



A G E N D A

FOR THE *REGULAR MEETING OF RED DEER CITY COUNCIL*

TO BE HELD IN THE COUNCIL CHAMBERS, CITY HALL

MONDAY, APRIL 11, 2005

COMMENCING AT *4:30 P.M.*

- (1) Confirmation of the Regular Meeting of Tuesday, March 29, 2005

(2) UNFINISHED BUSINESS

(3) PUBLIC HEARINGS

1. Parkland Community Planning Services – Re: *Land Use Bylaw Amendment 3156/D-2005 / Rezoning of Land From A1 Future Urban Development District to R1 Residential Low Density District and P1 Parks and Recreation District / Inglewood East – Phase 2 / Melcor Developments Ltd.*
(Consideration of 2nd & 3rd Readings of the Bylaw) . .1

(4) REPORTS

1. Community Services Director – Re: *Parkland Regional Library Request for Membership* . .7

2. **Parkland Community Planning Services – Re: *Land Use Bylaw Amendment 3156/G-2005 / Rezoning of Approx. 2.208 ha (5.46 ac) of land from A1 Future Urban Development District to P1 Parks and Recreation District / Lancaster East (Lonsdale) – Phase 10 / Laebon Developments Ltd.***
(Consideration of 1st Reading of the Bylaw) . .11
3. **Parkland Community Planning Services – Re: *Land Use Bylaw Amendment 3156/I-2005 - Rezoning of Approx. 1.99 ha (4.92 ac) of land from A1 Future Urban Development District to R1N Residential Narrow Lot District / Johnstone Park – Phase 8 / Carolina Homes Inc.***
(Consideration of 1st Reading of the Bylaw) . .15
4. **Parkland Community Planning Services – Re: *Land Use Bylaw Amendment 3156/J-2005 – Rezoning of Approx. 8.54 ha (21.1 ac) of land from A1 Future Urban Development District to R1 Residential Low Density District, P1 Parks and Recreation District and PS Public Service District / Inglewood East – Phase 5 / Melcor Developments Ltd.***
(Consideration of 1st Reading of the Bylaw) . .18
- (5) **CORRESPONDENCE**
- (6) **PETITIONS AND DELEGATIONS**
 1. **Michener Residents, dated March 5, 2005 – *Petition to Request City of Red Deer to Pave Laneways of Residences Fronting Ross Street*** . .21
- (7) **NOTICES OF MOTION**
- (8) **WRITTEN INQUIRIES**

(9) **BYLAWS**

- | | | |
|----|--|------------|
| 1. | 3156/D-2005 – Land Use Bylaw Amendment / Rezoning of Land From A1 Future Urban Development District to R1 Residential Low Density District and P1 Parks and Recreation District / Inglewood East – Phase 2 / Melcor Developments Ltd. (2 nd & 3 rd Readings) | .36 .1 |
| 2. | 3156/G-2005 – Land Use Bylaw Amendment / Rezoning of Approx. 2.208 ha (5.46 ac) of land from A1 Future Urban Development District to P1 Parks and Recreation District / Lancaster East (Lonsdale) – Phase 10 / Laebon Developments Ltd. (1 st Reading) | .38 .11 |
| 3. | 3156/I-2005 – Land Use Bylaw Amendment / Rezoning of Approx. 1.99 ha (4.92 ac) of land from A1 Future Urban Development District to R1N Residential Narrow Lot District / Johnstone Park – Phase 8 / Carolina Homes Inc. (1 st Reading) | .40 .15 |
| 4. | 3156/J-2005 – Land Use Bylaw Amendment / Rezoning of Approx. 8.54 ha (21.1 ac) of land from A1 Future Urban Development District to R1 Residential Low Density District , P1 Parks and Recreation District, and PS Public Service District / Inglewood East – Phase 5 / Melcor Developments Ltd. (1 st Reading) | .42 .18 |



Legislative & Administrative Services

DATE: April 5, 2005
TO: City Council
FROM: Kelly Kloss, Legislative & Administrative Services Manager
SUBJECT: Land Use Bylaw Amendment 3156/D-2005
Portion of SE ¼ Sec. 3-38-27-W4M
Inglewood East – Phase 2
Melcor Developments Ltd.

History

At the Monday, March 14, 2005 meeting of Council, Land Use Bylaw Amendment 3156/D-2005 was given first reading.

Land Use Bylaw Amendment 3156/D-2005 provides for the rezoning of land to develop Phase 2 of the Inglewood East Neighbourhood. Approximately 9.695 ha (23.96 ac) of land will be rezoned from A1 Future Urban Development District to R1 Residential Low Density District and P1 Parks and Recreation District to create 44 low density residential lots, 2 municipal reserve lots, 2 public utility lots and a remainder.

Public Consultation Process

A Public Hearing has been advertised for the above noted bylaw to be held on Monday, April 11, 2005 at 7:00 p.m. in Council Chambers, during Council's regular meeting. The owners of the properties bordering the site have been notified by letter of the Public Hearing.

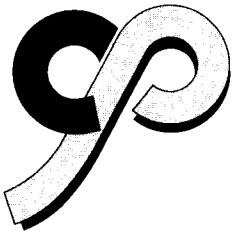
Discussion

Additional information has been provided by Parkland Community Planning Services, regarding an abandoned gas well that exists along the front boundary of a proposed residential lot. An amendment to the Inglewood East Neighbourhood Area Structure Plan may be required prior to the completion of the rezoning. A copy of the report from Parkland Community Planning Services is attached.

Recommendation

That following the Public Hearing, Council not proceed with second reading of Land Use Bylaw Amendment 3156/D-2005.


Kelly Kloss
Manager



DATE: April 4, 2005

TO: Kelly Kloss, Legislative and Administrative Services Manager

FROM: Martin Kvapil, Planning Assistant

RE: Land Use Bylaw Amendment No. 3156/D-2005
Portion of SE ¼ Sec. 3-38-27-W4M
Inglewood East – Phase 2
Melcor Developments Ltd.

Proposal

Land Use Bylaw Amendment No. 3156/D-2005 received first reading on March 14, 2005. Melcor Developments Ltd. is proposing to develop Phase 2 of the Inglewood East neighbourhood. Phase 2 is located within the most northerly portion of the Inglewood East Neighbourhood Area Structure Plan. The applicant seeks to rezone approximately 9.695 ha (23.96 ac.) of land from A1 Future Urban Development District to R1 Residential Low Density District and P1 Parks and Recreation District for the purpose forty-four (44) low density residential lots, two (2) municipal reserve lots, and two (2) public utility lots.

Additional information pertaining to the related subdivision application has been recently received. An abandoned gas well exists along the front boundary of a proposed residential lot (Lot 42). Following further research, the applicant may need to replace this lot, along with minor boundary adjustments, with a municipal reserve lot in order to accommodate the required setbacks of the Alberta Energy and Utilities Board. Furthermore, an amendment to the Inglewood East Neighbourhood Area Structure Plan may be required prior to completion of this rezoning.

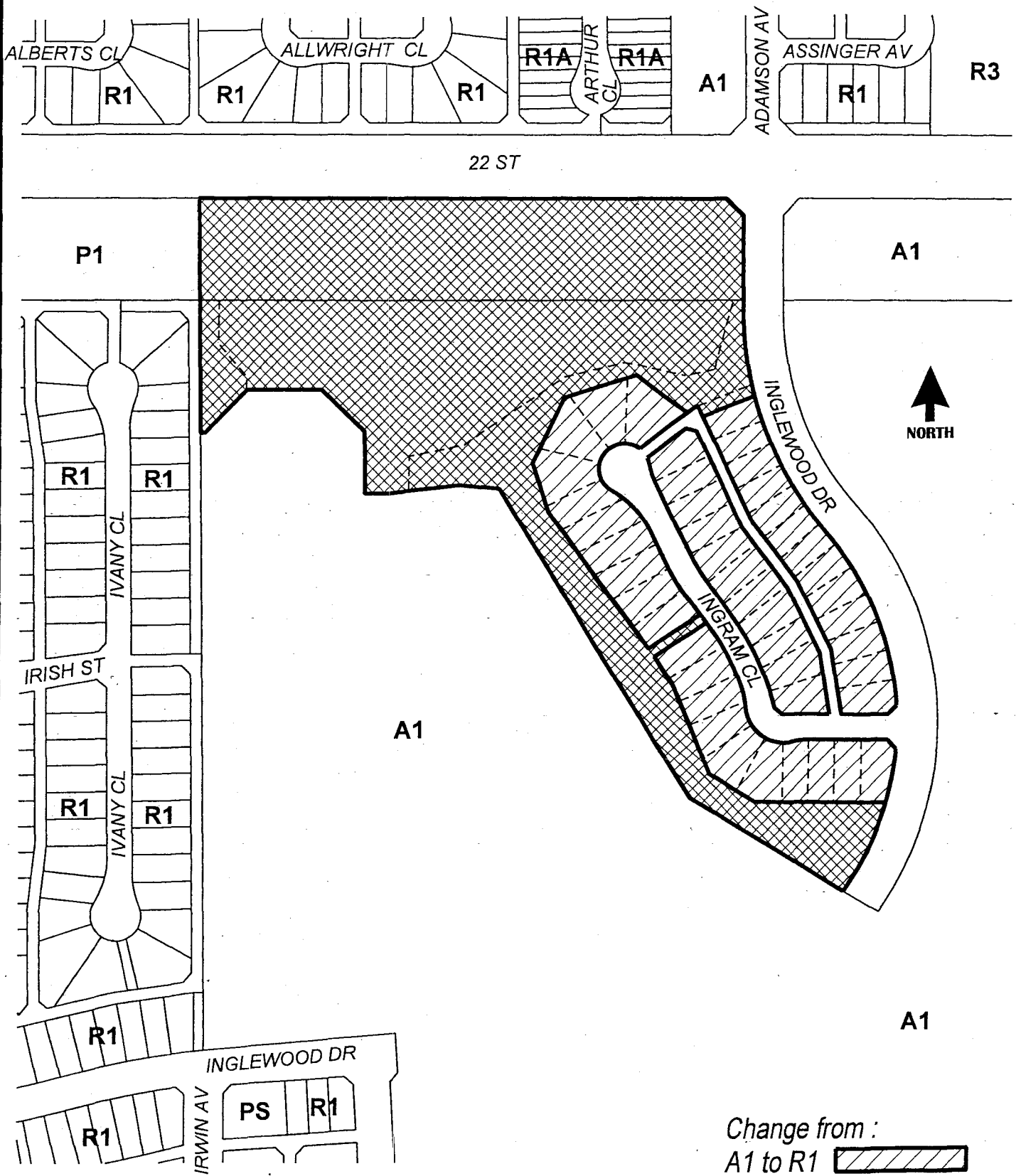
Staff Recommendation

Therefore it is recommended that, following the April 11, 2005 public hearing, City Council not proceed with second reading of Land Use Bylaw Amendment 3156/D-2005.

Martin Kvapil

/attach.

The City of Red Deer ³ PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

A1 - Future Urban Development

R1 - Residential (Low Density)

P1 - Parks and Recreation

MAP No. 4 / 2005
BYLAW No. 3156 / D - 2005



U:\112870938 Inglewood East Legal\dwg\Phase 2 112870939\phase2base.dwg
 2005-03-23 02:44PM By: mdartnell

03-05
 112870939

Client/Project
 MELCOR DEVELOPMENTS LTD
 INGLEWOOD EAST
 PHASE 2

Figure No.
 1.0

Title
 GAS WELL LOCATION
 (FOR PARKLAND PLANNING)

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



Stantec



DATE: March 3, 2005

TO: Kelly Kloss, Legislative and Administrative Services Manager

FROM: Martin Kvapil, Planning Assistant

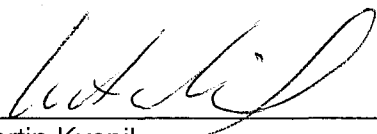
RE: Land Use Bylaw Amendment No. 3156/D-2005
Portion of SE ¼ Sec. 3-38-27-W4M
Inglewood East – Phase 2
Melcor Developments Ltd.

Proposal

Melcor Developments Ltd. is proposing to develop Phase 2 of the Inglewood East neighbourhood. Phase 2 is located within the most northerly portion of the Inglewood East Neighbourhood Area Structure Plan. The applicant seeks to rezone approximately 9.695 ha (23.96 ac.) of land from A1 Future Urban Development District to R1 Residential Low Density District and P1 Parks and Recreation District in order to create forty-four (44) low density residential lots, two (2) municipal reserve lots, two (2) public utility lots, and a remainder.

Staff Recommendation

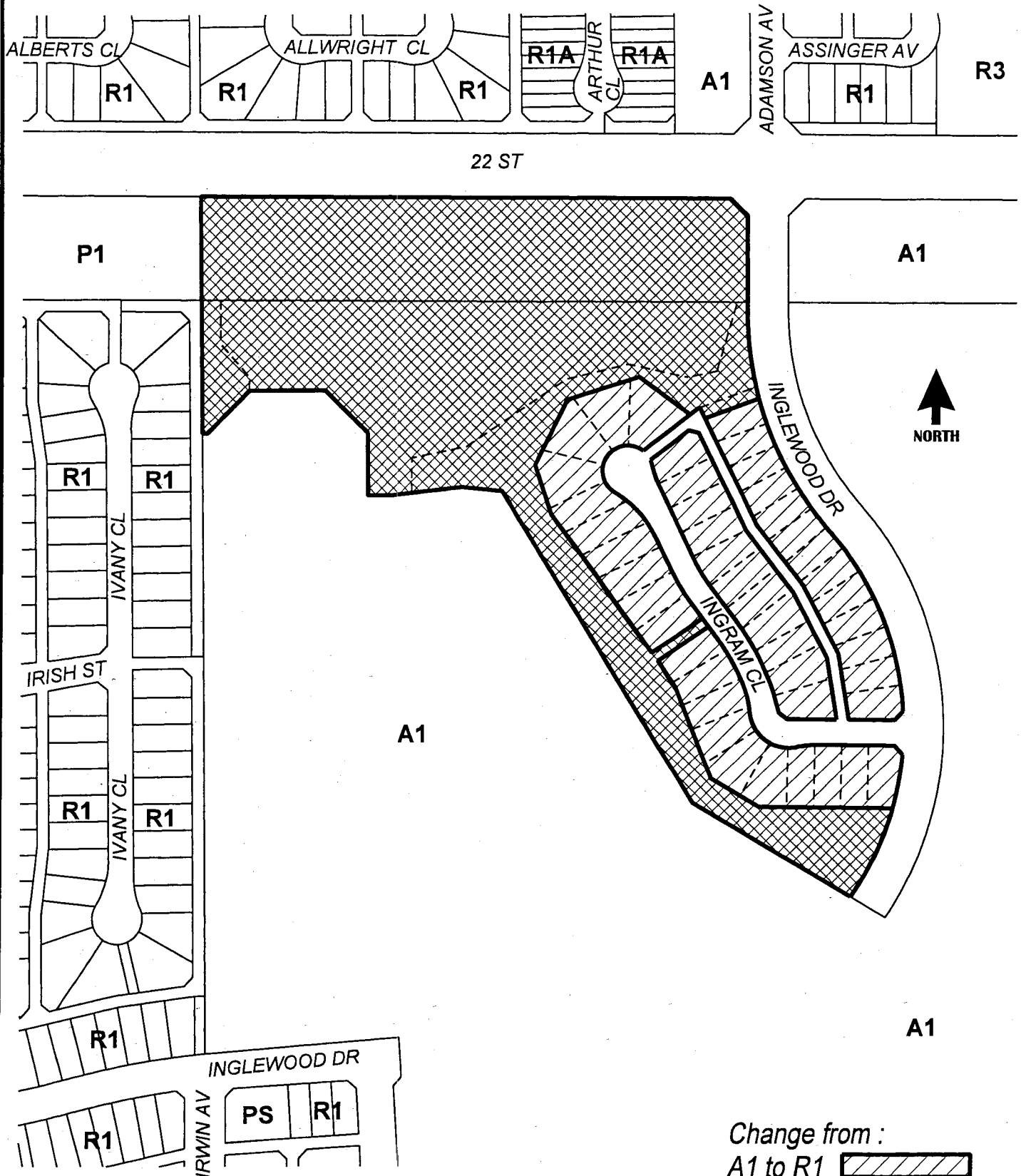
The proposal conforms with the Inglewood East Neighbourhood Area Structure Plan and therefore it is recommended that City Council proceed with first reading of Land Use Bylaw Amendment 3156/D-2005.



