinking establishment

(3) By deleting from Section 114 Discretionary Uses - District Shopping Centre, "(4) Food and/or beverage service facility", and substitute therefore:

(4) Restaurant

(4) By adding to Section 114 Discretionary Uses - District Shopping Centre:

(13) Drinking establishment

5 The C3 COMMERCIAL (NEIGHBOURHOOD CONVENIENCE) DISTRICT is amended by deleting from Section 120 Discretionary Uses, "(4) Food and/or beverage service facility (serving the neighbourhood only)", and substitute therefore:

(4) Restaurant (serving the neighbourhood only)

6 The C4 COMMERCIAL (MAJOR ARTERIAL) DISTRICT is amended:

(1) By deleting from Section 124 Permitted Uses, "(3) Food and/or beverage service facility (60 seat maximum capacity)", and substitute therefore:

(3) Restaurant

(2) By deleting from Section 125 Discretionary Uses, "(3) Food and/or beverage service facility (no maximum capacity)", and substitute therefore:

(3) Drinking establishment

7 The DC(2) DIRECT CONTROL DISTRICT NO. 2 is amended by deleting Section 131 Discretionary Uses, "(2) Eating and drinking establishments except fast food with take-out service", and substitute therefore:

(2) Restaurant except fast food with take-out service

8 The DC(8) DIRECT CONTROL DISTRICT NO. 8 is amended:

(1) By deleting from Section 138.3 subsection (2)(d) the words "Food and/or beverage service facility", and substitute therefore the word "Restaurant".

(2) By adding to Section 138.3 subsection (2), Uses that will be considered by City Council:

(n) Drinking establishment

9 The DC(10) DIRECT CONTROL DISTRICT NO. 10 is amended:

(1) By deleting from Section 138.5 (3) subsection (a) the words "food and/or beverage facility", and substitute therefore the word "restaurant".

(2) By deleting from Section 138.5 (3) Discretionary Uses, "(b) A food and/or beverage facility excluding a licensed lounge", and substitute therefore:

(b) Restaurant

(3) By deleting from Section 138.5 (3) Discretionary Uses subsection "(c)" and substitute therefore:

(c) a drinking or gaming establishment as an ancillary use provided that the development includes measures taken, to the satisfaction of the Development Authority, to ensure that noise or visual impacts from a drinking or gaming establishment will not negatively impact the adjacent residential use

10 The I1 INDUSTRIAL (BUSINESS SERVICE) DISTRICT is amended by deleting from Section 141 Discretionary Uses, "(3) Food and/or beverage facility (maximum capacity of 60 persons)", and substitute therefore:

(3) Restaurant

11 Section 47 Parking Requirements is amended:

(1) By deleting from Section 47 Parking Requirements (Commercial & Industrial), "Food and/or Beverage Service Facility – 1.0 per 4 seats", and substitute

therefore:

Restaurant	1.0 per 4 seats

(2) By adding to Section 47 Parking Requirements (Commercial & Industrial):

Drinking establishment	1.0 per 4 seats

12 By adding the following new development process and criteria as Sections 65.2:

65.2 Drinking Establishment

In considering an application for approval of a renovation to an existing drinking establishment or for approval of a new drinking establishment as an ancillary use or as the main use, the Development Authority shall:

Process

a) refer the application to the RCMP for comment,
b) require the developer to:
   i) demonstrate provision of adequate parking within 150 m of the site,
   ii) provide adequate outside lighting in the area, and
   iii) if the proposed development abuts a residential area or a lane or reserve, which abuts a residential area, provide an impact statement as part of the application indicating the measures to be taken to ensure that noise or visual impacts from the drinking establishment will not negatively affect the adjoining neighbourhood.

Criteria

c) limit gross floor area to a maximum of 557 m²,
d) limit building occupancy to a maximum of 300 persons, and
e) require a minimum separation distance of 150 m from the boundary of any lot containing an existing drinking establishment that is greater than 186 m².

13 Sections 102(3); 109(2) and 116(3) are amended by deleting the current wording of these sections and substitute therefore the following wording:

Where a gaming establishment is proposed as an ancillary use or as the main use and where it would abut a residential area or a lane or reserve which abuts a residential area, the developer shall provide the Development Authority with an impact statement as part of the application for a development permit, indicating the

measures taken to ensure that noise or visual impacts from the gaming establishment will not negatively affect the adjoining neighbourhood.

