

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, March 23, 2009

COMMENCING AT 3:00 P.M.

- 
- (1) Confirmation of the Minutes of the Regular Meeting of Monday March 9, 2009 and the Special Meeting of Friday March 13, 2009
 - (2) **UNFINISHED BUSINESS**
 - (3) **PUBLIC HEARINGS**
 1. City Manager - *Re: Greater Downtown Action Plan Repeal Bylaw No. 3267/2000 with 3422/2009**Re:* ..1
(Consideration of Second and Third Readings)
 2. Parkland Community Planning Services – *Re: Re: Clearview North Neighbourhood Area Structure Plan Amendment Bylaw No. 3217/B-2009* ..4
(Consideration of Second and Third Readings)
 3. Parkland Community Planning Services – *Re: Residential Supergraphics Land Use Bylaw Amendment 3357/C-2009* ..11
(Consideration of Second and Third Readings)

4. Parkland Community Planning Services - *Re: Land Use Bylaw Amendment 3357/A-2009 4018 Ross (50) Street, Lot 25-26, Block 3, Plan 4516AC* ..23
(Consideration of Second and Third Readings)
5. Parkland Community Planning Services - *Re: Land Use Bylaw Amendment 3357/D-2009 Land Owner Notification* ..33
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6. Parkland Community Planning Services - *Re: Land Use Bylaw Amendment 3357/H-2009 Angle Parking Standards* ..36
(Consideration of Second and Third Readings)

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1. Land Agent and Parkland Community Planning Services - *Re:*
 - a) *Offer to Purchase and Road Closure Plan 4563 NY and Road Closure Bylaw 3419/2009* .. 39
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 - b) *Land Use Bylaw Amendment No. 3357/B-2009 Closed Portion of Road Plan 872 1700 - Riverside Light Industrial Park City of Red Deer* ..44
(Consideration of First Reading)
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5. Environmental Planning Superintendent – *Re: Omission in Utility Bylaw Amendment No. 3215/B-2009 – Schedule D* ..81
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- (6) PETITIONS AND DELEGATIONS
- (7) NOTICES OF MOTION
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2. **3217/B-2009** - Clearview North Neighbourhood Area Structure Plan Amendment Bylaw - Proposed minor amendments: existing boundaries of Michener lands, preserves additional trees through the removal of a lane, preferred lane access for R1N lots with a provision for post and cable fence to be installed along the tot lot park, allows for R2 site to be developed as a condominium development with internal private roads. .. 4
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Public Hearing Item No. 1

DATE: March 9, 2009
TO: City Council
FROM: Elaine Vincent, Legislative & Administrative Services Manager
SUBJECT: Greater Downtown Action Plan Repeal Bylaw No. 3267/2000 with Bylaw 3422/2009

History:

At the Monday February 23, 2009 Council Meeting Bylaw No 3422/2009 received first reading. Bylaw No. 3422/2009 is repealing the Greater Downtown Action Plan Bylaw No. 3267/2000.

Land Use Bylaw Amendment 3422/2009 is proposing to repeal the Greater Downtown Action Plan Bylaw No. 3267/2000. Resolutions have been passed at the Monday January 26, 2009 Council Meeting approving the new Greater Downtown Action Plan: Progress and Potential as a planning tool for downtown development.

Public Consultation Process:

A Public Hearing has been advertised for Bylaw 3422/2009, to be held on Monday March 23, 2009 at 6:00 p.m. in Council Chambers, during Council's regular meeting.

Recommendation:

That following the Public Hearing, Council consider second and third readings of Bylaw 3422/2009.

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

Elaine Vincent
Manager



Legislative & Administrative Services

Report Originally
Submitted to Council at
the February 23, 2009
Council Meeting

DATE: February 17, 2009

TO: City Council

FROM: Lisa Perkins, Acting Legislative & Administrative Services Manager

SUBJECT: Greater Downtown Action Plan Repeal of Bylaw 3267/2000
Bylaw No. 3422/2009

History:

At the February 9, 2009 meeting of Council, the Greater Downtown Action Plan: Progress and Potential – Red Deer’s Greater Downtown Action Plan” was unanimously adopted by Council. The following two resolutions were passed:

“Resolved that Council of the City of Red Deer having considered the report from the City Manager, dated December 1, 2008 and the Chair of the Greater Downtown Action Plan Ad Hoc Steering Committee, dated January 7, 2009 and the Acting Legislative & Administrative Services Manager, dated February 2, 2009, Re: Greater Downtown Action Plan (GDAP) hereby adopts the Greater Downtown Action Plan: “Progress and Potential – Red Deer’s Greater Downtown Action Plan” as a planning tool for the development of the Greater Downtown area.”

“Resolved that Council of the City of Red Deer having considered the report from the City Manager, dated December 1, 2008 and the Chair of the Greater Downtown Action Plan Ad Hoc Steering Committee, dated January 7, 2009 and the Acting Legislative & Administrative Services Manager, dated February 2, 2009, Re: Greater Downtown Action Plan (GDAP), hereby approves:

- A) That the Greater Downtown Action Plan Ad Hoc Steering Committee remain in place as a policy advisory committee during the next stage of planning for the downtown area.
- B) Further Studies and detailed design be coordinated through the Greater Downtown Implementation Committee.
- C) That an integrated approach to further planning and design be adopted using multi-disciplinary teams.”

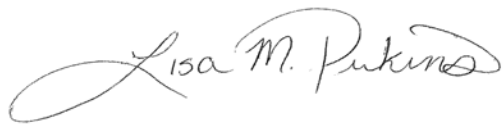
Discussion:

The previous Greater Downtown Action Plan was considered an area redevelopment plan and as such was adopted as a Bylaw 3267/2000. As this plan is no longer current and has been replaced, bylaw 3267/2000 should be repealed.

“The Greater Downtown Action Plan: Progress and Potential – Red Deer’s Greater Downtown Action Plan” will need to be incorporated into existing City planning documents. The Greater Downtown Advisory Policy Committee will be meeting in March to determine these next steps.

Recommendation:

That Council consider first reading of Bylaw 3422/2009 to repeal Bylaw 3267/2000.



Lisa Perkins
Acting Manager

A copy of: Progress and Potential: Red Deer's Greater Downtown Action Plan is available on line:

www.reddeer.ca/Plans, Studies and Strategies/ Greater Downtown Action Plan

The original Bylaw 3267/2000 - the Greater Downtown Action Plan - was previously distributed, if you wish to view a copy, there will be copies available in Council Chambers or please contact Legislative and Administrative Services.

Public Hearing Item No. 2



DATE: March 9, 2009
TO: City Council
FROM: Elaine Vincent, Legislative & Administrative Services Manager
SUBJECT: Clearview North Neighbourhood Area Structure Plan Amendment
Bylaw No 3217/B-2009

History:

At the Monday February 23, 2009 Council Meeting Clearview North Neighbourhood Area Structure Plan Amendment 3217/B-2009 received first reading.

Clearview North Neighbourhood Area Structure Plan Bylaw Amendment 3217/B-2009 is proposing minor amendments: existing boundaries of Michener Lands, preservation of additional trees through the removal of a lane, preferred lane access for R1N lots with a provision for post and cable fence to be installed along the tot lot park, allows for R2 site to be developed as a condominium development with internal private roads.

Public Consultation Process:

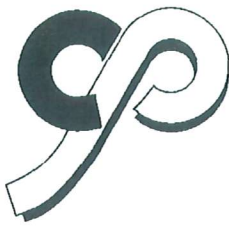
A Public Hearing has been advertised for Clearview North Neighbourhood Area Structure Plan Bylaw Amendment 3217/B-2009, to be held on Monday March 23, 2009 at 6:00 p.m. in Council Chambers, during Council's regular meeting.

Recommendation:

That following the Public Hearing, Council consider second and third readings of Clearview North Neighbourhood Area Structure Plan Bylaw Amendment 3217/B-2009.

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Elaine Vincent
Manager



PARKLAND COMMUNITY PLANNING SERVICES

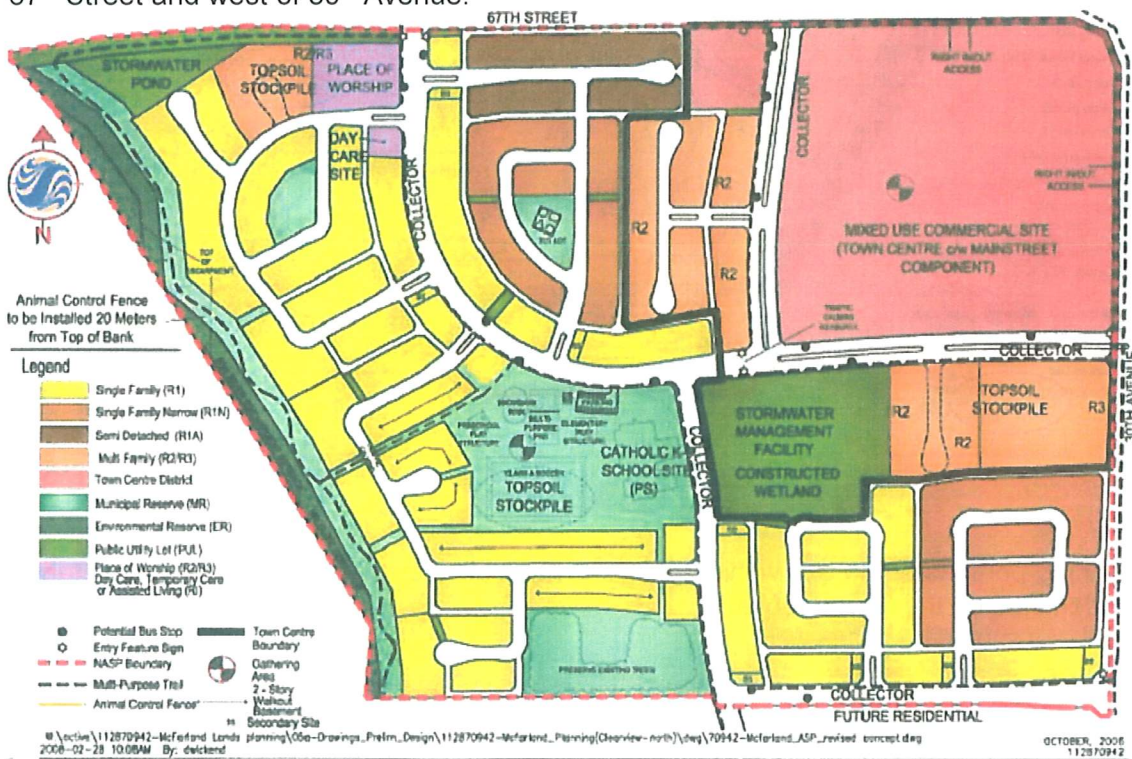
Report originally Submitted
to Council at the February
23, 2009 Council Meeting

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

DATE: February 11, 2009
TO: Manager, Legislative and Administrative Services
FROM: Emily Damberger, Planner
RE: Clearview North Neighbourhood Area Structure Plan Amendment Bylaw 3217/B-2009

Proposal

The Clearview North Neighbourhood Area Structure Plan was approved July 3, 2007 and contains lands north of the existing Michener Lands, east of Gaetz Lakes Sanctuary, south of 67th Street and west of 30th Avenue.



The plan intends to provide a framework for a comprehensively planned residential neighbourhood by defining general patterns and composition of land uses, linkages, servicing designs, and development staging.

Parkland Community Planning Services, on behalf of The City of Red Deer, received a proposal to amend the Clearview North Neighbourhood Area Structure plan from Stantec Consulting Ltd and Melcor Developments Ltd.

The proposed amendment reflects the following proposed amendments as identified in the figure below:

1. A Public Service District (a land swap arrangement with the Province) added to the southwest corner.
2. A lane removal in the southwest corner in order to preserve trees in the area.
3. A lane addition within the R1N lots in the north central area.
4. The R2 site located west of the Town Centre being developed as a stand alone R2 site.



Corresponding portions of the text within the NASP have allow been amendment to reflect the changes identified on the figure above.

Referral Process and Review

The proposed NASP amendment has been considered a minor amendment, not requiring a public open house as Melcor Developments Ltd., the City of Red Deer and the Province are the sole land owners. Though Melcor Developments Ltd. has completed, through rezoning and subdivision, three out of seven of its phases of development in the NASP area the lots created

all remain in ownership of Melcor Developments. Surrounding land owners include The City of Red Deer and the Province.

The proposed amendments were referred to applicable City Departments and the Province for review. No major concerns were received by either city administration or the province. Minor comments or clarifications were resolved between the departments, the Province and Stantec Consulting on behalf of Melcor Developments.

Planning Analysis

The proposed minor amendments reflect:

1. The existing boundary of the Michener lands.
2. Preserves additional trees through the removal of a lane.
3. Provides preferred lane access for R1N lots, with the provision of a post and cable fence to be installed along the tot lot park.
4. Allows for an R2 site to be developed as a condominium development with internal private roads.

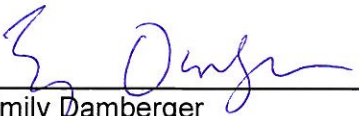
All of the proposed amendments are satisfactory to and supported by City Administration.

Municipal Planning Commission

Municipal Planning Commission reviewed the proposed amendment to Bylaw No. 3217/B-2009 at the February 17 MPC meeting and their comments will be attached under separate cover letter.

Recommendation

That Council of the City of Red Deer proceeds with first reading of Bylaw Amendment 3217/B-2009.



Emily Damberger
Planner



Tony Lindhout
City Planning Manager

cc: Colleen Jensen

Stantec**CLEARVIEW NORTH****NEIGHBOURHOOD AREA STRUCTURE PLAN**

Development Concept

February, 2008

Originally Submitted to
Council at the February 23,
2009 Council Meeting

second on the soccer field in the central park site, and the final stockpile on the multi-family site to the east of the Stormwater Management Facility.

These piles will be sized to accommodate the landscaping needs of the resident's lots in this development. Any excess topsoil will be disposed of in the arterial roadway berms or disposed of in an offsite location.

4.5 EDUCATIONAL AND COMMUNITY FACILITIES

As shown on Figure 6.0, the central school/park site has been located in the south central portion of the Plan. The site accommodates a Catholic K-9 School along with a large park site in order to share these amenities between the school and the rest of the community. The school site itself would occupy 1.4 hectares of this overall park.

This school site borders two collector roadways and is therefore appropriately located to serve Clearview North, as well as outside areas without significantly disrupting local traffic flows. Because the site is bounded by two roadways, the school can utilize an independent drop off location for school buses, which is separated from a parent drop off location.

In order to provide suitable building sites for the school (and a possible community association shelter incorporated into the building), there may be a requirement for adjustments of the siting to accommodate variations in soil conditions. The ultimate configuration will be designed to the satisfaction of The City of Red Deer and the Catholic School Board.

4.2 PUBLIC SERVICE (PS)

As shown on 6.0, a Public Service (PS) site is located along the South West boundary. The Public Service site encompasses 0.19 Ha and has been identified to correspond to the PS zoning of the Michener Centre located south of the plan area.

4.6 COMMERCIAL (TOWN CENTRE)

A commercial Town Centre totaling 25.68 hectares (63.4 acres) is planned for the Clearview North neighbourhood. The boundary of the Town Centre is identified on Figure 6.0. This area will be anchored by a large commercial component for retail, entertainment, and limited office use as allowed under the land use bylaw. The retail area will consist of a mixture of "big box" stores and national specialty stores and typical tenants are expected to be similar to those found in the existing Southpointe Common development found in south Red Deer.

To help support the commercial space in the Town Centre, high and medium residential uses will be integrated into the Town Centre Plan area. This residential component will consist of 1 to 3 high-density multi-family sites (apartment style buildings) within the mixed-use commercial core area, as well as an additional high-density multi-family site in the fringe area, south of the collector roadway entrance from 30 Avenue. Also, two medium density residential areas have



OFFICE OF THE MAYOR

February 17, 2009

DATE: February 17, 2009

TO: Acting Legislative & Administrative Services Manager

FROM: City of Red Deer Municipal Planning Commission

RE: **Clearview North Neighbourhood Area Structure Plan Amendment of Bylaw 3217/B-2009**

At the February 17, 2009 Red Deer Municipal Planning Commission meeting, the Commission considered the report dated February 11, 2009 as presented by Parkland Community Planning Services regarding Bylaw 3217/B-2009 to reflect the following:

1. The existing boundary of the Michener lands.
2. Preserves additional trees through the removal of a lane.
3. Provides preferred lane access for R1N lots, with the provision of a post and cable fence to be installed along the tot lot park.
4. Allows for an R2 site to be developed as a condominium development with internal private roads.

Following discussion, the resolution as set out below was introduced and passed:

“Resolved that the Municipal Planning Commission supports the proposed amendment to Bylaw No. 3217/B-2009 and recommends its approval by City Council with the following condition:

That amendment #2 which allows for preserving additional trees through the removal of a lane must include text within the NASP which must ensure that the additional trees that will be preserved must be retained. ”

- 2 -

The above is submitted for Council's consideration.

A handwritten signature in dark ink, reading "Morris Flewwelling". The signature is written in a cursive style with a large, sweeping "M" and a long, trailing flourish at the end of the name.

Mayor Morris Flewwelling
Chairperson
City of Red Deer Municipal Planning Commission

cc: Parkland Community Planning Services

Public Hearing Item No. 3



DATE: March 9, 2009

TO: City Council

FROM: Elaine Vincent, Legislative & Administrative Services Manager

SUBJECT: Residential Supergraphics Land Use Bylaw Amendment 3357/C-2009

History:

At the Monday February 23, 2009 Council Meeting Land Use Bylaw Amendment 3357/C-2009 received first reading.

Land Use Bylaw Amendment 3357/C-2009 is proposing for Supergraphics to be allowed in residential areas as signs not requiring permits and restricted to accessory residential structures only.

Discussion:

During the Monday February 23, 2009 Council meeting there were a few items that required clarity, they are as follows:

- a) The definition of Commercial/Industrial Supergraphic was updated for clarity: "Commercial/Industrial Supergraphic means a graphic design painted on or affixed to a building in a commercial or industrial district, which does not contain advertising or logos, and includes a mural."
- b) Subsection (ii) of Section 3.3(3) has been updated to include a Councillor's recommendation to include rear attached garages: "the residential supergraphic shall be allowed only on accessory buildings located in the rear yard or rear attached garages where not visible from the front yard; and"
- c) New subsection was added to address advertising messages: "A commercial or Industrial Supergraphic may not convey a defined advertising message or logo."

Public Consultation Process:

A Public Hearing has been advertised for Land Use Bylaw Amendment 3357/C-2009, to be held on Monday March 23, 2009 at 6:00 p.m. in Council Chambers, during Council's regular meeting.

Recommendation:

That following the Public Hearing:

- a) Council consider passing a resolution amending Land Use Bylaw Amendment 3357/C-2009
- b) Council consider second and third readings of Land Use Bylaw Amendment 3357/C-2009.

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

Elaine Vincent
Manager



**PARKLAND
COMMUNITY
PLANNING
SERVICES**

**Report Originally
Submitted to Council at
the February 23, 2009
Council Meeting**

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

To: Lisa Perkins, Acting Manager of Legislative and Administrative Services

From: Darryle Noble, Planning Intern

Date: February 10, 2009

**Re: Residential Supergraphics
Land Use Bylaw Amendment 3357/C-2009**

Issue

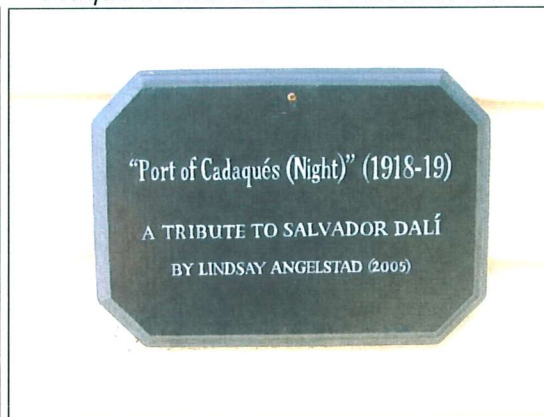
Over the last several years, the City of Red Deer has approved a number of mural style signs (large scale supergraphics or paintings displaying public art) throughout its downtown commercial areas. In general, these murals have been well received and have contributed to a positive downtown environment.

More recently, the City of Red Deer has become aware that there is interest from some residential land owners in displaying murals or painted supergraphics on their garages or properties. At present, the Land Use Bylaw allows this style of sign only within commercial or industrial areas, not in residential neighbourhoods. Therefore, an amendment to the Land Use Bylaw is required to allow this type of land use within residential districts.

Background

In July 2006 the City of Red Deer became aware of a mural painted on the door of a rear detached garage of a single family home located in the Grandview neighbourhood. The mural is a representation of Salvador Dalí's *Port of Cadaqués (Night)*, featuring a ship entering a port at night with usage of black, blue, and green colors. The mural is intended as artwork only and does not advertise any product or business and contains no logos or text. There is a small plaque posted on site naming the artist and explaining the inspiration for the painting.

The complaint filed with the City stated that the painting did not match the character of the neighbourhood and subsequently impacted the surrounding houses. Upon investigation, it was determined that the subject property is zoned R1 Residential (Low Density). Although the mural is on the rear garage door and is visible only from the alley, the Land Use Bylaw does not list such paintings or supergraphics as either a permitted or a discretionary use in the R1 district.

Residential Supergraphics – Land Use Bylaw Amendment 3357/C-2009**Page 2 of 10***Supergraphic on rear garage door**Plaque in dedication to Salvador Dali*

The property owners responded, requesting further consideration of this matter. Council reviewed the matter on October 23, 2006. By resolution, Council directed administration to bring forth an amendment to the Land Use Bylaw to add these types of paintings/signs (in the form of supergraphics) to the list of discretionary uses in all residential districts. Council's resolutions are as follows:

"Whereas The City of Red Deer Land Use Bylaw does not list super graphics as either a permitted use or a discretionary use in residential districts, thereby effectively prohibiting super graphics in these districts,

And Whereas some citizens have chosen to create works of art on their private property in a format considered to be a super graphic,

And Whereas The City of Red Deer is loathe to interfere with citizens' freedom of expression,

Therefore Be It Resolved that the administration of The City of Red Deer bring forth an amendment to the Land Use Bylaw to add super graphic to the list of discretionary uses in all residential districts,

And Be It Further Resolved that there be no charge for processing any application for a super graphic in a residential zone."

Purpose of Report

This report presents planning research on supergraphics, reviews the current sign regulations, looks at the approaches of other municipalities and recommends a proposed Land Use Bylaw amendment. The report recommends Council consider a slightly different course of action from their original motion and explains that amending the Land Use Bylaw to make residential supergraphics permitted uses in residential areas subject to clear regulations, will balance both the interest of individual artistic expression as noted in Council's resolution, with the responsibility of the municipality to protect neighbourhood character, aesthetics, and safety.

Residential Supergraphics – Land Use Bylaw Amendment 3357/C-2009

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Municipal Government Act

While artwork in the form of murals or supergraphics may not typically be thought of as a land use, the Municipal Government Act does give municipalities some authority to regulate and deal with signage of all forms.

Under Section 640(4) of the Act pertaining to land use bylaws, a land use bylaw may provide for “(g), *the design, character, and appearance of buildings*” (which might for example include paintings being placed on the outside of buildings) and “(m), *the construction, placement or use of billboards, signboards or other advertising devices of any kind, and if they are permitted at all, governing their height, size and character*”.

Under these sections, it appears that a municipality may control and exert regulations governing signs and supergraphics, through its land use bylaw, in any land use district.

Land Use Bylaw

The City of Red Deer Land Use Bylaw does regulate signage. It provides definitions of the various styles of signs allowed in the city, indicates which districts allow certain types of signs, and also provides restrictions around size, design, and placement of signs under Section 3.3 Sign Regulations.

The Land Use Bylaw does not explicitly list supergraphics as either a permitted use or a discretionary use in any district. Instead it includes supergraphics under the Painted Wall Sign category. Table 1 lists which land use districts allow painted wall signs and wall signs. To date, supergraphics are regulated as painted wall signs in terms of approvals but have a separate fee schedule.

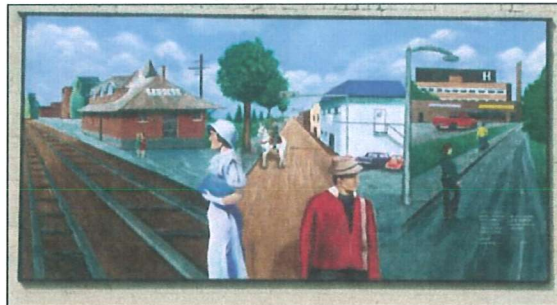
Table 1 – Sign Types and Their Allowed Land Use Districts

Definitions in the Land Use Bylaw	Land Use Districts Allowed In	
	<i>Permitted</i>	<i>Discretionary</i>
Painted Wall Sign – “A sign which is painted directly upon any outside surface or other part of a building advertising products, services, or activities which need not relate to products, services, or activities provided for at the property on which the sign is located and also includes supergraphics.”	C4, I1, I2	C1, C1A, C2A, C2B
Wall Sign – “A sign which is mounted or fixed to or supported by a wall by any means but does not include a fascia sign and may display general advertising.”	-	C1, C1A
Supergraphic – “A graphic design painted on a building, which does not convey a defined advertising message or logo and includes a mural.”	Regulated as a Painted Wall Sign	

Residential Supergraphics – Land Use Bylaw Amendment 3357/C-2009**Page 4 of 10**

Existing Murals

Several existing murals are located in the Downtown area, as shown in the following photos. These murals were approved by the Municipal Planning Commission as supergraphic wall signs. They each required a sign permit and a development permit.

Afternoon Shopping*Main Street**More with Moore**Young at Heart***Other Municipalities**

The regulation of supergraphics in residential areas varies across municipalities. In general, smaller municipalities do not have any bylaws or specific regulations regarding supergraphics; this may simply be due to the infrequency of occurrence or that applications for these uses have not come forward in these communities. Large cities, on the other hand, such as Calgary, have sign regulations around supergraphics but may only inspect on a complaint basis perhaps due to the difficulty of regulating such murals and the volume of planning and permitting activity in these communities. The table on the next page summarizes the approaches of other communities in regulating supergraphics.

Residential Supergraphics – Land Use Bylaw Amendment 3357/C-2009**Page 5 of 10****Table 2 - Other Municipalities and Their Regulations Regarding Supergraphics**

Municipality	Are Supergraphics Explicitly Mentioned as Allowed Uses?	Regulations and Enforcement
Mountain View County	No	None
County of Wetaskiwin	No	None
Lac Ste Anne County	No	Their land use bylaw indicates that development should be “compatible with the natural qualities of the area” and “maintained to minimize any adverse impacts which may occur on adjacent lots or the surrounding neighbourhood”. This includes supergraphics.
Town of Barrhead	No	None
Town of Raymond	No	None
City of Brooks	Yes	Supergraphics must be compatible with the general character of the neighbourhood’s buildings, streetscape and architecture. Public complaints would force the city to remove the supergraphic. The appeal process for a supergraphic would be the same as if one was complaining about a billboard or advertisement.
City of Medicine Hat	No	There is no bylaw restricting supergraphics. However, if there is a widespread public complaint against a particular image, the Public Order Bylaw would allow for an Order to Remove since it would be deemed unsightly and detrimental to the community.
City of Lethbridge	No	Supergraphics are not defined but would not be allowed in/on residential properties such as sheds and garages. Should such an issue arise, an Order to Remove would be placed immediately as it is in violation of the Sign Bylaw.
City of Edmonton	No	The Community Standards Bylaw regulates graffiti but not art or supergraphics in a residential area. The City of Edmonton states that there can be a fine line between graffiti and art, considering whether or not the image has been placed with or without permission, if it is offensive in any way and if it is a tag or gang-related image. In the case of a supergraphic, such as a mural on a garage, no action to remove would be taken.
City of Calgary	Yes	The Sign Bylaw allows wall paintings in residential areas as long as there is no commercial advertising included in the sign.

Residential Supergraphics – Land Use Bylaw Amendment 3357/C-2009

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Possible Approaches

As the above review shows, and as planning research indicates, there are several methods available to municipalities to deal with murals or supergraphics in residential areas. Parkland Community Planning Services considered a variety of options to deal with Red Deer's situation, including architectural controls and design guidelines, Land Use Bylaw regulation, and sign and public order bylaws. Each approach is described below along with possible strengths and weaknesses.

Architectural Controls

Developers have the ability to set architectural controls on new lots within their subdivisions. Typically, developers do so in order to provide their developments with a particular aesthetic style or character. Architectural controls may direct the design of the dwelling (such as style of windows) or the finish of the dwelling (such as a requirement for stone finish or colour restrictions). Through architectural controls, the developer could encourage or disallow supergraphics on properties within their development. It may be possible for a municipality to work with the development community to set guidelines around supergraphics which developers could include in their architectural control program. However, this approach would be ineffective in older neighbourhoods where architectural controls were not put in place. It could also be problematic in the future when the original developer is no longer present to enforce any controls. Furthermore, architectural controls are set by the developer and agreed to by original purchasers of a home as part of the purchase agreement. Under this arrangement, a municipality has no authority to enforce such controls. For these reasons, relying on architectural controls to fully regulate residential supergraphics will not be effective in all instances.

Design Guidelines

Municipalities could develop design guidelines to regulate residential aesthetics. The guidelines might encompass requirements around supergraphics on private properties. However, to date design guidelines have been developed only for communities of special interest such as downtown or historic areas where a set of buildings or properties are expected to meet a standard. While it is possible to create a basic set of aesthetic guidelines for the whole municipality, and while these may broadly cover issues such as supergraphics, developing design guidelines applicable for every residential area of a municipality the size of Red Deer would be an arduous task. Blanket guidelines could also result in the city's neighbourhoods appearing more homogenous with few characteristics to differentiate between neighbourhoods.

Respond on a Complaint Basis

Many municipalities take the approach of responding to supergraphics only on a complaint basis and may deal with such complaints under the public order portions of their bylaws. While this is a common way of dealing with supergraphics in residential areas, the approach can be somewhat arbitrary (relies on individuals to file complaints) and may not give equal treatment to all residential property owners (some will have complaints, some will not). Further, it relies on a reactive approach rather than proactive approach to dealing with supergraphics.

Residential Supergraphics – Land Use Bylaw Amendment 3357/C-2009

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Land Use Bylaw Discretionary Use

Based on Council's October 2006 resolution, Parkland Community Planning Services also considered adding residential supergraphics as a discretionary land use in residential districts as a possible option. After investigating this matter thoroughly and upon consultation with legal counsel, it was determined that making supergraphics a discretionary use would involve the Municipal Planning Commission (MPC) in a process of evaluating the merits of different signs. This is a task that would be extremely difficult for MPC to perform on any type of objective basis. Legal counsel has recommended that in regulating residential supergraphics, it is important that the Land Use Bylaw not restrict the Charter right of Freedom of Expression to any greater degree than is necessary.

Signs Not Requiring a Permit

A final alternative considered was to regulate supergraphics as signs not requiring a permit. This would essentially give all residential property owners the opportunity to display such paintings, without approaching MPC or Council, provided that key regulations governing supergraphics were met. These regulations would focus on maintaining neighbourhood aesthetics and ensuring safety. Legal counsel fully supports this approach as one that allows the City to protect safety and aesthetics but does not interfere with individual rights to artistic freedom.

Planning Analysis

There are several planning factors to consider in allowing supergraphics in residential areas. These factors include safety and distraction to motorists, the impact on neighbourhood aesthetics, the impacts on community culture, and the ability of The City to regulate such uses.

With regard to safety, there are some cautions about allowing supergraphics in residential areas. Supergraphics may act as a distraction to drivers especially since they are potentially eye catching, colourful, and unconventional. Limiting the number of driver distractions, particularly in school or playground areas or areas of high pedestrian traffic or cyclist traffic, should be a consideration. To address this, any proposed addition to the Land Use Bylaw of residential supergraphics should restrict residential supergraphics to locations which will have the least potential to distract drivers; for example, rear and side yards, which are most commonly accessed by a lane. Restricting residential supergraphics to lanes has the advantage of very low speed limits which should mitigate driver distraction. Furthermore, lanes are generally used by area residents who will become familiar with the supergraphic over time (therefore limiting its distraction) as opposed to local roads or collector roads which may accommodate drivers unfamiliar with the area. Furthermore, lanes typically are not in playground or school zones where driver attention is critical. In fact, in some cases rear yards will have no vehicle access – sheds or accessory buildings painted with a supergraphic will have no effect on drivers' attention. Supergraphics should not be visible from the front yard. Houses on corner lots with visible side yards should not display supergraphics in the side yards due to potential driver distraction. In addition, illumination is also a potential distraction to drivers. A sign that is illuminated using any form of backlighting or focused lighting is potentially hazardous at night time when visibility is low and driver attention is crucial,

Residential Supergraphics – Land Use Bylaw Amendment 3357/C-2009

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particularly when something unconventional like a supergraphic is displayed. Therefore, from a planning perspective, no illumination for residential supergraphics should be allowed.

Restrictions on the orientation of supergraphics could be considered. For example, residential property owners could be required to orient supergraphics so they only face internally towards the main structure, completely away from roads and lanes. While this would protect neighbourhood aesthetics, there may be complaints that this step would be so restrictive as to potentially go against the right of freedom of expression. It may also eliminate the opportunity to paint the supergraphic on one of the most desired surfaces – the garage door. Rear garage doors typically face or are perpendicular to the adjacent lane, including the garage door in Grandview which displays the existing residential supergraphic. Any restrictions requiring residential supergraphics to be oriented facing towards the main structure on the lot would mean that the existing mural would have to be removed.

The protection of neighbourhood character is important in keeping a more consistent appearance of the city's neighbourhoods. While supergraphics have the potential to make a neighbourhood livelier, an uncontrolled number of supergraphics may end up detracting from the neighbourhood's aesthetic. Art is subjective; in some cases people will feel the supergraphic enhances their neighbourhood and in other cases there will be complaints. Although allowing residential supergraphics does create potential for conflict, limiting residential supergraphics to the rear or side yard only on accessory buildings and restricting these to one per property will ideally reduce potential complaints and keep a more consistent look within the neighbourhood. Those that enjoy supergraphics can enjoy them in the privacy of their own rear or side yards. There should be a maximum of one (1) supergraphic per residential property.

Under the City's Land Use Bylaw, painted wall signs (which existing supergraphics fall under) have a maximum size of 3.1 meters high by 9.14 meters wide (approximately 10 feet high by 30 feet wide). This maximum size will be suitable to accommodate residential supergraphics on most garages or accessory buildings as a typical single car garage door is around 2.13 meters high by 2.74 meters wide (7 feet high by 9 feet wide), and a typical two-car garage door ranges between 2.13 meters high by 4.88 meters wide to 2.44 meters high by 6.10 meters wide (7 feet high by 16 feet wide to 8 feet high by 20 feet wide).

Any offensive supergraphics will be dealt with under Section 3.4(13) of the Land Use Bylaw on a complaint basis, preventing the erecting of any sign which promotes intolerance, hatred or ridicule of any race, religion or other segment of society, or which features nudity.

Just as some building owners post plaques describing the history of their building, some land owners may wish to post plaques beside their supergraphic, describing the content painted, the date, or the artist. They are usually separate from the supergraphic and of a small size and would not be affected by the regulations regarding residential supergraphics.

There is the possibility of supergraphics being considered as graffiti. There is a clear distinction between the two – graffiti is applied without the owner's permission. However, in the case of a homeowner refusing to clean up graffiti on his/her property and claiming graffiti as a residential supergraphic, the definition of residential supergraphics and its regulations are set up to prevent this from happening. Graffiti typically is not in the form of a mural, mosaic, or painting; instead, graffiti commonly features lettering or 'tagging' of the author's name, neither which are allowed with supergraphics. Also, residential supergraphics are required to be in the

Residential Supergraphics – Land Use Bylaw Amendment 3357/C-2009

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rear or side yards only and there may only be one per property. Most graffiti would not meet these requirements. The definition of residential supergraphics and its criteria are clear in what constitutes a legal residential supergraphic.

There may seem to be a contradiction in how commercial/industrial supergraphics are regulated compared to residential supergraphics. Commercial/industrial supergraphics are discretionary land uses. Because they are often located in a visible public location (such as at downtown intersections), review by the development authority ensures appropriate placement. Conversely, residential supergraphics are on private properties in less visible locations such as the rear or side yard. Residential supergraphics would be permitted uses, but subject to restrictions regarding their placement. Commercial/industrial supergraphics, such as the downtown supergraphics are generally meant to be visible to the public, therefore, more review of individual commercial/industrial supergraphics is needed.

Based on this analysis, Planning Staff recommend allowing supergraphics within residential areas as signs not requiring a permit, but which must meet clear location and size regulations. This will allow citizens of the city of Red Deer to individually express their creativity through art while still satisfying municipal objectives of safety and protection of neighbourhood character.

Recommended Changes to the City of Red Deer Land Use Bylaw

To allow residential supergraphics as a sign not requiring a permit will require some changes to the current Land Use Bylaw, including adding a new definition and a new set of criteria. Adding residential supergraphics as a sign not requiring a permit will require a set of planning criteria that are appropriate to residential areas. Currently, the definition of supergraphic simply states that it is a graphic design painted on a building without any form of advertising. While this has worked for particular areas such as Downtown, it is recommended that a new definition be written to address residential areas:

Residential Supergraphic - Any mural, mosaic, or graphic art painted on or affixed to the exterior of an accessory residential structure.

Provisions must be added to the Land Use Bylaw in order to regulate residential supergraphics. Such provisions include:

- That placement must only be on accessory buildings in the rear or side yard only; corner lot buildings with visible side yards shall not display supergraphics in the side yards;
- That residential supergraphics shall not be visible from the front yard;
- That residential supergraphics shall only be erected with the permission of the property owner;
- That residential supergraphics shall only be erected for the sole purpose of artistic expression, and shall not contain any brand name, product name, company, business, profession, logo, trademark, letters of the alphabet, numbers, or any other written or pictorial commercial or advertising messages; and
- That residential supergraphics shall not be illuminated by back lights, neon lights, flood lights, or other forms of focused lighting.
- Subject to Section 3.4(13)

Residential Supergraphics – Land Use Bylaw Amendment 3357/C-2009
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This definition restricts residential supergraphics to accessory buildings only, which includes detached garages, sheds, carports, boat houses; also, accessory buildings are only permitted in the rear and side yards. These regulations will be effective in limiting driver distraction in areas such as playground zones and school zones, ensuring traffic safety.

Summary

Supergraphics in residential areas will allow the residents of the city of Red Deer to express themselves artistically. Although there are several ways to deal with residential supergraphics, amending the Land Use Bylaw to allow supergraphics in residential areas as a sign not requiring a permit is seen the most effective method of regulation. In doing so a set of regulations will be required to ensure that safety and residential neighbourhood aesthetics are not impacted negatively. Restricting residential supergraphics to one per property, allowing absolutely no advertising as part of residential supergraphics, and restricting the location to accessory residential structures in the rear yard and side yard only will minimize distraction to drivers and retain a balanced approach to neighbourhood aesthetics, while also giving citizens the opportunity to express themselves artistically.

Therefore, as proposed in the attached Land Use Bylaw amendment 3357/C-2009 planning staff recommend that supergraphics be allowed in residential areas as signs not requiring permits and restricted to accessory residential structures only.

Municipal Planning Commission's Recommendation

On December 15, 2008, the Residential Supergraphics report was presented to Municipal Planning Commission for their review and support. The Municipal Planning Commission passed a motion to recommend that City Council proceed with first reading of the Land Use Bylaw Amendment to allow residential supergraphics as a permitted use in residential areas of the city.

Recommendation

Planning Staff recommend that City Council proceed with first reading of Land Use Bylaw amendment 3357/C-2009 to allow residential supergraphics as a permitted use in residential areas of the city.

Respectfully Submitted,



Darryle Noble
Planning Intern



Nancy Hackett, ACP, MCIP
Assistant City Planning Manager



OFFICE OF THE MAYOR

February 17, 2009

DATE: February 17, 2009

TO: Acting Legislative & Administrative Services Manager

FROM: City of Red Deer Municipal Planning Commission

RE: **Municipal Development Plan Re: Residential Supergraphics**

At the December 15, 2008 Red Deer Municipal Planning Commission meeting, the Commission considered the report dated December 11, 2008 as presented by Parkland Community Planning Services regarding Residential Supergraphics and Land Use Bylaw Amendment 3357/DD-2008. The Land Use Bylaw Amendment 3357/DD-2008 for Residential Supergraphics has been reassigned to Land Use Bylaw Amendment No. 3357/C-2009.

Following discussion the resolution as set out below was introduced and passed.

"Resolved that the Municipal Planning Commission supports the proposed Land Use Bylaw Amendment 3357/DD-2008 and recommends that City Council proceed with first reading of Land Use Bylaw Amendment 3357/DD-2008 to allow supergraphics in residential areas of the City."

The above is submitted for Council's consideration.

A handwritten signature in dark ink, reading "Morris Flewwelling". The signature is fluid and cursive, with the first name "Morris" and last name "Flewwelling" clearly distinguishable.

Mayor Morris Flewwelling
Chairperson
City of Red Deer Municipal Planning Commission

cc: Parkland Community Planning Services



Public Hearing Item No. 4

DATE: March 9, 2009
TO: City Council
FROM: Elaine Vincent, Legislative & Administrative Services Manager
SUBJECT: Land Use Bylaw Amendment 3357/A-2009 4018 Ross (50) Street,
Lot 25-26, Block 3, Plan 4516AC

History:

At the Monday February 23, 2009 Council Meeting Land Use Bylaw Amendment 3357/A-2009 received first reading.

