

## 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 10, 2003*

COMMENCING AT 4:30 P.M.

(1) Confirmation of the Minutes of the Regular Meeting of Monday, February 24, 2003.

(2) UNFINISHED BUSINESS

(3) PUBLIC HEARINGS

1. Parkland Community Planning Services – Re: *Land Use Bylaw Amendment 3156/C-2003 / Revision of Low Impact Commercial Use Regulations*  
(Consideration of 2<sup>nd</sup> & 3<sup>rd</sup> Readings) . .1
2. Parkland Community Planning Services – Re: *Land Use Bylaw Amendment 3156/D-2003 / Rezoning of 4.887 ha (12.075 ac) of Land from A1 Future Urban Development to R1 Residential Low Density District and P1 Parks and Recreation District and from P1 Parks and Recreation to R1 Residential Low Density District / Kentwood Subdivision – Phase 21 / City of Red Deer*  
(Consideration of 2<sup>nd</sup> & 3<sup>rd</sup> Readings) . .13

3. **Parkland Community Planning Services – Re: *Land Use Bylaw Amendment 3156/E-2003 / Rezoning of 0.582 ha (1.44 ac) of Land from A1 Future Urban Development to R1 Residential Low Density / Phase 3 / West Park Extension (Westlake) / Trademark West Park Inc.***  
(Consideration of 2<sup>nd</sup> & 3<sup>rd</sup> Readings) . .17
4. **Kipp Scott Pontiac Buick Ltd – Re: *Use of Service Road:***
  - (a) **City Clerk – Re: *Road Closure Bylaw 3306/2003 & Rezoning / Road Plan 3289 KS, Lot 1-3, Plan 6164 KS; Lot 15, Block 2, Plan 972 4391 / Kipp Scott Pontiac Buick Ltd.***  
(Consideration of 2<sup>nd</sup> & 3<sup>rd</sup> Readings of the Bylaw) . .21
  - (b) **Land & Economic Development Manager – Re: *Road Closure Bylaw 3307/2003 / Road Plan 3289 KS, Lot 16, Block 2, Plan 032\_\_\_\_\_ / Kipp Scott Pontiac Buick Ltd.***  
(Consideration of 3 Readings of the Bylaw) . .23
  - (c) **Parkland Community Planning Services – Re: *Land Use Bylaw Amendment 3156/F-2003 / Portions of the Gaetz Avenue Service Road and Piper Drive / Rezoning of 2,732m<sup>2</sup> of Land from ROAD to C4 Commercial (Major Arterial) District and 610m<sup>2</sup> of Land from C4 Commercial (Major Arterial) District to ROAD / Kipp Scott Pontiac Buick and The City of Red Deer***  
(Consideration of 2<sup>nd</sup> & 3<sup>rd</sup> Readings of the Bylaw) . .31

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3. **Inspections & Licensing Manager – Re: *Parking Tag Fine Review*** . .64
4. **Engineering Services Manager – Re: *Proposed Lane Paving Local Improvement Project – Lane North of 69<sup>th</sup> Street Drive, Between 59<sup>th</sup> Avenue and Niven Street*** . .71
5. **Parkland Community Planning Services – Re: *Land Use Bylaw Amendment 3156/I-2003 / Rezoning of 9.42 ha (23.27 ac) of Land from A1 Future Urban Development to R1 Residential Low Density and P1 Parks and Recreation Districts / Phases 4A & 5 / Lancaster South (Lancaster Green) / City of Red Deer***  
(Consideration of 1<sup>st</sup> Reading of the Bylaw) . .87
6. **Parkland Community Planning Services: Re: *Inglewood West:***
  - (a) ***Inglewood West Neighbourhood Area Structure Plan Bylaw Amendment 3217/C-2003 / Melcor Developments Ltd.***  
(Consideration of 1<sup>st</sup> Reading of the Bylaw) . .91
  - (b) ***Land Use Bylaw Amendment 3156/IJ-2003 / Rezoning of 7.59 ha (18.75 ac) of Land from A1 Future Urban Development District to R1 Residential Low Density, R2-D30 Residential Medium Density with a Maximum Density of 30 Units Per Hectare, R2-D40 Residential Medium Density with a Maximum Density of 40 Units per Hectare, and PS Public Services (Institutional or Governmental) Districts / Phase 3 – Inglewood West / Melcor Developments Ltd.***  
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- (9) **BYLAWS**
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  2. **3156/D-2003 – Land Use Bylaw Amendment / Rezoning of 4.887 ha (12.075 ac) of land from A1 Future Urban Development to R1 Residential Low Density District and P1 Parks and Recreation District and from P1 Parks and Recreation to R1 Residential Low Density District / Kentwood Subdivision – Phase 21 / City of Red Deer  
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3. **3156/E-2003 – Land Use Bylaw Amendment - Rezoning of 0.582 ha (1.44 ac) of land from A1 Future Urban Development to R1 Residential Low Density District / Phase 3 – West Park Extension (Westlake) Subdivision / Trademark West Park Inc.**  
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6. **3217/C-2003 - Inglewood West Neighbourhood Area Structure Plan Bylaw Amendment 3217/C-2003 / Melcor Developments Ltd.**  
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7. **3156/J-2003 – Land Use Bylaw Amendment - Rezoning of 7.59 ha (18.75 ac) of Land from A1 Future Urban Development District to R1 Residential Low Density, R2-D30 Residential Medium Density with a Maximum Density of 30 Units Per Hectare, R2-D40 Residential Medium Density with a Maximum Density of 40 Units per Hectare, and PS Public Services (Institutional or Governmental) Districts / Phase 3 – Inglewood West / Melcor Developments Ltd.**  
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|----|--|-------------|
| 8. | <b>3306/2003 – Road Closure Bylaw / Road Plan 3289 KS, Lot 1-3, Plan 6164 KS; Lot 15, Block 2, Plan 972 439T / Kipp Scott Pontiac Buick Ltd.</b><br>(2 <sup>nd</sup> & 3 <sup>rd</sup> Readings) | .170<br>.21 |
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**City Clerk's Department**

**DATE:** March 4, 2003  
**TO:** City Council  
**FROM:** City Clerk  
**SUBJECT:** Land Use Bylaw Amendment 3156/C-2003  
Revision of Low Impact Commercial Use Regulations

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*History*

At the Monday, February 10, 2003 meeting of Council, Land Use Bylaw Amendment 3156/C-2003 was given first reading.

Land Use Bylaw Amendment 3156/C-2003 provides for revisions to the low impact commercial use regulations in the Parkvale and Woodlea Area in the City block bound by 49<sup>th</sup> and 50<sup>th</sup> Streets between 46<sup>th</sup> and 47<sup>th</sup> Avenues, and along the North side of 50<sup>th</sup> Street and the East side of 47<sup>th</sup> Avenue from 50<sup>th</sup> Street to 55<sup>th</sup> Street. Revisions include limiting the size of developments and more clearly defining low-impact commercial proposals.

*Public Consultation Process*

A Public Hearing has been advertised for the above noted bylaw to be held on Monday, March 10, 2003 at 7:00 p.m. in the Council Chambers, during Council's regular meeting. The owners of the properties bordering the site have been notified by letter of the Public Hearing.

...2/

Memo to City Council  
 March 4, 2003  
 Page 2

### *Comments*

Following discussion during the February 10, 2003 Council meeting, Section 4 (d) of Land Use Bylaw Amendment 3156/C-2003 has been amended to clarify that parking for employees and commercial vehicles shall be on site and will read as follows:

(d) Parking spaces shall be provided on-site at the rates indicated below:

USE COMPONENT	NUMBER OF PARKING SPACES REQUIRED
General Office	1.6 parking spaces per FTE staff member.
Medical, Dental or related Office	2.0 parking spaces per personal consultation cubicle, plus 1.0 parking space per FTE staff member.
Commercial Service or Personal Service or Merchandise Sales	5.0 parking spaces per 93 m <sup>2</sup> floor area or part thereof plus 1.0 parking space per FTE staff member.
Residential	Two parking spaces per dwelling unit.

Provided that:

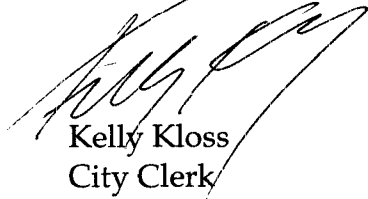
- i. a use requiring more than ten on-site parking spaces, including any parking spaces required for residential use, shall not be allowed to establish as a low impact commercial use;
- ii. parking spaces shall not be allowed in the front yard or the side yards of a principal building;
- iii. parking spaces shall be screened from the front street view;
- iv. access to the parking spaces shall be off the rear lane only;
- v. all employee and commercial vehicles shall be parked on-site; and
- vi. for the purpose of the calculation of the number of parking spaces required for commercial services, personal services and merchandise sales, the term "floor area" is defined as those entire floor spaces associated with the low impact commercial use, excluding storage area and washrooms.

Memo to Council  
March 4, 2003  
Page 3

***Recommendations***

That following the Public Hearing, Council agrees:

- (1) That prior to 2<sup>nd</sup> and 3<sup>rd</sup> readings, Land Use Bylaw Amendment 3156/C-2003 be amended.
- (2) To proceed with 2<sup>nd</sup> and 3<sup>rd</sup> readings of Land Use Bylaw Amendment 3156/C-2003



Kelly Kloss  
City Clerk

/chk

March 1, 2003

To whom it may concern,

We find it necessary to write this letter to address proposed bylaw amendments for the low impact commercial use portions of Parkvale and Woodlea areas.

We reside in the area mentioned above and find most of the points unrealistic. We feel the amendments are too strict and are "turning away" potential businesses considering developing in our area. The proposed amendments and land development proposals should be examined individually and decided upon with the input of the people directly affected by them and not people who reside three or more blocks away from designated zone.

When the low impact commercial idea first came to be we, as land owners were told that the area would be transformed into an "eye pleasing" downtown. Meanwhile, we have invested more dollars into our properties only to see adjacent homes becoming more dilapidated. This is frustrating!! People drive through the downtown core and look at homes that are poorly kept by landlords who care only of future land values and not property appearance. Some of us are putting our hearts and souls into our properties and sometimes ask ourselves, why?

There have been a few very acceptable proposals made for certain properties that would have been widely accepted by the community but as the present trend shows have been "scared off". The new proposed amendments are only going to make a bad situation worse. Too many Chicks are making our properties worthless and undesirable.

Please see reverse for supporting signatures →

Randy Merrithew / Randy Merrithew  
4624-49 Street

Terri Tough // Terri Tough  
4620-49 Street

Galen Tough / Galen Tough  
4620-49th St

J. Wagoner  
4624-49 Street.

DATE	1/20
TIME	MAX 4/03
LOCATION	Colony

*[Handwritten scribble]*

**MARLOWE-YEOMAN LIMITED**

**Property Management Division**  
TEL. (604) 608-6668/FAX (604) 608-6698

March 3, 2003  
Transmitted via facsimile 403-346-1570

Parkland Community Planning Services  
Suite 404, 4808 Ross St.  
Red Deer, AB  
T4N 1X6

Attention: Johan van der Bank, Planner

Dear Mr. Van der Bank:

*Re: Proposed Bylaw Amendment 3156/C-2003  
Revision of Low Impact Commercial Use Regulations*

Attached please find my latest letter concerning this issue dated November 5, 2002 and addressed to Joyce L. Boon.


Pursuant to our conversation of today, we spend considerable effort and money in attempting to preserve our parking for our customers at the Red Deer Plaza. Despite the considerable expense in pursuing violators and the cost associated in maintaining the parking and dealing with ongoing disputes that arise as a result, we are not successful and this burden is excessive. Permitting any further commercial facilities to establish business in a subsidized fashion and not require that they develop proper parking facilities regardless of their size is not fair.

Further, on another note, with all the vacancy that exists in the downtown core why would council want to add to this dilemma by permitting additional commercial opportunities, which would at the same time drive out conceivably customers who occupy those residences currently and purchase goods and services at our plaza.

Please consider our concerns as a member in the community for nearly 40 years there is a parking problem and it cannot be ignored.

Yours truly,

**MARLOWE - YEOMAN LIMITED**  
Property Management Division

Per:   
Cameron Olma, CMA, R.I. (B.C.)  
Direct Line (604) 608-6668

**MARLOWE-YEOMAN LIMITED**

**Property Management Division**  
TEL. (604) 608-6668/FAX (604) 608-6698

November 5, 2002

Municipal Planning Commission  
City of Red Deer  
C/o Inspections & Licensing  
3<sup>rd</sup> Floor, 4914 - 48 Avenue  
Red Deer, AB

Attention: Joyce L. Boon

Dear Ms Boon:

*Re: 4620-49<sup>th</sup> Street*  
*Lots 13-14, Block A, Plan K8*

In response to your letter dated October 29, 2002 in regards to the above-noted property please note that the Landlord of the Red Deer Plaza strongly opposes the acceptance of the subject application by the City of Red Deer.

We have a hair salon in our plaza and approval of this application would create unfair competition, as the applicant would certainly have a cost advantage.

If the City approves this use it will inevitably put businesses such as those in our mall out of business and the outcome of this will eventually lead to an erosion of the City's tax base.

Further, with all the existing vacancy downtown, allowing commercial use in cheaper residences where entrepreneurs can work and live in the same premise will make the already deplorable situation worse.

We spend a lot of money trying to keep our plaza viable; we do not wish to see businesses feeding of traffic we create.

As a long time taxpayer in the community we hope you seriously consider our concerns regarding this matter.

Yours very truly,

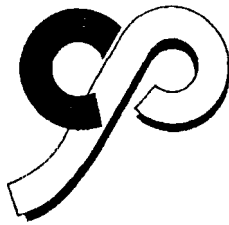
MARLOWE – YEOMAN LIMITED  
Property Management Division

Per: 

Cameron Olma, CMA, R.I. (B.C.)  
Direct Line (604) 608-6668

NOTE:

Application was withdrawn from MPC on November 14, 2002 due to the fact that the conversion of the property into a hair salon was too costly. Letter was sent from the Inspections and Licensing Department alerting the community association that the application had been withdrawn.



**PARKLAND  
COMMUNITY  
PLANNING  
SERVICES**

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

**DATE:** February 3, 2003

**TO:** Kelly Kloss, City Clerk

**FROM:** Johan van der Bank, Planner

**RE:** PROPOSED BYLAW AMENDMENT 3156/C-2003  
REVISION OF LOW IMPACT COMMERCIAL USE REGULATIONS

**NO. OF PAGES:** Three plus four attached

**BACKGROUND**

In 2001 City Council adopted regulations to allow low impact commercial uses in Parkvale and Woodlea in the City block bounded by 49 and 50 Streets between 46 and 47 Avenues, and along the north side of 50 Street and the east side of 47 Avenue from 50 Street to 55 Street. The attached map shows the applicable area.

Over the past two years MPC approved two low impact commercial uses, one for an accounting office at 4604 - 49 Street, which proceeded and is presently operative, and another for an orthodontic office at the Payne House at 4634 - 49 Street, which did not proceed. Two inquiries were received in connection with low impact commercial uses, one for a chiropractor's office and one for a hair dresser; however neither of these proceeded to make an application.

At the time of considering the application for the orthodontic office at the Payne House (March 25, 2002), which had requested permission for five operatories and had proposed 18 parking spaces, the Parkvale Community Association expressed the following concerns over the low impact commercial use regulations:

- Achieving a variety of uses rather than allowing the establishment of a "medical hub";
- Defining the size of low impact commercial uses;
- Preserving the existing streetscape; and
- Retaining a residential component as part of a low impact commercial use.

MPC requested input from planning staff into these concerns, and following a report from PCPS dated March 21, 2002, requested that PCPS investigate the revision of the low impact commercial uses in consultation with the Parkvale Community Association. The attached proposed Bylaw Amendment 3156/C-2003 is the result of this review and consultation, and it presented to MPC for information prior to forwarding the bylaw amendment to Council for consideration.

## **COMMUNITY CONSULTATION**

Planning staff worked in close co-operation with the Parkvale Community Association through their Land Use Committee to discuss their concerns and revise the regulations where necessary. At a meeting on December 4, 2002 these matters were workshopped with the Community Association members at large, and refinement of the revisions was undertaken by the Land Use Committee and planning staff based on the mandate obtained at the meeting.

## **PLANNING ANALYSIS**

In addition to minor rewording and technical revisions to Section 60, changes to the regulations for low impact commercial uses include the following:

- Adding a preamble to state the purpose and intent of the regulations.
- Redefining the hours and days of operation of commercial uses which qualify as “low impact” [refer to subsection (3)(a)].
- Introducing a size restriction by allowing only those uses which require ten or less parking spaces [refer to subsection (3)(c)].
- Extending the list of prohibited uses [refer to subsection (3)(d)].
- Reshuffling the order of clauses in subsection (4) and adding a clause that requires all low impact commercial uses to meet all the requirements of subsection (4).
- Introducing a maximum lot frontage of 30.5 metres to avoid the potential consolidation of lots and the demolition of a number of houses to make way for a single use that goes beyond the intended size of a low impact commercial use. The frontage restriction of 30.5 metres is based on the 100' frontage of the Payne House [refer to subsection (4)(a)].
- In addition to restricting the size of a low impact commercial use, the frontage restriction also ensures that the existing streetscape will not change dramatically from the existing situation in terms of the number of houses along the streetscape. The worst case scenario would be that the eight houses to the east of the Payne House in 49 Street could be reduced to five houses as a result of possible lot consolidation, house demolition and redevelopment.
- Adding a requirement that, where applicable, the development of a low impact commercial use must respect any underlying Historic Preservation or Historic Significance designation [refer to subsection (4)(c)]. Three properties in the low impact commercial area have a Historic Significance designation, i.e. the Huestis Residence at 5201 – 47 Ave, the Payne Residence at 4634 – 49 Street, and the Botterill Residence at 4637 – 50 Street. One property has a Historic Preservation designation (Municipal), i.e. the McIntosh House at 4631 – 50 Street.
- Revising the parking requirements [refer to subsection (4)(d)]:
  - The parking requirements for low impact commercial uses, which are interspersed in a low density residential area and may interface directly with single family homes, are different from the parking requirements for commercial and office uses in the Downtown, where economies of scale resulting from larger buildings and the availability of public parking lots contribute to lower parking ratios.

- It is necessary to distinguish between general offices versus medical, dental and related offices, because the latter generally has a much higher ratio of customer turnover within any period of time.
  - It was considered necessary to emphasize the prohibition of parking spaces in the front and side yards, and to require that rear yard parking spaces must be screened from the street view.
- Relocating and rewording the subsection on the preservation of existing mature vegetation [refer to subsection (5)].
  - Relocating the subsection on signage and adding the prohibition of window signs [refer to subsection (6)].

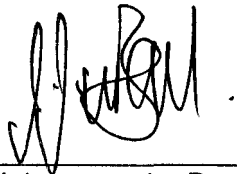
For information it should be noted that the McIntosh Tea House was approved as a land use exclusion and not as a low impact commercial use, and therefore would not be bound by any of these regulations for low impact commercial uses.

### **MUNICIPAL PLANNING COMMISSION**

The proposed bylaw amendment was considered for information by the Municipal Planning Commission (MPC) on February 3, 2003. The MPC resolved to support the proposed bylaw amendment.

### **RECOMMENDATION**

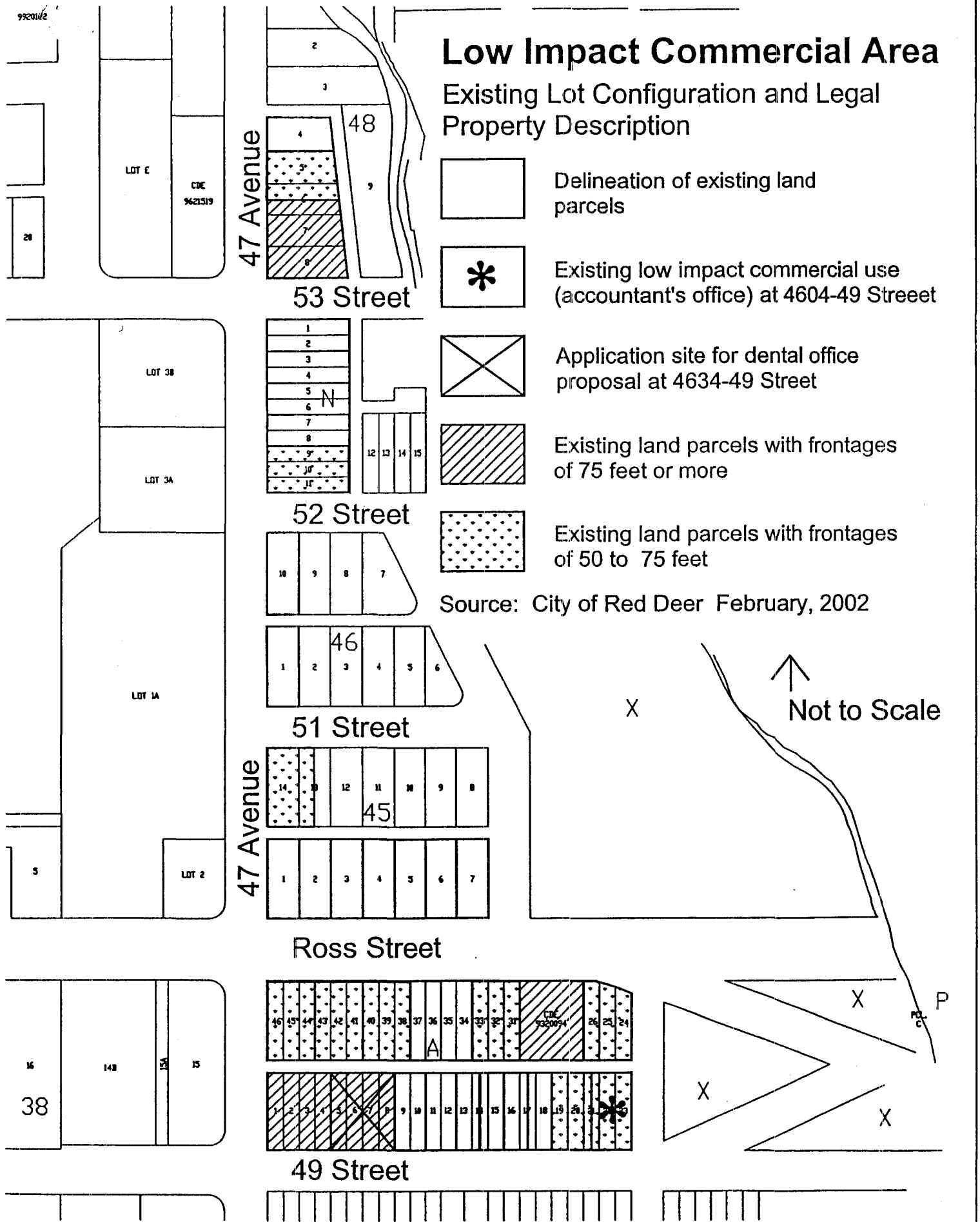
That Council gives first reading to the proposed Bylaw Amendment No. 3156/C-2003.




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Johan van der Bank  
Planner  
attachments

cc: Colleen Jensen, Director of Community Services Division





City Clerk's Department

**DATE:** February 3, 2003  
**TO:** City Council  
**FROM:** Gail Surkan, Chair  
Municipal Planning Commission  
**SUBJECT:** BYLAW 3156/C-2003, REVISION OF LOW IMPACT COMMERCIAL USE  
REGULATIONS

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At our Municipal Planning Commission Meeting of February 3, 2003, Mr. Johan van der Bank, Planner, Parkland Community Planning Services gave a comprehensive presentation of the above report.

The Municipal Planning Commission supported this Land Use Bylaw Amendment and the following resolution was passed.

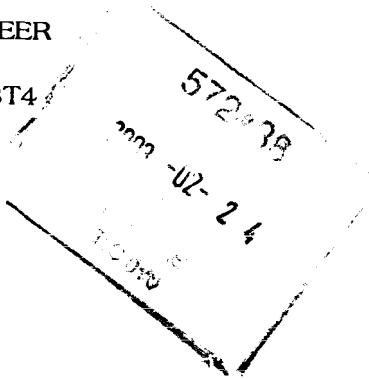
"RESOLVED that the Municipal Planning Commission support the Bylaw Amendment No. 3156/C-2003 and forward a recommendation to Council for consideration."

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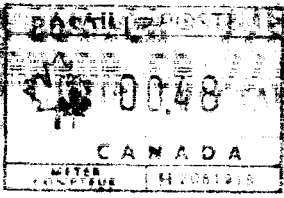
Gail Surkan, Chair  
Municipal Planning Commission

/eas

THE CITY OF RED DEER  
PO BOX 5008  
RED DEER AB T4N 3T4



089 THE NEW BRITISH COLUMBIA



**RETURN TO SENDER**  
**RENOI A L'ALTEUR**

☐ Unclassified  
Non classé

☐ [illegible]

☐ [illegible]

☒ [illegible]

☐ No such person  
Bureau inconnu

☐ Refused by addressee  
Refusé par le destinataire



CITY CLERK'S DEPARTMENT

February 19, 2003

JACQUELINE, JOHN & DENA AVERY  
R.R. 1, SITE 1, BOX 8  
CLIVE, AB T0C 0Y0

Dear Sir/Madam:

**Re: Land Use Bylaw Amendment 3156/C-2003  
Parkvale & Woodlea Low Impact Commercial Use Regulations**

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Council of the City of Red Deer is considering a change to the Land Use Bylaw, which controls the use and development of land and buildings in the city. As a property owner in the Parkvale and Woodlea areas you have an opportunity to ask questions about the intended use and to let Council know your views.

City Council proposes to pass **Land Use Bylaw Amendment 3156/C-2003**, to provide for revisions to the low impact commercial use regulations in the Parkvale and Woodlea Areas in the city block bound by 49 and 50 Streets between 46 and 47 Avenues, and along the North side of 50 Street and the East side of 47 Avenue from 50 Street to 55 Street. The proposed bylaw may be inspected by the public at the City Clerk's Department, 2<sup>nd</sup> Floor of City Hall during regular office hours or for more details, contact the city planners at Parkland Community Planning Services 343-3394.

City Council will hear from any person claiming to be affected at a Public Hearing on **Monday, March 10, 2003** at 7:00 p.m. in Council Chambers, 2<sup>nd</sup> floor of City Hall. If you want your letter or petition included on the Council agenda you must submit it to the City Clerk by **Tuesday, March 4, 2003**. Otherwise, you may submit your letter or petition at the Council meeting or you can simply tell Council your views at the Public Hearing. Any submission will be public information. If you have any questions regarding the use of this information, please contact the City Clerk's Department at 342-8132.

Yours truly,

Kelly Kloss  
City Clerk  
/encl.

# Low Impact Commercial Area

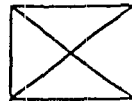
Existing Lot Configuration and Legal Property Description



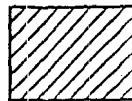
Delineation of existing land parcels



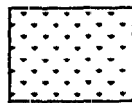
Existing low impact commercial use (accountant's office) at 4604-49 Street



Application site for dental office proposal at 4634-49 Street

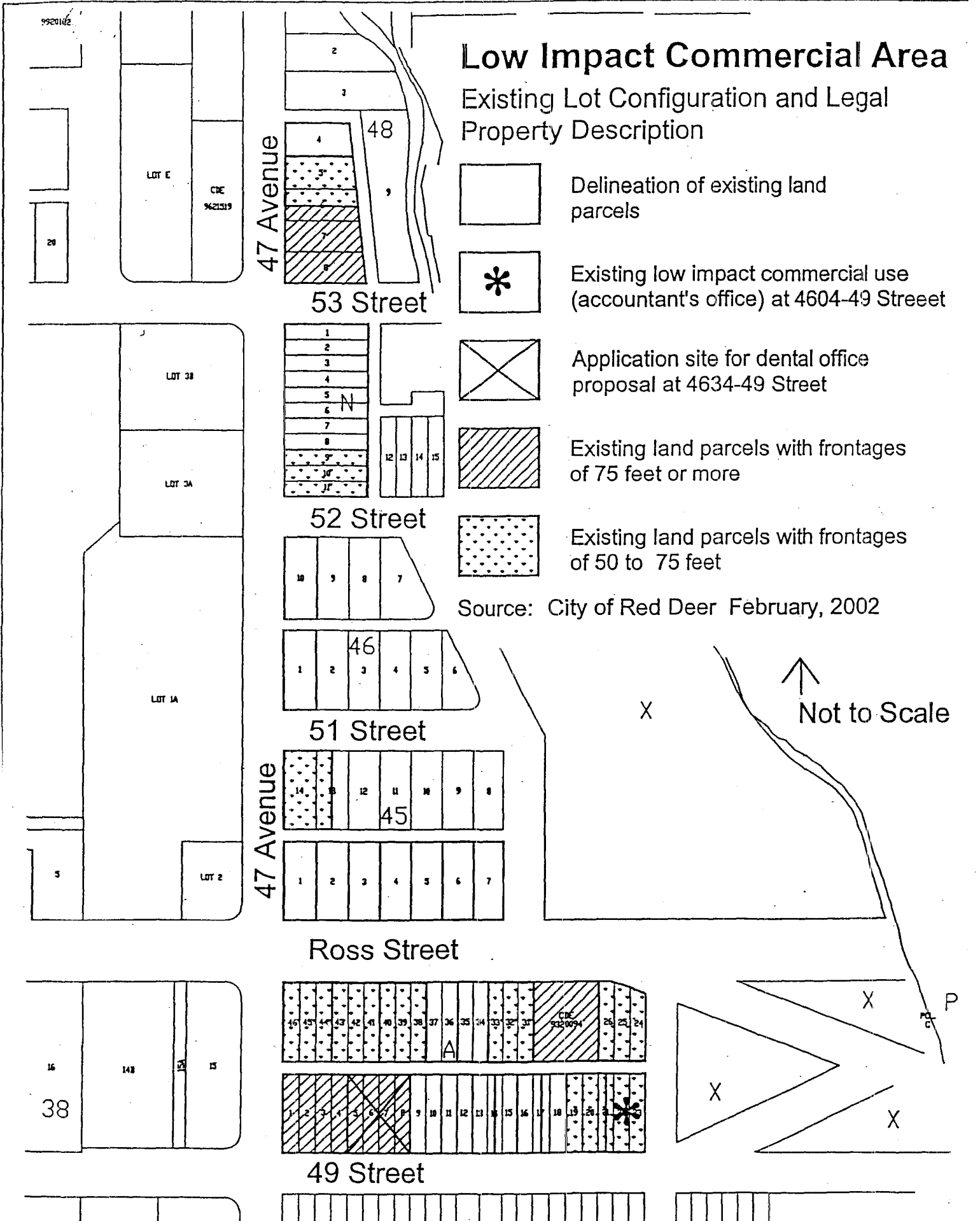


Existing land parcels with frontages of 75 feet or more

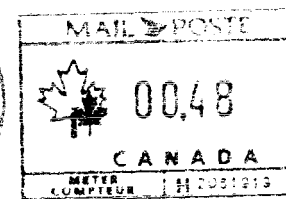
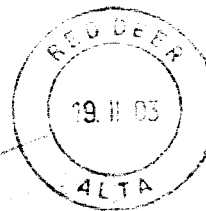


Existing land parcels with frontages of 50 to 75 feet

Source: City of Red Deer February, 2002



THE CITY OF RED DEER  
PO BOX 5008  
RED DEER AB T4N 3T4



TO: THE MAYOR  
CITY OF RED DEER  
PO BOX 5008  
RED DEER AB T4N 3T4

FROM: [illegible]

SUBJECT: [illegible]

DATE: [illegible]

TIME: [illegible]

BY: [illegible]

RE: [illegible]

CC: [illegible]

INFO: [illegible]

ATTN: [illegible]

REMARKS: [illegible]



CITY CLERK'S DEPARTMENT

February 19, 2003

**IGLESIA MENONITA HISPANA  
"FUENIE DE VIDA"  
4752 50 STREET, UNIT 268  
RED DEER, AB T4N 1X8**

Dear Sir/Madam:

**Re: Land Use Bylaw Amendment 3156/C-2003  
Parkvale & Woodlea Low Impact Commercial Use Regulations**

---

Council of the City of Red Deer is considering a change to the Land Use Bylaw, which controls the use and development of land and buildings in the city. As a property owner in the Parkvale and Woodlea areas you have an opportunity to ask questions about the intended use and to let Council know your views.

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City Council will hear from any person claiming to be affected at a Public Hearing on **Monday, March 10, 2003** at 7:00 p.m. in Council Chambers, 2<sup>nd</sup> floor of City Hall. If you want your letter or petition included on the Council agenda you must submit it to the City Clerk by **Tuesday, March 4, 2003**. Otherwise, you may submit your letter or petition at the Council meeting or you can simply tell Council your views at the Public Hearing. Any submission will be public information. If you have any questions regarding the use of this information, please contact the City Clerk's Department at 342-8132.

Yours truly,

Kelly Kloss  
City Clerk  
/encl.