Martin Kvapil

/attach.

The City of Red Deer PROPOSED LAND USE BYLAW AMENDMENT 6



AFFECTED DISTRICTS:

A1 - Future Urban Development

R1 - Residential (Low Density)

P1 - Parks and Recreation

MAP No. 4 / 2005
BYLAW No. 3156 / D - 2005

Legislative & Administrative Services

Backup

DATE: March 15, 2005

TO: Martin Kvapil, Parkland Community Planning Services

FROM: Kelly Kloss, Legislative & Administrative Services Manager

SUBJECT: Land Use Bylaw Amendment 3156/D-2005
Portion of SE ¼ Sec. 3-38-27-W4M
Inglewood East – Phase 2
Melcor Developments Ltd.

Reference Report:

Parkland Community Planning Services, dated March 3, 2005

Bylaw Readings:


Land Use Bylaw Amendment 3156/D-2005 was given first reading. A copy of the bylaw is attached.

Report Back to Council: Yes

A Public Hearing will be held on Monday, April 11, 2005 at 7:00 p.m. in Council Chambers during Council's regular meeting.

Comments/Further Action:

Land Use Bylaw Amendment 3156/D-2005 provides for the rezoning of land to develop Phase 2 of the Inglewood East Neighbourhood. Approximately 9.695 ha (23.96 ac) of land will be rezoned from A1 Future Urban Development District to R1 Residential Low Density District and P1 Parks and Recreation District to create 144 low density residential lots, 2 municipal reserve lots, 2 public utility lots and a remainder. This office will now proceed with the advertising for a Public Hearing. Melcor Developments will be responsible for the advertising costs in this instance.


Kelly Kloss
Manager

/chk

/attach.

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

BYLAW NO. 3156/D-2005

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

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

1. That "Use District Map J4" contained within "Schedule B" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 4/2005 attached hereto and forming part of the bylaw.

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

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

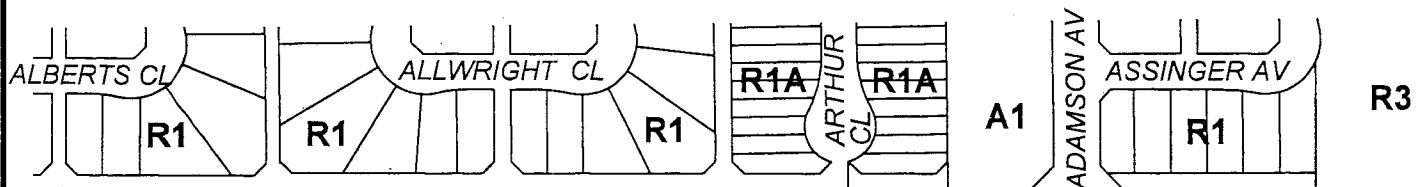
READ A THIRD TIME IN OPEN COUNCIL this day of 2005.

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

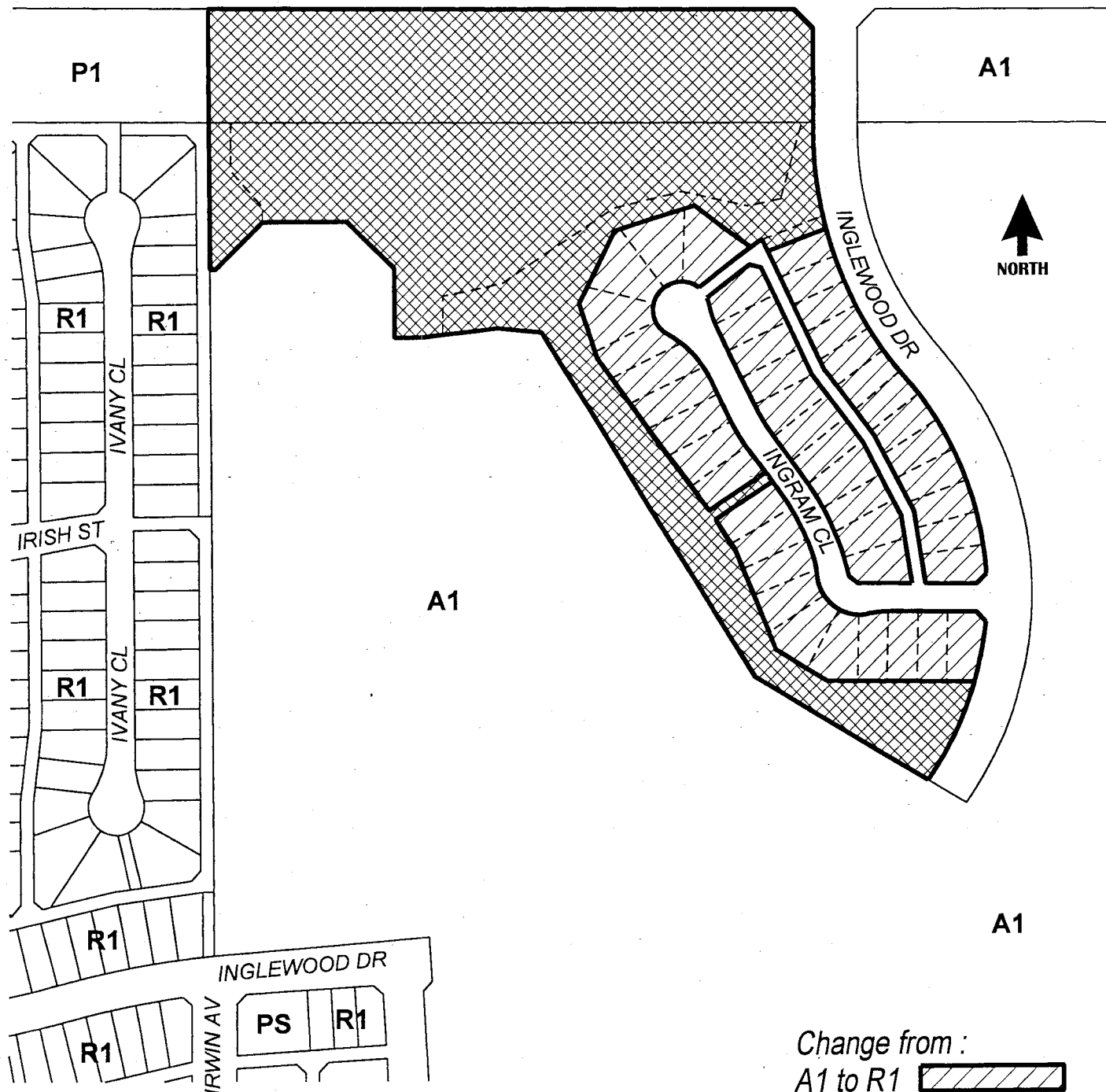
MAYOR

CITY CLERK

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



22 ST



Change from :

A1 to R1 

A1 to P1 

AFFECTED DISTRICTS:

A1 - Future Urban Development

R1 - Residential (Low Density)

P1 - Parks and Recreation

MAP No. 4 / 2005
BYLAW No. 3156 / D - 2005



FILE

LEGISLATIVE & ADMINISTRATIVE SERVICES

March 15, 2005

Fax: 343-7510

Mr. G. Pelletier
Melcor Developments Ltd.
502, 4901 – 48 Street
Red Deer, AB T4N 6M4

Dear Mr. Pelletier:

Land Use Bylaw Amendment 3156/D-2005
Inglewood East – Phase 2

Red Deer City Council gave first reading to *Land Use Bylaw Amendment 3156/D-2005* at the City of Red Deer's Council meeting held Monday, March 14, 2005. For your information, a copy of the bylaw is attached.

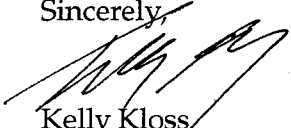
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Council must hold a Public Hearing before giving second and third readings to the bylaw. This office will now advertise for a Public Hearing to be held on Monday, April 11, 2005 at 7:00 p.m. in Council Chambers of City Hall during Council's regular meeting.

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

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

Sincerely,



Kelly Kloss
Manager
/attach.

c Parkland Community Planning Services
C. Adams, Administrative Assistant

* * * Transmission Result Report (MemoryTX) (Mar.15. 2005 9:47AM) * * *

1) CITY OF RED DEER
2) Legislative and Admin. Services

Date/Time: Mar.15. 2005 9:39AM

| File | No. Mode | Destination | Pg (s) | Result | Page Not Sent |
|------|-----------|-------------|--------|--------|---------------|
| 9925 | Memory TX | 3437510 | P. 3 | OK | |

Reason for error

E.1) Hang up or line fail
E.3) No answerE.2) Busy
E.4) No facsimile connection

LEGISLATIVE & ADMINISTRATIVE SERVICES

March 15, 2005

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Melcor Developments Ltd.
502, 4901 - 48 Street
Red Deer, AB T4N 6M4

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Sincerely,


Kelly Kloss
Manager

/attach.
c Parkland Community Planning Services
C. Adams, Administrative Assistant



FILE

LEGISLATIVE & ADMINISTRATIVE SERVICES
April 12, 2005

Mr. G. Pelletier
Melcor Developments Ltd.
502, 4901 – 48 Street
Red Deer, AB T4N 6M4

Dear Mr. Pelletier:

***Land Use Bylaw Amendment 3156/D-2005
Inglewood East – Phase 2***

At the City of Red Deer's Council meeting held April 11, 2005, a Public Hearing was held with respect to *Land Use Bylaw Amendment 3156/D-2005*. Following the Public Hearing, the following resolution was introduced and passed:

***"Resolved* that Council of the City of Red Deer having considered the report from Parkland Community Planning Services, dated April 4, 2005, re: Land Use Bylaw Amendment 3156/D-2005, Inglewood East – Phase 2, Melcor Developments Ltd., hereby tables consideration of second and third reading of Land Use Bylaw Amendment 3156/D-2005 until Administration can determine if an amendment to the Inglewood East Neighbourhood Area Structure Plan is required."**

Additional information was provided by Parkland Community Planning Services regarding an abandoned gas well that exists along the front boundary of a proposed residential lot. An amendment to the Inglewood East Neighbourhood Area Structure Plan may be required prior to the completion of the rezoning.

Land Use Bylaw Amendment 3156/D-2005 provides for the rezoning of land to develop Phase 2 of the Inglewood East neighbourhood. Approximately 9.695 ha (23.96 ac) of land will be rezoned from A1 Future Urban Development District to R1 Residential Low Density District and P1 Parks and Recreation District to create 44 low-density residential lots, 2 municipal reserve lots, 2 public utility lots and a remainder.

You will be notified when this bylaw amendment will be submitted to Council for second and third readings.

...2/

Melcor Developments Ltd.

April 12, 2005

Page 2

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

Sincerely,

fw: 
Kelly Kloss
Manager

/attach.

c Parkland Community Planning Services



Council Decision – April 11, 2005

Legislative & Administrative Services

DATE: April 12, 2005
TO: Martin Kvapil, Parkland Community Planning Services
FROM: Kelly Kloss, Legislative & Administrative Services Manager
SUBJECT: Land Use Bylaw Amendment 3156/D-2005
Portion of SE ¼ Sec. 3-38-27-W4M
Inglewood East – Phase 2
Melcor Developments Ltd.

Reference Report:

Parkland Community Planning Services, dated April 4, 2005 and March 3, 2005.


Resolutions:

After the Public Hearing, the following resolution was introduced and passed:

"Resolved that Council of the City of Red Deer having considered the report from Parkland Community Planning Services, dated April 4, 2005, re: Land Use Bylaw Amendment 3156/D-2005, Inglewood East – Phase 2, Melcor Developments Ltd., hereby tables consideration of second and third reading of Land Use Bylaw 3156/D-2005 until Administration can determine if an amendment to the Inglewood East Neighbourhood Area Structure Plan is required."

Report Back to Council: Yes

If an amendment is required to the Inglewood East Neighbourhood Area Structure Plan, it will need to be brought back for Council's consideration prior to giving second and third readings to Land Use Bylaw Amendment 3156/D-2005.

f.u. 
Kelly Kloss
Manager

/chk

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

BYLAW NO. 3156/D-2005

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

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

1. That "Use District Map J4" contained within "Schedule B" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 4/2005 attached hereto and forming part of the bylaw.