Land Use Bylaw Amendment 3357/A-2009 is proposing the property located at 4018 50 (Ross) Street is rezoned to C3 Neighbourhood Commercial Land Use District.

Public Consultation Process:

A Public Hearing has been advertised for Land Use Bylaw Amendment 3357/A-2009, to be held on Monday March 23, 2009 at 6:00 p.m. in Council Chambers, during Council's regular meeting.

Recommendation:

That following the Public Hearing, Council consider second and third readings of Land Use Bylaw amendment 3357/A-2009.

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

Elaine Vincent
Manager



PARKLAND COMMUNITY PLANNING SERVICES

Report Originally Submitted
to Council at the February
23, 2009 Council Meeting

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

DATE: February 13, 2009

TO: Lisa Perkins, Legislative and Administrative Services

FROM: Tara Lodewyk, Planner

RE: *Land Use Bylaw* amendment 3357/A-2009
4018 Ross (50) Street, Lot 25-26, Block 3, Plan 4516AC

Overview and Proposed Amendment

Parkland Community Planning Services (PCPS) received an application from the owner of 4018 Ross (50) Street to rezone the site to C3 Neighbourhood Commercial land use district to allow an acupuncture and massage clinic on the main floor and a 2 bedroom residential suite in the basement. The property currently has two different land use designations on one site.



Photos of 4018 50th Street-Front (left), Rear Yard (right)

Right: 4018 50 Street in
context on an aerial photo



Request for comment on proposed *Land Use Bylaw* amendment 3357/A-2009

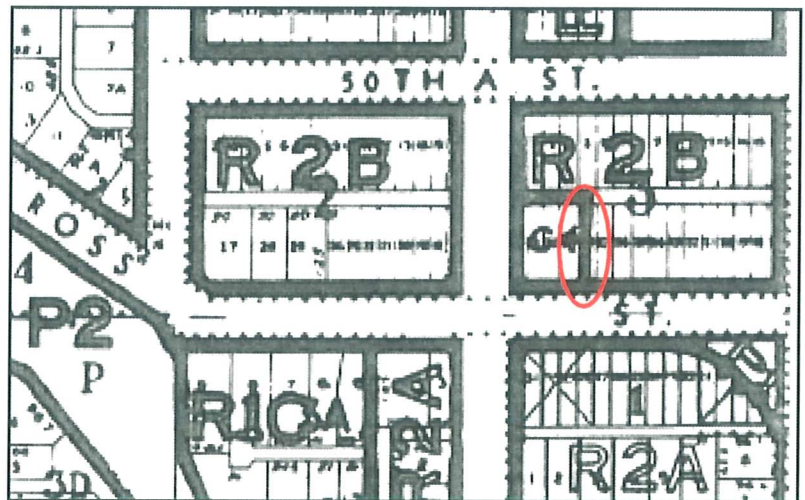
Page 2 of 5

Background

The 700 sq.ft. home, pictured above, was built in 1952 and is located in the Michener Hill neighbourhood. The site is comprised of two lots on one title. The current land use designation in the *Land Use Bylaw* for this site is extremely unusual. The site is half zoned C3 neighbourhood commercial and half zoned R2 medium density residential land use district.

The site is currently being used as residential on the main floor with a secondary suite in the basement. These are both permitted uses in an R2 district but neither are permitted in the C3 district. To the west is C3 neighbourhood commercial which takes the form of two storey commercial buildings (one with residential above) and one is a single family home. To the east is R2 medium density residential. A combination of residential and commercial uses is located across Ross Street to the south. R2 medium density residential is across the lane to the north.

The sites unusual R2/C3 zoning was in place prior to 1977. On the 1977 *Land Use Bylaw* map (right) a thick line was drawn over the site to delineate between the commercial and residential districts. Over time as maps evolved the line became thinner and eventually was drawn between lot 25 and 26 which were in fact one home on one title. The current zoning is therefore likely the result of a drafting error in the 1970s.



Land Use Bylaw map from 1977 showing where lots 25 and 26 were the boundary between commercial and residential districts.

The basement dwelling in the home has been in place for at least 10 years. Tax and Assessment Department has had a record of the suite since 1998. Inspections and Licensing Department does not have a record of any permits for a suite; therefore, the suite is considered non-conforming. There are no permits or complaints on file for the suite. Emergency Services has assessed the suite for compliance with *Alberta Building and Fire Code* and informed the owner of items required to bring the suite in compliance.

There is an additional front yard setback due to future road widening requirements on the site because it fronts Ross (50th) Street (Figure 9, *Land Use Bylaw*). The front yard setback will not be taken by The City for road widening until the property owner redevelops or subdivides the property. It does not affect the proposed rezoning.

The proposed change in the zoning can be summarized visually as follows:

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Administration had no objection to the proposed amendment. The City solicitor reinforced the fact that it makes no sense to allow completely different land use districts on one site.

A notice of the proposed rezoning to C3 neighbourhood commercial with an exception for a basement residence was sent to property owners located between 4002 and 4107 on 50th Street and those who share the rear lane with the property. Two letters were received and are attached. One is in full support and one against the rezoning of the site to C3 neighbourhood commercial with an exception to allow a residence in the basement.

The letter of non-support would like to see the site remain as residential. Currently one of the other businesses fronting on to 50th Street, particularly in the summertime after 4pm, is quite busy. Often commercial customers park in the apartments' private parking stalls. This creates problems for his tenants. He states that four stalls are insufficient for commercial use and *"neither we nor you are 100% certain that the massage business will remain a legitimate, neighbourly business. In either case, whether legitimate or not, we do not need any more traffic and increased parking in our tenant stalls."*

PCPS is recommending that the entire site, located at 4018 50th (Ross) Street, be rezoned from a dual C3 neighbourhood commercial and R2 medium density residential land use district site to a single C3 neighbourhood commercial land use district with a site specific exception to permit a basement suite in the existing structure for the following reasons:

Residential and commercial zoning on a single site is not City practice. The two different land use districts make it difficult for The City to apply regulations and approve uses for the site. The current zoning is a result of a drafting error that occurred with the evolution of the land use maps in the *Land Use Bylaw*. It is impossible to determine if the intent in the 1970s was a

Request for comment on proposed *Land Use Bylaw* amendment 3357/A-2009Page 4 of 5

commercial or residential land use district for this site. After over 30 years, it needs to be rectified.

2) Proposed uses provide transition

The proposed acupuncture and massage clinic on the main floor and residential suite in the basement will provide a transition between the adjacent commercial and residential land use districts- C3 commercial to the west and R2 residential to the east and north of the site. A combination of commercial and residential is also located across the street within a R1 single family land use district with site exceptions.

3) Proposed uses are discretionary in C3 neighbourhood commercial district and residential only allowed in existing structure.

The proposed acupuncture and massage clinic are considered commercial service facility uses that would serve the neighbourhood. Commercial service facilities and residential uses above the main level are discretionary uses in a C3 neighbourhood commercial district. The basement suite is a residential use but in this case is not located above main floor commercial. The residence is not technically a secondary suite as it is not secondary to residential as the main use. The exception for the basement suite would only allow it in the existing structure. If the site was to be redeveloped, the new building would have to comply with the C3 neighbourhood commercial district and residential could only be developed above the ground floor.

4) Parking is adequate

The site proposed to be rezoned meets the *Land Use Bylaw* requirements. The *Land Use Bylaw* requires two off street parking stalls for a residential use. A commercial service facility is required to have 2.5 stalls per 93m² of space. The area of the commercial space is 65m² therefore only two parking stalls would be required. The two uses require four off street parking stalls in total. An existing rear parking pad can accommodate four vehicles. On street parking is restricted. There is no on street parking between 7:00 and 19:00 hrs Monday thru Saturday. The site is located on a main public transit route.

The area landowners concern about parking in tenant stalls is an enforcement issue that seems to be particular to one of the three commercial businesses located along 50th Street. These are valid concerns and his letter has been sent to a Traffic Services Enforcement Officer with the RCMP and Inspections and Licensing Department with the land owner copied. They can discuss solutions and enforcement options.

The applicant wants to be proactive and has agreed that if there is a parking problem she will add additional stalls in the rear of the property. She has the room for six parking stalls in the rear yard. She will also remind her clients and tenants to not park on anyone else's property. At peak times the acupuncture and massage clinic will serve 2 clients at one time therefore parking demand should not fluctuate like other businesses.

Request for comment on proposed *Land Use Bylaw* amendment 3357/A-2009

Page 5 of 5

When approving new uses it is assumed the owner whether zoned commercial or residential will follow the regulations and be a neighbourly business. If not there are enforcement measures in place to enforce the regulations.

5) Secondary suites prior to 2004 are permitted in R2

Tax and Assessment has had a record of the basement suite for over 10 years. If a permit had been approved prior to 2004 for the suite it would have been permitted in the R2 land use district. Currently the suite is non-conforming rather than illegal.

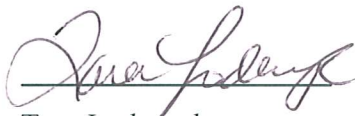
6) Residential basement suite must meet building code

Emergency Services has inspected the basement residence and gave the property owner a list of improvements that are required to bring the suite up to code. Emergency Services has no objection to the suite if it meets Alberta Building and Fire Code. The suite will need to be brought up to code prior to obtaining an occupancy permit.

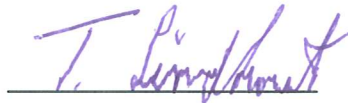
Recommendation

That City Council proceed with the first reading of *Land Use Bylaw* amendment 3357/A-2009.

Sincerely,



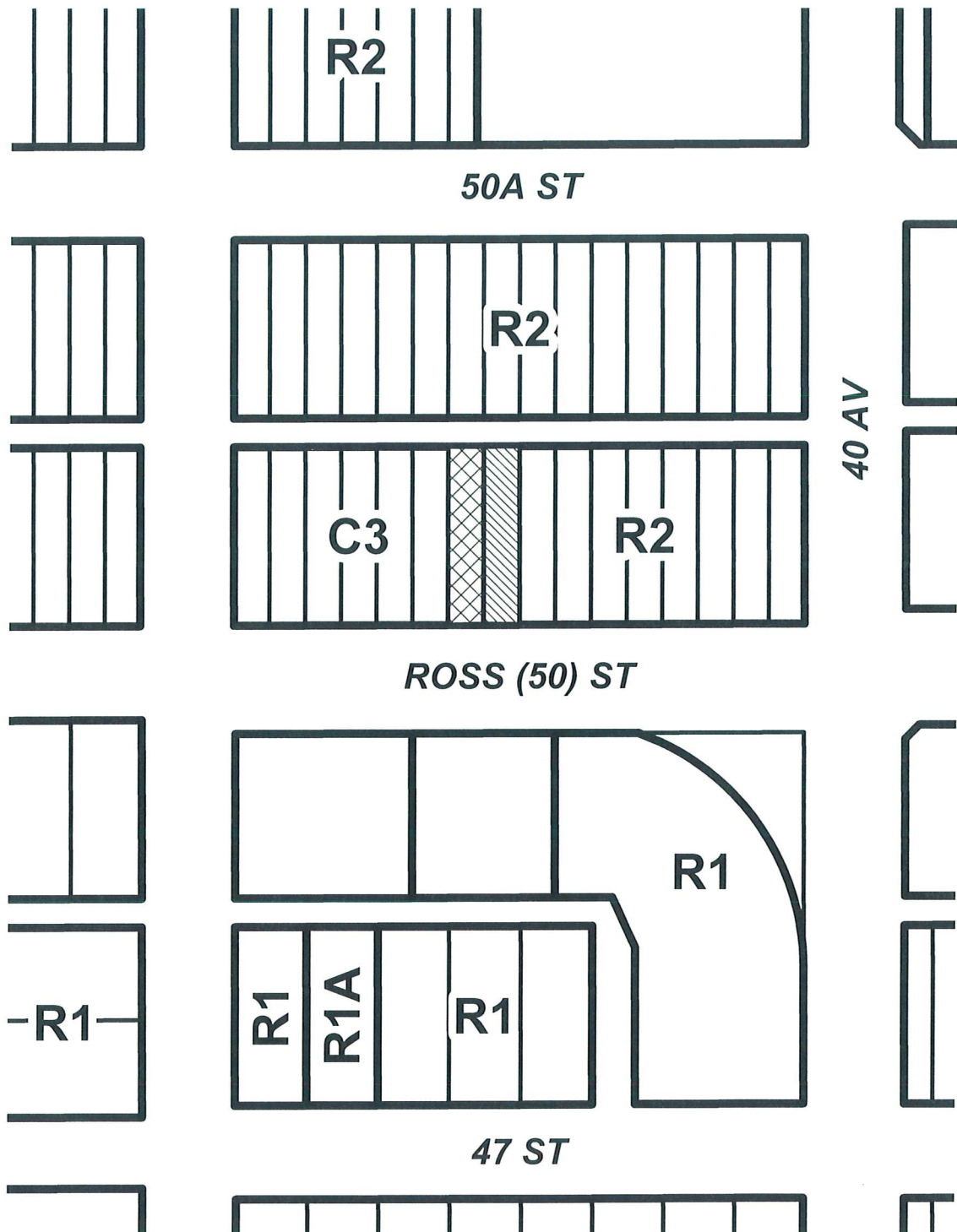
Tara Lodewyk
Planner, ACP, MCIP



Tony Lindhout
City Planning Manager, ACP, MCIP

cc. Nancy Hackett, Colleen Jensen, Andrea Cardwell

Proposed Amendment to Land Use Bylaw 3357/2006



North
Not to Scale



Affected Districts:

C3 - Commercial (Neighbourhood Convenience)
R2 - Residential (Medium Density)

Change District from:



C3 to C3 f(vi)

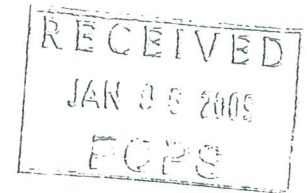


R2 to C3 f(vi)

Proposed Amendment

Map: 1/2009

Bylaw: 3357/A-2009



January 8, 2009

DELIVERED BY HAND

City of Red Deer
Parkland Community Planning Services
#404, 4808 Ross Street
Red Deer, Alberta
T4N 1X5

Attn: Tara Lodewyk

Dear Sirs: RE: Request for comment on the proposed rezoning of 4015 50th Street

Thank you for sending us your Notice of Rezoning.

We cannot emphasize enough how much we are opposed to this change in rezoning to commercial C3. The zoning error should be corrected to retain the property as 100% residential use.

As you are no doubt aware, our apartment building has 18 parking stalls for the exclusive use of the rent-paying tenants. The customers of the commercial tenants to the west of the site in question continually disrespect the tenants of our building by parking in any particular tenant's stall, as they see fit. Disrespect is a social issue but is an enhanced problem for our apartment. This is particularly true with respect to the ice-cream shop customers after 4:00 p.m. and is much more prevalent on hot days. Just about the same time our tenants are coming home from work is the same time the ice-cream shop business really picks up. Every nice summer day someone is parking in one of our tenant stalls and has continually been a problem for us and tenants. It is regularly one of the reasons tenants have for wanting to move from our building. This results in high tenant turnover, considerable extra time for management to advertise and interview prospective tenants, not to mention the high cost of extra newspaper advertising and wear and tear on hallways, doors and suites as a result of high turnover of tenants.

Before you suggest that we contact Bylaw officials and the RCMP to ticket offenders for trespassing, let me assure you we have been down this path many, many times, with very limited or no success. This is because the bylaw officers are done work at 4:00 p.m., just about the time the ice cream shop gets really busy and the RCMP is meant to take over. Please, let's just agree that the RCMP has far more important duties to do than police hot, angry ice cream seeking customers! The RCMP never comes before the tenant and/or caretaker and the ice cream customers have had their altercation, if the RCMP comes at all.

We are sure that you are aware that there is no parking permitted at the front of the businesses and on Ross Street. We can assure you that four stalls are insufficient for commercial use, which would include owners, employees, suppliers and customers as well as residential use which includes tenants and visitors. Whenever the four stalls are all being used, many of those seeking parking will look at the apartment stalls and use them. The argument we have heard over and over again is: "I only used it for 15 minutes." Of course, what it really means is the trespasser is too lazy to use street or avenue parking, and more importantly that their time is more important to them than the tenant's time waiting. Even if employees and owners of the massage and acupuncture clinic park on 41st Avenue or even in front of our apartment on 50A Avenue, it will put increased pressure on the ice cream seeking customers to park in our tenant stalls.

At the present time a commercial painting business occupies one of the sites on Ross Street and is no problem for us as it appears to be used only for storage of supplies. Previously, the City allowed a business which applied tinting to vehicle windows. The traffic and trespassing were rampant. Thankfully, the business moved. Maybe we helped by hounding their customers. The point of this paragraph is that neither we nor you are 100% certain that the massage business will remain a legitimate, neighbourly business. In either case, whether legitimate or not, we do not need any more traffic and increased parking in our tenant stalls.

We plead that you make a wise decision, and should the site be considered for commercial zoning, that the property owner make ample provision for all users of the commercial property. Most likely the lawn area would have to be reduced to make room for angle parking.

Thank you for allowing us to draw our concerns to you.

Yours truly

TO: TARA LODewyk
PARK LAND COMMUNITY PLANNING

FROM:

OW

RE: REZONING OF 4018 50 ST.

AS OWNERS OF THE PROPERTY RIGHT
NEXT TO 4018 ~~ST~~ 50 ST, WE HAVE
NO PROBLEM WITH THE REZONING
PROPOSAL. IN FACT I TOTALLY AGREE
THAT THE PROPOSAL GO AHEAD.

THANK YOU



Public Hearing Item No. 5

DATE: March 9, 2009
TO: City Council
FROM: Elaine Vincent, Legislative & Administrative Services Manager
SUBJECT: Land Use Bylaw Amendment 3357/D-2009 Land Owner Notification

History:

At the Monday February 23, 2009 Council Meeting Land Use Bylaw Amendment 3357/D-2009 received first reading.

Land Use Bylaw Amendment 3357/D-2009 is proposing an increase in Land Owner notification radius related to the Land Use Bylaw amendment process, from 60 and 65 metres to 100 metres.

Public Consultation Process:

A Public Hearing has been advertised for Land Use Bylaw Amendment 3357/D-2009, to be held on Monday March 23, 2009 at 6:00 p.m. in Council Chambers, during Council's regular meeting.

Recommendation:

That following the Public Hearing, Council consider second and third readings of Land Use Bylaw Amendment 3357/D-2009.

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

Elaine Vincent
Manager



**PARKLAND
COMMUNITY
PLANNING
SERVICES**

**Report Originally
Submitted to Council at the
February 23 2009 Council
Meeting**

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

DATE: February 18, 2009
TO: Legislative & Administrative Services
FROM: Tony Lindhout, City Planning Manager
RE: Land Use Bylaw Amendment 3357/D-2009
Landowner Notification Distance

Attached for Council consideration is a proposed Land Use Bylaw (LUB) amendment that responds to a recent decision made by City Council and direction given to planning staff.

Proposal to Change Landowner Notification Distance

It is proposed that for all those sections within the Land Use Bylaw (LUB) that reference the current 60 and 65 metre landowner notification radius requirement, that the notification radius/distance be changed to 100 metres. This Land Use Bylaw amendment is in response to the following Resolution passed by City Council on November 3, 2008:

"Resolved that Council of the City of Red Deer hereby directs administration to change those areas of the Bylaw that provides for a 60 metre radius notification requirement to a 100 metre notification radius."

City landowner notifications under the LUB are currently required and undertaken in the following circumstances:

- when the Development Authority determines that a public meeting is required relevant to an intended development and/or a development permit application,
- when a development permit application/decision has been appealed to the Subdivision and Development Appeal Board, and
- when the Planning Department (PCPS) determines that a public meeting or other means of public consultation is required regarding any proposed Land Use Bylaw amendment.

In addition to the above three points, Council recently approved an overlay district for a selected area within the West Park neighbourhood that included a requirement that all landowners within 100 metres of an application for a semi-detached development be notified.

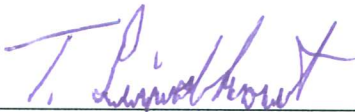
Analysis

The proposal to increase the current LUB 60m and 65m landowner notification distances to 100m will facilitate a more comprehensive public consultation process. With the 100m notification requirement, more potentially impacted landowners will have the opportunity to provide The City with their comments and input on specific development and land use matters. This is consistent with sound land use planning principles and with The City's Strategic Plan which encourages a strong working relationship with community stakeholders, values community ideas and contributions and, seeks working together in decision making processes.

Legislative & Administrative Services
Land Use Bylaw Amendment 3357/D-2009
Page 2

Recommendation

That City Council proceed with first reading of Land Use Bylaw Amendment 3357/D-2009.



Tony J. Lindhout, ACP, MCIP
City Planning Manager

- c. Colleen Jensen, Community Services Director
Joyce Boon, Development & Licensing Supervisor

Attachment



Public Hearing Item No. 6

DATE: March 9, 2009
TO: City Council
FROM: Elaine Vincent, Legislative & Administrative Services Manager
SUBJECT: Land Use Bylaw Amendment 3357/H-2009 Angle Parking Standards

History:

At the Monday February 23, 2009 Council Meeting Land Use Bylaw Amendment 3357/H-2009 received first reading.

Land Use Bylaw Amendment 3357/H-2009 is proposing angle parking standards to the Land Use Bylaw to be set at the minimum width of all parking stalls in all City land use districts at 2.7 metres wide.

Public Consultation Process:

A Public Hearing has been advertised for Land Use Bylaw Amendment 3357/H-2009, to be held on Monday March 23, 2009 at 6:00 p.m. in Council Chambers, during Council's regular meeting.

Recommendation:

That following the Public Hearing, Council consider second and third readings of Land Use Bylaw Amendment 3357/H-2009.

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

Elaine Vincent
Manager



**PARKLAND
COMMUNITY
PLANNING
SERVICES**

**Report Originally
Submitted to Council at
the February 23 2009
Council Meeting**

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

DATE: February 18, 2009
TO: Legislative & Administrative Services
FROM: Tony Lindhout, City Planning Manager
RE: Land Use Bylaw Amendment 3357/H-2009
Angle Parking Standards

The City's Inspections & Licensing Department, in conjunction with planning staff, are proposing that City Council give consideration to adding angle parking standards and regulations to the City's Land Use Bylaw to facilitate more flexibility and options in off-street parking lot designs.

Add Angle Parking Standards to the Land Use Bylaw (LUB)

The current LUB only contains standards and regulations pertaining to the creation of parking lot designs having perpendicular (90 degree) parking stalls to a set driving aisle width of 7m. While the existing LUB doesn't specifically rule out the possibility of the provision of angle parking in parking lot designs, the LUB contains no minimum standards or regulations respecting the various potential degrees of angle parking (30, 45 or 60 degrees from perpendicular) and the required relevant parking space width, length or driving aisle width.

Research of other Alberta municipal land use bylaws indicate that most municipalities provide the option of angle parking and that their land use bylaws contain design standards to facilitate angular parking lot designs. Angle parking design standards were virtually the same in all those municipal bylaws studied.

Planning and Inspections & Licensing staff, in reviewing The City's LUB parking standards, identified that The City does not have a uniform minimum parking stall width standard throughout the Land Use Bylaw. This does create some confusion. While most city land use districts require minimum 2.6m wide parking stalls, commercial districts have a slightly higher (4 inches wider) minimum parking stall width standard of 2.7m. The change in commercial districts from minimum 2.6 m wide parking stalls to 2.7m was directed and approved by City Council in September 2006 following a study of commercial parking lot standards. Administration therefore as part of adding angle parking standards to the Bylaw, are also proposing through this LUB amendment, to set the minimum width of all parking stalls in all City land use districts at 2.7m wide.

Analysis

The proposal to add angle parking standards to the Land Use Bylaw increases the flexibility of parking lot designs. Adding these standards to our Bylaw will put The City on a level playing field with other jurisdictions and provides the development industry with the opportunity for alternative and more creative parking lot layouts and designs.

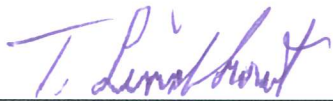
The proposal to have one standard minimum parking stall width throughout the city eliminates confusion in Bylaw interpretation and implementation. As the city begins to move forward embracing mixed use residential/commercial developments (e.g. Town Centres and Main Street concepts) having one uniform and consistent minimum parking stall width for all new city development makes sense. Vehicles are the same size regardless whether they park in commercial parking lots or in residential related parking lots and/or parking facilities.

Legislative & Administrative Services
Land Use Bylaw Amendment 3357/H-2009
Page 2

Both existing LUB parking standards and the proposed angle parking standards apply only to the design and creation of off-street parking lots and parking facilities. Land Use Bylaw parking standards and regulations **DO NOT APPLY to, or GOVERN** how vehicles park on public roadways and/or city streets. Vehicle parking on city streets and road right-of-ways are governed under The City's Traffic Bylaw.

Recommendation

That City Council proceed with first reading of Land Use Bylaw Amendment 3357/H-2009.



Tony J. Lindhout, ACP, MCIP
City Planning Manager

- c. Colleen Jensen, Community Services Director
Joyce Boon, Development & Licensing Supervisor

Attachment

**Report Item No. 1(a)**

Date: March 5, 2009

To: Elaine Vincent, Legislative Services Manager

From: Arminnie Good, Land Agent

RE: **Offer to Purchase and Road Closure Plan 4563 NY and Road Closure Bylaw 3419/2009**

Background:

HIVO Enterprises Ltd. (Griffin Construction) has expressed interest in purchasing part of the City Road Right of Way (Plan 4563 NY) as outlined as "Area A" on the attached Schedule A. HIVO Enterprises Ltd. own lands located to the west of the City Road Right of Way. The applicant wants the land to provide additional parking and storage to their adjacent parcel for industrial development. The property owner to the east has indicated, via a letter on file, that they have no interest in purchasing the property.

The Administration supports the closure and sale of this portion of road, as it is surplus to the City's needs, and the sale will provide opportunity for orderly redevelopment of this road. A report regarding the rezoning of this land appears elsewhere on this agenda.

Financial Implications:

Based on current market conditions and in recognition of the exceptional level of overhead and underground utility encumbrances imposed on this parcel which limit development to parking infrastructure, site storage and possible temporary buildings as approved by the Development Officer, Land and Economic Development have applied a discount rate resulting in a purchase price of \$3.50 per square foot and the purchaser has agreed to this value.

The approximate area of "Area A" road to be closed and sold is 5,921 square feet (0.055 ha), more or less. The final calculation of the purchase price will be adjusted based on the area as determined by a legal surveyor. The total proceeds of the sale of this parcel, approximately \$20,724.00, will be credited to the Road Right of Way Reserve.

Recommendation:

1. That City Council approve the closure and sale of 5,921 square feet, more or less, of Road Plan 4563 NY subject to the following conditions:
 1. The purchase price to be \$3.50 per square foot + GST for encumbered land with the final purchase price to be adjusted upon legal survey.
 2. Consolidation by plan of subdivision of the disposed area of Plan 4563 NY with Lot 17, Block 1, Plan 4563 NY.
 3. All costs associated with advertising, legal survey, and legal subdivision and consolidation to be the responsibility of the Purchaser.

4. The net proceeds of the sale to be credited to the Road Right of Way Reserve.
5. City Council approval for the rezoning of the portion of Road to be rezoned to I1 Industrial (Business Service) District.
6. City Council approval for the Disposal of Road Right of Way described as:
'All that portion of 60 Street as shown on Plan 4563 NY lying within the limits of Plan _____.'
7. Right-of-Way Agreement satisfactory to Engineering Services.
8. Land Sale Agreement satisfactory to the City Solicitor.



Arminnie Good
Land Agent



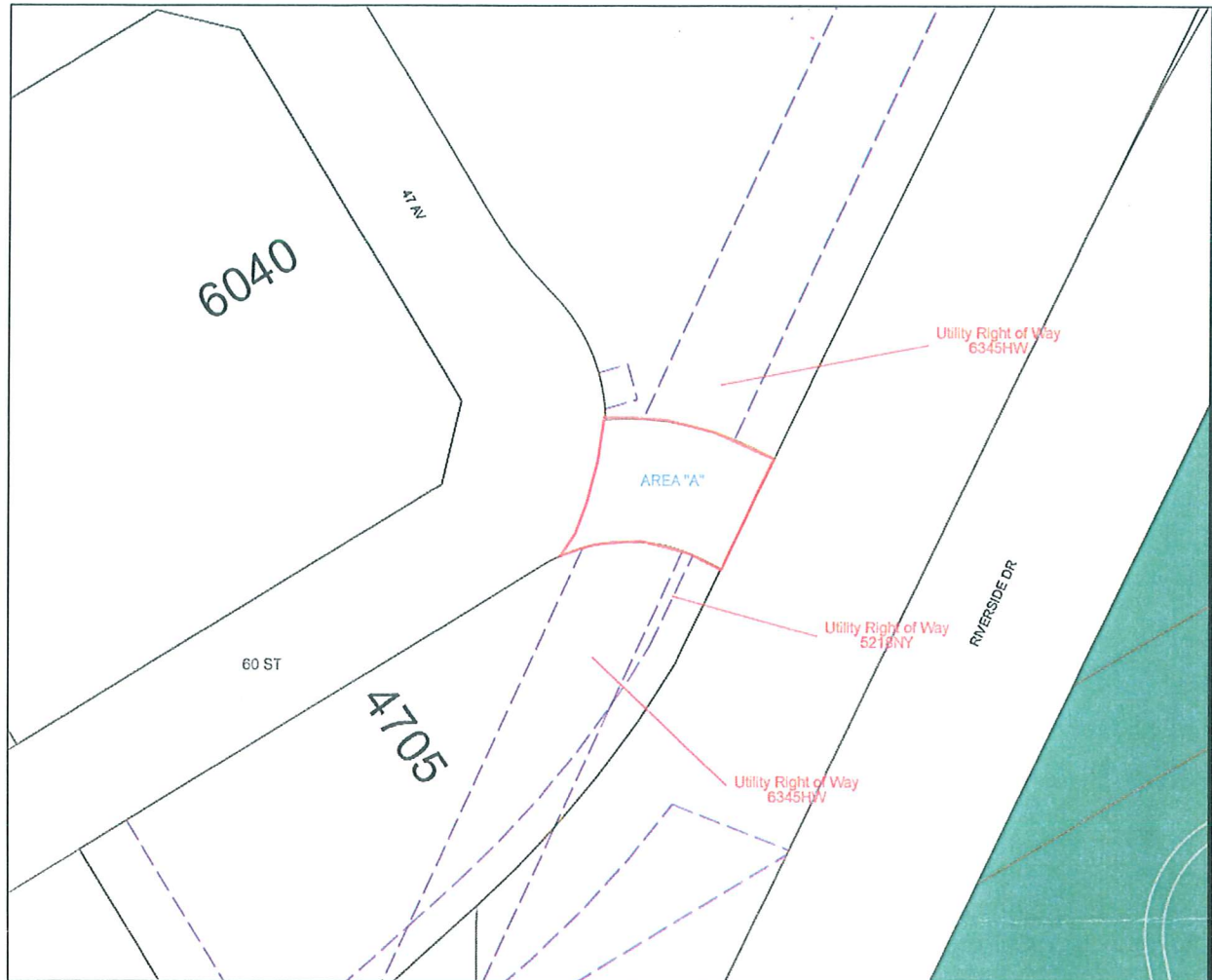
Rick Elm
Land Coordinator

Attach.

cc. Ron Wardner, Environmental Services Manager
Tom Warder, Engineering Services Manager
Brian Johnson, Customer Service Administrator
Dean Krecji, Financial Services Manager
Tony Lindhout, PCPS

SCHEDULE "A"

AREA A





Map Produced By The City of Red Deer

2009/03/18
Scale 1 : 5872

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Comments:

We support the recommendations of the Land and Economic Development Land Agent and Parkland Community Planning Services and that Council consider first readings of the Road Closure Bylaw and Land Use Bylaw Amendment. A Public Hearing will be held on Monday April 20, 2009 at 6:00 p.m. in Council Chambers during Council's regular meeting.

"Frank Wong"
Councillor

"Morris Flewwelling"
Mayor

"Craig Curtis"
City Manager



**PARKLAND
COMMUNITY
PLANNING
SERVICES**

Reports Item No. 1 (b)

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

DATE: March 12, 2009

TO: Legislative and Administrative Services Manager

FROM: Martin Kvapil, Planning Assistant

RE: Land Use Bylaw Amendment No. 3357/B-2009
Closed Portion of Road Plan 872 1700 – Riverside Light Industrial Park
City of Red Deer

Proposal

Further to Land & Economics Development's applicable road closure bylaw report that appears elsewhere on this agenda, The City of Red Deer is seeking to rezone a closed portion of road plan to I1 Industrial (Business Service) District.

This 550 m² undeveloped portion of road is no longer required for present or future public travel. Upon closure, the portion of road would then be used by adjacent landowners to the west in order to provide parking and storage for the existing industrial development. The proposed portion of closed road should be consolidated with the adjacent parcel (Lot 17, Block 1, Plan 4563 NY).

Staff Recommendation

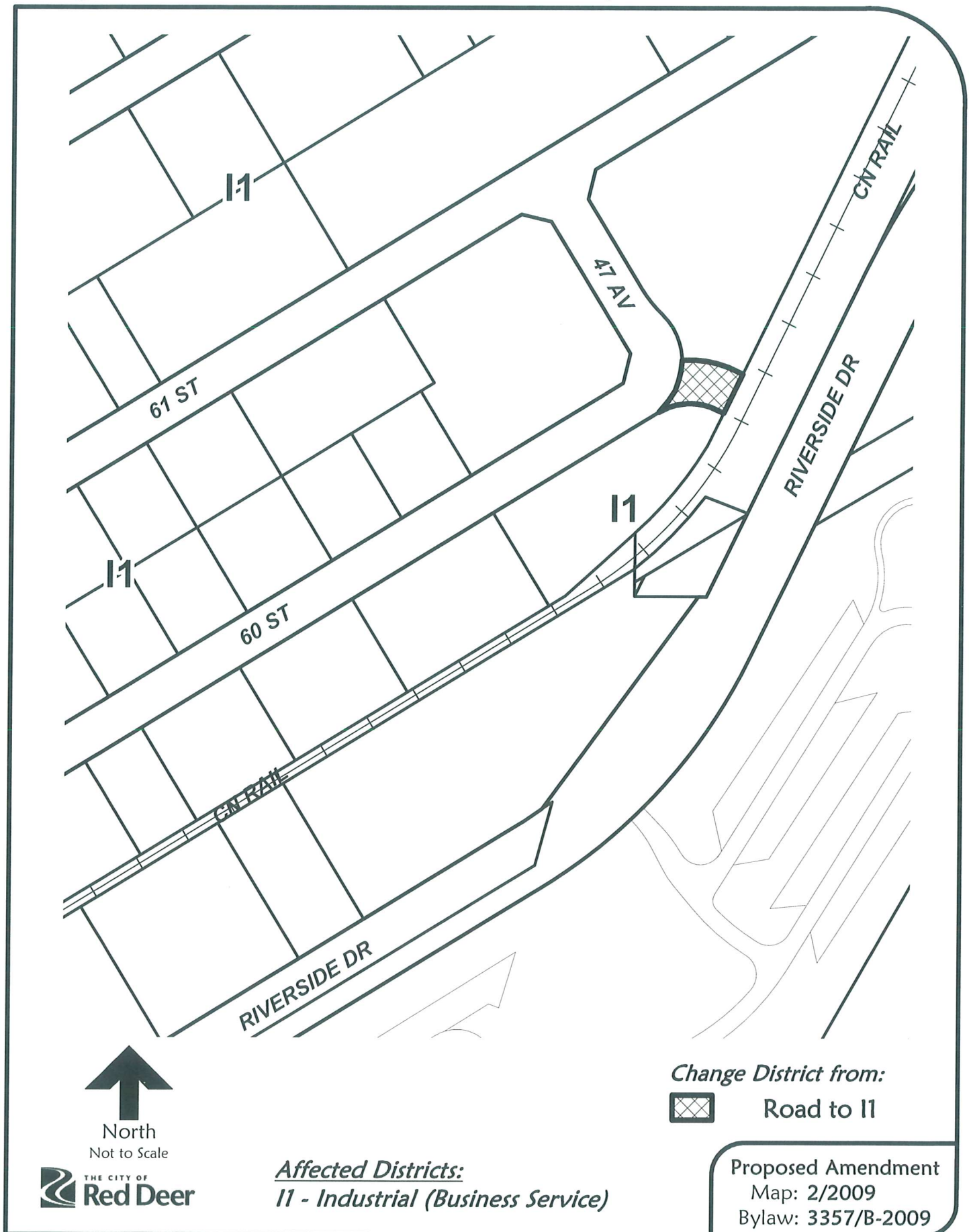
That City Council, subject to first reading of the applicable road closure bylaw, proceed with first reading of Land Use Bylaw Amendment No. 3357/B -2009.

Martin Kvapil
PLANNING ASSISTANT

Tony Lindhout
CITY PLANNING MANAGER

Attachments

Proposed Amendment to Land Use Bylaw 3357/2006



Reports Item No. 2



DATE: March 16, 2009

TO: Elaine Vincent – Legislative & Administrative Services Manager

FROM: Jennifer Smith – Bylaw Research Coordinator

RE: Permit Fee Bylaw 3149/95 – Amendments

“Identify and create opportunities for growth and improvement”

The City’s strategic priorities have shaped departmental goals into action and action into progress. We are driven to be strategic, excellent, and authentic in the service – and the services – we provide to our community. In order to meet this goal, we must lead; we must grow; we must innovate.

Red Deer City Council showed such leadership, growth, and innovation when it approved an amendment to the Taxi Business Bylaw that simplified the process for calculating taxi metered fare rates. The amendment removed the taxi fare rates from the bylaw and provided for them in a Council Policy. This policy mandated that taxi fare rates would automatically increase every year by the Alberta average Consumer Price Index.

By providing for these standard fee increases in a Council Policy, we set a precedent for increased efficiency and cost-savings. We would now like to extend these benefits to the process for calculating permit fee increases in the Permit Fee Bylaw.

Higher costs; lower fees

As with taxi rates, increasing permit fees automatically every year through a Council Policy would streamline the process for updating fees, making it more timely and predictable. Thorough fee reviews take time, and historically, Inspections & Licensing has not had the resources to dedicate to such a lengthy, in-depth project. As a result, several years have passed since the last fee review.

During that time, administrative costs have increased because of the higher level of service we provide to builders and developers; permit fees, however, have not risen at nearly the same rate. Our research into other cities’ fees has shown that Calgary and Grande Prairie – two of the many cities we studied – are charging development fees that are significantly higher than the fees Red Deer charges for a comparable development. Across the board, Red Deer’s fees are lower than those of other municipalities.

These side-by-side comparisons show just how greatly our fees differ from those of other cities:

Development Permit Fee for a proposed 500 m² new commercial development

Fee (Red Deer)	Fee (Calgary)	Fee (Grande Prairie)	Fee (Red Deer Proposed)
\$65.00	\$1,273.00	\$550.00	\$425.00

Development Permit Fee for a 25 unit multi-family building

Fee (Red Deer)	Fee (Calgary)	Fee (Grande Prairie)	Fee (Red Deer Proposed)
\$125.00	\$584.00	\$2,500.00	\$500.00

Variance to the Land Use Bylaw for any residential structure

Fee (Red Deer)	Fee (Calgary)	Fee (Grande Prairie)	Fee (Red Deer Proposed)
\$50.00	\$266.00	\$75.00	\$75.00

Building Permit re-inspection fee

Fee (Red Deer)	Fee (Calgary)	Fee (Grande Prairie)	Fee (Red Deer Proposed)
\$100.00	\$225.00	\$50.00	\$110.00

Building Permit for each \$1,000.00 or part of that of costs for commercial installations

Fee (Red Deer)	Fee (Calgary)	Fee (Grande Prairie)	Fee (Red Deer Proposed)
\$6.00	\$7.60	\$7.00	\$6.60

Bridging the gap

The proposed Council Policy bridges these gaps, to a degree, by increasing the permit fees for 2009. For safety codes permits, there are no changes proposed for the minimum permit fees, and we are proposing a 10 per cent increase for all other safety codes permit fees.

In reviewing development permit fees, we carefully considered the current economic climate, our increasing administrative costs and service levels, and the fees charged by other municipalities. Given the economic downturn we have experienced, we do not believe it would be reasonable to increase our fees to align with those of other cities. Though the permit fees we are proposing will better offset our costs and are more comparable to those of other cities, we are generally recommending fee increases that are in the middle-ground between our current fees and other cities' fees.

During the week of February 23, Inspections & Licensing mailed over 700 information bulletins about the proposed permit fees to general, electrical, and mechanical contractors. To date, we have not received any feedback, either in person or in writing, about the proposed increases.