# Low Impact Commercial Area

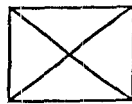
Existing Lot Configuration and Legal Property Description



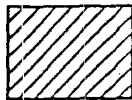
Delineation of existing land parcels



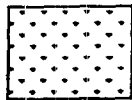
Existing low impact commercial use (accountant's office) at 4604-49 Street



Application site for dental office proposal at 4634-49 Street

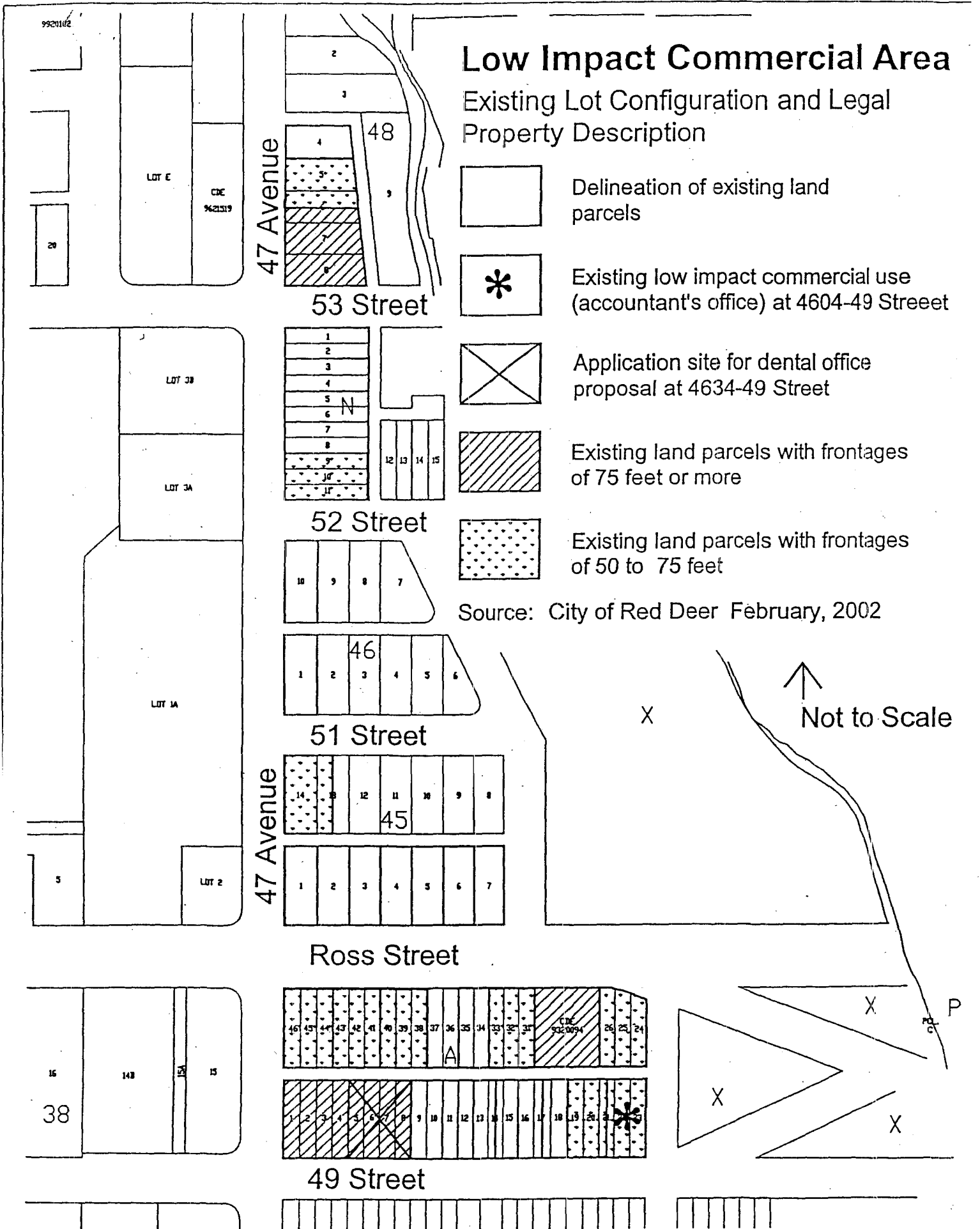


Existing land parcels with frontages of 75 feet or more

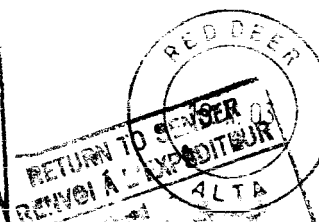


Existing land parcels with frontages of 50 to 75 feet

Source: City of Red Deer February, 2002



**RECEIVED**  
FEB 24 2003  
The City of Red Deer





CITY CLERK'S DEPARTMENT

February 19, 2003

**CRAIG S. BLAIR**  
**101, 5326 47 AVENUE**  
**RED DEER, AB T4N 3R2**

Dear Sir/Madam:

**Re: Land Use Bylaw Amendment 3156/C-2003**  
**Parkvale & Woodlea Low Impact Commercial Use Regulations**

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Yours truly,

Kelly Kloss  
City Clerk  
/encl.

# Low Impact Commercial Area

Existing Lot Configuration and Legal Property Description



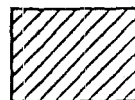
Delineation of existing land parcels



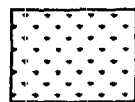
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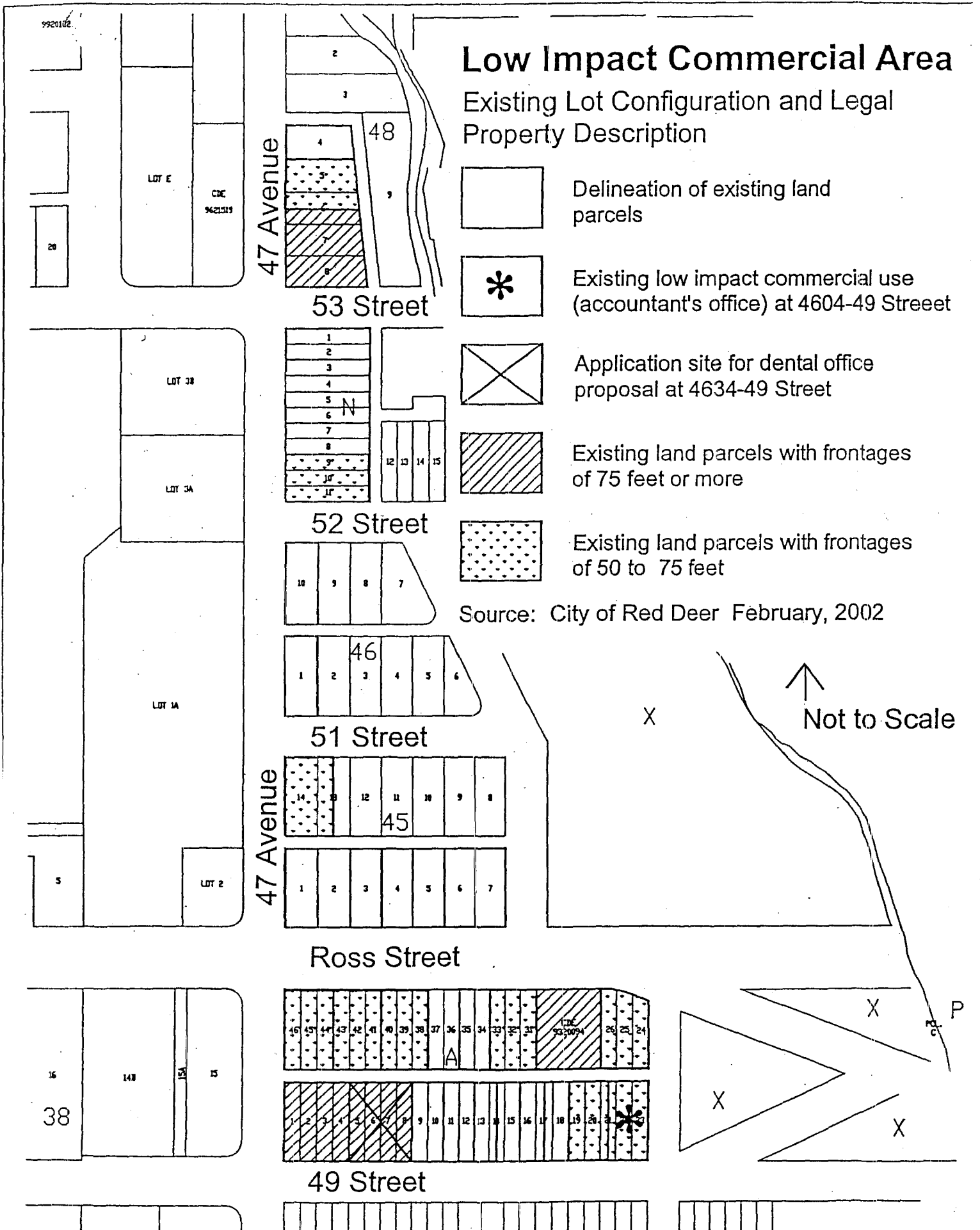


Existing land parcels with frontages of 75 feet or more



Existing land parcels with frontages of 50 to 75 feet

Source: City of Red Deer February, 2002



**LUB AMENDMENT 3156/C-2003**  
**Parkvale & Woodlea Areas**

**DESCRIPTION:** Changes to the Low Impact Commercial Use Regulations

**FIRST READING:** February 10, 2003

**FIRST PUBLICATION:** February 21, 2003

**SECOND PUBLICATION:** February 28, 2003

**PUBLIC HEARING & SECOND READING:** March 10, 2003

**THIRD READING:** March 10/03

**LETTERS REQUIRED TO PROPERTY OWNERS:** YES ☒ NO ☐

**DEPOSIT?** YES ☐ \$ \_\_\_\_\_ NO ☒ **BY:** CITY

**ACTUAL COST OF ADVERTISING:**

1<sup>ST</sup> \$ 284.48 & 2<sup>ND</sup> \$ 284.48 **TOTAL:** \$ 568.96

**MAP PREPARATION:** \$ \_\_\_\_\_

**TOTAL COST:** \$ 568.96

**LESS DEPOSIT RECEIVED:** \$ \_\_\_\_\_

**AMOUNT OWING/ (REFUND):** \$ 568.96

**INVOICE NO.:**                     

(Account No. 59.5901)

**DATE:** March 11, 2003

**TO:** Johan van der Bank, Parkland Community Planning Services

**FROM:** Kelly Kloss, City Clerk

**SUBJECT:** Land Use Bylaw Amendment 3156/C-2003  
Revision of Low Impact Commercial Use Regulations

---

*Reference Report:*

Parkland Community Planning Services, dated February 3, 2003

*Bylaw Readings:*

Land Use Bylaw Amendment 3156/C-2003, as amended, was given second and third readings. Copy of the bylaw is attached.

*Resolutions:*

*Resolved* that Council of the City of Red Deer, having considered the report from Parkland Community Planning Services, dated, re: Land Use Bylaw Amendment 3156/C-2003 – Revision of Low Impact Commercial Use Regulations, hereby agrees to amend Land Use Bylaw Amendment 3156/C-2003 by deleting Section 4 (d) and replacing it with the following revised Section 4 (d):

(d) Parking spaces shall be provided on-site at the rates indicated below:

USE COMPONENT	NUMBER OF PARKING SPACES REQUIRED
General Office	1.6 parking spaces per staff person on duty.
Medical, Dental or related Office	2.0 parking spaces per personal consultation cubicle, plus 1.0 parking space per staff person on duty.
Commercial Service or Personal Service or Merchandise Sales	5.0 parking spaces per 93 m <sup>2</sup> floor area or part thereof plus 1.0 parking space per staff person on duty.
Residential	Two parking spaces per dwelling unit.

Provided that:

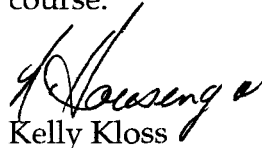
- i. a use requiring more than ten on-site parking spaces, including any parking spaces required for residential use, shall not be allowed to establish as a low impact commercial use;
- ii. parking spaces shall not be allowed in the front yard or the side yards of a principal building;
- iii. parking spaces shall be screened from the front street view;
- iv. access to the parking spaces shall be off the rear lane only;
- v. all employee and commercial vehicles shall be parked on-site; and

- vi. for the purpose of the calculation of the number of parking spaces required for commercial services, personal services and merchandise sales, the term "floor area" is defined as those entire floor spaces associated with the low impact commercial use, excluding storage area and washrooms.

***Report Back to Council: No***

***Comments/Further Action:***

Land Use Bylaw Amendment 3156/C-2003 provides for revisions to the low impact commercial use regulations in the Parkvale and Woodlea Area in the City block bound by 49<sup>th</sup> and 50<sup>th</sup> Streets between 46<sup>th</sup> and 47<sup>th</sup> Avenues, and along the North side of 50<sup>th</sup> Street and the East side of 47<sup>th</sup> Avenue from 50<sup>th</sup> Street to 55<sup>th</sup> Street. Revisions include limiting the size of developments and more clearly defining low-impact commercial proposals. This office will amend the Land Use Bylaw and distribute copies in due course.

*for:*   
Kelly Kloss  
City Clerk

/chk  
attchs.

- c Director of Development Services  
Inspections & Licensing Manager  
Land & Economic Development Manager  
City Assessor  
D. Kutinsky, Graphics Designer  
C. Adams, Administrative Assistant  
B. Greter, City Clerk's Clerk Steno

## BYLAW NO. 3156/C-2003

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

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

- 1 Section 54 (9) is deleted and replaced with the following:

54 (9) A low impact commercial use which complies with the provisions of Section 60 may be allowed as a discretionary use on any lot along the north side of 49 Street between 46 Avenue and 47 Avenue, along both sides of Ross/50 Street between 46 Avenue and 47 Avenue and the lots adjacent to the east side of 47 Avenue between Ross/50 Street and 55 Street.

- 2 Section 60 is deleted and replaced with the following:

### "60. Low Impact Commercial Uses

#### General Purpose

Low impact commercial uses are intended to allow the use of detached dwellings for small offices, commercial and personal services, and sales, whether or not in conjunction with single family residential use, in designated transition areas between low density residential neighbourhoods and the commercial land uses in the downtown, while retaining, preserving and maintaining the low density residential character of the individual properties, the adjacent residential neighbourhoods and the streetscapes in terms of privacy, enjoyment, amenities, and general appearance.

- (1) No person shall operate or permit or allow the operation of a low impact commercial use without being the holder of a valid "Occupancy Certificate" from the City of Red Deer.
- (2) A low impact commercial use may include, but is not limited to, a professional or medical office, an antique store, a boutique, an art studio or gallery, a photography studio, a beauty or hair salon, a coffee shop, a florist shop, or other similar uses.
- (3) Notwithstanding subsection (2), the following uses shall not be allowed as low impact commercial uses:
  - (a) Businesses whose normal operating hours (i.e. shipping goods, or receiving clients or customers) are anytime on Sunday, or earlier than 8:00 a.m. or later than 6:00 p.m. from Monday to Saturday.
  - (b) Businesses which are expected to cause nuisances including, but not limited to, emissions, odours or noise.
  - (c) Businesses which require more than a total of ten on-site parking spaces, including any parking spaces required for a dwelling unit.

- (d) The following specific uses: parking lots (excluding parking lots ancillary to the low impact commercial use or another use on the same site), drinking establishments, service stations, drug stores, convenience stores, adult entertainment uses, sales and/or rental of adult oriented merchandise, restaurants, fast food outlets, amusement arcades, animal services, commercial entertainment facilities, late night clubs, commercial recreational facilities, dry cleaning or laundering outlet, funeral home, liquor store, gaming establishments, any industrial or warehousing uses or motor vehicle sales or service or repair.
  - (e) Any other use which, in the opinion of the Development Authority, would adversely affect the amenities of the residential neighbourhood or the privacy or the enjoyment of adjacent properties.
- (4) A low impact commercial use, notwithstanding its inclusion in any land use district as a discretionary use, constitutes a conditional right to use property, provided that such use must be in accordance with the following regulations:
- (a) The lot frontage may not exceed 30.5 metres.
  - (b) The low impact commercial use must be operated from a building resembling a detached dwelling.
  - (c) Development on the lot shall comply with the regulations of the underlying residential district and, if applicable, those of the underlying historic preservation district or historic significance district.
  - (d) Parking spaces shall be provided on-site at the rates indicated below:

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- vi. for the purpose of the calculation of the number of parking spaces required for commercial services, personal services and merchandise sales, the term "floor area" is defined as those entire floor spaces associated with the low impact commercial use, excluding storage area and washrooms.
- (e) Exterior lighting of the premises shall not impose upon the privacy or the enjoyment of adjacent properties or the area in general.
- (f) Waste containers shall be located in the rear yard only and be appropriately screened to the satisfaction of the Development Authority.
- (g) Outside storage or display of any kind shall not be permitted.
- (5) The Development Authority may require that the position of existing mature trees or hedges shall be indicated on a site map as part of the development permit application, and that such vegetation shall be retained and preserved by the property owner or, if destroyed due to any reason during construction or after commencement of the low impact commercial use, shall be replaced by the property owner with similar sized plants.
- (6) Notwithstanding any other provisions in this or another bylaw, no signs other than those approved by the Development Authority may be erected. Signs shall not exceed one metre by 1.2 metres in size and may not exceed a maximum height of 1.8 metres. Within these maximums, the size, appearance and position of the sign shall be subject to the approval of the Development Authority. Generally, signs must be placed discretely, be unobtrusive and be styled in a manner that is compatible with the appearance of the principal building in terms of colour and material. No self-illuminated signs shall be allowed. If lighting of the sign is required, the source shall be spot lighting. No window signs shall be permitted.
- (7) Upon receipt of an application for a low impact commercial use, the Development Authority shall refer the application for comments to adjacent landowners and the relevant Community Association.

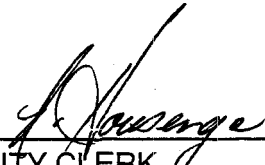
READ A FIRST TIME IN OPEN COUNCIL this 10<sup>th</sup> day of February 2003.

READ A SECOND TIME IN OPEN COUNCIL this 10<sup>th</sup> day of March 2003.

READ A THIRD TIME IN OPEN COUNCIL this 10<sup>th</sup> day of March 2003.

AND SIGNED BY THE MAYOR AND CITY CLERK this day 10<sup>th</sup> of March 2003.

  
MAYOR

  
Deputy CITY CLERK

February 19, 2003

«OwnerName»

«OwnerAdd1»

«OwnerAdd2»

«OwnerAdd3»

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City Clerk  
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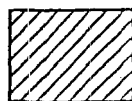
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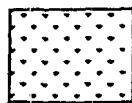
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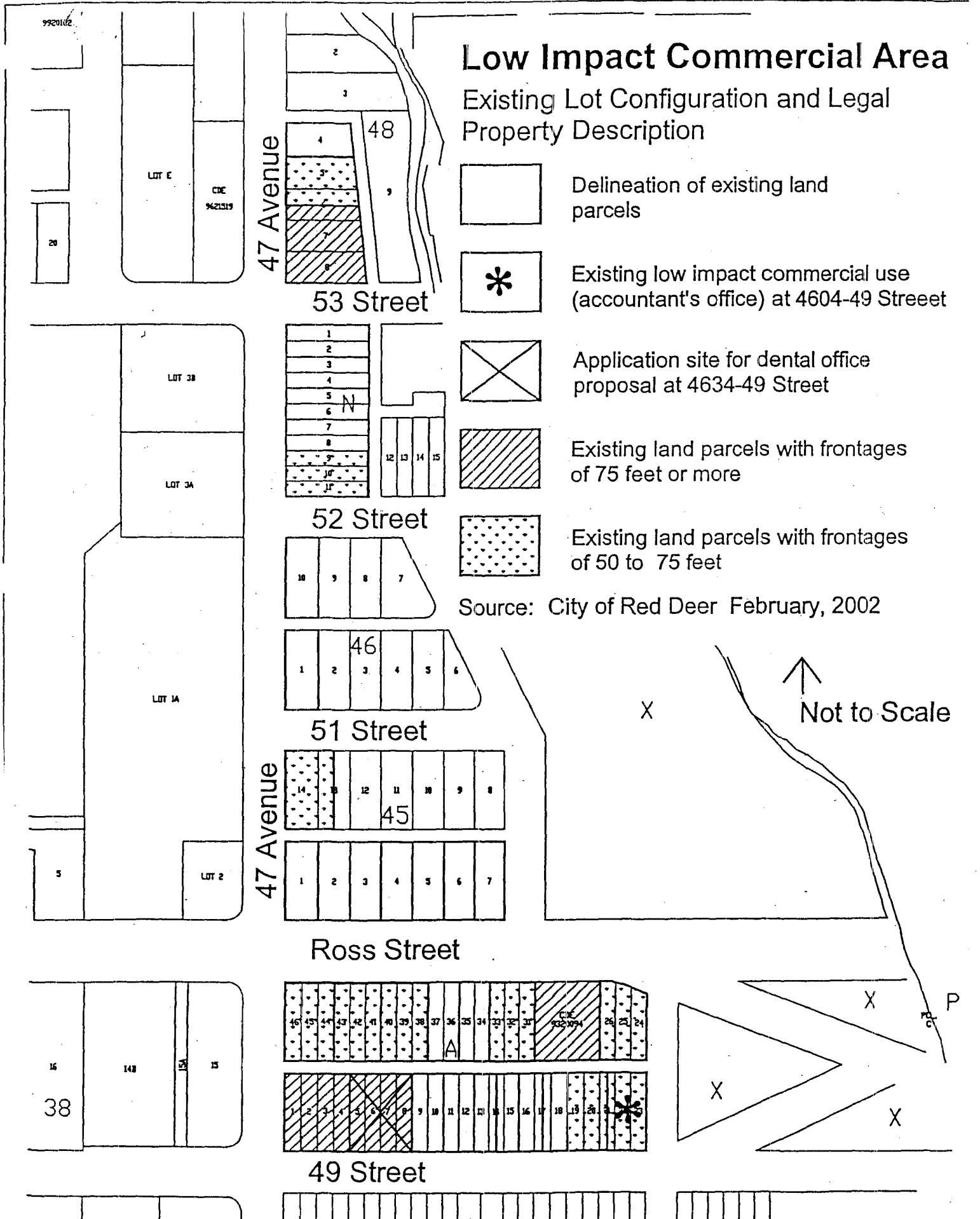


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Existing land parcels with frontages of 50 to 75 feet

Source: City of Red Deer February, 2002



OwnerName	OwnerAdd1	OwnerAdd2	OwnerAdd3	Ow
MARION I. WELLS-LAFOURNIE	201, 5326 47 AVENUE	RED DEER, AB T4N 3R2		
KENNETH R. SONMOR	202, 5326 47 AVENUE	RED DEER, AB T4N 3R2		
MARCIN KREZALEK	203, 5326 47 AVENUE	RED DEER, AB T4N 3R2		
ERNEST REINHOLD	1802, 9929 SASKATCHEWAN	EDMONTON, AB T6E 5J9		
JAMES M. MARSHALL	205, 5326 47 AVENUE	RED DEER, AB T4N 3R2		
JEANNE HARRISON	206, 5326 47 AVENUE	RED DEER, AB T4N 3R2		
G. RONALD & MARNEY ELIZABETH HOLMES	208, 5326 47 AVENUE	RED DEER, AB T4N 3R2		
GEORGE A. & JOY LYNN STEWART	209, 5326 47 AVENUE	RED DEER, AB T4N 3R2		
IRENE AGNES & WILLIAM G ELLISON	210, 5326 47 AVENUE	RED DEER, AB T4N 3R2		
EVELYN M. & MARILYN K RANKIN	211, 5326 47 AVENUE	RED DEER, AB T4N 3R2		
BETTY THOMPSON	38 PAGE AVENUE	RED DEER, AB T4P 1J8		
CAMERON J. SHANTZ	214, 5326 47 AVENUE	RED DEER, AB T4N 3R2		
KATHERINE M. L. MAGEE	301, 5326 47 AVENUE	RED DEER, AB T4N 3R2		
LAWRENCE & LINDA LEE JOHNSTONE	302, 5326 47 AVENUE	RED DEER, AB T4N 3R2		
RICHARD D. FULLER	303, 5326 47 AVENUE	RED DEER, AB T4N 3R2		
BETTY LOU SIMON	304, 5326 47 AVENUE	RED DEER, AB T4N 3R2		
A. F. PATRICIA BOWMAN	305, 5326 47 AVENUE	RED DEER, AB T4N 3R2		
ANNA MAE BUMBACK	EXECUTOR FOR FRANCIS	JOSEPH ROCH	119, 4610 50	STONY
GENE H. & RETA A. NIGHSWANDER	307, 5326 47 AVENUE	RED DEER, AB T4N 3R2		
GREGORY K. HECK & LAURA L. JEFFREY	305, 11316 103 AVENUE	EDMONTON, AB T5K 0S2		
JULIE CUENDET	4535 52 STREET	RED DEER, AB T4N 2C2		
ELIZABETH IRIS BLOOM	310, 5326 47 AVENUE	RED DEER, AB T4N 3R2		
MARJORIE A.ODNOKON	312, 5326 47 AVENUE	RED DEER, AB T4N 3R2		
MARGUERITE EDITH CHALU	314, 5326 47 AVENUE	RED DEER, AB T4N 3R1		
NORQUAY CORPORATION	3 ARCHER DRIVE	RED DEER, AB T4R 2V1		
CRAIG S. BLAIR	101, 5326 47 AVENUE	RED DEER, AB T4N 3R2		
CENTRAL ALBERTA WOMENS SHELTER	SOCIETY OF RED DEER	BOX 561	RED DEER, AB	
JERRY & IRENE SIMMERING	41, 26540 HWY 11	RED DEER COUNTY, AB		
ELIZABETH A. MUNRO	5215 47 AVENUE	RED DEER, AB T4N 3P9		
310120 ALBERTA LTD.	4917 46 STREET	RED DEER, AB T4N 1N2		
MARIE ANGELA & THOMAS ARTHUR PIERCE	5207 47 AVENUE	RED DEER, AB T4N 3P9		
ERIK KLUGKIST & CARLA WEENING-KLUGKIST	6, 39240 C & E TRAIL	RED DEER COUNTY, AB		

TODD LAMOUREUX	4540 52 STREET	RED DEER, AB T4N 2C3		
EDWARD ALFRED & ALICE J. HAYDEN	4536 52 STREET	RED DEER, AB T4N 2C3		
IGLESIA MENONITA HISPANA	"FUENIE DE VIDA"	4752 50 STREET, UNIT 268	RED DEER, AB	
P. J. DONNELLY PROFESSIONAL CORPORATION	4917 46 STREET	RED DEER, AB T4N 1N2		
MANNA ALTENA	4618 51 STREET	RED DEER, AB T4N 2A4		
PLINY HAROLD HAYES & JOSEPH E. & LOIS V. MOREAU	MAUREEN DELORES 4610 51 STREET	4614 51 STREET	RED DEER, AB	
NOELLE WAGSTAFF	4602 51 STREET	RED DEER, AB T4N 2A4		
CHRISTINA AGNES SHANTZ	4601 52 STREET	RED DEER, AB T4N 2C4		
WAYNE & DONNA ARRISON	13 WALLACE CLOSE	RED DEER, AB T4N 5L8		
EDITH SISON	3944 51 STREET CLOSE	RED DEER, AB T4P 1G8		
ALEXANDER EARL & SHIRLEY ANNE RUTHERFORD	4611 52 STREET	RED DEER, AB T4N 2C4		
REGINA DONNELLY PROFESSIONAL CORPORATION	4917 46 STREET	RED DEER, AB T4N 1N2		
310117 ALBERTA LTD.	4917 46 STREET	RED DEER, AB T4N 1N2		
W. GORDON STICKLAND	4602 50 STREET	RED DEER, AB T4N 1W9		
602582 ALBERTA LTD.	9 RUSTIC ROAD	S.V. NORGLNWOLD, AB		
WILLIAM DANIEL STUDER	4605 51 STREET	RED DEER, AB T4N 2A3		
LOTTE GEORG	4609 51 STREET	RED DEER, AB T4N 2A3		
WENDY L. & GARRY P. KOPECK	5011 43 AVENUE	RED DEER, AB T4N 3C9		
RICHARD WILLIAM MCKINNON	4617 51 STREET	RED DEER, AB T4N 2A3		
DANIEL WARREN & CAROL ANN BERRY	26 PENNINGTON	RED DEER, AB T4P 1L3		
SALVATORE & MITZI GENTILE	4129 36 STREET	RED DEER, AB T4N 0S7		
SPRUCELAWN HOLDINGS LTD.	7794 47 AVENUE CLOSE	RED DEER, AB T4P 2J9		
RANDOLPH J. MERRITHEW & LINDA L. WAGEMAN	4624 49 STREET	RED DEER, AB T4N 1T5		
GALEN & TERRI TOUGH	4620 49 STREET	RED DEER, AB T4N 1T5		
888004 ALBERTA LTD.	4604 49 STREET	RED DEER, AB T4N 1T5		
ELAINE E. OSTRANDER	28 DUNHAM CLOSE	RED DEER, AB T4R 2J2		
DONALD WILLIAM JOHNSON	3128 50A AVENUE	SYLVAN LAKE, AB T4S 1A7		
THOMAS WILBERT LEECH	BOX 75	BLACKFALDS, AB T0M 0J0		
766171 ALBERTA LTD.	4631 50 STREET	RED DEER, AB T4N 1X1		
RONALD & GRACE CAMERON	4637-50 STREET	RED DEER, AB T4N 1X1		
MARLOWE-YEOMAN LIMITED	C/O PLAZA MGT	1500, 701 W GEORGIA ST	VANCOUVER, BC	
CENTRAL PARK THEATRES LTD.	ATT: MALAK MANSOUR	146 BLOOR STREET WEST	TORONTO, ON	

MARLOWE-YEOMAN LIMITED	C/O PLAZA MGT	1500, 701 W GEORGIA	VANCOUVER, BC	
JACKPOT CASINO LTD.	4950 47 AVENUE	RED DEER, AB T4N 6P8		
JIMMIE WILLIAM & SHARON PATRICIA STAPLEY	4601 49 STREET	RED DEER, AB T4N 1T4		
BJORN H PEDERSEN	4605 49 STREET	RED DEER, AB T4N 1T4		
IRENE CAVE	4607 49 STREET	RED DEER, AB T4N 1T4		
STACY LEE WOROBEZ & PETER JOHN VRUWINK	4613 49 STREET	RED DEER, AB T4N 1T4		
STEPHEN MORASCH	4617 49 STREET	RED DEER, AB T4N 1T4		
VALENTINE A. & JILLIAN B. OWEN	5569 47 STREET	RED DEER, AB T4N 1S1		
GARRY & LESLIE KASNER	RR 2	CLIVE, AB T0C 0Y0		
BIG BROTHERS & BIG SISTERS	OF RED DEER & DISTRICT	4633 49 STREET	RED DEER, AB	
SIMONE LEFEBVRE	4639 49 STREET	RED DEER, AB T4N 1T4		
NEIL & SHARON CONGO	4641 49 STREET	RED DEER, AB T4N 1T4		
KATHLEEN JOYCE GURNETT	BOX 3151	AIRDRIE, AB T4B 2B5		
MICHAEL & JENNIFER & KIM O'BRIEN	4519 49 STREET	RED DEER, AB T4N 1T3		
EMILY REHAUME FAY TYLKE	ESTHER PIEL GRACE &	PODRIDSKE C/O W.	1156 LAKE VISTA	SHERW
DAVID SWALES	4527 49 STREET	RED DEER, AB T4N 1T3		
KRITA INVESTMENTS LTD.	840, 840 6 AVENUE SW	CALGARY, AB T2P 3E5		
PRENTISS HOLDINGS LTD.	BOX 124	RED DEER, AB T4N 5E7		
MICHAEL G. CLARK	3, 4611 50 ST	RED DEER, AB T4N 1X1		
JACQUELINE, JOHN & DENA AVERY	R.R. 1, SITE 1, BOX 8	CLIVE, AB T0C 0Y0		
911726 ALBERTA LTD.	4, 6320 50 AVENUE, UNIT	RED DEER, AB T4N 4C6		
GLORIA D JAMIESON	6, 4611 50 STREET	RED DEER, AB T4N 1X1		
WENDY HALL	7, 4611 50 STREET	RED DEER, AB T4N 1X1		
HAZEL BASSETT	8, 4611 50 STREET	RED DEER, AB T4N 1X1		

Date: February 12, 2003

To: Norma Lovell, Assessment

From: Cheryl Adams  
City Clerk's Department


Re: LUB Amendment 3156/C-2003  
Parkvale & Woodlea Low Impact Commercial Use Regulations

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Please provide **Bev Greter** with the names and addresses of the subject property owners and all contiguous/adjacent property owners as outlined on the attached map.

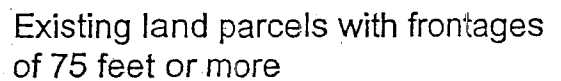
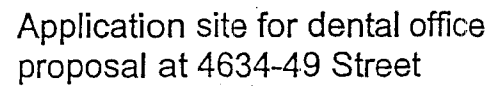
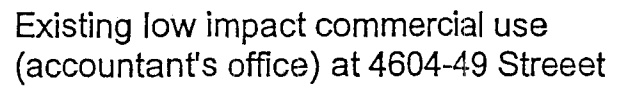
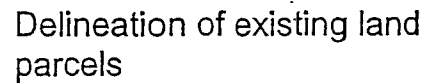
It would be helpful if the lists could be received at your earliest convenience in order to process the letters within the required time period. I have attached the map that appeared on the Council agenda for your reference.

Thanks Norma.

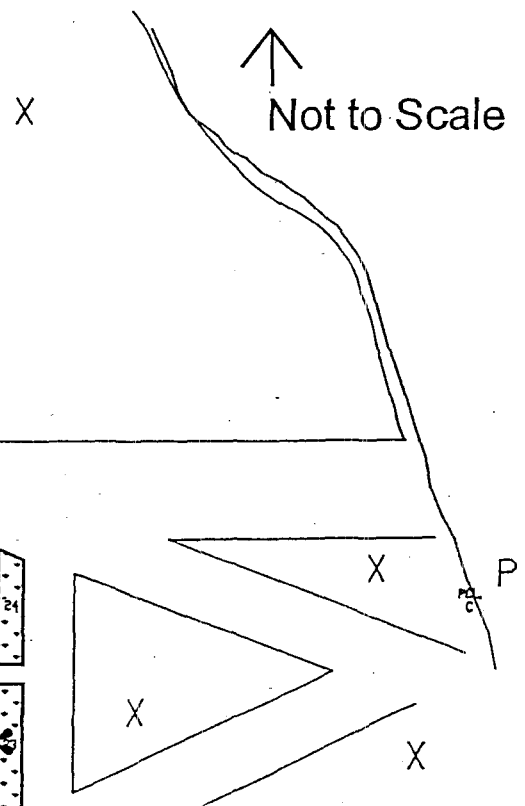
  
Cheryl Adams  
City Clerks' Office

Attach.

## Existing Lot Configuration and Legal Property Description



Source: City of Red Deer February, 2002





Council Decision – February 10, 2003

City Clerk's Department

**DATE:** February 11, 2003  
**TO:** Johan van der Bank, Parkland Community Planning Services  
**FROM:** Kelly Kloss, City Clerk  
**SUBJECT:** Land Use Bylaw Amendment 3156/C-2003  
Revision of Low Impact Commercial Use Regulations

---

*Reference Report:*

Parkland Community Planning Services, dated February 3, 2003

*Bylaw Readings:*

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

*Report Back to Council:* Yes

A Public Hearing will be held on Monday, March 10, 2003 at 7:00 p.m. in Council Chambers during Council's regular meeting. As noted at this Council meeting, you agreed to review the clause related to employee and customer parking for the Public Hearing.

*Comments/Further Action:*

Land Use Bylaw Amendment 3156/C-2003 provides for revisions to the low impact commercial use regulations in the Parkvale and Woodlea Area in the City block bound by 49<sup>th</sup> and 50<sup>th</sup> Streets between 46<sup>th</sup> and 47<sup>th</sup> Avenues, and along the North side of 50<sup>th</sup> Street and the East side of 47<sup>th</sup> Avenue from 50<sup>th</sup> Street to 55<sup>th</sup> Street. Revisions include limiting the size of developments and more clearly defining low-impact commercial proposals. This office will now proceed with the advertising for a Public Hearing. The City will be responsible for the advertising costs in this instance.



Kelly Kloss  
City Clerk

/chk  
attchs.

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

## BYLAW NO. 3156/C-2003

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

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

- 1 Section 54 (9) is deleted and replaced with the following:

54 (9) A low impact commercial use which complies with the provisions of Section 60 may be allowed as a discretionary use on any lot along the north side of 49 Street between 46 Avenue and 47 Avenue, along both sides of Ross/50 Street between 46 Avenue and 47 Avenue and the lots adjacent to the east side of 47 Avenue between Ross/50 Street and 55 Street.