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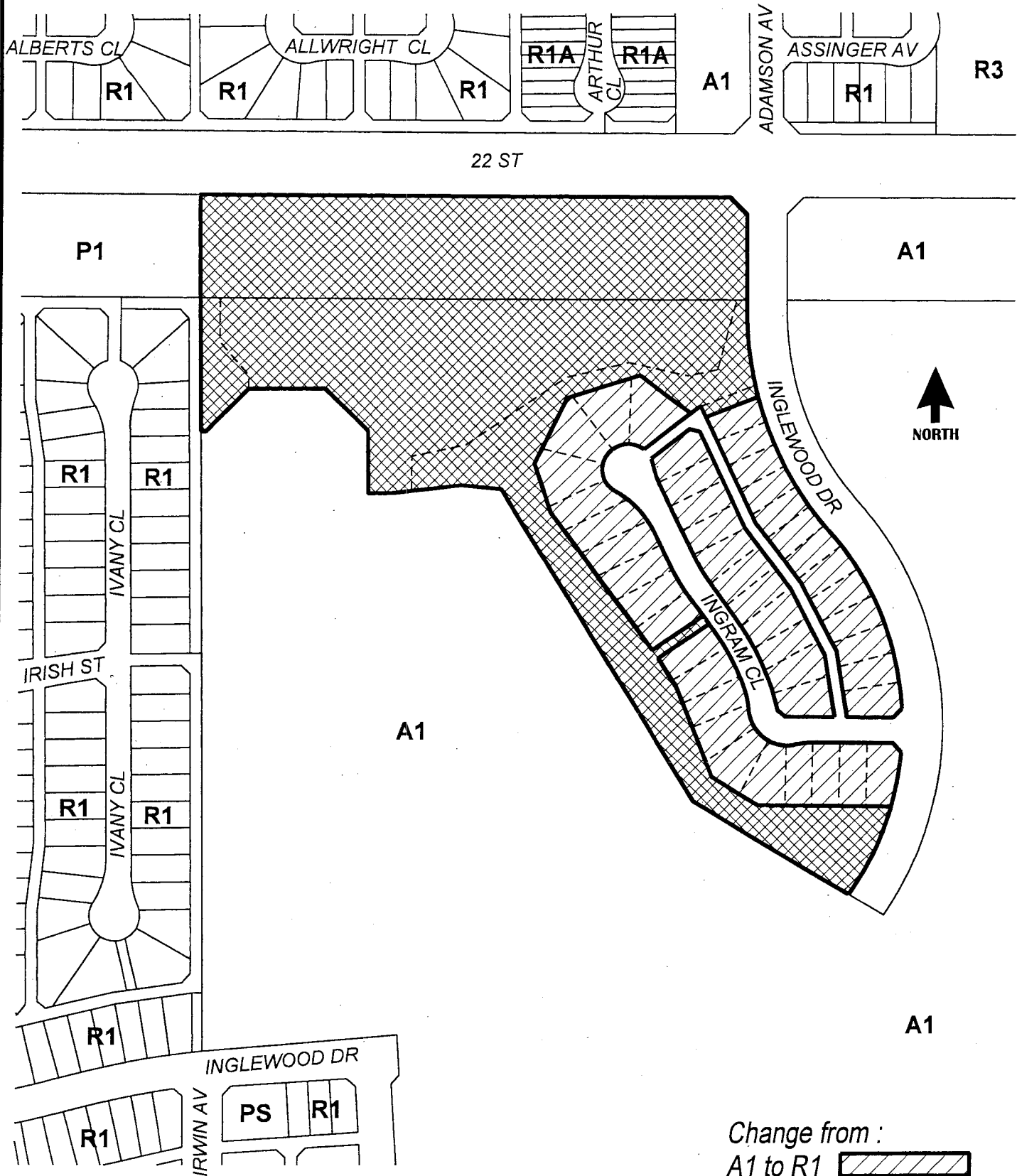
READ A THIRD TIME IN OPEN COUNCIL this day of 2005.

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

MAYOR

CITY CLERK

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



AFFECTED DISTRICTS:

A1 - Future Urban Development

R1 - Residential (Low Density)

P1 - Parks and Recreation

Change from :

A1 to R1 

A1 to P1 

MAP No. 4 / 2005
BYLAW No. 3156 / D - 2005



COMMUNITY SERVICES

Date: April 5, 2005

CS 05-0024-0320

To: Kelly Kloss, Manager
Legislative and Administrative Services

From: Colleen Jensen, Director
Community Services

Re: Parkland Regional Library Request for Membership

Background:

In looking at library service across the province, one will see that there are several "library systems" such as Parkland Regional Library (PRL) and also a number of library entities that work independently such as Red Deer, Edmonton and Calgary.

A library system is basically a consortium, usually of smaller libraries, that work together as one system to collectively afford themselves a number of benefits that they would not otherwise be able to get. Some of these benefits to members include: (not total list)

- Significant discounts on book purchase, as the system purchases in large quantities on behalf of all the members
- Services of professional librarian, which most small libraries cannot afford
- Collection advice
- Common computer system used by all the member libraries, purchased and supported through the library system
- Program support (e.g. summer reading program, program boxes etc)

Parkland Regional Library system gets its operating revenue from:

- membership fees collected from the member municipalities,
- the provincial government, which gives each library system a "system operating grant" in the amount of 3.22/capita based on the collective population of all of the member municipalities.

The Red Deer Public Library, because of it's size, has all of the above services and benefits without belonging to the Parkland Regional System, including large volume purchasing discounts. In addition, the computer system that RDPL uses, is not compatible with the PRL system, but rather the University systems, which assists in our partnership with Red Deer College.

.../2

Discussion

The cost to belong to a library system is the responsibility of the municipality, not the library. Membership to Parkland Regional System is \$5.43/capita, which would translate into approximately \$412,000/year in Red Deer's case. This amount would need to be paid directly to Parkland Regional Library by The City, and is over and above the amount of \$2,064,000 that the municipality pays to the Library Board for the library operations. Council will recall that this operating money is collected through a separate library requisition, as is appropriate under the Libraries Act.

What Council can see is that, from a purely financial perspective, there is very little reason that The City would want to join Parkland Regional Library System. Having said this, however, as is noted in the letter from Patricia Silver, Director of Parkland Regional Library, Red Deer's membership "could only enhance library service in Central Alberta". Ms. Silver also indicates that Red Deer Council "has been a leader in a number of cooperative municipal projects in the last few years" and that we "might find that membership in Parkland would complement other initiatives in which The City is involved". These statements are true, but must be balanced with the financial reality and benefits directly to the library, The City and the community.

I strongly believe that there is merit in exploring membership in Parkland Regional Library, but with a different approach than is seen with all the small library members. As we currently provide almost all the services, and can afford ourselves of similar benefits, as what Parkland provides, we need to be creative in looking at what our membership might entail. This should include exploring how Parkland might give "credit" for what we do ourselves, rather than having PRL provide the service. I feel that Red Deer's membership would significantly strengthen the Parkland Regional Library system, both financially and through the expression of a continued strong example of partnering. Red Deer could also be a stronger resource to those small libraries in the region than we are now.

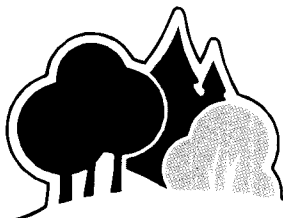
Recommendation:

That Council for The City of Red Deer direct City administration and representatives of Red Deer Public Library to meet with Parkland Regional Library to discuss and consider Red Deer's membership in Parkland Regional, with the specific intent to explore alternative models for Red Deer's membership.



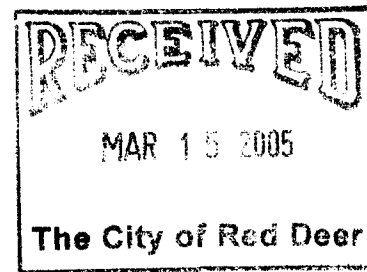
Colleen Jensen

- c. Dean Frey, Director RDPL
- Nancy Batty, Chair, RDPL



Parkland Regional Library

March 9, 2005



Council
City of Red Deer
P.O. Box 5009
Red Deer, AB T4N 3T4

Dear Council:

The Parkland Regional Library would like to extend to you an invitation to consider membership in the regional library. As your council has been a leader in a number of co-operative municipal projects in the last few years, the PRL Board believes that the City might find that membership in Parkland would complement other initiatives in which the city is involved.

At this time, sixty municipalities from Hay Lakes to Cremona, and Provost to Rocky Mountain House, participate in Parkland to achieve enhanced access for their citizens to the cultural, educational, recreational and informational resources that they need in their business and personal lives. The co-operation enables a leveraging of limited tax dollars to provide efficient, expert services to all Albertans in our area regardless of location.

The board feels that participation by the City of Red Deer in this enterprise could only enhance library service in Central Alberta. Should you be interested in exploring the possibilities of membership, we would be glad to set up a meeting with you and some representatives from our board. Please call our director to set up arrangements.

Sincerely,

Harvey Walsh by P. Siew

Harvey Walsh, Board Chair
Parkland Regional Library

cc: Library Board



Comments:

We agree with the recommendations of the Community Services Director.

"Morris Flewwelling"
Mayor

"Colleen Jensen"
Acting City Manager



FILE

LEGISLATIVE & ADMINISTRATIVE SERVICES

April 12, 2005

Mr. Harvey Walsh, Chair
Parkland Regional Library
5404 – 56 Avenue
Lacombe, AB T4L 1G1

Dear Mr. Walsh:

At the Monday, April 11, 2005 Red Deer City Council Meeting, Council considered your invitation for The City of Red Deer to consider membership in the regional library.

Council directed City Administration and representatives of the Red Deer Public Library to meet with Parkland Regional Library to discuss and consider Red Deer's membership in Parkland Regional and to explore alternative models for Red Deer's membership.

A representative from The City of Red Deer will be contacting you in the near future to initiate this process.

Sincerely,

K. Kloss
for: Kelly Kloss
Manager

c Community Services Director

FILE



Council Decision – April 11, 2005

Legislative & Administrative Services

DATE: April 12, 2005
TO: Colleen Jensen, Community Services Director
FROM: Kelly Kloss, Legislative & Administrative Services Manager
SUBJECT: Parkland Regional Library Request for Membership

Reference Report:

Community Services Director, dated April 5, 2005


Resolutions:

"Resolved that Council of the City of Red Deer having considered the report from the Community Services Director, dated April 5, 2005, re: Parkland Regional Library Request for Membership, directs that City Administration and representatives of Red Deer Public Library meet with Parkland Regional Library to discuss and consider Red Deer's membership in Parkland Regional and explore alternative models for Red Deer's membership."

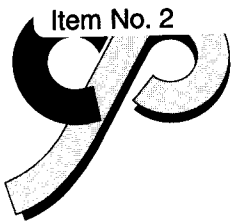
Report Back to Council: Yes

Comments/Further Action:

Please contact the Parkland Regional Library to initiate discussions regarding Red Deer's membership in Parkland Regional.

for 
Kelly Kloss
Manager

/chk



LAND
**COMMUNITY
PLANNING
SERVICES**

11

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

DATE: March 30, 2005

TO: Kelly Kloss, Legislative and Administrative Services Manager

FROM: Martin Kvapil, Planning Assistant

RE: Land Use Bylaw Amendment No. 3156/G-2005
Portion of SE ¼ Sec. 11-38-27-W4M
Lancaster East (Lonsdale) – Phase 10
Laebon Developments Ltd.

Proposal

Laebon Developments Ltd. is proposing to develop Phase 10 of the Lonsdale neighbourhood. A portion of this phase requires rezoning to accommodate a park and a storm detention pond facility. Therefore, the applicant seeks to rezone approximately 2.208 ha (5.46 ac.) of land from A1 Future Urban Development District to P1 Parks and Recreation District in order to create a municipal reserve lot and a public utility lot.

Staff Recommendation

The proposal conforms with the Lancaster East (Lonsdale) Neighbourhood Area Structure Plan and therefore it is recommended that City Council proceed with first reading of Land Use Bylaw Amendment 3156/G-2005.

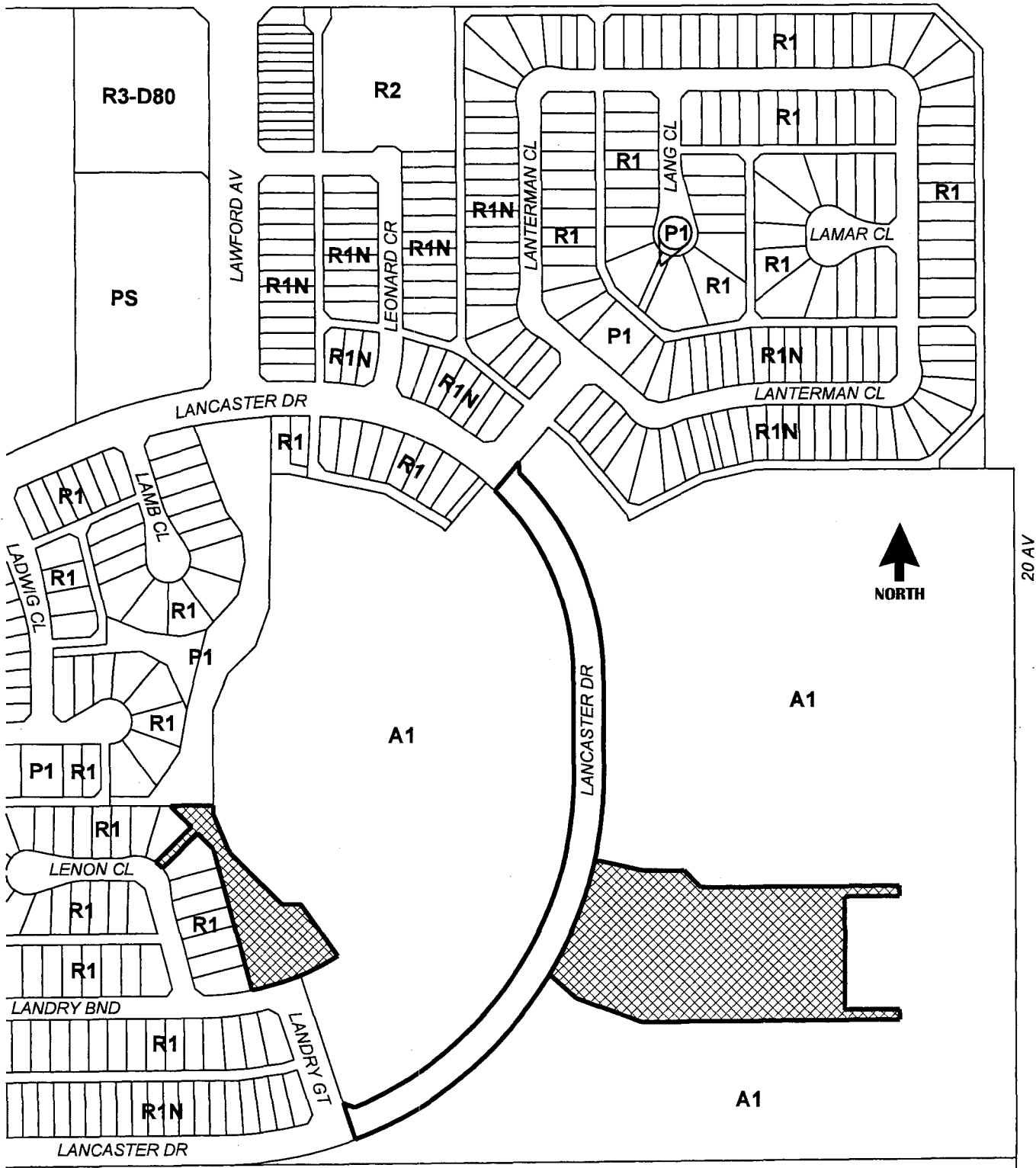
Martin Kvapil

/attach.

The City of Red Deer PROPOSED LAND USE BYLAW AMENDMENT

13

32 ST



AFFECTED DISTRICTS:
 A1 - Future Urban Development
 P1 - Parks and Recreation

Change from :

A1 to P1 

MAP No. 6 / 2005
 BYLAW No. 3156 / G - 2005

Comments:

We agree that Council give First Reading to the Land Use Bylaw Amendment. A Public Hearing will be held on Monday, May 9, 2005 at 7:00 p.m. in Council Chambers, during Council's regular meeting.

"Morris Flewwelling"
Mayor

"Colleen Jensen"
Acting City Manager



LEGISLATIVE & ADMINISTRATIVE SERVICES
April 12, 2005

Fax: 341-4165

Laebon Developments
289, 28042 Highway 11
Red Deer County, AB T4S 2L4

Dear Sirs:

***Land Use Bylaw Amendment 3156/G-2005
Lancaster East (Lonsdale) – Phase 10
Laebon Developments Ltd.***

Red Deer City Council gave first reading to *Land Use Bylaw Amendment 3156/G-2005* at the City of Red Deer's Council Meeting held Monday, April 11, 2005. For your information, a copy of the bylaw is attached.