The following table shows our current development fees compared to our proposed fees:

Land Use Bylaw Permits		
Development Services	Current Fee	Proposed Fee
Real Property Reports – Residential	\$50.00	\$75.00
Real Property Reports – Commercial/Industrial/Multi-family	\$50.00	\$100.00
Condominium plan review	\$50.00	\$40.00/unit
Conformance letters	\$50.00/site	\$60.00/site
Sign permits	\$10/sq. m.	\$10/sq. m.
• general	(\$30.00 minimum)	(\$50.00 minimum)
• supergraphics	\$30.00	\$30.00
Caveat	\$50.00	\$75.00
Development Approval	Current Fee	Proposed Fee
Discretionary use – Development Officer	\$50.00	\$75.00
Discretionary use – Municipal Planning Commission	\$50.00	\$125.00
Variance to the Land Use Bylaw	\$50.00	\$75.00
Discretionary use – home occupation	\$50.00	\$75.00
Accessory structures	\$50.00	\$60.00
Temporary structures	--	\$75.00
Area re-development	--	\$100.00
Multi-family buildings:		
• 4 – 10 units	\$50.00	\$200.00
• 11 – 20 units	\$95.00	\$350.00
• 21 – 50 units	\$125.00	\$500.00
• 50 or more units	\$315.00	\$600.00
Commercial/Industrial/Public Buildings	\$65.00 - \$500.00	\$250.00 plus \$35.00/100 m ²
Information distribution, where neighbouring properties require notification	\$100.00	\$100.00
Advertising fee	\$60.00	\$60.00

Going forward, the Council Policy would ensure that all fees are increased annually and that we budget for a thorough fee review every five years. By adopting this policy, we would be creating an opportunity for improvement within our department and, indeed, The City as a whole.

Recommendation

Implementing this Council Policy would turn innovative thinking into innovative practice. As such, the Inspections & Licensing Department recommends that:

1. Council adopt Council Policy 4417-C to increase permit fees annually by the Consumer Price Index (CPI); and
2. Bylaw 3149/95 The Permit Fee Bylaw is amended as attached.

Respectfully,



Jennifer Smith
Bylaw Research Coordinator

Comments:

We support the recommendation of administration. This is the implementation of recommendations as presented at Budget meetings. The increases being tied to the Consumer Price Index is an improvement, instead of larger increases.

“Frank Wong”
Councillor

“Morris Flewwelling”
Mayor

“Craig Curtis”
City Manager



Purpose:

1. To establish the process of calculating annual permit fees.
2. To provide annual permit fees.

Policy Statements:

Permit Fee Calculation

The annual permit fees charged will be automatically adjusted and implemented every year by April 30 to reflect the change in the Alberta average Consumer Price Index from the previous calendar year.

Permit Fees

The permit fees for 2009 will be as follows:

Safety Codes Act Permits	
General	Fee
For any work commenced without obtaining the required permit	Double permit fee (minimum \$200.00)
Requested additional inspection	\$50.00
Re-inspection fee	\$110.00
Plumbing Permits	Fee
For each fixture, discharge device, or weeping tile	\$7.70 (minimum \$50.00)
Installation of backflow device/lawn sprinkler/water softener	\$50.00
Ditch permit to service site – residential and commercial	\$50.00
Private sewage disposal	\$90.00
Gas Permits	Fee
Minimum fee	\$50.00
All major occupancies other than single family and two family residences (to be determined by the total B.T.U rating for all gas fixtures, furnaces, or other devices installed):	
• 65,000 BTU/HR input or less	\$50.00
• 65,001 – 400,000 BTU/HR input or less	\$50.00
• 400,001 – 500,000 BTU/HR input or less	\$93.50
• 500,001 – 1,000,000 BTU/HR input or less	\$121.00
• 1,000,001 – 5,000,000 BTU/HR input or less	\$220.00
• 5,000,001 BTU/HR input or more	\$302.50



Permit Fees

Temporary gas line	\$50.00
Alterations	\$50.00
Heating Permits	Fee
Each heating unit or system – residential	\$50.00
Each heating unit or system – commercial	
• 65,001 – 400,000 BTU/HR input or less	\$66.00
• 400,001 – 500,000 BTU/HR input or less	\$93.50
• 500,001 – 1,000,000 BTU/HR input or less	\$121.00
• 1,000,001 – 5,000,000 BTU/HR input or less	\$220.00
• 5,000,001 BTU/HR input or more	\$302.50
Fireplace Permits	Fee
Permit fee for fireplace installation	\$50.00
Building Permits	Fee
For each \$1,000.00 or part of that of construction costs – excluding commercial installations / new residential buildings	\$6.05 (minimum \$60.00)
For each \$1,000.00 or part of that of construction costs – commercial installations	\$6.60 (minimum \$60.00)
New residential buildings:	
• main floor	\$0.50/sq. ft. (\$5.38/sq. m.)
• any additional above-grade levels	\$0.33/sq. ft. (\$3.55/sq. m.)
• basement development	\$0.17/sq. ft. (\$1.83/sq. m.)
• garages and carports	\$0.13/sq. ft. (\$1.40/sq. m.)
• apartments, townhouses, and row housing	\$0.50/sq. ft. (\$5.38/sq. m.)
• decks	\$60
Occupancy of the building prior to occupancy permit issuance:	
• first occurrence	\$100/day
• second occurrence within a 12-month period	\$200/day
• subsequent occurrences within a 12-month period	\$300/day
Removal of building permit suspension	
• first occurrence	Greater of the permit fee or \$150.00
• second occurrence within a 12-month period	Greater of twice the permit fee or \$300.00
• subsequent occurrences within a 12-month period	Greater of three times the permit fee or \$500.00
Electrical Permits – Contractors	Fee



Permit Fees

Minimum fee – less than \$1,000 installation cost	\$50.00
Installation cost (including labour):	
• \$1,000 - \$1,999	\$66.00
• \$2,000 - \$2,999	\$82.50
• \$3,000 - \$3,999	\$99.00
• \$4,000 - \$4,999	\$115.50
• \$5,000 - \$5,999	\$126.50
• \$6,000 - \$6,999	\$137.50
• \$7,000 - \$7,999	\$148.50
• \$8,000 - \$8,999	\$159.50
• \$9,000 - \$10,000	\$170.50
• Over \$10,000	\$170.50 plus 1% of the installation cost over \$10,000
Electrical Permits – Annual	
Rating of installation kV.A:	Fee
• 100 or less	\$140.25
• 101 to 2,500	\$140.25 plus \$14.03 per 100 kV.A or any fraction over 100
• 2,501 to 5,000	\$476.85 plus \$10.45 per 100 kV.A or any fraction over 2,500
• 5,001 to 10,000	\$738.10 plus \$7.15 per 100 kV.A or any fraction over 5,000
• 10,001 to 20,000	\$1,095.60 plus \$3.58 per 100 kV.A or any fraction over 10,000
• Over 20,000	\$1,453.10 plus \$0.88 per 100 kV.A over 20,000
Occupancy Permits	
Residential (excluding apartments)	\$60.00/dwelling
Apartment buildings (three or more suites or apartments)	\$10.00/unit (minimum \$60.00; maximum \$250.00)
Commercial/Industrial/Public buildings (up to and including 500 m ²)	\$55.00/100 m ² or portion of it



Permit Fees

			(minimum \$60.00; maximum \$250.00)
Electrical Permits – Homeowner			
Value of Material	Fee	Value of Material	Fee
\$0.00 - \$450.00	\$50.00	\$1,700.01 - \$1,750.00	\$97.35
\$450.01 - \$500.00	\$56.10	\$1,750.01 - \$1,800.00	\$99.00
\$500.01 - \$550.00	\$57.75	\$1,800.01 - \$1,850.00	\$100.65
\$550.01 - \$600.00	\$59.40	\$1,850.01 - \$1,900.00	\$102.30
\$600.01 - \$650.00	\$61.05	\$1,900.01 - \$1,950.00	\$103.95
\$650.01 - \$700.00	\$62.70	\$1,950.01 - \$2,000.00	\$105.60
\$700.01 - \$750.00	\$64.35	\$2,000.01 - \$2,050.00	\$107.25
\$750.01 - \$800.00	\$66.00	\$2,050.01 - \$2,100.00	\$108.90
\$800.01 - \$850.00	\$67.65	\$2,100.01 - \$2,150.00	\$110.55
\$850.01 - \$900.00	\$69.30	\$2,150.01 - \$2,200.00	\$112.20
\$900.01 - \$950.00	\$70.95	\$2,200.01 - \$2,250.00	\$113.85
\$950.01 - \$1,000.00	\$72.60	\$2,250.01 - \$2,300.00	\$115.50
\$1,000.01 - \$1,050.00	\$74.25	\$2,300.01 - \$2,350.00	\$117.15
\$1,050.01 - \$1,100.00	\$75.90	\$2,350.01 - \$2,400.00	\$118.80
\$1,000.01 - \$1,150.00	\$77.55	\$2,400.01 - \$2,450.00	\$120.45
\$1,150.01 - \$1,200.00	\$79.20	\$2,450.01 - \$2,500.00	\$122.10
\$1,200.01 - \$1,250.00	\$80.85	\$2,500.01 - \$2,550.00	\$123.20
\$1,250.01 - \$1,300.00	\$82.50	\$2,550.01 - \$2,600.00	\$124.30
\$1,300.01 - \$1,350.00	\$84.15	\$2,600.01 - \$2,650.00	\$125.40
\$1,350.01 -	\$85.80	\$2,650.01 -	\$126.50



Permit Fees

\$1,400.00		\$2,700.00	
\$1,400.01 -	\$87.45	\$2,700.01 -	\$127.60
\$1,450.00		\$2,750.00	
\$1,450.01 -	\$89.10	\$2,750.01 -	\$128.70
\$1,500.00		\$2,800.00	
\$1,500.01 -	\$90.75	\$2,800.01 -	\$129.80
\$1,550.00		\$2,850.00	
\$1,550.01 -	\$92.40	\$2,850.01 -	\$130.90
\$1,600.00		\$2,900.00	
\$1,600.01 -	\$94.05	\$2,900.01 -	\$132.00
\$1,650.00		\$2,950.00	
\$1,650.01 -	\$95.70	\$2,950.01 -	\$133.10
\$1,700.00		\$3,000.00	

Land Use Bylaw Permits

Development Services and Compliance Reports	Fee
Real Property Reports – Residential	\$75.00
Real Property Reports – Commercial/Industrial/Multi-family	\$100.00
Condominium plan report	\$40.00/unit
Conformance letters	\$60.00/site
Sign permits	\$10/sq. m.
• general	(\$50.00 minimum)
• supergraphics	\$30.00
Caveat	\$75.00
Development Approval	Fee
Discretionary use – Development Officer	\$75.00
Discretionary use – Municipal Planning Commission	\$125.00
Variance to the Land Use Bylaw	\$75.00
Discretionary use – home occupation	\$75.00
Accessory structures	\$60.00
Temporary structures	\$75.00
Area re-development	\$100.00
Multi-family buildings:	
• 4 – 10 units	\$200.00
• 11 – 20 units	\$350.00
• 21 – 50 units	\$500.00
• 50 or more units	\$600.00
Commercial/Industrial/Public Buildings	\$250.00 plus \$35.00/100 m ²
Information distribution, where neighbouring properties require notification	\$100.00
Advertising fee	\$60.00



Authorities and Responsibilities:

The Development Officer is delegated from the City Manager through the Director of Development Services to:

1. Calculate the permit fees annually.
2. Conduct a full review of all permit fees every five years, from the date of this policy, the results of which are to be presented in a report to City Council.
3. Update the Permit Fees of the policy statement annually in accordance with the CPI rate adjustment provided in the Permit Fee Calculation of this policy statement.

Scope/Application:

The Development Officer, Safety Codes Officers, and Customer Service Specialists in Inspections & Licensing are affected by this policy.

Definitions:

Accessory Structure	A secondary structure on a site, the use of which is subordinate and incidental to that of the principal structure. This includes a garage, carport, greenhouse, playhouse, tree house, tool shed, garden shed, or workshop, but does not include a temporary structure.
B.T.U.	A unit of energy.
Caveat	An agreement on a property title that allows for building over water and sewer lines.
Compliance Report	A document that may state the zoning of a site or that clearly illustrates the location or significant visible improvements relative to property boundaries. This may include a condominium plan, real property report, or a compliance certificate or letter.
Condo Plan Review	A legal document that clearly illustrates the location of significant visible improvements relative to property boundaries.



Consumer Price Index	A statistical device that measures the change in the cost of living for consumers. For the purposes of this policy, the Alberta average Consumer Price Index will be used.
Development Officer	The Inspections & Licensing Manager for The City or his designate.
Discretionary Use	A use of land, buildings, or other structures that may be permitted by the Development authority after due consideration is given of the impact of that use on neighbouring land and other lands in the City.
kV.A	A unit of power.
Real Property Report	A legal document that clearly illustrates the location of significant visible improvements relative to property boundaries.
Temporary Structure	A building without any foundation below grade. This includes a soft-sided or other structure designed to serve as a temporary garage, storage shelter, or greenhouse, but does not include an Accessory Structure.

References / Links:

1. Bylaw 3149/95 The Permit Fee Bylaw –
<http://www.reddeer.ca/NR/rdonlyres/D116655C-4335-4610-BFB0-E5435BC91979/0/314995PermitFeeBylawLAS.pdf>
2. Bylaw 3357/2006 The Land Use Bylaw –
<http://www.reddeer.ca/Connecting+with+Your+City/City+Services+and+Departments/Legislative+and+Administrative+Services/City+Bylaws/The+City+of+Red+Deer+Land+Use+Bylaw/default.htm>
3. The Municipal Government Act –
<http://www.qp.gov.ab.ca/Documents/acts/M26.CFM>
4. The Safety Codes Act –
http://www.qp.gov.ab.ca/documents/Acts/S01.cfm?frm_isbn=9780779723652

Contact Person(s):

1. Development Officer, Inspections & Licensing



2. Inspections Supervisor, Inspections & Licensing

Document History:

Original Approval Date:



DATE: March 13, 2009

TO: Elaine Vincent, Legislative and Administrative Services Manager

FROM: Tara Lodewyk, Planner

RE: Notice of intent to designate St. Luke's Anglican Church, 4929 54 Street, (Lot 9 to 11, Block 14, Plan K) a Municipal Historic Resource under the *Alberta Historical Resources Act*

Background

St. Luke's Anglican Church, located at 4929 54 Street, is currently designated under the *Alberta Historical Resources Act* a Registered Historic Resource. This designation was approved under the Provincial designation process in 1978.

On April 1, 2009 the Province of Alberta will discontinue the Registered Historic Resource category under the *Alberta Historical Resources Act*. This means that these sites, which include St. Luke's Anglican Church, will no longer be protected or able to apply for grants from the Province.

St. Luke's Anglican Church has applied to The City of Red Deer to be designated by Council as a Municipal Historic Resource under the *Alberta Historical Resources Act*. Their application and cover letter are attached.

St. Luke's Anglican Church is the oldest standing church building in Red Deer. It was constructed in stages beginning in 1891 and completed in 1906. It is an architecturally significant landmark on the corner of Gaetz Avenue and 54th Street.

Process

Municipalities are provided with the authority to designate sites as Municipal Historic Resources in section 26(2) of the *Alberta Historical Resources Act*:

"A Council of a municipality, after giving the owner 60 days' notice, may by bylaw designate any historic resource within the municipality whose preservation it considers to be in the public interest, together with any land in or on which it is located that may be specified in the bylaw, as a Municipal Historic Resource."

The first step in the designation process is to serve a notice of intent to designate to the registered owner of the property by registered mail. This notice of intent must be authorized by Council. A copy of the notice of intent prepared by the City Solicitor is attached.

Notice of Intent to Designate St. Luke's Anglican Church a Municipal Historic Resource
Page 2 of 2

Once 60 days has passed from the date of serving the notice, Council can then pass a bylaw to designate the site. At the same time the designation bylaw is passed, the HP-Historical Preservation Overlay District in the *Land Use Bylaw* will be updated to change HP-3 St. Luke's Anglican Church from registered to municipal designation.

It should be noted that for 120 days from serving the notice of intent to designate St. Luke's Anglican Church it is protected as if it were a Municipal Historic Resource. Any applications to destroy, disturb, alter, restore or repair would have to be approved by Council or a designate.

These timelines have been put in place for cases where a municipality may be designating against the owners wishes. It gives the municipality and the owner 120 days to work towards designation and the building is protected during that time.

The registered property owner, St. Luke's Anglican Church is in support of designation as a Municipal Historic Resource.

The Heritage Preservation Committee supports the designation of St. Luke's Anglican Church as a Municipal Historic Resource.

Recommendation

That City Council pass a resolution to authorize a notice of intent to designate St. Luke's Anglican Church located at 4929 54 Street (Lot 9 to 11, Block 14, Plan K) a Municipal Historic Resource under the *Alberta Historical Resources Act*.

Sincerely,



Tara Lodewyk
Planner, ACP, MCIP



Nancy Hackett
Assistant City Planning Manager, ACP, MCIP

cc. Tony Lindhout, Janet Pennington, Tom Ashton

NOTICE OF INTENTION TO DESIGNATE
ST LUKE'S ANGLICAN CHURCH
A MUNICIPAL HISTORIC RESOURCE

HISTORICAL RESOURCES ACT
RSA 2000, Ch. H-6, Section 26

TO: *The Church of England Parish of St. Luke*
4929 54 Street
Red Deer, Alberta
T4N 2G7

TAKE NOTICE that the City of Red Deer intends to pass a bylaw to designate the following site containing the original 1905 building known as St. Luke's Anglican Church as a Municipal Historic Resource under the provisions of section 26 of the Historical Resources Act:

Lots 9, 10 and 11, Block 14, Plan K
(4929 – 54 Street, Red Deer, Alberta)

THE EFFECT of this bylaw will be to prohibit future alterations, renovations repairs, restoration or demolition unless approved by the City, as specified in section 26(6) of the Act. (For additional information see the attached Explanatory Notes or refer to the Act.)

FURTHER TAKE NOTICE that the City intends to appoint the Development Officer of the City of Red Deer as its appointee for all purposes under the provisions of section 26 (6) of the Act (approving any alteration, restoration or repairs of the Historic Resource).

DATED this _____ day of _____ 2009.

CITY OF RED DEER

Per: _____
City Clerk



LAND TITLE CERTIFICATE

B		
LINC	SHORT LEGAL	TITLE NUMBER
0015 547 856	K;14;9-11	112Y5

LEGAL DESCRIPTION

PLAN (K)
 BLOCK FOURTEEN (14)
 LOTS NINE (9) TEN (10) AND ELEVEN (11)
 EXCEPTING THEREOUT: PART OF EACH LOT AS DESCRIBED FOR STREET
 WIDENING AS SHOWN ON ROAD PLAN 908MC

ATS REFERENCE: 4;27;38
 ESTATE: FEE SIMPLE

MUNICIPALITY: CITY OF RED DEER

REGISTERED OWNER(S)				
REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION

112Y5	28/02/1907			NOT ESTABLISHED

OWNERS

THE CHURCH OF ENGLAND PARISH OF ST LUKE.
 OF 4929-44 ST
 RED DEER
 ALBERTA

ENCUMBRANCES, LIENS & INTERESTS		
REGISTRATION		
NUMBER	DATE (D/M/Y)	PARTICULARS

782 078 213	18/04/1978	ORDER "HISTORIC SITE, SUBJECT TO JUDGES ORDER"

(CONTINUED)

PAGE 2
112Y5

TOTAL INSTRUMENTS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE
REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED
HEREIN THIS 12 DAY OF MARCH, 2009 AT 12:50 P.M.

ORDER NUMBER:13477462

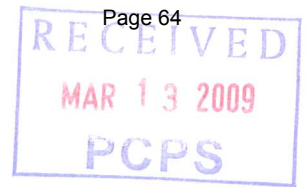
CUSTOMER FILE NUMBER:



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED FOR THE
SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER, SUBJECT TO WHAT IS
SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION, APPRAISAL OR
OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS PART OF THE ORIGINAL
PURCHASER APPLYING PROFESSIONAL, CONSULTING OR TECHNICAL EXPERTISE FOR
THE BENEFIT OF CLIENT(S).



St. Luke's Anglican Church
4929 54th Street
Red Deer, Alberta T4N 2G7

March 2, 2009

Tara Lodewyk, Planner
Parkland Community Planning Services
Suite 404, 4808 Ross Street
Red Deer, Alberta T4N 1X5

Application for Historic Resource Designation

Attached is our application for Historic Resource Designation for St. Luke's Anglican Church and a copy of the Statement of Significance (SOS), which you provided to us when we met with you and Michael Dawe on February 25, 2009.

On page 2 of the application you request answers to several questions in the form of a letter. Most of these are answered in the accompanying SOS so we will not repeat them here. The remainder are as follows:

(d) What are your future plans for the site?

We intend to continue to use St. Luke's for worship and other religious services for the foreseeable future.

(e) If applicable, are there repairs required to the site?

Yes, we are concerned about cracks in the exterior walls on the southeast and northwest corners of the building. Our first priority is to determine the extent of the damage and the repairs required. There are also concerns for the amount of normal wear and tear on the main stained glass windows at each end of the Church. These will be inspected once the weather improves in the Spring.

(f) Do you intend to apply for rehabilitation grants.....

Depending on the extent of the above-noted damage and the cost of repairs, we do intend to apply for rehabilitation grants

Hopefully this is the information and documentation you require in order to issue a notice of intention to designate. Please contact Tom Ashton or Joan Williams if there is anything else you require.

Tom Ashton – Peoples' Warden

Copy Sent To:
The Anglican Diocese of Calgary
#180, 1209 59th Ave SE
Calgary, AB T2H 2P6



Application for Historic Resource Designation

This application form is to be filled out by property owners who wish to designate a site as a HS- Historical Significance District under the City's *Land Use Bylaw* or Municipal Historic Resource under the *Alberta Historic Resources Act* which includes designation as HP- Historical Preservation District under the City's *Land Use Bylaw*. It is strongly encouraged that you consult a Planner with Parkland Community Planning Services prior to submitting the completed application.

Applicant Information

Name of Applicant: ST. LUKE'S ANGLICAN CHURCH
 Address: 4929 54th STREET
 City: RED DEER Province: ALBERTA Postal Code: T4N 2G7
 Phone Number: Home ^{OFFICE} 403-346-3402 Other _____
 Fax: N/A Email: redluke@telus.net

Applicant's Interest in the Site (Check one)

☐ Registered Owner *TO FOLLOW*
☒ Representative of the Owner-Attach letter from owner indicating authorization to apply
☐ Option to Buy-Attach letter from owner indicating authorization to apply
☐ Other (please specify): _____

Subject Site

Historic Name: ST. LUKE'S ANGLICAN CHURCH
 Legal Description: Lot(s): 9-11 Block: 14 Plan: K
 Civic Address: 4929- 54 STREET, RED DEER, AB T4N 2G7
 Neighbourhood: DOWNTOWN

Circle One

The site is listed on the *Red Deer Survey of Historic Sites*.

Yes or No

The site is listed on the *Red Deer Inventory of Historic Sites* and SOS is completed.

Yes or No

The site is a HS-Historical Significance District under the *Land Use Bylaw*.

Yes or No

Present Owner(s) (if different from Applicant)

Name(s): _____
 Owner's Mailing Address: _____
 City: _____ Province: _____ Postal Code: _____
 Phone Number: Home _____ Other _____
 Fax: _____ Email: _____

Level of Designation Requested (Check one)

☐ HS-Historical Significance District under the City of Red Deer *Land Use Bylaw*

☒ Municipal Historic Resource under the *Alberta Historical Resource Act* and HP-Historical Preservation District under the City of Red Deer *Land Use Bylaw*

Reasons for Requesting Municipal Historic Resource Designation

Applications for designation are evaluated on the historical significance of the property. Significance is defined by the sites architectural value, historical value or association with a significant person/event/era. Information in this section should be detailed enough to allow the heritage planner and City Council to determine the significance of the site and evaluate the request for designation. This information could include your Statement of Significance (SOS). Research assistance is available at the Red Deer and District Archives located at 4525 47A Avenue, Red Deer or call 403-309-8403 or email archives@reddeer.ca. Under certain circumstances, Parkland Community Planning Services may waive some of the required information or require more detailed information on particular elements during the review of the application.

Please answer the following questions in the form of a letter including supporting documentation and attach to your application:

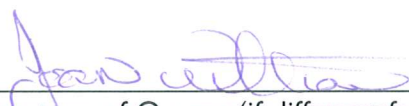
- What is the present use of the site? Include current photographs of the site and all sides of building(s)
- Why is this site significant? Include history and available photographs.
- What are the most critical elements of the site to be protected with designation? These may be on the site and/or exterior and interior elements of the building.
- What are your future plans for the site?
- If applicable, are there repairs required to the site? Include detailed photographs.
- Do you intend to apply for rehabilitation grants from the Alberta Historical Resources Foundation in the upcoming year?

Certification

I am requesting designation of the site as described in this application. As of the date of this application, I hereby certify that the statements provided above and in any attached documents are true and correct. If any facts stated in this form change, I accept responsibility to inform Parkland Community Planning Services as soon as possible. I am aware and agree to pay the advertising fees associated with any *Land Use Bylaw* amendments and/or other bylaws if the application proceeds beyond first reading of City Council.


Signature of Applicant *PEOPLES WARDEN*

MARCH 3, 2009
Date


Signature of ~~Owner~~ (if different from applicant)
APPLICANT - RECTOR'S WARDEN

MARCH 4, 2009
Date

Please submit completed applications to:

Tara Lodewyk, Planner
Parkland Community Planning Services
Suite 404, 4808 Ross Street
Red Deer, Alberta T4N 1X5
Phone: 403-343-3394 Fax: 403-346-1570
Email: tara.lodewyk@pcps.ab.ca



**PARKLAND
COMMUNITY
PLANNING
SERVICES**

ST. LUKE'S ANGLICAN CHURCH

Minimum Documentation

1. Unique f/p/t identifier

2. Jurisdiction

Alberta

3. Name of Historic Place

St. Luke's Anglican Church

4. Location of Supporting Documentation

Red Deer and District Archives

Archivist

City of Red Deer

PO Box 5008, 4914 - 48 Avenue

Red Deer, AB T4N 3T4

Files: Red Deer Historical Walking Tours, 1990

Photo Collection

Alberta Community Development

Cultural Facilities and Historical Resources

Old St. Stephen's College

8820 - 112 Street

Edmonton, AB T6G 2P8

File: Designation File 0489

Provincial Heritage Inventory Data Base

Dawe, Michael. *Saint Luke's 100 Years 1893-1993 Our Rock of Ages.*

The Anglican Parish of Saint Luke's, Diocese of Calgary, 1993.

5. Formal Recognition Authority

Local Governments (AB)

6. Statute

Historical Resources Act

City of Red Deer Bylaw pending

7. Formal Recognition Type

Municipal Historic Resource

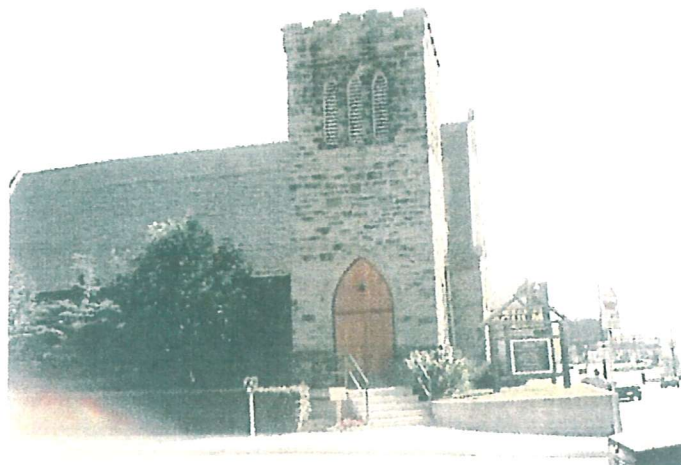


Figure 37: St. Luke's Church, 1998

8. Formal Recognition Date

pending

9. Owner Notification and Owner Response

Notification: yes

Response type: yes

10. Specific Location of Historic Place

4929 – 54 Street, Red Deer, AB T4N 2G4

Lat 52.27269 / 52 degrees 16 min 22 sec

Long -113.81369 / -113 degrees 48 min 49 sec

Mandatory Documentation

11. Specific Location

4929 – 54 Street, Red Deer, AB T4N 2G4

12. Description of Boundaries

Plan K, Block 14, Lots 9 – 11

Excepting thereout: part of each lot as described for street widening as shown on Road Plan 908MC.

13. Area of Historic Place

857 m²

0.085 hectares

0.212 acres

14. Number and Type of Contributing Resources

One building

15. Historic Place Functional Category (original)

Religion, Ritual & Funeral

16. Historic Place Function Type(s) (original)

Place of Worship

17. Description of Historic Place

St. Luke's Anglican Church is a single story church building constructed of local sandstone in the Gothic Revival style. Built between 1898 and

1906, the church features an irregularly shaped foot print with a prominent castellated tower. It is located on the corner of Gaetz Avenue and 54 Street in downtown Red Deer.

18. Heritage Value of Historic Place

Heritage Value

St. Luke's Anglican Church is significant as the oldest standing church building in Red Deer. It was constructed by the first Anglican parishioners under the direction of Rev. Joshua Hinchcliffe, rector of the parish from 1898 to 1907. As a trained architect, Hinchcliffe played a significant role in the planning and design of the church in conjunction with Edmonton architects Edmiston and Johnson.

St. Luke's Anglican Church was constructed in stages beginning in 1898. The final extensive additions, completed by 1906, included a choir vestry and battlement tower believed to have been designed by local architect C.A. Julian-Sharman.

St. Luke's Anglican Church, currently owned by The Church of England Parish of St. Luke, Red Deer, is an architectural landmark exemplifying the Gothic Revival style. Rendered entirely in rusticated local sandstone, it retains full integrity of design and historic fabric.

St. Luke's Anglican Church is also historically significant for its association with Rev. Fanning-Harris, a former rector who was the first Canadian chaplain killed in World War I, and to whom the church's 1920 central stained glass window is dedicated.

19. Character-defining elements

- Form and massing that defines the landmark silhouette of the church
- Gothic Revival elements including: high pitched parapetted gable roofs, pointed window and entry arches, large nave windows, distinct rhythm of grouped trinity windows, lancet windows.
- Remaining original interior features including: the exposed ornate wood roof trusses, stained glass windows, wooden pews, furnishings, and finishes.

20. Photographs/Images

Contemporary Photograph

Image Description: Exterior west view of St. Luke's Anglican Church, February 2004

Image Caption: West view of St. Luke's Anglican Church, February 2004

Image Copyright: City of Red Deer, 2004

Image-Misc. Info. : N/A

Image Type: Exterior Photo

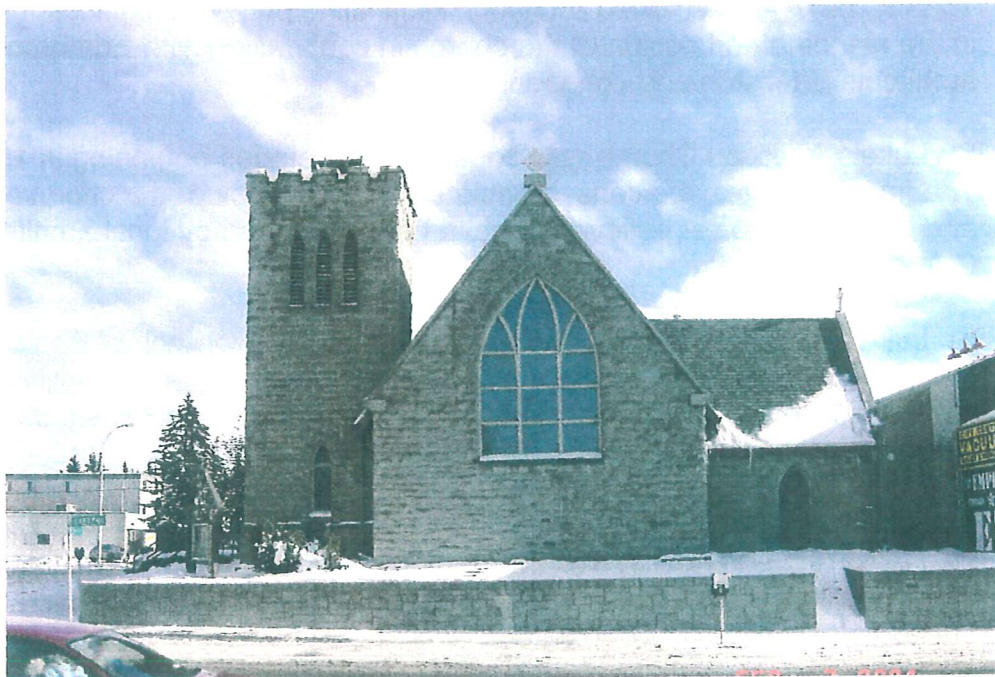


Figure 38: Contemporary Photo, St. Luke's Church

Historic Photograph

Image Description: Exterior northwest view of St. Luke's Anglican Church, circa 1910

Image Caption: Northwest view of St. Luke's Anglican Church, circa 1910

Image Copyright: Red Deer and District Archives, p-125-c-2-1 circa 1910

Image-Misc. Info. : N/A

Image Type: Historic Photo

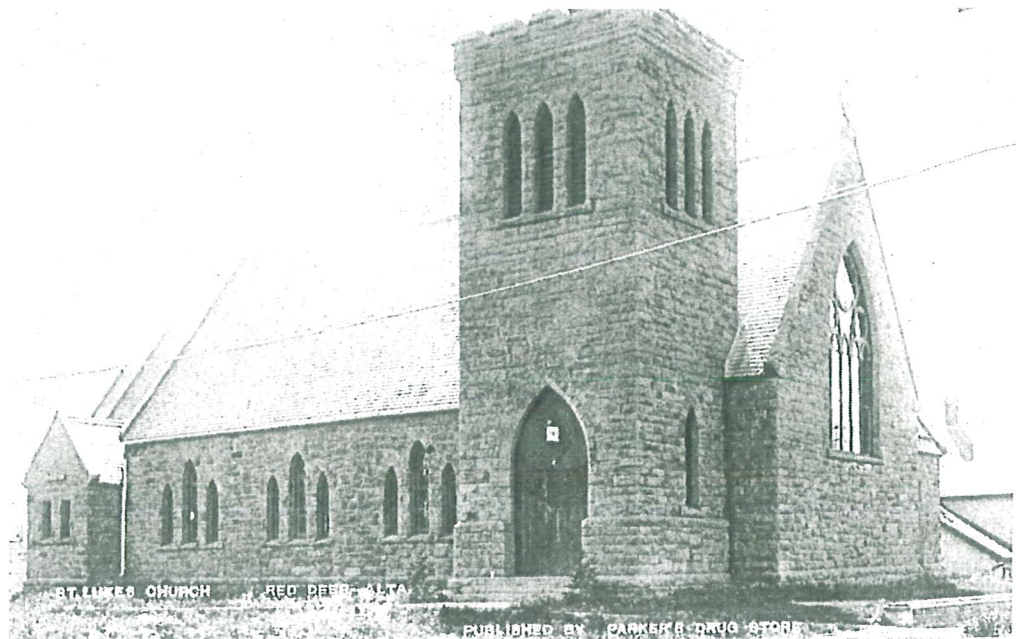


Figure 39: Historic Photo, St. Luke's Church

Optional Documentation

21. Other name(s)

St. Luke's
St. Luke's Church

22. Cross-reference to Historical/Archaeological Collection

University of Calgary Library, Special Collections, Anglican Church of Canada, Diocese of Calgary Fonds

23. Ownership of Historic Place (category)

Not For Profit

24. Historic Place functional category and type(s) (current)

Religion, Ritual, and Funeral; Place of Worship

25. Construction date range

1898 to 1906

26. Significant Dates

1898 - present

27. Associated event/person/organization/architect/builder

Rev. Joshua Hinchcliffe (person)
Edmiston and Johnson (architects)
C.A. Julian-Sharman (architect)
The Church of England Parish of St. Luke, Red Deer (organization)
Rev. Fanning-Harris (person)

28. Theme category

Building Social and Community Life

29. Theme type

Religious Institutions

30. Web-site link

No

Comments:

We strongly endorse the recommendation of Parkland Community Planning Services.

“Frank Wong”
Councillor

“Morris Flewwelling”
Mayor

“Craig Curtis”
City Manager



DATE: March 16, 2009

TO: Elaine Vincent, Legislative and Administrative Services Manager

FROM: Martin Kvapil, Planning Assistant

RE: **Neighbourhood Area Structure Plan Amendment No. 3217/C-2009
Lonsdale Neighbourhood Area Structure Plan
Laebon Lands Ltd.**

Proposal

A proposal has been received by The City of Red Deer to amend the *Lancaster East (Lonsdale) Neighbourhood Area Structure Plan* (NASP). The original NASP was adopted by Council in December 1997, and therefore, this proposed amendment is being considered and reviewed in accordance with the *Former Planning and Subdivision Guidelines*.

The applicant, Laebon Lands Ltd., is seeking to amend the NASP in order to:

Reallocate a portion of Larsen Crescent (5 R1 lots), which backs on to a storm detention pond, to allow for the possible future development of two-storey homes with walk-out basements.

This amendment is being proposed by the developer due to the realization that the existing topography is conducive for walk-out basement development for the five lots. Initially, the landowner of 26 Larsen Crescent was interested in developing a two-storey walkout dwelling; however, considering the existing NASP, the applicant was unable to commence such a development.

Although a NASP amendment is required to show the two-storey walkout locations, no land use bylaw amendment or rezoning of this site is required. The area will remain R1 Low Density Residential District.

Department Referral

City departments were provided with a referral for comments – and no objections were received.

Public Consultation

Due to the minor nature of the proposed amendment, in accordance with the *Former Planning and Subdivision Guidelines*, no public meeting is required. However, adjacent landowners were referred to for comment on the proposal and no comments or objections were received.

Planning Analysis

The proposed amendment will not increase the anticipated dwelling-unit-per-hectare density of the NASP area nor would any increase in vehicular traffic result. Furthermore, no other adverse land use planning impacts are anticipated considering the area's current minimal built-out conditions. The rationale for pre-determining lots with possible 2-storey walkout development is to identify lands with topographical features that would not create building sites where adjacent dwellings would be overwhelmed by the height of the 2-storey walkout. Presently, only three of the five lots have been developed.

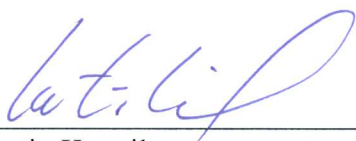
Municipal Planning Commission

The City of Red Deer Municipal Planning Commission at its March 16, 2009 meeting supported the proposed amendment and recommended that City Council proceed with first reading of Neighbourhood Area Structure Plan Amendment Bylaw No. 3217/C-2009 to amend the *Lancaster East (Lonsdale) Neighbourhood Area Structure Plan*.

Recommendation

That City Council proceed with first reading of Neighbourhood Area Structure Plan Amendment Bylaw No. 3217/C-2009 to amend the *Lancaster East (Lonsdale) Neighbourhood Area Structure Plan*.

Respectfully submitted,



Martin Kvapil
PLANNING ASSISTANT



Nancy Hackett, MCIP, ACP
ASSISTANT CITY PLANNING MANAGER

Comments:

We support the recommendations of Parkland Community Planning Services and that Council consider first reading of the Neighbourhood Area Structure Plan Bylaw Amendment. A Public Hearing will be held on Monday April 20, 2009 at 6:00 p.m. in Council Chambers during Council's regular meeting.

"Frank Wong"
Councillor

"Morris Flewwelling"
Mayor

"Craig Curtis"
City Manager



OFFICE OF THE MAYOR

DATE: March 16, 2009
TO: Legislative and Administrative Services Manager
FROM: City of Red Deer Municipal Planning Commission
SUBJECT: Neighbourhood Area Structure Plan Amendment – Lonsdale Neighbourhood – Laebon Lands Ltd.

At the March 16, 2009 Red Deer Municipal Planning Commission meeting, the Commission considered an amendment to the Neighbourhood Area Structure Plan in order to reallocate a portion of Larsen Crescent (5 R1 lots), which backs on to a storm detention pond, to allow for the possible future development of two-storey homes with walk-out basements.