- 2 Section 60 is deleted and replaced with the following:

"60. Low Impact Commercial Uses

General Purpose

Low impact commercial uses are intended to allow the use of detached dwellings for small offices, commercial and personal services, and sales, whether or not in conjunction with single family residential use, in designated transition areas between low density residential neighbourhoods and the commercial land uses in the downtown, while retaining, preserving and maintaining the low density residential character of the individual properties, the adjacent residential neighbourhoods and the streetscapes in terms of privacy, enjoyment, amenities, and general appearance.

- (1) No person shall operate or permit or allow the operation of a low impact commercial use without being the holder of a valid "Occupancy Certificate" from the City of Red Deer.
- (2) A low impact commercial use may include, but is not limited to, a professional or medical office, an antique store, a boutique, an art studio or gallery, a photography studio, a beauty or hair salon, a coffee shop, a florist shop, or other similar uses.
- (3) Notwithstanding subsection (2), the following uses shall not be allowed as low impact commercial uses:
  - (a) Businesses whose normal operating hours (i.e. shipping goods, or receiving clients or customers) are anytime on Sunday, or earlier than 8:00 a.m. or later than 6:00 p.m. from Monday to Saturday.
  - (b) Businesses which are expected to cause nuisances including, but not limited to, emissions, odours or noise.
  - (c) Businesses which require more than a total of ten on-site parking spaces, including any parking spaces required for a dwelling unit.

- (d) The following specific uses: parking lots (excluding parking lots ancillary to the low impact commercial use or another use on the same site), drinking establishments, service stations, drug stores, convenience stores, adult entertainment uses, sales and/or rental of adult oriented merchandise, restaurants, fast food outlets, amusement arcades, animal services, commercial entertainment facilities, late night clubs, commercial recreational facilities, dry cleaning or laundering outlet, funeral home, liquor store, gaming establishments, any industrial or warehousing uses or motor vehicle sales or service or repair.
- (e) Any other use which, in the opinion of the Development Authority, would adversely affect the amenities of the residential neighbourhood or the privacy or the enjoyment of adjacent properties.
- (4) A low impact commercial use, notwithstanding its inclusion in any land use district as a discretionary use, constitutes a conditional right to use property, provided that such use must be in accordance with the following regulations:
- (a) The lot frontage may not exceed 30.5 metres.
- (b) The low impact commercial use must be operated from a building resembling a detached dwelling.
- (c) Development on the lot shall comply with the regulations of the underlying residential district and, if applicable, those of the underlying historic preservation district or historic significance district.
- (d) Parking spaces shall be provided on-site at the rates indicated below:

USE COMPONENT	NUMBER OF PARKING SPACES REQUIRED
General Office	1.6 parking spaces per FTE staff member.
Medical, Dental or related Office	2.0 parking spaces per personal consultation cubicle, plus 1.0 parking space per FTE staff member.
Commercial Service or Personal Service or Merchandise Sales	5.0 parking spaces per 93 m <sup>2</sup> floor area or part thereof plus 1.0 parking space per FTE staff member.
Residential	Two parking spaces per dwelling unit.

Provided that:

- a use requiring more than ten on-site parking spaces, including any parking spaces required for residential use, shall not be allowed to establish as a low impact commercial use;
- parking spaces shall not be allowed in the front yard or the side yards of a principal building;
- parking spaces shall be screened from the front street view;
- access to the parking spaces shall be off the rear lane only; and

- for the purpose of the calculation of the number of parking spaces required for commercial service, personal service or merchandise sales, "floor area" is defined as all floor spaces associated with the low impact commercial use, excluding storage area and washrooms.
- (e) Exterior lighting of the premises shall not impose upon the privacy or the enjoyment of adjacent properties or the area in general.
- (f) Waste containers shall be located in the rear yard only and be appropriately screened to the satisfaction of the Development Authority.
- (g) Outside storage or display of any kind shall not be permitted.
- (5) The Development Authority may require that the position of existing mature trees or hedges shall be indicated on a site map as part of the development permit application, and that such vegetation shall be retained and preserved by the property owner or, if destroyed due to any reason during construction or after commencement of the low impact commercial use, shall be replaced by the property owner with similar sized plants.
- (6) Notwithstanding any other provisions in this or another bylaw, no signs other than those approved by the Development Authority may be erected. Signs shall not exceed one metre by 1.2 metres in size and may not exceed a maximum height of 1.8 metres. Within these maximums, the size, appearance and position of the sign shall be subject to the approval of the Development Authority. Generally, signs must be placed discretely, be unobtrusive and be styled in a manner that is compatible with the appearance of the principal building in terms of colour and material. No self-illuminated signs shall be allowed. If lighting of the sign is required, the source shall be spot lighting. No window signs shall be permitted.
- (7) Upon receipt of an application for a low impact commercial use, the Development Authority shall refer the application for comments to adjacent landowners and the relevant Community Association.

READ A FIRST TIME IN OPEN COUNCIL this 10<sup>th</sup> day of February, A.D. 2003.

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

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

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

---

MAYOR

---

CITY CLERK

CITY CLERK'S DEPARTMENT

March 11, 2003

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

Dear Dawna:

**Re: Land Use Bylaw Amendment 3156/C-2003**  
**Revision of Low Impact Commercial Use Regulations**

At the Monday, March 10, 2003 Council Meeting, a Public Hearing was held with respect to Land Use Bylaw Amendment 3156/C-2003. Prior to the Public Hearing, Council passed the following resolution before giving second and third readings to the bylaw:

*Resolved* that Council of the City of Red Deer, having considered the report from Parkland Community Planning Services, dated, re: Land Use Bylaw Amendment 3156/C-2003 - Revision of Low Impact Commercial Use Regulations, hereby agrees to amend Land Use Bylaw Amendment 3156/C-2003 by deleting Section 4 (d) and replacing it with the following revised Section 4 (d):

(d) Parking spaces shall be provided on-site at the rates indicated below:

USE COMPONENT	NUMBER OF PARKING SPACES REQUIRED
General Office	1.6 parking spaces per staff person on duty.
Medical, Dental or related Office	2.0 parking spaces per personal consultation cubicle, plus 1.0 parking space per staff person on duty
Commercial Service or Personal Service or Merchandise Sales	5.0 parking spaces per 93 m <sup>2</sup> floor area or part thereof plus 1.0 parking space per staff person on duty.
Residential	Two parking spaces per dwelling unit.

Provided that:

- i. a use requiring more than ten on-site parking spaces, including any parking spaces required for residential use, shall not be allowed to establish as a low impact commercial use;
- ii. parking spaces shall not be allowed in the front yard or the side yards of a principal building;
- iii. parking spaces shall be screened from the front street view; ...2/

Parkvale Community Association  
March 11, 2003  
Page 2

- iv. access to the parking spaces shall be off the rear lane only;
- v. all employee and commercial vehicles shall be parked on-site; and
- vi. for the purpose of the calculation of the number of parking spaces required for commercial services, personal services and merchandise sales, the term "floor area" is defined as those entire floor spaces associated with the low impact commercial use, excluding storage area and washrooms.

Land Use Bylaw Amendment 3156/C-2003 provides for revisions to the low impact commercial use regulations in the Parkvale and Woodlea Area in the City block bound by 49<sup>th</sup> and 50<sup>th</sup> Streets between 46<sup>th</sup> and 47<sup>th</sup> Avenues, and along the North side of 50<sup>th</sup> Street and the East side of 47<sup>th</sup> Avenue from 50<sup>th</sup> Street to 55<sup>th</sup> Street. Revisions include limiting the size of developments and more clearly defining low-impact commercial proposals.

A copy of the revised Land Use Bylaw Amendment 3156/C-2003 is enclosed for your information.

Sincerely,

Kelly Kloss  
City Clerk

KK/chk  
/attach.

c Parkland Community Planning Services

## BYLAW NO. 3156/C-2003

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

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

- 1 Section 54 (9) is deleted and replaced with the following:

54 (9) A low impact commercial use which complies with the provisions of Section 60 may be allowed as a discretionary use on any lot along the north side of 49 Street between 46 Avenue and 47 Avenue, along both sides of Ross/50 Street between 46 Avenue and 47 Avenue and the lots adjacent to the east side of 47 Avenue between Ross/50 Street and 55 Street.

- 2 Section 60 is deleted and replaced with the following:

### "60. Low Impact Commercial Uses

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- (d) The following specific uses: parking lots (excluding parking lots ancillary to the low impact commercial use or another use on the same site), drinking establishments, service stations, drug stores, convenience stores, adult entertainment uses, sales and/or rental of adult oriented merchandise, restaurants, fast food outlets, amusement arcades, animal services, commercial entertainment facilities, late night clubs, commercial recreational facilities, dry cleaning or laundering outlet, funeral home, liquor store, gaming establishments, any industrial or warehousing uses or motor vehicle sales or service or repair.
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Provided that:

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- vi. for the purpose of the calculation of the number of parking spaces required for commercial services, personal services and merchandise sales, the term "floor area" is defined as those entire floor spaces associated with the low impact commercial use, excluding storage area and washrooms.
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READ A THIRD TIME IN OPEN COUNCIL this 10<sup>th</sup> day of March 2003.

AND SIGNED BY THE MAYOR AND CITY CLERK this day 10<sup>th</sup> of March 2003.

  
MAYOR

  
Deputy CITY CLERK

**DATE:** March 11, 2003

**TO:** Johan van der Bank, Parkland Community Planning Services

**FROM:** Kelly Kloss, City Clerk

**SUBJECT:** Land Use Bylaw Amendment 3156/C-2003  
Revision of Low Impact Commercial Use Regulations

---

*Reference Report:*

Parkland Community Planning Services, dated February 3, 2003

*Bylaw Readings:*

Land Use Bylaw Amendment 3156/C-2003, as amended, was given second and third readings. Copy of the bylaw is attached.

*Resolutions:*

*Resolved* that Council of the City of Red Deer, having considered the report from Parkland Community Planning Services, dated, re: Land Use Bylaw Amendment 3156/C-2003 – Revision of Low Impact Commercial Use Regulations, hereby agrees to amend Land Use Bylaw Amendment 3156/C-2003 by deleting Section 4 (d) and replacing it with the following revised Section 4 (d):

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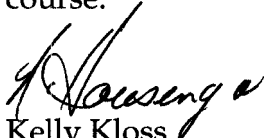
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***Report Back to Council: No***

***Comments/Further Action:***

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*for:*   
Kelly Kloss  
City Clerk

/chk  
attchs.

- c Director of Development Services  
Inspections & Licensing Manager  
Land & Economic Development Manager  
City Assessor  
D. Kutinsky, Graphics Designer  
C. Adams, Administrative Assistant  
B. Greter, City Clerk's Clerk Steno

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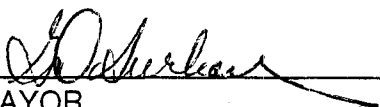
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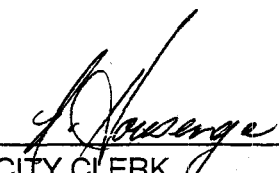
READ A FIRST TIME IN OPEN COUNCIL this 10<sup>th</sup> day of February 2003.

READ A SECOND TIME IN OPEN COUNCIL this 10<sup>th</sup> day of March 2003.

READ A THIRD TIME IN OPEN COUNCIL this 10<sup>th</sup> day of March 2003.

AND SIGNED BY THE MAYOR AND CITY CLERK thisday 10<sup>th</sup> of March 2003.

  
MAYOR

  
Deputy CITY CLERK

Item No. 2



City Clerk's Department

**DATE:** February 11, 2003  
**TO:** City Council  
**FROM:** City Clerk  
**SUBJECT:** Land Use Bylaw Amendment 3156/D-2003  
Lot 33, Block 8, Plan 022 7130 and Part of the SW ¼ Sec. 32-38-27-4  
Kentwood Subdivision – Phase 21 / The City of Red Deer

---

### *History*

At the Monday, February 10, 2003 meeting of Council, Land Use Bylaw Amendment 3156/D-2003 was given first reading.

Land Use Bylaw Amendment 3156/D-2003 provides for the development of Phase 21 of the Kentwood Subdivision. 4.887 ha (12.075ac) of land will be rezoned from A1 Future Urban Development to R1 Residential Low Density District and P1 Parks and Recreation District and from P1 Parks and Recreation to R1 Residential Low Density District. A public utility lot south of the church site will be rezoned from A1 Future Urban Development to P1 Parks and Recreation District.

### *Public Consultation Process*

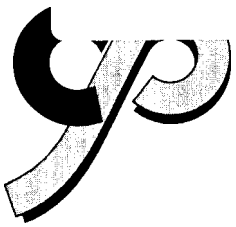
A Public Hearing has been advertised for the above noted bylaw to be held on Monday, March 10, 2003 at 7:00 p.m. in the Council Chambers, during Council's regular meeting. The owners of the properties bordering the site have been notified by letter of the Public Hearing.

### *Recommendations*

That following the Public Hearing, Council may proceed with 2<sup>nd</sup> and 3<sup>rd</sup> readings of the bylaw.

Kelly Kloss  
City Clerk

/chk



**LAND  
COMMUNITY  
PLANNING  
SERVICES**

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

Date: January 27, 2003

To: Kelly Kloss, City Clerk

Re: Land Use Bylaw Amendment 3156/D-2003  
Lot 33, Block 8, Plan 022 7130 and  
Part of the SW ¼ Sec. 32-38-27-4  
Kentwood Subdivision – Phase 21  
The City of Red Deer

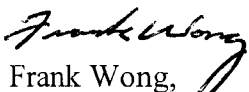
---

The City of Red Deer is proposing to develop Phase 21 of the Kentwood Subdivision. Phase 21 consists of 68 single-family lots and 1 public utility lot. The proposal rezones approximately 4.887ha (12.075ac) of land from A1 Future Urban Development to R1 Residential Low Density District and P1 Parks and Recreation District and from P1 Parks and Recreation to R1 Residential Low Density District. The portion of land being rezoned from P1 is the excess 2.0m not required for the 6.0m public utility lot being developed with Phase 21 but was zoned in Phase 20. This proposal will also rezone the public utility lot south of the church site from A1 Future Urban Development to P1 Parks and Recreation District. The proposed land uses comply with the Kentwood West Neighbourhood Area Structure Plan.

Recommendation

The proposed subdivision complies with the Neighbourhood Area Structure Plan; therefore Planning staff recommend that City Council proceed with first reading of Land Use Bylaw Amendment 3156/D-2003.










Sincerely,

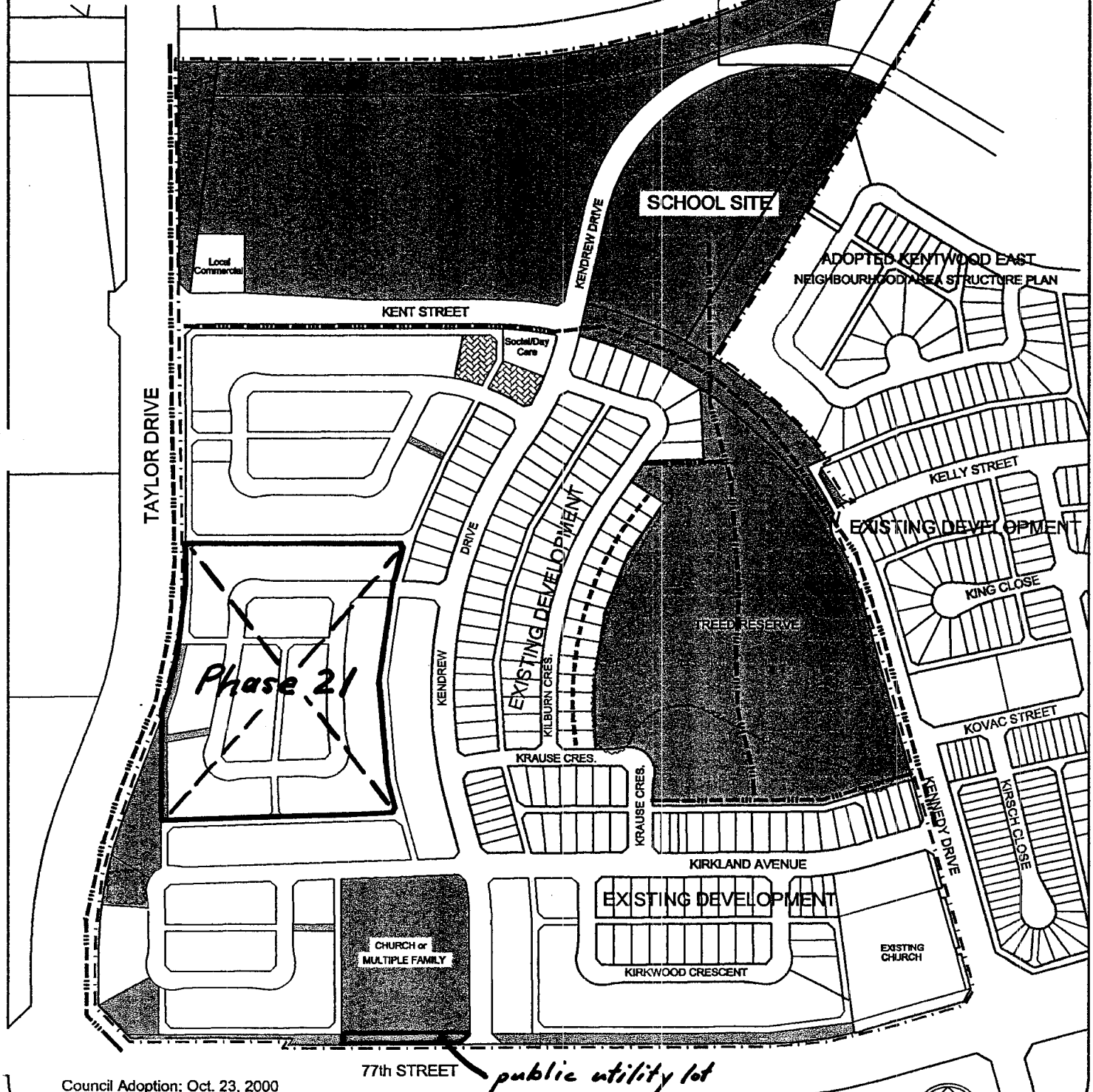
  
Frank Wong,  
Planning Assistant

Attachment

# Kentwood West Neighbourhood Area Structure Plan

## Figure 3 - Proposed Land Use

- |   |  |   |                            |  |                    |
|---|--|---|----------------------------|--|--------------------|
|  | NASP Plan Boundary                                     |  | Medium Density Residential |  | Public utility lot |
|  | Single Family Residential                              |  | Narrow Single Family       |  |                    |
|  | Semi-Detached Residential                              |  | Parks and Recreation       |  |                    |
|  | Two Storey Residences With Walkout Basements Permitted |  | Pedestrian/Bike Trails     |  |                    |



Council Adoption: Oct. 23, 2000

Prepared by: RD Engineering Department & PCPS  
July 1998, September 1998, July 2000

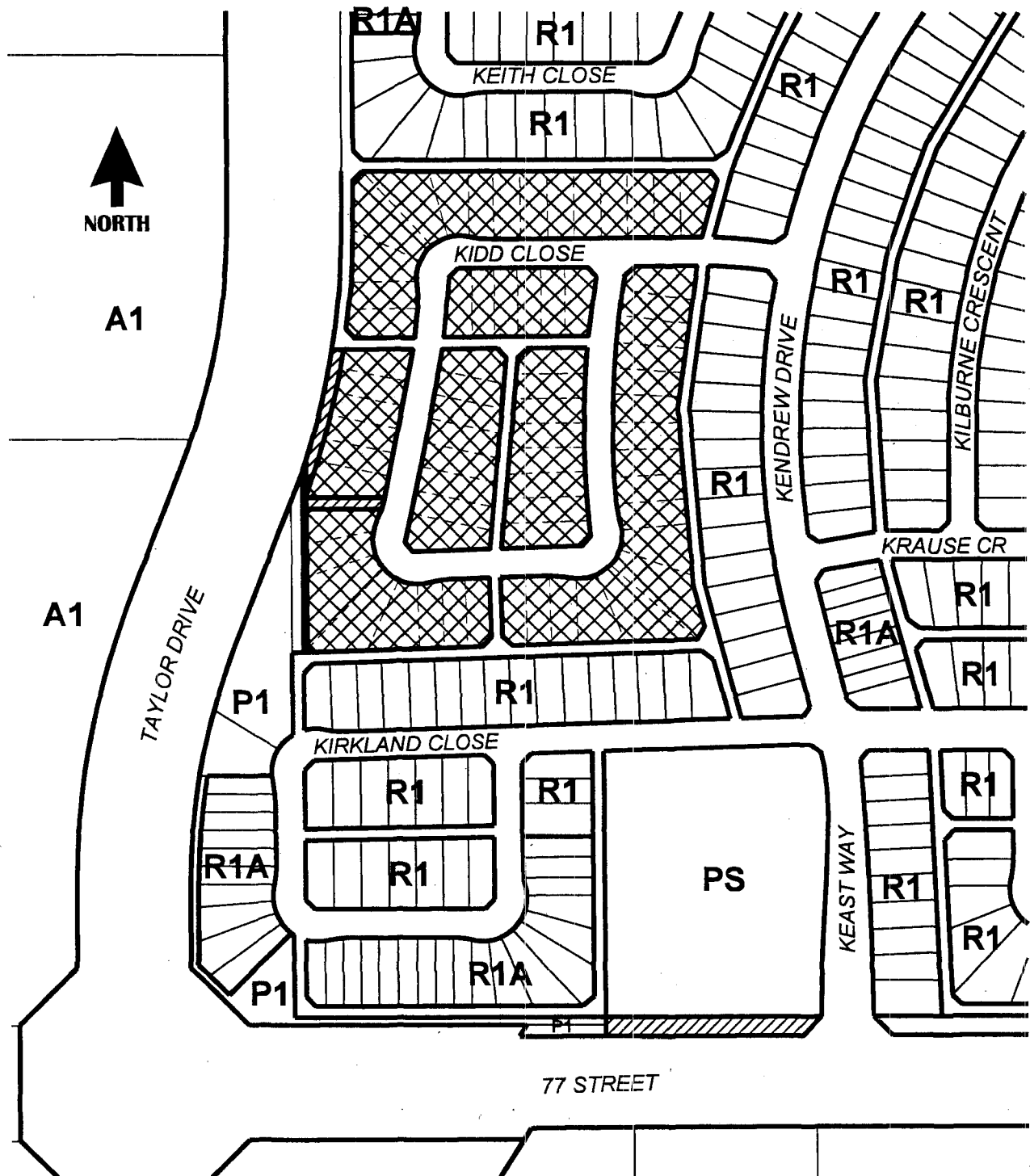
Scale In Metres

0 50 100 200



# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT



### AFFECTED DISTRICTS:

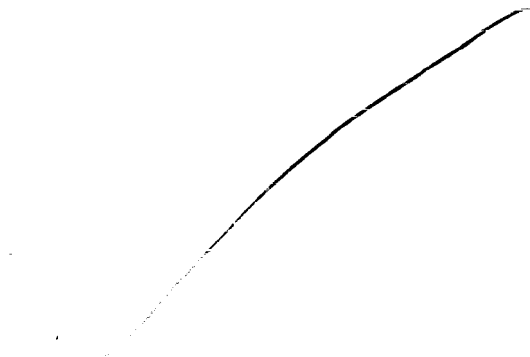
A1 - Future Urban Development  
 R1 - Residential (Low Density)  
 P1 - Parks and Recreation

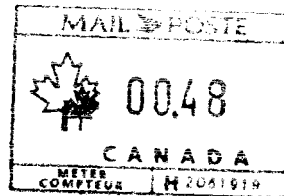
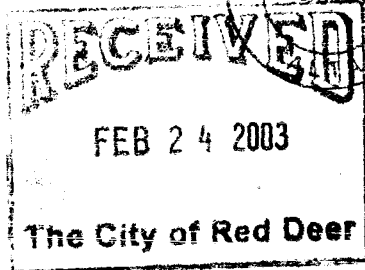
### Change from :

A1 to R1   
 A1 to P1   
 P1 to R1 

MAP No. 2 / 2003  
 BYLAW No. 3156 / D - 2003

THE CITY OF RED DEER  
PO BOX 5008  
RED DEER AB T4N 3T4







CITY CLERK'S DEPARTMENT

February 19, 2003

Warren Mark Smith  
303, 120 Piper Drive  
RED DEER, AB T4P 1H8

Dear Sir/Madam:

**Re: Land Use Bylaw Amendment 3156/D-2003  
Kentwood Subdivision Phase 21**

---

Council of the City of Red Deer is considering a change to the Land Use Bylaw, which controls the use and development of land and buildings in the city. As a property owner in the Kentwood area you have an opportunity to ask questions about the intended use and to let Council know your views.

City Council proposes to pass **Land Use Bylaw Amendment 3156/D-2003**, to provide for the development of phase 21 of the Kentwood Subdivision. The proposed development would consist of rezoning 4.887 ha (12.075 acres) of land from A1 Future Urban Development to R1 Residential Low Density District and P1 Parks and Recreation District and from P1 Parks and Recreation to R1 Residential Low Density District. A public utility lot south of the church site will be rezoned from A1 Future Urban Development to P1 Parks and Recreation District. The proposed bylaw may be inspected by the public at the City Clerk's Department, 2<sup>nd</sup> Floor of City Hall during regular office hours or for more details, contact the city planners at Parkland Community Planning Services 343-3394.

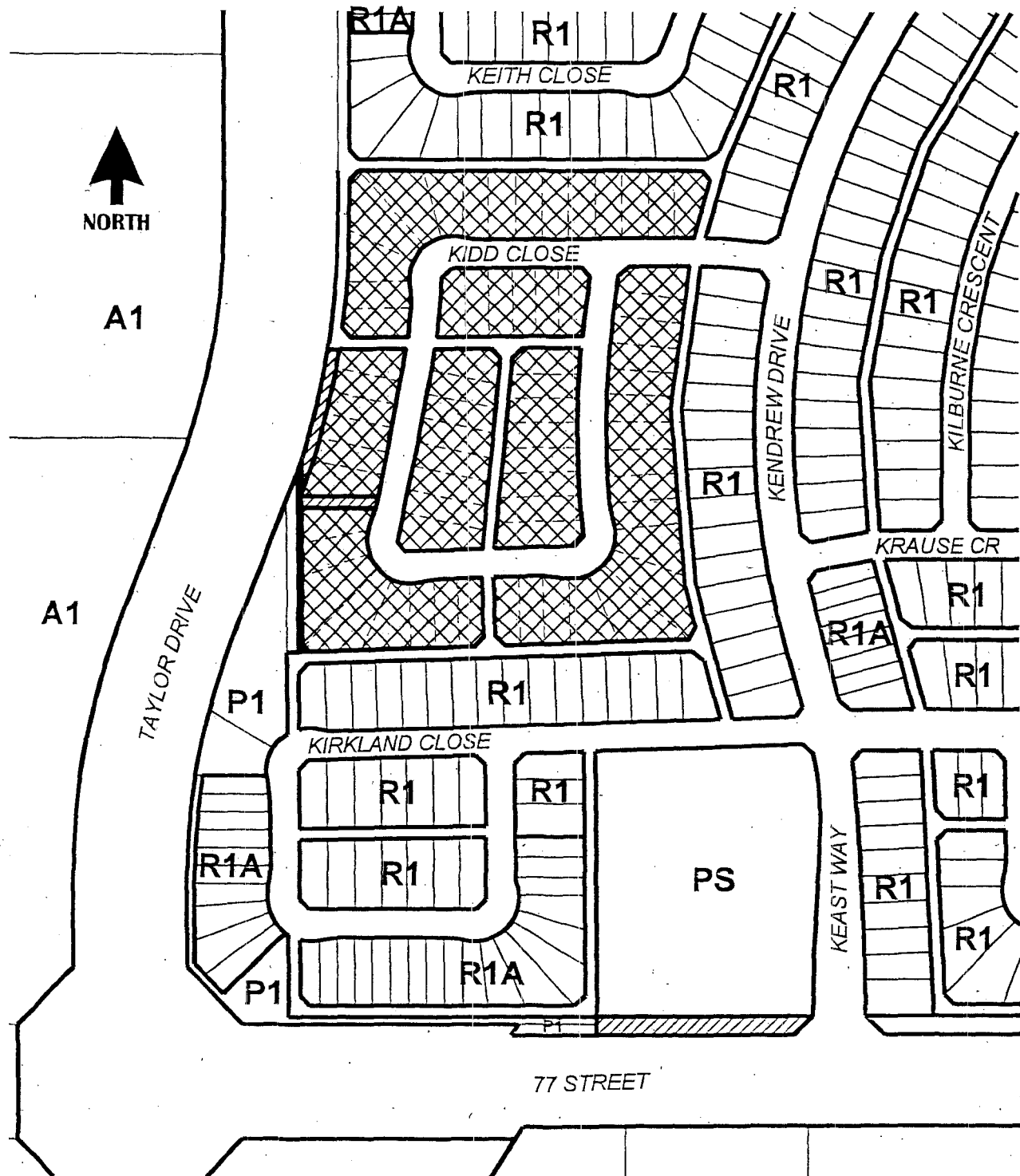
City Council will hear from any person claiming to be affected at a Public Hearing on **Monday, March 10, 2003** at 7:00 p.m. in Council Chambers, 2<sup>nd</sup> floor of City Hall. If you want your letter or petition included on the Council agenda you must submit it to the City Clerk by **Tuesday, March 4, 2003**. Otherwise, you may submit your letter or petition at the Council meeting or you can simply tell Council your views at the Public Hearing. Any submission will be public information. If you have any questions regarding the use of this information, please contact the City Clerk's Department at 342-8132.

Yours truly,

Kelly Kloss  
City Clerk  
/encl.

# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT



### AFFECTED DISTRICTS:

A1 - Future Urban Development  
 R1 - Residential (Low Density)  
 P1 - Parks and Recreation

### Change from :

A1 to R1   
 A1 to P1   
 P1 to R1 

MAP No. 2 / 2003  
 BYLAW No. 3156 / D - 2003



CITY CLERK'S DEPARTMENT

February 19, 2003

**Russell Stanley Briand &  
Jacqueline Lorraine Pelly  
30 Keith Close  
RED DEER, AB T4P 3x5**

Dear Sir/Madam:

**Re: Land Use Bylaw Amendment 3156/D-2003  
Kentwood Subdivision Phase 21**

---

Council of the City of Red Deer is considering a change to the Land Use Bylaw, which controls the use and development of land and buildings in the city. As a property owner in the Kentwood area you have an opportunity to ask questions about the intended use and to let Council know your views.

City Council proposes to pass **Land Use Bylaw Amendment 3156/D-2003**, to provide for the development of phase 21 of the Kentwood Subdivision. The proposed development would consist of rezoning 4.887 ha (12.075 acres) of land from A1 Future Urban Development to R1 Residential Low Density District and P1 Parks and Recreation District and from P1 Parks and Recreation to R1 Residential Low Density District. A public utility lot south of the church site will be rezoned from A1 Future Urban Development to P1 Parks and Recreation District. The proposed bylaw may be inspected by the public at the City Clerk's Department, 2<sup>nd</sup> Floor of City Hall during regular office hours or for more details, contact the city planners at Parkland Community Planning Services 343-3394.

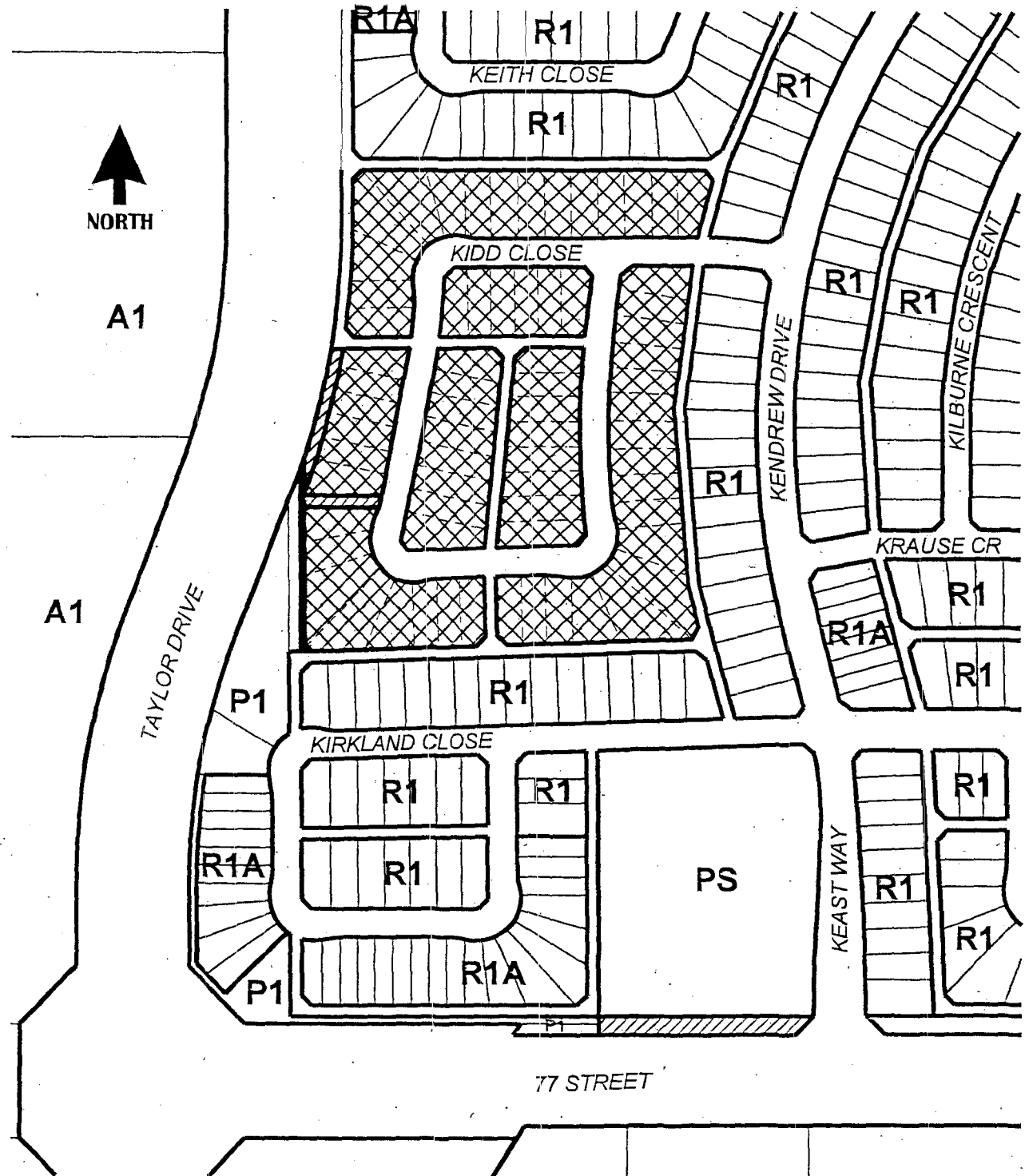
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Yours truly,

Kelly Kloss  
City Clerk  
/encl.




# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT



**AFFECTED DISTRICTS:**  
A1 - Future Urban Development  
R1 - Residential (Low Density)  
P1 - Parks and Recreation

Change from :

A1 to R1   
A1 to P1   
P1 to R1 

MAP No. 2 / 2003  
BYLAW No. 3156 / D - 2003

THE CITY OF RED DEER  
PO BOX 5008  
RED DEER AB T4N 3T4

Not at  
This  
Address

RETURN TO SENDER MAIL		00.48	
RETOUR A L'EXPÉDITEUR		CANADA	
<input type="checkbox"/>	Unpaid Non payé	METER COMPTEUR 120001915	
<input type="checkbox"/>	No such address Nul tel. adresse		
<input type="checkbox"/>	Address unknown Adresse inconnue		
<input checked="" type="checkbox"/>	Moved, address unknown Part sans tel. adresse		
<input type="checkbox"/>	No such Post Office Bureau inconnu		
<input type="checkbox"/>	Refused by addressee Refusé par le destinataire		
<input type="checkbox"/>	Damage Endommagé	<input type="checkbox"/>	Unpaid Non payé

**LUB AMENDMENT 3156/D-2003**  
**Kentwood Subdivision Phase 21**

**DESCRIPTION:** Development of Phase 21

**FIRST READING:** February 10, 2003

**FIRST PUBLICATION:** February 21, 2003

**SECOND PUBLICATION:** February 28, 2003

**PUBLIC HEARING & SECOND READING:** March 10, 2003

**THIRD READING:** March 10/03

**LETTERS REQUIRED TO PROPERTY OWNERS:** YES ☒ NO ☐

**DEPOSIT?** YES ☒ \$ 400. NO ☐ BY: Trademark City

**ACTUAL COST OF ADVERTISING:**

1<sup>ST</sup> \$ 317.50 & 2<sup>ND</sup> \$ 317.50 TOTAL: \$ 635.00

**MAP PREPARATION:** \$ \_\_\_\_\_

**TOTAL COST:** \$ 635.00

**LESS DEPOSIT RECEIVED:** \$ \_\_\_\_\_

**AMOUNT OWING/ (REFUND):** \$ \_\_\_\_\_

**INVOICE NO.:** \_\_\_\_\_

(Account No. 59.5901)



Council Decision – March 10, 2003

City Clerk's Department

**DATE:** March 11, 2003  
**TO:** Frank Wong, Parkland Community Planning Services  
**FROM:** Kelly Kloss, City Clerk  
**SUBJECT:** Land Use Bylaw Amendment 3156/D-2003  
Lot 33, Block 8, Plan 022 7130 and Part of the SW ½ Sec. 32-38-27-4  
Kentwood Subdivision – Phase 21 / The City of Red Deer

---

*Reference Report:*

Parkland Community Planning Services, dated January 27, 2003

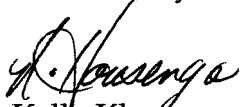
*Bylaw Readings:*

Land Use Bylaw Amendment 3156/D-2003 was given second and third readings. Copy of the bylaw is attached.

*Report Back to Council:* No

*Comments/Further Action:*

Land Use Bylaw Amendment 3156/D-2003 provides for the development of Phase 21 of the Kentwood Subdivision. 4.887 ha (12.075ac) of land will be rezoned from A1 Future Urban Development to R1 Residential Low Density District and P1 Parks and Recreation District and from P1 Parks and Recreation to R1 Residential Low Density District. A public utility lot south of the church site will be rezoned from A1 Future Urban Development to P1 Parks and Recreation District. This office will amend the Land Use Bylaw and distribute copies in due course.

*fw:*  
  
Kelly Kloss  
City Clerk  
/chk  
attchs.

- c Director of Development Services
- Inspections & Licensing Manager
- Land & Economic Development Manager
- City Assessor
- D. Kutinsky, Graphics Designer
- C. Adams, Administrative Assistant
- B. Greter, City Clerk's Clerk Steno

**BYLAW NO. 3156/D-2003**

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

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


- 1 The "Use District Maps D14 and E14" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 2/2003 attached hereto and forming part of the bylaw.

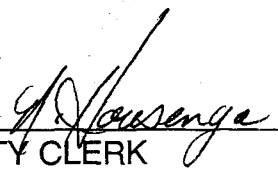
READ A FIRST TIME IN OPEN COUNCIL this 10<sup>th</sup> day of February 2003.

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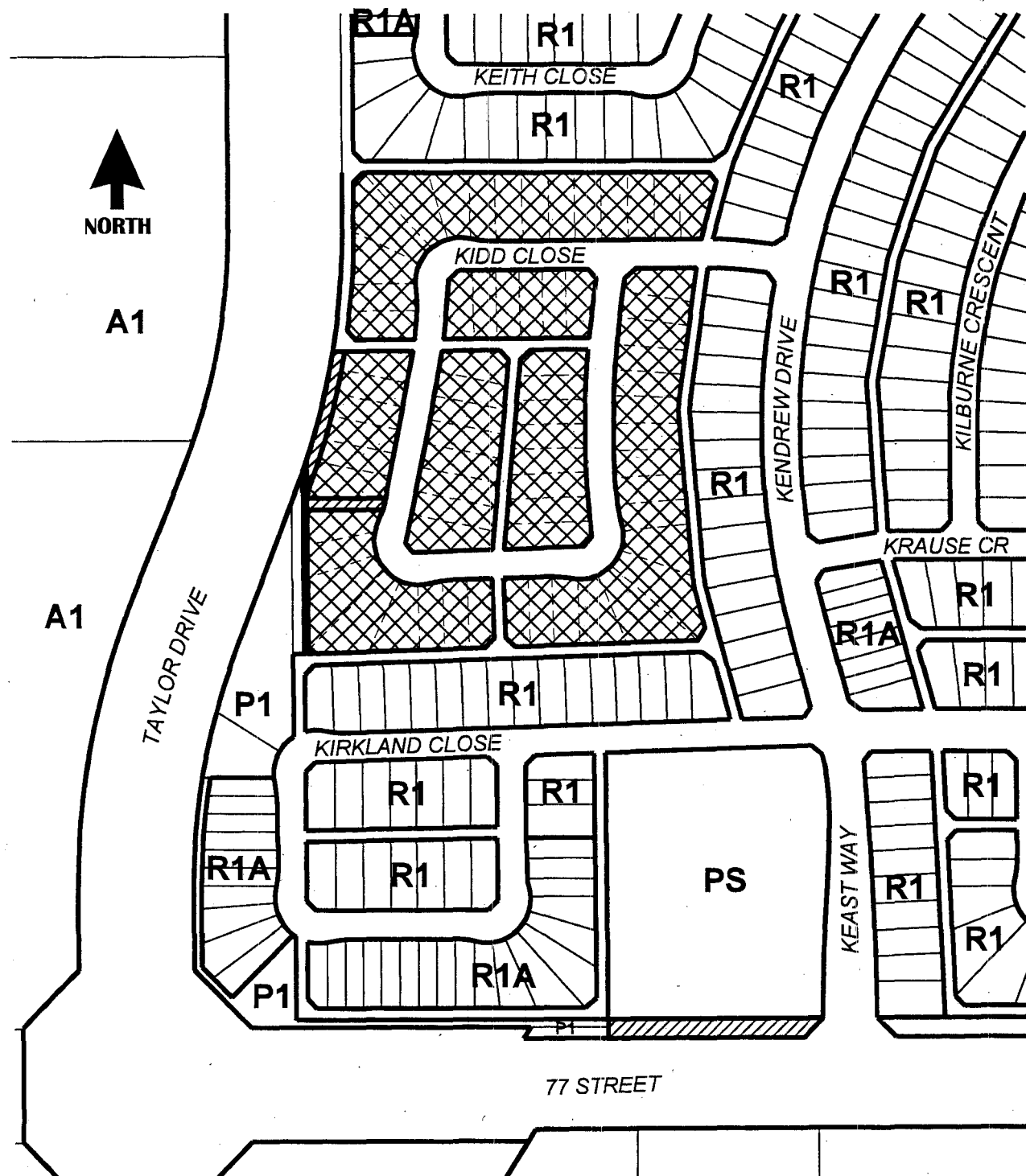
AND SIGNED BY THE MAYOR AND CITY CLERK this 10<sup>th</sup> day of March 2003.

  
MAYOR

  
DEPUTY CITY CLERK

# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT



### AFFECTED DISTRICTS:

A1 - Future Urban Development

R1 - Residential (Low Density)

P1 - Parks and Recreation

### Change from :

A1 to R1

A1 to P1

P1 to R1



MAP No. 2 / 2003

BYLAW No. 3156 / D - 2003

February 19, 2003

«OwnerName»

«OwnerAdd1»

«OwnerAdd2»

«OwnerAdd3»

Dear Sir/Madam:

**Re: Land Use Bylaw Amendment 3156/D-2003  
Kentwood Subdivision Phase 21**

---

Council of the City of Red Deer is considering a change to the Land Use Bylaw , which controls the use and development of land and buildings in the city. As a property owner in the Kentwood area you have an opportunity to ask questions about the intended use and to let Council know your views.

City Council proposes to pass **Land Use Bylaw Amendment 3156/D-2003**, to provide for the development of phase 21 of the Kentwood Subdivision. The proposed development would consist of rezoning 4.887 ha (12.075 acres) of land from A1 Future Urban Development to R1 Residential Low Density District and P1 Parks and Recreation District and from P1 Parks and Recreation to R1 Residential Low Density District. A public utility lot south of the church site will be rezoned from A1 Future Urban Development to P1 Parks and Recreation District. The proposed bylaw may be inspected by the public at the City Clerk's Department, 2<sup>nd</sup> Floor of City Hall during regular office hours or for more details, contact the city planners at Parkland Community Planning Services 343-3394.

City Council will hear from any person claiming to be affected at a Public Hearing on **Monday, March 10, 2003** at 7:00 p.m. in Council Chambers, 2<sup>nd</sup> floor of City Hall. If you want your letter or petition included on the Council agenda you must submit it to the City Clerk by **Tuesday, March 4, 2003**. Otherwise, you may submit your letter or petition at the Council meeting or you can simply tell Council your views at the Public Hearing. Any submission will be public information. If you have any questions regarding the use of this information, please contact the City Clerk's Department at 342-8132.

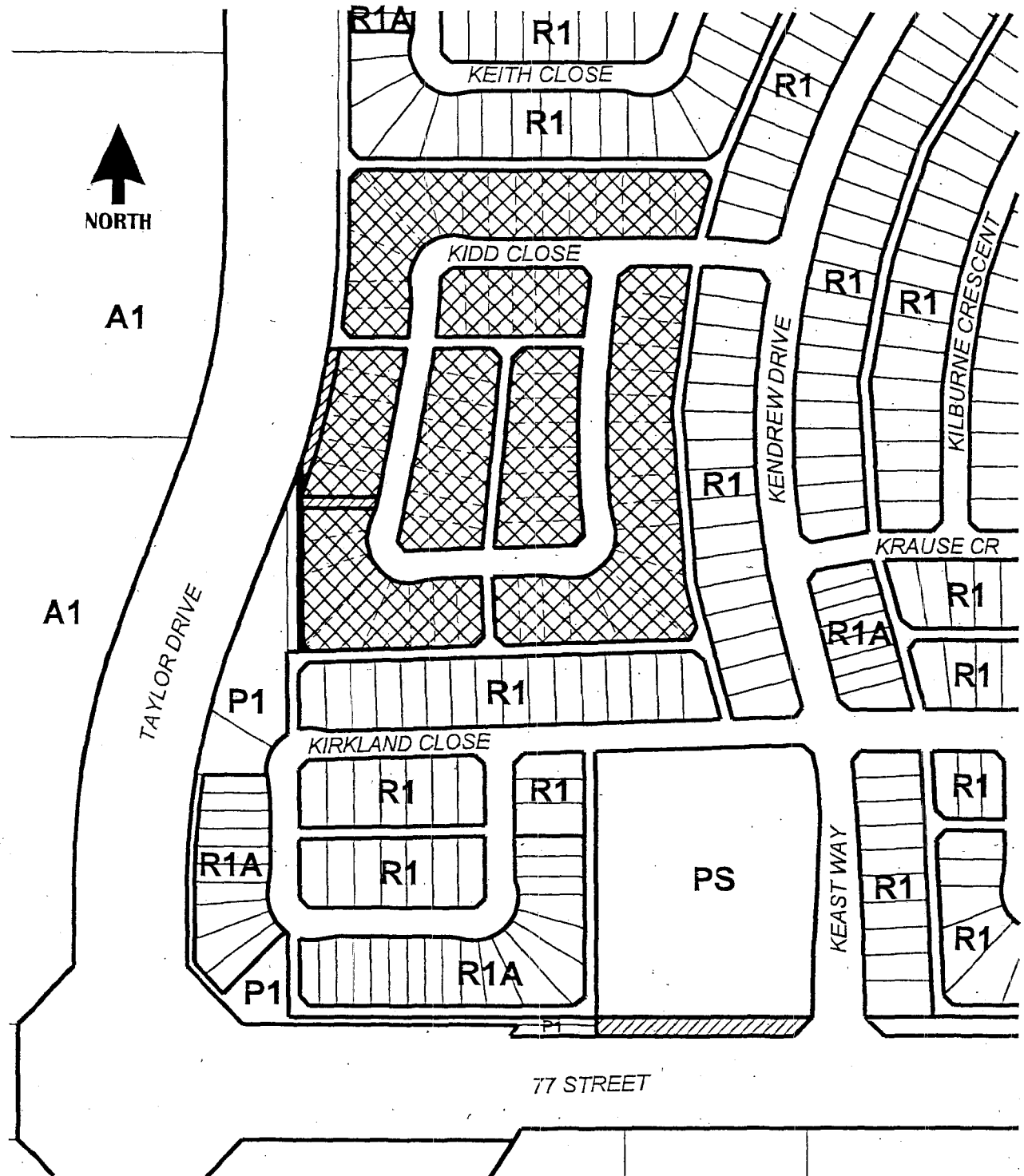
Yours truly,



Kelly Kloss  
City Clerk  
/encl.

# The City of Red Deer



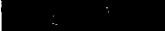
## PROPOSED LAND USE BYLAW AMENDMENT



### AFFECTED DISTRICTS:

A1 - Future Urban Development  
 R1 - Residential (Low Density)  
 P1 - Parks and Recreation

### Change from :

A1 to R1   
 A1 to P1   
 P1 to R1 

MAP No. 2 / 2003  
 BYLAW No. 3156 / D - 2003

Ownername	Owneradd1	Owneradd2	Owneradd3
Lyle & Nancy Henry	26 Keith Close	RED DEER, AB T4P 3X5	
Russell Stanley Briand &	Jacqueline Lorraine Pelly	30 Keith Close	RED DEER, AB
Mitchell W. & Loretta R. Callihoo	34 Keith Close	RED DEER, AB T4P 3X5	
Bret Boyd	38 Keith Close	RED DEER, AB T4P 3X5	
Woodbridge Homes Inc.	Box 903	RED DEER, AB T4N 5H3	
Allen Dennis Wozney & Holly Lyn Spooner	46 Keith Close	RED DEER, AB T4P 3X5	
Johan Michael Mccroy & Vanessa Dawn Trofimuk	50 Keith Close	RED DEER, AB T4P 3X5	
Allen Everett & Solange Menezes Dixon	54 Keith Close	RED DEER, AB T4P 3Y5	
Katherine Marie Mueller-Barrois &	Mardoqueo Barrios Perez	58 Keith Close	RED DEER, AB
Cynthia Murphy & Brian Hodgson	62 Keith Close	RED DEER, AB T4P 3X5	
Delbert W. Shultz	66 Keith Close	RED DEER, AB T4P 3X5	
James & Carlotta Foss	70 Keith Close	RED DEER, AB T4P 3X5	
Scottsville Holdings Inc.	6863 50 Avenue	RED DEER, AB T4N 4E2	
Geraldine Tronnes	3510 44 Avenue	RED DEER, AB T4N 3H3	
The President Of The Lethbridge Stake	C/O Stringam Denecky Property	No. 56104805	P.O. Box 757
Parkland Community Living	& Supports Society	6010 45 Avenue	RED DEER, AB
Leslie P. & Katherine M. Hamilton	64 Kendrew Drive	RED DEER, AB T4P 3T8	
Wesley Duncan & Carolyn Anne Hunter	68 Kendrew Drive	RED DEER, AB T4P 3T8	
Paul & Rexanne Jenkins	48 Kendrew Drive	RED DEER, AB T4P 3T8	
James Francis Toothill & Heather Dawn Neufeld	46 Kendrew Drive	RED DEER, AB T4P 3X6	
Edward Alan & Monica Rose Holt	C/O 600, 4911 51 Street	RED DEER, AB T4N 6V4	
Daniel David & Tina Anne St Pierre	42 Kendrew Drive	RED DEER, AB T4P 3X6	
John R. & Myrna L. Klassen	40 Kendrew Drive	RED DEER, AB T4P 3X6	
Jack & Carol C. Jessamine	38 Kendrew Drive	RED DEER, AB T4P 3X6	
Brent Allen & Brenda Lynn Sobolewski	36 Kendrew Drive	RED DEER, AB T4P 3X6	
Christopher J. & Tannia N Bristow	34 Kendrew Drive	RED DEER, AB T4P 3X6	
Gordon George & Sheila Ann Murphy	30 Kendrew Drive	RED DEER, AB T4P 3T8	
Bruno Hardegger & Eleonore Frei	28 Kendrew Drive	RED DEER, AB T4P 3V2	
Roberto & Jocylene Estrada	26 Kendrew Drive	RED DEER, AB T4P 3V2	
Danny & Shirley Rutschke	24 Kendrew Drive	RED DEER, AB T4P 3V2	
Warren Mark Smith	303, 120 Piper Drive	RED DEER, AB T4P 1H8	
Christopher Doucette & Megan	Balatti	20 Kendrew Drive	RED DEER, AB

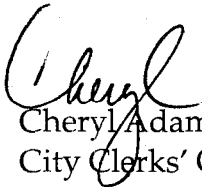
**Date:** February 12, 2003  
**To:** Norma Lovell, Assessment  
**From:** Cheryl Adams  
City Clerk's Department  
**Re:** LUB Amendment 3156/D-2003  
Kentwood Subdivision - Phase 21

---

Please provide **Bev Greter** with the names and addresses of the subject property owners and all contiguous/adjacent property owners as outlined on the attached map.

It would be helpful if the lists could be received at your earliest convenience in order to process the letters within the required time period. I have attached the map that appeared on the Council agenda for your reference.

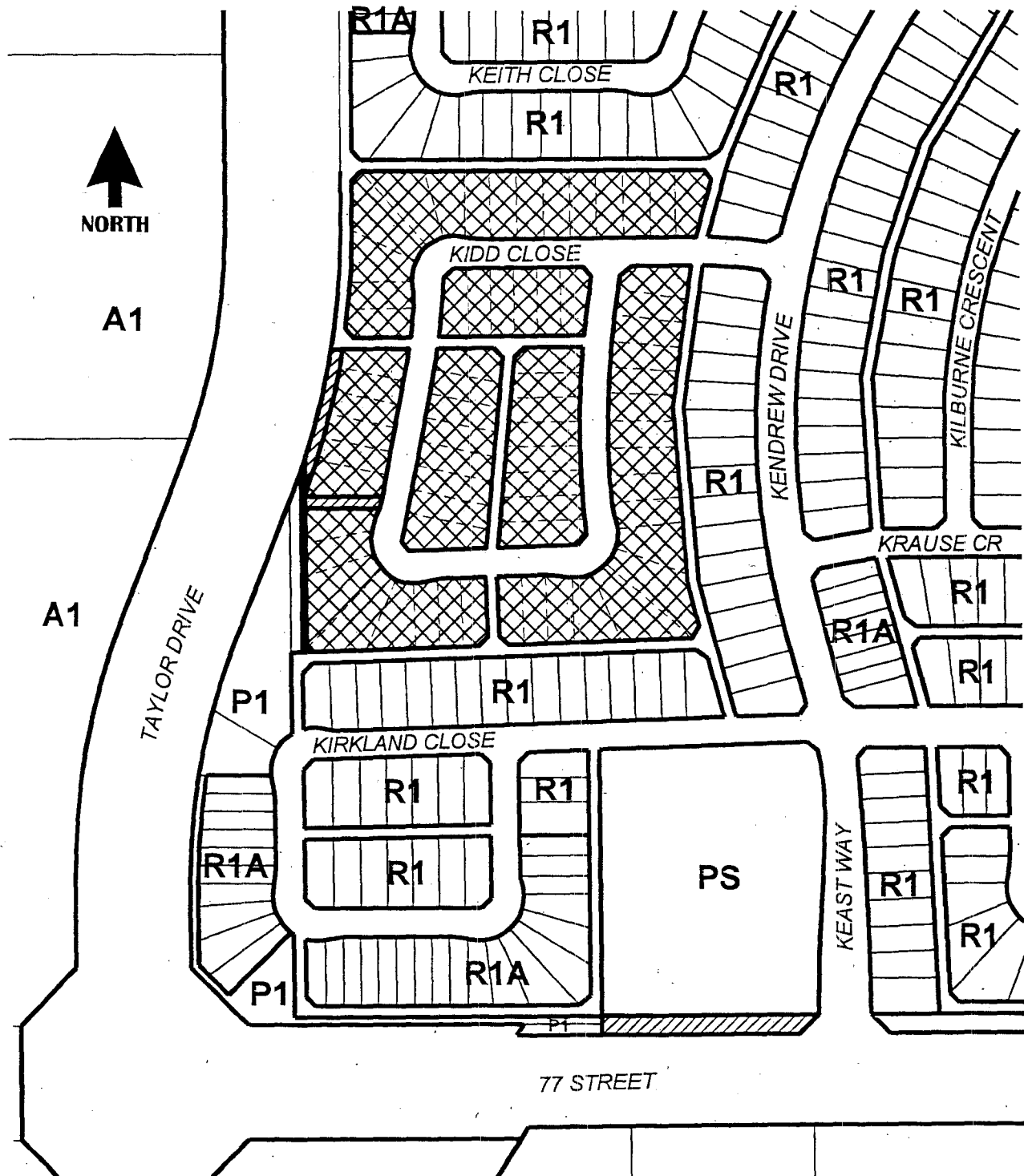
Thanks Norma.

  
Cheryl Adams  
City Clerks' Office

Attach.

# The City of Red Deer




## PROPOSED LAND USE BYLAW AMENDMENT



### AFFECTED DISTRICTS:

A1 - Future Urban Development  
 R1 - Residential (Low Density)  
 P1 - Parks and Recreation

### Change from :

A1 to R1   
 A1 to P1   
 P1 to R1 

MAP No. 2 / 2003  
 BYLAW No. 3156 / D - 2003



Council Decision – February 10, 2003

City Clerk's Department

**DATE:** February 11, 2003  
**TO:** Frank Wong, Parkland Community Planning Services  
**FROM:** Kelly Kloss, City Clerk  
**SUBJECT:** Land Use Bylaw Amendment 3156/D-2003  
Lot 33, Block 8, Plan 022 7130 and Part of the SW ¼ Sec. 32-38-27-4  
Kentwood Subdivision – Phase 21 / The City of Red Deer

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*Reference Report:*

Parkland Community Planning Services, dated January 27, 2003

*Bylaw Readings:*

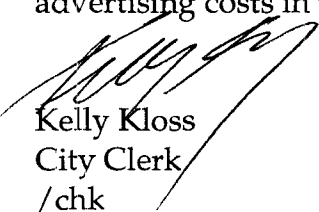
Land Use Bylaw Amendment 3156/D-2003 was given first reading. A copy of the bylaw is attached.

*Report Back to Council: Yes*

A Public Hearing will be held on Monday, March 10, 2003 at 7:00 p.m. in Council Chambers during Council's regular meeting.

*Comments/Further Action:*

Land Use Bylaw Amendment 3156/D-2003 provides for the development of Phase 21 of the Kentwood Subdivision. 4.887 ha (12.075ac) of land will be rezoned from A1 Future Urban Development to R1 Residential Low Density District and P1 Parks and Recreation District and from P1 Parks and Recreation to R1 Residential Low Density District. A public utility lot south of the church site will be rezoned from A1 Future Urban Development to P1 Parks and Recreation District. This office will now proceed with the advertising for a Public Hearing. The City will be responsible for the advertising costs in this instance.

  
Kelly Kloss  
City Clerk  
/chk  
attchs.

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

**BYLAW NO. 3156/D-2003**

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

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

- 1 The "Use District Maps D14 and E14" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 2/2003 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this     **10th**     day of     **February**     2003.

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

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

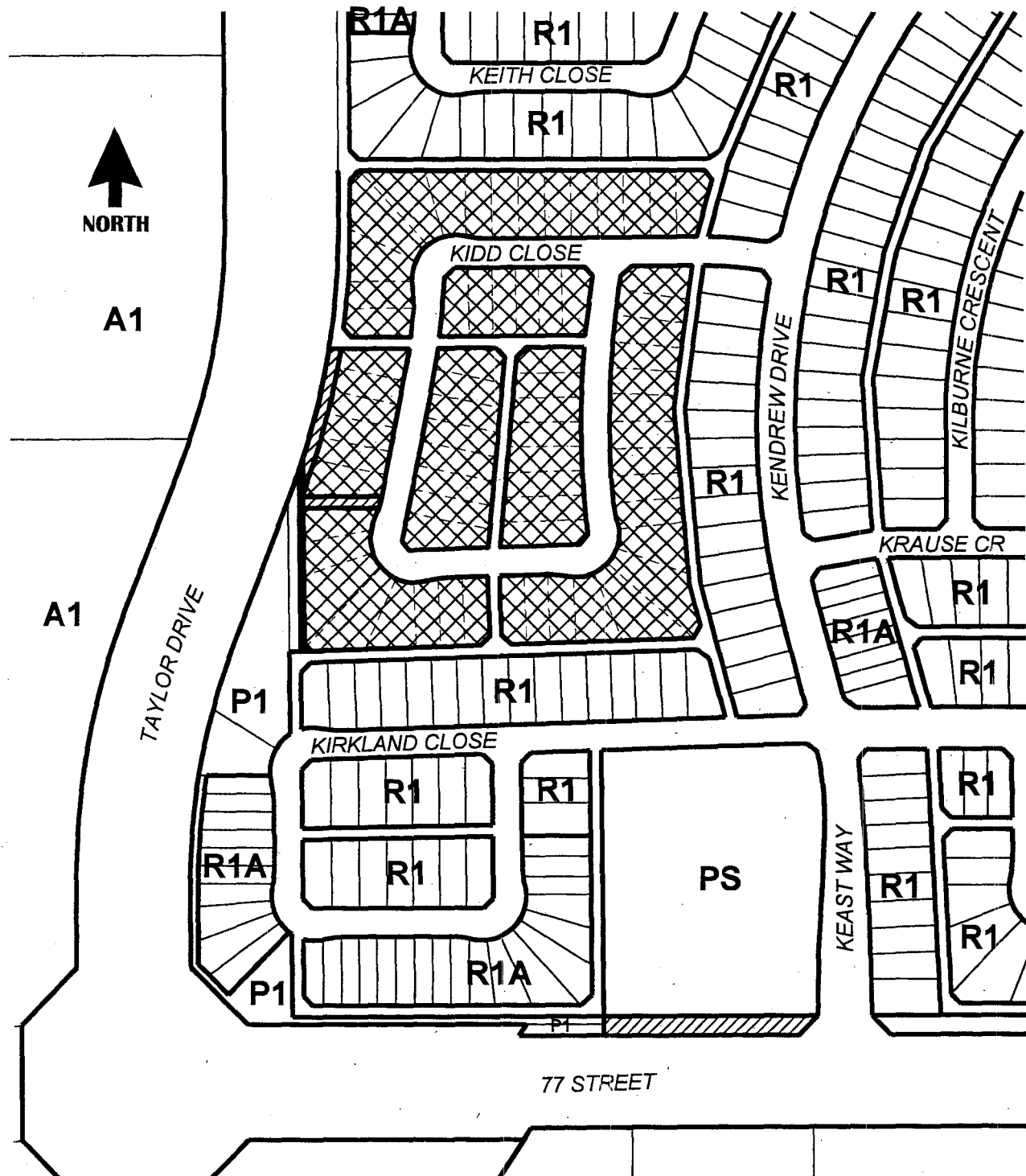
AND SIGNED BY THE MAYOR AND CITY CLERK this     day of                     2003.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK

# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT



### AFFECTED DISTRICTS:

A1 - Future Urban Development

R1 - Residential (Low Density)

P1 - Parks and Recreation

### Change from :

A1 to R1

A1 to P1

P1 to R1



MAP No. 2 / 2003

BYLAW No. 3156 / D - 2003



**FILE**

Council Decision – March 10, 2003

City Clerk's Department

**DATE:** March 11, 2003  
**TO:** Frank Wong, Parkland Community Planning Services  
**FROM:** Kelly Kloss, City Clerk  
**SUBJECT:** Land Use Bylaw Amendment 3156/D-2003  
Lot 33, Block 8, Plan 022 7130 and Part of the SW ½ Sec. 32-38-27-4  
Kentwood Subdivision – Phase 21 / The City of Red Deer

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*Reference Report:*

Parkland Community Planning Services, dated January 27, 2003

*Bylaw Readings:*

Land Use Bylaw Amendment 3156/D-2003 was given second and third readings. Copy of the bylaw is attached.

*Report Back to Council:* No

*Comments/Further Action:*

Land Use Bylaw Amendment 3156/D-2003 provides for the development of Phase 21 of the Kentwood Subdivision. 4.887 ha (12.075ac) of land will be rezoned from A1 Future Urban Development to R1 Residential Low Density District and P1 Parks and Recreation District and from P1 Parks and Recreation to R1 Residential Low Density District. A public utility lot south of the church site will be rezoned from A1 Future Urban Development to P1 Parks and Recreation District. This office will amend the Land Use Bylaw and distribute copies in due course.

*fw:* 

Kelly Kloss  
City Clerk  
/chk  
attchs.

- c Director of Development Services
- Inspections & Licensing Manager
- Land & Economic Development Manager
- City Assessor
- D. Kutinsky, Graphics Designer
- C. Adams, Administrative Assistant
- B. Greter, City Clerk's Clerk Steno

**BYLAW NO. 3156/D-2003**

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

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

- 1 The "Use District Maps D14 and E14" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 2/2003 attached hereto and forming part of the bylaw.

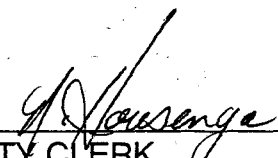
READ A FIRST TIME IN OPEN COUNCIL this 10<sup>th</sup> day of February 2003.

READ A SECOND TIME IN OPEN COUNCIL this 10<sup>th</sup> day of March 2003.

READ A THIRD TIME IN OPEN COUNCIL this 10<sup>th</sup> day of March 2003.

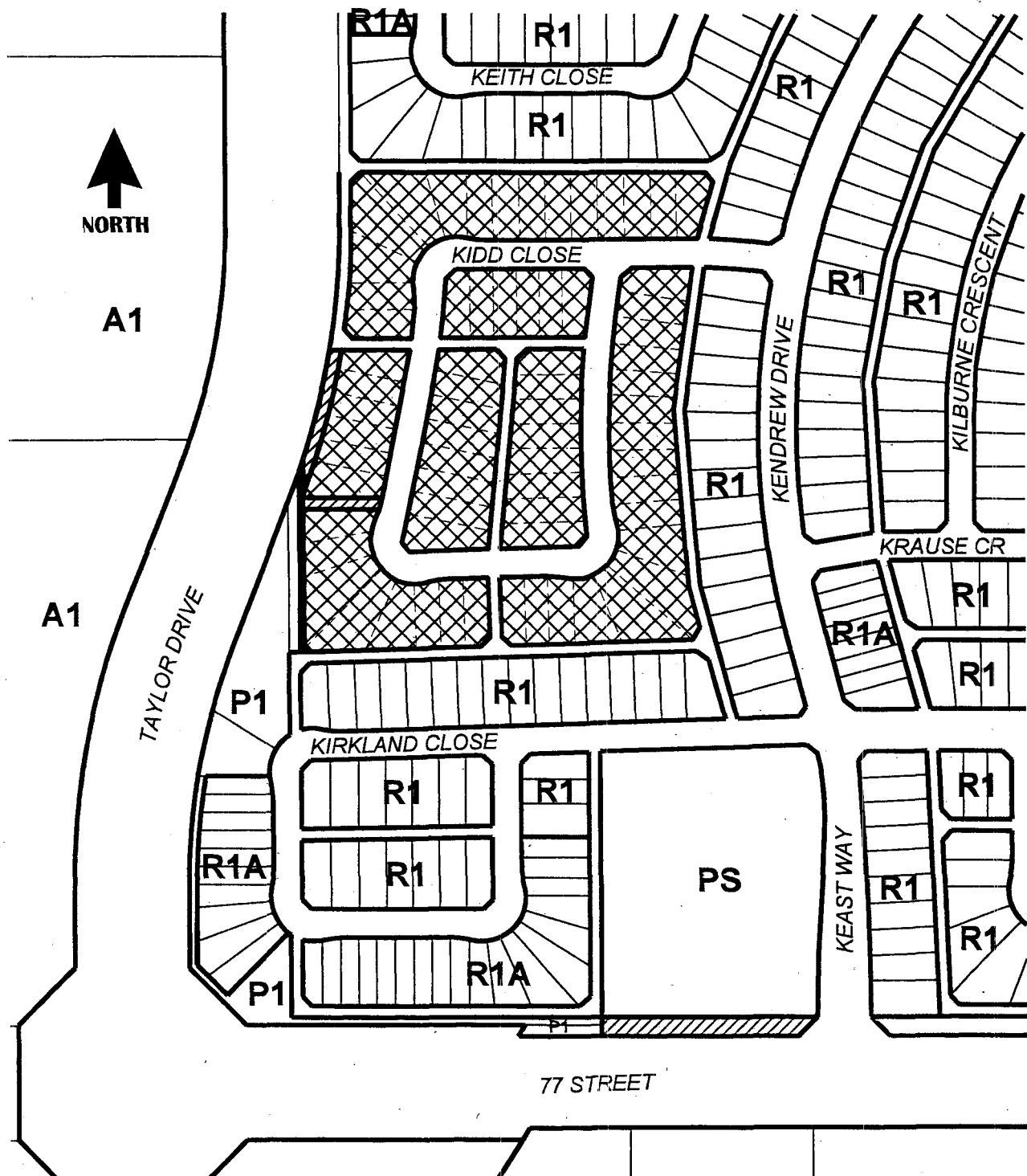
AND SIGNED BY THE MAYOR AND CITY CLERK this 10<sup>th</sup> day of March 2003.

  
MAYOR

  
DEPUTY CITY CLERK

# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT



### AFFECTED DISTRICTS:

A1 - Future Urban Development

R1 - Residential (Low Density)

P1 - Parks and Recreation

### Change from :

A1 to R1

A1 to P1

P1 to R1

MAP No. 2 / 2003

BYLAW No. 3156 / D - 2003



City Clerk's Department

**DATE:** February 11, 2003  
**TO:** City Council  
**FROM:** City Clerk  
**SUBJECT:** Land Use Bylaw Amendment 3156/E-2003  
Part of the NE ¼ Sec. 7-38-27-4  
West Park Extension (Westlake) – Phase 3  
Trademark West Park Inc.