Land Use Bylaw Amendment 3156/G-2005 provides for the rezoning of land to develop Phase 10 of the Lonsdale neighbourhood. Approximately 2.208 ha (5.46 ac) of land will be rezoned from A1 Future Urban Development District to P1 Parks and Recreation District in order to create a municipal reserve lot and a public utility lot.

Council must hold a Public Hearing before giving second and third readings to the bylaw. This office will now advertise for a Public Hearing to be held on Monday, May 9, 2005 at 7:00 p.m. in Council Chambers of City Hall during Council's regular meeting.

According to the *Land Use Bylaw*, the City requires a deposit before public advertising. An amount equal to the estimated cost of advertising, which in this instance is \$400, is required by Wednesday, April 20, 2005. You will be invoiced for or refunded the difference once the actual cost of advertising is known.

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

Sincerely,

fw: Kelly Kloss
Kelly Kloss
Manager

/attach.

c Parkland Community Planning Services
C. Adams, Administrative Assistant

Legislative & Administrative Services

DATE: April 12, 2005
TO: Martin Kvapil, Parkland Community Planning Services
FROM: Kelly Kloss, Legislative & Administrative Services Manager
SUBJECT: Land Use Bylaw Amendment 3156/G-2005
Portion of SE ¼ Sec. 11-38-27-W4M
Lancaster East (Lonsdale) – Phase 10
Laebon Developments Ltd.

Reference Report:

Parkland Community Planning Services, dated March 30, 2005

Bylaw Readings:

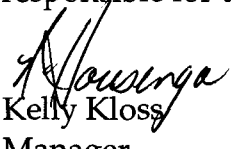
Land Use Bylaw Amendment 3156/G-2005 was given first reading. A copy of the bylaw is attached.

Report Back to Council: Yes

A Public Hearing will be held on Monday, May 9, 2005 at 7:00 p.m. in Council Chambers, during Council's Regular meeting.

Comments/Further Action:

Land Use Bylaw Amendment 3156/G-2005 provides for the rezoning of land to develop Phase 10 of the Lonsdale neighbourhood. Approximately 2.208 ha (5.46 ac) of land will be rezoned from A1 Future Urban Development District to P1 Parks and Recreation District in order to create a municipal reserve lot and a public utility lot. This office will proceed with the advertising for a Public Hearing. Laebon Developments Ltd. will be responsible for the advertising costs in this instance.

fw:

Kelly Kloss
Manager

/chk

/attach.

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

BYLAW NO. 3156/G-2005

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

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

1. That "Use District Map L6" contained within "Schedule B" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 6/2005 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 11th day of April 2005.

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

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

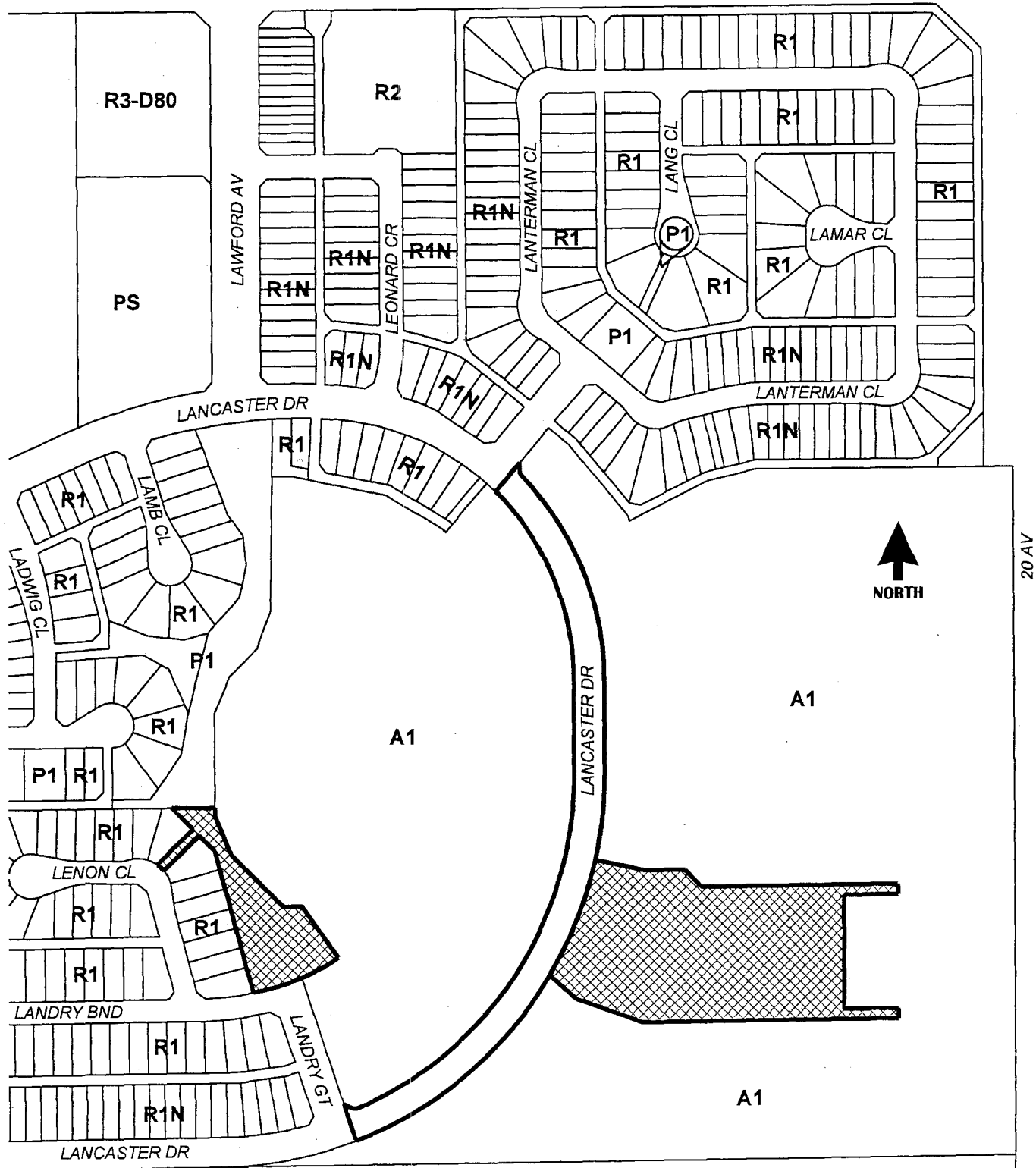
AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2005.

MAYOR

CITY CLERK

The City of Red Deer PROPOSED LAND USE BYLAW AMENDMENT

32 ST



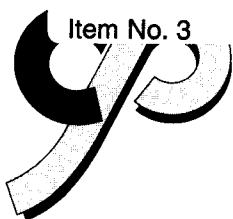
AFFECTED DISTRICTS:

A1 - Future Urban Development
P1 - Parks and Recreation

Change from :

A1 to P1 

MAP No. 6 / 2005
BYLAW No. 3156 / G - 2005



LAND
**COMMUNITY
PLANNING
SERVICES**

15

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

DATE: April 4, 2005

TO: Kelly Kloss, Legislative and Administrative Services Manager

FROM: Martin Kvapil, Planning Assistant

RE: Land Use Bylaw Amendment No. 3156/I-2005
Lot 3, Plan 962 4094
Johnstone Park – Phase 8
Carolina Homes Inc.

Proposal

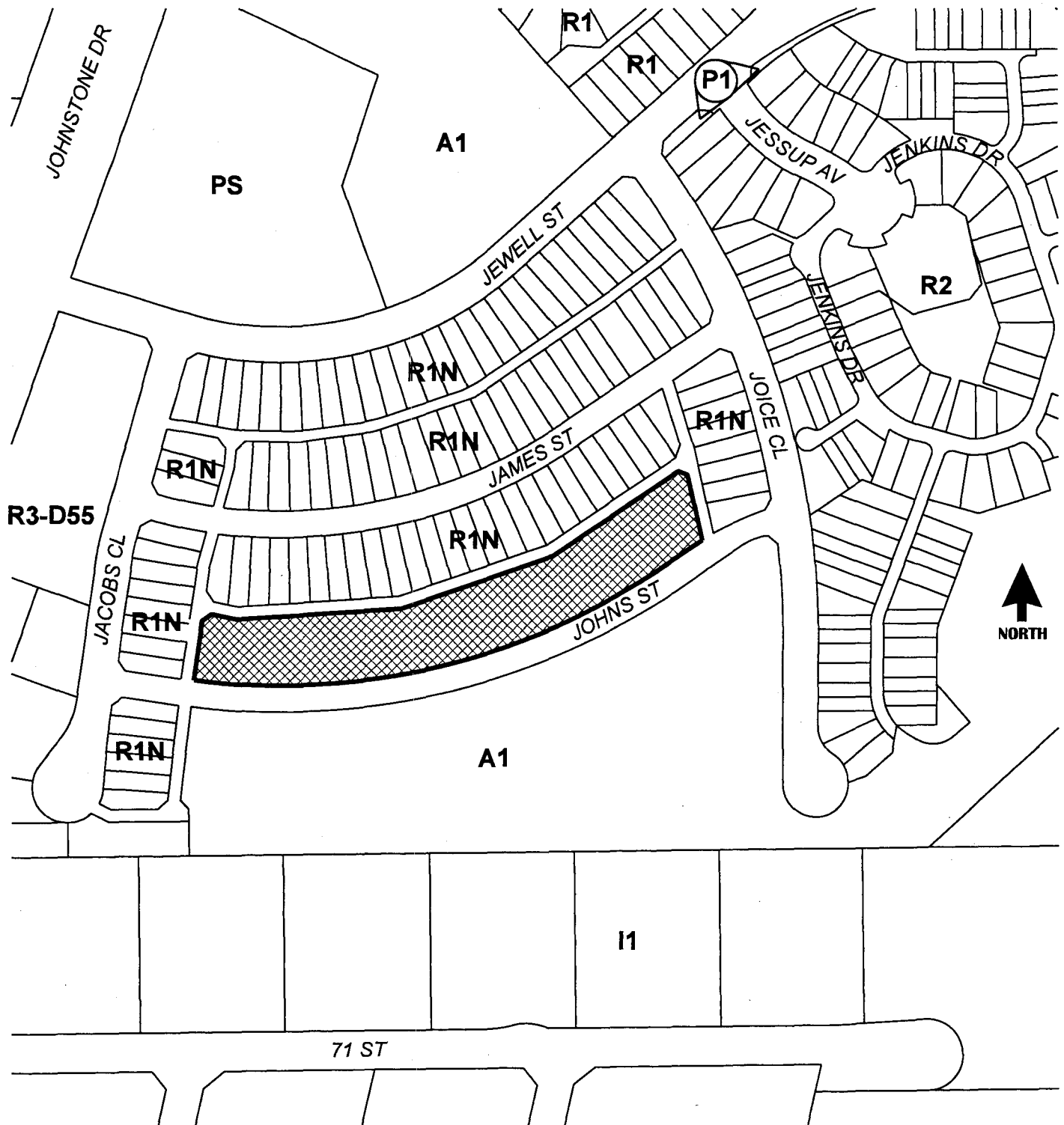
Carolina Homes Inc. is proposing to develop Phase 8 of the Johnstone Park neighbourhood. Phase 8 is located within the southerly portion of the Johnstone Park Neighbourhood Area Structure Plan. The applicant seeks to rezone approximately 1.99 ha (4.92 ac.) of land from A1 Future Urban Development District to R1N Residential Narrow Lot District for the purpose of twenty-seven (27) low density residential lots.

Staff Recommendation

The proposal conforms with the Johnstone Park Neighbourhood Area Structure Plan and therefore it is recommended that City Council proceed with first reading of Land Use Bylaw Amendment 3156/I-2005.

Martin Kvapil
Planning Assistant

/attach.



AFFECTED DISTRICTS:

A1 - Future Urban Development

R1N - Residential (Narrow Lot)

Change from :

A1 to R1N 

MAP No. 7/2005
BYLAW No. 3156/1-2005

Comments:

We agree that Council give First Reading to the Land Use Bylaw Amendment. A Public Hearing will be held on Monday, May 9, 2005 at 7:00 p.m. in Council Chambers, during Council's regular meeting.

"Morris Flewwelling"
Mayor

"Colleen Jensen"
Acting City Manager



FILE

LEGISLATIVE & ADMINISTRATIVE SERVICES

April 12, 2005

Fax: (403) 256-7991

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

Dear Sirs:

Land Use Bylaw Amendment 3156/I-2005
Johnstone Park – Phase 8
Carolina Homes Inc.

Red Deer City Council gave first reading to *Land Use Bylaw Amendment 3156/I-2005* at the City of Red Deer's Council Meeting held Monday, April 11, 2005. For your information, a copy of the bylaw is attached.

Land Use Bylaw Amendment 3156/I-2005 provides for the rezoning of land in order to develop Phase 8 of the Johnstone Park neighbourhood. Approximately 1.99 ha (4.92 ac) of land from A1 Future Urban Development District to R1N Residential Narrow Lot District in order to develop twenty-seven (27) low density residential lots.

Council must hold a Public Hearing before giving second and third readings to the bylaw. This office will now advertise for a Public Hearing to be held on Monday, May 9, 2005 at 7:00 p.m. in Council Chambers of City Hall during Council's regular meeting.

According to the *Land Use Bylaw*, the City requires a deposit before public advertising. An amount equal to the estimated cost of advertising, which in this instance is \$400, is required by Wednesday, April 20, 2005. You will be invoiced for or refunded the difference once the actual cost of advertising is known.

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

Sincerely,

Kelly Kloss
fw: Kelly Kloss
Manager

/attach.

c Parkland Community Planning Services
C. Adams, Administrative Assistant

Legislative & Administrative Services

DATE: April 12, 2005

TO: Martin Kvapil, Parkland Community Planning Services

FROM: Kelly Kloss, Legislative & Administrative Services Manager

SUBJECT: Land Use Bylaw Amendment 3156/I-2005
Lot 3, Plan 962 4094
Johnstone Park – Phase 8
Carolina Homes Inc.

Reference Report:

Parkland Community Planning Services, dated April 4, 2005

Bylaw Readings:


Land Use Bylaw Amendment 3156/I-2005 was given first reading. A copy of the bylaw is attached.

Report Back to Council: Yes

A Public Hearing will be held on Monday, May 9, 2005 at 7:00 p.m. in Council Chambers, during Council's Regular meeting.

Comments/Further Action:

Land Use Bylaw Amendment 3156/I-2005 provides for the rezoning of land in order to develop Phase 8 of the Johnstone Park neighbourhood. Approximately 1.99 ha (4.92 ac) of land from A1 Future Urban Development District to R1N Residential Narrow Lot District in order to develop twenty-seven (27) low density residential lots. This office will proceed with the advertising for a Public Hearing. Carolina Homes Inc. will be responsible for the advertising costs in this instance.

fw:

Kelly Kloss
Manager

/chk

/attach.