Following discussion, the following motion was introduced and passed:

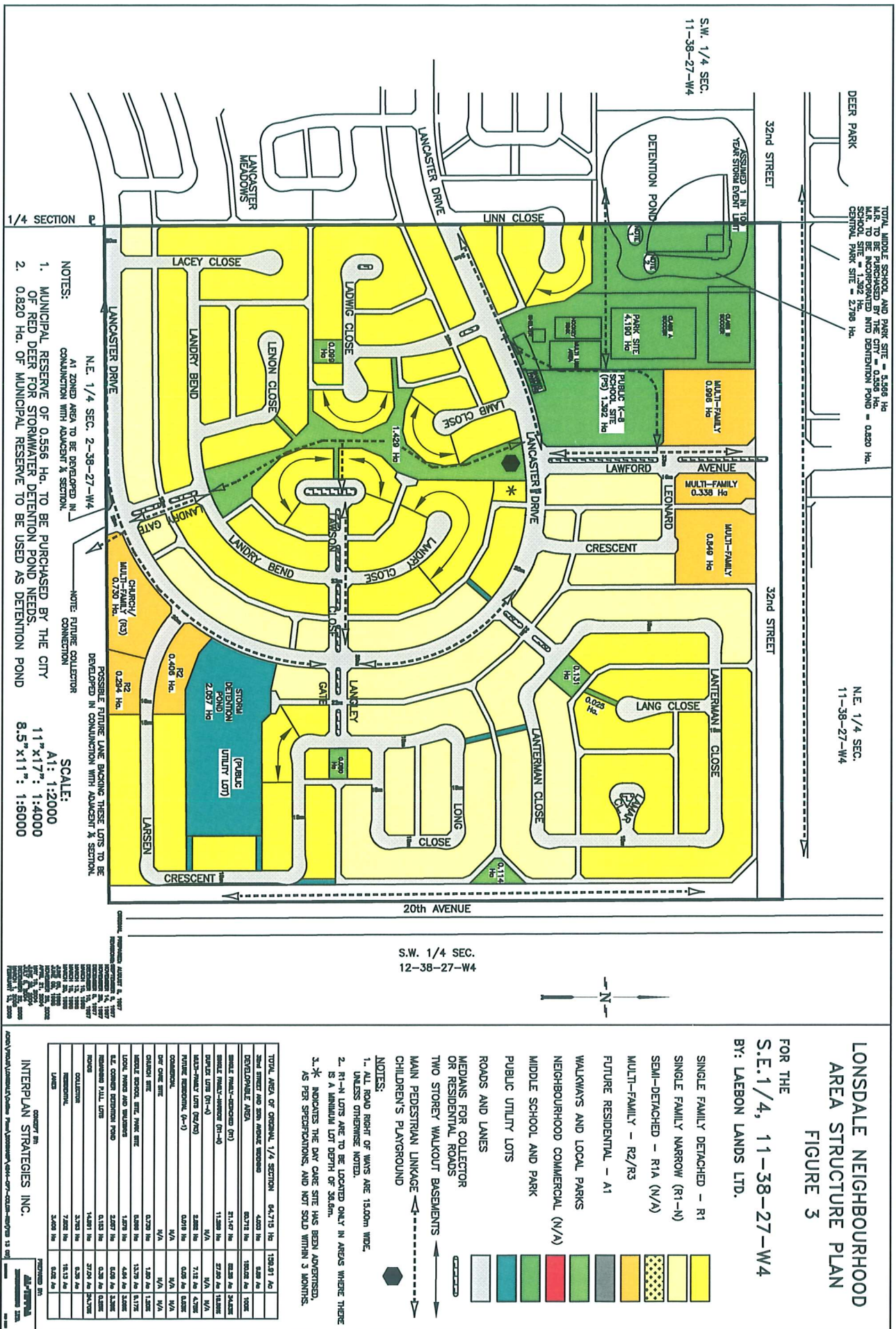
"Resolved that the Municipal Planning Commission recommends to City Council that it proceed with first reading of Neighbourhood Area Structure Plan Amendment Bylaw No. 3217/C-2009 to amend the Lancaster East (Lonsdale) Neighbourhood Area Structure Plan."

The above is submitted for Council's consideration.

Sincerely,



Mayor Morris Flewwelling
Chair for the Municipal Planning Commission of the City of Red Deer

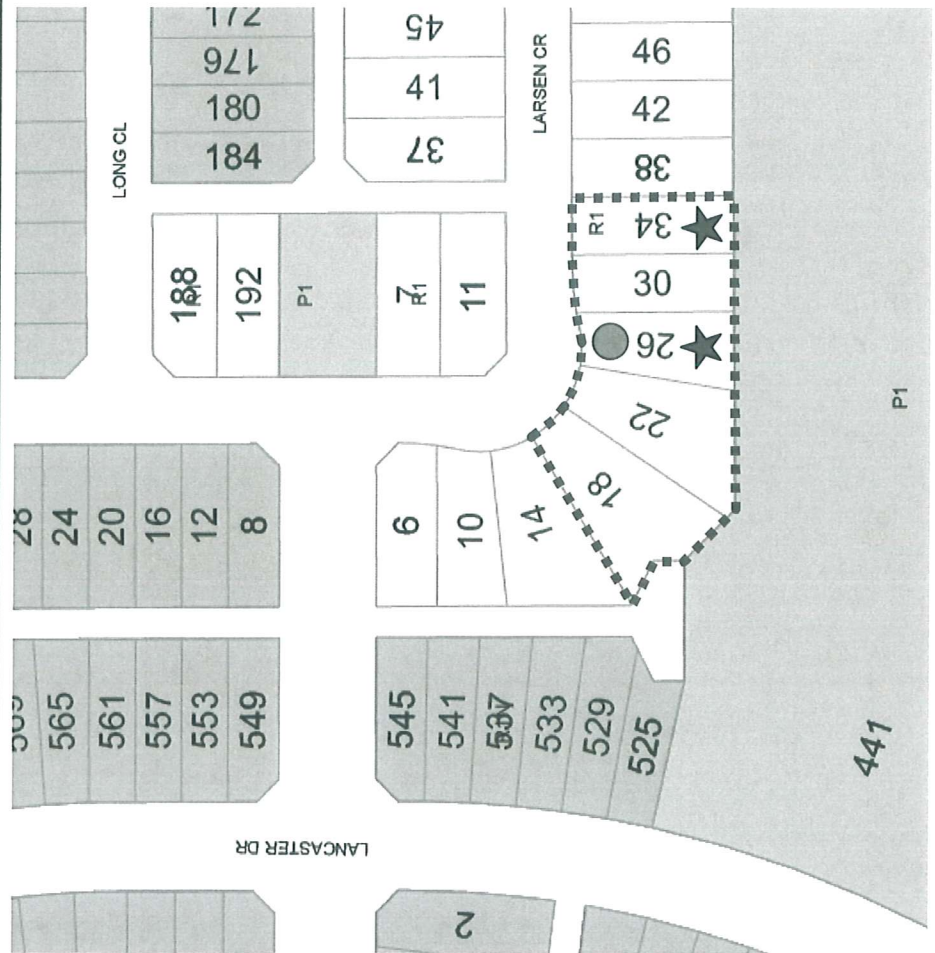


Lonsdale Neighbourhood Area Structure Plan Amendment No. 3217/C-2009

AREA LOT CONDITIONS

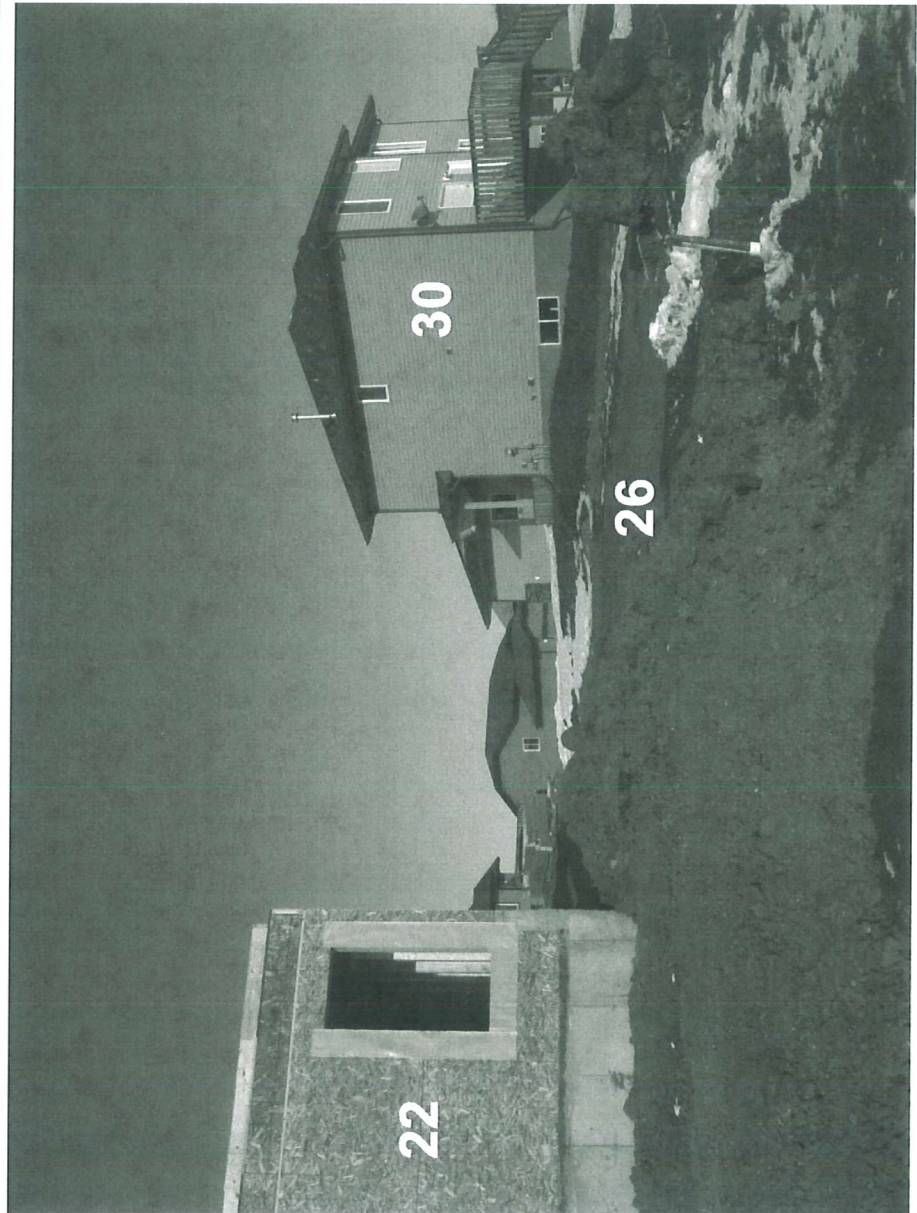
★ Undeveloped lots, no construction begun

● Initiating lot



Lonsdale Neighbourhood Area Structure Plan Amendment No. 3217/C-2009

EXISTING DEVELOPMENT





Reports Item No. 5

Path:
Master File:

Environmental Services Department

Date: March 16, 2009
To: Kim Woods, Council Services Coordinator
From: Jeff Miller, P. Eng., Environmental Planning Superintendent
Re: **Omission in Bylaw No. 3215/A-2009 – Schedule D**

During the preparation of the amendments to Schedule D of the bylaw, an administration oversight occurred.

In Schedule D, Page 4 of 4, Section 5.6, the rate was left at \$55. This rate needs to be modified to \$73.

Recommendation:

That Council consider giving three readings to Utility Bylaw Amendment 3215/B-2009.

Jeff W. Miller, P. Eng.
Environmental Planning Superintendent

A handwritten signature in blue ink, appearing to read 'Jeff W. Miller'.

Comments:

We support the recommendation of Administration.

“Frank Wong”
Councillor

“Morris Flewwelling”
Mayor

“Craig Curtis”
City Manager



Reports Item No. 6

Recreation, Parks & Culture

Date: March 18, 2009

To: Elaine Vincent, Legislative & Administrative Services Manager

From: Greg Scott, Recreation, Parks & Culture Manager
Wendy Meeres, Acting Culture Superintendent,

Subject: Red Deer Museum and Art Gallery/City of Red Deer Cultural Spaces Grant Application

As outlined in the attached Capital Budget sheet, the above noted renovation plans were approved by Council in the 2009 Capital Budget. The project budget sheet included opportunities to apply to several funding sources. Upon further review, we have identified the Cultural Spaces Canada fund as a significant potential funding source that is currently accepting capital requests.

The proposed budget for this project is \$3 million. Under the Cultural Spaces guideline, the maximum amount that can be applied for is 33% of the total budget. This represents up to \$1.0M for this project. Project planning and costs are still being finalized with the tendering proposed for mid April.

Recommendation:

We are asking that City Council support The City of Red Deer and Red Deer Museum Society's application to Cultural Spaces Canada grant program.

Respectfully submitted,

Handwritten signature of Greg Scott in blue ink.

Greg Scott
Recreation, Parks & Culture Manager

Handwritten signature of Wendy Meeres in blue ink.

Wendy Meeres
Acting Culture Superintendent

Cc: Colleen Jensen, Director, Community Services
Lorna Johnson, Museum Art Gallery Executive Director
Dean Krejci, Financial Services

PROJECT TITLE: Museum Renovation & Offsite Storage Facility
PROJECT JOB NUMBER: 61139
DEPARTMENT/AREA: Recreation Parks & Culture / Culture

Budget Year	Gross Cost	Operating Budget	Reserves	Grants	Debenture	Other
2009	628			628		
2010	1,120			1,120		
2011						
2012	14,636			14,636		
2013						
2014						
2015						
2016						
2017						
2018						
TOTAL	16,384			16,384		
Plus: Prior Approved \$	2,461		2,372	89		
Equals: Revised Total Cost	18,845		2,372	16,473		

Level of Confidence in Total Gross Cost (1,2,3,4):

Choose Number:	3) 26% to 50%	1) Tendered over 95%	2) Greater than or equal to 51%	3) 26% to 50%	4) 0% to 25%
----------------	---------------	----------------------	---------------------------------	---------------	--------------

Is this a Multi- year project? **NO**

Is this a New project? **NO**

Has the Scope changed? **YES**

Has the Timing changed? **YES**

Was there a Cost Adjustment? **YES**

2010 to 2013 - Museum renovations
Increase of \$7.5 million for renovations/storage facility costs.

Detailed Description of Project including Critical Issues / Implications / Assumptions

MUSEUM RENOVATION (2009): In November of 2007, the MAG hired Group 2 Architects to identify priorities that will need to be addressed within the building in order for it to remain functional until a new facility is built. The current facility is experiencing space and technical difficulties that hinder the staff's ability to serve the public, house the collections and complete their work. The report recommended the renovation of the Atrium and exhibition spaces. The Atrium will be renovated to accommodate staff offices. This will free up a small space that can be used for collections storage. The exhibition galleries will be modified and upgraded so that they meet CCI standards, are able to accommodate major travelling exhibitions.

OFF-SITE STORAGE (2013): The ongoing, most pressing problem is the very crowded space that is allocated to collections storage. In 2007, one of the exhibition galleries was taken out of commission in order to use it for collections storage. This alleviated the most pressing problem of large artifacts that were blocking aisles in the collection storage area – blocking the routes to the fire exit. This has not alleviated the very crowded condition of the storage areas. The crowding of the artifacts puts them at risk to damage as they get bumped and abraded by other artifacts that are too close together. It is very difficult to make artifacts accessible for study and furthermore this crowding has put the Museum's collecting to a standstill as there is no room for further artifacts.

We are proposing the design and construction of a stand-alone, purpose built collections storage facility that meets CCI standards for climate control and security. Our initial concept is to build the storage facility as a "condominium" that would have the Museum and Archives as primary tenants with the possible addition of the Red Deer College Art Collection and Alberta Sports Hall of Fame as tenants. The facility would include storage space for crates from travelling exhibitions as well as jointly-used study rooms, a shared preparation studio and conservation treatment lab, and a designed artifact packing area.

Museum grant applications will include: Community Facility Enhancement Program (CFEP) which can provide a maximum of \$125,000/year for the project, and the Museums Assistant Program (MAP) to assist with the cost of new lighting in the renovated space. Conceptual and detail design work to straddle the 2010-2011 years, with construction started in 2012 and completed in 2013.

THE CITY OF RED DEER 2009 BUDGET CAPITAL BUDGET DETAIL ('000s)

PROJECT TITLE: Museum Renovation & Offsite Storage Facility
 PROJECT JOB NUMBER: 61139
 DEPARTMENT/AREA: Recreation Parks & Culture / Culture

Description of Funding Sources: (Financing Subject to Change due to Grant Availability)

(E.G. specify grant name, reserve name, operating business unit, debenture etc.)

Year	Funding Source 1	Funding Am't 1	Funding Source 2	Funding Am't 2	Funding Source 3	Funding Am't 3
2009	MSI	628				
2010	MSI	1,120				
2011						
2012	MSI	14,636				
2013						
2014						
2015						
2016						
2017						
2018						

Breakdown of Project Cost: ('000's)

	2009	2010	2011	2012	2013
Museum Rennovations	628				
Offsite storage - concept & detail design		1,000			
Offsite storage - start of construction				11,000	
TOTAL	628	1,000		11,000	
Annual Inflation %		12%	10%	8%	5%
Inflation from base yr:	1.00	1.12	1.23	1.33	1.40
Total Cost with Inflation	628	1,120		14,636	
	2014	2015	2016	2017	2018

TOTAL

Annual Inflation %	3%	3%	3%	3%	3%
Inflation from base yr:	1.44	1.48	1.53	1.57	1.62
Total Cost with Inflation					

Projected Current & Future Year Incremental Operating Costs (if applicable):

	2009	2010	2011	2012	2013
Personnel					
General & Contracted Services					
Materials, Supplies & Utilities					
Debenture Repayment					
Other Exoense					
Revenue					
TOTAL Projected Operating Costs					

Comments:

We support the recommendation of Administration.

"FrankWong"
Councillor

"Morris Flewwelling"
Mayor

"Craig Curtis"
City Manager



Reports Item No. 7

DATE: March 16, 2009

TO: City Council

FROM: Elaine Vincent, Legislative & Administrative Services Manager

SUBJECT: Emergency Medical Services – Contract with Alberta Health Services
Repeal of Ambulance Bylaw 2978/89 and
Repeal of Emergency Services Department Fees and Charges
Bylaw 3134/95
Repeal of Ambulance Agreement City Council Policy 4202

History:

On April 1, 2009 governance and funding for the provision of Emergency Medical Services (EMS) will transition to Alberta Health Services (AHS). AHS signed a 2 year contract with the City of Red Deer to deliver EMS Service as a contracted provider from April 1, 2009 to March 31, 2011.

Discussion:

The Ambulance Bylaw 2978/89 was enacted under the authority of Sections 48 and 49 of the Municipal Government Act. These sections are now being repealed when the new legislation takes effect. The main effect of this bylaw is to prohibit any unauthorized person from providing ambulance service. This will now be regulated under the new Act, Section 18, which prohibits anyone from providing ambulance services except under an agreement with the regional health authority. Therefore, Ambulance Bylaw 2978/89 is redundant and legally ineffective and requires a bylaw to be repealed.

Emergency Services Department Fees and Charges Bylaw 3134/95 will need to be amended as the fees and charges allowable under the new agreement with Alberta Health Services, are outlined in Schedule A, B & D. These schedules directly apply to the rates that may be charged out for ambulance related services. Therefore Bylaw 3134/95 requires an amendment.

There is a City Council Ambulance Service Policy #4202. This will require a repeal as it is no longer valid due to the new agreement.

Recommendation:

That Council approve:

- 1) Repeal of Ambulance Bylaw 2978/89
- 2) Emergency Service Department Fees and Charges Amendment 3134/A-2009
- 3) Repeal of City Council Ambulance Services Policy #4202

Elaine Vincent
Manager

City Council Policy

POLICY NO. **4202**

Page 1 of 1

TITLE: **Ambulance Agreements**

Date of Approval:
September 9, 1996

SECTION: **Development Services**
 (Emergency Services)

Dates of Revision:

POLICY STATEMENT

1. The City may provide ambulance service outside City limits, through an agreement with other municipal jurisdictions to whom the City is providing ambulance services as approved by City Council.
2. The agreement will specify that the host community will make a per capita contribution each year towards the operating deficit of the ambulance service and the patient(s) will pay in accordance with the fee schedule as approved by City Council.

BY-LAW # 2978/89

Being a by-law to establish the ambulance service of the City.

WHEREAS the City has operated an ambulance service under the jurisdiction of the City Fire Department;

AND WHEREAS pursuant to the provisions of Section 168 of the Municipal Government Act, Council may regulate ambulance services within the municipality and may specify levels of equipment and personnel qualifications;

AND WHEREAS pursuant to the provisions of Section 169 of the Municipal Government Act, Council may prohibit any other person from providing a public ambulance service within the City;

NOW THEREFORE the Municipal Council of the City of Red Deer, in the Province of Alberta, duly assembled, hereby enacts as follows:

1. This By-law may be cited as "The Ambulance By-law".
2. In this By-law,
 - (a) "ambulance" shall mean a motor vehicle designed and equipped for the sole purpose of transporting sick or injured persons;
 - (b) "ambulance service" shall mean the transportation of any sick or injured person by means of an ambulance;
 - (c) "Council" shall mean the municipal council of the City; and
 - (d) "City" shall mean the corporation of the City of Red Deer, of the Province of Alberta, and shall include all those lands within its corporate boundaries.
3. (1) The ambulance service operated by the City under the jurisdiction of the City Fire Department is hereby established as the ambulance service for the public within the City.

(2) The ambulance service shall be operated at the Basic Life Support/Advanced Life Support level as defined by the Alberta Ambulance Operators' Association and the Health Disciplines Act.

4. No person, firm, corporation or association of persons or corporations shall provide, carry on or operate an ambulance service for the public within the City except the City ambulance service.

5. No person, firm, corporation or association of individuals or corporations shall operate an ambulance service for the purpose of picking up persons from a hospital or medical facility in the City for delivery to any point outside of the City, except an ambulance service operated by or contracting with the Red Deer Regional Hospital Centre for that specific service, and the City ambulance service.

6. Nothing in this By-law shall prohibit any firm, person, corporation or association of individuals or corporations operating an ambulance service to deliver a person to a hospital or medical facility within the City from a point outside of the City.

7. All persons to whom the ambulance service of the City is provided shall, as a condition of such service, pay to the City on demand the rates specified for such service from time to time by resolution of Council.

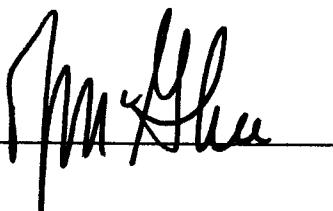
8. Any person, firm, corporation, association of individuals or corporations contravening any of the provision of this By-law shall be guilty of an offence and shall be liable on conviction thereof to a fine of not less than \$1,000.00 and not more than \$2,500.00.

READ A FIRST TIME IN OPEN COUNCIL this 6 day of March, A.D. 1989.

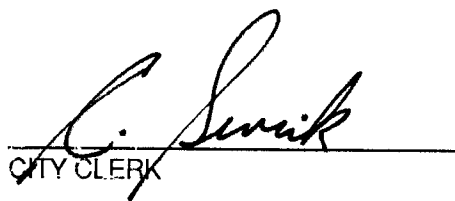
READ A SECOND TIME IN OPEN COUNCIL this 6 day of March, A.D. 1989.

READ A THIRD TIME IN OPEN COUNCIL this 6 day of March, A.D. 1989.

MAYOR



CITY CLERK



BYLAW NO. 3134/95¹

Being a Bylaw of the City of Red Deer respecting fees and charges levied by the City of Red Deer Emergency Services Department.

WHEREAS the City of Red Deer is an accredited municipality under the *Safety Codes Act*, R.S.A., 1980, Chapter S-0.5 and is authorized to perform services and enforce the provisions of the *Safety Codes Act*;

AND WHEREAS the City of Red Deer provides a variety of services under the Building Code and Fire Code, as well as other miscellaneous services;

AND WHEREAS the foregoing services are provided by members of the City Emergency Services Department,

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

1 This bylaw may be cited as the “Emergency Services Department Fees and Charges Bylaw”.

2¹ The fees and charges which shall be charged for services provided outside the City boundaries shall be as set forth in Schedule “A” annexed hereto.

¹ 3134/A-97

Bylaw No. 3134/95
Page 2 of 3

- 3 The fees and charges which shall be charged to the Province of Alberta for responses to motor vehicle accidents and fires on Provincial Highways shall be as set forth in Schedule "B" annexed hereto.
- 4 The fees and charges which shall be charged to, and be payable by the owners and/or occupants of property as determined by the Safety Codes Officer for inspections under the Safety Codes Act, the Fire Code and the Building Code, shall be as set forth in Schedule "C" annexed hereto.
- 5 The fees and charges which shall be charged to, and be payable by, the applicant for the services listed in Schedule "D" annexed hereto shall be as set forth in Schedule "D".
- 6 The fees and charges which shall be charged to, and be payable by, the applicant, or other persons specified in Schedule "E", for the services listed in Schedule "E", shall be as set forth in Schedule "E".
- 7 Bylaw No. 3106/94 is hereby repealed.

¹ 3134/A-97

Bylaw No. 3134/95
Page 3 of 3

8¹ The fees and charges which shall be charged to, and be payable by, the applicant, or other persons specified in Schedule "F", for the services listed in Schedule "F", shall be as set forth in Schedule "F".

READ A FIRST TIME IN OPEN COUNCIL this 24 day of April A.D. 1995.

READ A SECOND TIME IN OPEN COUNCIL this 24 day of April A.D. 1995.

READ A THIRD TIME IN OPEN COUNCIL this 24 day of April A.D. 1995.

"G. D. SURKAN"

MAYOR

"KELLY KLOSS"

CITY CLERK

¹ 3134/B-2002

Bylaw No. 3134/95

SCHEDULE "A"¹**Fees and Charges for Services Provided Outside
The City Boundaries**

Page 1 of 1

Service	Rate
First Hour	
Pumper and 4 Men	\$550/hr + \$1.75/km
Tanker and 2 Men	\$250/hr + \$1.75/km
Heavy Rescue and 2 Men	\$300/hr + \$1.75/km
Heavy Rescue and 4 Men	\$500/hr + \$1.75/km
Light Rescue and 2 Men	\$250/hr + \$1.75/km
Command Car	\$100/hr + \$1.75/km
All Other Hours	
Pumper and 4 Men	\$400/hr
Tanker and 2 Men	\$200/hr
Heavy Rescue and 2 Men	\$250/hr
Heavy Rescue and 4 Men	\$450/hr
Light Rescue and 2 Men	\$200/hr
Command Car	\$100/hr

Charges may also be included for material used (foam, dry chemical, etc.)

¹ 3134/A-97, 3134/A-2002

Bylaw No. 3134/95

***SCHEDULE "B"*¹**

Fees and Charges to Provincial Government

Page 1 of 1

Service

Rate

Responses to Motor Vehicle Accidents and
Fires on Provincial Highways

Alberta Transportation Rates

¹ 3134/A-2002

Bylaw No. 3134/95

SCHEDULE "C"¹

Page 1 of 1

**Fees and Charges to the Public and to
Other City Departments**

<i>Service</i>	<i>Rate</i>
Inspection, including 1 st re-inspection	\$50.00 per man hour or part thereof, plus G.S.T.
2 nd Reinspection	\$30.00 per ½ hour or part thereof, plus G.S.T.
Investigation	\$50.00 per man hour or part thereof, plus G.S.T.
Investigation After Hours	\$100.00 per man hour or part thereof, plus G.S.T.
Patient Care Reports	\$50.00 per report, plus G.S.T.
Fire Occurrence Reports	\$50.00 per report, plus G.S.T.

¹ 3134/A-97, 3134/A-98, 3134/A-2002

Bylaw No. 3134/95

SCHEDULE "D"¹**Fees and Charges to the Public and to
Other City Departments**

Page 1 of 2

Service	Rate																		
Occupant Load Calculation and Certificate	\$50.00 per man per hour or part thereof, plus G.S.T.																		
Consulting Fees - Architects & Engineers	\$50.00 per man hour or part thereof, plus G.S.T.																		
File Search - Current Inspection less than 12 months old	\$50.00 per file, plus G.S.T.																		
File Search - Inspection Required	\$50.00 per man hour or part thereof \$50.00 per file, plus G.S.T.																		
Hydrant Flow Tests	\$50.00 per man hour or part thereof, plus G.S.T.																		
Sprinkler Systems Approval - Includes plan check, permit & required inspections	<table><tr><td>300 to 1525</td><td>sq. m</td><td>\$ 60.00</td></tr><tr><td>1526 to 3050</td><td>sq. m</td><td>\$130.00</td></tr><tr><td>3051 to 6100</td><td>sq. m</td><td>\$200.00</td></tr><tr><td>6101 to 9150</td><td>sq. m</td><td>\$300.00</td></tr><tr><td>9151 to 15250</td><td>sq. m</td><td>\$400.00</td></tr><tr><td>15251 to -----</td><td>sq. m</td><td>\$600.00</td></tr></table>	300 to 1525	sq. m	\$ 60.00	1526 to 3050	sq. m	\$130.00	3051 to 6100	sq. m	\$200.00	6101 to 9150	sq. m	\$300.00	9151 to 15250	sq. m	\$400.00	15251 to -----	sq. m	\$600.00
300 to 1525	sq. m	\$ 60.00																	
1526 to 3050	sq. m	\$130.00																	
3051 to 6100	sq. m	\$200.00																	
6101 to 9150	sq. m	\$300.00																	
9151 to 15250	sq. m	\$400.00																	
15251 to -----	sq. m	\$600.00																	
Standpipe & Hose Systems Approval - Includes plan check, permit & required inspections	<table><tr><td>300 to 1525</td><td>sq. m</td><td>\$ 60.00</td></tr><tr><td>1526 to 3050</td><td>sq. m</td><td>\$120.00</td></tr><tr><td>3051 to 6100</td><td>sq. m</td><td>\$180.00</td></tr><tr><td>6101 to 9150</td><td>sq. m</td><td>\$240.00</td></tr><tr><td>9151 to 15250</td><td>sq. m</td><td>\$300.00</td></tr><tr><td>15251 to -----</td><td>sq. m</td><td>\$360.00</td></tr></table>	300 to 1525	sq. m	\$ 60.00	1526 to 3050	sq. m	\$120.00	3051 to 6100	sq. m	\$180.00	6101 to 9150	sq. m	\$240.00	9151 to 15250	sq. m	\$300.00	15251 to -----	sq. m	\$360.00
300 to 1525	sq. m	\$ 60.00																	
1526 to 3050	sq. m	\$120.00																	
3051 to 6100	sq. m	\$180.00																	
6101 to 9150	sq. m	\$240.00																	
9151 to 15250	sq. m	\$300.00																	
15251 to -----	sq. m	\$360.00																	

¹ 3134/A-97, 3134/A-98, 3134/A-2002

Bylaw No. 3134/95

SCHEDULE "D"*¹*Fees and Charges to the Public and to
Other City Departments**

Page 2 of 2

Fire Alarm Approval - Includes plan check, permit & required inspections	300 to 1525	sq. m	\$ 60.00
	1526 to 3050	sq. m	\$130.00
	3051 to 6100	sq. m	\$200.00
	6101 to 9150	sq. m	\$300.00
	9151 to 15250	sq. m	\$400.00
	15251 to -----	sq. m	\$600.00
Above Ground or Underground Tank Installation/Removal - Includes plan check, permit & required inspections			per tank \$100.00

Commencing Work Without Permit

Any work commenced without first obtaining the required permit shall be subject to double the amount set out as a fee for the proposed construction, in addition to any penalty which may be imposed in respect of the contravention, unless prior permission has been obtained from the authority having jurisdiction.

¹ 3134/A-97, 3134/A-98, 3134/A-2002

Bylaw No. 3134/95

SCHEDULE "E"*¹*Fees and Charges to the Public and
to Other City Departments**

Page 1 of 1

Miscellaneous Items and Services	As approved by the City Manager	
False Alarms due to faulty equipment to be charged to the owner of the premises	First occasion 2 nd & Subsequent Occasions	Warning \$300.00 each
Dangerous Goods Abatement to be charged to the person responsible	As per Schedule A	
Motor Vehicle Accidents (In City) - to be charged to the owner or his agent (Includes response of Pumper &) Rescue Truck)	As per Schedule A	
Fire Training Grounds Rental Rates	As approved by the City Manager	

¹ 3134/A-2002

Bylaw No. 3134/95

SCHEDULE "F"*¹*Ambulance Fees and Charges**

Page 1 of 1

Ambulance Services***Rate***

Advanced Life Support Ambulance
 Alberta Blue Cross Group and
 Individual Plans
 Non Insured
 Other Insured

Alberta Blue Cross Group and
 Individual Plan rates

Basic Life Support Ambulance
 Alberta Blue Cross Group and
 Individual Plans
 Non Insured
 Other Insured

Alberta Blue Cross Group and
 Individual Plan rates

Mileage Charges for Ambulance Service
 Within the City of Red Deer

"Applicable mileage fee" X "an
 averaged in city travel distance"

Outside the City of Red Deer Limits

"Applicable mileage charge" X "the
 actual travel distance"

Non-Resident Ambulance Service Fee
 Applicable to:

\$100.00

- Non Alberta Blue Cross insurance coverage subscriber
- Resident of a municipality not contracting ambulance service from the City of Red Deer

Provincial Government Sponsored Programs

As determined by the Province of Alberta and accepted by the City of Red Deer

¹ 3134/B-2002

BYLAWS

BYLAW NO. 3422/2009

Bylaws Item No. 1

Being a bylaw to repeal Bylaw No. 3267/2000 the Greater Downtown Action Plan as an Area Redevelopment Plan.

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

1. Bylaw No. 3267/2000 is hereby repealed.

READ A FIRST TIME IN OPEN COUNCIL this 23rd day of February 2009.

READ A SECOND TIME IN OPEN COUNCIL this day of 2009.

READ A THIRD TIME IN OPEN COUNCIL this day of 2009.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2009.

MAYOR

CITY CLERK

Bylaws Item No. 2

BYLAW NO. 3217/B-2009

Being a Bylaw to amend Bylaw No. 3217/98, the Bylaw adopting The City of Red Deer Neighbourhood Area Structure Plans, as described herein.

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

- 1 Bylaw 3217/98 with regard to the Clearview North Neighbourhood Area Structure Plan is hereby amended by deleting there from the entire Clearview North Neighbourhood Area Structure Plan and substituting therefore, the attached amended Clearview North Neighbourhood Area Structure Plan, which forms part of this Bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 23rd day of February 2009.

READ A SECOND TIME IN OPEN COUNCIL this day of 2009.

READ A THIRD TIME IN OPEN COUNCIL this day of 2009.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2009.

MAYOR

City Clerk

Clearview North

Neighborhood Area Structure Plan



Reference # 112870942

Stantec Consulting Ltd.
600 - 4808 Ross Street
Red Deer AB T4N 1X5

February 2009

Amended on XX XX, 2009



**Clearview North
Neighbourhood Area Structure Plan**

112870942

February 2009

Prepared by:

**Stantec Consulting Ltd.
600 - 4808 Ross Street
Red Deer, AB T4N 1X5
Tel (403) 341-3320
Fax (403) 342-0969**



Clearview North Neighbourhood Area Structure Plan

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CLEARVIEW NORTH NEIGHBOURHOOD AREA STRUCTURE PLAN

Introduction

February, 2009

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CLEARVIEW NORTH NEIGHBOURHOOD AREA STRUCTURE PLAN

Introduction

February, 2009

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CLEARVIEW NORTH NEIGHBOURHOOD AREA STRUCTURE PLAN

1.0 Introduction

1.1 PURPOSE

The purpose of this Neighbourhood Area Structure Plan (NASP) is to describe the land use framework and development objectives for four parcels of land collectively called Clearview North. The Clearview North NASP includes the following parcels of land:

- a. First, the remainder of the NE quarter section 22-38-27-4 located directly south of 67 Street and west of 30 Avenue. This parcel of land has an area of approximately 55.01 hectares (135.93 acres).
- b. Second, Lot 2, Block 1, Plan 792-1758 in the NW 22-38-27-4 located east of the existing Gaetz Lake Sanctuary and directly south of 67 Street. This parcel of land has an area of 16.7 hectares (41.27 acres).
- c. Thirdly, parts of Lots 1 & 2, Plan 892-3245 and a portion of Road Plan 872-1224, having an area of approximately 4.30 hectares (10.63 acres) will be available for consolidation with the remainder of NE quarter section 22-38-27-W4 once the realignment of the 67 Street and 30 Avenue intersection is complete.
- d. Finally, a small parcel in the northeast corner of SE 22-38-27-W4M (0.57 hectares).

These parcels were first considered in the East Hill Major Area Structure Plan (NASP) as one of a number of neighbourhood units accommodating future residential growth in east Red Deer.

This report has been prepared by Stantec Consulting Ltd. on behalf of Melcor Developments Ltd.

Melcor's intent through the Clearview North NASP is to develop a balanced community of residential and recreational opportunities with complimentary land uses. In order to achieve this, Melcor intends to integrate the area with interconnected parks and open space linkages, in addition to the development of high-quality residential opportunities that complement the existing landscape and Gaetz Lake Sanctuary. Together, these aspects will provide The City of Red Deer with a unique area for community development.

This document will describe the land use pattern and the development objectives for the Clearview North NASP. The NASP will implement the land use framework and development objectives by identifying the following:

- size and location for various land uses;
- alignment of roadways and lanes;

Stantec**CLEARVIEW NORTH****NEIGHBOURHOOD AREA STRUCTURE PLAN**

Introduction

February, 2008

- open park system;
- proposed development density;
- servicing concepts for deep utility servicing; and
- development staging sequence.

The detailed design of each phase (re-districtings and plans of subdivision) will refine the concept presented by the NASP Bylaw for the Clearview North NASP.

1.2 PLAN AREA

Figure 1.0 shows that the subject lands are located in the northeast and a portion of the northwest quarter of **Section 22- 38-27- W4M** in the northeast corner of The City of Red Deer, directly bordered by both 67 Street and 30 Avenue to the north and east respectively. The NASP is defined by the following boundaries:

East Boundary – 30 Avenue,

North Boundary – 67 Street,

West Boundary – East property line of the Gaetz Lakes Sanctuary,

South Boundary – SE quarter section 22-38-27-W4, known as the Michener Lands.

The property is legally described as the NE quarter section 22- 38-27 - W4M, a portion of the NW quarter section 22-38-27 - W4M and a portion of the SE quarter section 22-38-27-W4M. Figure 2.0 – Legal Boundaries, illustrates the boundary of this development.

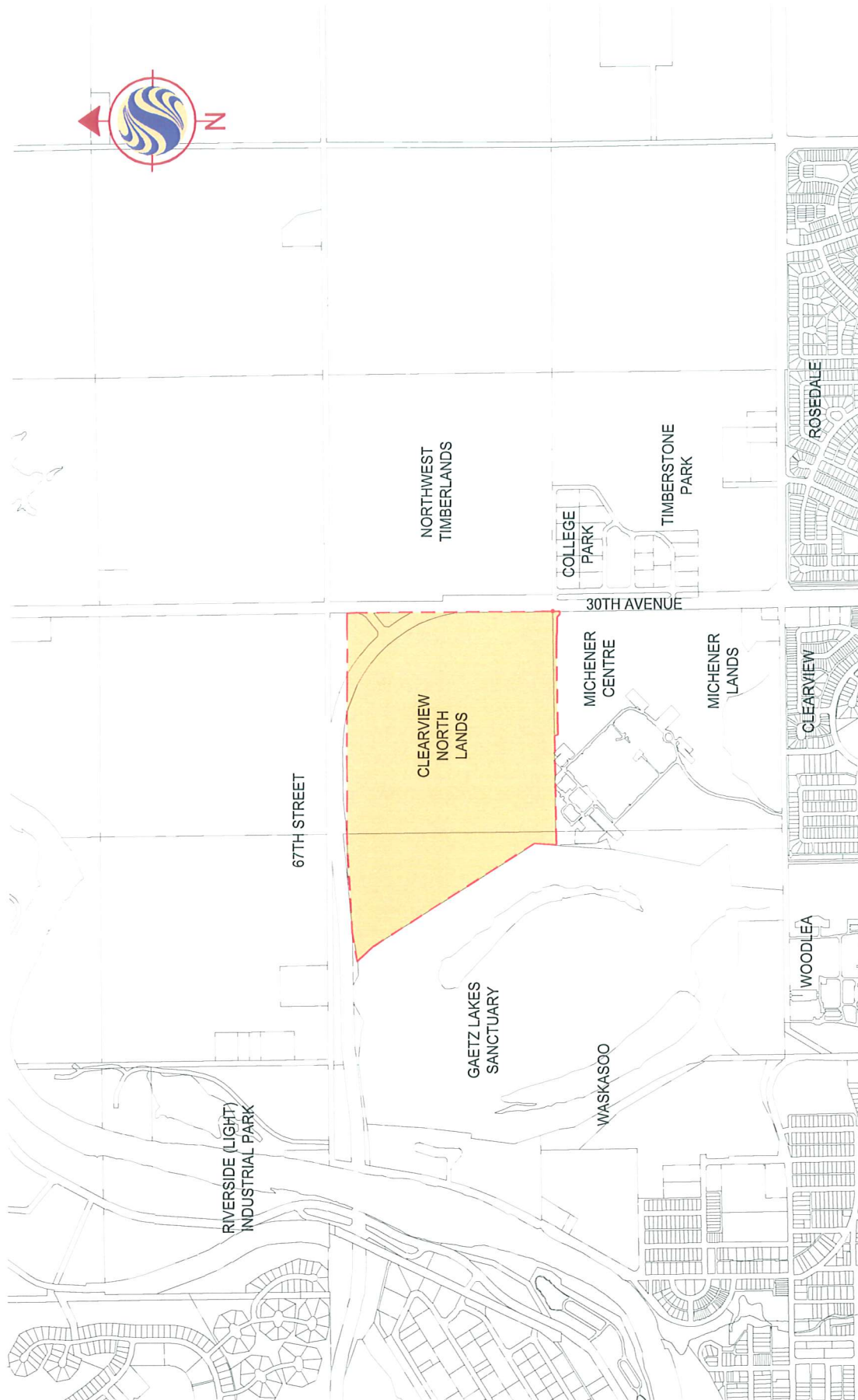
The existing land parcels contained within this boundary are currently owned by Melcor Developments, the Province of Alberta, or The City of Red Deer as also identified on Figure 2.0.

The Clearview North NASP constitutes a logical planning unit with respect to identifiable plan boundaries and servicing considerations and is consistent with the area identified in the East Hill Major Area Structure Plan.