14 Section 127 (4) is amended by deleting the current wording of this section and substitute therefore the following wording:

Notwithstanding Sections 124 and 125, a free-standing gaming or drinking establishment in a C4 District shall not be located where it would abut a residential area or a lane or reserve, which abuts a residential area. Where a gaming establishment is proposed as an ancillary use, the developer shall provide the Development Authority with an impact statement as part of the application for a development permit, indicating measures taken to ensure that noise or visual impacts from the gaming establishment will not negatively affect the adjoining neighbourhood.

15 Section 56 (2) is amended be deleting "(a) a gaming establishment or licensed lounge" and substitute therefore:

(a) a gaming or drinking establishment

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

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

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

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

MAYOR

CITY CLERK

Item No. 6

BYLAW NO. 3186/A-2000

Being a bylaw to amend Bylaw No. 3186/97 the Traffic Bylaw of The City of Red Deer.

NOW THEREFORE, THE MUNICIPAL COUNCIL OF THE CITY OF RED DEER, IN THE PROVINCE OF ALBERTA, DULY ASSEMBLED, ENACTS AS FOLLOWS:

Bylaw No. 3186/97 is hereby amended as follows:

1 By deleting subsections 24(c), (d) and (e) in their entireties and renumbering subsections (f) to (j) inclusive, respectively to (c), (d), (e), (f) and (g).

2 By adding the following new section 24.1:

"24.1 No person shall park in any loading or unloading zone for a period of time exceeding ten minutes except while actually engaged in loading or unloading, in which case the maximum period is one hour."

3 Section 102(i) is hereby amended to read "loading or unloading zones".

4 By adding the following new subsection (s) to section 102:

"102 (s) parking spaces designated for Disabled Parking".

5 By deleing section 34 entitled "Handicapped Parking" in its entirety and replacing it with the following:

"DISABLED PARKING

34 (1) The owner or operator of a motor vehicle which is not identified by a disabled persons placard or license plate that is issued or recognized by the Solicitor General for persons with disabilities shall not stop or park or permit the stopping or parking of the vehicle in a parking space designated for disabled parking.

(2) Where, pursuant to subsection 34(1), the vehicle is identified by a handicap placard, the owner or operator shall have such placard visibly displayed while the vehicle is stopped or parked in a parking space designated for Disabled Parking."

READ A FIRST TIME IN OPEN COUNCIL this	day of	A.D. 2000.
READ A SECOND TIME IN OPEN COUNCIL this	day of	A.D. 2000.
READ A THIRD TIME IN OPEN COUNCIL this	day of	A.D. 2000.
AND SIGNED BY THE MAYOR AND CITY CLERK this	day of	A.D. 2000.

MAYOR

CITY CLERK

Item No. 7

BYLAW NO. 3196/A-2000

Being a bylaw of The City of Red Deer in the Province of Alberta, to amend Bylaw No. 3196/98, the City of Red Deer's Business Revitalization Zone Business Tax Bylaw.

NOW THEREFORE THE MUNICIPAL COUNCIL OF THE CITY OF RED DEER, IN THE PROVINCE OF ALBERTA, DULY ASSEMBLED, ENACTS AS FOLLOWS:

That Bylaw No. 3196/98 is hereby amended as follows:

1 By deleting Section 5 in its entirety and replacing it with the following new Section 5:

"5 Each person carrying on business within the boundaries of the Business Revitalization Zone established under Business Revitalization Zone Bylaw 2827/83 shall pay annually as a business tax a sum equal to .72% of the business assessment of that business or the sum of $100.00, whichever is the greater sum."

READ A FIRST TIME IN OPEN COUNCIL this	day of January	A.D. 2000.
READ A SECOND TIME IN OPEN COUNCIL this	day of January	A.D. 2000.
READ A THIRD TIME IN OPEN COUNCIL this	day of January	A.D. 2000.
AND SIGNED BY THE MAYOR AND CITY CLERK this	day of January	A.D. 2000.

_____ _____

MAYOR CITY CLERK

Bylaw No. 3215/A-2000

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

NOW THEREFORE THE MUNICIPAL COUNCIL OF THE CITY OF RED DEER, IN THE PROVINCE OF ALBERTA, DULY ASSEMBLED, ENACTS AS FOLLOWS:

Bylaw No. 3215/98 is hereby amended:

1 By adding the following new section "Direct Access Tariff - Rate 80" to Schedule "C:

"DIRECT ACCESS TARIFF – RATE 80

Applies to commercial or industrial installations meeting all of the following requirements:

(1) Have installed revenue-approved 15-minute interval meters; and
(2) Take services at 4,160V or higher voltage level, where adequate capacity is available, with balanced three-phase application.