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

BYLAW NO. 3156/I-2005

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

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

1. That "Use District Map D13" contained within "Schedule B" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 7/2005 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 11th day of April 2005.

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

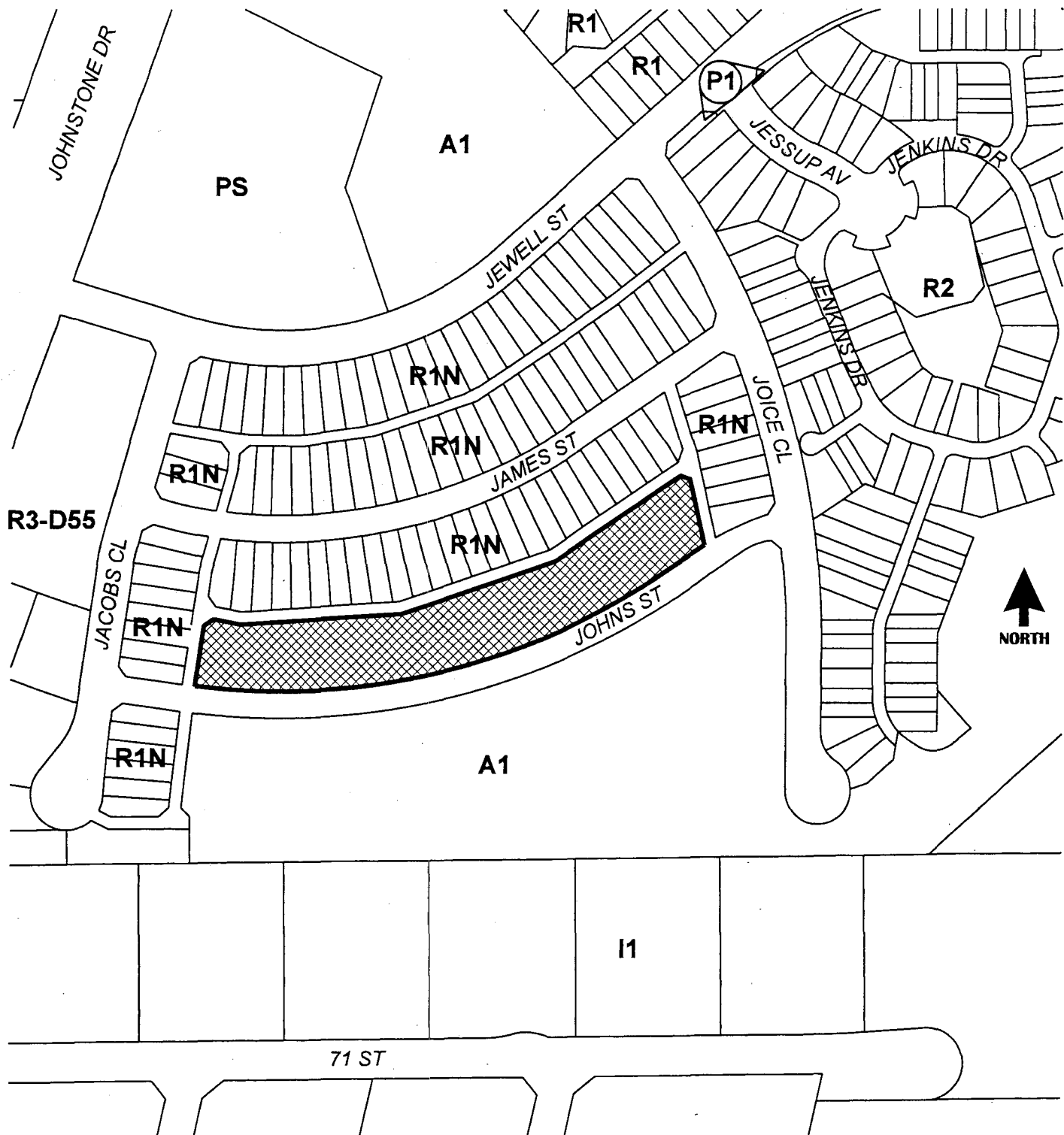
READ A THIRD TIME IN OPEN COUNCIL this day of 2005.

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

MAYOR

CITY CLERK

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



AFFECTED DISTRICTS:

A1 - Future Urban Development

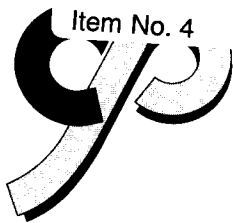
R1N - Residential (Narrow Lot)

Change from :

A1 to R1N



MAP No. 7/ 2005
BYLAW No. 3156 / I - 2005



LAND
**COMMUNITY
PLANNING
SERVICES**

18

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

DATE: April 4, 2005

TO: Kelly Kloss, Legislative and Administrative Services Manager

FROM: Martin Kvapil, Planning Assistant

RE: Land Use Bylaw Amendment No. 3156/J-2005
Portion of SE ¼ Sec. 3-38-27-W4M
Inglewood East – Phase 5
Melcor Developments Ltd.

Proposal

Melcor Developments Ltd. is proposing to develop Phase 5 of the Inglewood East neighbourhood. Phase 5 is located within the southerly portion of the Inglewood East Neighbourhood Area Structure Plan. The applicant seeks to rezone approximately 8.54 ha (21.1 ac.) of land from A1 Future Urban Development District to R1 Residential Low Density District, P1 Parks and Recreation District, and PS Public Service District for the purpose of eighty (80) low density residential lots and two (2) municipal reserve lots.

Staff Recommendation

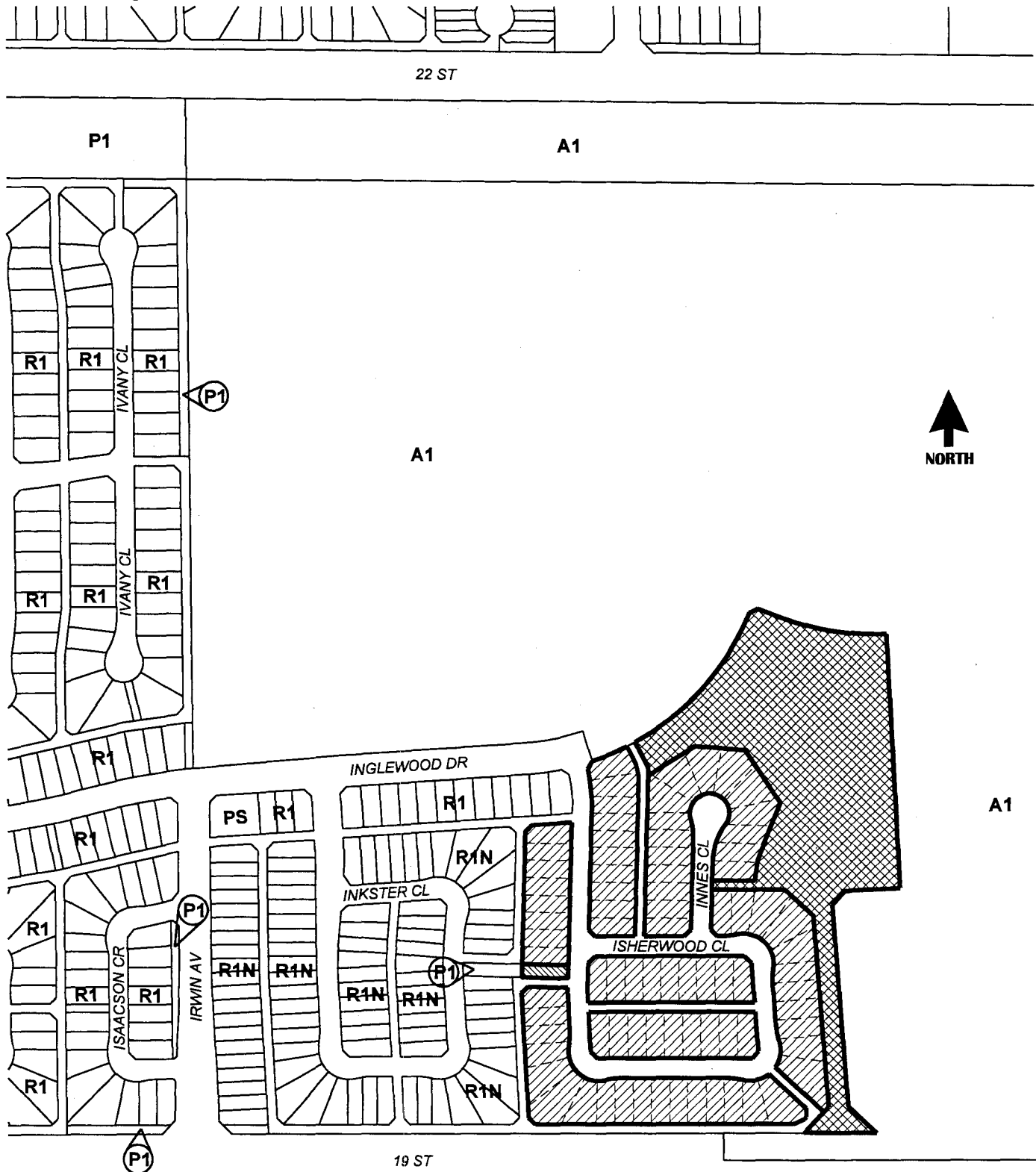
The proposal conforms with the Inglewood East Neighbourhood Area Structure Plan and therefore it is recommended that City Council proceed with first reading of Land Use Bylaw Amendment 3156/J-2005.

Martin Kvapil

/attach.

The City of Red Deer PROPOSED LAND USE BYLAW AMENDMENT

19



AFFECTED DISTRICTS:

A1 - Future Urban Development

R1 - Residential (Low Density)

P1 - Parks and Recreation

PS - Public Service (Institutional or Governmental)

Change from :

A1 to R1 

A1 to P1 

A1 to PS 

MAP No. 8 / 2005

BYLAW No. 3156 / J - 2005

Comments:

We agree that Council give First Reading to the Land Use Bylaw Amendment. A Public Hearing will be held on Monday, May 9, 2005 at 7:00 p.m. in Council Chambers, during Council's regular meeting.

"Morris Flewwelling"
Mayor

"Colleen Jensen"
Acting City Manager



FILE

LEGISLATIVE & ADMINISTRATIVE SERVICES

April 12, 2005

Fax: 343-7510

Mr. G. Pelletier
Melcor Developments Ltd.
502, 4901 - 48 Street
Red Deer, AB T4N 6M4

Dear Mr. Pelletier:

Land Use Bylaw Amendment 3156/J-2005
Inglewood East - Phase 5
Melcor Developments Ltd.

Red Deer City Council gave first reading to *Land Use Bylaw Amendment 3156/J-2005* at the City of Red Deer's Council Meeting held Monday, April 11, 2005. For your information, a copy of the bylaw is attached.

Land Use Bylaw Amendment 3156/J-2005 provides for the rezoning of land to develop Phase 5 of the Inglewood East neighbourhood. Approximately 8.54 ha (21.1 ac) of land will be rezoned from A1 Future Urban Development District to R1 Residential Low Density District, P1 Parks and Recreation District, and PS Public Service District to create 80 low density residential lots and 2 municipal reserve lots.

Council must hold a Public Hearing before giving second and third readings to the bylaw. This office will now advertise for a Public Hearing to be held on Monday, May 9, 2005 at 7:00 p.m. in Council Chambers of City Hall during Council's regular meeting.

According to the *Land Use Bylaw*, the City requires a deposit before public advertising. An amount equal to the estimated cost of advertising, which in this instance is \$400, is required by Wednesday, April 20, 2005. You will be invoiced for or refunded the difference once the actual cost of advertising is known.

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

Sincerely,

Kelly Kloss
fw: Kelly Kloss
Manager
/attach.

c Parkland Community Planning Services
C. Adams, Administrative Assistant

Legislative & Administrative Services

DATE: April 12, 2005

TO: Martin Kvapil, Parkland Community Planning Services

FROM: Kelly Kloss, Legislative & Administrative Services Manager

SUBJECT: Land Use Bylaw Amendment 3156/J-2005
Portion of SE ¼ Sec. 3-38-27-W4M
Inglewood East – Phase 5
Melcor Developments Ltd.

Reference Report:

Parkland Community Planning Services, dated April 4, 2005

Bylaw Readings:

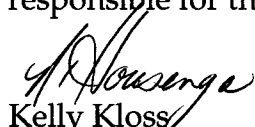
Land Use Bylaw Amendment 3156/J-2005 was given first reading. A copy of the bylaw is attached.

Report Back to Council: Yes

A Public Hearing will be held on Monday, May 9, 2005 at 7:00 p.m. in Council Chambers, during Council's Regular meeting.

Comments/Further Action:

Land Use Bylaw Amendment 3156/J-2005 provides for the rezoning of land to develop Phase 5 of the Inglewood East neighbourhood. Approximately 8.54 ha (21.1 ac) of land will be rezoned from A1 Future Urban Development District to R1 Residential Low Density District, P1 Parks and Recreation District, and PS Public Service District to create 80 low density residential lots and 2 municipal reserve lots. This office will proceed with the advertising for a Public Hearing. Melcor Developments Ltd. will be responsible for the advertising costs in this instance.

fw: 
Kelly Kloss
Manager

/chk

/attach.

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

BYLAW NO. 3156/J-2005

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

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

1. That "Use District Map J4" contained within "Schedule B" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 8/2005 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 11th day of April 2005.