1.3 POLICIES AND RELEVANT PLANNING DOCUMENTS

The following relevant documents have been reviewed and referenced in preparation of this outline plan report:

- East Hill Major Area Structure Plan
- Municipal Development Plan



JUNE, 2006
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Figure No. 1.0
Title LOCATION PLAN

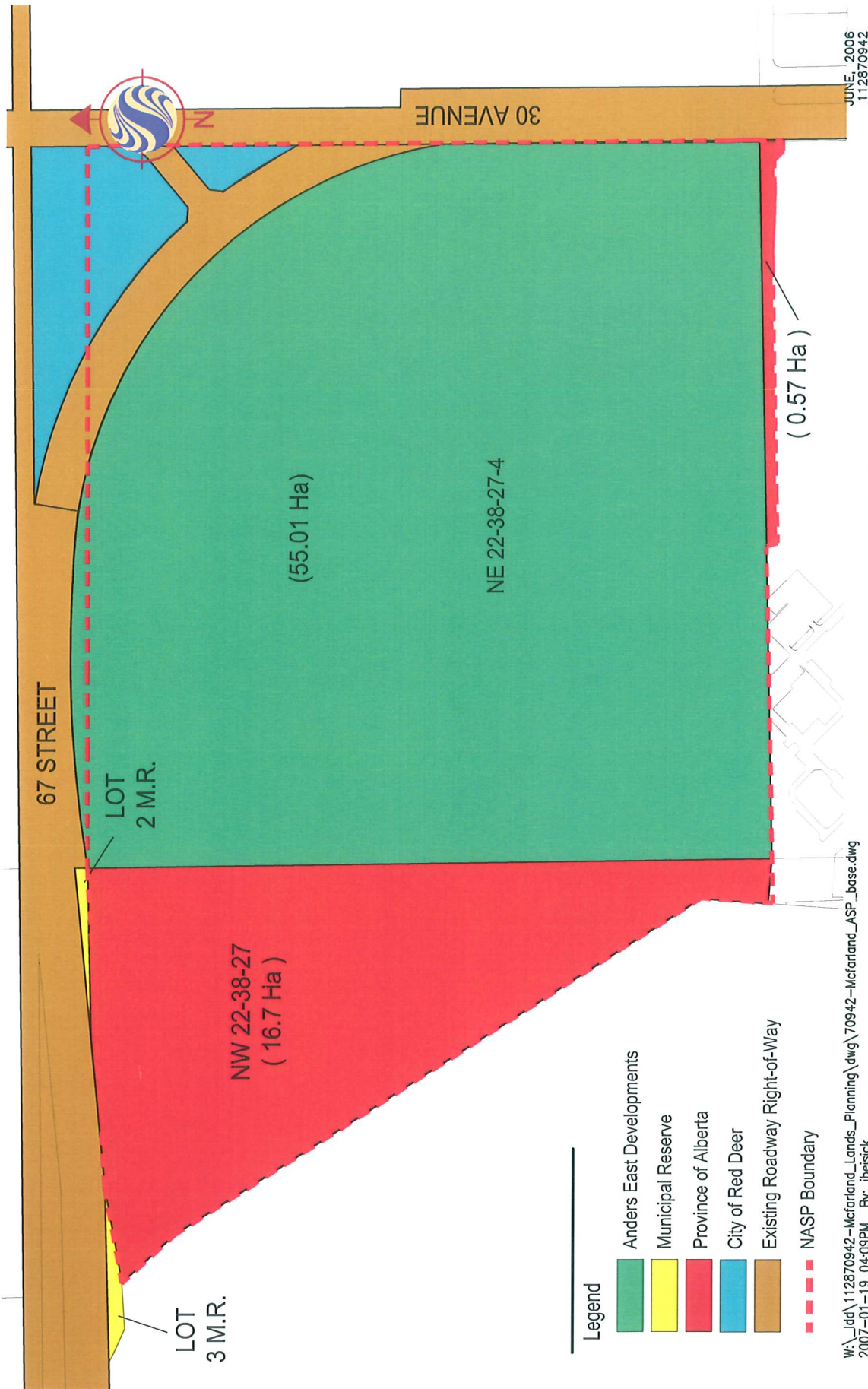
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Stantec Consulting Ltd.
600, 4808 Ross Street
Red Deer AB Canada
T4N 1X5
Tel. 403.341.3320
Fax. 403.342.0969
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- Legend**
- Anders East Developments
 - Municipal Reserve
 - Province of Alberta
 - City of Red Deer
 - Existing Roadway Right-of-Way
 - NASP Boundary

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Stantec Consulting Ltd.
600, 4808 Ross Street
Red Deer AB Canada
T4N 1X5
Tel. 403.341.3320
Fax. 403.342.0969
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Figure No. 2.0
Title
LEGAL BOUNDARY
BY OWNER



CLEARVIEW NORTH NEIGHBOURHOOD AREA STRUCTURE PLAN

Introduction

February, 2008

- Neighbourhood Planning Guidelines – 2006 Edition
- Geotechnical Investigation on the Clearview North Property
- Phase 1 Environmental Assessment on the Clearview North Property
- Ecological Profile of Michener Centre Natural Area
- Michener Centre Development and Subdivision Guidelines

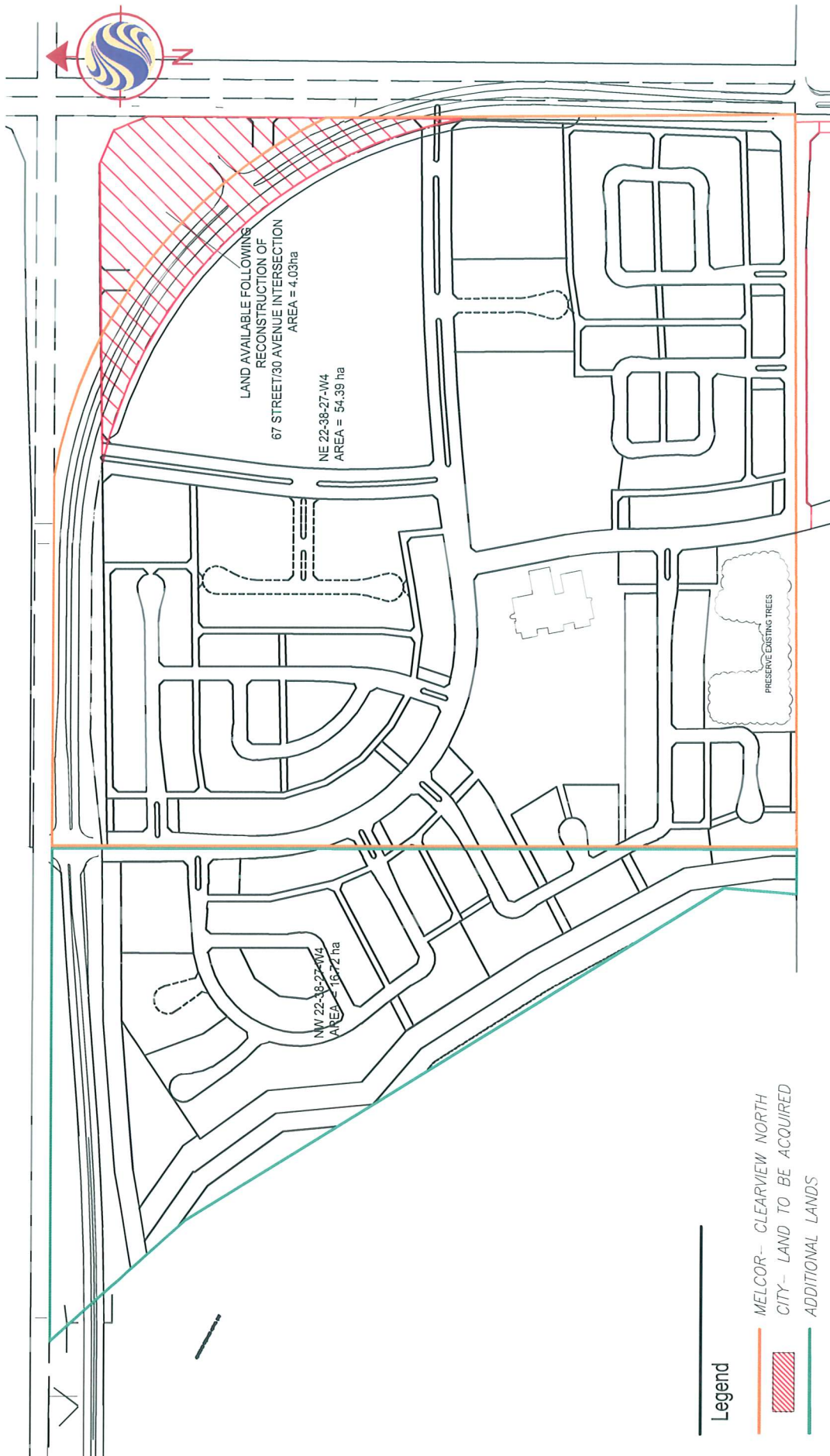
As shown on Figure 3.0, there will be 4.03 ha, currently owned by The City of Red Deer, incorporated into this Plan once the 30 Avenue and 67 Street intersection is re-configured.

The Clearview North Neighbourhood Area Structure Plan has been prepared as a statutory plan. It adheres to Section 633 of the Municipal Government Act of Alberta and follows the guidelines and policies set forth by The City of Red Deer for the development of new areas. These policies and guidelines are outlined in the Municipal Development Plan, East Hill Major Area Structure Plan and The City of Red Deer Neighbourhood Planning Standards and Guidelines.

The East Hill Major Area Structure Plan provides a framework for orderly and economic growth of The City's east residential neighbourhoods in order to create safe and healthy living environments. It was created in 1977 and has been amended on several occasions since this time, most recently in 2005. This Plan sets out the broader transportation and land use objectives for multiple quarter sections in East Red Deer, which includes locations of collector roads, locations of arterial roads, identifying school and recreational sites, identifying trail systems, and allocating commercial and residential land uses. This includes a "mixed use" Town Centre site identified for this plan area.

The Municipal Development Plan outlines broad policies for guiding growth and changes in The City of Red Deer for the next 25 years and has been updated recently. Among many other things the MDP sets out the following policies regarding neighbourhood designs:

- The Neighbourhood Planning Guidelines and Standards to guide the creation of sustainable neighbourhoods.
- The residential density in new neighbourhoods shall be between the range of 12.35 to 17.30 dwelling units per net developable hectares. *(The net developable area measured in hectares, is the gross plan area less land for environmental reserve; major roads (expressways and arterials); commercial sites; industrial uses; high schools and sport fields additional to municipal reserve land dedicated for these purposes; and, as determined by The City, special land use sites, constructed wetlands and retention (wet) ponds, or portions thereof, that have high aesthetic values.)*



Legend

- MELCOR - CLEARVIEW NORTH
- CITY - LAND TO BE ACQUIRED
- ADDITIONAL LANDS

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OCTOBER, 2008
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Stantec Consulting Ltd.
10160 - 112 Street
Edmonton AB Canada
T5K 2L6
Tel. 780.917.7000
Fax. 780.917.7079
www.stantec.com



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Figure No.
3.0

Title
LAND PLAN
AREA



**CLEARVIEW NORTH****NEIGHBOURHOOD AREA STRUCTURE PLAN**

Introduction

February, 2008

-
- The City shall continue to require a mix of housing types and forms in all residential neighbourhoods.
 - The City shall encourage the creation of a wide variety of housing forms.

In August of 1996, Parkland Community Planning Services prepared a set of guidelines to identify issues and conditions under which any Outline Plan would be prepared for lands adjacent to the Gaetz Lakes Sanctuary. The purpose of this document was to preserve and enhance unique environmental features on the Michener Lands. Area 1, as defined in the guidelines, is included in the Clearview North NASP. This is the triangular parcel of land south of 67 Street and on the east boundary of the Gaetz Lakes Sanctuary. The guidelines note that the following factors should be addressed:

- (a) **Slope Stability** – The developer shall be required to do a hydro geotechnical evaluation to assess the slope stability; information regarding both groundwater movement and the effect of lawn sprinkling is necessary to determine its effect upon slope stability and sanctuary water levels. A preliminary setback of 100 metres from the slope is required; the width of the setback may be varied on the basis of the geotechnical evaluation but in no circumstances shall the setback be less than 50 metres.
- (b) **Protection of Gaetz Lakes** – The developer shall be required to design the subdivision to ensure that the Gaetz Lakes are protected from any negative impacts (for example, no trails or walkways which would directly access the escarpment). Fencing of the sanctuary site is to be undertaken; the design and cost will be negotiated between The City and the respective developer.
- (c) **Wildlife Corridor** – The developer shall be required to preserve the existing wildlife corridor along the top of the slope. This could be accommodated with a minimum 50 metre setback.
- (d) **Land Use** – In addition to existing agricultural use, the only land uses permitted on this site are institutional uses related to the delivery of Michener Centre services or residential uses.

Stantec**CLEARVIEW NORTH
NEIGHBOURHOOD AREA STRUCTURE PLAN**

2.0 Site Context and Development Considerations

2.1 TOPOGRAPHY AND VEGETATION

As shown on Figure 4.0 – Existing Conditions, the site topography is relatively flat with the ground surface elevation ranging from 883 metres to 886 metres. The highest ground contour is located in the southwest and southeast portion of the Plan area, tapering off to the lowest area which is the existing seasonal drainage course located in the extreme north east corner of the Plan.

The local vegetation consists of trees and bushes around the south and east sides of the site as shown in the aerial photograph on Figure 4.0. The remainder of the quarter section has remained as vacant agricultural land and overlooks the Gaetz Lakes reserve to the west of the property.

Based on the geotechnical report prepared by Parkland GEO, in July of 2006, the soils on this site consist of topsoil and lacustrine soils overlying a sandy clay till. No bedrock was encountered.

2.2 NATURAL FEATURES

The City of Red Deer's Recreation, Parks and Culture Department's *Ecological Profile of the Michener Center Natural Area*, prepared in 1998, identified a number of natural features systems in the Michener land area.

This includes the existing drainage channel located at the northeast corner of the site, directly opposite the 67 Street / 30 Avenue roadway transition. This drainage course is primarily a seasonal drainage route to accommodate spring runoff from several quarter sections east of 30 Avenue. Drainage from this area is directed through a culvert across 67 Street and from here into the Mackenzie Lakes area. This drainage channel fluctuates between wet and dry cycles depending on precipitation levels. Willow species and long grasses grow in the lower-lying areas.

The Profile identifies two zones of trees; one at the south end of the drainage channel and the second on a suspected abandoned homestead site. Both stands are to some extent protected by cultivated agricultural land and a 3 meter high fence in the case of the latter. The stands consist mainly of poplar and white spruce, with mosses, lichen, and fungi as ground cover. The homestead stand is surrounded with a hedge of caragana and dogwood.

The far west portion of the site adjacent to the Gaetz Lakes Sanctuary is identified as upper escarpment. The growth includes mixed poplars and spruce, with Manitoba Maple and Mountain Ash as undergrowth. This area contains a high diversity of vegetative material.

Stantec**CLEARVIEW NORTH
NEIGHBOURHOOD AREA STRUCTURE PLAN**

2.0 Site Context and Development Considerations

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Figure No.
4.0

Title
EXISTING CONDITIONS
PLAN

Legend

- NSP BOUNDARY
- CONTOURS
- EXISTING TREES
- WATER

Stantec Consulting Ltd.

600, 4808 Ross Street
Red Deer AB Canada
T4N 1X5

Tel. 403.341.3320
Fax. 403.342.0969

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Site Context and Development Considerations

February, 2008

2.3 HISTORICAL LAND USE

The subject area is agricultural land and there once was a homestead located at the southwest corner of the site.

Access to this property is accommodated by an existing gravel road that runs north-south from 67 Street to the south limit of the site dividing the two parcels of land that comprise Clearview North. Another gravel road runs west, perpendicular to the west limit of the site.

2.4 ADJACENT LANDS AND SURROUNDING DEVELOPMENT

As shown in Figure 1.0, adjacent property to the south is the Michener Center. The Michener Center is still active but it is anticipated that this property, currently owned by the Province of Alberta, will eventually be re-developed as urban residential development once this facility is no longer required by the Province. The Gaetz Lakes Sanctuary, considered an Environmental Reserve, and the Red Deer River, are located to the west and will provide a striking setting for the Clearview North development. 30 Avenue to the east and 67 Street, both four-lane divided arterial highways to the north, separate the Clearview North property from adjacent farmland. A farming residence is located on adjacent land to the north. This property is also contemplated for residential development in the future.



Vacant agricultural land is located east of Clearview North across 30 Avenue. Proposed future development for this area includes mixed used commercial and residential developments. The City of Red Deer is currently preparing an independent NASP for this property, titled *The Timberlands NASP*.

2.5 EXISTING UTILITIES

No existing utilities are located in Clearview North.

2.6 NAL PIPELINES

NAL Resources maintain several existing oil and gas wells and pipelines to the north and east of this proposed plan. Some of these facilities contain sour gas. Alberta Energy and Utilities Board (AEUB) requires facilities containing sour gas to establish emergency response plans to assist in managing the risk to public safety associated with a potential release of sour gas to the environment. These plans are developed to assist in contacting and potentially evacuating residents living within pre-determined Emergency Planning Zones (EPZ). An EPZ is an area surrounding a facility, pipeline, or well where residents or other members of the public may be at

Stantec**CLEARVIEW NORTH****NEIGHBOURHOOD AREA STRUCTURE PLAN**

Site Context and Development Considerations

February, 2008

risk during an uncontrolled sour gas release, explosion or fire and the area for which the operator of the facility must have a specific emergency response plan. The size of the EPZ surrounding sour gas facilities is established based on the magnitude of the maximum anticipated potential volume or rate of sour gas release in the event of an uncontrolled release. The oil and gas operator is responsible for providing information and education to the public within the EPZ regarding the correct procedures in case of an uncontrolled release. During an emergency, the oil and gas operator and the Emergency Services Department will coordinate the emergency response. The EPZ boundary for the NAL sour gas facilities north and east of this plan area does not currently fall within the boundary of the Clearview North plan area, however future regulation changes within AEUB and/or The City of Red Deer may change the emergency planning zone boundary.

2.7 45 METER RIVER BANK ESCARPMENT SETBACK

In October of 1997, The City of Red Deer and the Province of Alberta agreed to undertake a hydrogeotechnical study which would form the basis from which a new property line would be established for future land transfer. This study was completed by Agra Earth and Environmental in September of 1998. This study recommended a 45 meter setback from the top of the bank in order to provide reasonable protection against loss of infrastructure or private property. Based on the results of the study, and as outlined in the *Michener Centre Development and Subdivision Guidelines*, a 45 meter setback from the top of bank to the rear of adjacent lots was used in developing this Plan.

The top of bank has been estimated for a topographical survey completed on this site. Before subdivision proceeds in this vicinity, a top of bank survey will be conducted by a legal surveyor to accurately define the top of bank location. Based on this survey, some adjustments may be required to the Environmental and Municipal Reserve areas outlined in Section 4.0 of this report.

2.8 GAETZ LAKES DEVELOPMENT INFLUENCES

In order to ensure the protection of the environmental integrity and unique character of the Gaetz Lakes Sanctuary, the following items were considered in preparation of the Plan and measures to be implemented are as follows:

- No direct access to the Gaetz Lakes Sanctuary will be allowed from the top of the escarpment as outlined in the Michener Centre Development and Subdivision Guidelines. To ensure that no trails or walkways will be directed to the escarpment and to control animal movement, an animal control fence will be installed 20 meters east of the top of the escarpment.
- When development proceeds on the lots that border the sanctuary, the developer should encourage "nature-scaping" (using native vegetation that complements the Gaetz Lakes Sanctuary) when homeowners landscape the rear of these lots.

Stantec**CLEARVIEW NORTH****NEIGHBOURHOOD AREA STRUCTURE PLAN**

Site Context and Development Considerations

February, 2008

- In order to control ambient lighting, and in so far as possibly preserve a dark night sky in the sanctuary, the developer in consultation with The City of Red Deer Electric Light and Power Department is to investigate street lighting designs that could possibly reduce the ambient lighting from the proposed development.
- In preparation of this report, the 1998 Gaetz Lake Sanctuary Michener Centre Geotechnical Site Assessment Report, prepared by Agra Earth and Environmental was reviewed as well as the report prepared by Parkland GEO, for The City of Red Deer, in conjunction with the construction of the Michener Constructed Wetland. Both reports state that the Gaetz Lake levels are controlled primarily by the influence from groundwater supplied directly by the Red Deer River. Based on this, it is anticipated that the proposed development will have very limited or no impact on groundwater volume flows to Gaetz Lakes. Also a detailed topographical survey was conducted in the fall of 2006, which confirmed that virtually all the Clearview North lands drain away from the escarpment. Based on this, these lands above the escarpment do not currently recharge the Gaetz Lakes with surface water. The proposed development will continue to direct flows away from the escarpment, in order to protect stability.

Stantec**CLEARVIEW NORTH
NEIGHBOURHOOD AREA STRUCTURE PLAN**

3.0 Development Objectives and Principles

3.1 DEVELOPMENT OBJECTIVES

The Clearview North NASP has been prepared as a comprehensively planned residential neighbourhood taking advantage of the natural topography, the close proximity of the river valley corridor, and the locational attributes of the area. The main objectives of the Clearview North NASP are:

- To develop a plan consistent with the general intent and purpose of The City of Red Deer Municipal Development Plan (MDP) and the East Hill Major Area Structure Plan and Michener Centre Development and Subdivision Guidelines;
- To provide a framework to deliver high quality, comprehensively planned residential areas by defining the general pattern and composition of land uses, linkages, servicing designs, and development staging; and
- To ensure the implementation of the plan takes place on an orderly, phased basis.

3.2 DEVELOPMENT PRINCIPLES

Development of the various land uses within the Clearview North NASP is defined through the following general principles:

3.2.1 Residential

- Encourage a variety of housing types, including single detached housing, row housing, and apartments. All housing forms and options will recognize consumer preferences and conform to municipal standards and policies set forth by The City of Red Deer.
- Encourage pedestrian friendly streetscapes and building siting.
- Establish sufficient overall residential densities within the Clearview North NASP to help support the efficient provision of educational facilities, recreational facilities, and municipal services such as public transit in a timely fashion.
- Provide direct and safe pedestrian linkages to the community nodes such as commercial, open space, the school site, and transit areas.
- Locate residential development to take advantage of features such as stormwater management facilities, parks/open spaces, and the Gaetz Lakes Sanctuary.
- Orient larger parcels of medium density residential development adjacent to the collector and/or arterial road system to provide easy access and, where appropriate, provide a transitional land use between adjacent single family development and major roads.

Stantec**CLEARVIEW NORTH****NEIGHBOURHOOD AREA STRUCTURE PLAN**

Development Objectives and Principles

February, 2008

- Locate concentrations of medium density residential housing next to commercial and transit nodes.

3.2.2 Commercial

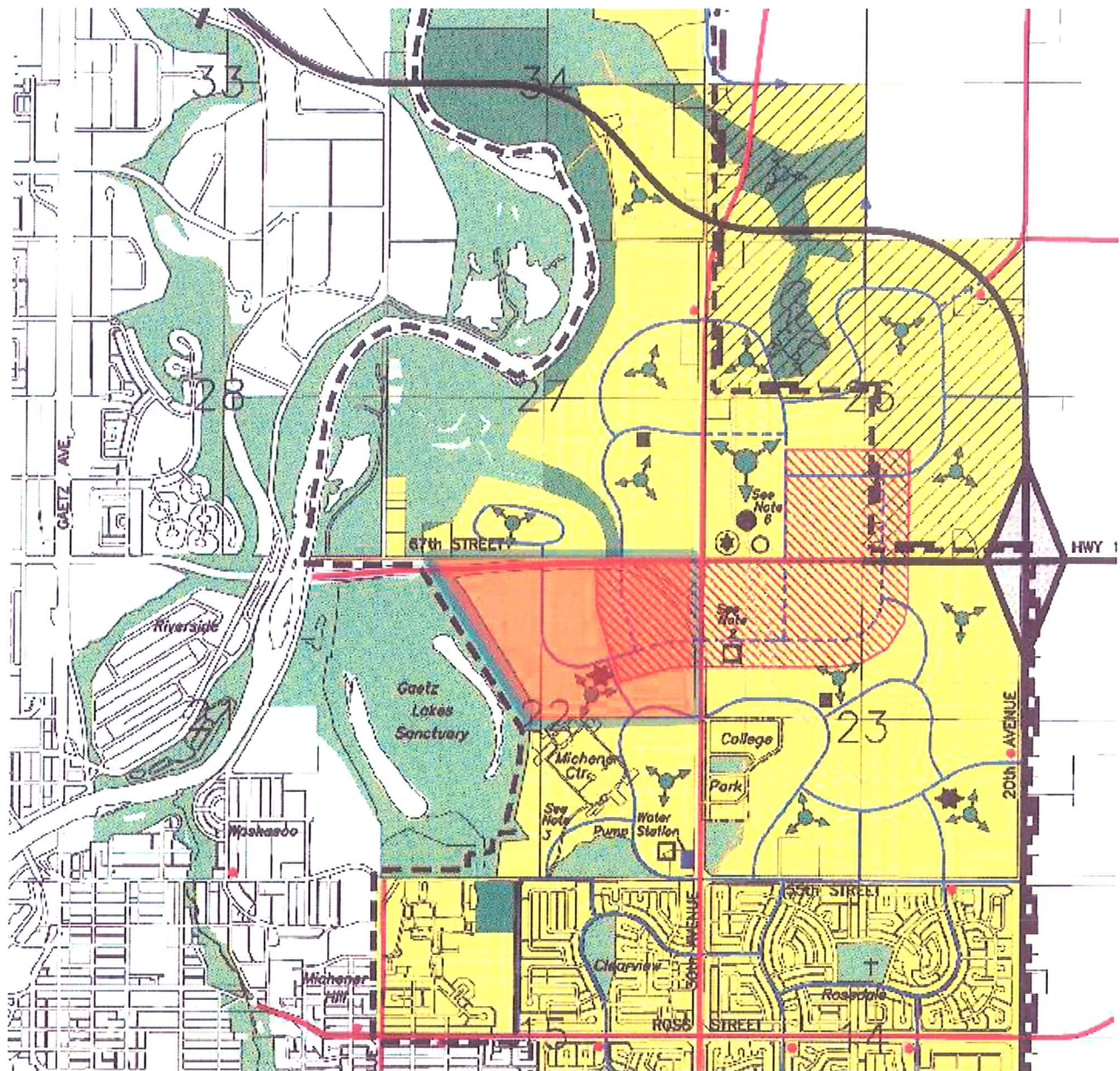
- As outlined in the East Hill Major Area Structure Plan provide a Town Centre complete with mixed-use commercial and residential in the northeast corner of the Plan to service The City of Red Deer and the surrounding region. This site, in relation to the future mixed-use commercial areas to the east and northeast, is shown on Figure 5.0. This site is to include a main street component.
- Locate and orient commercial sites along arterial and/or collector roadways to ensure high visibility and to provide convenient access opportunities.
- Integrate commercial developments into the fabric of the neighbourhood to the extent possible without causing negative impacts on surrounding land uses.
- Provide convenient pedestrian linkages to commercial areas and transit stations.

3.2.3 Municipal Reserves and Educational / Community Facilities

- Provide a school and park site for educational and community association facilities within the neighbourhood through the dedication of municipal reserves.
- Locate and size these sites to address the student and overall populations generated within designated catchment areas using accepted methods established by the Board of the Red Deer Catholic Regional Division No. 39.
- Allow for the provision of dispersed park space within the neighbourhood to provide open space and opportunities for recreation for residents through the dedication of Municipal Reserves.
- Where possible utilize the storm water management facilities to provide pedestrian linkages and open space recreational opportunities to the neighbourhood.
- Along the Gaetz Lakes escarpment maintain a wildlife corridor to allow for safe passage of animals along the top of the river bank.

3.2.4 Transportation

- Provide a logical, safe, and efficient transportation system within the plan area to address pedestrian, bicycle and other multi-use modes, and the transit/vehicular transportation needs of residents moving to, from and within the Clearview North NASP as well as the adjacent areas.



Town Centre Mixed Use -
Commercial & Residential



Subject Area -
Clearview North
(Melcor Developments)



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600, 4808 Ross Street
Red Deer AB Canada
T4N 1X5
Tel. 403.341.3320
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Figure No.

5.0

Title

PROJECT AREA

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Development Objectives and Principles

February, 2008

- The transportation network will accommodate direct access to and from 30 Avenue and 67 Street to the commercial area.
- Provide non-vehicular circulation options throughout the Clearview North area with special attention to linkages to the central school/park site, storm water management facilities, the top of the Gaetz Lakes Sanctuary escarpment, and commercial area to the east.
- Minimize walking distances by creating an interconnected street network and providing walkways where roadway connections are not feasible.

3.2.5 Ecological Stewardship

- Develop land in an efficient manner and encourage intensive urban development.
- Encourage naturalized landscaping on public and private lands to the extent acceptable to The City of Red Deer to minimize environmental and economic costs associated with their maintenance.
- Promote the development of open spaces and walkway linkages for pedestrian, bicycle and other multi-use travel, and connect them to the surrounding areas.
- Encourage energy efficient construction and other innovative building and infrastructure techniques.

Stantec**CLEARVIEW NORTH
NEIGHBOURHOOD AREA STRUCTURE PLAN****4.0 Development Concept**

4.1 NEIGHBOURHOOD UNIT

The development concept for the Clearview North NASP has been prepared in response to current and anticipated residential market trends within The City of Red Deer and the Red Deer region. An analysis of these trends and an assessment of their implications assist in shaping the plan with respect to the type, size, and location of various land uses.

The Clearview North NASP is comprised of 76.03 hectares of land and is bounded on the north and east sides by existing arterial roadways, on the west side by the Gaetz Lakes Sanctuary escarpment, and on the south side by future residential development. These boundary conditions create a logical planning unit and the basis for design as shown on Figure 6.0 and Figure 7.0 – Development Concept. The land use statistics, number of residential units and population are represented in Tables 1 & 2.

4.2 RESIDENTIAL

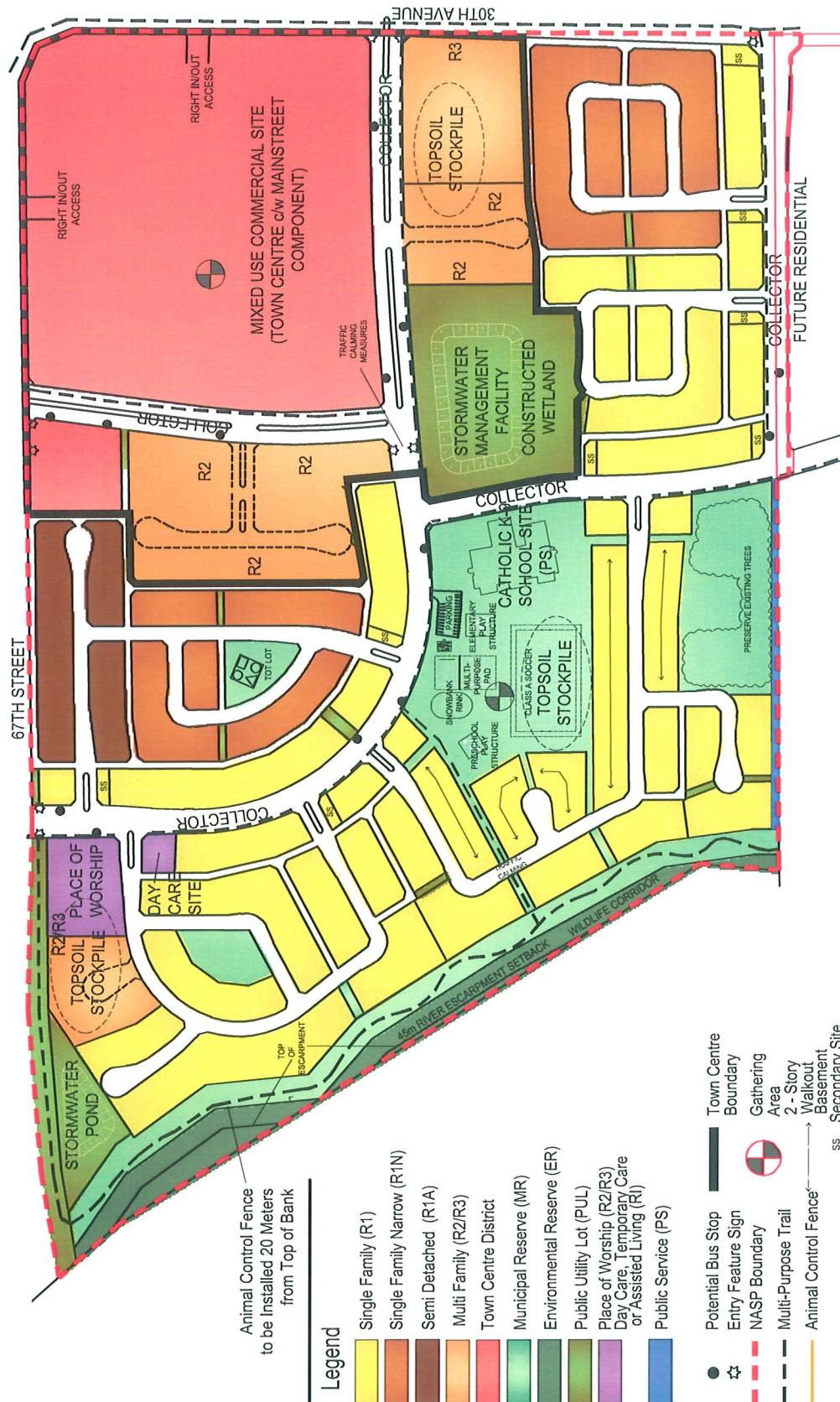
The majority of land within the Clearview North NASP is intended for residential development. A mix of low and medium density residential dwelling units is described and will be implemented based on market conditions and consumer preferences at the time of development.

4.2.1 Low Density Residential

As shown on Figure 6.0, consideration has been given to the location of low density residential and the smaller lot residential development in proximity to the amenities offered by the storm water management facilities, walkways, school/park sites and the Gaetz Lakes Sanctuary escarpment. Within the low density residential and smaller lot residential areas identified in the plan, housing forms will consist of single detached housing catering to a variety of lot and home sizes.

Along the west and south quadrant of the plan area will be primarily single family homes (R1 zoning) as a complimentary sub-unit to the overall neighbourhood.

Development of the low density and smaller lot residential areas will be planned in clusters/cells to provide a greater sense of identity for the various sub-areas and to help create a safe pedestrian environment.



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 Melcor Developments LTD.
 Clearview North

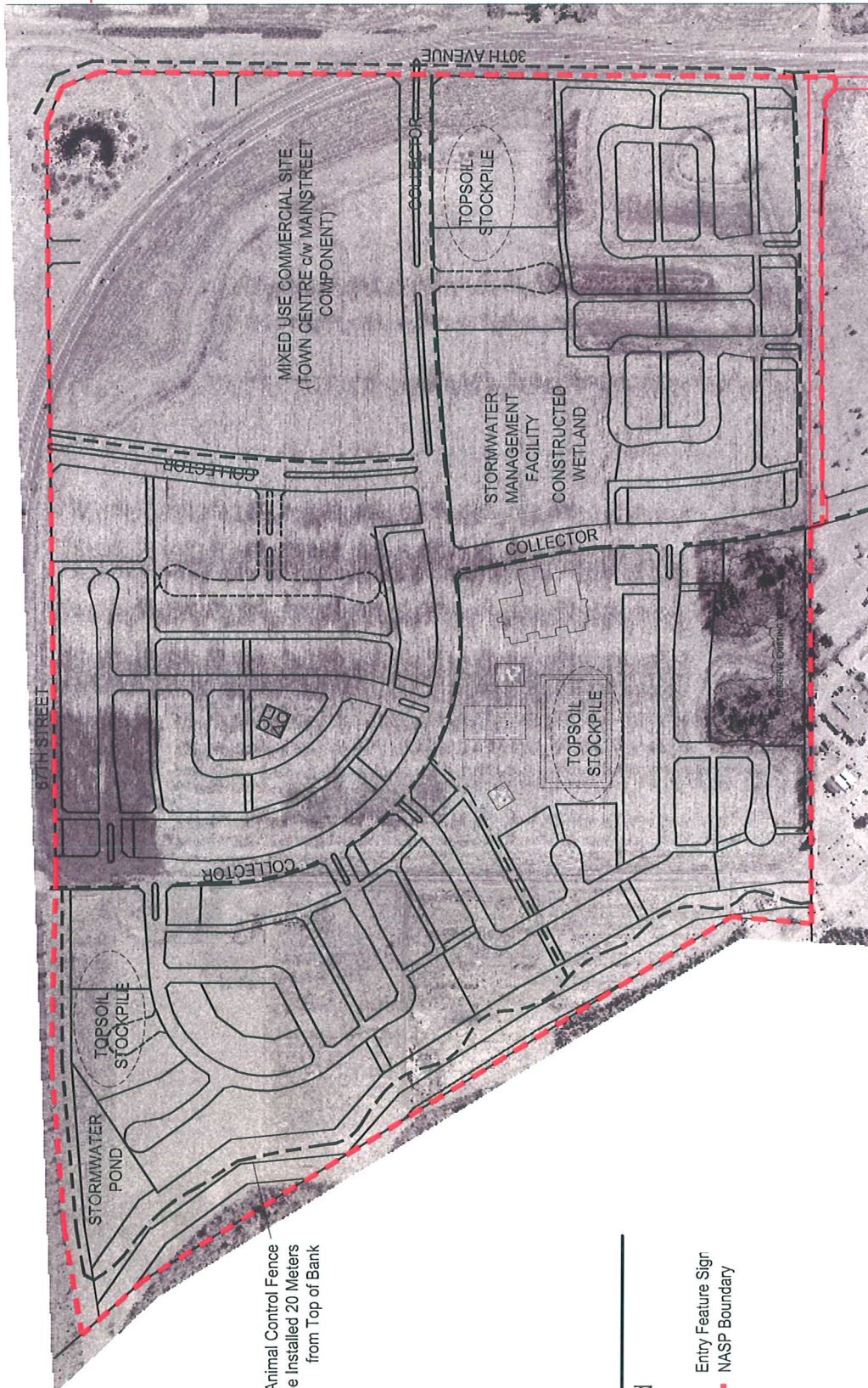
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 6.0

Title
 DEVELOPMENT
 CONCEPT

Stantec Consulting Ltd.
 10160 - 112 Street
 Edmonton AB Canada
 T5K 2L6
 Tel. 780.917.7000
 Fax. 780.917.7079
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Stantec



Animal Control Fence
to be Installed 20 Meters
from Top of Bank

Legend

- ☆ Entry Feature Sign
- NASP Boundary

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Stantec Consulting Ltd.
10160 - 112 Street
Edmonton AB Canada
T5K 2L6
Tel. 780.917.7000
Fax. 780.917.7079
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Clearview North



Figure No.
7.0

Title
**DEVELOPMENT CONCEPT
WITH AERIAL PHOTO**



CLEARVIEW NORTH NEIGHBOURHOOD AREA STRUCTURE PLAN

Table 1: Land Use Allocation

LAND USE CATEGORY / COMPONENT	AREA (ha)	% OF GROSS DEVELOPABLE AREA	NUMBER OF DWELLING UNITS
Gross Plan Area is made up as follows:	76.03		
Environmental Reserve	1.85		
Arterial Road Widening – 30 Avenue	0.22		
Arterial Road Widening – 67 Street	0.49		
Net Developable Area (including commercial)	73.47	100.0%	
Residential Uses:			
Scenario A: Total Residential Development, Place of Worship Site, and Day Care Site developed for intended use	29.01	39.5%	988 *
Scenario B: Total Residential Development, Place of Worship Site Developed as R2/R3, and Day Care Site developed as R1	29.87	40.7%	1024 *
Conventional Detached Dwellings (R1)	15.91	21.7%	332
Detached Dwellings with Secondary Suites (R1)	0.36	4.9%	10
Narrow Lot Detached Dwellings (R1N)	4.91	6.7%	116
Semi-Detached Dwellings (R1A)	1.6	2.2%	40
Multi-Family Dwellings (R2/R3)	7.25	9.9%	340
Special Residential Uses:	0.52	0.7%	
Place of Worship Site	0.4	0.5%	
Day Care, Temporary Care, or Assisted Living Site	0.12	0.2%	
Open Space Uses:	13.96	19.0%	
Municipal Reserves (Province Lands) (MR)	2.67	3.6%	
Municipal Reserves (Anders East Developments) (MR)	6.40	8.7%	
Municipal Reserves (City Lands) (MR)	0	0.0%	
Public Utility Lots (PUL)	4.79	6.5%	
Public Service Uses (PS):	0.19	0.0%	

* Includes 150 units in the Town Centre District



CLEARVIEW NORTH
NEIGHBOURHOOD AREA STRUCTURE PLAN
 Development Concept
 February, 2008

Table 1: Land Use Allocation (continued)

LAND USE CATEGORY / COMPONENT	AREA (ha)	% OF GROSS DEVELOPABLE AREA	NUMBER OF DWELLING UNITS
Transportation	15.28	20.8%	
Collector Roadways	6.15	8.4%	
Local Roadways	6.38	8.9%	
Lanes	2.75	3.7%	
Commercial Uses:	13.82	18.8%	150
Town Centre District	13.82	18.8%	150

* Includes 150 units in the Town Centre District

Table 2: Density and Housing Mix

(based on a gross developable area excluding mixed-use commercial areas which equates to 59.65 Ha)

Density	Scenario A (Church site and Day Care site developed for intended use)	16.56
(du/ha)	Scenario B (Church site and Day Care site developed for residential use)	17.17
Housing Mix	• Detached and semi-detached dwellings as a % of the total housing stock	60% [†]
	• Multi-family dwelling units as % of the total housing stock	40% [†]
	• Ratio of detached dwellings to semi-detached dwelling units	11.5 to 1
	• Narrow lot land area as a % of the total net residential land area	17%
	• Lots for detached dwelling with secondary suite as a % of the total number of R1 lots	1.5%

[†] Does not include 150 units in the mixed-use commercial area in the northeast corner of the Plan.