---

### *History*

At the Monday, February 10, 2003 meeting of Council, Land Use Bylaw Amendment 3156/E-2003 was given first reading.

Land Use Bylaw Amendment 3156/E-2003 provides for the development of Phase 3 of the West Park Extension (Westlake) Subdivision. Phase 3 will consist of 12 single-family lots. Approximately 0.582 ha (1.44ac) of land will be rezoned from A1 Future Urban Development to R1 Residential Low Density District.

### *Public Consultation Process*

A Public Hearing has been advertised for the above noted bylaw to be held on Monday, March 10, 2003 at 7:00 p.m. in the Council Chambers, during Council's regular meeting. The owners of the properties bordering the site have been notified by letter of the Public Hearing.

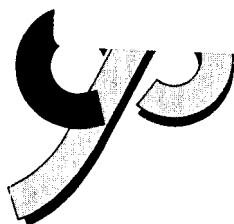
### *Recommendations*

That following the Public Hearing, Council may proceed with 2<sup>nd</sup> and 3<sup>rd</sup> readings of the bylaw.

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

Kelly Kloss  
City Clerk

/chk



**LAND  
COMMUNITY  
PLANNING  
SERVICES**

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

Date: January 27, 2003

To: Kelly Kloss, City Clerk

Re: Land Use Bylaw Amendment 3156/E-2003  
Part of the NE ¼ Sec. 7-38-27-4  
West Park Extension (Westlake) – Phase 3  
Trademark West Park Inc.

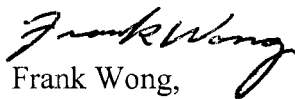
---

Trademark West Park Inc. is proposing to develop Phase 3 of the West Park Extension (Westlake) Subdivision. Phase 3 consists of 12 single-family lots. The proposal rezones approximately 0.582ha (1.44ac) of land from A1 Future Urban Development to R1 Residential Low Density District. This proposal will be developed in conjunction with Phases 1 and 2 of the development planned for this spring. The proposed land use complies with the West Park Extension (Westlake) Neighbourhood Area Structure Plan.

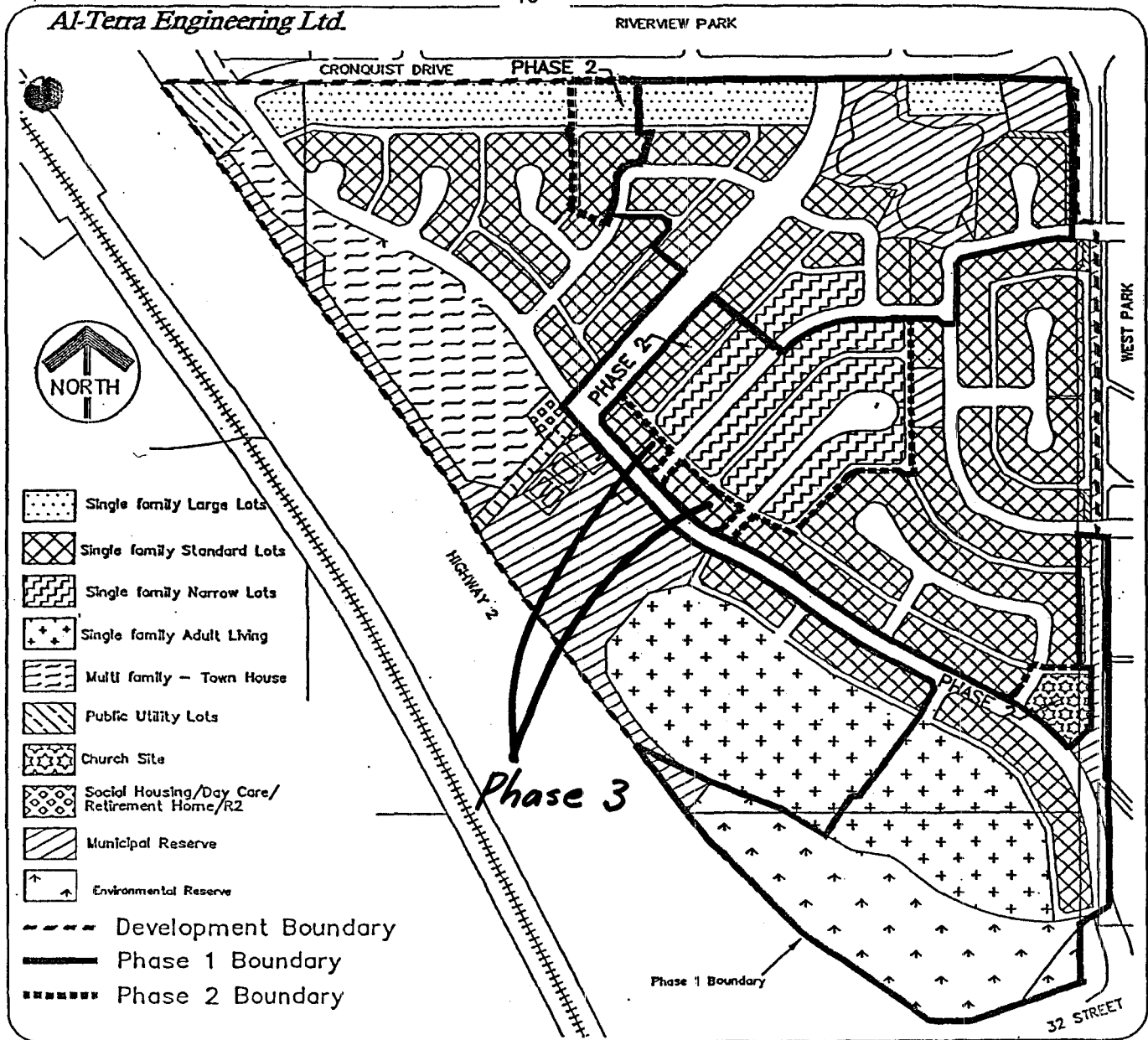
Recommendation

The proposed subdivision complies with the Neighbourhood Area Structure Plan; therefore Planning staff recommend that City Council proceed with first reading of Land Use Bylaw Amendment 3156/E-2003.

Sincerely,

  
Frank Wong,  
Planning Assistant

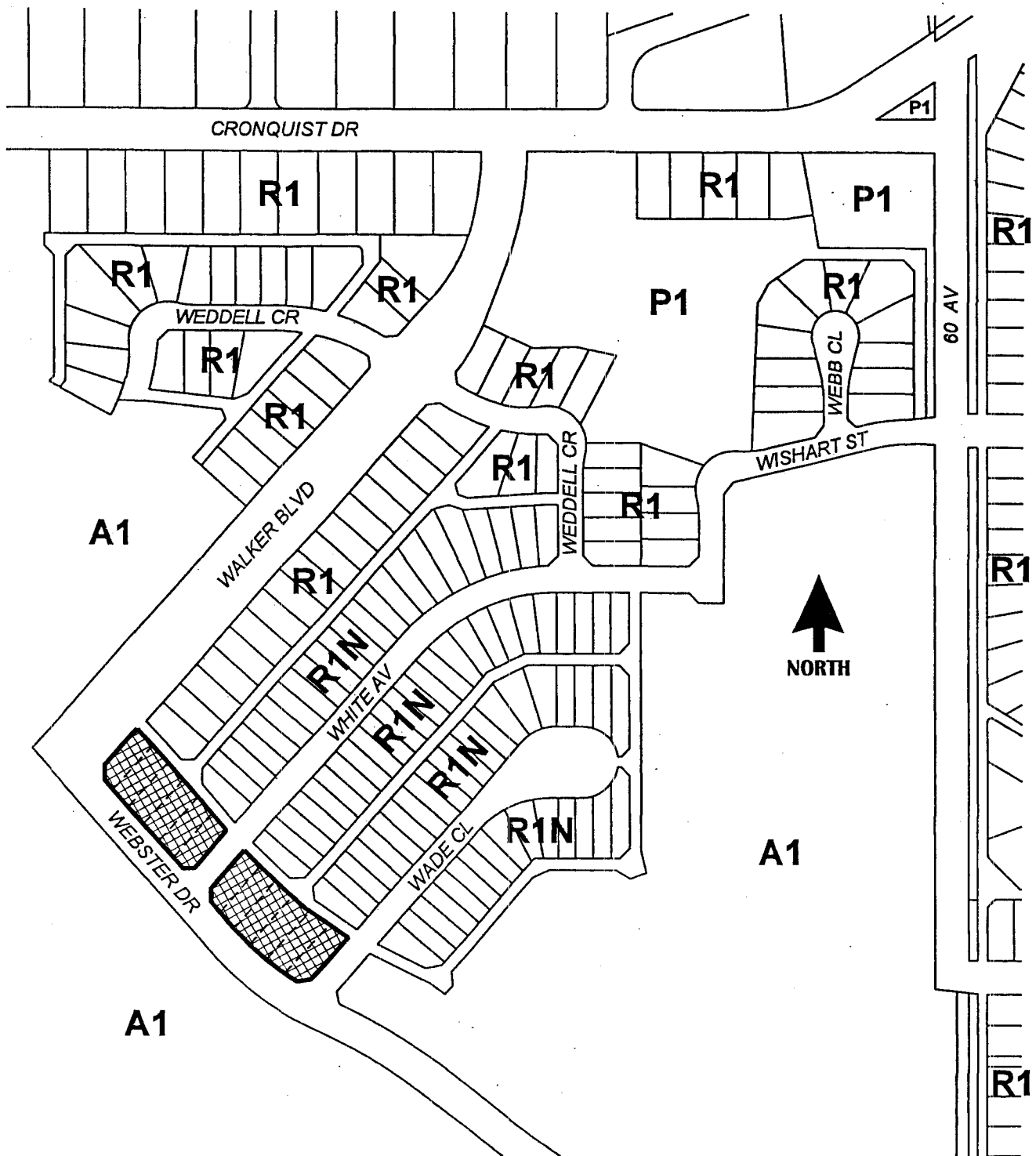
Attachment



# WESTPARK EXTENSION NEIGHBORHOOD AREA STRUCTURE PLAN

# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT



### AFFECTED DISTRICTS:

A1 - Future Urban Development  
R1 - Residential (Low Density)

### Change from :

A1 to R1 

MAP No. 3 / 2003  
BYLAW No. 3156 / E - 2003

**LUB AMENDMENT 3156/E-2003**  
**West Park Extension (Westlake) Phase 3**

**DESCRIPTION:** Development of Phase 3 – 12 single-family lots

**FIRST READING:** February 10, 2003

**FIRST PUBLICATION:** February 21, 2003

**SECOND PUBLICATION:** February 28, 2003

**PUBLIC HEARING & SECOND READING:** March 10, 2003

**THIRD READING:** March 10/03

**LETTERS REQUIRED TO PROPERTY OWNERS:** YES ☒ NO ☐

**DEPOSIT?** YES ☒ \$ \_\_\_\_\_ NO ☐ BY: Trademark Pacific

**ACTUAL COST OF ADVERTISING:**

1<sup>ST</sup> \$ 299.72 & 2<sup>ND</sup> \$ 299.72 TOTAL: \$ 599.44

**MAP PREPARATION:** \$ —

**TOTAL COST:** \$ 599.44

**LESS DEPOSIT RECEIVED:** \$ (400. —)

**AMOUNT OWING/ (REFUND):** \$ 199.44

**INVOICE NO.:** 52898 (Feb 21) 53483 (Mar. 15)

(Account No. 59.5901)

*Cancelled - Credit  
note authorized  
6*



City Clerk's Department

Council Decision – March 10, 2003

**DATE:** March 11, 2003  
**TO:** Frank Wong, Parkland Community Planning Services  
**FROM:** Kelly Kloss, City Clerk  
**SUBJECT:** Land Use Bylaw Amendment 3156/E-2003  
Part of the NE ¼ Sec. 7-38-27-4  
West Park Extension (Westlake) – Phase 3 / Trademark West Park Inc.

---

*Reference Report:*

Parkland Community Planning Services, dated January 27, 2003


*Bylaw Readings:*

Land Use Bylaw Amendment 3156/E-2003 was given second and third readings. Copy of the bylaw is attached.

*Report Back to Council:* No

*Comments/Further Action:*

Land Use Bylaw Amendment 3156/E-2003 provides for the development of Phase 3 of the West Park Extension (Westlake) Subdivision. Phase 3 will consist of 12 single-family lots. Approximately 0.582 ha (1.44ac) of land will be rezoned from A1 Future Urban Development to R1 Residential Low Density District. This office will amend the Land Use Bylaw and distribute copies in due course.

*for:*   
Kelly Kloss  
City Clerk

/chk  
attchs.

- c Director of Development Services
- Inspections & Licensing Manager
- Land & Economic Development Manager
- City Assessor
- D. Kutinsky, Graphics Designer
- C. Adams, Administrative Assistant
- B. Greter, City Clerk's Clerk Steno

**BYLAW NO. 3156/E-2003**

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

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

- 1 The "Use District Map D7" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 3/2003 attached hereto and forming part of the bylaw.


READ A FIRST TIME IN OPEN COUNCIL this 10<sup>th</sup> day of February 2003.

READ A SECOND TIME IN OPEN COUNCIL this 10<sup>th</sup> day of March 2003.

READ A THIRD TIME IN OPEN COUNCIL this 10<sup>th</sup> day of March 2003.

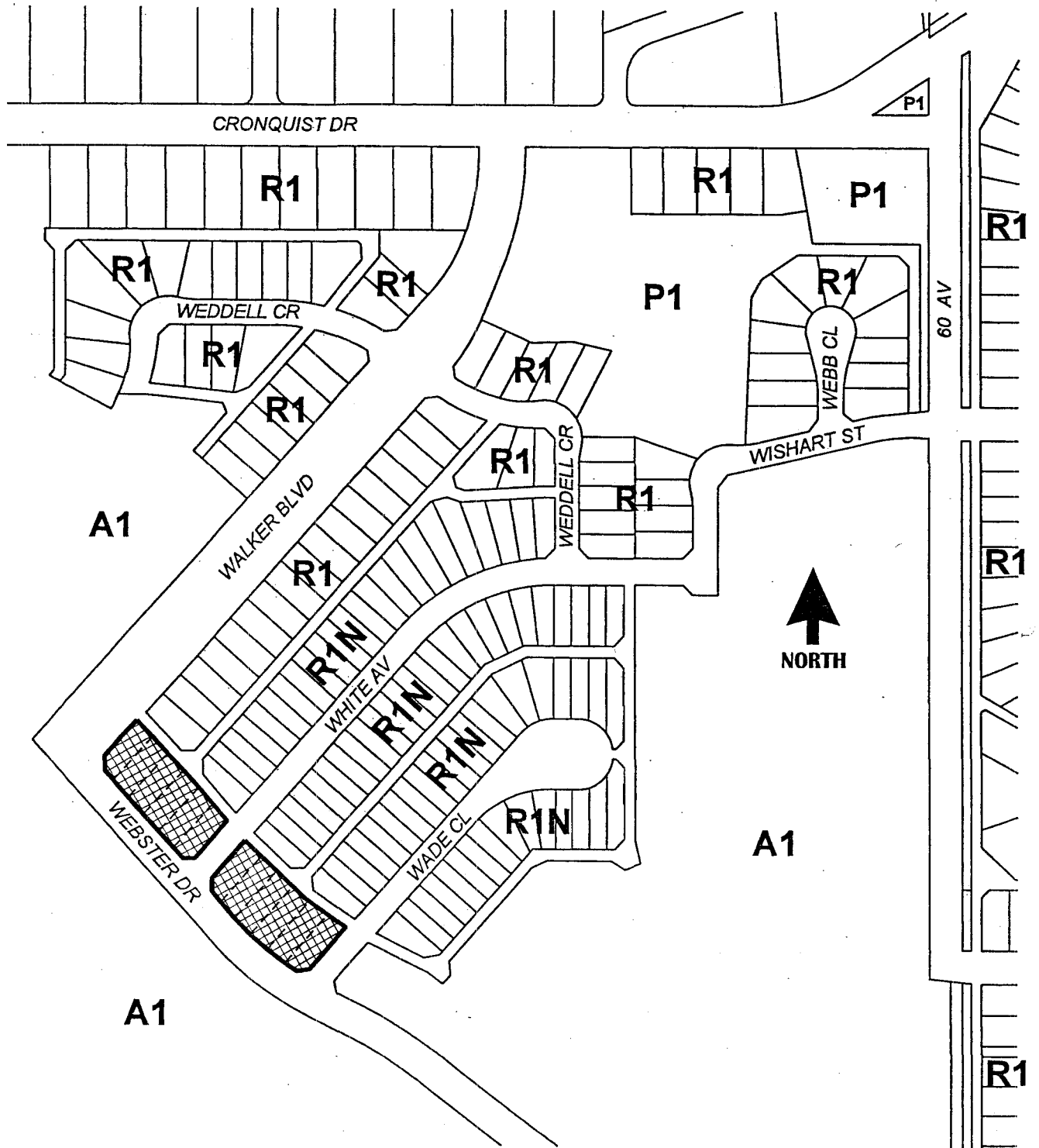
AND SIGNED BY THE MAYOR AND CITY CLERK this 10<sup>th</sup> day of March 2003.

  
MAYOR

  
Deputy CITY CLERK

# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT



### AFFECTED DISTRICTS:

A1 - Future Urban Development

R1 - Residential (Low Density)

### Change from :

A1 to R1



MAP No. 3 / 2003  
BYLAW No. 3156 / E - 2003



CITY CLERK'S DEPARTMENT

February 11, 2003

Fax: 1-604-590-6766

Mr. Gary Grelish  
Trademark Pacific Properties Ltd.  
#200, 6245 - 136 Street  
Surrey, BC V3X 1H3

Dear Mr. Grelish:

**Re: Land Use Bylaw Amendment 3156/E-2003**  
**Part of the NE ¼ Sec. 7-38-27-4**  
**West Park Extension (Westlake) - Phase 3**

At the City of Red Deer's Council Meeting held Monday, February 10, 2003, first reading was given to Land Use Bylaw Amendment 3156/E-2003. A copy of the bylaw is attached for your information.

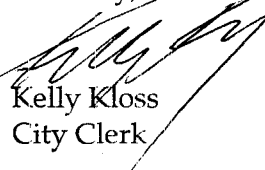
Land Use Bylaw Amendment 3156/E-2003 provides for the development of Phase 3 of the West Park Extension (Westlake) Subdivision. Phase 3 will consist of 12 single-family lots. Approximately 0.582 ha (.44ac) of land will be rezoned from A1 Future Urban Development to R1 Residential Low Density District.

This office will now proceed with the advertising for a Public Hearing to be held on Monday, March 10, 2003 at 7:00 p.m. in the Council Chambers of City Hall during Council's regular meeting.

In accordance with the Land Use Bylaw, you are required to deposit with the City, prior to public advertising, an amount equal to the estimated cost of advertising, which in this instance is \$400. We require this deposit by no later than Wednesday, February 19, 2003 in order to proceed with the advertising. Once the actual cost of advertising is known, you will either be invoiced for or refunded the difference.

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

Sincerely,



Kelly Kloss  
City Clerk

KK/chk  
/attach.

Parkland Community Planning Services  
C. Adams, Administrative Assistant

**BYLAW NO. 3156/E-2003**

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

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

- 1 The "Use District Map D7" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 3/2003 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this     **10th**     day of     **February**     2003.

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

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

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

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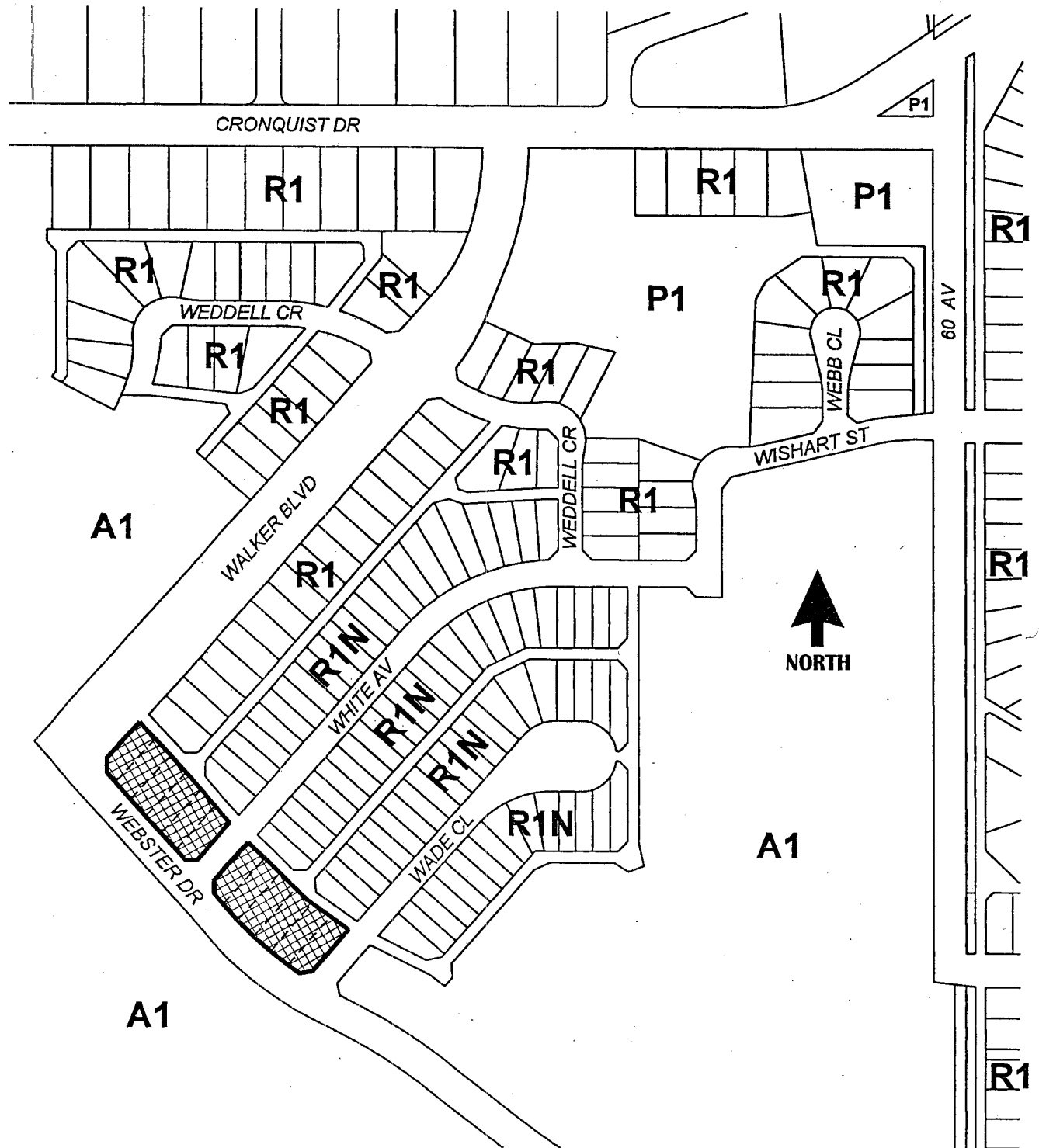
MAYOR

---

CITY CLERK

# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT



### AFFECTED DISTRICTS:

A1 - Future Urban Development  
R1 - Residential (Low Density)

Change from :

A1 to R1



MAP No. 3 / 2003  
BYLAW No. 3156 / E - 2003

\* \* \* Transmission Result Report (MemoryTX) ( Feb.11. 2003 9:23AM ) \* \* \*

1) CITY OF RED DEER  
2) City Clerks Dept

te/Time: Feb.11. 2003 9:22AM

File No.	Mode	Destination	Pg(s)	Result	Page Not Sent
6629	Memory TX	16045906766	P. 3	OK	

## Reason for error

E.1) Hang up or line fail  
E.3) No answerE.2) Busy  
E.4) No facsimile connectionCITY CLERK'S DEPARTMENT  
February 11, 2003

Fax: 1-604-590-6766

Mr. Gary Grelish  
Trademark Pacific Properties Ltd.  
#200, 6245 - 136 Street  
Surrey, BC V3X 1H3

Dear Mr. Grelish:

Re: *Land Use Bylaw Amendment 3156/E-2003*  
*Part of the NE ¼ Sec. 7-38-27-6*  
*West Park Extension (Westlake) - Phase 3*

At the City of Red Deer's Council Meeting held Monday, February 10, 2003, first reading was given to Land Use Bylaw Amendment 3156/E-2003. A copy of the bylaw is attached for your information.

Land Use Bylaw Amendment 3156/E-2003 provides for the development of Phase 3 of the West Park Extension (Westlake) Subdivision. Phase 3 will consist of 12 single-family lots. Approximately 0.582 ha (1.44ac) of land will be rezoned from A1 Future Urban Development to R1 Residential Low Density District.

This office will now proceed with the advertising for a Public Hearing to be held on Monday, March 10, 2003 at 7:00 p.m. in the Council Chambers of City Hall during Council's regular meeting.

In accordance with the Land Use Bylaw, you are required to deposit with the City, prior to public advertising, an amount equal to the estimated cost of advertising, which in this instance is \$400. We require this deposit by no later than Wednesday, February 19, 2003 in order to proceed with the advertising. Once the actual cost of advertising is known, you will either be invoiced for or refunded the difference.

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

Sincerely,

  
Kelly Kluse  
City Clerk

KK/chk

/attach

c Parkland Community Planning Services  
C. Adams, Administrative Assistant



## THE CITY OF RED DEER RECEIPT

RECEIVED FROM Trademark West Park \$ 410.-03/02/13  
YY MM DDTHE SUM OF Four hundred <sup>10</sup>/<sub>100</sub> DollarsDESCRIPTION LUB (conductor) at 3154/E-2003

02/13/03 3:53PM 251#0422

4

G.L. DIST  
G.L. DIST  
G.L. DIST  
G.L. DIST  
G.L. DIST  
G.L. DIST  
G.S.T.

Account Number (Cost Centre.Object.Subsidiary)	Subledger	T	Asset ID No.	Amount
59.5961				410.-
2.3210				

SUNDRY  
CHECK\$400.00  
\$400.00

GST Registration #R119311785

Not Valid Unless Machine Printed

February 19, 2003

«OwnerName»

«OwnerAdd1»

«OwnerAdd2»

«OwnerAdd3»

Dear Sir/Madam:

Re: **Land Use Bylaw Amendment 3156/E-2003**  
**West Park Extension (Westlake) Phase 3**

---

Council of the City of Red Deer is considering a change to the Land Use Bylaw , which controls the use and development of land and buildings in the city. As a property owner in the West Park area you have an opportunity to ask questions about the intended use and to let Council know your views.

City Council proposes to pass **Land Use Bylaw Amendment 3156/E-2003** to provide for the development of phase 3 of the West Park Extension (Westlake) Subdivision. The proposed development would provide for rezoning of approximately 0.582 ha (1.44 acres) of land from A1 Future Urban Development to R1 Residential Low Density District, and would consist of 12 single-family lots. The proposed bylaw may be inspected by the public at the City Clerk's Department, 2<sup>nd</sup> Floor of City Hall during regular office hours or for more details, contact the city planners at Parkland Community Planning Services 343-3394.

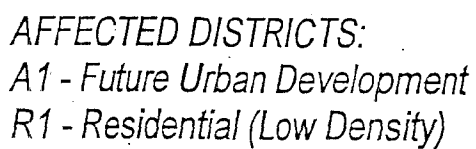
City Council will hear from any person claiming to be affected at a Public Hearing on **Monday, March 10, 2003** at 7:00 p.m. in Council Chambers, 2<sup>nd</sup> floor of City Hall. If you want your letter or petition included on the Council agenda you must submit it to the City Clerk by **Tuesday, March 4, 2003**. Otherwise, you may submit your letter or petition at the Council meeting or you can simply tell Council your views at the Public Hearing. Any submission will be public information. If you have any questions regarding the use of this information, please contact the City Clerk's Department at 342-8132.

Yours truly,



Kelly Kloss  
City Clerk  
/encl.

## PROPOSED LAND USE BYLAW AMENDMENT



A1 to R1 

MAP No. 3 / 2003  
BYLAW No. 3156 / E - 2003

OwnerName	OwnerAdd1	OwnerAdd2	OwnerAdd3	OwnerAdd4
Trademark West Park Inc.	Suite 850, 300 - 5 Avenue SW	CALGARY, AB T2P 3C4		
Gerald D. Cronquist	Box 402	RED DEER, AB T4N 5E9		

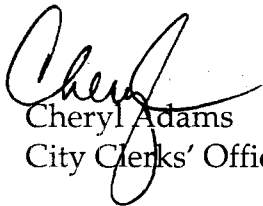
Date: February 12, 2003  
To: Norma Lovell, Assessment  
From: Cheryl Adams  
City Clerk's Department  
Re: LUB Amendment 3156/E-2003  
West Park Extension (Westlake) Phase 3

---

Please provide **Bev Greter** with the names and addresses of the subject property owners and all contiguous/adjacent property owners as outlined on the attached map.

It would be helpful if the lists could be received at your earliest convenience in order to process the letters within the required time period. I have attached the map that appeared on the Council agenda for your reference.

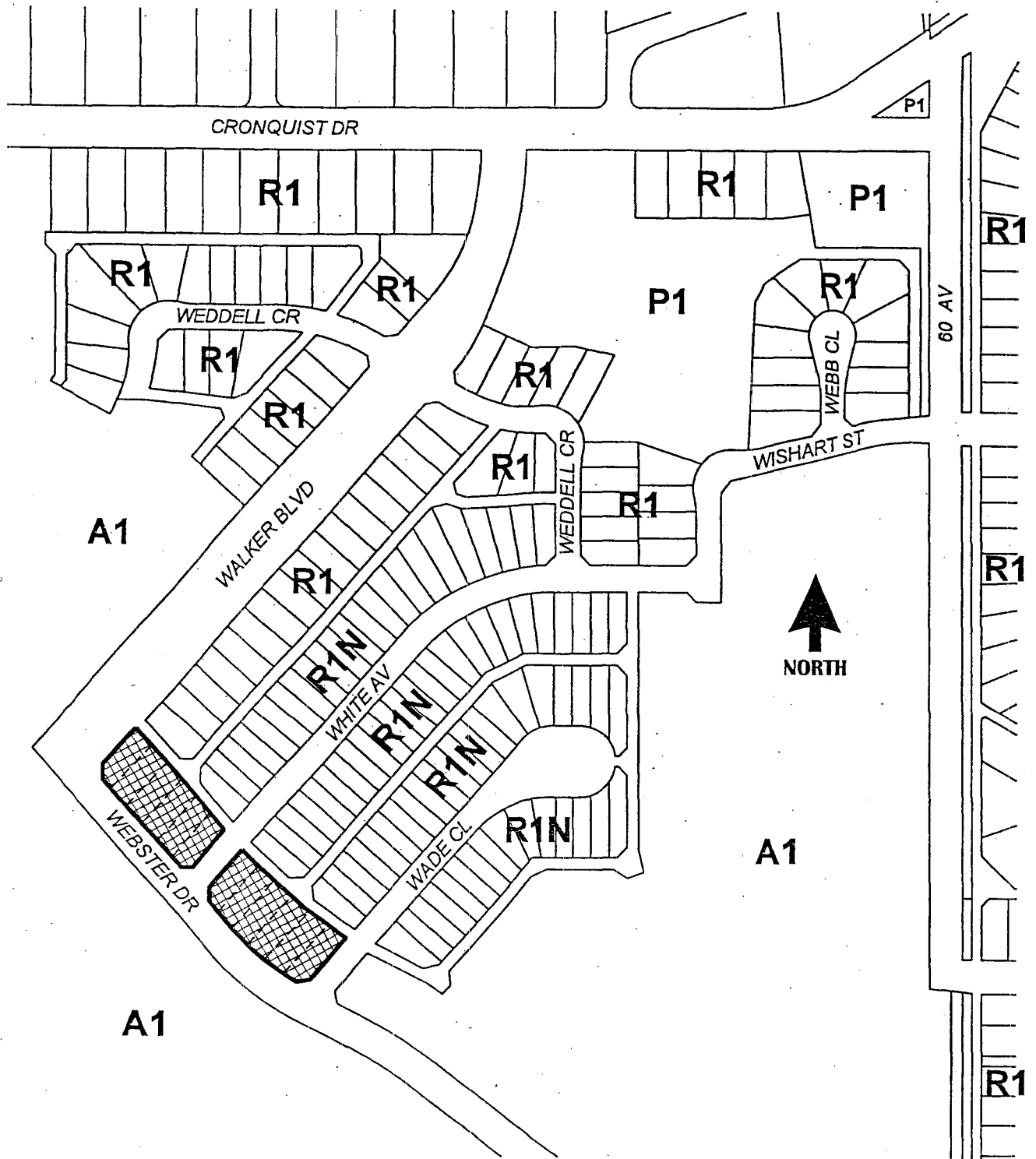
Thanks Norma.

  
Cheryl Adams  
City Clerks' Office


Attach.

# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT



**AFFECTED DISTRICTS:**  
 A1 - Future Urban Development  
 R1 - Residential (Low Density)

Change from :  
 A1 to R1 

MAP No. 3 / 2003  
 BYLAW No. 3156 / E - 2003



Council Decision – February 10, 2003

City Clerk's Department

**DATE:** February 11, 2003  
**TO:** Frank Wong, Parkland Community Planning Services  
**FROM:** Kelly Kloss, City Clerk  
**SUBJECT:** Land Use Bylaw Amendment 3156/E-2003  
Part of the NE ¼ Sec. 7-38-27-4  
West Park Extension (Westlake) – Phase 3  
Trademark West Park Inc.

---

*Reference Report:*

Parkland Community Planning Services, dated January 27, 2003

*Bylaw Readings:*

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

*Report Back to Council:* Yes

A Public Hearing will be held on Monday, March 10, 2003 at 7:00 p.m. in Council Chambers during Council's regular meeting.

*Comments/Further Action:*

Land Use Bylaw Amendment 3156/E-2003 provides for the development of Phase 3 of the West Park Extension (Westlake) Subdivision. Phase 3 will consist of 12 single-family lots. Approximately 0.582 ha (1.44ac) of land will be rezoned from A1 Future Urban Development to R1 Residential Low Density District. This office will now proceed with the advertising for a Public Hearing. Trademark West Park Inc. will be responsible for the advertising costs in this instance.



Kelly Kloss

City Clerk

/chk

attchs.

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

**BYLAW NO. 3156/E-2003**

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

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

- 1 The "Use District Map D7" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 3/2003 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this **10th** day of **February** 2003.