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

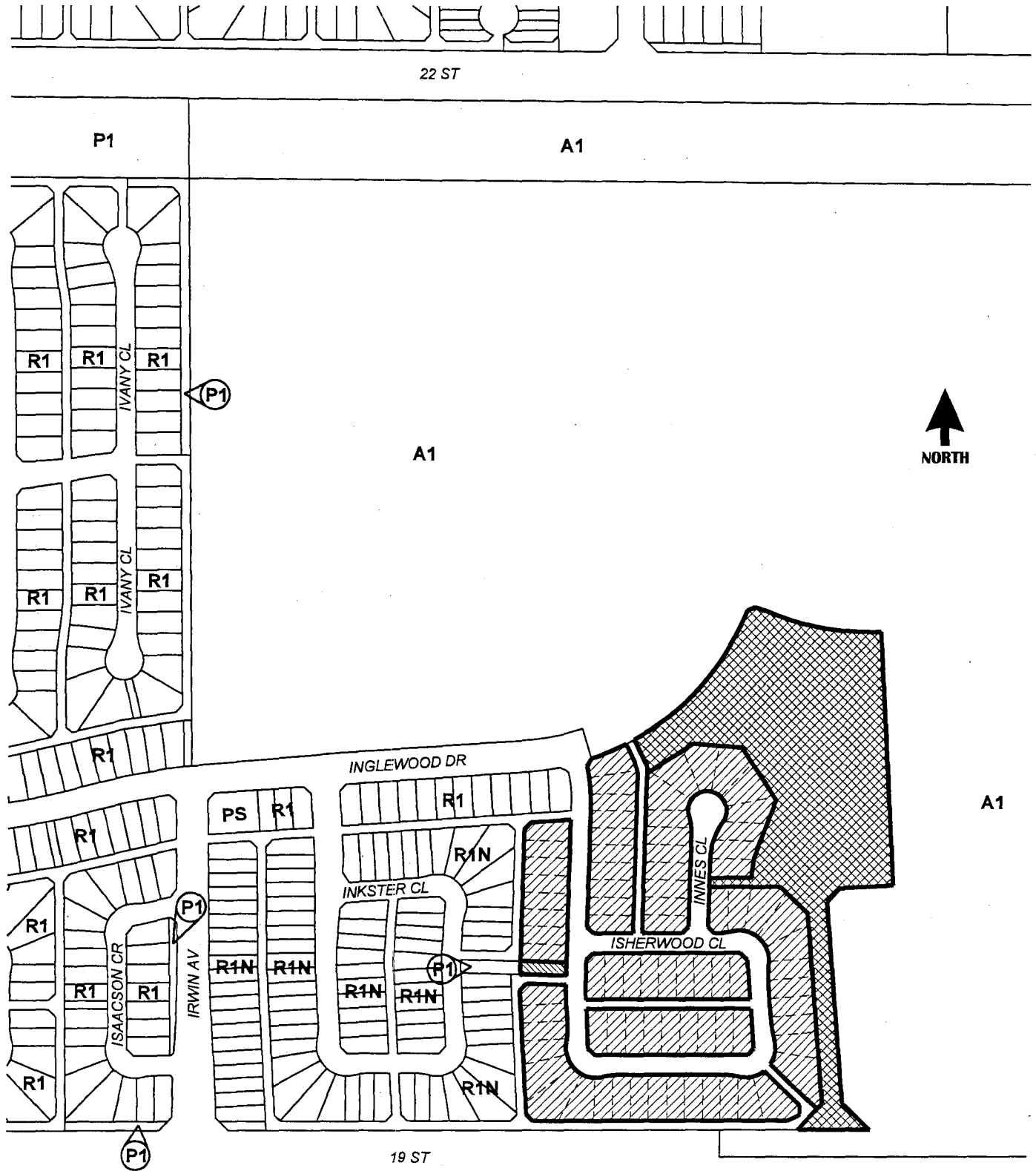
READ A THIRD TIME IN OPEN COUNCIL this day of 2005.

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

MAYOR

CITY CLERK

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



AFFECTED DISTRICTS:

A1 - Future Urban Development

R1 - Residential (Low Density)

P1 - Parks and Recreation

PS - Public Service (Institutional or Governmental)

Change from :

A1 to R1 

A1 to P1 

A1 to PS 

MAP No. 8 / 2005

BYLAW No. 3156 / J - 2005

5 March, 2005

Michener Neighbours

Since moving here I have experienced the effects of the City of Red Deer closing the parking along Ross Street which has resulted in residents facing Ross utilizing the back alley as a street. This has resulted in a road hazard situation due to the excess amount of traffic in our laneway, the gross amount of dust being raised and the poor condition of the alley road surface. I for one feel that the City has the responsibility of paving the effected laneways which would improve the safety of the road surface and driving conditions by reducing dust to negligble amounts. This would also improve the enjoyment of our back yards.

The following undersigned agree that the City be petitioned to address this matter.

Print name and address then signature.

| | | |
|------------------|------------------|-------------------------|
| L. Robinson | 7 Michener Cl. | <i>L. Robinson</i> |
| E. McTAGGART | 15 MICHENER CL. | <i>E. McTaggart</i> |
| DAVE CHARK | 3711-50-10 ST | <i>David R. Chark</i> |
| Danna Cunningham | 3715-50A ST | <i>Danna Cunningham</i> |
| M. Sobkowich | 3719 50A ST | <i>M. Sobkowich</i> |
| P. Poirier | 3720 50 Ave. | <i>P. Poirier</i> |
| Rickie Yroman | 3614 50 ST | <i>Rickie Yroman</i> |
| Janet Gilbert | 3712 50 ST. | <i>Janet Gilbert</i> |
| Bumi Gairaman | 3732-50 ST | <i>Bumi Gairaman</i> |
| JANINA WEINKAUF | #11 Michener Cl. | <i>Janina Weinkauf</i> |
| Robert Machuk | 19 Michener Cl. | <i>Robert Machuk</i> |
| JOHN DIXIE | 3736-50TH ST. | <i>John Dixie</i> |
| Ravi Chakka | 3728-50TH ST. | <i>Ravi Chakka</i> |
| J. Wolstenholme | 3724-50ST. | <i>J. Wolstenholme</i> |
| GLADYS MILLER | 3707-50A ST. | <i>Gladys Miller</i> |

From: Len Robinson
Sent: Tue 2005/03/08 10:58 AM
To: Kelly Kloss
Subject: streets and lanes

Kelly Kloss, City Clerk

Good Day,

I have recently moved to Red Deer at #7 Michener Cl. This location is on the north side of the alley which fronts Ross Street.

The City fo Red Deer has created the situation whereby the residents and guests of residences fronting Ross Street must use the alley or lane for parking and access to said residences. I find this situation to be unacceptable, for in fact the City is forcing an alley to be used as a street. The alley is inadequate in structure and design for such purposes and I have a petition signed by a majority of effected residences requesting this situation be addressed. In addition, I am greatly dissapointed to hear the comments of residents that the City has not been responsive in the past to the concerns expressed by residents even on such issues as maintenance, including snow removal.

I am trusting that our concerns will be addressed in a timely manner.

Sincerely,

Len Robinson
346 1650

2005-03-09

Assessment and Taxation Services

DATE: March 17, 2005
TO: Nona Housenga, Deputy City Clerk
FROM: Norm Ford, Tax Collector
SUBJECT: Petition to Pave Back Alley – Michener Residents

There are 23 lots abutting the proposed paved lane east of 38 Avenue and south of 50A Street and Michener Close (see attached diagram). As there are 15 registered owners' signatures on the petition, it meets the requirements of Section 392(2) of the Municipal Government Act, which states:

"A petition is not a sufficient petition unless:

- a) it is signed by 2/3 of the owners who would be liable to pay the local improvement and
- b) the owners who sign the petition represent at least ½ of the value of the assessments prepared under Part 9 for the parcels of land in respect of which the tax will be imposed".

The petition meets the requirements of the Municipal Government Act; however, the petition is not clear that the registered owners would be responsible for paying the local improvement.

It is recommended that this petition be resubmitted indicating that the owners would be responsible for paying for the paved lane.



Norm Ford
Tax Collector

NF/ngl

/attach.



Date: March 31, 2005

To: Legislative & Administrative Services

From: Engineering Services Manager

Re: Petition from Michener Residents – Lane Paving

Engineering Services has reviewed the memo dated March 9, 2005 from Legislative & Administrative Services regarding the petition from local residents requesting a lane paved. Attached is a drawing that illustrates the lane and the affected residents.

In January 2001, The City removed on-street parking on Ross Street in this area. Parking was removed to improve traffic flow and safety on Ross Street. The majority of homeowners fronting Ross Street have rear garages and they would normally utilize the lane for access to their homes. The traffic volume using this lane is expected to be similar to most residential lanes in the City. For your reference, attached is a copy of a letter sent to residents in November 2000, prior to removing parking on Ross Street.

The residents are requesting that The City pay the cost of lane paving. The City of Red Deer does not normally cover the cost to pave lanes and we do not believe that the circumstances in this case warrant deviation from this practice. If the residents wish to submit a petition for a Local Improvement (i.e. to pave the lane at their cost), Engineering Services can provide estimates to the homeowners of the approximate costs involved. Attached is a copy of an information web page relative to Local Improvements for your reference.

RECOMMENDATION:

We respectfully recommend that the petition for The City to pay for the cost of lane paving be denied. The residents may wish to consider initiating a Local Improvement Bylaw for lane paving in this area.

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

Tom C. Warder, P.Eng.
Engineering Services Manager

TCW/ldr
Attach.

Local Improvements

What is a local improvement?

A local improvement is an enhancement such as the installation of water mains, sanitary sewer mains, storm sewer mains, a paved road, a sidewalk, street lighting, construction of a gravel lane or paving of a lane.

Why don't all subdivisions have the same improvements constructed at the development stage?

In order to keep lot prices down, some areas may not have all the amenities that other areas have. For instance, most areas have unpaved lanes. Older subdivisions may lack some of the more common amenities found in newer subdivisions; such as gravel lanes, roadways with sidewalks on both sides, paved lanes or streetlighting.

What is the process for initiating a local improvement?

A group of property owners may petition City Council for a local improvement such as a paved lane or a new sidewalk.

To initiate a local improvement, follow these steps:

- Submit a legal petition signed by 2/3 of the property owners who would be responsible to pay the local improvement tax. The property owners who sign the petition must represent at least half of the value of the assessed parcels of land on which the local improvement tax will be imposed.
- Council will consider the request and either direct the Administration to prepare a local improvement plan or deny the request based on the information provided to them.
- If Council directs the Administration to prepare a local improvement plan, The City would then send out notices to the persons who would be liable to pay the local improvement tax.
- If a legal petition against the local improvement is filed with The City within 30 days of the notices being sent out, The City would declare the original petition to be insufficient and City Council would not proceed with the local improvement.
- If a legal petition against the local improvement is not filed within 30 days of mailing the notices, City Council may undertake the local improvement and impose a local improvement tax.
- Prior to Council proceeding with the improvement, a Local Improvement Tax Bylaw would be required authorizing The City to charge a local improvement tax on all land that will benefit from the improvement.

Who pays for local improvements?

A commitment to pay for the improvement through a local improvement tax must be made by a group of property owners who would benefit from the proposed local improvement.

The cost of the local improvement is added to the property owner's tax bill the year after the improvement has been constructed. A property owner has the option of paying the full amount (lump sum) of the local improvement tax or amortizing the payment for a specified period, usually five, 10 or 20 years. The lump sum payment works out to be less expensive than the amortized payment, as interest is attached to the annual payment amount.

How much does a local improvement cost to each taxpayer?

The cost depends on how much of your property is adjacent to the improvement; such as new streetlighting or a paved lane.

The City calculates the cost for each individual project and that cost is set out in the local improvement plan. Based on the requirements of the Municipal Government Act, City Council has established the following methods to distribute the local improvement cost among the benefiting property owners:

| | |
|-----------------------------------|---|
| Single Family Residential: | The assessable frontage is normally used to calculate the local improvement tax in single family residential areas. The assessable frontage is derived using the legal description of the property and the frontage shown on the legal plan. An averaging method is used by The Assessment & Tax Manager to determine the frontage for odd shaped lots. |
| Mixed Land Use: | The assessed value of the property is normally used to calculate the local improvement tax in areas having mixed land uses such as single family, apartments, condominium properties, in the |

same block. The Assessment & Tax Manager provides the assessed value, which is the same value used to determine your other municipal taxes.

Commercial & Industrial: The assessable area of a parcel is normally used to calculate the local improvement tax in commercial and industrial areas. The assessable area is derived using the legal description of the property and the area shown on the legal plan.

For local improvement information on:

New sidewalks, lane paving, streetlighting, and water/wastewater services, contact:

Engineering Services Department
(403) 342-8158

Conversion of overhead to underground power, contact:

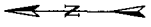
Electric, Light & Power Department
(403) 342-8274

Petition forms for the local improvement process can be obtained from:

Legislative & Administrative Services
(403) 342-8132

March 2005
SCALE 1:1500

* HOMEOWNER'S WHO SIGNED PETITION



37 AV

| |
|------|
| 3701 |
| 3701 |
| 3705 |
| 3705 |
| 3709 |
| 3709 |
| 3715 |
| 3715 |
| 3719 |
| 3719 |
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ROSS (50) ST

November 30, 2000

Businesses along Ross Street

Dear Lady/Gentleman:

Re: Ross Street Parking Removal

The Engineering Services Department has prepared the following information to update you relative to the on-street parking removal project that was previously communicated to you by letter and addressed at a January 2000 public meeting.

HISTORY

In 1990, some parking was removed on the north side of Ross Street, between 39 Avenue and 41 Avenue, from 7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m., to reduce congestion during peak times.

Notwithstanding the partial restriction noted above, parking on Ross Street is permitted on the north and south sides, between 41 Avenue and the Michener Access Road, restricting Ross Street to one lane in each direction. Ross Street is designated as a major arterial roadway and provides two lanes of traffic in each direction at both ends of this five block area. Therefore, the presence of on-street parking significantly affects traffic operation on Ross Street.

Since 1990, Engineering Services has received new requests to extend the no parking zone to the east and include the south side of Ross Street. This includes citizens who travel Ross Street daily and residents who live on Ross Street. These requests were held in abeyance to provide adjacent residents and businesses on-street parking until such time as additional roadway capacity or operational safety became more of an issue.

The 1996 Transportation Study identified Ross Street as one of five areas of concern and recommended that Ross Street be open to four lanes of traffic from 30 Avenue to the Downtown. In addition, the Public Works Department has expressed concern over the parked vehicles interfering with snow removal and sweeping operations.

Ross Street Parking
Page 2
November 30, 2000

In 1999, the issue of parking removal resurfaced, stemming from four requests by residents living in the new subdivisions to the east. Last year, traffic volumes collected in the 1996 IMC Study were analyzed to determine the peak travel hours between 41 Avenue and the Michener Centre Access Road. Based on that information, we determined that parking should be removed on the north side of Ross Street from 7:00 a.m. and 7:00 p.m. and on the south side of Ross Street from 10:00 a.m. and 10:00 p.m., between 41 Avenue and the Michener Access Road. Both times should be in effect from Monday to Saturday.

On December 22, 1999, a letter was delivered to approximately 80 residents and businesses on Ross Street informing them that The City was considering removing on-street parking effective January 10, 2000. Due to the holiday, a second letter was delivered on January 6, 2000, extending the implementation date to January 24, 2000. We received feedback both in favour and not in favour of the proposed parking removal plan.

On January 18, 2000, a public meeting was held to explain the reasons for removing parking on Ross Street, and to hear the public's concerns. The citizen's brought several issues forward:

1. Parking removal should be delayed until the completion of the 67 Street Bridge and updated traffic counts are collected.
2. Residents would like more notice to make alternative parking arrangements.
3. The two businesses on the north side of Ross Street, near 41 Avenue, suggested a parking bay be installed.
4. Residents were concerned that increasing Ross Street to four lanes would increase vehicle speeds, increase noise, decrease the setback between front lawns and travel lanes, and increase the difficulty of pedestrians crossing.
5. Residents felt that there were no great delays and that buses stopping would still disrupt the flow of traffic similar to parked vehicles.

Some of those present recognized the benefits of parking removal, such as:

- a. Sight lines at intersections would be improved increasing pedestrian safety.

Ross Street Parking
 Page 3
 November 30, 2000

- b. Weaving maneuvers would be eliminated, decreasing delays, decreasing driver frustration, and improving traffic safety.
- c. The parked car hazard would be eliminated, reducing property damage and minimizing the potential of personal injury due to collision.
- d. More capacity would be provided to accommodate the growth of the City.