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NEIGHBOURHOOD AREA STRUCTURE PLAN****4.2.2 Smaller Lot Residential (R1N)**

The extreme southeast corner of Clearview North is planned for smaller lot residential consisting of R1N lots requiring rear lanes. There are also some identified in the parcel of residential land located in the north central portion of the plan.

This lotting type will help meet the continuing demand for more affordable lot and housing options. Front yard driveways are prohibited on these lots and therefore rear lane access is a necessity to meet the parking needs for these homes. These lots will range in width from 10.5 meters to 11.6 meters and will typically be 36.6 meters in depth except around expanded bulbs and at the end of a cul-de-sac.

4.2.3 Semi-detached Residential (R1A)

To accommodate the continued demand for some semi-detached homes, one cluster of R1A – semi-detached lots has been identified within the Clearview North NASP. These will be located in the residential cell in the north central portion of the Plan.

These lots will typically be 35 meters deep and have a minimum width of 7.6 meters per dwelling unit.

4.2.4 Medium Density Residential (R2 / R3)

Market trends in medium density residential development point to a growing interest in more lifestyle oriented housing. The Clearview North Plan proposes that the medium density residential (MDR) sites be more integrated into the community with access off the collector roadways. These sites in close proximity to park sites and the large commercial site will help to ensure exposure of these features to many residents. It should be noted however, that the location of MDR sites still respects that through-traffic within low density residential areas should be reduced and/or eliminated wherever possible. These sites will also be well served by pedestrian linkages allowing convenient access to the other neighbourhood amenities.

Three multi-family clusters are proposed for this neighbourhood. Three of the multi-family sites are located directly south and west of the commercial site. These sites are ideally situated to benefit from direct access to the commercial area across the street. They will also benefit from being in close proximity to the amenities offered by the stormwater management facility, which is directly west and south of these two sites. Other park amenities in the neighbourhood can be accessed via a multi-purpose path located along the collector roadway network that links these sites to the rest of the neighbourhood. The fourth multi-family site is located in the northwest corner of the Plan and will benefit from scenic views and good pedestrian access to the Red Deer River Valley. Additional multi-family housing will also be incorporated into the mixed-use area (Town Centre District) in the northeast corner of the Plan.

It is anticipated that these sites may be developed with row housing, duplex homes, or multi story apartment buildings.

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4.2.5 Two-Storey Walkout Lots

Two storey walkout lot locations are identified on Figure 6.0. The Figure illustrates locations where two storey homes with a walkout basement will be allowed, should the site grading accommodate a walkout lot when the actual construction occurs.

4.3 PLACE OF WORSHIP AND DAY CARE SITE

One Place of Worship is proposed for Clearview North and will be located in the northwest corner of the development, directly opposite of the collector entrance from 67 Street. This site is ideally situated to provide efficient vehicle access to this site with little disturbance to the rest of the neighbourhood. In the event that a place of worship does not occur on this site, the site would then revert to multi-family residential (R2/R3) zoning. Also if a larger site is required than identified on the plan the site could be expanded to the west and the adjacent multi-family site reduced in size.

A day care site is provided along the main collector roadway in the northwest corner of the plan area, to accommodate a temporary care facility, a day care facility, or an assisted living facility. If the day care site is not acquired for this purpose, it will revert to detached residential (R1).

Prior to the sites identified as Place of Worship and day care reverting to residential land uses, the sites must be advertised for a six-month period in the local paper.

4.4 PARKS AND OPEN SPACES

The NASP area incorporates a multi-functional open space system, which will accommodate the active and passive recreational needs of future residents. The total creditable reserve dedication is 9.15 ha \pm (22.60 ac \pm) representing 12.5% of the net developable area for the entire community. The Clearview North NASP provides for distribution of reserve dedication throughout the plan area to optimally meet the open space requirements of the community. The Reserve Dedication Analysis is shown in the table as follows:



CLEARVIEW NORTH
NEIGHBOURHOOD AREA STRUCTURE PLAN
 Development Concept
 February, 2008

Table 3: Reserve Dedication Analysis

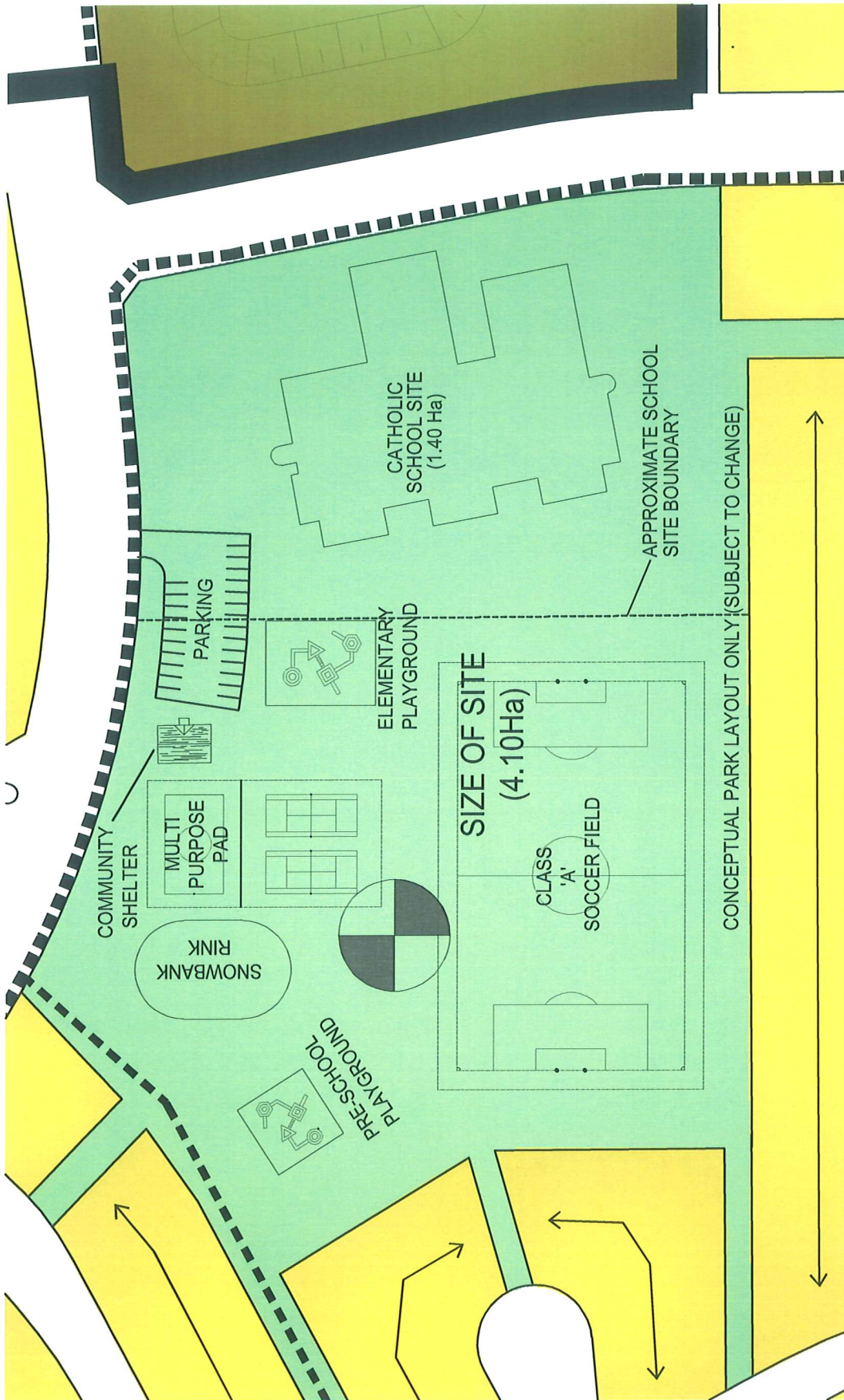
	AREA (ha)	PERCENTAGE
Gross Plan Area	76.03	
Less Environmental Reserve and arterial road widening	2.56	
Net Developable Area	73.47	100%
Required Dedication	7.35	10%
Anders East Lands - dedication	6.40	
Province of Alberta Lands - dedication	2.67	
City of Red Deer Lands – dedication	0.00	
Total Dedicated (all lands)	9.07	12.4%
Over-dedication (all lands)	1.72	2.3%

4.4.1 Central Park Site

The central park site is located together with the Catholic K – 9 school planned for Clearview North. The two areas provide over 4.1 hectares (10.1 acres) of land with direct access to a multi use trail system connecting all parts of the plan (including smaller, local parks) and areas beyond. As a result, the central park site is the main focus of a comprehensive open space network for the neighbourhood that altogether totals over 15 hectares (37 acres) of open space. Municipal reserves will be dedicated in accordance with the phasing in Figure 18.0.

As shown on Figure 8.0, the Central Park Site is proposed to have a Class A soccer field, a community shelter, multi-purpose pad (boarded rink in the winter months), two playground facilities, a parking lot, and a snow bank skating rink.

Once the quarter section has reached a point where it is 50% developed, The City of Red Deer's Recreation, Parks and Culture Department constructs the playgrounds and playfields. The construction of the remaining facilities, such as the shelter and multi-purpose pad/boarded skating rink, may be deferred until a later date.



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Figure No.
8.0

SCHOOL / PARK SITE
CONCEPT



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



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4.4.2 Local Park Sites

There are two local park sites identified on the Plan. The first is located in the north central residential cell and the second in the northwest corner of the Plan. It is anticipated that one or both of these park sites will be developed with playground facilities.

4.4.3 Walkways and Multi-Use Trail

The Clearview North NASP has been designed around the concept of a central community recreational node connected to all areas of the neighbourhood by a series of walkways and a 2.5 metre multi-use trail.

The walkway system consists of a 2.5 metre wide separate walk on all of the collector roads as well as a 1.5 metre separate walk on the opposite side of these roadways. These walkways will link to 67 Street and 30 Avenue to provide pedestrian circulation not only throughout the neighbourhood, but also to the surrounding communities.

A 2.5 metre paved walkway is proposed along the 25 metre wide linear park that separates the residential development from the proposed animal control fence which will be installed 20 metres east of the top of the bank.

4.4.4 Homestead Site

The natural area surrounding a suspected abandoned homestead in the southwest corner is the most significant natural feature in the Plan area. This feature comprises approximately 5 acres and contains a considerable treed area.

The development concept proposes to preserve a majority of mixed poplar and white spruce that dominate this stand of trees. Some existing trees on the north and west side will need to be removed in order to provide adequate clearance from the proposed residential lots and roadway. It is anticipated that the tree line will be set back approximately 8 meters from the residential lots to protect the tree root systems and ensure access for parks maintenance vehicles.

4.4.5 Existing Wetlands

There is a highly visible existing wetland at the corner of 67 Street and 30 Avenue that will be disturbed by the proposed realignment of 67 Street and 30 Avenue, as well as planned commercial development in this area. Despite the fact that this feature cannot be preserved, the substrate should be preserved and utilized in the construction of any new constructed wetlands in the area. Options include the proposed constructed wetlands on this site or alternatively for use in the proposed constructed wetland in the NW Timberlands development on the adjacent quarter section to the east.

Similarly, consideration should be given to preserving the substrate from the small wetland area in the southeast corner of the plan for re-use elsewhere.

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4.4.6 River Valley Escarpment Setback Area

In 1998 Agra Earth and Environment Ltd. was commissioned by The City of Red Deer to complete a Geotechnical Assessment of the Gaetz Lake Sanctuary/Michener Centre. The main focus of this study was to determine a top-of-bank setback and assess the stability of the river valley escarpment slope along the east edge of the Gaetz Lake Park, which also borders the west limits of Clearview North. Based on the findings of this study, a 45 meter setback was recommended from the top-of-bank to the proposed residential property line to protect buildings and property in the event of a slope failure.

An Ecological Profile was also completed for this property in 1998. This report recommended a 50 meter wide wildlife corridor along the top-of-bank. Based on this report and the Geotechnical Assessment, this Plan has been developed with a 45 meter green strip buffer between the top-of-bank and the closest residential property line. Land from 20 meters directly east of the top of bank will be re-designated as Environmental Reserve and the remaining 25 meter strip to the east and adjacent to the rear of the residential lots, will be re-designated as Municipal Reserve.

An animal control fence is proposed 20 meters east of the top of the bank which is also the dividing line between the Environmental Reserve and Municipal reserve dedication outlined above. A paved walkway will be constructed along the 25 meter wide Municipal Reserve strip. A cross section of this escarpment setback area is shown on Figure 9.0 complete with pictures of the proposed fence.

A geotechnical assessment will be completed with respect to the proposed storm water detention pond proposed in the northwest corner of the Plan that will address the proximity of the pond to the escarpment and 67 Street which will confirm that this facility will have no adverse effects on the stability of the banks.

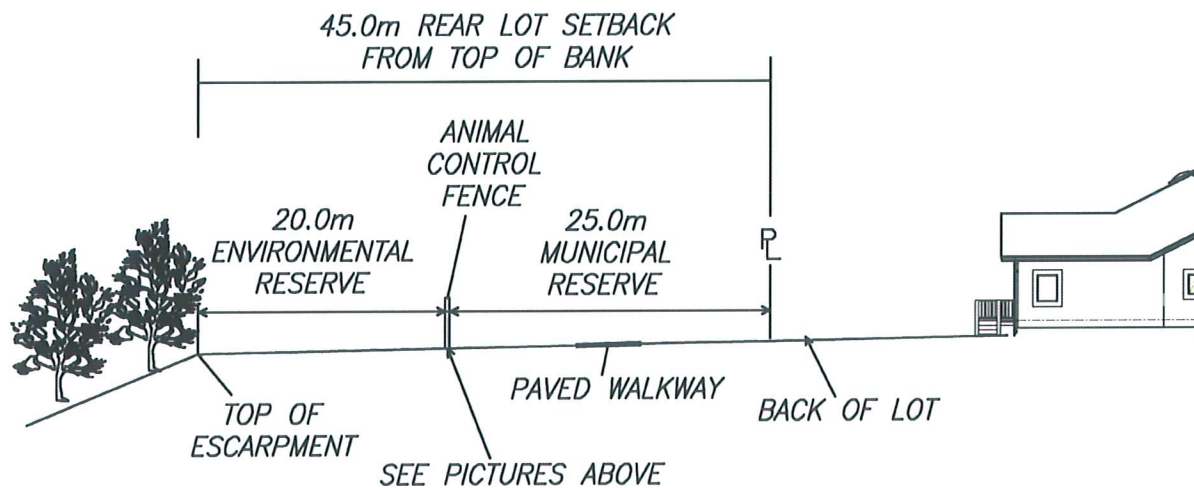
4.4.7 Gathering Places

Two gathering places have been identified on the Plan. The first is in the mixed use residential and commercial area. Because of all the retail businesses in this area and because it is anticipated that there will be a landscape feature in this area, this is an ideal location for people to gather in this neighbourhood.

The second gathering area has been identified in the school/park site. With all of the recreational amenities offered at this location, many of the local residents will gather in this vicinity.

4.4.8 Topsoil Stockpile

Three topsoil stockpiles are proposed within this development during building activities to provide a source of topsoil so builders can re-topsoil their lots after housing construction is completed. The first stockpile is located on the multi-family site in the northwest corner, the



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

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Figure No.

9.0

Title

ESCARPMENT SETBACK
CROSS SECTIONS

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Development Concept

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been identified in this fringe area to the south and west of the commercial site. These sites are anticipated to be row style housing with the possibility of some duplex housing mixed in.

It is envisioned that the Town Centre will be developed with a main street component to be situated on a private roadway within the large mixed-use parcel in the northeast corner of the Plan. These main streets will be developed to provide a pedestrian-friendly street environment to accommodate residents that shop in the Town Centre and for those who live and work in the Town Centre area.

The Town Centre site may also include a type of public square or other type of distinct feature that will function as a community focal point and gathering area.

The large mixed-use commercial site (Town Centre District) will be developed with substantial parking facilities to accommodate the large parking needs required for these types of sites. These parking areas should be concentrated in the interior of the site with the buildings around the perimeter, in order to distinguish the architectural character of the development from the surrounding neighbourhood. Also, the site should be developed with pedestrian friendly connections throughout the shopping area.

Land-use statistics for the Town Centre area are shown below in Table 4.

Table 4: Land Use Statistics For The Town Centre Area

LAND USE CATEGORY / COMPONENT	AREA (ha)	% OF PLAN AREA	NUMBER OF DWELLING UNITS
Gross Area of the Town Centre (Area Outlined on Figure 5.0)	25.68		
Mixed-Use Commercial	13.82	53.8%	150
R2 Multi Family – Fringe Area	3.56	13.9%	150
R3 - Multi Family – Fringe Area	1.92	7.5%	150
Collector Roads	2.57	10.0%	
Local Roads	0.67	2.6%	
Stormwater Management Facility	2.81	10.9%	
Lanes	0.33	1.3%	
Total Number of Dwelling Units			450
Density – Town Centre Area			17.5 units/Ha
Density – Fringe Area			42.6 units/Ha
*Total Town Centre Area – (SWMF + Collector Roads + Mix Use Commercial Area)			

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4.7 STORMWATER MANAGEMENT FACILITIES

Stormwater management facilities have been located to take advantage of the existing topography and low lying areas. The facilities also provide for recreational opportunities and have been configured to provide views from residential enclaves and the collector/arterial roadway network.

The stormwater management facility in the northwest corner will be developed as a dry stormwater detention facility.

The second facility, located in the south central portion of the plan will be developed as a constructed wetland. A conceptual layout of this facility is shown on Figure 10.0

4.8 TRANSPORTATION

The system of roads proposed for the Clearview North neighbourhood provides its residents and the surrounding traveling public with safe and efficient access to this area of Red Deer.

Currently, the 30 Avenue and 67 Street roadway alignment curves and cuts through the northeast corner of the Plan area. As shown on the Plan, this roadway will be reconfigured in the near future and the existing right-of-way re-developed as commercial development. This reconfiguration is expected to occur in the next two or three years.

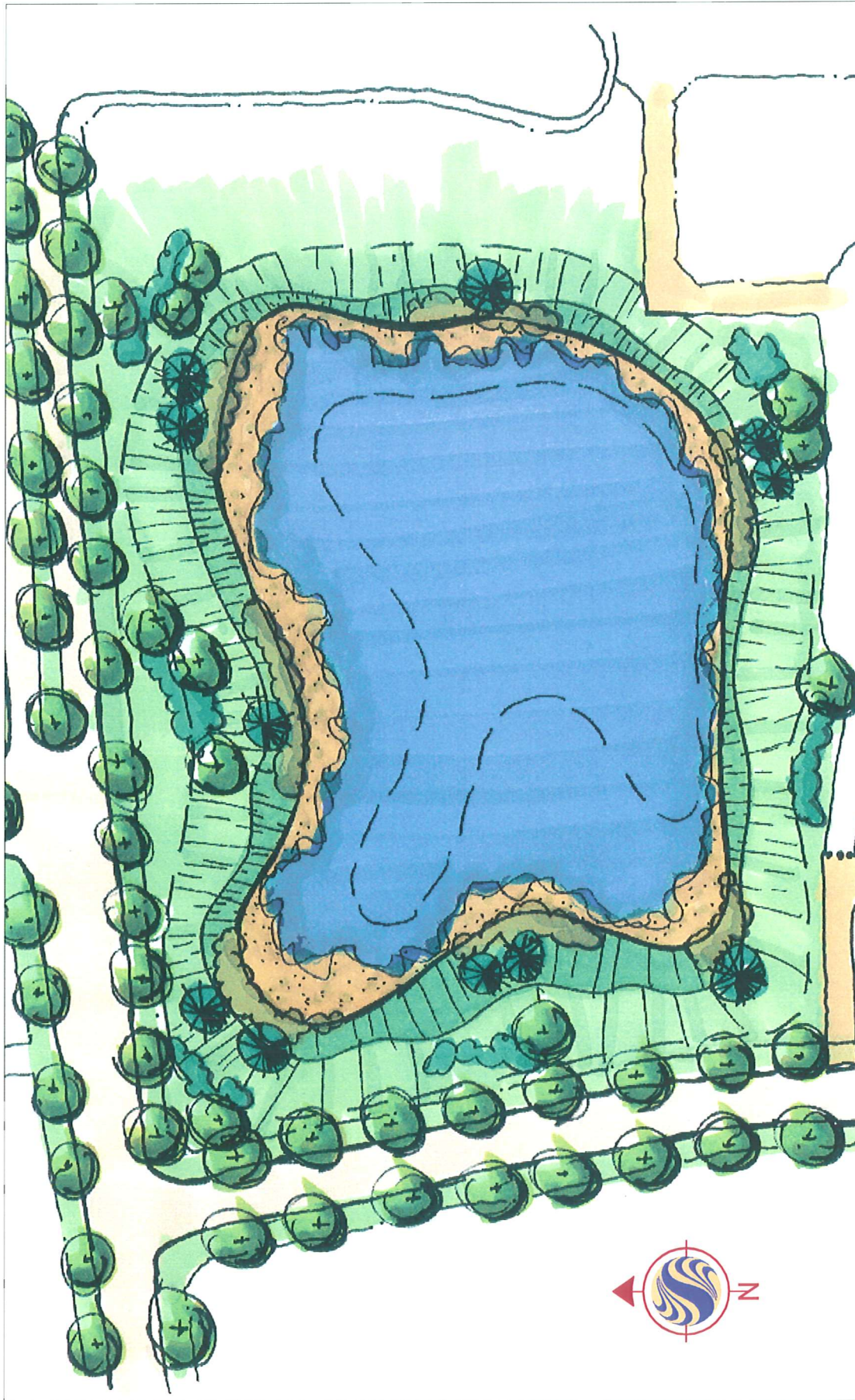
4.8.1 Arterial Roadways

The updated East Hill Major Area Structure Plan designates the following roadways adjacent to the Clearview North NASP as arterial roadways:

- 67 Street (north side)
- 30 Avenue (east side)

In order to accommodate future improvements to 67 Street, additional right-of-way will be provided on the north side of the Plan. Also, additional right-of-way has been provided along 30 Avenue for arterial berms. The neighbourhood layout provides for a collector roadway intersecting at approximately the mid point of 30 Avenue, in addition to two access locations identified along 67 Street at approximately 1/3 and 2/3 spacing.

Right-in/right-out access locations will be allowed to the commercial development at 200 meter spacing from the 67 Street / 30 Avenue intersection subject to the findings of a Traffic Impact Study.



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Stantec Consulting Ltd.
 600, 4808 Ross Street
 Red Deer AB Canada
 T4N 1X5
 Tel. 403.341.3320
 Fax. 403.342.0969
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Figure No.

10.0

Title

WETLAND
 CONCEPT



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4.8.2 Collector Roadways

The Neighbourhood Area Structure Plan provides three collector roadways linking to adjacent arterial roads, which are identified on Figure 7.0 and detailed on Figure 12.0. The collector roadway pattern proposed is a slight deviation from that shown in the East Hill Major Area Structure Plan. The overall collector pattern for this development area, as well as the future development to the south is illustrated on Figure 11.0.

The collector road entrances at 30 Avenue and 67 Street will include entrance features to enhance the character and provide distinct identity for the Clearview North community. As shown on Figure 6.0, a traffic calming measure has been identified along the collector. This traffic calming measure is conceptual in nature and will be reviewed in detail during detail design.

Roadway improvements are required on 30 Avenue in order to accommodate the two collector roadway intersections.

4.8.3 Local Roads

The system of local roads has been planned to provide access to individual development cells while at the same time discouraging outside traffic from short cutting through local roads. Local roads have been designed to meet the current 15 meter rights-of-way and are detailed on Figure 13.0.

4.8.4 Laneways

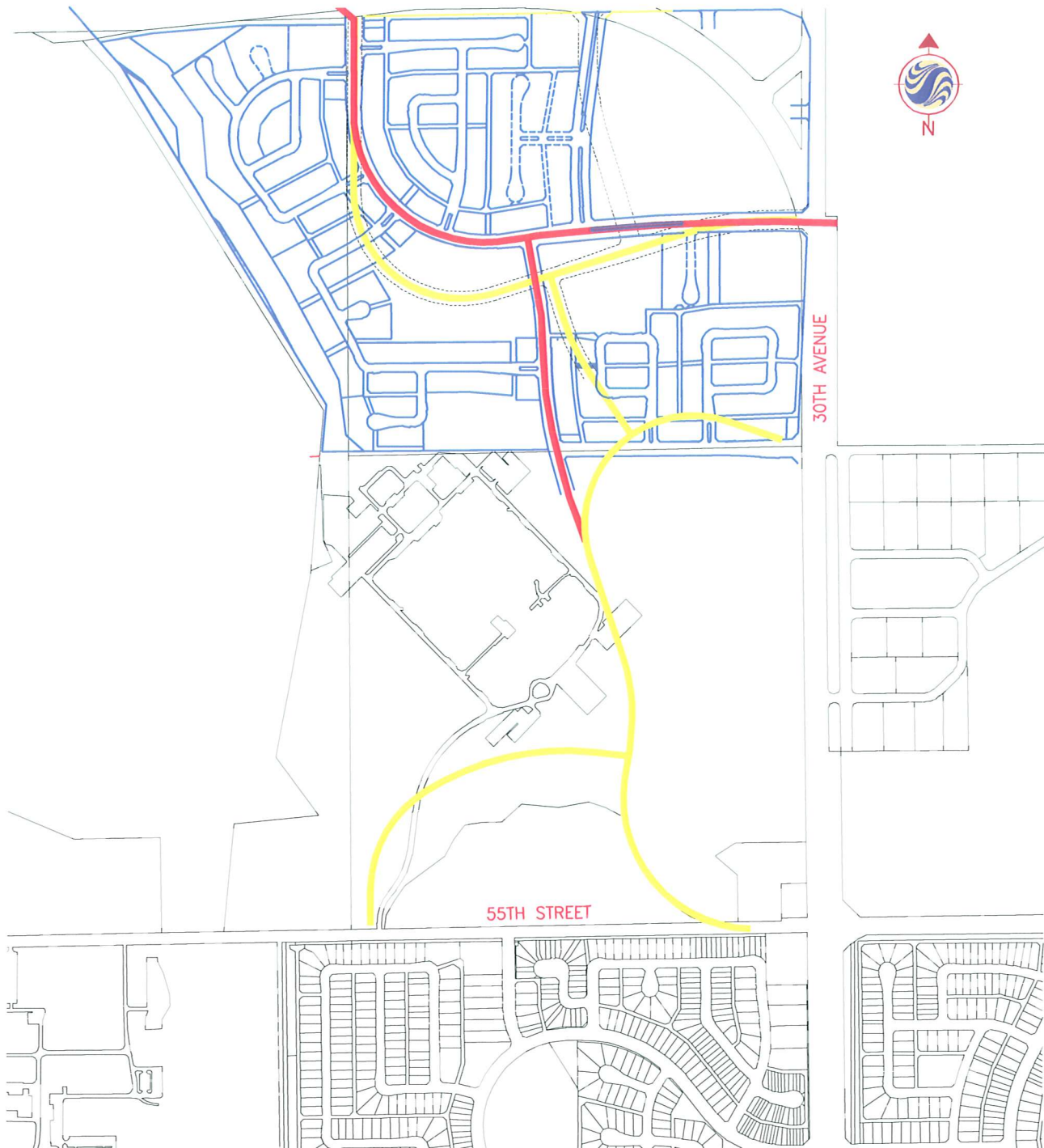
The Clearview North NASP has been designed with the majority of lots backing on to laneways. However, lanes have not been provided for lots backing onto the Storm Water Management Facilities, open spaces, or PUL's. Rear laneways will be designed to The City of Red Deer standards and are shown as 7 metres.

In instances where there is a cluster of R1A, R1N and R2 housing that exceed 60 dwelling units, the lanes will be required to be paved.

4.9 EMERGENCY SERVICES

The East Hill Area Structure Plan does not identify an emergency services site for this development.

The City's Emergency Services Department advises that presently the Plan area falls outside the four minute planning guideline for the first responding emergency vehicle arriving on site 90% of the time. Should the department locate a new site at either location at 55 Street and 30 Avenue or 67 Street and 30 Avenue, as identified as future sites in the East Hill Major Area Structure Plan, then this guideline would be met.



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Stantec Consulting Ltd.

600, 4808 Ross Street
 Red Deer AB Canada
 T4N 1X5
 Tel. 403.341.3320
 Fax. 403.342.0969
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— EAST HILL MAJOR AREA STRUCTURE
 PLAN COLLECTOR ALIGNMENT
 — PROPOSED CLEARVIEW
 COLLECTOR ALIGNMENT

Client/Project

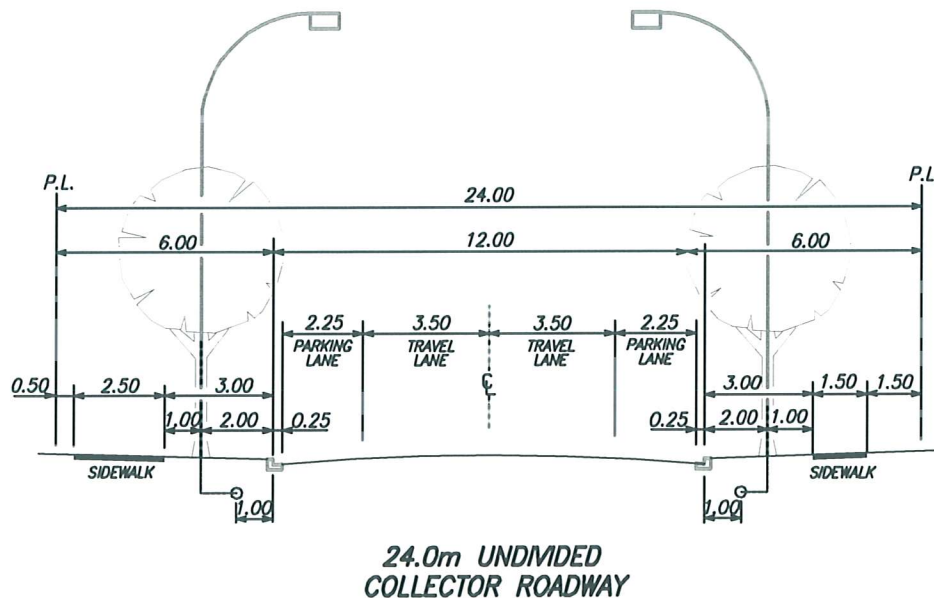
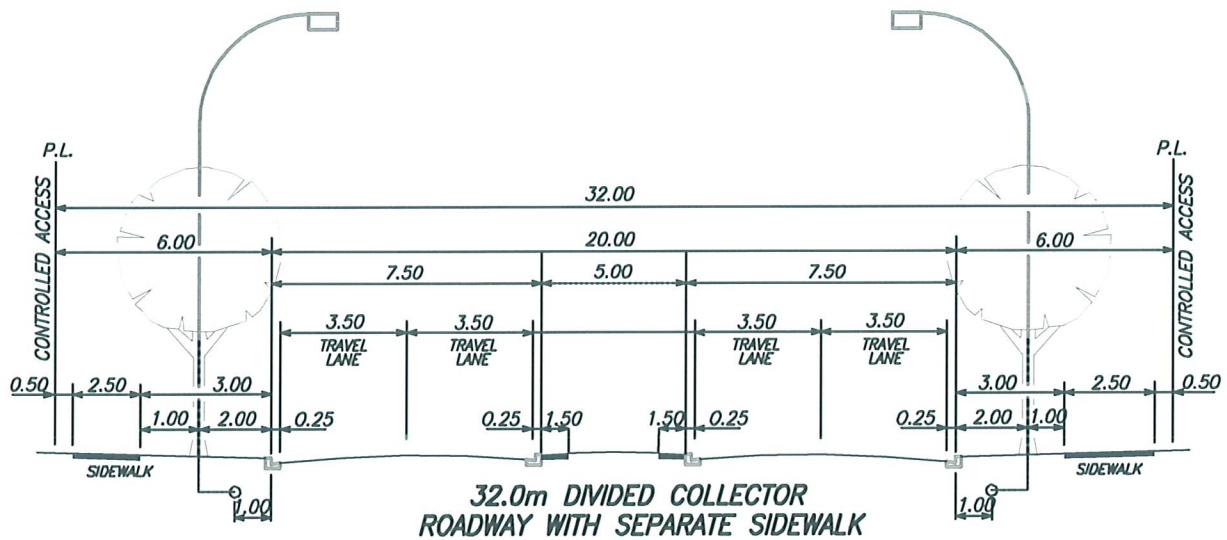
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Figure No.

11.0

Title

OVERALL ROADWAY
 COLLECTOR PLAN



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Stantec Consulting Ltd.

600, 4808 Ross Street
Red Deer AB Canada
T4N 1X5

Tel. 403.341.3320

Fax. 403.342.0969

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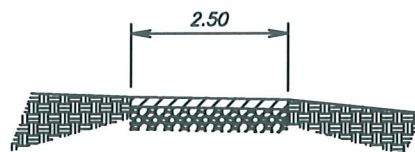
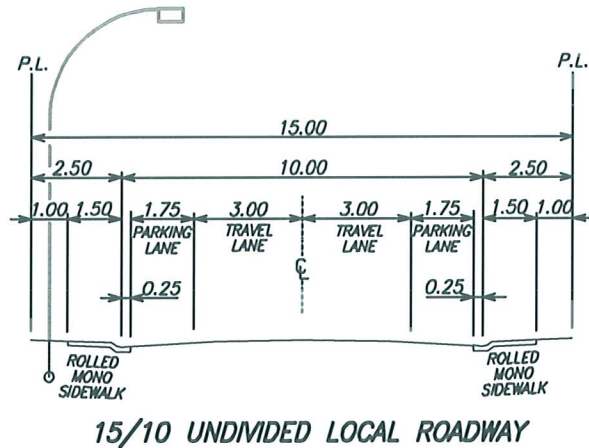
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Figure No.

12.0

Title

ROAD CROSS SECTIONS



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 600, 4808 Ross Street
 Red Deer AB Canada
 T4N 1X5
 Tel. 403.341.3320
 Fax. 403.342.0969
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Figure No.

13.0

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ROAD/PAVED TRAIL
 CROSS-SECTIONS

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NEIGHBOURHOOD AREA STRUCTURE PLAN

Development Concept

February, 2008

4.10 ARTERIAL BERMS / NOISE

In order to reduce traffic noise from the arterial roadway entering adjacent residential areas, a 1.0 to 1.5 metre high arterial berm will be constructed along 67 Street and 30 Avenue. At the detailed servicing study stage, it will be confirmed if this is sufficient to control noise to acceptable City standard levels. If not, either a noise wall may be constructed or the height of the berm may be increased.

Stantec**CLEARVIEW NORTH
NEIGHBOURHOOD AREA STRUCTURE PLAN****5.0 Municipal Servicing**

5.1 STORMWATER MANAGEMENT

A large stormwater management facility (SWMF) is proposed for Clearview North (NE 22) and will be located near the centre of the development. It will manage stormwater from both the major and minor storm systems for the majority of the development as well as major and minor stormwater from ± 10 ha of Michener lands in the SE quarter section 22, 30 Avenue south of 61 Street, the College Park subdivision in SW quarter section 23, and the Laebon Lands in the southwest corner of SW quarter section 23. The proposed stormwater service area is illustrated on Figure 14.0. This SWMF will be a constructed wetland, which will be sized to accommodate stormwater detention for a 1:100 year storm event. This facility will not only provide stormwater treatment but will be a passive recreational amenity for the entire neighbourhood.

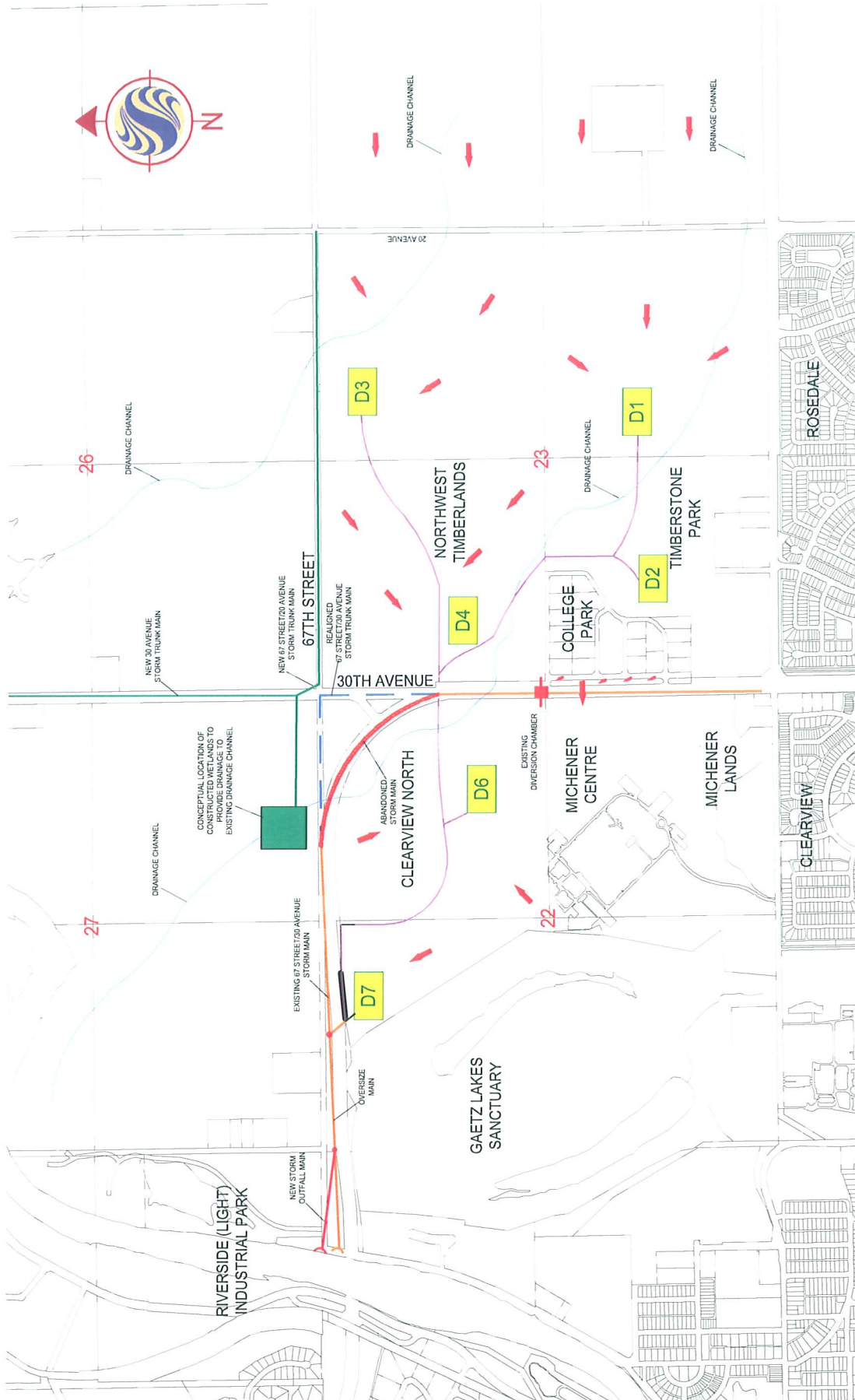
A separate detention pond will be constructed in the northwest corner of the NW quarter section 22 to manage and control major storm events. This storm detention pond will be a dry pond.

All storm sewers within the development will be sized to accommodate a 1 in 5 year stormwater event with stormwater being conveyed on the streets to the stormwater management facilities during large stormwater events. All stormwater in the development area will discharge into an existing and proposed trunk main located in 67 Street from the top of the escarpment to the Red Deer River. The existing trunk, which extends along 67 Street from the top of the escarpment to 40 Avenue, was oversized to accommodate flows from the adjacent lands when 67 Street was constructed. A new 1350 mm trunk will be constructed from 40 Avenue to the Red Deer River parallel to the existing 900 mm main as part of the first phase of development.

Overland stormwater drainage from lands east of 20 Avenue currently flow through section 23 and the northeast corner of NE quarter section 22 into an existing ravine. The City has expressed a desire to maintain a flow of stormwater into this ravine. Although development of section 23 and construction of 20 Avenue (construction berms on both sides of the roadway) will block the natural flow entering this ravine, there are other measures that can be deployed to introduce run off into this ravine ecosystem. For example, Stantec was retained by The City to complete the "*Greater East Hill Sanitary and Stormwater Functional Study*." This study will review various options for diverting stormwater around the boundary of section 23 along 20 Avenue and 67 Street to the ravine west of 30 Avenue to ensure the ravine is kept vibrant and dense.

Melcor acknowledges that their development disrupts the natural drainage to the ravine and will work with the City to mitigate the impact on ravine drainage.

All stormwater facilities and storm sewers will be designed in accordance with The City of Red Deer Design Guidelines and will become the responsibility of The City of Red Deer to maintain after a two year period.



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CLEARVIEW NORTH

Figure No.
14.0

Title
MAJOR STORMWATER
CONCEPT PLAN

Legend

- EXISTING 67 STREET & 30 AVENUE STORM
- EXISTING DRAINAGE CHANNEL
- MAJOR OVERLAND DRAINAGE
- NEW STORM OUTFALL MAIN
- PROPOSED 67 STREET & 20 AVENUE STORM MAIN
- RELOCATED 67 STREET & 30 AVENUE STORM MAIN
- PROPOSED POND AREAS
- ABANDONED STORM MAIN
- PROPOSED STORM TRUNKS

Stantec Consulting Ltd.