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

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

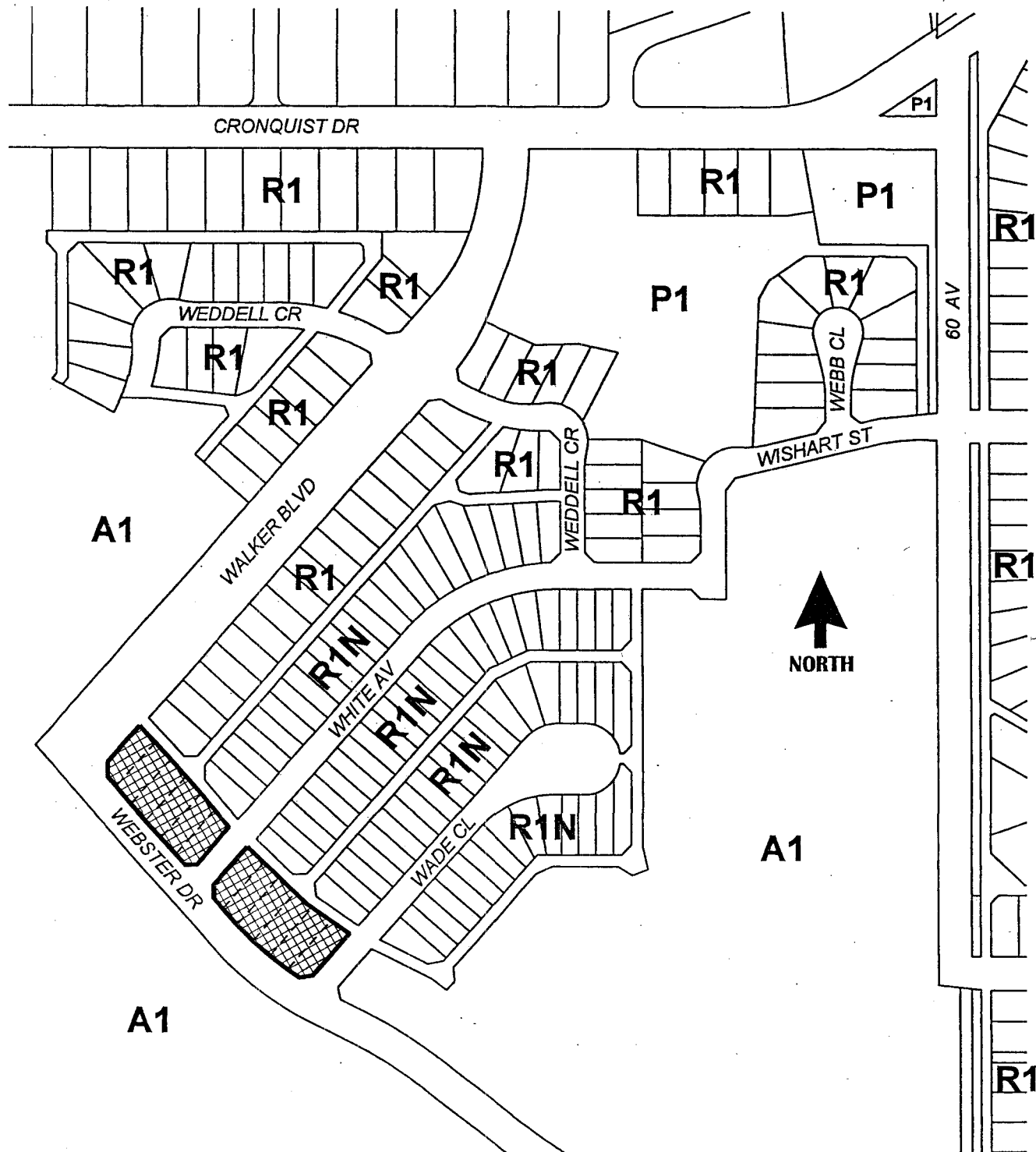
AND SIGNED BY THE MAYOR AND CITY CLERK this                      day of                      2003.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK

## PROPOSED LAND USE BYLAW AMENDMENT

## PROPOSED LAND USE BYLAW AMENDMENT



**AFFECTED DISTRICTS:**

### A1 - Future Urban Development

*R1 - Residential (Low Density)*

*Change from :*

*A1 to R1*



MAP No. 3 / 2003

BYLAW No. 3156 / E - 2003



LE

CITY CLERK'S DEPARTMENT

March 11, 2003

Mr. Gary Grelish  
Trademark Pacific Properties Ltd.  
#200, 6245 - 136 Street  
Surrey, BC V3X 1H3

Dear Mr. Grelish:

**Re: Land Use Bylaw Amendment 3156/E-2003**  
**Part of the NE ¼ Sec. 7-38-27-4**  
**West Park Extension (Westlake) – Phase 3**

At the City of Red Deer's Council Meeting held March 10, 2003, a Public Hearing was held with respect to Land Use Bylaw Amendment 3156/E-2003. Following the Public Hearing, Land Use Bylaw Amendment 3156/E-2003 was given second and third readings, a copy of which is attached.

Land Use Bylaw Amendment 3156/E-2003 provides for the development of Phase 3 of the West Park Extension (Westlake) Subdivision. Phase 3 will consist of 12 single-family lots. Approximately 0.582 ha (1.44ac) of land will be rezoned from A1 Future Urban Development to R1 Residential Low Density District.

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

Sincerely,

*for: [Signature]*  
Kelly Kloss  
City Clerk  
/attach.  
KK/chk

c Parkland Community Planning Services

**BYLAW NO. 3156/E-2003**

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

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

- 1 The "Use District Map D7" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 3/2003 attached hereto and forming part of the bylaw.

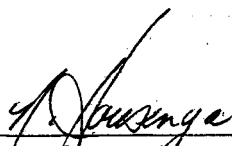
READ A FIRST TIME IN OPEN COUNCIL this 10<sup>th</sup> day of February 2003.

READ A SECOND TIME IN OPEN COUNCIL this 10<sup>th</sup> day of March 2003.

READ A THIRD TIME IN OPEN COUNCIL this 10<sup>th</sup> day of March 2003.

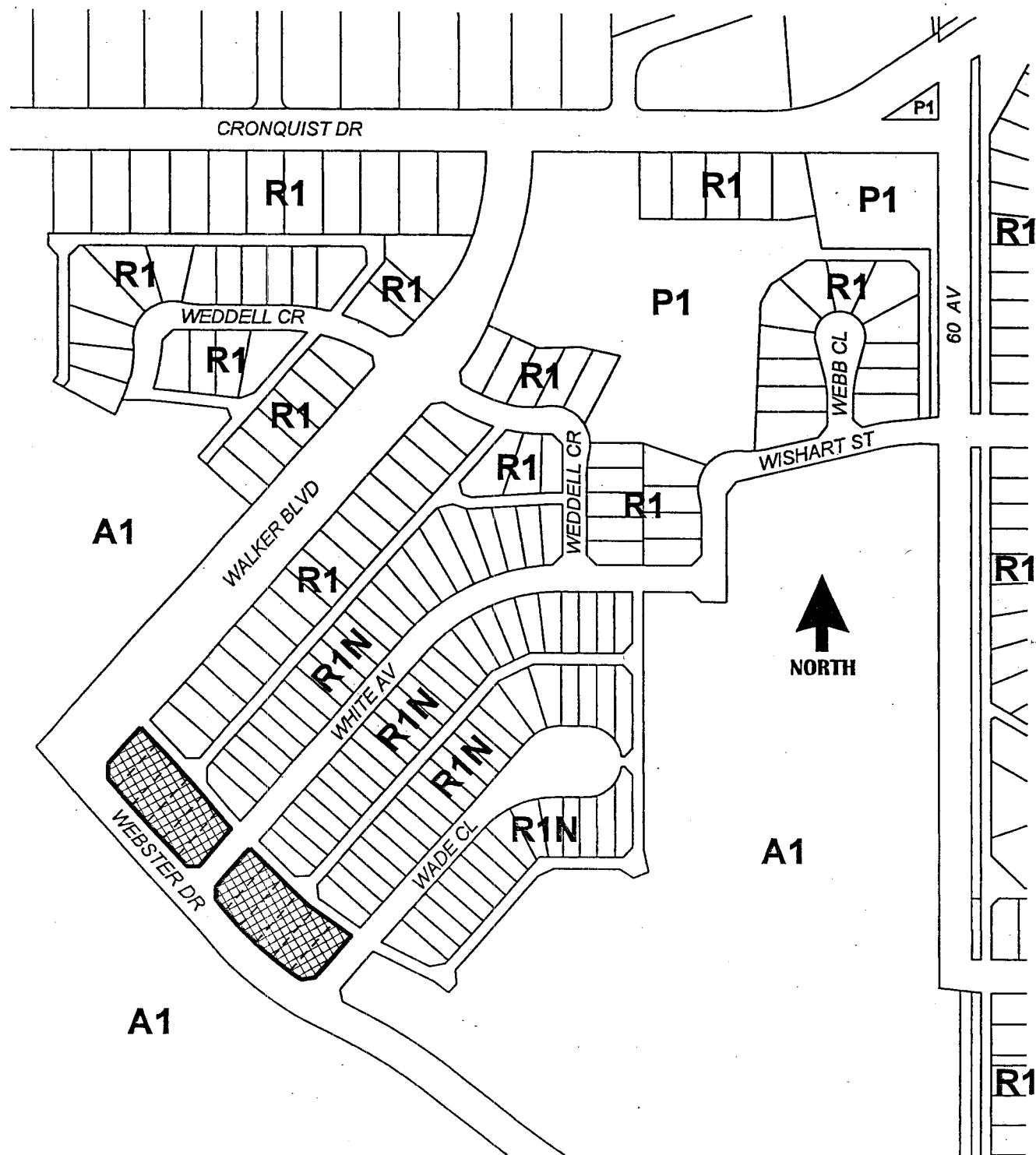
AND SIGNED BY THE MAYOR AND CITY CLERK this 10<sup>th</sup> day of March 2003.

  
MAYOR


  
Deputy CITY CLERK

# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT



**AFFECTED DISTRICTS:**  
 A1 - Future Urban Development  
 R1 - Residential (Low Density)

Change from :  
 A1 to R1 

MAP No. 3 / 2003  
 BYLAW No. 3156 / E - 2003



City Clerk's Department

Council Decision – March 10, 2003

**FILE**

**DATE:** March 11, 2003

**TO:** Frank Wong, Parkland Community Planning Services

**FROM:** Kelly Kloss, City Clerk

**SUBJECT:** Land Use Bylaw Amendment 3156/E-2003  
Part of the NE ¼ Sec. 7-38-27-4  
West Park Extension (Westlake) – Phase 3 / Trademark West Park Inc.

---

*Reference Report:*

Parkland Community Planning Services, dated January 27, 2003

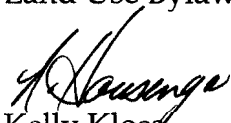
*Bylaw Readings:*

Land Use Bylaw Amendment 3156/E-2003 was given second and third readings. Copy of the bylaw is attached.

*Report Back to Council:* No

*Comments/Further Action:*

Land Use Bylaw Amendment 3156/E-2003 provides for the development of Phase 3 of the West Park Extension (Westlake) Subdivision. Phase 3 will consist of 12 single-family lots. Approximately 0.582 ha (1.44ac) of land will be rezoned from A1 Future Urban Development to R1 Residential Low Density District. This office will amend the Land Use Bylaw and distribute copies in due course.

*for:*   
Kelly Kloss  
City Clerk

/chk  
attchs.

- c Director of Development Services
- Inspections & Licensing Manager
- Land & Economic Development Manager
- City Assessor
- D. Kutinsky, Graphics Designer
- C. Adams, Administrative Assistant
- B. Greter, City Clerk's Clerk Steno

**BYLAW NO. 3156/E-2003**

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

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

- 1 The "Use District Map D7" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 3/2003 attached hereto and forming part of the bylaw.

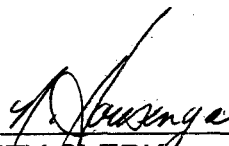
READ A FIRST TIME IN OPEN COUNCIL this 10<sup>th</sup> day of February 2003.

READ A SECOND TIME IN OPEN COUNCIL this 10<sup>th</sup> day of March 2003.

READ A THIRD TIME IN OPEN COUNCIL this 10<sup>th</sup> day of March 2003.

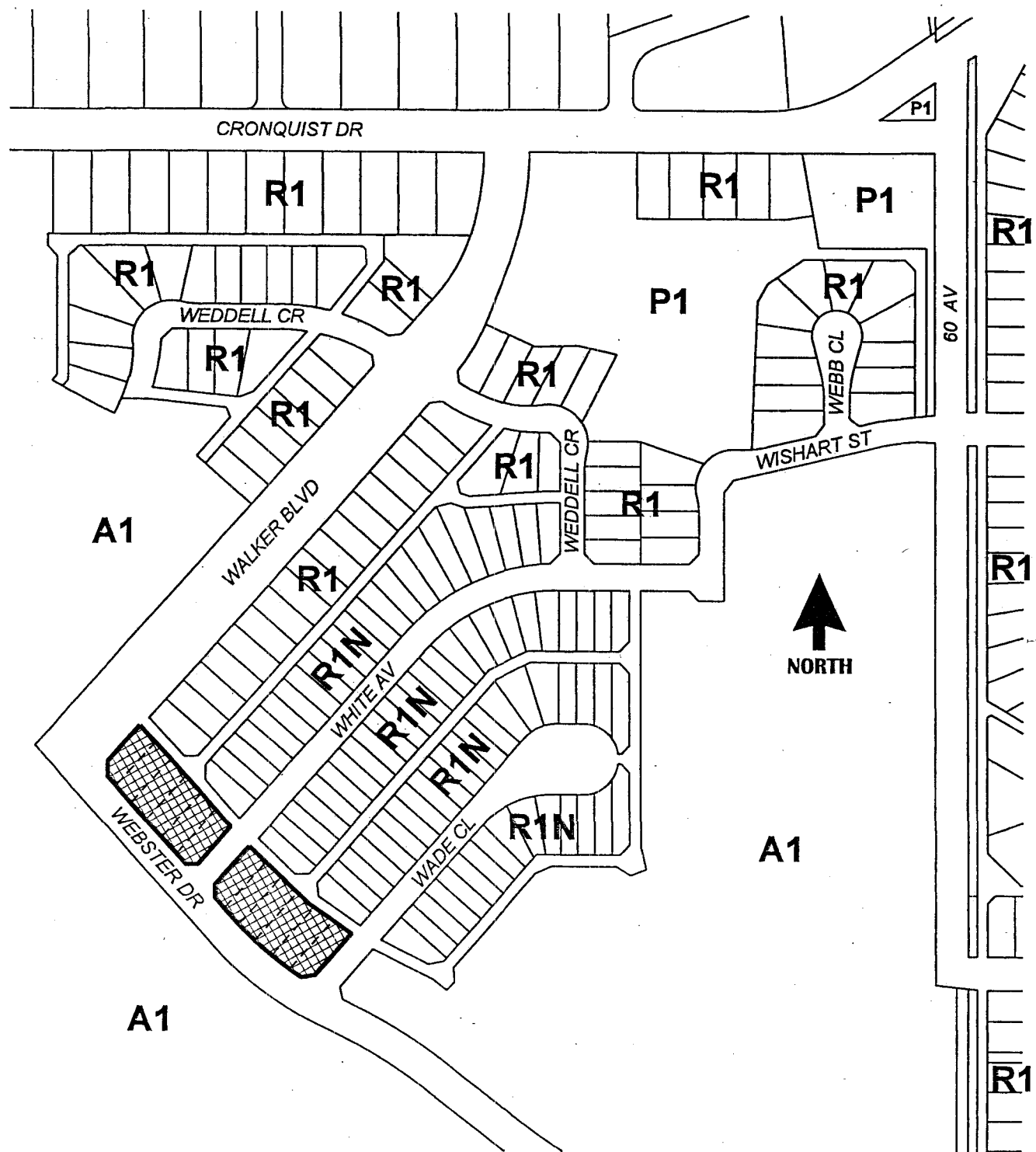
AND SIGNED BY THE MAYOR AND CITY CLERK this 10<sup>th</sup> day of March 2003.

  
MAYOR


  
DEPUTY CITY CLERK

# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT



**AFFECTED DISTRICTS:**  
 A1 - Future Urban Development  
 R1 - Residential (Low Density)

Change from :  
 A1 to R1 

MAP No. 3 / 2003  
 BYLAW No. 3156 / E - 2003

**City Clerk's Department**

**DATE:** March 4, 2003  
**TO:** City Council  
**FROM:** City Clerk  
**SUBJECT:** Kipp Scott Pontiac Buick Ltd. – Use of Service Road  
(a) Road Closure Bylaw 3306/2003  
(b) Land Use Bylaw Amendment 3156/F-2003  
Road Plan 3932 EU; Lot 1-3, Plan 6164 KS; Lot 14, Block 2, Plan 972  
4391

---

***History***

At the Monday, February 10, 2003 meeting of Council, Road Closure Bylaw 3306/2003 and Land Use Bylaw Amendment 3156/F-2003 were given first reading.

Kipp Scott Pontiac Buick Ltd. are interested in acquiring 2,731m<sup>2</sup> of the Gaetz Avenue Service Road north of Piper Drive. They will exchange 156m<sup>2</sup> of land along the north side of Piper Drive for road widening and 454m<sup>2</sup> to develop a new alignment of the service road. Road Closure Bylaw 3306/2003 provides for the area of service road to be closed. Land Use Bylaw Amendment 3156/F-2003 rezones 2,732m<sup>2</sup> of City land from ROAD to C4 Commercial (Major Arterial) District and 610m<sup>2</sup> of Kipp Scott Pontiac Buick Ltd. land from C4 to ROAD.

***Public Consultation Process***

Public Hearings have been advertised for the above noted bylaws to be held on Monday, March 10, 2003 at 7:00 p.m. in the Council Chambers, during Council's regular meeting. The owners of the properties bordering the sites have been notified by letter of the Public Hearing.

***Comments***


Attached is a report from the Land & Economic Development Manager requesting some minor modifications to Road Closure Bylaw 3306/2003.

Memo to Council  
March 4, 2003  
Page 2

***Recommendations***

That following the Public Hearings, Council agrees as follows:

- 1) That prior to 2<sup>nd</sup> and 3<sup>rd</sup> readings, Road Closure Bylaw 3306/2003, be amended,
- 2) That a new Road Closure Bylaw 3307/2003 be given three readings,
- 3) To proceed with 2<sup>nd</sup> and 3<sup>rd</sup> readings of Land Use Bylaw Amendment 3156/F-2003.



Kelly Kloss  
City Clerk

/chk

/attach.

DATE: March 3, 2003

TO: Kelly Kloss, City Clerk

FROM: Howard Thompson, Land and Economic Development Manager

RE: **Kipp Scott Pontiac Buick Ltd.**  
**Amendment to Road Closure Bylaw 3306/2003**

---

On February 10, 2003 City Council gave first reading to Road Closure Bylaw 3306/2003. The description of the road to be closed contained an error. The road plan number should be 3289 KS rather than 3932 EU. Plan 3289 KS is for the Gaetz Avenue service road whereas the incorrect plan is for Gaetz Avenue. The bylaw advertising showed the correct area to be closed and was amended to reflect the correct plan number.

Further to my memo of February 3, 2003, notwithstanding the requirement to consolidate lots 1-3, Block 2, Plan 6164KS, the road closure area will be adjacent to two separate parcels of land owned by different legal entities of the Kipp Scott group of companies. The surveyor has recommended that it is more efficient to close the road in two pieces so that each parcel will have a portion of the road consolidated with it as shown on the attached plans.

Recommendation:

1. Amend Road Closure Bylaw 3306/2003 to read:

"All that portion of Road Plan 3289 KS contained within Lot 15,  
Block 2, Plan 032 \_\_\_\_\_ containing 0.140 ha (0.35Ac.), more or less"

2. Give three readings to a new Road Closure Bylaw for the area described as follows:

"All that portion of Road Plan 3289 KS contained within Lot 16,  
Block 2, Plan 032 \_\_\_\_\_ containing 0.133 ha (0.33Ac.), more or less"



Howard Thompson

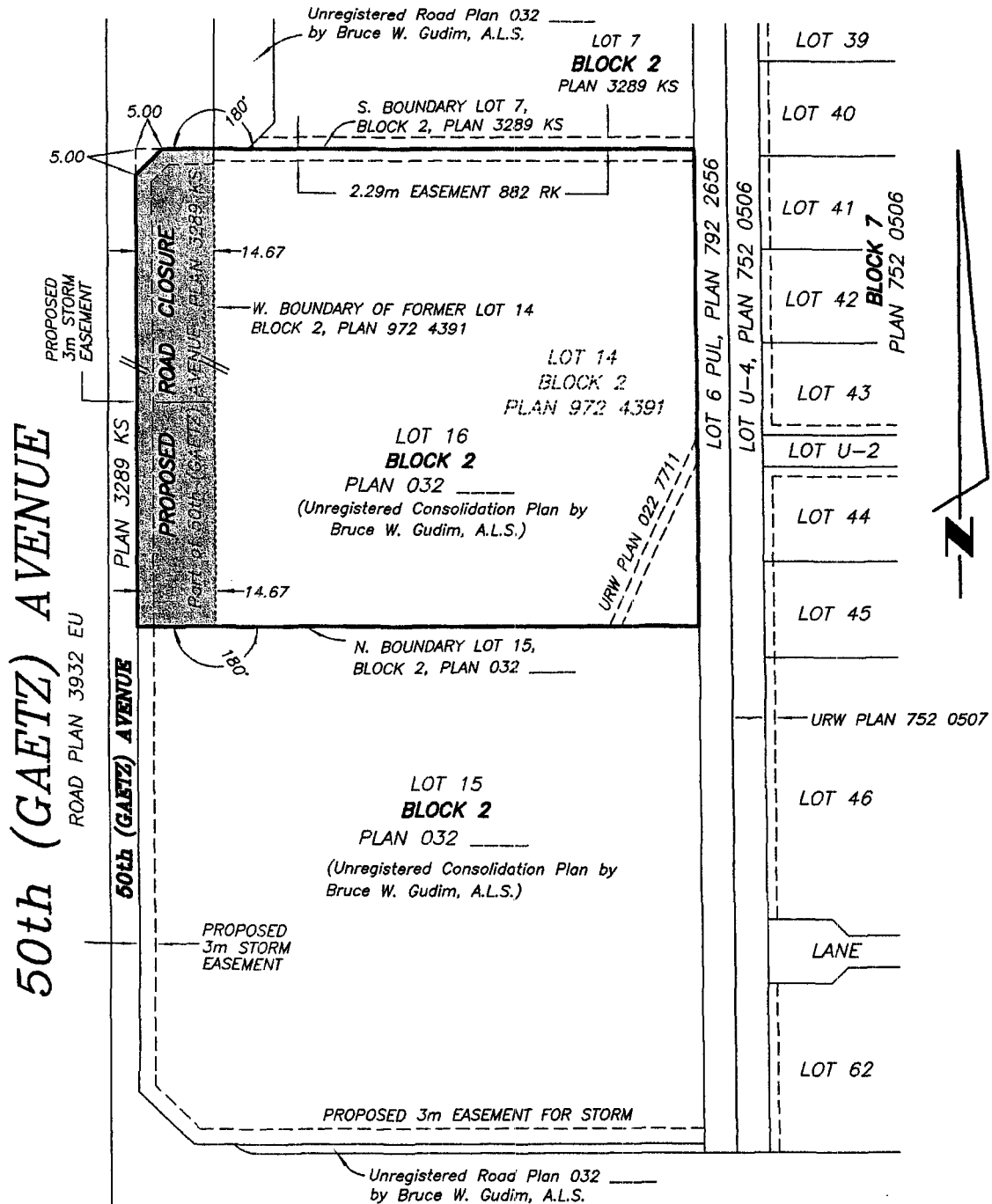
Attach.

**BYLAW #**

**SKETCH SHOWING PROPOSED ROAD CLOSURE OF  
PORTION OF SERVICE ROAD, 50th (GAETZ) AVENUE, PLAN 3289 KS**

LANDS OF PROPOSED ROAD CLOSURE ARE DESCRIBED AS:

ALL THAT PORTION OF ROAD PLAN 3289 KS CONTAINED WITHIN LOT 16, BLOCK 2, PLAN 032 \_\_\_\_\_  
CONTAINING 0.133 ha (0.33 Ac.)



**PIPER DRIVE (HERMARY STREET)**

**LEGEND**

PROPOSED ROAD CLOSURE IS SHOWN THUS . .  
LINES THAT ARE PARALLEL . . . . .

LOT 10  
**BLOCK 1**  
PLAN 633 NY

LOT 1  
BLOCK 5  
PLAN 752 0506

—URW PLAN 752 0507

**MALTAIS**  
— GEOMATICS —

Phone (780) 483-2015 Fax (780) 484-1360  
17011 - 105 Avenue, Edmonton, Alberta T5S 1M5

Spatial Technology • Alberta Land Surveyors • Canada Lands Surveyors • Engineers

SCALE 1:1000

Feb 21, 2003

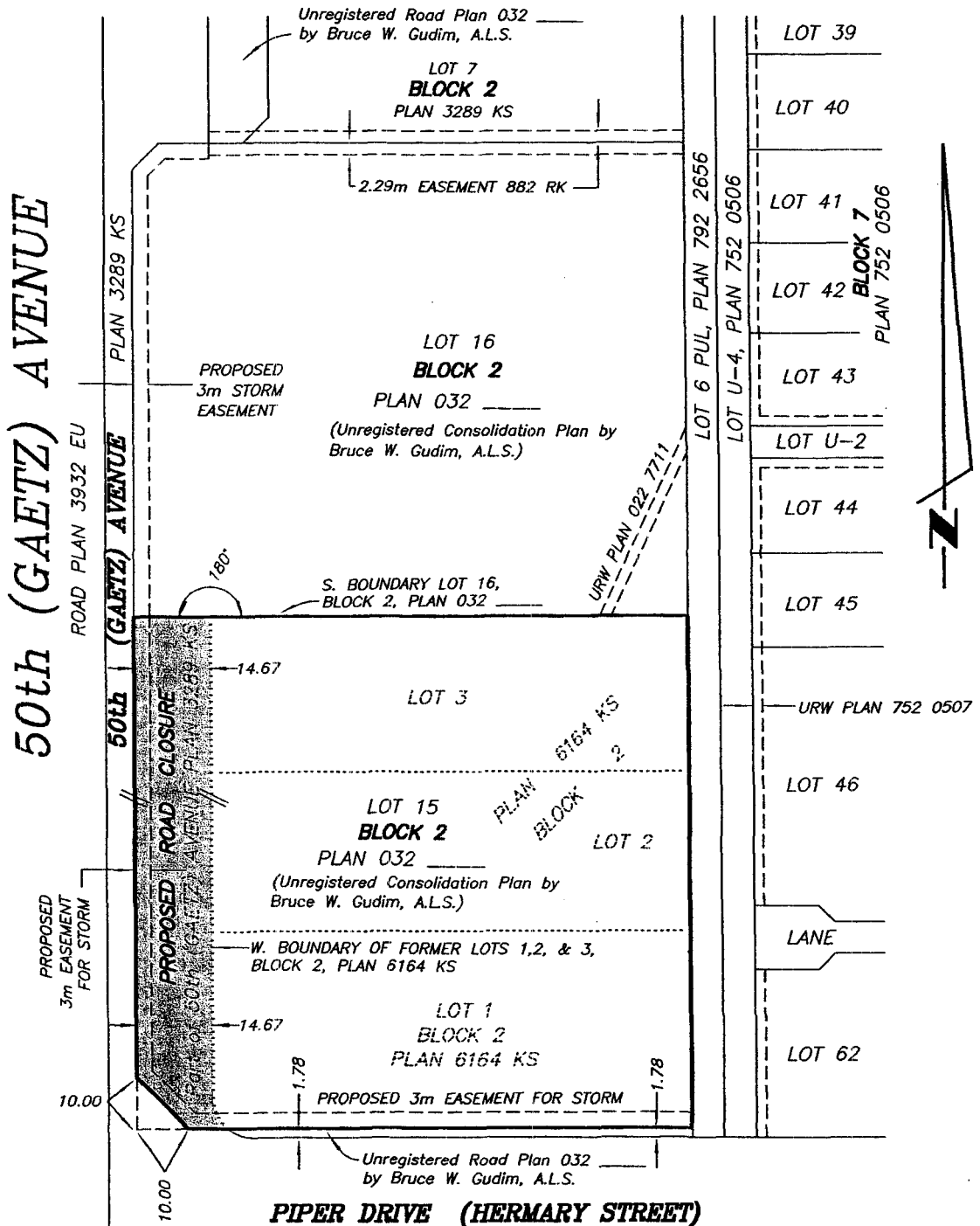
DWG No. E10301SA2R1

JOB No. E10301

REV  $\triangle$  1

**EXHIBIT "A"****BYLAW #****SKETCH SHOWING PROPOSED ROAD CLOSURE OF  
PORTION OF SERVICE ROAD, 50th (GAETZ) AVENUE, PLAN 3289 KS**

LANDS OF PROPOSED ROAD CLOSURE ARE DESCRIBED AS:

ALL THAT PORTION OF ROAD PLAN 3289 KS CONTAINED WITHIN LOT 15, BLOCK 2, PLAN 032 \_\_\_\_\_  
CONTAINING 0.140 ha (0.35 Ac.)**LEGEND**PROPOSED ROAD CLOSURE IS SHOWN THUS . . .  
LINES THAT ARE PARALLEL . . . . .**MALTAIS**  
GEOMATICSPhone (780) 483-2015 Fax (780) 484-1360  
17011 - 105 Avenue, Edmonton, Alberta T6S 1M5  
Spatial Technology • Alberta Land Surveyors • Canada Lands Surveyors • Engineers

SCALE 1:1000

Feb 21, 2003

DWG No. E10301SA1R1

JOB No. E10301

REV 1

DATE: February 3, 2003

TO: Kelly Kloss, City Clerk

FROM: Howard Thompson, Land and Economic Development Manager

RE: **Kipp Scott Pontiac Buick Ltd.**  
**Offer to Purchase & Land Exchange, Road Closure and Rezoning**  
**Road Plan 3932 EU; Lot 1-3, Plan 6164 KS; Lot 14, Block 2, Plan 972 4391**

---

**Background:**

Kipp Scott Pontiac Buick Ltd. has expressed interest in acquiring 2,731 m<sup>2</sup> of the Gaetz Avenue Service road north of Piper Drive as shown on the attached map. As part of the consideration offered by Kipp Scott, they will exchange 156 m<sup>2</sup> of land along the north side of Piper Drive for road widening and 454 m<sup>2</sup> to develop the new alignment of the service road. The net area that Kipp Scott wishes to purchase is 2,121 m<sup>2</sup> (22,831 sq. ft.) more or less.

Kipp Scott has made significant investments over the last few years to the building improvements on this site and requires the service road for additional parking and landscaping as shown on the proposed site plan prepared by Bearden Engineering. In addition and more importantly, the new alignment will improve the safety of the Piper and Gaetz intersection and is supported by City Administration, including Engineering Services, and the other landowners in the vicinity.

The proposal necessitates City Council's approval of a Road Closure Bylaw for the portion of service road to be sold and amendments to the Land Use Bylaw. The area of road to be closed and sold will become C4, and the area being exchanged by Kipp Scott will become Road. Kipp Scott must grant a 3 metre easement back to the City along the west boundary of the service road.

**Financial Implications:**

The market value for the road right of way being sold has been determined to be \$9.75 per square foot. Based on this value, which is acceptable to Kipp Scott, the purchase price would be \$222,602. Kipp Scott will also be responsible for all survey and advertising costs associated with this transaction. Engineering Services have received approval for \$250,000.00 in the 2003 Capital Budget to construct the roadway improvements with the majority of funding to come from the proceeds of the land sale.

Kelly Kloss  
Page 2

**Recommendation:**

That City Council;

Approve entering into a Land Sale and Exchange Agreement with Kipp Scott Pontiac Buick Ltd. for the sale of 2,121 m<sup>2</sup>, more or less, being part of Road Plan 3932 EU, subject to the following conditions:

- The sale price of the service road to be \$9.75 per square foot plus GST based on the area determined by legal survey.
- Kipp Scott consolidating Lots 1-3, Block 2, Plan 6164 KS and consolidating the portion of service road with the adjacent Kipp Scott lands.
- The proceeds of the land sale to be applied to capital roadway improvements on Piper Drive and Gaetz Avenue.
- All costs associated with the rezoning, road closure, survey and plan of consolidation would be the responsibility of Kipp Scott.
- Kipp Scott to grant a 3 metre easement along the west boundary of the service road back to the City.
- A Land Sale and Exchange Agreement satisfactory to the City Solicitor.
- City Council approval to rezone the portion of service road to C4 and the rezoning the area being exchanged by Kipp Scott from C4 to Road.
- City Council approval for the following Road Closure Bylaw described as,

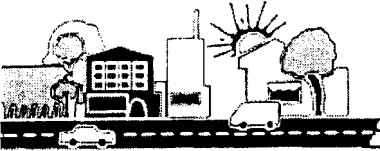
“All that portion of Road Plan 3932 EU which lies within the limits of Plan 032-\_\_\_\_\_ excepting thereout all mines and minerals”.



Howard Thompson

Attach.

- c. Bryon Jeffers, Director of Development Services  
Ken Haslop, Engineering Services Manger



[www.scottsville.com](http://www.scottsville.com)

6841 50 Avenue, Red Deer, Alberta, Canada, T4N 4E2 Phone (403) 343-6633

## Kipp Scott Pontiac Buick Ltd.

Howard Thompson, Ec.D.  
Land & Economic Development Manager  
City of Red Deer  
3<sup>rd</sup> Floor 4914 - 48 Ave.  
Red Deer, AB

The City Of Red Deer	
Date:	Dec 10/02
Time:	8:00 am
Initialed By:	HST/Thompson

Dear Howard

This letter is to confirm that Kipp Scott Pontiac Buick wishes to proceed with the land purchase and road changes as per your letter dated July 10, 2002. We also understand that we are responsible for the following

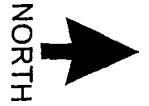
- All survey and consolidation costs
- 3 metre easement along Piper Drive and Gaetz Ave.
- Consolidation of Lots 1 to 3, Block 2, Plan 6164KS
- Description of road closure bylaw from our surveyors.

If you require any other information, contact me at 343-6633 ext. 314.

Sincerely,

Gordon R Scott  
President  
Kipp Scott Pontiac Buick Ltd.