The following conditions also apply:

(1) This rate expires at HE2400 of December 31, 2000;
(2) This rate may be limited to ten customers who will be enrolled on a "first come, first served" basis;
(3) Customers taking this rate must complete the full term until its expiration;
(4) Customers taking Rate 80 are not eligible for any other bundled rates, including Rates 64, 78 and 79.

Rates:

Customers taking Rate 80 are charged and billed on a calendar month basis.

Generation Charge:

Alberta Power Pool Hourly Price for all energy consumption

minus

$0.0047 per kWh for all energy consumption

Delivery Charge:

	On-Peak Hours	Off-Peak Hours
Facility Charge	$5.35 per kVA of Billing Demand per month	
Variable Charge	$0.0288 per kWh	$0.005 per kWh

where

(1) A credit of $0.51/kVA is applied to customers who would otherwise qualify for Rate 78.

(2) On-peak Hours are from HE0900 to HE2100 Monday to Friday inclusive, excluding any statutory holidays. All other hours are called Off-Peak Hours.

Minimum Charge:

The Minimum Charge in a calendar month is the Delivery Charge."

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

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

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

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

MAYOR

CITY CLERK

Item No. 9

BYLAW NO. 3249/99

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

NOW THEREFORE THE MUNICIPAL COUNCIL OF THE CITY OF RED DEER, IN THE PROVINCE OF ALBERTA, DULY ASSEMBLED, ENACTS AS FOLLOWS:

The following portion of roadway in the City of Red Deer is hereby closed:

"All that portion of Road Plan 4067 J, lying within the limits of Plan _____. "

READ A FIRST TIME IN OPEN COUNCIL this 6 day of December A.D. 1999.

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

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

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

MAYOR

CITY CLERK

Item No. 10

BYLAW NO. 3250/2000

WHEREAS the amount of the taxes levied or estimated to be levied for the year 2000 by The City of Red Deer (hereinafter referred to as "the Corporation") for all purposes is the sum of Forty-Six Million Dollars ($46,000,000.00);

AND WHEREAS the Council of the Corporation deems it necessary to borrow the sum of Twenty-Five Million Dollars ($25,000,000.00) to meet its current expenditures and obligations for the current year until the taxes levied or to be levied therefor can be collected;

AND WHEREAS the amount of temporary loans hereby authorized to be borrowed and outstanding will not exceed the amount of taxes levied or estimated to be levied for the year 2000 by the Corporation;

NOW THEREFORE BE IT ENACTED by the Council of the Corporation as a bylaw thereof as follows:

1 That the Council of the Corporation do borrow from the Bank of Montreal (herein called "the Bank") the sum of Twenty-Five Million Dollars ($25,000,000.00) which the Council deems necessary to meet the current expenditures and obligations of the Corporation for the year 2000 until such time as the taxes levied therefor can be collected and agree to pay interest thereon, either in advance of or at maturity and in either case after maturity, at the rate of Prime per centum per annum not to exceed 20%. In the event the rate of Prime did exceed 20% the loan would become payable immediately.

2 That for and in respect of the sum or sums so borrowed the promissory note or notes of the Corporation under its corporate seal, duly attested by the signatures of either its Mayor and its Treasurer, and payable within the year 2000, be delivered to and in favour of the Bank.

3 That the Council of the Corporation doth hereby pledge and charge to the Bank as security for the payment of the moneys to be borrowed hereunder and interest thereon as aforesaid the whole of the unpaid taxes and penalties on taxes assessed or levied by the Corporation in prior years, together with penalties thereon, and the whole of the taxes for the year 2000 and the Corporation shall deposit in a special account with the Bank all of the said taxes and penalties as collected, as collateral security for the payment of the moneys to be borrowed hereunder and interest thereon, but the Bank shall not be restricted to the said taxes and penalties for such payment, nor shall it be bound to wait for payment until such taxes and penalties can be collected nor be required to see that they are deposited as aforesaid.

4 That nothing herein contained shall waive, prejudicially affect or exclude any right, power, benefit, or security, by statute, common law or otherwise given to or implied in favour of the Bank.

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

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

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

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

MAYOR

CITY CLERK