600, 4808 Ross Street
Red Deer AB Canada
T4N 1X5

Tel. 403.341.3320

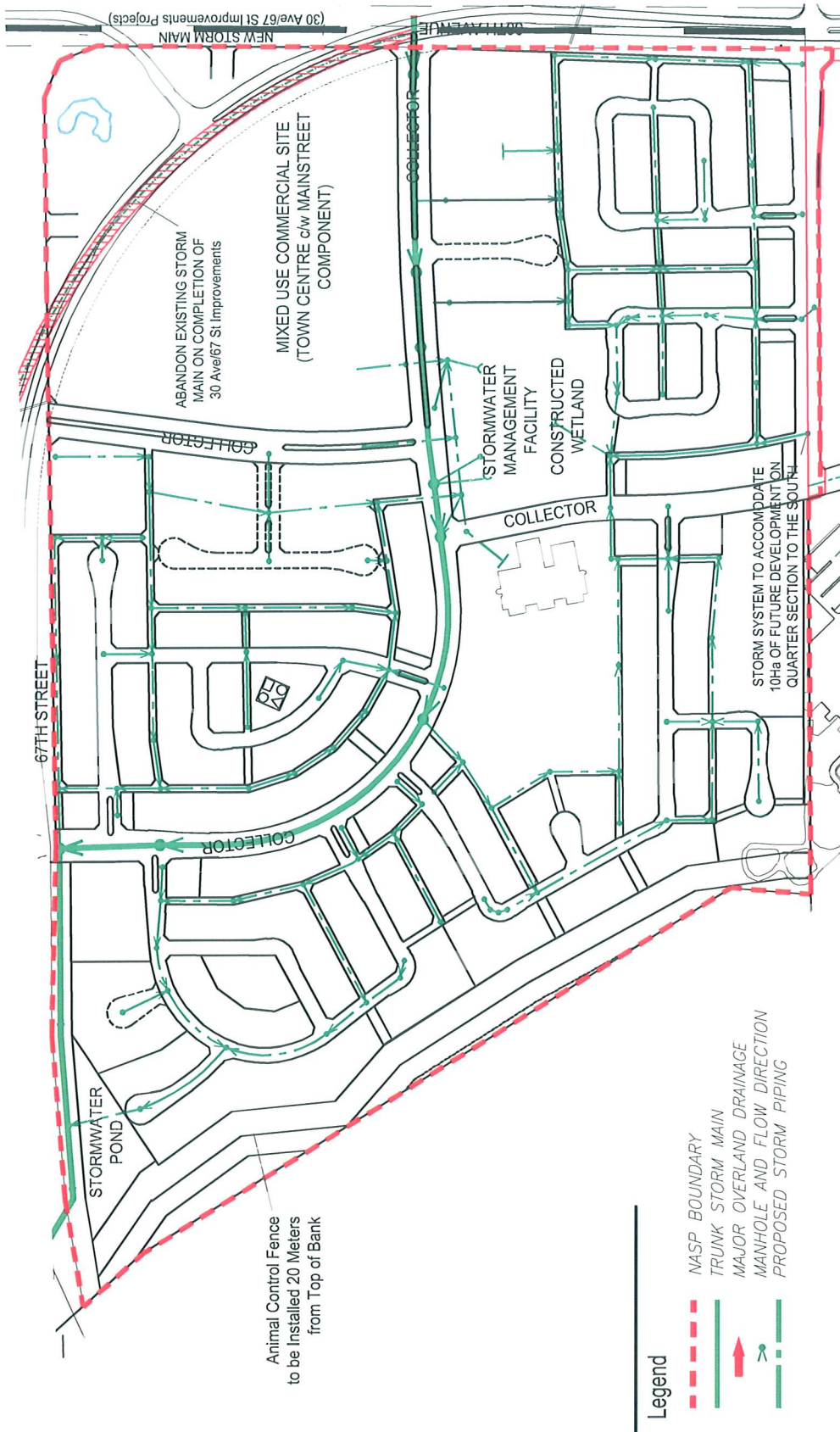
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Legend

- NASP BOUNDARY
- TRUNK STORM MAIN
- MAJOR OVERLAND DRAINAGE
- MANHOLE AND FLOW DIRECTION
- PROPOSED STORM PIPING

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Stantec Consulting Ltd.
10160 - 112 Street
Edmonton AB Canada
T5K 2L6
Tel. 780.917.7000
Fax. 780.917.7079
www.stantec.com



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Clearview North



Figure No.
15.0

Title
PROPOSED STORMWATER
MANAGEMENT PLAN

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Municipal Servicing

February, 2008

The major drainage and overall storm system are shown on Figure 15.0. This also illustrates that the storm trunk that services this development will be extended to the east boundary of the development to service future development on lands to the east.

5.2 SANITARY SEWER SERVICING

The proposed development will be serviced from the existing Waskasoo Regional Sanitary Sewer Main, located within the 67 Street right-of-way, which was oversized to accommodate flows from the adjacent lands. The overall conceptual sanitary sewer system is shown on Figure 16.0.

The majority of the sanitary pipes will be 200 mm in diameter, except for the sanitary main adjacent to 67 Street and along the collector, which will be between 250 to 300 mm in diameter.

All sanitary sewer facilities will be designed in accordance with The City of Red Deer Design Guidelines and will become the responsibility of The City to maintain after a two year period.

5.3 WATER DISTRIBUTION

The overall water distribution system needed to service the Clearview North area is shown on Figure 17.0. In 2007 The City of Red Deer will extend a 400 mm diameter water trunk north from the Clearview booster station along the west side of 30 Avenue, which will serve as the main feeder to this development.

All water main facilities will be designed in accordance with The City of Red Deer Design Guidelines and will become the responsibility of The City of Red Deer to maintain after a two year period.

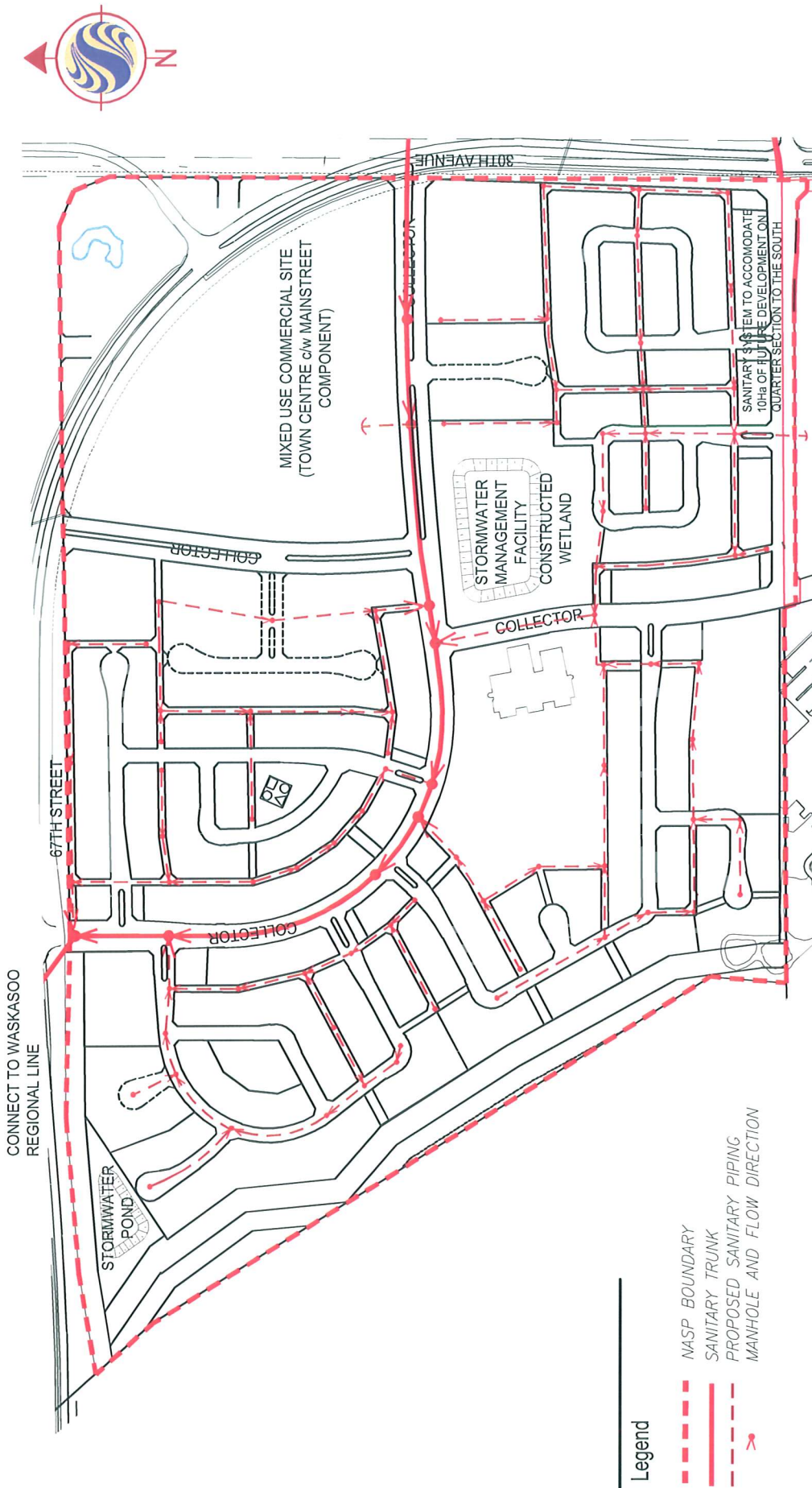
The vast majority of lots in this development will be serviced from the rear (lane or park). The exception is the lots that back onto the setback from the Red Deer River Valley. These lots will be front serviced from the street to avoid impacting the stability of the bank in the event of a watermain break.

The City of Red Deer is currently reviewing its standards for front servicing and these areas that are front serviced will need to adhere to these standards.

5.4 SHALLOW UTILITIES

Shallow utility services will be provided by the following companies:

- City of Red Deer Electric, Light and Power Department (Electricity and Streetlights)
- ATCO Gas (Natural Gas)
- Telus Communications (Telephone)



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2009-02-10 01:59PM Br. glau

OCTOBER, 2008
112870942

ORIGINAL SHEET - ANSI A

Stantec Consulting Ltd.
10160 - 112 Street
Edmonton AB Canada
T5K 2L6
Tel. 780.917.7000
Fax. 780.917.7079
www.stantec.com

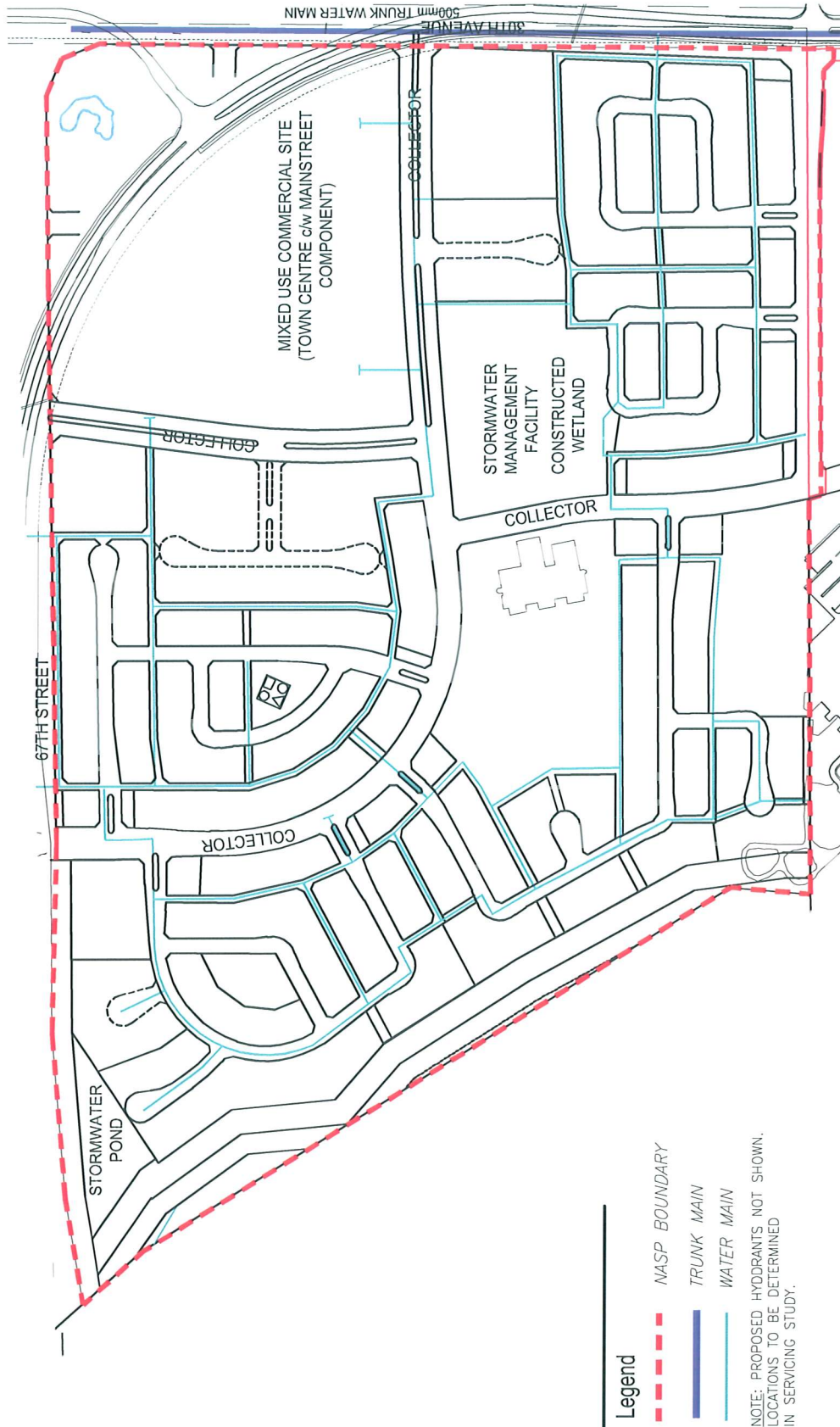
Client/Project
Melcor Developments LTD.
Clearview North

Figure No.
16.0

Title
Sanitary Sewer Plan



Stantec



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2008-11-10 10:06AM By: glau

OCTOBER, 2008
112870942

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Stantec Consulting Ltd.
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Fax. 780.917.7079
www.stantec.com



Stantec

Client/Project

Melcor Developments LTD.
Clearview North

Figure No.

17.0

Title

**WATER DISTRIBUTION
PLAN**



Stantec**CLEARVIEW NORTH****NEIGHBOURHOOD AREA STRUCTURE PLAN**

Municipal Servicing

February, 2008

- Shaw Cable (Cable Television)

E.L. and P. will likely service this development from their existing overhead power line located parallel to the west boundary of 30 Avenue. A new alignment may be required for this overhead transmission line to allow for the construction of a berm within the 30 Avenue right-of-way adjacent to the proposed residential development. The single-phase power line along the north boundary of 67 Street is currently owned by Fortis. The City is currently negotiating with Fortis to purchase this main. Following acquisition of this line, it will be upgraded to meet City requirements.

ATCO Gas will be servicing this development by constructing a large diameter medium pressure gas main along the existing high pressure gas main right-of-way from Rollis Street to 61 Street. A new alignment will be required to extend this main west to service Clearview North.

Shaw Cable does not have any facilities in the immediate vicinity to service the Clearview North Lands. A fibre optics cable will need to be constructed along 67 Street from the Gaetz Avenue / 67 Street intersection or along 30 Avenue from the Ross Street / 30 Avenue intersection.

In addition to the Telus and Shaw communications networks, The City of Red Deer has partnered with Alberta Government (Bell West) to provide Supernet fibre optics service to all schools and City owned facilities within The City. Provisions should also be made for the extension of the "Supernet/City of Red Deer Rednet" fibre optics network to the new school site.

The shallow utility alignments will be established during preparation of the servicing study for Clearview North.

Stantec**CLEARVIEW NORTH
NEIGHBOURHOOD AREA STRUCTURE PLAN**

6.0 Implementation

6.1 DEVELOPMENT STAGING

Infrastructure to service Clearview North will be extended into this development from the existing sanitary and storm trunks located on 67 Street and a proposed trunk water main on 30 Avenue. Each successive stage will be developed with the logical and economical extension of these municipal services with the intent of meeting the needs of the regional and local housing market.

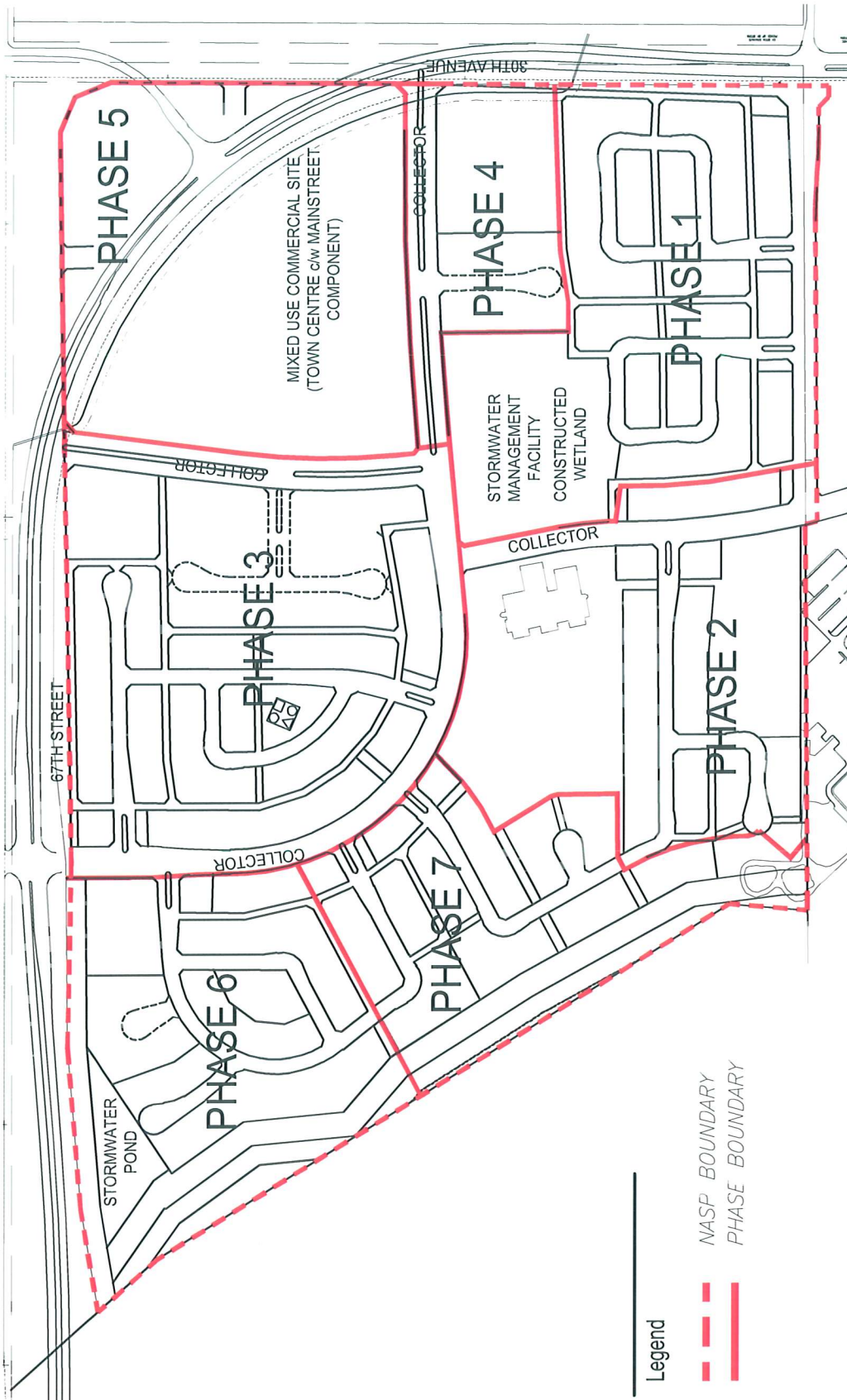
As shown on Figure 18.0 – Phasing, the phasing is generally expected to begin in the south corner of the Plan and extend to the northwest. Two important considerations that may impact the phasing sequence are:

1. The Province of Alberta currently owns the parcel of land directly opposite the river valley, which it is anticipated that the Province will eventually sell for residential development purposes. However, it is unclear how long this process may take.
2. The second consideration is that the northeast corner of the commercial site cannot be developed until the 67 Street and 30 Avenue intersection is realigned. This is anticipated to occur in the summer of 2008.

The phasing boundaries are shown conceptually and may vary from those shown when redistricting and subdivision applications are made. As well, portions of separate phases may be developed concurrently if there is sufficient demand and/or if the municipal servicing is made more efficient as a result.

6.2 REDISTRICTING AND SUBDIVISION

Redistricting and subdivision applications, to conform to the land use designations described in the NASP, will be undertaken as necessary. Guided by The City of Red Deer MDP, the East Hill MASP and the Clearview North NASP, redistrictings and subdivisions will be required to adhere to The City of Red Deer Land Use Bylaw and the informational requirements necessary for each application.



JUNE, 2006
112870942

Client/Project

MELCOR DEVELOPMENTS LTD.
CLEARVIEW NORTH

Figure No. 18.0

Title
PHASING
PLAN



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2008-11-20 11:22AM By: glau

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



CLEARVIEW NORTH

NEIGHBOURHOOD AREA STRUCTURE PLAN

Implementation

February, 2008

6.3 PLAN AMENDMENTS

An amendment to an adopted NASP is required for any change in the Plan, such as:

- A change in proposed land use (such as, from single-family to narrow-lot housing, or multi-family housing, or vice-versa);
- To reflect a change in other documents affecting planning and land use in the area (such as an amendment to a Major Area Structure Plan);
- The elimination or addition of any public road or lane, or reclassification of a road, unless the road or lane is self-contained within a multi-family site; and
- The inclusion of additional lots for 2-storey homes with walkout basements.

Bylaws Item No. 3**BYLAW NO. 3357/C-2009**

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

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

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

1. The following new definition is added alphabetically to Section 3.3(1):

“**Residential Supergraphic** means any mural, mosaic, or graphic art painted on or affixed to the exterior of an accessory residential structure.
2. Section 3.3(1) is modified to delete the definition of “Supergraphic” and replace it with the following new definition:

“**Commercial/Industrial Supergraphic** means a graphic design painted on or affixed to a building in a commercial or industrial district, which does not contain advertising or logos, and includes a mural.”
3. Section 3.3(1) is modified by adding to the definition of “Painted Wall Sign” the term “Commercial/Industrial Supergraphics” in place of the word “supergraphics”.
4. New subsection (s) is added to Section 3.3(3) as follows:
 - (s) “Residential Supergraphics located within the boundaries of lots in the R1, R1A, R1N, R2, R3, R4 land use districts provided that:
 - (i) there shall be a maximum of one residential supergraphic per property; and
 - (ii) the residential supergraphic shall be allowed only on accessory buildings located in the rear or side yard or rear attached garages where not visible from the front yard; and
 - (iii) corner lot buildings shall not place supergraphics where visible from the road; and
 - (iv) the supergraphic shall not exceed 3.1 m in height and 9.14 m in length; and
 - (v) the residential supergraphic shall only be erected with the permission of the property owner; and

-2-

Bylaw No. 3357/C-2009

- (vi) residential supergraphics shall only be erected for the sole purpose of artistic expression, and shall not contain any brand name, product name, company, business, profession, logo, trademark, letters of the alphabet, numbers, or any other written or pictorial commercial or advertising messages; and
 - (vii) residential supergraphics shall not be illuminated by backlighting, neon lighting, flood lighting or other forms of focused lighting; and
 - (viii) provided these signs meet the requirements in section 3(4)(13);”
6. Section 3.4(8)(c) is modified by replacing the word “supergraphic” with the term “Commercial/Industrial Supergraphic” in its place.
7. New subsection (d) is added to Section 3.4(8) as follows:

“(d) A Commercial or Industrial Supergraphic may not convey a defined advertising message or logo.”
8. Section 3.4(13)(b) is deleted and replaced with the following new subsection (b):

“(b) No Billboard, Wall Sign, Painted Wall Sign, Commercial/Industrial Supergraphic, Residential Supergraphic, or Portable Sign shall be allowed to advertise adult entertainment or services which feature nudity, or to display nudity of any kind.”

READ A FIRST TIME IN OPEN COUNCIL this **23rd** day of **February** 2009.

READ A SECOND TIME IN OPEN COUNCIL this day of 2009.

READ A THIRD TIME IN OPEN COUNCIL this day of 2009.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2009.

MAYOR

CITY CLERK

Bylaws Item No. 4**BYLAW NO. 3357/A-2009**

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

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

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

- 1 Addition to section 8.22 (1) (f) as follows:
 - (f) On those sites, or portions thereof herein listed, the following uses may be allowed as permitted uses in the existing structure only:
 - (vi) one basement dwelling suite on:
 - (2) Lots 25-26, Block 3, Plan 4516AC (4018 50 Street)
- 2 The "Land Use District Map N15" contained in "Schedule A" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map 1/2009 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 23rd day of February 2009.

READ A SECOND TIME IN OPEN COUNCIL this day of 2009.

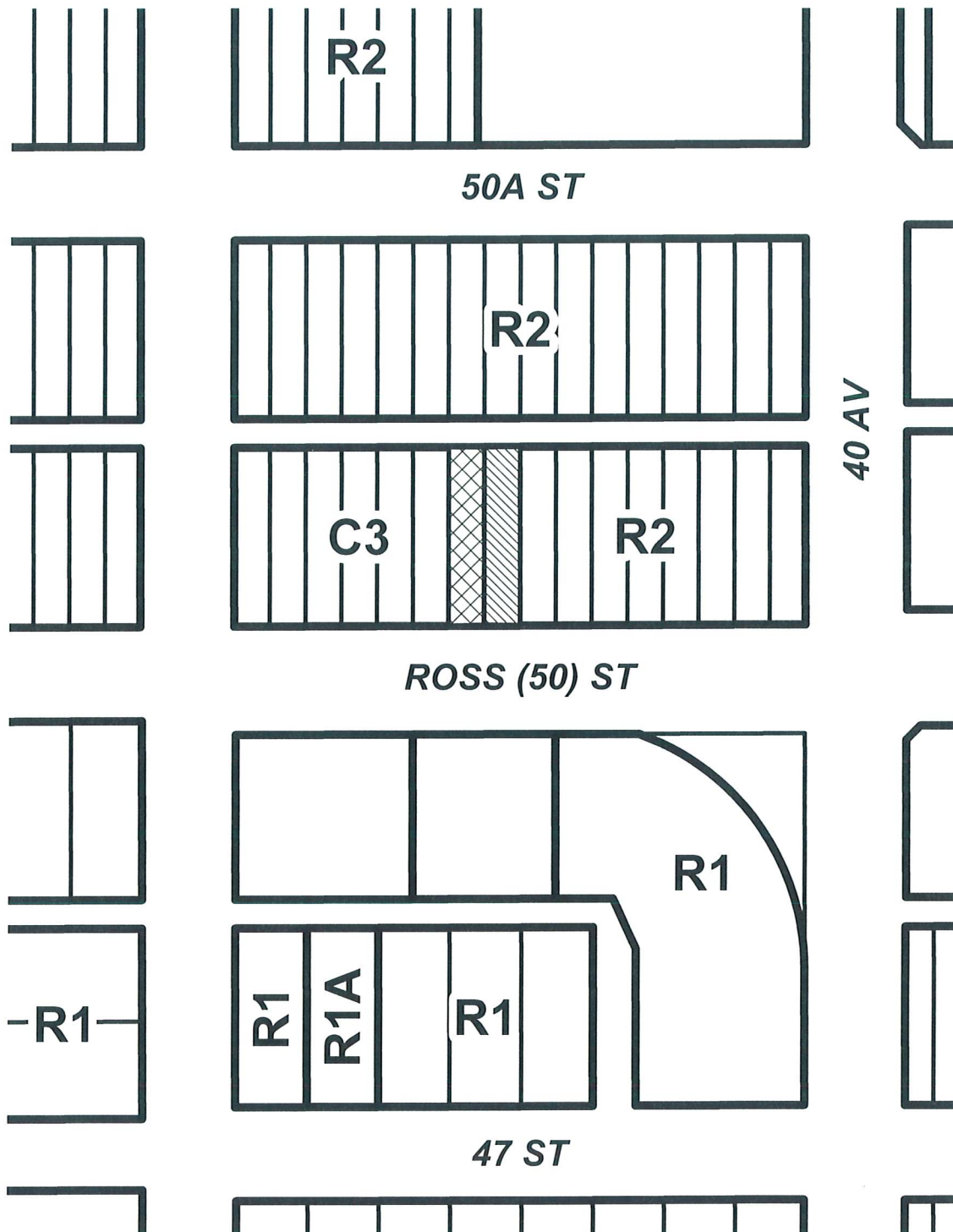
READ A THIRD TIME IN OPEN COUNCIL this day of 2009.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2009.

MAYOR

CITY CLERK

Proposed Amendment to Land Use Bylaw 3357/2006



Change District from:



C3 to C3 f(vi)



R2 to C3 f(vi)

Affected Districts:

C3 - Commercial (Neighbourhood Convenience)

R2 - Residential (Medium Density)

Proposed Amendment

Map: 1/2009

Bylaw: 3357/A-2009

Bylaws Item No. 5**BYLAW NO. 3357/D-2009**

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

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

- 1 Subsection 2.4(5) is amended by deleting the number "65m" and replacing it with the number "100m".
- 2 Subsection 2.17(1)(e) is amended by deleting the number "60m" and replacing it with the number "100m".
- 3 Subsection 2.19(5) is amended by deleting the number "65m" and replacing it with the number "100m".

READ A FIRST TIME IN OPEN COUNCIL this 23rd day of February 2009.

READ A SECOND TIME IN OPEN COUNCIL this day of 2009.

READ A THIRD TIME IN OPEN COUNCIL this day of 2009.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2009.

MAYOR

CITY CLERK

Bylaws Item No. 6**BYLAW NO. 3357/H-2009**

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

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

1 Subsection 3.1(1) is deleted and replaced with the following new subsection:

“(1) Except in the C1 (City Centre District) an owner or occupant of land must provide for not less than the number of on-site parking spaces for the applicable land use(s) specified in Table 3.1 below, notwithstanding the provisions of Parts 4-8. In calculating the parking space requirement, a fractional number will be taken to the next higher number.”

2 Subsections 3.2 (1) through (7) are deleted and replaced with the following new subsections:

“(1) The standards set out in Section 3.2 apply to the development of parking lots in all districts.

(2) All parking areas must have access to individual parking spaces by means of unobstructed driving aisles satisfactory to the Development Authority.

(3) A parking space must be located either:

(a) on the same site as the building or use in respect of which it is required, or

(b) with the approval of the Development Authority, on another site not more than 100.0 m away (herein called “adjacent site”) from the building or use in respect of which it is required.

(4) Where some or all of the required parking is to be provided on an adjacent site, the Development Authority may require the owner of the land to provide such parking in perpetuity and to secure such parking by way of restrictive covenant or other obligation secured against the title to the adjacent site and enforceable by The City.

(5) A minimum parking space in all districts shall be at least 2.7 m in width and 5.5 m in depth/length.

(6) Parking areas required for multi-attached and multiple family buildings shall be paved.

(7) Driving aisles for perpendicular (90 degree) parking within new developments shall be at least 7.0 m in width. This requirement shall not apply to redevelopment applications for developments approved prior to September 11, 2006, in which case the driving aisle shall be at least 6.0 m in width.

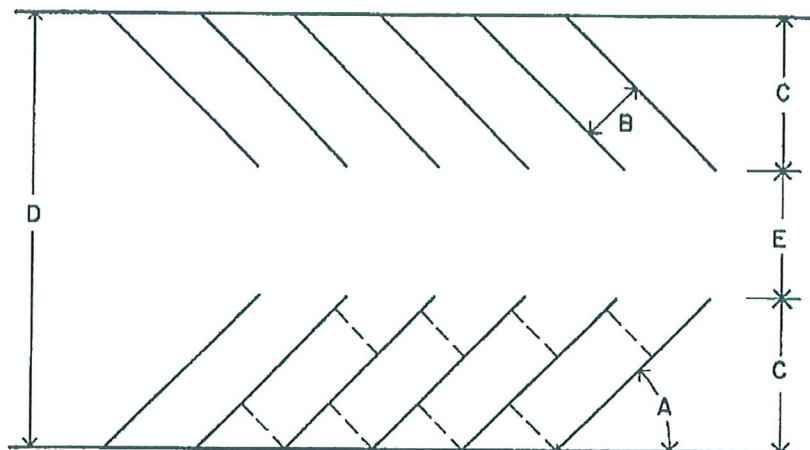
(8) On-site parking shall be constructed in the manner shown on the approved plan.

(9) Curbs, concrete bumper, fences and curb stops shall be provided to the satisfaction of the Development Authority.

(10) The minimum parking stall width and parking aisle depth, minimum overall depth and

minimum driving aisle width in parking lot design shall meet the requirements of Table 3.2 below, calculated on the parking angle as shown:

Table 3.2 Minimum Parking Lot Design Standards



A	B	C	D	E
Parking Angle	Stall Width	Parking Aisle Depth	Overall Depth	Driving Aisle
0°	2.9 m	2.9 m	9.3 m	3.5 m
30°	2.7 m	5.0 m	13.5 m	3.5 m
45°	2.7 m	5.7 m	15.4 m	4.0 m
60°	2.7 m	6.0 m	17.5 m	5.5 m
90°	2.7 m	5.5 m	18.0 m	7.0 m"

READ A FIRST TIME IN OPEN COUNCIL this 23rd day of February 2009.

READ A SECOND TIME IN OPEN COUNCIL this day of 2009.

READ A THIRD TIME IN OPEN COUNCIL this day of 2009.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2009.

MAYOR

CITY CLERK

Bylaws Item No. 7

BYLAW NO. 3419/2009

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

COUNCIL OF THE CITY OF RED DEER ENACTS AS FOLLOWS:

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

All that portion of 60 Street as shown on Plan 4563 NY lying within the limits of Plan _____, Excepting thereout all mines and minerals.

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

READ A SECOND TIME IN OPEN COUNCIL this day of 2009.

READ A THIRD TIME IN OPEN COUNCIL this day of 2009.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2009.

MAYOR

CITY CLERK

Bylaws Item No. 8

BYLAW NO. 3357/B -2009

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

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

1. That "Use District Map M17" contained within "Schedule A" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 2 attached hereto and forming part of the bylaw.

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

READ A SECOND TIME IN OPEN COUNCIL this day of 2009.

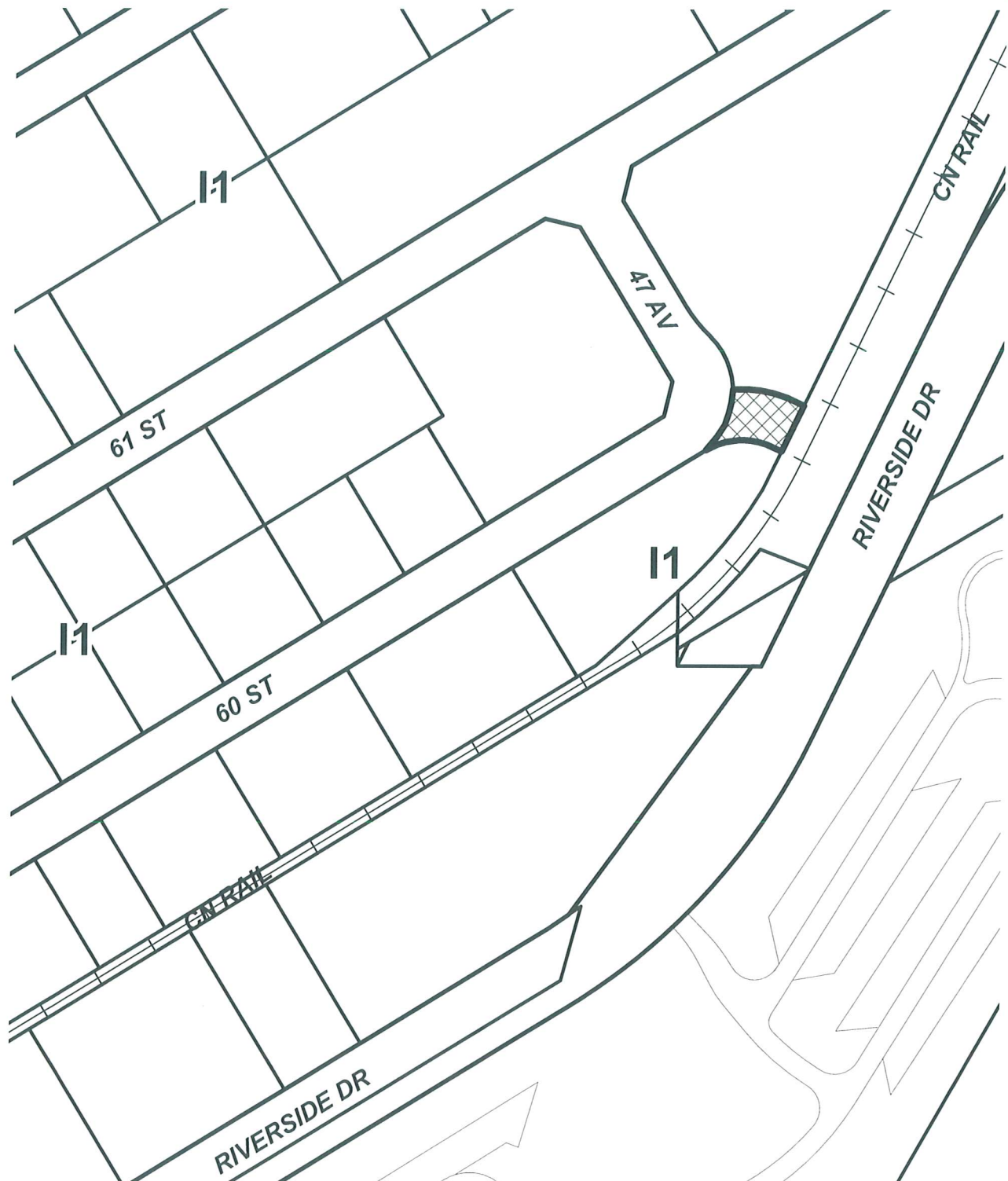
READ A THIRD TIME IN OPEN COUNCIL this day of 2009.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2009.

MAYOR

CITY CLERK

Proposed Amendment to Land Use Bylaw 3357/2006



North
Not to Scale



Affected Districts:
I1 - Industrial (Business Service)

Change District from:



Road to I1

Proposed Amendment
Map: 2/2009
Bylaw: 3357/B-2009

Bylaws Item No. 9

BYLAW NO. 3149/A-2009

Being a Bylaw to amend Bylaw No. 3149/95 The Permit Fee Bylaw of the City of Red Deer.

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

Bylaw No. 3149/95 is hereby amended as follows:

1. Section 2 is deleted in its entirety and replaced with the following new section 2:

“No person shall be issued a permit under the *Safety Codes Act* until the prescribed fee has been paid to The City.”
2. Section 7 is deleted in its entirety and replaced with the following new section 7:

“No person shall be issued a development permit until the prescribed fee has been paid to The City. A development permit shall include, but is not limited to, a permit issued under the provisions of the Land Use Bylaw or any compliance report for which a fee has been prescribed.”
3. Section 9 is deleted in its entirety and replaced with the following new section 9:

“The fees prescribed in Council Policy 4417-C are established as the fees for the services therein described.”
4. Schedules “A” and “B” are deleted in their entirety.
5. In all other respects, Bylaw No. 3149/95 is hereby ratified and confirmed.

READ A FIRST TIME IN OPEN COUNCIL this day of 2009

READ A SECOND TIME IN OPEN COUNCIL this day of 2009

READ A THIRD TIME IN OPEN COUNCIL this day of 2009

AND SIGNED BY THE MAYOR AND CLERK this day of 2009

MAYOR

CITY CLERK

Bylaws Item No. 10

BYLAW NO. 3217/C-2009

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

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

That Bylaw No. 3217/98 is hereby amended:

1. By replacing Figure 3 within the current *Lancaster East (Lonsdale) Neighbourhood Area Structure Plan* with the attached Figure 3 (colour and grayscale versions).

READ A FIRST TIME IN OPEN COUNCIL this day of , A.D. 2009.

READ A SECOND TIME IN OPEN COUNCIL this day of , A.D. 2009.

READ A THIRD TIME IN OPEN COUNCIL this day of , A.D. 2009.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of , A.D. 2009.

MAYOR

CITY CLERK

LONSDALE NEIGHBOURHOOD AREA STRUCTURE PLAN FIGURE 3

FOR THE

S.E. 1/4, 11-38-27-W4

BY: LAEBON LANDS LTD.

- SINGLE FAMILY DETACHED - R1
- SINGLE FAMILY NARROW (R1-N)
- SEMI-DETACHED - R1A (N/A)
- MULTI-FAMILY - R2/R3
- FUTURE RESIDENTIAL - A1
- TWO STOREY WALKOUT BASEMENT - SINGLE DETACHED
- TWO STOREY WALKOUT BASEMENT - SEMI-DETACHED (N/A)
- WALKWAYS AND LOCAL PARKS
- NEIGHBOURHOOD COMMERCIAL (N/A)
- MIDDLE SCHOOL AND PARK
- PUBLIC UTILITY LOTS
- ROADS AND LANES
- MEDANS FOR COLLECTOR OR RESIDENTIAL ROADS
- MAIN PEDESTRIAN LINKAGE
- CHILDREN'S PLAYGROUND

NOTES:
1. ALL ROAD RIGHT OF WAYS ARE 15.00m WIDE, UNLESS OTHERWISE NOTED.