GAETZ AVENUE






57.3m<sup>2</sup> EASEMENT  
 EX. SERVICE ROAD (TO BE REMOVED) 2158m<sup>2</sup> DEVELOPABLE AREA

EX. SERVICE ROAD

454m<sup>2</sup>157m<sup>2</sup>

PINES PLAZA

PIPER DRIVE

	ROAD AREA TO BE CLOSED (SOLD) = 2732m <sup>2</sup>
	LAND AREA REQUIRED (TO BE BOUGHT) = 611m <sup>2</sup>
	ROAD AREA REQUIRED FOR 3.0m EASEMENT = 573m <sup>2</sup>

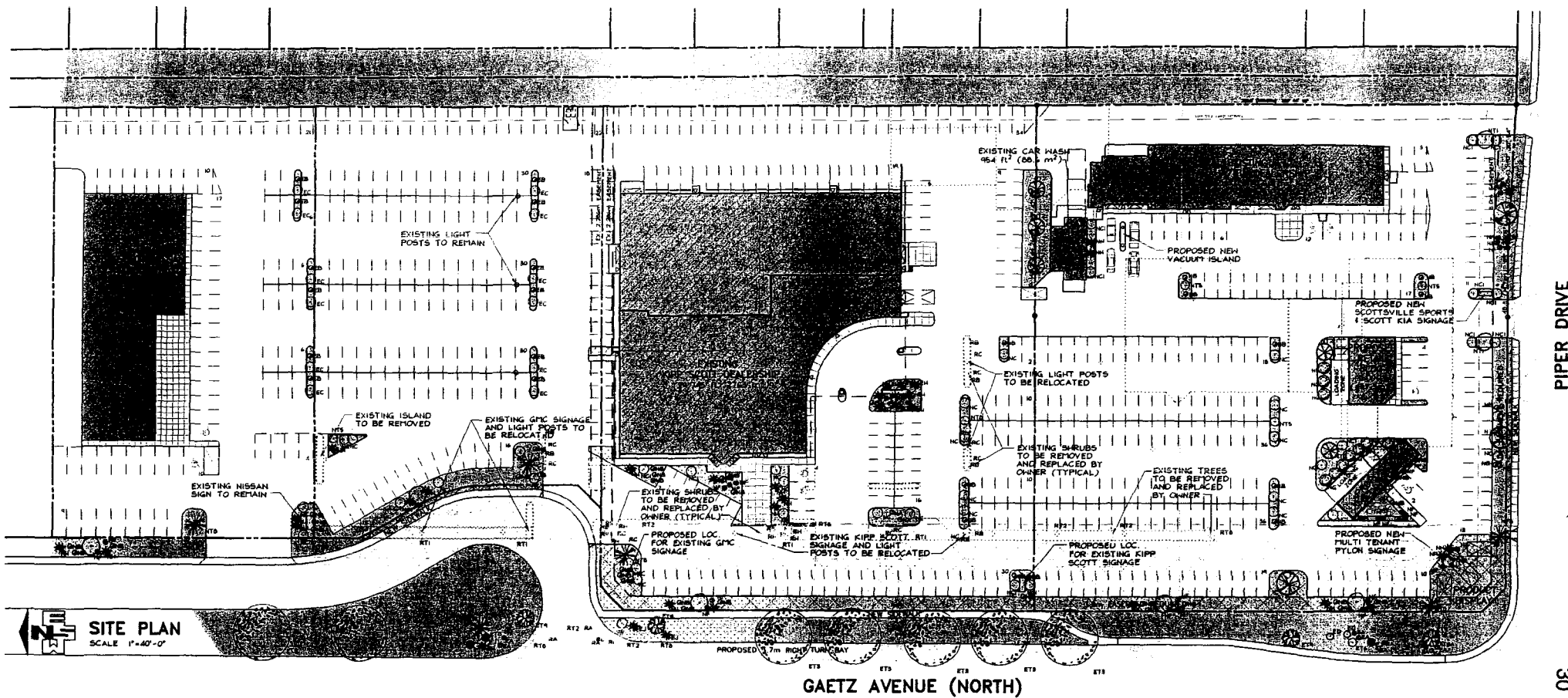
THE CITY OF  
**Red Deer**  
 ENGINEERING SERVICES

REVISIONS AND NOTES

DRAWN BY:  
 I.W.W.  
 DATE:  
 27 Jan 2003  
 SCALE:  
 1:1000

PROPOSED  
 EAST GAETZ AVENUE SERVICE ROAD  
 BETWEEN PIPER Dr. & PHELAN St.  
 LAND ACQUISITIONS/ DISBURSEMENTS

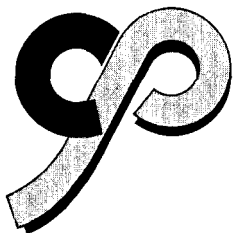
APPROVED BY:  
 \_\_\_\_\_  
 DRAWING NO.:  
 1:1



PROPOSED NEW  
SITE LAYOUT TO  
SCOTTSVILLE LOT  
RED DEER, ALBERTA

<input type="checkbox"/>	TOTAL AREA OF LAND GAINED = 29410.1 ft <sup>2</sup> (2778.7 m <sup>2</sup> )
<input type="checkbox"/>	TOTAL AREA OF LAND LOSS = 5460 ft <sup>2</sup> (504 m <sup>2</sup> )
	DIFFERENCE LAND GAINED = 23950.1 ft <sup>2</sup> (2225.0 m <sup>2</sup> )

AREA OF LOT = 114224.3 ft<sup>2</sup> (10611.7 m<sup>2</sup>)  
 AREA OF LANDSCAPING = 12,677 ft<sup>2</sup> (1177.7 m<sup>2</sup>)  
 PERCENTAGE OF LAND = 11.13  
 PARKING = 107 STALLS  
 EXISTING CALCULATIONS:  
 APPROVED LANDSCAPING = 10,532.1 ft<sup>2</sup> (978.5 m<sup>2</sup>) = 10.6%



**PARKLAND  
COMMUNITY  
PLANNING  
SERVICES**

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

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Date: January 31, 2003

To: Kelly Kloss, City Clerk

Re: Land Use Bylaw Amendment 3156/F-2003  
Lots 1-3, Block 2, Plan 6164 KS  
Lot 14, Block 2, Plan 972 4391  
Lots 7 & 8, Block 2, Plan 3289 KS, and  
Portions of the Gaetz Avenue Service Road and Piper Drive  
SW ¼ Sec. 28-38-27-4  
Gaetz Avenue North  
Kipp Scott Pontiac Buick and The City of Red Deer

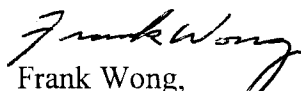
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The City of Red Deer is in the process of finalizing a land exchange and sale with Kipp Scott Pontiac Buick changing a portion of the Gaetz Avenue Service Road (east) and Piper Drive for a portion of Lots 7 and 8, Block 2, Plan 3289 KS. This Bylaw amendment rezones 2732m<sup>2</sup> of City land from ROAD to C4 Commercial (Major Arterial) District and 610m<sup>2</sup> of the Kipp Scott Buick Pontiac land from C4 to ROAD. A road closure bylaw appears elsewhere in this Council agenda.

Recommendation

Planning staff recommend that City Council proceed with first reading of Land Use Bylaw Amendment 3156/F-2003.

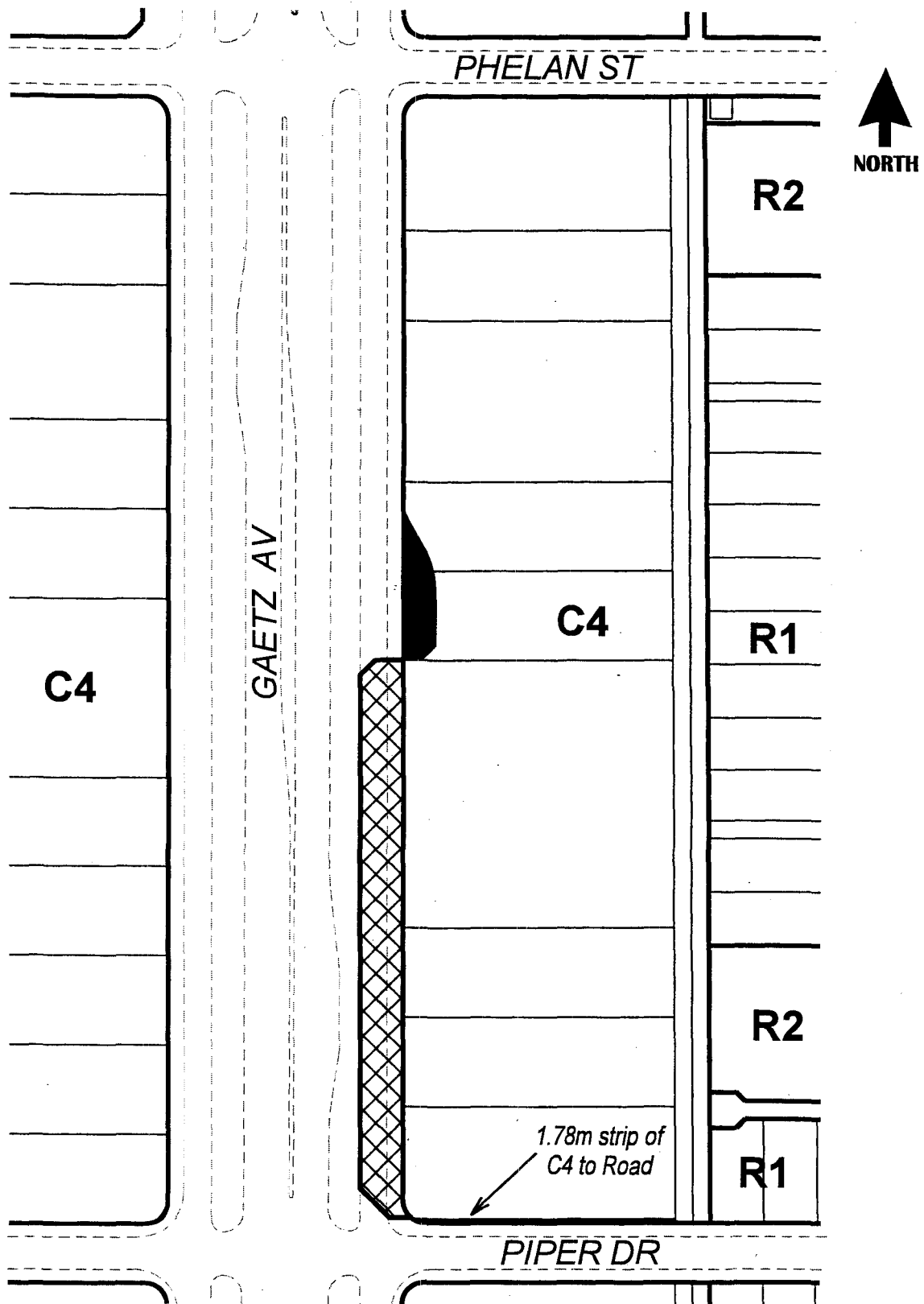
Sincerely,

  
Frank Wong,  
Planning Assistant

Attachment

# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT



**AFFECTED DISTRICTS:**  
 C4 - Commercial (Major Arterial)

Change from :

Road to C4 

C4 to Road 

MAP No. 4 / 2003  
 BYLAW No. 3156 / F - 2003

**LUB AMENDMENT 3156/F-2003  
ROAD CLOSURE BYLAW 3306/2003**

**DESCRIPTION:** Road Closure, exchange of lands to allow for parking lot expansion and realignment of Gaetz Avenue/Piper Drive intersection

**FIRST READING:** February 10, 2003

**FIRST PUBLICATION:** February 21, 2003

**SECOND PUBLICATION:** February 28, 2003

**PUBLIC HEARING & SECOND READING:** March 10, 2003

**THIRD READING:** March 10/03

**LETTERS REQUIRED TO PROPERTY OWNERS:** YES ☒ NO ☐

**DEPOSIT?** YES ☒ \$ 400.- NO ☐ BY: Kipp Scott Pontiac

**ACTUAL COST OF ADVERTISING:**

1<sup>ST</sup> \$ 337.82 & 2<sup>ND</sup> \$ 337.82 TOTAL: \$ 675.64

**MAP PREPARATION:** \$ —

**TOTAL COST:** \$ (400.-)

**LESS DEPOSIT RECEIVED:** \$ ~~400.-~~

**AMOUNT OWING/ (REFUND):** \$ 275.64

**INVOICE NO.:** 53481

(Account No. 59.5901)

City Clerk's Department

**DATE:** March 11, 2003

**TO:** Howard Thompson, Land & Economic Development Manager  
Frank Wong, Parkland Community Planning Services

**FROM:** Kelly Kloss, City Clerk

**SUBJECT:** Kipp Scott Pontiac Buick Ltd. – Use of Service Road  
(a) Road Closure Bylaw 3306/2003  
(b) Road Closure Bylaw 3307/2003  
(c) Land Use Bylaw Amendment 3156/F-2003

---

*Reference Report:*

Land & Economic Development Manager, dated February 3, 2003 and March 3, 2003  
and Parkland Community Planning Services, dated January 31, 2003

*Bylaw Readings:*

Road Closure Bylaw 3306/2003, as amended, and Land Use Bylaw Amendment 3156/F-2003 were given second and third readings. Road Closure Bylaw 3307/2003 was given three readings. Copies of the bylaws are attached.

*Resolutions:*

**Resolved** that Council of the City of Red Deer, having considered the report from the Land & Economic Development Manager, dated March 3, 2003 re: Road Closure Bylaw 3306/2003 hereby agrees to amend Road Closure Bylaw 3306/2003 by deleting the legal land description and replacing it with the following revised legal land description:

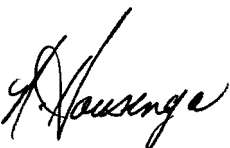
“All that portion of Road Plan 3289 KS contained within Lot 15, Block 2, Plan 032\_\_\_\_\_, containing 0.140 ha (0.35 Ac.), more or less.”

*Report Back to Council:* No

***Comments/Further Action:***

Kipp Scott Pontiac Buick Ltd. will be acquiring 2,731m<sup>2</sup> of the Gaetz Avenue Service Road north of Piper Drive. They will exchange 156m<sup>2</sup> of land along the north side of Piper Drive for road widening and 454m<sup>2</sup> to develop a new alignment of the service road. Road Closure Bylaw 3306/2003 provides for the area of service road to be closed. Land Use Bylaw Amendment 3156/F-2003 rezones 2,732m<sup>2</sup> of City land from ROAD to C4 Commercial (Major Arterial) District and 610m<sup>2</sup> of Kipp Scott Pontiac Buick Ltd. land from C4 to ROAD. Road Closure Bylaw 3306/2003 was amended to include the correct road plan number. Road Closure Bylaw 3307/2003 was required as it was recommended by surveyors to close the road in two portions. This office will amend the Land Use Bylaw and distribute copies in due course.

Certified copies of the Road Closure Bylaws are attached for your information.

  
for: Kelly Kloss  
City Clerk  
/chk  
attchs.

- c Director of Development Services
- Inspections & Licensing Manager
- City Assessor
- D. Kutinsky, Graphics Designer
- C. Adams, Administrative Assistant
- B. Greter, City Clerk's Clerk Steno

**BYLAW NO. 3306/2003**

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

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

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


"All that portion of Road Plan 3289 KS contained within Lot 15, Block 2, Plan 032-\_\_\_\_\_containing 0.140 ha (0.35Ac.), more or less."

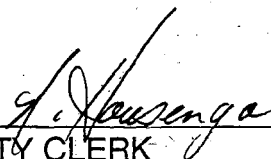
READ A FIRST TIME IN OPEN COUNCIL this 10<sup>th</sup> day of February 2003.

READ A SECOND TIME IN OPEN COUNCIL this 10<sup>th</sup> day of March 2003.

READ A THIRD TIME IN OPEN COUNCIL this 10<sup>th</sup> day of March 2003.

AND SIGNED BY THE MAYOR AND CITY CLERK this 10<sup>th</sup> day of March 2003.

  
MAYOR

  
Deputy CITY CLERK

CERTIFIED TO BE A TRUE AND CORRECT  
COPY OF THE ORIGINAL BYLAW.

  
Deputy CITY CLERK

**BYLAW NO. 3307/2003**

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

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

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


"All that portion of Road Plan 3289 KS contained within Lot 16,  
Block 2, Plan 032-\_\_\_\_\_containing 0.133 ha (0.33Ac.), more or  
less."

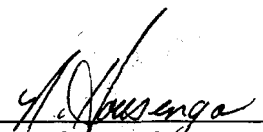
READ A FIRST TIME IN OPEN COUNCIL this 10<sup>th</sup> day of March 2003.

READ A SECOND TIME IN OPEN COUNCIL this 10<sup>th</sup> day of March 2003.


READ A THIRD TIME IN OPEN COUNCIL this 10<sup>th</sup> day of March 2003.

AND SIGNED BY THE MAYOR AND CITY CLERK this 10<sup>th</sup> day of March 2003.

  
MAYOR

  
DEPUTY CITY CLERK

CERTIFIED TO BE A TRUE AND CORRECT  
COPY OF THE ORIGINAL BYLAW.

  
DEPUTY CITY CLERK

**BYLAW NO. 3156/F-2003**

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

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

- 1 The "Use District Map G12" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 4/2003 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 10<sup>th</sup> day of February 2003.

READ A SECOND TIME IN OPEN COUNCIL this 10<sup>th</sup> day of March 2003.

READ A THIRD TIME IN OPEN COUNCIL this 10<sup>th</sup> day of March 2003.

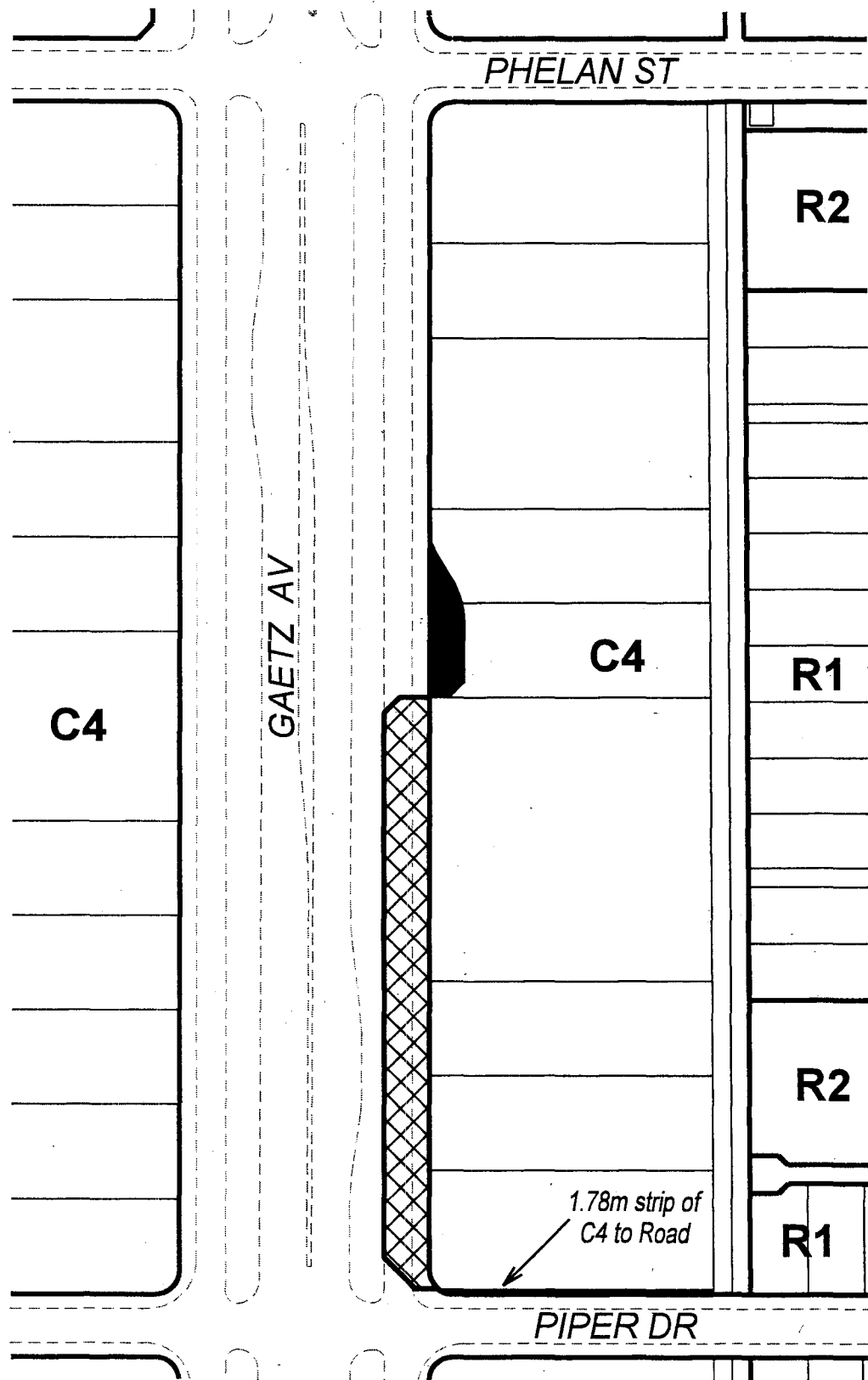
AND SIGNED BY THE MAYOR AND CITY CLERK this 10<sup>th</sup> day of March 2003.

  
MAYOR

  
DEPUTY CITY CLERK

# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

C4 - Commercial (Major Arterial)

Change from :

Road to C4 

C4 to Road 

MAP No. 4 / 2003

BYLAW No. 3156 / F - 2003



THE CITY OF RED DEER  
City Clerk's Department Payment Receipt

10,310,211.9  
Year Month Day

Name: KIPP SCOTT PONTIAC BANK Reference: L.U.B. # 3156 F-2003

+ KSA, CLOSURE - 2306/2002  
NOT VALID ULESS MACHINE PRINTED HERE

02/19/03 9:30AM 251#0710

ITEM

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

GST. REGISTRATION # R119311785

SUNDRY  
CHECK

400.00  
\$400.00

February 19, 2003

«OwnerName»

«OwnerAdd1»

«OwnerAdd2»

«OwnerAdd3»

Dear Sir/Madam:

Re: **Kipp Scott Pontiac Buick Ltd.**  
**Road Closure Bylaw 3306/2003, Land Use Bylaw 3156/F-2003,**

---

Council of the City of Red Deer is considering a change to the Land Use Bylaw, which controls the use and development of land and buildings in the city. As a property owner in the above mentioned area you have an opportunity to ask questions about the intended use and to let Council know your views.

Red Deer City Council proposes to pass **Road Closure Bylaw 3306/2003** which provides for rezoning of a portion of the service road adjacent to the Kipp Scott Pontiac Buick Ltd. site at the corner of Gaetz Avenue and Piper Drive (Road Plan 3932 EU, Lot 103, Plan 6164 KS and Lot 14, Block 2, Plan 972-4391). This road closure would provide for a land exchange to allow for additional parking at the Kipp Scott site and would allow for improvement of the alignment of the Piper Drive and Gaetz Avenue intersection.

City Council also proposes to pass **Land Use Bylaw Amendment 3156/F-2003** which will allow for the rezoning of 2732 m<sup>2</sup> of City land from Road to C4 Commercial (Major Arterial) District and 610 m<sup>2</sup> of Kipp Scott Pontiac Buick Ltd. land from C4 to Road. The proposed bylaws may be inspected by the public at the City Clerk's Department, 2<sup>nd</sup> Floor of City Hall during regular office hours or for more details, contact the city planners at Parkland Community Planning Services 343-3394.

City Council will hear from any person claiming to be affected at a Public Hearing on **Monday, March 10, 2003** at 7:00 p.m. in Council Chambers, 2<sup>nd</sup> floor of City Hall. If you want your letter or petition included on the Council agenda you must submit it to the City Clerk by **Tuesday, March 4, 2003**. Otherwise, you may submit your letter or petition at the Council meeting or you can simply tell Council your views at the Public Hearing. Any submission will be public information. If you have any questions regarding the use of this information, please contact the City Clerk's Department at 342-8132.

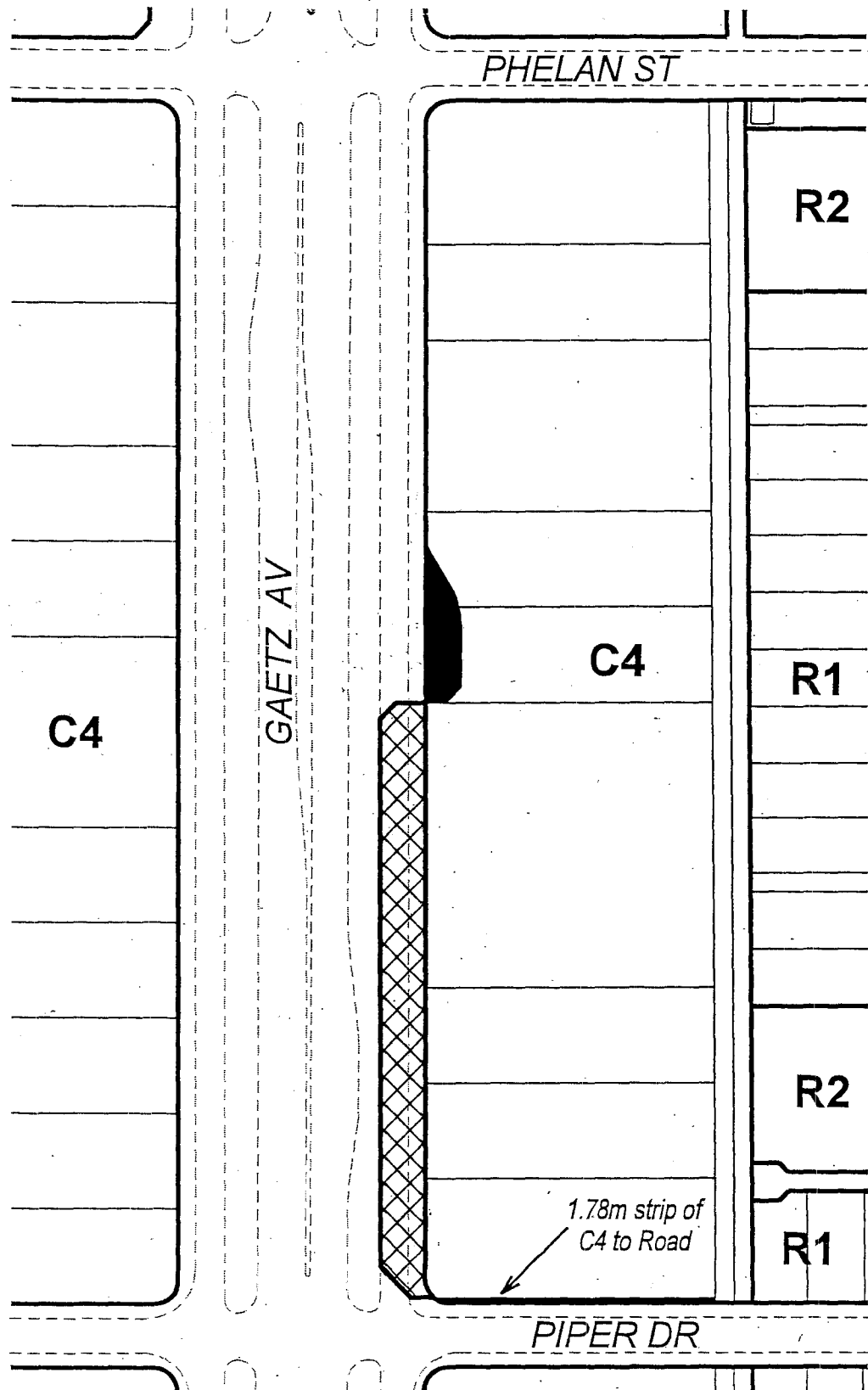
Yours truly,



Kelly Kloss  
City Clerk  
/encl.

# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT



### AFFECTED DISTRICTS:

C4 - Commercial (Major Arterial)

Change from :

Road to C4



C4 to Road



MAP No. 4 / 2003

BYLAW No. 3156 / F - 2003

Ownername	Owneradd1	Owneradd2	Owneradd3	Owneradd4
Ganges Holdings Ltd.	C/O Patrick Blair	Heywood Homes & Partners	500, 4911 51 Street	RED DEER, AB T4N 6V.
Midwest Mobile Homes Ltd.	100 Mount Robson Circle SE	CALGARY, AB T2Z 2C1		
918 TCG Corporation	10 Flagstaff Close	RED DEER, AB T4N 6V1		
Pride Investments Corp.	C/O Cuthbertson Sandall	4817 48 Street	RED DEER, AB T4N 1S6	
Cellular Central Ltd.	6838 50 Avenue	RED DEER, AB T4N 4E3		
Hillman Holdings Inc.	107 Allison Crescent	RED DEER, AB T4R 2G9		
Scottsville Holdings Inc.	6863 50 Avenue	RED DEER, AB T4N 4E2		
Kipp Scott Motors Ltd.	6801 50 Avenue	RED DEER, AB T4N 4C7		
Wei's Holdings Ltd.	5115 50 Avenue	RED DEER, AB T4N 4B3		
Carl D. Bettenson	4425 Springbett Drive	RED DEER, AB T4N 3N5		
Charles J. & Roxine J. Williams	51 Patterson Crescent	RED DEER, AB T4P 1J4		
William Wayne & Donna May Park	47 Patterson Crescent	RED DEER, AB T4P 1J4		
Evelyn Alexandria Margarette Gray	43 Patterson Crescent	RED DEER, AB T4P 1J4		
Joan Davidson	39 Patterson Crescent	RED DEER, AB T4P 1J4		
Kenneth R. & Emily G. Maczuga	35 Patterson Crescent	RED DEER, AB T4P 1J4		
John Michael Fuchs	31 Patterson Crescent	RED DEER, AB T4P 1J5		
Alberta Housing Corporation	4809 34 Street	RED DEER, AB T4N 0P2		
Lucille Coates	2 Piper Drive	RED DEER, AB T4P 1H6		
Murray Patrick & Violet Agatha Loewen	3 Piper Drive	RED DEER, AB T4P 1H5		

Date: February 12, 2003

To: Norma Lovell, Assessment

From: Cheryl Adams  
City Clerk's Department

Re: LUB Amendment 3156/F - 2003 & Road Closure 3306/2003  
Kipp Scott Pontiac Buick Ltd. - Gaetz Avenue & Piper Drive


---

Please provide **Bev Greter** with the names and addresses of the subject property owners and all contiguous/adjacent property owners as outlined on the attached map.

It would be helpful if the lists could be received at your earliest convenience in order to process the letters within the required time period. I have attached the map that appeared on the Council agenda for your reference.

Thanks Norma.

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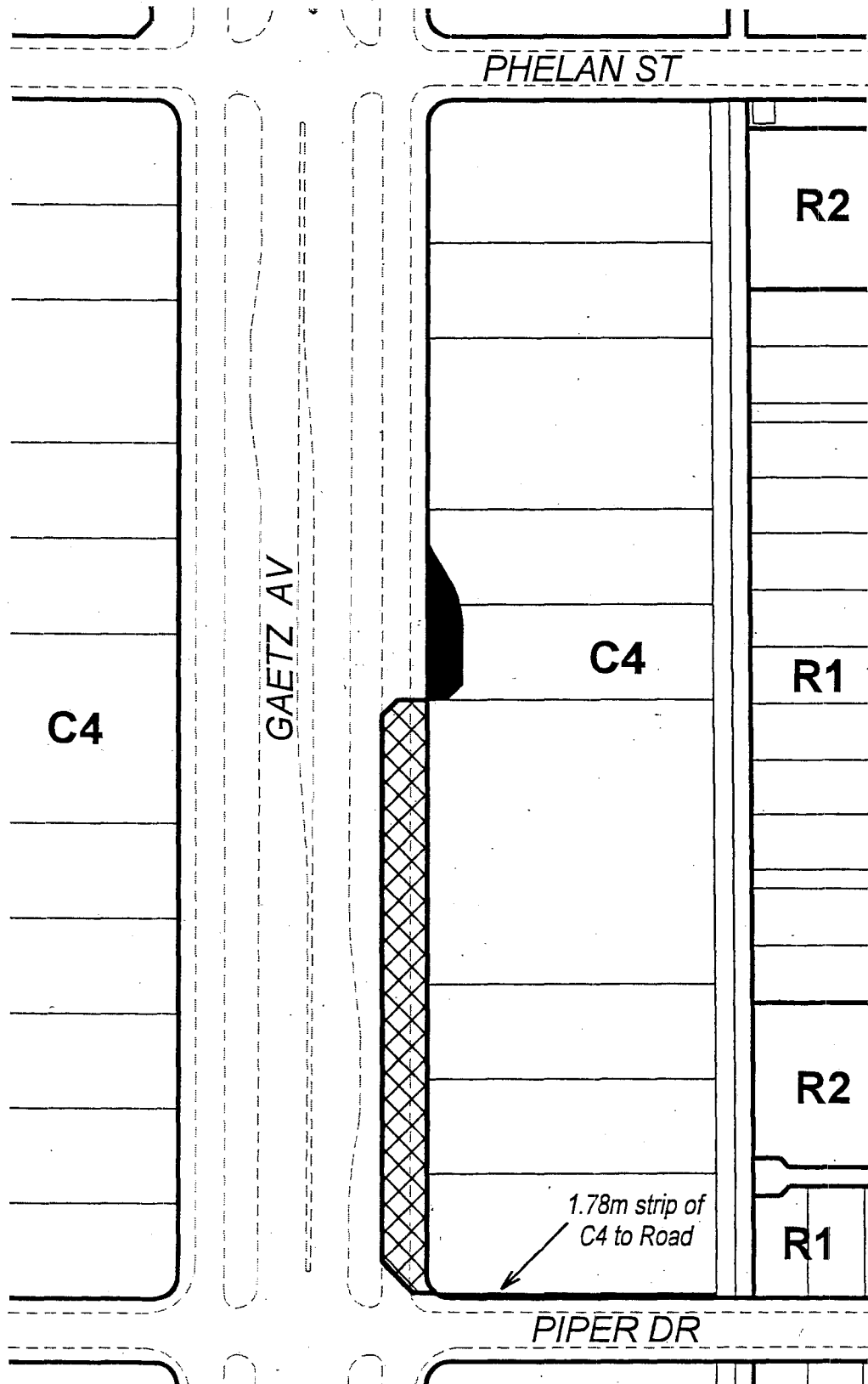


Cheryl Adams  
City Clerks' Office

Attach.

# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT



**AFFECTED DISTRICTS:**  
C4 - Commercial (Major Arterial)

Change from :

Road to C4 

C4 to Road 

MAP No. 4 / 2003  
BYLAW No. 3156 / F - 2003

City Clerk's Department

**DATE:** February 11, 2003

**TO:** Howard Thompson, Land & Economic Development Manager  
Frank Wong, Parkland Community Planning Services

**FROM:** Kelly Kloss, City Clerk

**SUBJECT:** Kipp Scott Pontiac Buick Ltd.  
Offer to Purchase & Land Exchange  
Road Closure Bylaw 3306/2003 & Land Use Bylaw Amendment 3156/F-2003  
Road Plan 3932 EU; Lot 1-3, Plan 6164KS; Lot 14, Block 2, Plan 972 4391

---

*Reference Report:*

Land & Economic Development Manager, dated February 3, 2003 and Parkland Community Planning Services, dated January 31, 2003

*Resolution:*

*Resolved* that Council of the City of Red Deer, having considered the report from the Land & Economic Development Manager, dated February 3, 2003, re: Kipp Scott Pontiac Buick Ltd., Offer to Purchase & Land Exchange, Road Closure and Rezoning, Road Plan 3932 EU; Lot 103, Plan 6164 KS; Lot 14, Block 2, Plan 972 4391 hereby agrees to the following:

1. The sale price of the service road to be \$9.75 per square foot plus GST based on the area determined by legal survey.
2. Kipp Scott consolidating Lots 1-3, Block 2, Plan 6164 KS and consolidating the portion of service road with the adjacent Kipp Scott lands.
3. The proceeds of the land sale to be applied to capital roadway improvements on Piper Drive and Gaetz Avenue.
4. All costs associated with the rezoning, road closure, survey and plan of consolidation would be the responsibility of Kipp Scott.
5. Kipp Scott to grant a 3 metre easement along the west boundary of the service road back to the City.
6. A Land Sale and Exchange Agreement satisfactory to the City Solicitor.
7. Approval of Land Use Bylaw Amendment 3156/F-2003 and Road Closure Bylaw 3306/2003 to rezone the portion of service road to C4 and the rezoning of the area being exchanged by Kipp Scott from C4 to Road.