In response to these concerns, further consideration of parking removal was postponed until the fall of this year. In the interim, City staff updated 1996 traffic counts and determined the effect of the 67 Street Bridge opening on traffic using this area of Ross Street. Traffic counts were performed in May 2000 and October 2000. The new bridge was open to traffic in September 2000. Since the decision to delay parking removal, one person has indicated they are opposed to parking removal, while ten more have indicated their displeasure that further parking removal was put on hold.

NEW TRAFFIC VOLUMES

Traffic data collected on Ross Street in recent years is summarized below:

| Location | 1996 | May 2000 | October 2000 |
|--|---------------|-----------------|---------------------|
| Westbound, between 40 Avenue and Michener Centre Access Road | 6,610 | 7,667 | 7,442 |
| Eastbound, between 40 Avenue and Michener Centre Access Road | 6,518 | 8,126 | 7,105 |
| TOTAL | 13,128 | 15,793 | 14,547 |

The chart shows a drop in traffic volumes between May 2000 and October 2000, which may be attributed to the opening of the 67 Street Bridge. Even with the decrease in volume between May and October, volumes have increased by approximately 11% since 1996. Ross Street is designated as an arterial roadway that is used to carry large volumes of traffic between principal areas of traffic generation. Arterial roadways are not normally designed to accommodate parked vehicles. When on-street parking is permitted, it is normally removed for safety and capacity reasons when volumes exceed 10,000 to 12,000 vehicles per day.

Ross Street Parking
Page 4
November 30, 2000

Data collected in October 2000 shows that the highest traffic volumes occur between 8:00 a.m. to 10:00 p.m. eastbound and between 7:00 a.m. and 9:00 p.m. westbound. These volumes are consistent between Monday and Saturday, and drop significantly on Sunday.

At least 11 traffic accidents were reported in this area in 1998. We do not have accident information for 1999 or 2000. Of these accidents, three were sideswipes, four involved left turning vehicles, three involved right angle turning vehicles, and one was a rear-end accident.

SUMMARY

1. Since 1990, there have been many requests in favour of removing parking on Ross Street and also some opposition to parking removal.
2. Since 1996, traffic volumes have increased by approximately 11% and will continue to rise as the City grows.
3. Traffic volumes have exceeded the theoretical capacity (10,000 - 12,000 vpd) of a two-lane roadway.
4. Traffic volumes are predicted in the Transportation Study to increase to 17,000 vpd by the time the 68,000 population level is reached.
5. Preliminary investigation indicates that a two stall-parking bay may be possible in front of the business establishment on the north side of Ross Street east of 41 Avenue, at an approximate cost of \$30,000. Based on past bay installation, this cost would be the sole responsibility of the benefiting party or in this case, the business owner if it were to proceed.

RECOMMENDATION

Considering the above, we would normally recommend 24 hour on-street parking removal.

Recognizing adjacent business and residential concerns and the need to improve roadway capacity and safety, we believe that a compromise is reasonable at this time. Accordingly, the City will be proceeding with parking removal in this area between the hours of 7:00 a.m. and 7:00 p.m., from Monday to Saturday.

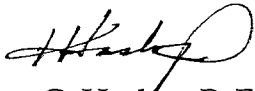
Ross Street Parking
Page 5
November 30, 2000

In order to provide advance notice to the businesses and residents so that other parking arrangements can be made, the implementation date of the removal will be January 12, 2001.

We wish to note, however, that the heaviest vehicle hours do extend to 10:00 p.m., but this additional time period would provide considerably more inconvenience to the adjacent businesses and residents. Further parking removal may, therefore, be required in future years.

If it is your desire to have The City to proceed with the construction of the parking bay in 2001, please confirm your position by letter addressed to the City Clerk and this project will be considered by City Council.

Yours truly,



Ken G. Haslop, P. Eng
Engineering Services Manager

RKW/KGH/emr

- c. Mayor
- City Manager
- Members of Council
- RCMP Inspector

**THE CITY OF RED DEER
TRAFFIC CONTROL DEVICES REQUISITION FORM**

34

2001-002

NATURE AND REASON OF REQUEST:

Due to several requests from members of the public, the Engineering Services Department has recommended that parking be removed on the north and south side of Ross Street, between 41 Avenue and the Michener Centre Access Road. Motorists' safety and increased traffic volumes are the main reasons behind this parking removal.

To accommodate the safe and efficient flow of traffic and the residents' need for on-street parking, the Engineering Services Department determined that parking should be removed between 7:00 a.m. and 7:00 p.m. from Monday to Saturday inclusive.

Residents in the affected area have been notified by way of letter of the intended parking removal, which will be in effect on January 12, 2001.

REQUESTED BY: Ken Haslop, P. Eng. Engineering Services Manager PHONE: 342-8167
 ADDRESS: Engineering Services Department
 RECEIVED THROUGH: Person DATE: December 1, 2000 BY: Chi Y. Lee
 RECEIVED AT TRAFFIC SECTION - DATE: _____ BY: _____

MANAGER'S ORDER: ISSUED TO: ☒ Public Works Department ☐ _____

It is hereby directed that the following described areas be designated as areas where the parking of vehicles shall be prohibited between the hours of 7:00 a.m. and 7:00 p.m. from Monday to Saturday inclusive and that "No Parking 07:00 - 19:00, Mon - Sat" signs be installed in accordance with this directive:

- On the north side of Ross (50) Street commencing at its west intersection with the road known as the Michener Centre Access Road, thence west to its intersection with 41 Avenue.
- On the south side of Ross (50) Street commencing at its intersection with 41 Avenue, thence east to its intersection with the road known as the Michener Centre Access Road.

It is further directed that existing "No Parking Anytime" zones in the above mentioned areas, remain intact.

It is further directed that Manager's Orders 88078 and 92031, be rescinded.

CHARGE TO: ☐ Third Party Work Order Account Number _____
☒ Public Works Maintenance Account Number _____
☐ Capital Project Account Number _____

REASON: 1. Meets Appropriate City of Red Deer Warrants ☐ Yes ☐ No ☒ Not Applicable
 2. Other: To improve motorist safety, reduce congestion and increase traffic flow.

Recommended by: ☒ Engineering Services Department ☐ Inspections & Licensing Department ☐ Transit Department ☐ City Council

☐ This is forwarded for the review and action of the Public Works Department _____
 (Signature)
☒ Under authority of By-law 3186/97 as amended, being the Traffic By-law for The City of Red Deer, I, the undersigned, do hereby direct that the Work Order described above be undertaken.

[Signature]
 DIRECTOR OF DEVELOPMENT SERVICES

Jan. 10, 2001
 DATE

c. Roads Superintendent Inspections & Licensing Department Traffic Analysis Technician RCMP/By-laws

The personal information contained on this form is collected under the authority of The City of Red Deer Traffic By-law and will be used for the purpose(s) of maintaining and rating The City's traffic control devices. If you have any questions about this collection, please contact the Engineering Services Manager, The City of Red Deer, 4914-48 Avenue, Red Deer, Alberta, T4N 3T4 or telephone (403) 342-8366.



TRAFFIC

THE CITY OF RED DEER - ENGINEERING SERVICES DEPARTMENT

Comments:

We agree with the recommendations of the Engineering Services Manager.

“Morris Flewwelling”
Mayor

“Colleen Jensen”
Acting City Manager



FILE

LEGISLATIVE & ADMINISTRATIVE SERVICES

April 6, 2005

Len Robinson
7 Michener Close
Red Deer, AB T4P 1E6

Dear Mr. Robinson:

Your petition regarding a request for The City of Red Deer to pave your laneway will be placed on the Red Deer City Council Agenda of *Monday, April 11, 2005*.

Your request has been circulated to City Administration for comments. A copy of the administrative comments will be available to you prior to the Council Meeting and can be picked up at our office on the second floor of City Hall on *Friday, April 8, 2005*.

Your petition will be presented to an open meeting of Council and will be available to the public and media. As well, Council Meetings are open to the general public and are televised on Shaw Cable, Channel 10. Council Meetings commence at 4:30 p.m., adjourn for the supper hour at 6:00 p.m. and reconvene at 7:00 p.m. Council agendas are available to the public and media from the Legislative & Administrative Services Department as well as on the City of Red Deer's web page at www.reddeer.ca/citycouncil.

This item has been scheduled for 4:30 p.m. A message has been left at your home number regarding the Council Meeting. If you are not able to attend at this time, please contact the Legislative & Administrative Services office at 342-8132 before Monday, April 11, 2005 so that another time can be scheduled or this item postponed to another Council meeting.

Please call if you require any further information.

Sincerely,



Kelly Kloss
Manager

Backup

FILE



Legislative & Administrative Services

DATE: March 9, 2005

TO: Engineering Services Manager
Tax Collector

FROM: Deputy City Clerk

SUBJECT: Request for Comments – by Friday, April 1, 2005
Petition from Michener Residents - Request to Pave Back Alley

A petition was received at this office from residents of Michener requesting The City pave their laneway. A copy of an email sent to the City Clerk is also attached for your reference.

Please provide your comments to this request and advise if this item should be taken to Council as a local improvement project.

Norm, please confirm if this is a "legal" petition.

Thanks.

A handwritten signature in black ink, appearing to read 'N. Housenga'.

Nona Housenga
Deputy City Clerk

/attach.



FILE

LEGISLATIVE & ADMINISTRATIVE SERVICES

March 9, 2005

Len Robinson
7 Michener Close
Red Deer, AB T4P 1E6

Dear Mr. Robinson:

Your petition regarding a request for The City of Red Deer to pave your laneway was received today and has been circulated to City Administration for comments.

Once the comments are received, we will advise you when Council will review this item.

Please call if you require any further information.

Sincerely,

Nona Housenga
Deputy City Clerk

NH/chk

Christine Kenzie

From: Nona Housenga
Sent: March 09, 2005 10:35 AM
To: Christine Kenzie
Subject: FW: streets and lanes

-----Original Message-----

From: Kelly Kloss
Sent: March 08, 2005 7:01 PM
To: Nona Housenga
Subject: FW: streets and lanes

Hi Nona,

Can you check into this. Maybe ask Len to send us the petition so we know what he is asking for and then get comments from Engineering.

How was the wedding?

Thanks

Kelly

From: Len Robinson [mailto:lrslk@telus.net]
Sent: Tue 2005/03/08 10:58 AM
To: Kelly Kloss
Subject: streets and lanes

Kelly Kloss, City Clerk

Good Day,

I have recently moved to Red Deer at #7 Michener Cl. This location is on the north side of the alley which fronts Ross Street.

The City fo Red Deer has created the situation whereby the residents and guests of residences fronting Ross Street must use the alley or lane for parking and access to said residences. I find this situation to be unacceptable, for in fact the City is forcing an alley to be used as a street. The alley is inadequate in structure and design for such purposes and I have a petition signed by a majority of effected residences requesting this situation be addressed. In addition, I am greatly dissapointed to hear the comments of residents that the City has not been responsive in the past to the concerns expressed by residents even on such issues as maintenance, including snow removal.

I am trusting that our concerns will be addressed in a timely manner.

Sincerely,

Len Robinson
346 1650

2005-03-09



LEGISLATIVE & ADMINISTRATIVE SERVICES

April 12, 2005

Mr. L. Robinson
7 Michener Close
Red Deer, AB T4P 1E6

Dear Mr. Robinson:

Petition to Request The City of Red Deer to Pave Laneway

Thank you for attending and speaking at the Red Deer City Council Meeting of Monday, April 11, 2005. Council considered the petition submitted by yourself and other Michener residents requesting The City to pave your laneway.

The City of Red Deer does not normally cover the cost to pave lanes and Council has decided not to deviate from this practice in this instance.

City Administration has been directed to meet with you to discuss the condition of the alley and any options that may be available to improve the alley. Should you and the other residents wish to submit a petition for a Local Improvement to have the alley paved, more information is available from The City of Red Deer's Engineering Services Department at 342-8158.

Please call if you have any questions.

Sincerely,

K. Kloss
fw: Kelly Kloss
Manager

c Engineering Services Manager

Legislative & Administrative Services

DATE: April 12, 2005

TO: Tom Warder, Engineering Services Manager

FROM: Kelly Kloss, Legislative & Administrative Services Manager

SUBJECT: Petition from Michener Residents – Lane Paving

Reference Report:

Engineering Services Manager, dated March 31, 2005

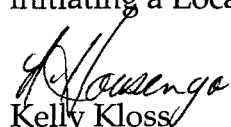
Resolutions:

"Resolved that Council of the City of Red Deer having considered the petition from Michener Residents, dated March 5, 2005 and the report from the Engineering Services Manager, dated March 31, 2005, re: Petition from Michener Residents – Lane Paving, hereby denies the request for The City to pay for the cost of lane paving."

Report Back to Council: No

Comments/Further Action:

Administration was directed to meet with Mr. Robinson, the gentleman who initiated the petition, to discuss the condition of the alley and options available to improve the alley. One of the options would be to determine if the residents would consider initiating a Local Improvement Plan for paving the lane.

fw: 
Kelly Kloss
Manager

/chk

c Director of Development Services

BYLAW NO. 3156/D-2005

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

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

1. That "Use District Map J4" contained within "Schedule B" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 4/2005 attached hereto and forming part of the bylaw.

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

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

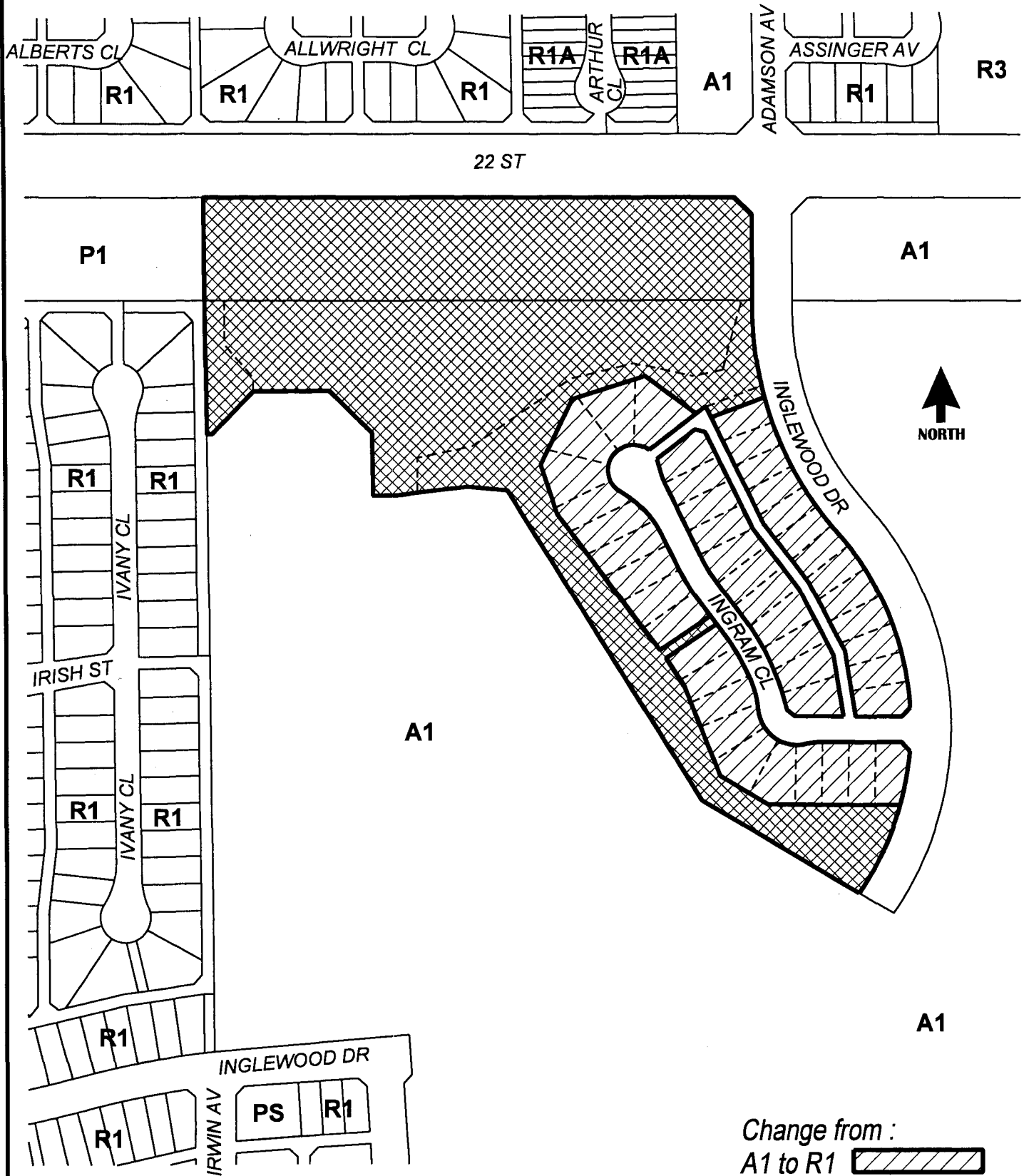
READ A THIRD TIME IN OPEN COUNCIL this day of 2005.