2. R1-N LOTS ARE TO BE LOCATED ONLY IN AREAS WHERE THERE IS A MINIMUM LOT DEPTH OF 36.6m.

3. * INDICATES THE DAY CARE SITE HAS BEEN ADVERTISED, AS PER SPECIFICATIONS, AND NOT SOLD WITHIN 3 MONTHS.

TOTAL AREA OF ORIGINAL 1/4 SECTION	64,712 Ha	159.81 Ac
2ND STREET AND 20th AVENUE	4,000 Ha	9,800 Ac
DEVELOPABLE AREA	58,712 Ha	140,012 Ac
SINGLE FAMILY-DETACHED (R1)	21,147 Ha	51,838 Ac
SINGLE FAMILY-DETACHED (R1-N)	11,588 Ha	28,398 Ac
MULTI-FAMILY LOTS (R2/R3)	8,888 Ha	21,818 Ac
MULTI-FAMILY LOTS (R2/R3)	8,888 Ha	21,818 Ac
FUTURE RESIDENTIAL (A-1)	8,888 Ha	21,818 Ac
DAY CARE SITE	8,888 Ha	21,818 Ac
CHURCH	8,888 Ha	21,818 Ac
LOCAL SCHOOL SITE, PARK SITE	8,888 Ha	21,818 Ac
LOCAL PARKS AND WALKWAYS	8,888 Ha	21,818 Ac
S.E. CORNER DETENTION POND	8,888 Ha	21,818 Ac
REAR PORCH PULL LOTS	8,888 Ha	21,818 Ac
ROADS	8,888 Ha	21,818 Ac
COLLECTOR	8,888 Ha	21,818 Ac
RESIDENTIAL	8,888 Ha	21,818 Ac
LANES	8,888 Ha	21,818 Ac

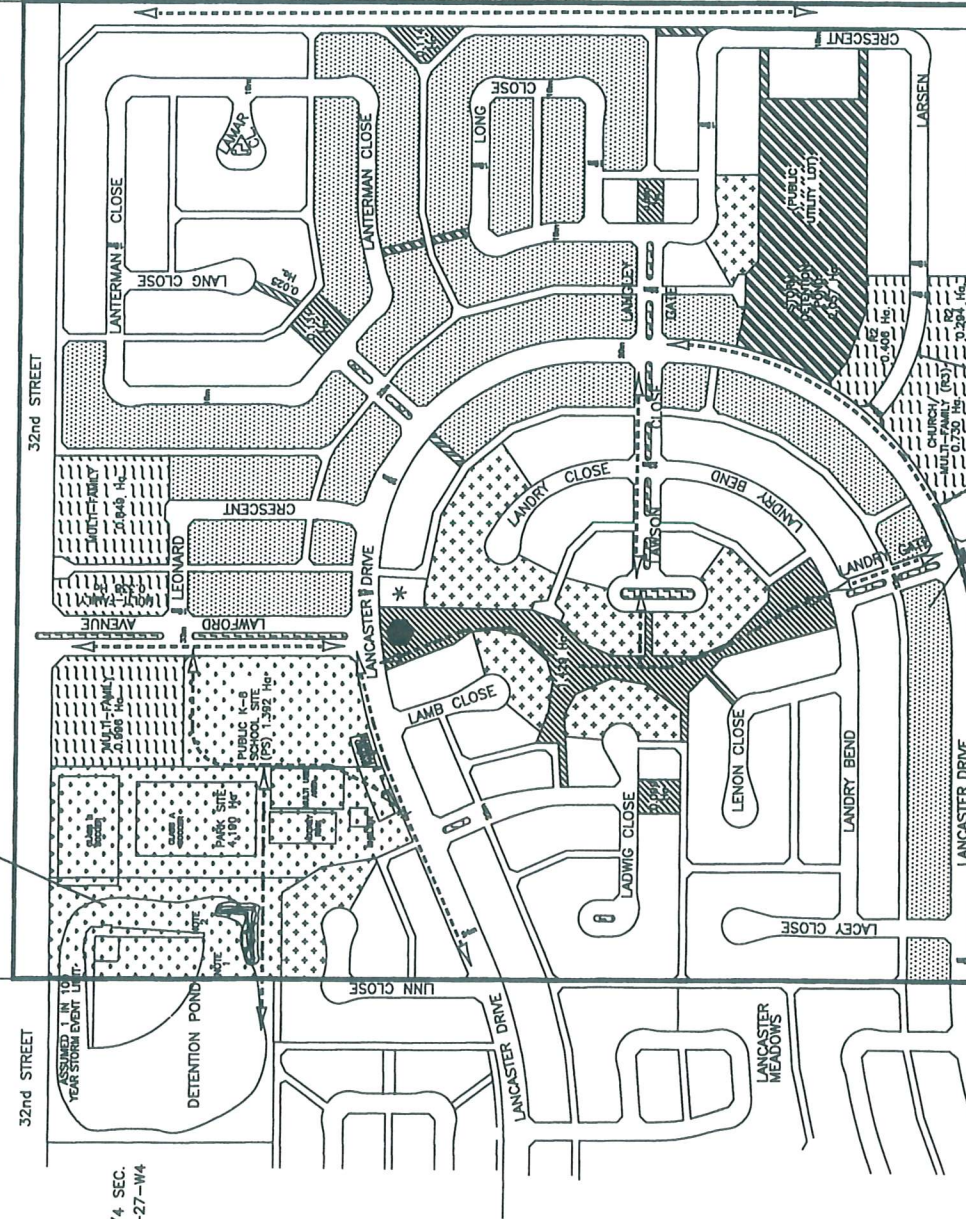
INTERPLAN STRATEGIES INC.

APPROVED FOR THE CITY OF RED DEER

N.E. 1/4 SEC.
11-38-27-W4

TOTAL MIDDLE SCHOOL AND PARK SITE = 5,568 Ha.
M.R. TO BE INCORPORATED BY THE CITY = 0,556 Ha.
SCHOOL SITE = 4,180 Ha.
CENTRAL PARK SITE = 2,798 Ha.

DEER PARK



POSSIBLE FUTURE LANE BACKING THESE LOTS TO BE DEVELOPED IN CONJUNCTION WITH ADJACENT A SECTION.

NOTE: FUTURE COLLECTOR CONNECTION

N.E. 1/4 SEC. 2-38-27-W4

NOTES:

1. MUNICIPAL RESERVE OF 0.556 Ha. TO BE PURCHASED BY THE CITY OF RED DEER FOR STORMWATER DETENTION POND NEEDS.
2. 0.820 Ha. OF MUNICIPAL RESERVE TO BE USED AS DETENTION POND

SCALE:
A1: 1:2000
11"x17": 1:4000
8.5"x11": 1:6000

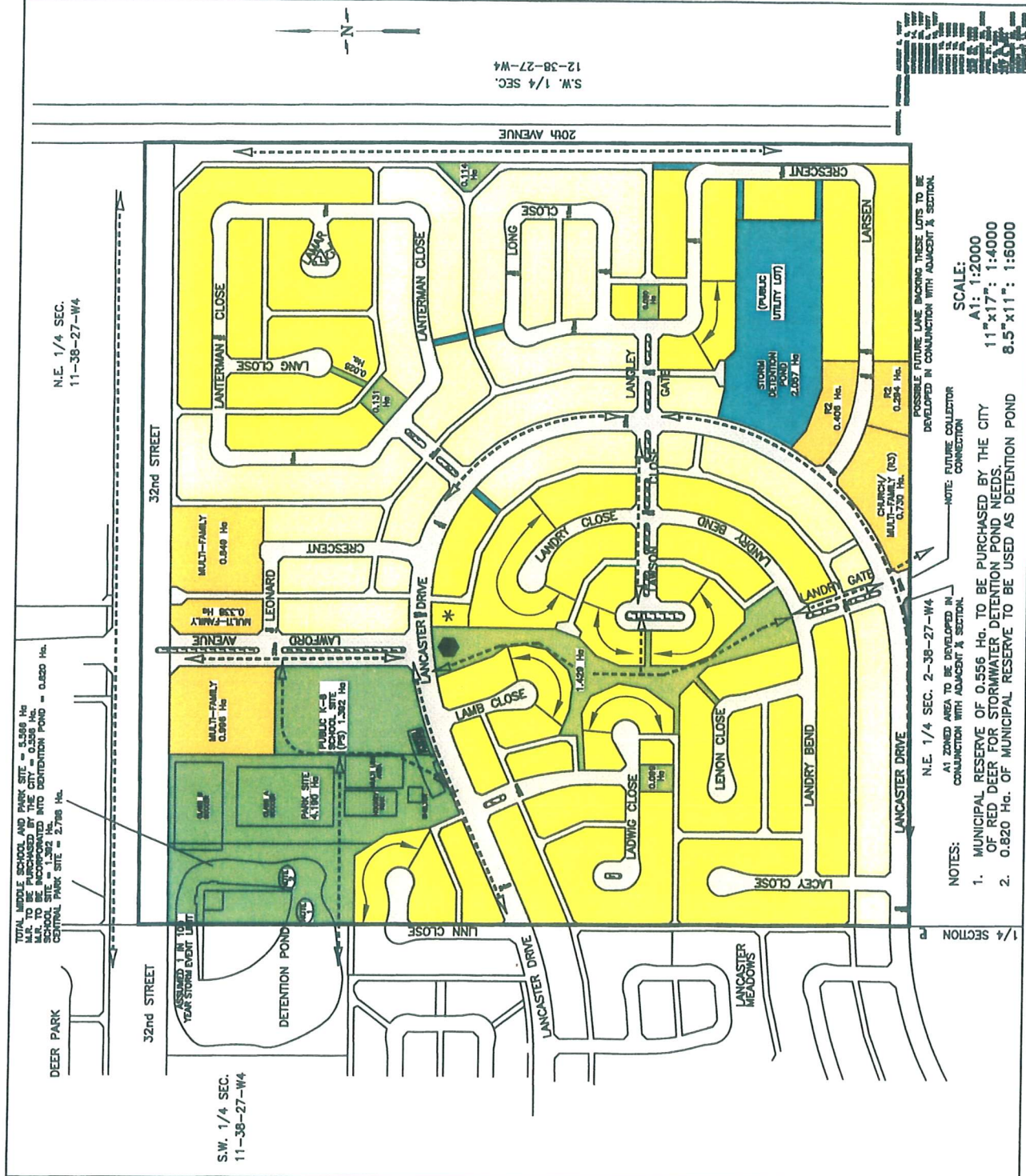
1/4 SECTION

S.W. 1/4 SEC.
11-38-27-W4

BY: LAEBON LANDS LTD.

MEDIANS FOR COLLECTOR
OR RESIDENTIAL ROADS
TWO STOREY WALKOUT BASE
MAIN PEDESTRIAN LINKAGE
CHILDREN'S PLAYGROUND

1.* INDICATES THE DAY CARE SITE HAS BEEN ADVERTISED,
AS PER SPECIFICATIONS, AND NOT SOLD WITHIN 3 MONTHS.

[illegible][illegible]

Bylaws Item No. 11

BYLAW NO. 3215/B-2009

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

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

Bylaw No. 3215/98 is hereby amended by:

In Schedule "D" Section 5, Item 6, Description:

1. Delete \$55.00 and replace with \$73.00

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

READ A SECOND TIME IN OPEN COUNCIL this day of 2009.

READ A THIRD TIME IN OPEN COUNCIL this day of 2009.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2009.

MAYOR

CITY CLERK

Bylaw No. 3215/A-2009

Page 1 of 7

SCHEDULE "A"¹**Effective for all consumption, estimated or actual, on or after March 1, 2009****UTILITY BILLING FEES**

1	Application fee for utility billing	\$15.00
2	Installation of more than one meter	\$21.00/meter
3	Requested meter reading	\$21.00
4	Service call during regular hours	\$47.00
5	Service call after regular hours	\$150.00
6	Disconnection service charge	\$47.00
7	Reconnection service charge	\$47.00
8	Non-application fee (open a new account in owner's name)	\$30.00

**MISCELLANEOUS WATER AND
WASTEWATER RATES**

1	New service connection:		
		From Main In Street	From Main In Lane
	(a) Basic charge for 1" (25 mm) water and 6" (150 mm) sanitary	\$6,765.00	\$5,625.00
	(b) Basic charge for 1" (25 mm) water	\$5,860.00	\$4,650.00
	(c) Basic charge for 6" (150 mm) sanitary sewer	\$5,860.00	\$4,650.00

¹ 3215/A-99 (Effective March 17, 1999), 3215/B-2000 (Effective March 20, 2000), 3215/A-2001 (Effective March 15, 2001), 3215/A-2002 (Effective March 15, 2002), 3215/A-2003 (Effective March 3, 2003), 3215/A-2004 (Effective March 1, 2004) 3215/A-2005 (Effective March 1, 2005) 3215/B-2005 (Effective January 1, 2006), 3215/A-2006 (Effective March 1, 2006), 3215/A-2007 (Effective March 1, 2007), 3215/A-2008 (Effective March 1, 2008), 3215/A-2009 (Effective March 1, 2009)

Bylaw No. 3215/A-2009
Page 2 of 7

SCHEDULE "A"¹

(d) Basic charge for 4" (100 mm) storm sewer	\$5,860.00	\$4,650.00
(e) Basic charge for 1" (25 mm) water main, 150 mm sanitary and 4" (100 mm) storm sewer	\$7,105.00	\$5,875.00
(f) Dual service upon approval	\$7,900.00	N/A
(g) Water service renewal upon approval	\$6,400.00	N/A

Extra charge for:

Larger water service:

1.5" (38 mm)	275.00
2" (50 mm)	750.00
4" (100 mm)	3,050.00
6" (150 mm)	3,710.00
8" (200 mm)	5,000.00
10" (250 mm)	6,510.00
12" (300 mm)	8,090.00

Larger sanitary or storm sewer:

8" 200 mm Ribbed DR35	205.00 285.00
10" (250 mm) Ribbed DR35	310.00 465.00

¹ 3215/A-99 (Effective March 17, 1999), 3215/B-2000 (Effective March 20, 2000), 3215/A-2001 (Effective March 15, 2001), 3215/A-2002 (Effective March 15, 2002), 3215/A-2003 (Effective March 3, 2003), 3215/A-2004 (Effective March 1, 2004) 3215/A-2005 (Effective March 1, 2005) 3215/B-2005 (Effective January 1, 2006) 3215/A-2006 (Effective March 1, 2006), 3215/A-2007 (Effective March 1, 2007), 3215/A-2008 (Effective March 1, 2008), 3215/A-2009 (Effective March 1, 2009)

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SCHEDULE "A"¹

	12"	(300 mm) Ribbed DR35	430.00 675.00
	15"	(375 mm) Ribbed DR35	605.00 965.00
	18"	(450 mm) Ribbed DR35	970.00 1,450.00
	24"	(600 mm) Ribbed	1,715.00
2	Disconnection of service (water kill)		
	up to 50 mm in size		2,525.00
	up to 50 mm in size, same dig at time of basic service		1,110.00
	over 50 mm in size		4,245.00
3	Additional fee for winter construction of service (Nov. 15 – May 15)		
	Lane		1,415.00
	Street		2,120.00
4	Other Charges		
	Construction of manhole to 3.1 metres in depth		3,665.00
	(a)	Additional cost per vertical metre in excess of 3.1 metres in depth	510.00

¹ 3215/A-99 (Effective March 17, 1999), 3215/B-2000 (Effective March 20, 2000), 3215/A-2001 (Effective March 15, 2001), 3215/A-2002 (Effective March 15, 2002), 3215/A-2003 (Effective March 3, 2003), 3215/A-2004 (Effective March 1, 2004) 3215/A-2005 (Effective March 1, 2005) 3215/B-2005 (Effective January 1, 2006) 3215/A-2006 (Effective March 1, 2006), 3215/A-2007 (Effective March 1, 2007), 3215/A-2008 (Effective March 1, 2008), 3215/A-2009 (Effective March 1, 2009)

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SCHEDULE "A"¹

Inspection Chamber	2,140.00
Fire Hydrant and Valve Installation	5,225.00
Cutting and replacing pavement:	
(a) Single or double service 3" (75 mm) and under	2,305.00
(b) Single or double service over 3" (75 mm)	2,300.00
(c) Triple service 3" (75 mm) and under	3,000.00
(d) Triple service over 3" (75 mm)	3,840.00
(e) For service kill 3" (75 mm) and under	1,600.00
(f) For service kill over 3" (75 mm)	1,800.00
(g) For water service renewal	1,320.00
Replacing sidewalks:	
(a) Single or double service residential	2,500.00
(b) Single or double service commercial	4,010.00
(c) Triple service residential	3,000.00
(d) Triple service commercial	4,200.00
Replacing curb only:	
(a) Single or double service	1,600.00
(b) Triple or dual service	1,700.00
Landscaping Repairs (boulevard area)	150.00
Landscaping Repairs (utility lot/reserve)	525.00
5 Turn water off or on for repairs or line testing	
(a) during regular working hours	47.00
(b) after regular working hours	85.00

¹ 3215/A-99 (Effective March 17, 1999), 3215/B-2000 (Effective March 20, 2000), 3215/A-2001 (Effective March 15, 2001), 3215/A-2002 (Effective March 15, 2002), 3215/A-2003 (Effective March 3, 2003), 3215/A-2004 (Effective March 1, 2004) 3215/A-2005 (Effective March 1, 2005) 3215/B-2005 (Effective January 1, 2006) 3215/A-2006 (Effective March 1, 2006), 3215/A-2007 (Effective March 1, 2007), 3215/A-2008 (Effective March 1, 2008), 3215/A-2009 (Effective March 1, 2009)

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SCHEDULE "A"¹

6	Temporary water supply for construction purposes includes 5/8" (16 mm) water meter with up to 115 cubic feet consumption. (Consumption in excess of 115 cubic feet will be billed at current rate.)	65.00
7	Meter Test	60.00
8	Repairs to water meters	at cost
9	Thawing water service	at cost
10	Repair to damaged standpipe	at cost
11	Private fire hydrant maintenance	
	(a) Spring inspection (Mar. 2 – June 30)	33.00/hydrant
	(b) Fall inspection (Aug. 1 – Oct. 31)	33.00/hydrant
	(c) Winter inspection (Nov. 1 – Mar. 1)	61.00/hydrant
	(d) Damage evaluation	33.00/hydrant
	(e) Paint	67.50/hydrant
12	Bulk Water	
	Use of designated fire hydrant to obtain water, \$35.00 per permit (job)	
13	Clearing plugged sewer	
	(a) During regular working hours	112.00
	(b) After regular working hours	185.00

¹ 3215/A-99 (Effective March 17, 1999), 3215/B-2000 (Effective March 20, 2000), 3215/A-2001 (Effective March 15, 2001), 3215/A-2002 (Effective March 15, 2002), 3215/A-2003 (Effective March 3, 2003), 3215/A-2004 (Effective March 1, 2004) 3215/A-2005 (Effective March 1, 2005) 3215/B-2005 (Effective January 1, 2006) 3215/A-2006 (Effective March 1, 2006), 3215/A-2007 (Effective March 1, 2007), 3215/A-2008 (Effective March 1, 2008), 3215/A-2009 (Effective March 1, 2009)

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SCHEDULE “A”¹

14	Televiser sewer lines	
	(a) Service (regular hours only)	170.00
	(b) Mains (regular hours only)	at cost

¹ 3215/A-99 (Effective March 17, 1999), 3215/B-2000 (Effective March 20, 2000), 3215/A-2001 (Effective March 15, 2001), 3215/A-2002 (Effective March 15, 2002), 3215/A-2003 (Effective March 3, 2003), 3215/A-2004 (Effective March 1, 2004) 3215/A-2005 (Effective March 1, 2005) 3215/B-2005 (Effective January 1, 2006) 3215/A-2006 (Effective March 1, 2006), 3215/A-2007 (Effective March 1, 2007), 3215/A-2008 (Effective March 1, 2008), 3215/A-2009 (Effective March 1, 2009)

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SCHEDULE "A"¹**WATER RATES**

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

- 1 A consumption charge of \$0.5927 for each cubic metre (\$1.6783 for each 100 cubic feet) of water supplied.
- 2 A fixed monthly charge shall be determined by the size of the meter supplied to each customer as follows:

METER SIZE	FIXED MONTHLY CHARGE
5/8" (16 mm)	15.64
3/4" (19 mm)	25.04
1" (25 mm)	45.58
1½ " (38 mm)	106.39
2" (50 mm)	256.86
3" (75 mm)	433.67
4" (100 mm)	918.07
6" (150 mm)	1,720.39
8" (200 mm)	3,040.19

¹ 3215/A-99 (Effective March 17, 1999), 3215/B-2000 (Effective March 20, 2000), 3215/A-2001 (Effective March 15, 2001), 3215/A-2002 (Effective March 15, 2002), 3215/A-2003 (Effective March 3, 2003), 3215/A-2004 (Effective March 1, 2004) 3215/A-2005 (Effective March 1, 2005) 3215/B-2005 (Effective January 1, 2006) 3215/A-2006 (Effective March 1, 2006), 3215/A-2007 (Effective March 1, 2007), 3215/A-2008 (Effective March 1, 2008), 3215/A-2009 (Effective March 1, 2009)

SCHEDULE "B"¹**Effective for all rates, estimated or actual, on or after March 1, 2009****WASTEWATER RATES**

- 1 The cost of wastewater service for residential premises connected to the City sewerage system and which contains not more than two dwelling units shall be a flat fee of \$30.95 per month.
- 2 Where there are more than two dwelling units in residential premises or for other properties served by a single water meter, the customer shall pay at the rate of \$1.2485 per cubic metre (\$3.5353 per 100 cu. ft.) of wastewater calculated in the manner herein set forth with a minimum of \$30.95 per month.
- 3 Where the Director has tested the discharge of wastewater into the sewerage system pursuant to Clause 91 and found that the wastewater exceeds the limits of B.O.D., suspended solids or grease set out therein, then that customer shall pay for wastewater service at the following rates:
 - (a) A volume charge based on \$0.7881 per cubic metre (\$2.2316 per 100 cu. ft.)
 - (b) A treatment charge based on the amount of B.O.D., grease or suspended solids at the following rates:

B.O.D.: \$0.6879 per kg

Suspended Solids: \$0.7434 per kg

Grease: \$0.2124 per kg

¹ 3215/A-99 (Effective March 17, 1999), 3215/B-2000 (Effective March 20, 2000), 3215/A-2001 (Effective March 15, 2001), 3215/A-2002 (Effective March 15, 2002), 3215/A-2003 (Effective March 3, 2003), 3215/A-2004 (Effective March 1, 2004), 3215/A-2005 (Effective March 1, 2005), 3215/A-2006 (Effective March 1, 2006), 3215/A-2007 (Effective March 1, 2007), 3215/A-2008 (Effective March 1, 2008), 3215/A-2009 (Effective March 1, 2009)

SCHEDULE “B”¹

- 4 For the purpose of calculating the sewerage charge payable by a customer, the volume of wastewater contributed by the customer to the sewerage works shall be deemed to be equal to 80% of the water delivered to the customer's premises, whether the water was received from the City or from sources other than the City. Where no meter or other exact means exist to determine the quantity of water consumed by any person, the Director shall make an estimate thereof for the purpose of determining the sewerage service charges. The customer may, at his own expense, install and maintain a meter approved by the Director upon which the service charge shall thereafter be determined.
- 5 Disposal at Liquid Waste Station and FOG Station (Fats, Oils and Grease):
- | | |
|--------------------|---------------|
| Single axle load | \$26.36 |
| Tandem axle load | \$43.96 |
| Multi-axle load | \$112.33 |
| Passenger Vehicles | \$50.47/month |

Note: See Schedule “A” for Miscellaneous Wastewater Rates

¹ 3215/A-99 (Effective March 17, 1999), 3215/B-2000 (Effective March 20, 2000), 3215/A-2001 (Effective March 15, 2001), 3215/A-2002 (Effective March 15, 2002), 3215/A-2003 (Effective March 3, 2003), 3215/A-2004 (Effective March 1, 2004), 3215/A-2005 (Effective March 1, 2005), 3215/A-2006 (Effective March 1, 2006), 3215/A-2007 (Effective March 1, 2007), 3215/A-2008 (Effective March 1, 2008), 3215/A-2009 (Effective March 1, 2009)

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SCHEDULE “C”¹

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

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

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SCHEDULE "D"¹***Effective for all rates, on or after March 1, 2009*****SCHEDULE OF SOLID WASTE COLLECTION RATES**

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

SOLID WASTE COLLECTION RATES FOR COMMERCIAL FRONT-END CONTAINERS				
Type of Service	Monthly Rate			
	1.529 m ³ (2 yd ³)	2.294 m ³ (3 yd ³)	3.058 m ³ (4 yd ³)	4.587 m ³ (6 yd ³)
<u>Service on Demand:</u>				
Container rental	29.74	39.69	49.59	59.55
Lift charge	29.74	39.69	49.59	59.55
<u>Scheduled Service:</u>				
1 lift per month	32.11	38.25	44.39	56.65
1 lift every 2 weeks	44.39	56.65	68.96	93.52
1 lift per week	52.26	78.40	101.93	137.20
2 lifts per week	104.56	156.83	203.85	254.02
3 lifts per week	156.83	235.22	288.55	371.64
4 lifts per week	209.11	313.64	376.38	501.80
5 lifts per week	261.34	392.03	470.46	625.31
6 lifts per week	313.64	470.46	564.57	752.73
Extra lift for scheduled service	29.74	39.69	49.59	59.55

¹ 3215/A-99 (Effective March 17, 1999), 3215/B-99, 3215/B-2000 (Effective March 20, 2000), 3215/A-2001 (Effective March 15, 2001), 3215/A-2002 (Effective March 15, 2002), 3215/A-2003 (Effective March 3, 2003), 3215/A-2004 (Effective March 1, 2004), 3215/A-2005 (Effective March 1, 2005), 3215/A-2006 (Effective March 1, 2006), 3215/A-2007 (Effective March 1, 2007), 3215/A-2008 (Effective March 1, 2008), 3215/A-2009 (Effective March 1, 2009)

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SCHEDULE "D"¹
SCHEDULE OF SOLID WASTE COLLECTION RATES

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

RATES PER CONTAINER

Standard Lid

No charge

Castors on Containers

\$ 8.67 per month

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

MONTHLY SOLID WASTE COLLECTION RATES FOR COMMERCIAL HAND PICK-UP							
Volume per Pick-Up	Frequency of Pick-Up per Week						Cost per Extra Pick- Up
	1	2	3	4	5	6	
$\leq 0.4 \text{ m}^3$ ($\leq .5 \text{ yd}^3$)	8.44	16.89	25.33	33.78	42.22	50.67	8.67
$> 0.4 - 0.8 \text{ m}^3$ ($\geq 5-1 \text{ yd}^3$)	16.89	33.78	50.67	67.56	84.45	101.34	17.34
$.765 > 0.8-1.5 \text{ m}^3$ ($\geq 1-2 \text{ yd}^3$)	33.78	67.56	101.34	135.12	168.90	202.68	26.01
$\geq 1.5-2.3 \text{ m}^3$ ($\geq 2-3 \text{ yd}^3$)	50.67	101.34	152.01	202.68	253.34	304.01	34.68
$> 2.3-3.1 \text{ m}^3$ ($\geq 3-4 \text{ yd}^3$)	67.56	135.12	202.68	270.23	337.79	405.35	43.35
$> 3.1-3.8 \text{ m}^3$ ($\geq 4-5 \text{ yd}^3$)	84.45	168.90	253.34	337.79	422.24	506.69	52.02
$> 3.8-4.6 \text{ m}^3$ ($\geq 5-6 \text{ yd}^3$)	101.34	202.68	304.01	405.35	506.69	608.03	60.69
$> 4.6-5.3 \text{ m}^3$ ($\geq 6-7 \text{ yd}^3$)	118.23	236.45	354.68	472.91	591.14	709.36	69.36

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

¹ 3215/A-99 (Effective March 17, 1999), 3215/B-99, 3215/B-2000 (Effective March 20, 2000), 3215/A-2001 (Effective March 15, 2001), 3215/A-2002 (Effective March 15, 2002), 3215/A-2003 (Effective March 3, 2003), 3215/A-2004 (Effective March 1, 2004) 3215/A-2005 (Effective March 1, 2005) 3215/A-2006 (Effective March 1, 2006), 3215/A-2007 (Effective March 1, 2007), 3215/A-2008 (Effective March 1, 2008), 3215/A-2009 (Effective March 1, 2009)

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SCHEDULE “D”¹***SCHEDULE OF SOLID WASTE COLLECTION RATES***

3. For a single family dwelling unit, a semi-detached residential unit, a single family dwelling unit with a basement dwelling unit situated therein, or a dwelling unit in a multiple family building or multiple family development, the charge for basic residential collection shall be \$9.75 per month per dwelling unit for the collection of a maximum of 5 units of solid waste per week year round and once a week collection of yard waste for six months per year. The charge for solid waste tags for units in excess of the basic residential collection service shall be \$1.00 per garbage tag.
4. (a) For a single family dwelling unit, a semi-detached residential unit, a single family dwelling unit with a basement dwelling unit situated therein, or any dwelling unit otherwise designated as an “R10” or “R63” account in the utility billing system, the charge for one pick-up per week of recyclable material shall be \$5.15 per month per dwelling unit.
- (b) For a multiple family building, designated as either an “R11” or “R62” account in the utility billing system, the charge for one pick-up per week of recyclable materials shall be \$4.60 per month per dwelling unit.
5. Disposal Grounds Rates for Acceptance of Solid Waste and Refuse

	<i>Description</i>	<i>Rate</i>
(1)	Residents hauling residential refuse from their own residences	\$53.00 per metric tonne
(2)	Private companies or commercial haulers with commercial or residential refuse	\$53.00 per metric tonne
(3)	Demolition, concrete, asphalt and tree rubble	\$53.00 per metric tonne
(4)	Special Waste	\$73.00 per metric tonne
(5)	Asbestos	\$73.00 per metric tonne

¹ 3215/A-99 (Effective March 17, 1999), 3215/B-99, 3215/B-2000 (Effective March 20, 2000), 3215/A-2001 (Effective March 15, 2001), 3215/A-2002 (Effective March 15, 2002), 3215/A-2003 (Effective March 3, 2003), 3215/A-2004 (Effective March 1, 2004) 3215/A-2005 (Effective March 1, 2005) 3215/A-2006 (Effective March 1, 2006), 3215/A-2007 (Effective March 1, 2007), 3215/A-2008 (Effective March 1, 2008), 3215/A-2009 (Effective March 1, 2009)

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

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

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

Bylaws Item No. 12

BYLAW NO. 3424/2009

Being a Bylaw to Repeal Bylaw No. 2978/89 Ambulance Service of the City of Red Deer

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

Bylaw No. 2978/89 is hereby Repealed:

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

READ A SECOND TIME IN OPEN COUNCIL this day of 2009.

READ A THIRD TIME IN OPEN COUNCIL this day of 2009.

AND SIGNED BY THE MAYOR AND CLERK this day of 2009.

MAYOR

CITY CLERK

Bylaws Item No. 13

BYLAW NO. 3134/A-2009

Being a Bylaw to amend Bylaw No. 3134/95 respecting fees and charges levied by the City of Red Deer Emergency Services Department.

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

Bylaw No. 3134/95 is hereby amended as follows:

1. Schedule 'F' 'Ambulance Fees and Charges' is deleted in its entirety.

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

READ A SECOND TIME IN OPEN COUNCIL this day of 2009.

READ A THIRD TIME IN OPEN COUNCIL this day of 2009.

AND SIGNED BY THE MAYOR AND CLERK this day of 2009.

MAYOR

CITY CLERK

BYLAW NO. 3134/95¹

Being a Bylaw of the City of Red Deer respecting fees and charges levied by the City of Red Deer Emergency Services Department.

WHEREAS the City of Red Deer is an accredited municipality under the *Safety Codes Act*, R.S.A., 1980, Chapter S-0.5 and is authorized to perform services and enforce the provisions of the *Safety Codes Act*;

AND WHEREAS the City of Red Deer provides a variety of services under the Building Code and Fire Code, as well as other miscellaneous services;

AND WHEREAS the foregoing services are provided by members of the City Emergency Services Department,

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

1 This bylaw may be cited as the “Emergency Services Department Fees and Charges Bylaw”.

2¹ The fees and charges which shall be charged for services provided outside the City boundaries shall be as set forth in Schedule “A” annexed hereto.

¹ 3134/A-97

- 3 The fees and charges which shall be charged to the Province of Alberta for responses to motor vehicle accidents and fires on Provincial Highways shall be as set forth in Schedule "B" annexed hereto.
- 4 The fees and charges which shall be charged to, and be payable by the owners and/or occupants of property as determined by the Safety Codes Officer for inspections under the Safety Codes Act, the Fire Code and the Building Code, shall be as set forth in Schedule "C" annexed hereto.
- 5 The fees and charges which shall be charged to, and be payable by, the applicant for the services listed in Schedule "D" annexed hereto shall be as set forth in Schedule "D".
- 6 The fees and charges which shall be charged to, and be payable by, the applicant, or other persons specified in Schedule "E", for the services listed in Schedule "E", shall be as set forth in Schedule "E".
- 7 Bylaw No. 3106/94 is hereby repealed.

¹ 3134/A-97

Bylaw No. 3134/95
Page 3 of 3

8¹ The fees and charges which shall be charged to, and be payable by, the applicant, or other persons specified in Schedule “F”, for the services listed in Schedule “F”, shall be as set forth in Schedule “F”.

READ A FIRST TIME IN OPEN COUNCIL this 24 day of April A.D. 1995.

READ A SECOND TIME IN OPEN COUNCIL this 24 day of April A.D. 1995.

READ A THIRD TIME IN OPEN COUNCIL this 24 day of April A.D. 1995.

“G. D. SURKAN”

MAYOR

“KELLY KLOSS”

CITY CLERK

¹ 3134/B-2002

Bylaw No. 3134/95

SCHEDULE "A"¹**Fees and Charges for Services Provided Outside
The City Boundaries**

Page 1 of 1

Service	Rate
First Hour	
Pumper and 4 Men	\$550/hr + \$1.75/km
Tanker and 2 Men	\$250/hr + \$1.75/km
Heavy Rescue and 2 Men	\$300/hr + \$1.75/km
Heavy Rescue and 4 Men	\$500/hr + \$1.75/km
Light Rescue and 2 Men	\$250/hr + \$1.75/km
Command Car	\$100/hr + \$1.75/km
All Other Hours	
Pumper and 4 Men	\$400/hr
Tanker and 2 Men	\$200/hr
Heavy Rescue and 2 Men	\$250/hr
Heavy Rescue and 4 Men	\$450/hr
Light Rescue and 2 Men	\$200/hr
Command Car	\$100/hr

Charges may also be included for material used (foam, dry chemical, etc.)

¹ 3134/A-97, 3134/A-2002

Bylaw No. 3134/95

***SCHEDULE "B"*¹**

Fees and Charges to Provincial Government

Page 1 of 1

Service

Rate

Responses to Motor Vehicle Accidents and
Fires on Provincial Highways

Alberta Transportation Rates

¹ 3134/A-2002

Bylaw No. 3134/95

SCHEDULE "C"¹

Page 1 of 1

**Fees and Charges to the Public and to
Other City Departments**

<i>Service</i>	<i>Rate</i>
Inspection, including 1 st re-inspection	\$50.00 per man hour or part thereof, plus G.S.T.
2 nd Reinspection	\$30.00 per ½ hour or part thereof, plus G.S.T.
Investigation	\$50.00 per man hour or part thereof, plus G.S.T.
Investigation After Hours	\$100.00 per man hour or part thereof, plus G.S.T.
Patient Care Reports	\$50.00 per report, plus G.S.T.
Fire Occurrence Reports	\$50.00 per report, plus G.S.T.

¹ 3134/A-97, 3134/A-98, 3134/A-2002

Bylaw No. 3134/95

SCHEDULE "D"¹**Fees and Charges to the Public and to
Other City Departments**

Page 1 of 2

Service	Rate																		
Occupant Load Calculation and Certificate	\$50.00 per man per hour or part thereof, plus G.S.T.																		
Consulting Fees - Architects & Engineers	\$50.00 per man hour or part thereof, plus G.S.T.																		
File Search - Current Inspection less than 12 months old	\$50.00 per file, plus G.S.T.																		
File Search - Inspection Required	\$50.00 per man hour or part thereof \$50.00 per file, plus G.S.T.																		
Hydrant Flow Tests	\$50.00 per man hour or part thereof, plus G.S.T.																		
Sprinkler Systems Approval - Includes plan check, permit & required inspections	<table><tr><td>300 to 1525</td><td>sq. m</td><td>\$ 60.00</td></tr><tr><td>1526 to 3050</td><td>sq. m</td><td>\$130.00</td></tr><tr><td>3051 to 6100</td><td>sq. m</td><td>\$200.00</td></tr><tr><td>6101 to 9150</td><td>sq. m</td><td>\$300.00</td></tr><tr><td>9151 to 15250</td><td>sq. m</td><td>\$400.00</td></tr><tr><td>15251 to -----</td><td>sq. m</td><td>\$600.00</td></tr></table>	300 to 1525	sq. m	\$ 60.00	1526 to 3050	sq. m	\$130.00	3051 to 6100	sq. m	\$200.00	6101 to 9150	sq. m	\$300.00	9151 to 15250	sq. m	\$400.00	15251 to -----	sq. m	\$600.00
300 to 1525	sq. m	\$ 60.00																	
1526 to 3050	sq. m	\$130.00																	
3051 to 6100	sq. m	\$200.00																	
6101 to 9150	sq. m	\$300.00																	
9151 to 15250	sq. m	\$400.00																	
15251 to -----	sq. m	\$600.00																	
Standpipe & Hose Systems Approval - Includes plan check, permit & required inspections	<table><tr><td>300 to 1525</td><td>sq. m</td><td>\$ 60.00</td></tr><tr><td>1526 to 3050</td><td>sq. m</td><td>\$120.00</td></tr><tr><td>3051 to 6100</td><td>sq. m</td><td>\$180.00</td></tr><tr><td>6101 to 9150</td><td>sq. m</td><td>\$240.00</td></tr><tr><td>9151 to 15250</td><td>sq. m</td><td>\$300.00</td></tr><tr><td>15251 to -----</td><td>sq. m</td><td>\$360.00</td></tr></table>	300 to 1525	sq. m	\$ 60.00	1526 to 3050	sq. m	\$120.00	3051 to 6100	sq. m	\$180.00	6101 to 9150	sq. m	\$240.00	9151 to 15250	sq. m	\$300.00	15251 to -----	sq. m	\$360.00
300 to 1525	sq. m	\$ 60.00																	
1526 to 3050	sq. m	\$120.00																	
3051 to 6100	sq. m	\$180.00																	
6101 to 9150	sq. m	\$240.00																	
9151 to 15250	sq. m	\$300.00																	
15251 to -----	sq. m	\$360.00																	

¹ 3134/A-97, 3134/A-98, 3134/A-2002

Bylaw No. 3134/95

SCHEDULE "D"*¹*Fees and Charges to the Public and to
Other City Departments**

Page 2 of 2

Fire Alarm Approval - Includes plan check, permit & required inspections	300 to 1525	sq. m	\$ 60.00
	1526 to 3050	sq. m	\$130.00
	3051 to 6100	sq. m	\$200.00
	6101 to 9150	sq. m	\$300.00
	9151 to 15250	sq. m	\$400.00
	15251 to -----	sq. m	\$600.00
Above Ground or Underground Tank Installation/Removal - Includes plan check, permit & required inspections			per tank \$100.00

Commencing Work Without Permit

Any work commenced without first obtaining the required permit shall be subject to double the amount set out as a fee for the proposed construction, in addition to any penalty which may be imposed in respect of the contravention, unless prior permission has been obtained from the authority having jurisdiction.

¹ 3134/A-97, 3134/A-98, 3134/A-2002

Bylaw No. 3134/95

SCHEDULE "E"*¹*Fees and Charges to the Public and
to Other City Departments**

Page 1 of 1

Miscellaneous Items and Services	As approved by the City Manager	
False Alarms due to faulty equipment to be charged to the owner of the premises	First occasion 2 nd & Subsequent Occasions	Warning \$300.00 each
Dangerous Goods Abatement to be charged to the person responsible	As per Schedule A	
Motor Vehicle Accidents (In City) - to be charged to the owner or his agent (Includes response of Pumper &) Rescue Truck)	As per Schedule A	
Fire Training Grounds Rental Rates	As approved by the City Manager	

¹ 3134/A-2002

Bylaw No. 3134/95

SCHEDULE "F"*¹*Ambulance Fees and Charges**

Page 1 of 1

Ambulance Services***Rate***

Advanced Life Support Ambulance
 Alberta Blue Cross Group and
 Individual Plans
 Non Insured
 Other Insured

Alberta Blue Cross Group and
 Individual Plan rates

Basic Life Support Ambulance
 Alberta Blue Cross Group and
 Individual Plans
 Non Insured
 Other Insured

Alberta Blue Cross Group and
 Individual Plan rates

Mileage Charges for Ambulance Service
 Within the City of Red Deer

"Applicable mileage fee" X "an
 averaged in city travel distance"

Outside the City of Red Deer Limits

"Applicable mileage charge" X "the
 actual travel distance"

Non-Resident Ambulance Service Fee
 Applicable to:

\$100.00

- Non Alberta Blue Cross insurance coverage subscriber
- Resident of a municipality not contracting ambulance service from the City of Red Deer

Provincial Government Sponsored Programs

As determined by the Province of Alberta and accepted by the City of Red Deer

¹ 3134/B-2002