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

MAYOR

CITY CLERK

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



AFFECTED DISTRICTS:

A1 - Future Urban Development

R1 - Residential (Low Density)

P1 - Parks and Recreation

MAP No. 4 / 2005
BYLAW No. 3156 / D - 2005

BYLAW NO. 3156/G-2005

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

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

1. That "Use District Map L6" contained within "Schedule B" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 6/2005 attached hereto and forming part of the bylaw.

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

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

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

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

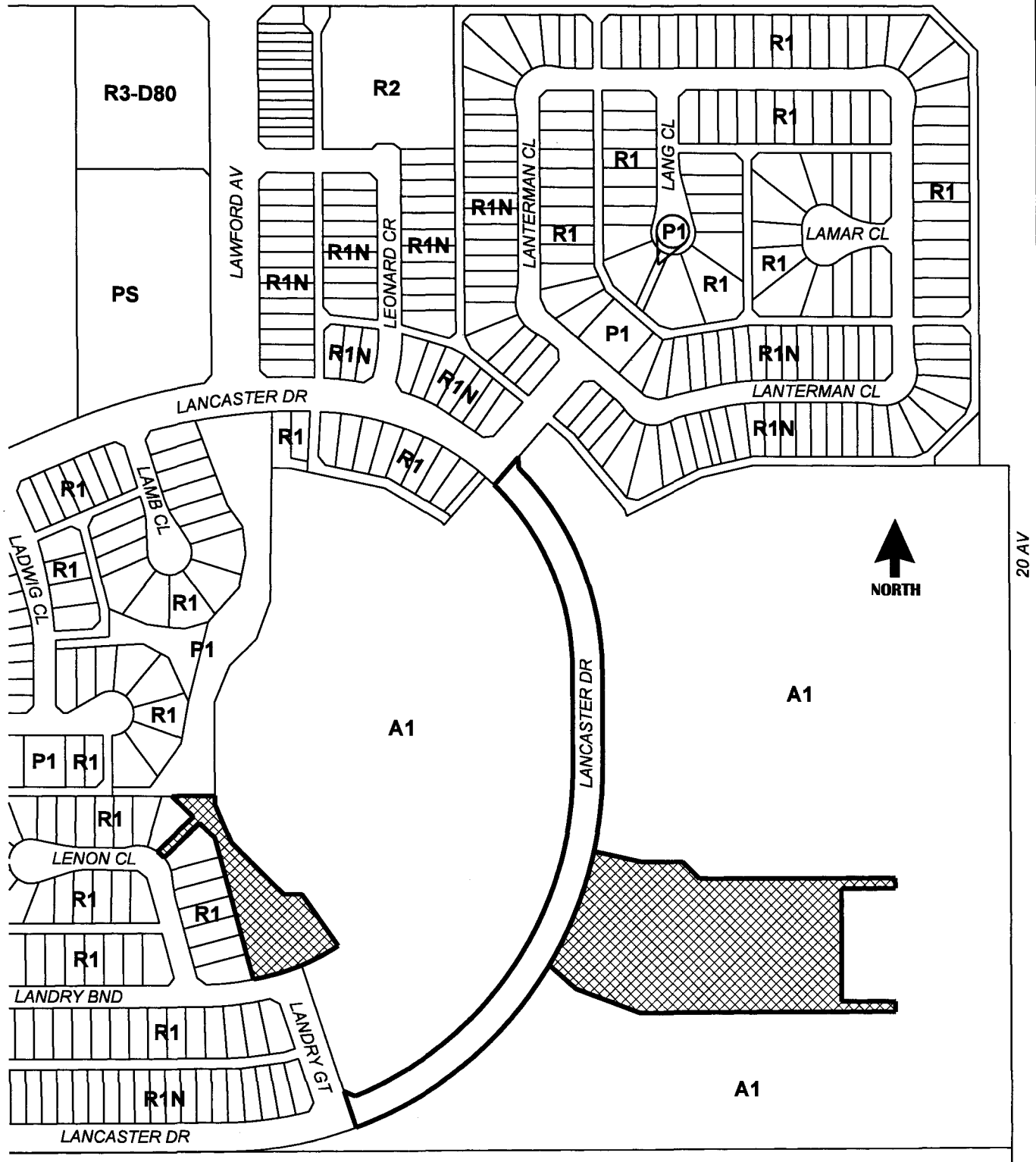
MAYOR

CITY CLERK

The City of Red Deer PROPOSED LAND USE BYLAW AMENDMENT

39

32 ST



AFFECTED DISTRICTS:

A1 - Future Urban Development
P1 - Parks and Recreation

Change from :

A1 to P1 

MAP No. 6 / 2005
BYLAW No. 3156 / G - 2005

BYLAW NO. 3156/I-2005

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

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

1. That "Use District Map D13" contained within "Schedule B" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 7/2005 attached hereto and forming part of the bylaw.

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

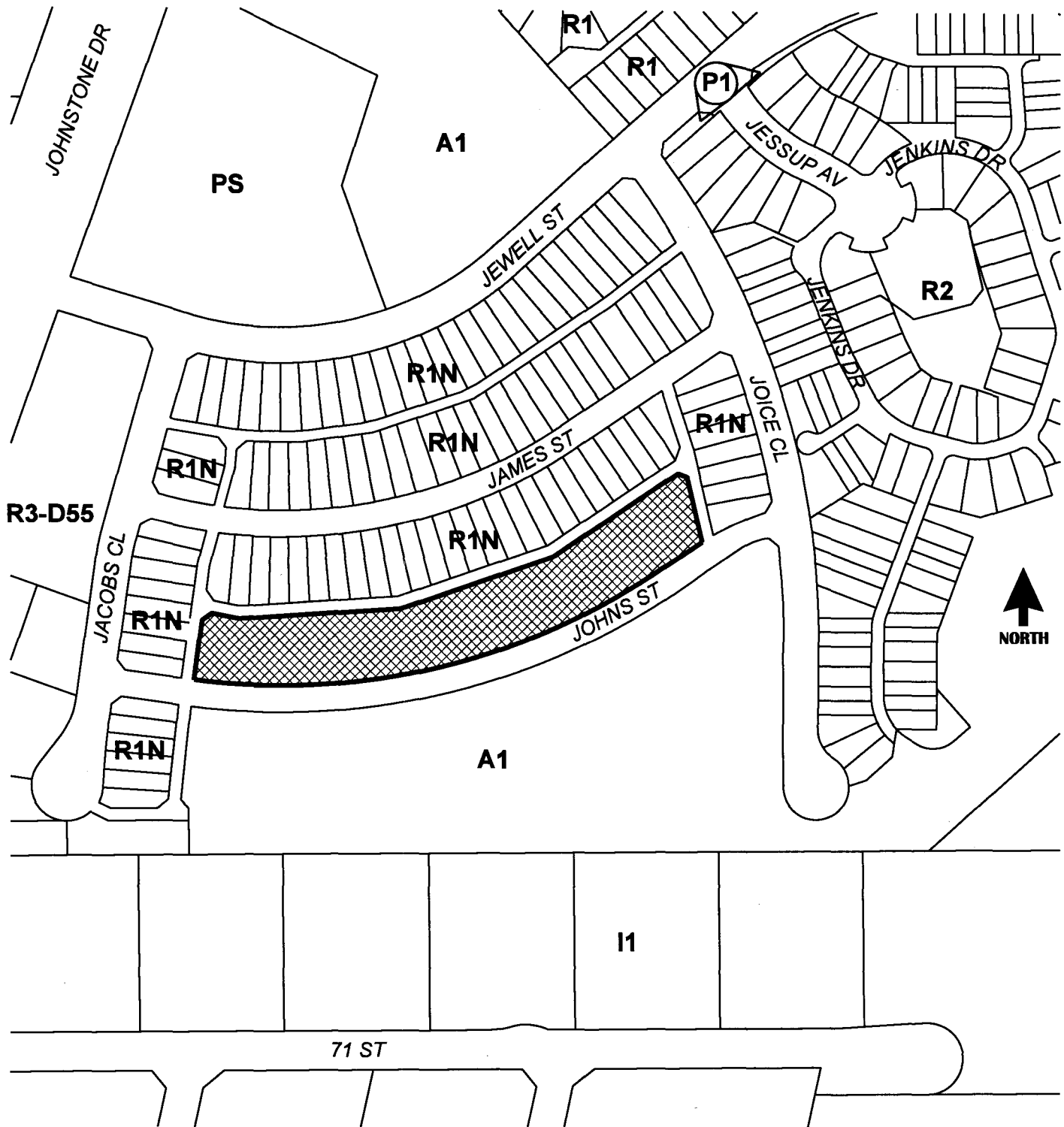
READ A SECOND TIME IN OPEN COUNCIL this day of 2005.

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

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

MAYOR

CITY CLERK



AFFECTED DISTRICTS:

A1 - Future Urban Development

R1N - Residential (Narrow Lot)

Change from :

A1 to R1N 

MAP No. 7/ 2005
BYLAW No. 3156 / I - 2005

BYLAW NO. 3156/J-2005

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

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

1. That "Use District Map J4" contained within "Schedule B" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 8/2005 attached hereto and forming part of the bylaw.

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

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

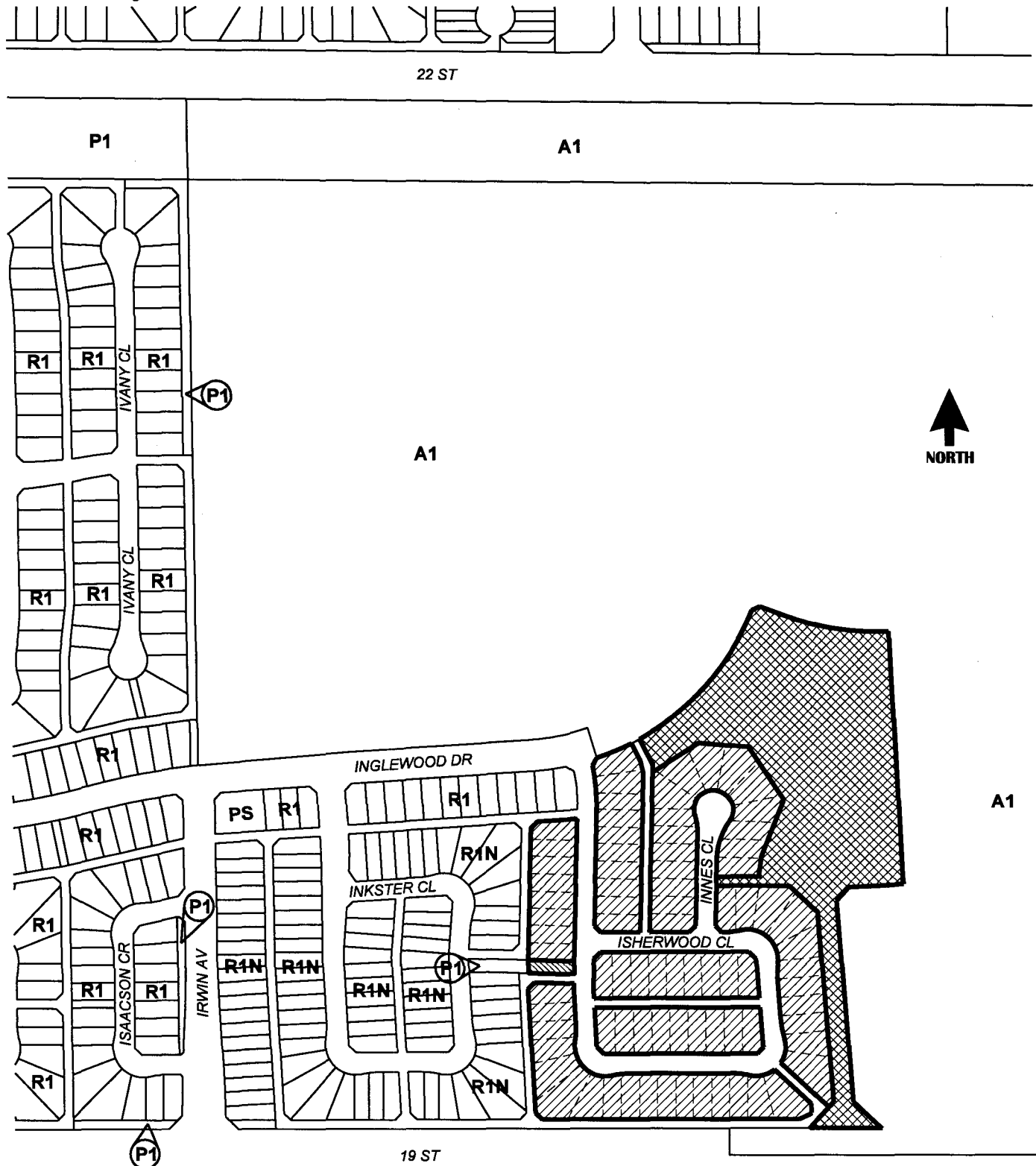
READ A THIRD TIME IN OPEN COUNCIL this day of 2005.

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

MAYOR

CITY CLERK

The City of Red Deer PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

A1 - Future Urban Development

R1 - Residential (Low Density)

P1 - Parks and Recreation

PS - Public Service (Institutional or Governmental)

Change from :

A1 to R1

A1 to P1

A1 to PS

MAP No. 8 / 2005

BYLAW No. 3156 / J - 2005