***Bylaw Readings:***

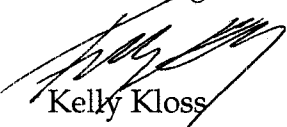
Road Closure Bylaw 3306/2003 and Land Use Bylaw Amendment 3156/F-2003 were given first reading. A copy of the bylaws are attached.

***Report Back to Council:*** Yes

Public Hearings will be held on Monday, March 10, 2003 at 7:00 p.m. in Council Chambers during Council's regular meeting.

***Comments/Further Action:***

Kipp Scott Pontiac Buick Ltd. are interested in acquiring 2,731m<sup>2</sup> of the Gaetz Avenue Service Road north of Piper Drive. They will exchange 156m<sup>2</sup> of land along the north side of Piper Drive for road widening and 454m<sup>2</sup> to develop a new alignment of the service road. Road Closure Bylaw 3306/2003 provides for the area of service road to be closed. Land Use Bylaw Amendment 3156/F-2003 rezones 2,732m<sup>2</sup> of City land from ROAD to C4 Commercial (Major Arterial) District and 610m<sup>2</sup> of Kipp Scott Pontiac Buick Ltd. land from C4 to ROAD. This office will now proceed with the advertising for a Public Hearing. Kipp Scott Pontiac Buick Ltd. will be responsible for the advertising costs in this instance.



Kelly Kloss  
City Clerk  
/chk  
attchs.

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

**BYLAW NO. 3306/2003**

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

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

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

“All that portion of Road Plan 3932 EU which lies within the limits of  
Plan 032-\_\_\_\_\_excepting thereout all mines and minerals.”

READ A FIRST TIME IN OPEN COUNCIL this 10<sup>th</sup> day of February 2003.

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

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

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

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK

**BYLAW NO. 3156/F-2003**

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

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

- 1 The "Use District Map G12" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 4/2003 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this    **10th**    day of    **February**    2003.

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

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

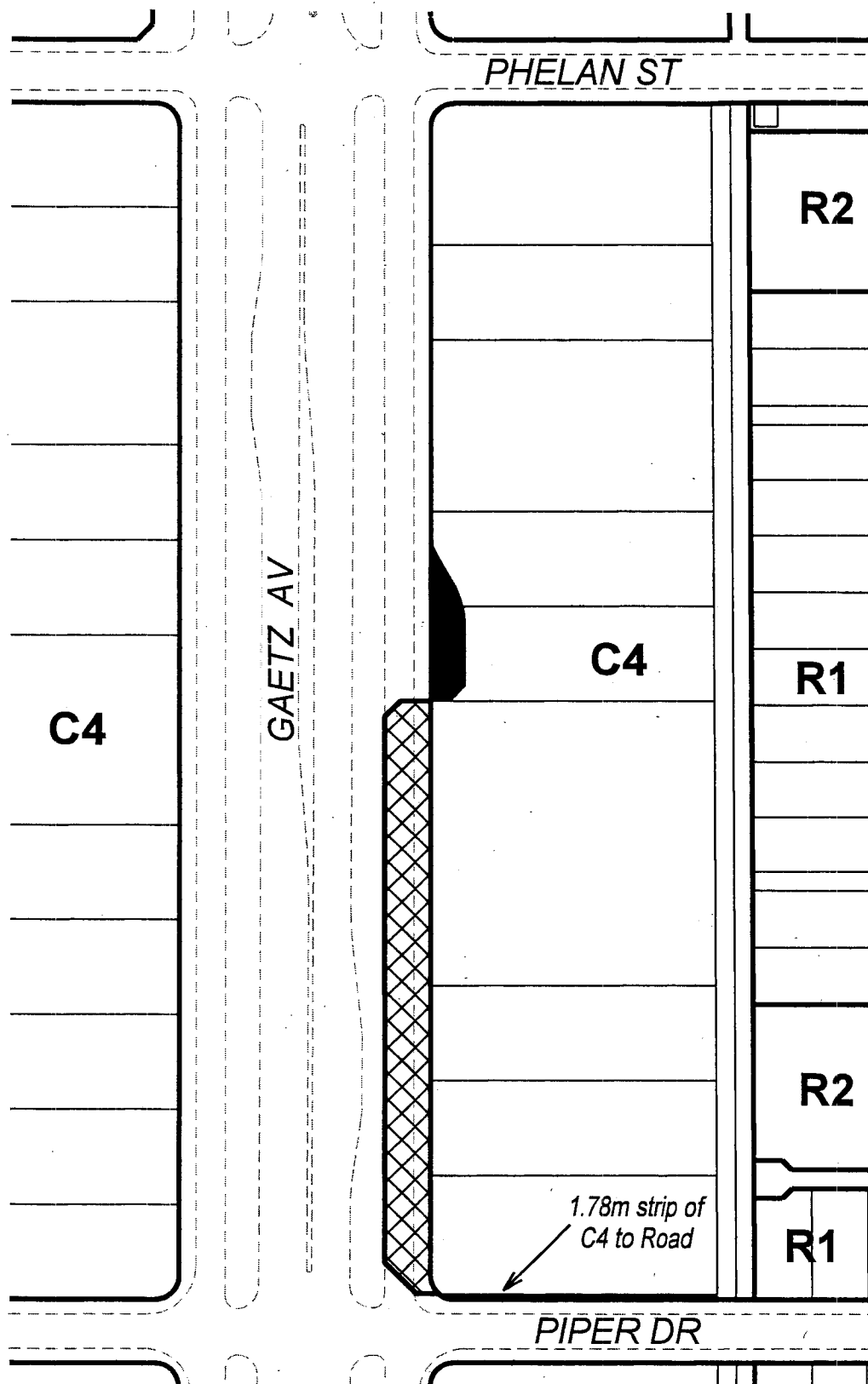
AND SIGNED BY THE MAYOR AND CITY CLERK this    day of                      2003.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK


# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:  
C4 - Commercial (Major Arterial)

Change from :

Road to C4 

C4 to Road 

MAP No. 4 / 2003  
BYLAW No. 3156 / F - 2003



CITY CLERK'S DEPARTMENT

February 11, 2003

Fax: 350-2201

Mr. G. Scott, President  
Kipp Scott Pontiac Buick Ltd.  
6841 - 50 Avenue  
Red Deer, AB T4N 4E2

Dear Mr. Scott:

**Re: Kipp Scott Pontiac Buick Ltd.  
Offer to Purchase & Land Exchange  
Road Closure Bylaw 3306/2003 & Land Use Bylaw Amendment 3156/F-2003  
Road Plan 3932 EU; Lot 1-3, Plan 6164 KS; Lot 14, Block 2, Plan 972 4391**

At the City of Red Deer's Council Meeting held Monday, February 10, 2003, first reading was given to Road Closure Bylaw 3306/2003 and Land Use Bylaw Amendment 3156/F-2003. A copy of the bylaws are attached for your information. At that meeting, the following resolution was also passed:

**Resolved** that Council of the City of Red Deer, having considered the report from the Land & Economic Development Manager, dated February 3, 2003, re: Kipp Scott Pontiac Buick Ltd., Offer to Purchase & Land Exchange, Road Closure and Rezoning, Road Plan 3932 EU; Lot 103, Plan 6164 KS; Lot 14, Block 2, Plan 972 4391 hereby agrees to the following:

1. The sale price of the service road to be \$9.75 per square foot plus GST based on the area determined by legal survey.
2. Kipp Scott consolidating Lots 1-3, Block 2, Plan 6164 KS and consolidating the portion of service road with the adjacent Kipp Scott lands.
3. The proceeds of the land sale to be applied to capital roadway improvements on Piper Drive and Gaetz Avenue.
4. All costs associated with the rezoning, road closure, survey and plan of consolidation would be the responsibility of Kipp Scott.
5. Kipp Scott to grant a 3 metre easement along the west boundary of the service road back to the City.
6. A Land Sale and Exchange Agreement satisfactory to the City Solicitor.
7. Approval of Land Use Bylaw Amendment 3156/F-2003 and Road Closure Bylaw 3306/2003 to rezone the portion of service road to C4 and the rezoning of the area being exchanged by Kipp Scott from C4 to Road.

.2/

Kipp Scott Pontiac Buick Ltd.  
February 11, 2003  
Page 2.

Road Closure Bylaw 3306/2003 provides for the area of service road to be closed. Land Use Bylaw Amendment 3156/F-2003 rezones 2,732m<sup>2</sup> of City land from ROAD to C4 Commercial (Major Arterial) District and 610m<sup>2</sup> of Kipp Scott Pontiac Buick Ltd. land from C4 to ROAD.

This office will now proceed with the advertising for a Public Hearing to be held on Monday, March 10, 2003 at 7:00 pm. in the Council Chambers of City Hall during Council's regular meeting.

In accordance with the Land Use Bylaw, you are required to deposit with the City Clerk, prior to public advertising, an amount equal to the estimated cost of advertising, which in this instance is \$400. We require this deposit by no later than Wednesday, February 19, 2003 in order to proceed with the advertising. Once the actual cost of advertising is known, you will either be invoiced for or refunded the difference.

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

Sincerely,



Kelly Kloss  
City Clerk

KK/chk  
/attach.

c Land & Economic Development Manager  
Parkland Community Planning  
C. Adams, Administrative Assistant

**BYLAW NO. 3306/2003**

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

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

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

“All that portion of Road Plan 3932 EU which lies within the limits of  
Plan 032-\_\_\_\_\_excepting thereout all mines and minerals.”

READ A FIRST TIME IN OPEN COUNCIL this 10<sup>th</sup> day of February 2003.

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

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

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

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK

**BYLAW NO. 3156/F-2003**

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

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

- 1 The "Use District Map G12" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 4/2003 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this    **10<sup>th</sup>**    day of    **February**    2003.

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

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

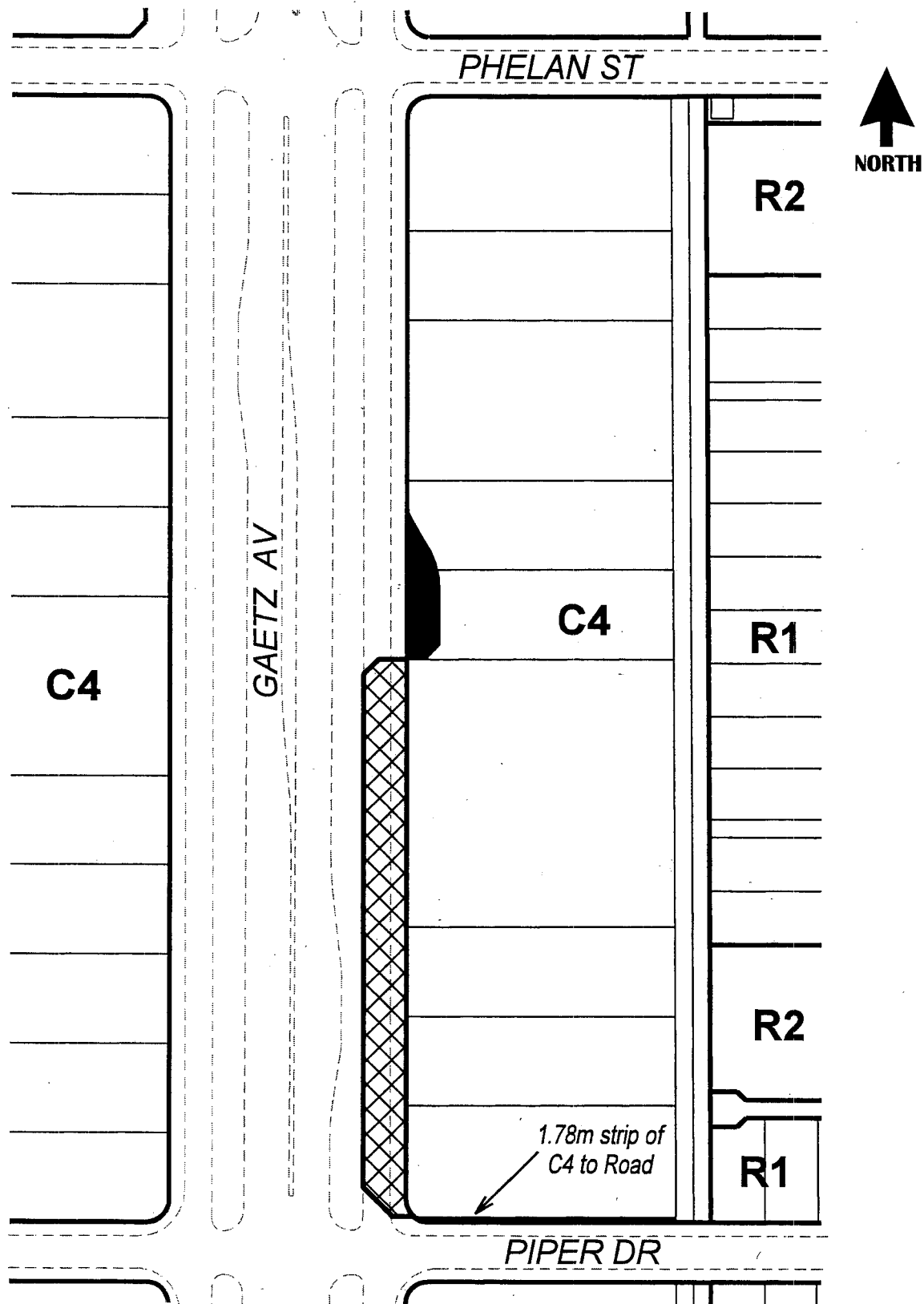
AND SIGNED BY THE MAYOR AND CITY CLERK this    day of                      2003.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK

# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT



**AFFECTED DISTRICTS:**  
C4 - Commercial (Major Arterial)

Change from :

Road to C4 

C4 to Road 

MAP No. 4 / 2003  
BYLAW No. 3156 / F - 2003

\* \* \* Transmission Result Report (MemoryTX) (Feb.11. 2003 9:28AM) \* \* \*

1) CITY OF RED DEER  
2) City Clerks Dept

te/Time: Feb.11. 2003 9:27AM

File	No. Mode	Destination	Pg(s)	Result	Page Not Sent
6630	Memory TX	3502201	P. 5	OK	

## Reason for error

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

February 11, 2003

Fax: 350-2201

Mr. G. Scott, President  
Kipp Scott Pontiac Buick Ltd.  
6841 - 50 Avenue  
Red Deer, AB T4N 4E2

Dear Mr. Scott:

**Re: Kipp Scott Pontiac Buick Ltd.  
Offer to Purchase & Land Exchange  
Road Closure Bylaw 3306/2003 & Land Use Bylaw Amendment 3156/F-2003  
Road Plan 3932 EU; Lot 1-3, Plan 6164 KS; Lot 14, Block 2, Plan 972 4391**

At the City of Red Deer's Council Meeting held Monday, February 10, 2003, first reading was given to Road Closure Bylaw 3306/2003 and Land Use Bylaw Amendment 3156/F-2003. A copy of the bylaws are attached for your information. At that meeting, the following resolution was also passed:

*Resolved* that Council of the City of Red Deer, having considered the report from the Land & Economic Development Manager, dated February 3, 2003, re: Kipp Scott Pontiac Buick Ltd., Offer to Purchase & Land Exchange, Road Closure and Rezoning, Road Plan 3932 EU; Lot 103, Plan 6164 KS; Lot 14, Block 2, Plan 972 4391 hereby agrees to the following:

1. The sale price of the service road to be \$9.75 per square foot plus GST based on the area determined by legal survey.
2. Kipp Scott consolidating Lots 1-3, Block 2, Plan 6164 KS and consolidating the portion of service road with the adjacent Kipp Scott lands.
3. The proceeds of the land sale to be applied to capital roadway improvements on Piper Drive and Gaetz Avenue.
4. All costs associated with the rezoning, road closure, survey and plan of consolidation would be the responsibility of Kipp Scott.
5. Kipp Scott to grant a 3 metre easement along the west boundary of the service road back to the City.
6. A Land Sale and Exchange Agreement satisfactory to the City Solicitor.
7. Approval of Land Use Bylaw Amendment 3156/F-2003 and Road Closure Bylaw 3306/2003 to rezone the portion of service road to C4 and the rezoning of the area being exchanged by Kipp Scott from C4 to Road.

-2/-



**FILE**

CITY CLERK'S DEPARTMENT

March 11, 2003

Mr. G. Scott, President  
Kipp Scott Pontiac Buick Ltd.  
6841 -- 50 Avenue  
Red Deer, AB T4N 4E2

Dear Mr. Scott:

**Re: Kipp Scott Pontiac Buick Ltd.  
Road Closure Bylaw 3306/2003 & Road Closure 3307/2003  
Land Use Bylaw Amendment 3156/F—2003  
Road Plan 3289KS**

At the City of Red Deer's Council Meeting held March 10, 2003, Public Hearings were held with respect to Road Closure Bylaw 3306/2003, Road Closure Bylaw 3307/2003 and Land Use Bylaw Amendment 3156/F-2003. Prior to the Public Hearing for Road Closure Bylaw 3306/2003, Council passed the following resolution:

***Resolved*** that Council of the City of Red Deer, having considered the report from the Land & Economic Development Manager, dated March 3, 2003 re: Road Closure Bylaw 3306/2003 hereby agrees to amend Road Closure Bylaw 3306/2003 by deleting the legal land description and replacing it with the following revised legal land description:

"All that portion of Road Plan 3289 KS contained within Lot 15, Block 2, Plan 032\_\_\_\_\_, containing 0.140 ha (0.35 Ac.), more or less."

Following the Public Hearings, Road Closure Bylaw 3306/2003, Road Closure Bylaw 3307/2003 and Land Use Bylaw Amendment 3156/F-2003 were given second and third readings, copies of which are attached.

...2/

Kipp Scott Pontiac Buick Ltd.


March 11, 2003

Page 2

Kipp Scott Pontiac Buick Ltd. will acquire 2,731m<sup>2</sup> of the Gaetz Avenue Service Road north of Piper Drive. They will exchange 156m<sup>2</sup> of land along the north side of Piper Drive for road widening and 454m<sup>2</sup> to develop a new alignment of the service road. Road Closure Bylaw 3306/2003 provides for the area of service road to be closed. Land Use Bylaw Amendment 3156/F-2003 rezones 2,732m<sup>2</sup> of City land from ROAD to C4 Commercial (Major Arterial) District and 610m<sup>2</sup> of Kipp Scott Pontiac Buick Ltd. land from C4 to ROAD. Road Closure Bylaw 3306/2003 was amended to include the correct road plan number. Road Closure Bylaw 3307/2003 was required as it was recommended by surveyors to close the road in two portions.

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

Sincerely,

fw:   
Kelly Kloss  
City Clerk

KK/chk

c Parkland Community Planning Services  
Land & Economic Development Manager

**BYLAW NO. 3306/2003**

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

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

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


"All that portion of Road Plan 3289 KS contained within Lot 15,  
Block 2, Plan 032-\_\_\_\_\_containing 0.140 ha (0.35Ac.), more or  
less."

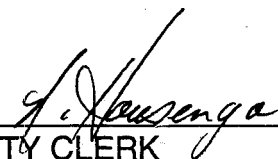
READ A FIRST TIME IN OPEN COUNCIL this 10<sup>th</sup> day of February 2003.

READ A SECOND TIME IN OPEN COUNCIL this 10<sup>th</sup> day of March 2003.

READ A THIRD TIME IN OPEN COUNCIL this 10<sup>th</sup> day of March 2003.

AND SIGNED BY THE MAYOR AND CITY CLERK this 10<sup>th</sup> day of March 2003.

  
\_\_\_\_\_  
MAYOR

  
\_\_\_\_\_  
Deputy CITY CLERK

**BYLAW NO. 3307/2003**

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

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

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


"All that portion of Road Plan 3289 KS contained within Lot 16, Block 2, Plan 032-\_\_\_\_\_containing 0.133 ha (0.33Ac.), more or less."

READ A FIRST TIME IN OPEN COUNCIL this 10<sup>th</sup> day of March 2003.

READ A SECOND TIME IN OPEN COUNCIL this 10<sup>th</sup> day of March 2003.

READ A THIRD TIME IN OPEN COUNCIL this 10<sup>th</sup> day of March 2003.

AND SIGNED BY THE MAYOR AND CITY CLERK this 10<sup>th</sup> day of March 2003.

  
MAYOR

  
DEPUTY CITY CLERK

**BYLAW NO. 3156/F-2003**

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

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

- 1 The "Use District Map G12" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 4/2003 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 10<sup>th</sup> day of February 2003.

READ A SECOND TIME IN OPEN COUNCIL this 10<sup>th</sup> day of March 2003.

READ A THIRD TIME IN OPEN COUNCIL this 10<sup>th</sup> day of March 2003.

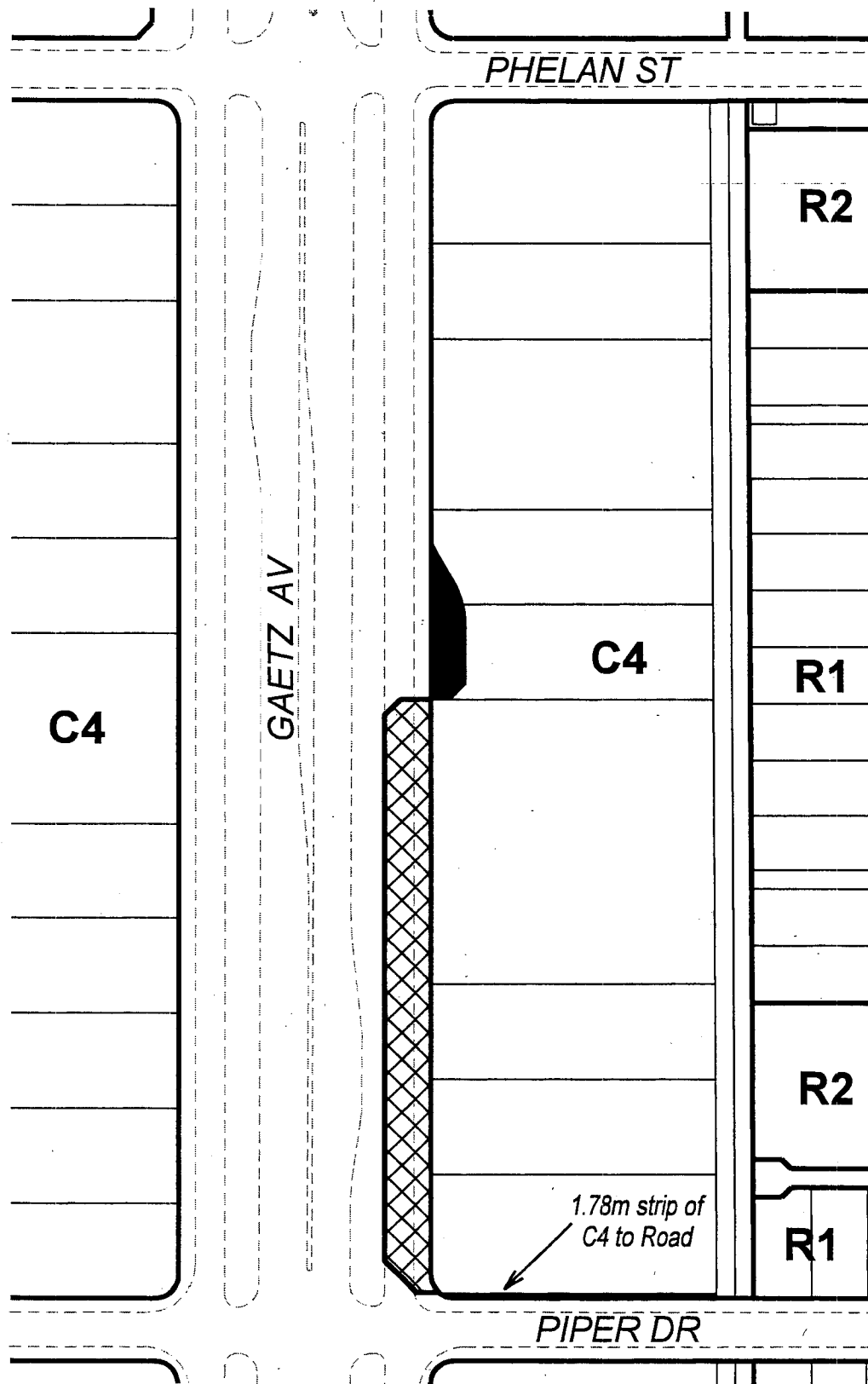
AND SIGNED BY THE MAYOR AND CITY CLERK this 10<sup>th</sup> day of March 2003.

  
MAYOR

  
DEPUTY CITY CLERK

# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:  
C4 - Commercial (Major Arterial)

Change from :

Road to C4



C4 to Road



MAP No. 4 / 2003

BYLAW No. 3156 / F - 2003



City Clerk's Department

Council Decision – March 10, 2003

**DATE:** March 11, 2003

**TO:** Howard Thompson, Land & Economic Development Manager  
Frank Wong, Parkland Community Planning Services

**FROM:** Kelly Kloss, City Clerk

**SUBJECT:** Kipp Scott Pontiac Buick Ltd. – Use of Service Road  
(a) Road Closure Bylaw 3306/2003  
(b) Road Closure Bylaw 3307/2003  
(c) Land Use Bylaw Amendment 3156/F-2003

---

***Reference Report:***

Land & Economic Development Manager, dated February 3, 2003 and March 3, 2003 and Parkland Community Planning Services, dated January 31, 2003

***Bylaw Readings:***

Road Closure Bylaw 3306/2003, as amended, and Land Use Bylaw Amendment 3156/F-2003 were given second and third readings. Road Closure Bylaw 3307/2003 was given three readings. Copies of the bylaws are attached.

***Resolutions:***

***Resolved*** that Council of the City of Red Deer, having considered the report from the Land & Economic Development Manager, dated March 3, 2003 re: Road Closure Bylaw 3306/2003 hereby agrees to amend Road Closure Bylaw 3306/2003 by deleting the legal land description and replacing it with the following revised legal land description:


“All that portion of Road Plan 3289 KS contained within Lot 15, Block 2, Plan 032\_\_\_\_\_, containing 0.140 ha (0.35 Ac.), more or less.”

***Report Back to Council:*** No

***Comments/Further Action:***

Kipp Scott Pontiac Buick Ltd. will be acquiring 2,731m<sup>2</sup> of the Gaetz Avenue Service Road north of Piper Drive. They will exchange 156m<sup>2</sup> of land along the north side of Piper Drive for road widening and 454m<sup>2</sup> to develop a new alignment of the service road. Road Closure Bylaw 3306/2003 provides for the area of service road to be closed. Land Use Bylaw Amendment 3156/F-2003 rezones 2,732m<sup>2</sup> of City land from ROAD to C4 Commercial (Major Arterial) District and 610m<sup>2</sup> of Kipp Scott Pontiac Buick Ltd. land from C4 to ROAD. Road Closure Bylaw 3306/2003 was amended to include the correct road plan number. Road Closure Bylaw 3307/2003 was required as it was recommended by surveyors to close the road in two portions. This office will amend the Land Use Bylaw and distribute copies in due course.

Certified copies of the Road Closure Bylaws are attached for your information.

*for:*   
Kelly Kloss  
City Clerk  
/chk  
attchs.

- c     Director of Development Services
- Inspections & Licensing Manager
- City Assessor
- D. Kutinsky, Graphics Designer
- C. Adams, Administrative Assistant
- B. Greter, City Clerk's Clerk Steno

**BYLAW NO. 3306/2003**

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

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

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

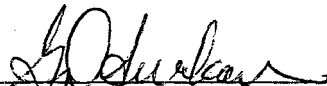
"All that portion of Road Plan 3289 KS contained within Lot 15,  
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less."

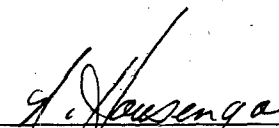
READ A FIRST TIME IN OPEN COUNCIL this 10<sup>th</sup> day of February 2003.

READ A SECOND TIME IN OPEN COUNCIL this 10<sup>th</sup> day of March 2003.

READ A THIRD TIME IN OPEN COUNCIL this 10<sup>th</sup> day of March 2003.

AND SIGNED BY THE MAYOR AND CITY CLERK this 10<sup>th</sup> day of March 2003.

  
MAYOR

  
DEPUTY CITY CLERK

CERTIFIED TO BE A TRUE AND CORRECT  
COPY OF THE ORIGINAL BYLAW.

  
DEPUTY CITY CLERK

**BYLAW NO. 3307/2003**

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

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

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

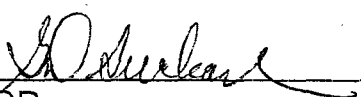
"All that portion of Road Plan 3289 KS contained within Lot 16, Block 2, Plan 032-\_\_\_\_\_ containing 0.133 ha (0.33Ac.), more or less."

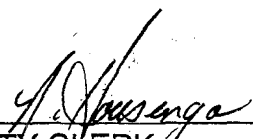
READ A FIRST TIME IN OPEN COUNCIL this 10<sup>th</sup> day of March 2003.

READ A SECOND TIME IN OPEN COUNCIL this 10<sup>th</sup> day of March 2003.

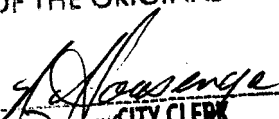
READ A THIRD TIME IN OPEN COUNCIL this 10<sup>th</sup> day of March 2003.

AND SIGNED BY THE MAYOR AND CITY CLERK this 10<sup>th</sup> day of March 2003.

  
MAYOR

  
DEPUTY CITY CLERK

CERTIFIED TO BE A TRUE AND CORRECT  
COPY OF THE ORIGINAL BYLAW.

  
DEPUTY CITY CLERK

**BYLAW NO. 3156/F-2003**

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

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

- 1 The "Use District Map G12" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 4/2003 attached hereto and forming part of the bylaw.


READ A FIRST TIME IN OPEN COUNCIL this 10<sup>th</sup> day of February 2003.

READ A SECOND TIME IN OPEN COUNCIL this 10<sup>th</sup> day of March 2003.

READ A THIRD TIME IN OPEN COUNCIL this 10<sup>th</sup> day of March 2003.

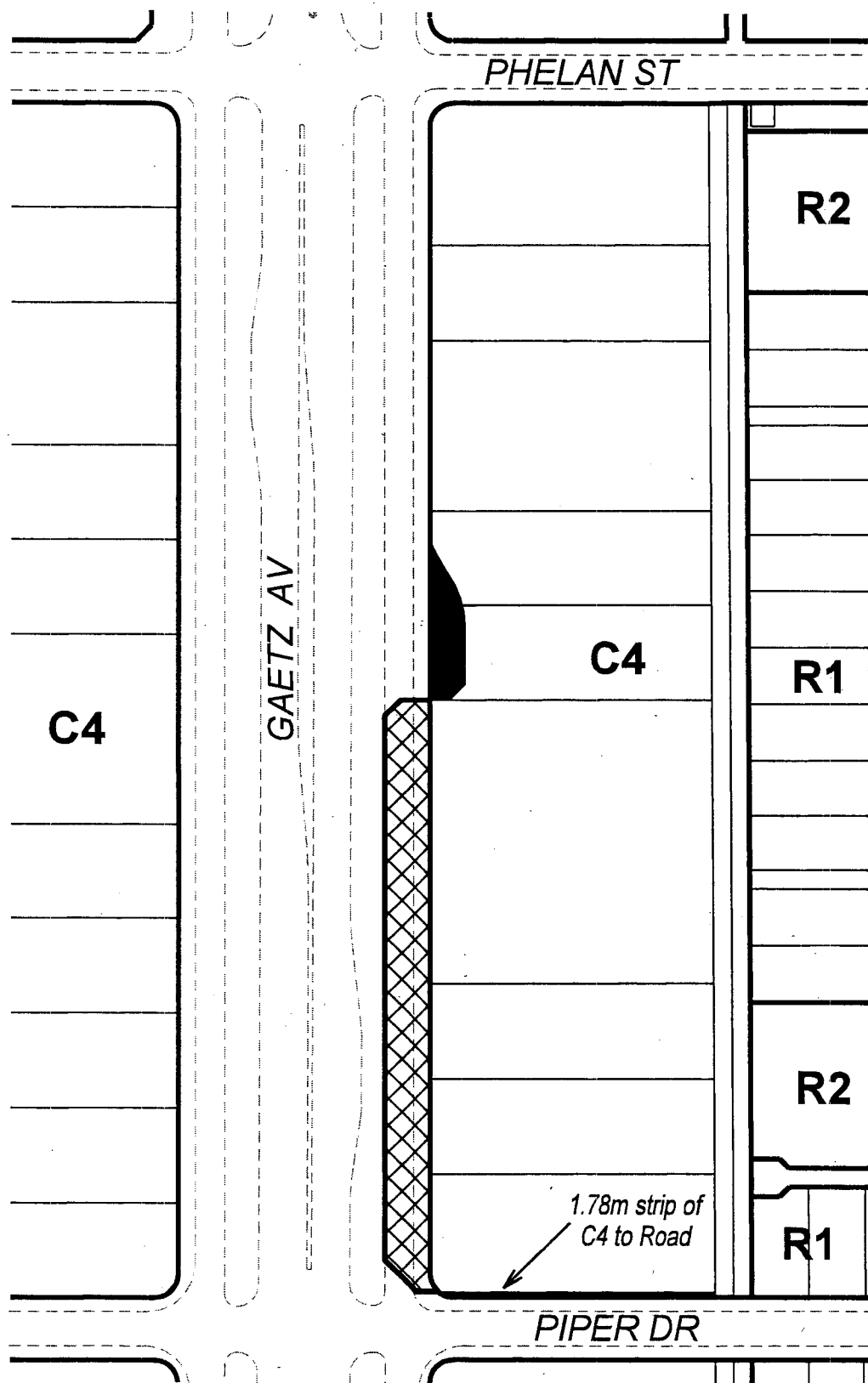
AND SIGNED BY THE MAYOR AND CITY CLERK this 10<sup>th</sup> day of March 2003.

  
MAYOR

  
DEPUTY CITY CLERK

# The City of Red Deer


## PROPOSED LAND USE BYLAW AMENDMENT



### AFFECTED DISTRICTS:

C4 - Commercial (Major Arterial)

Change from :

Road to C4 

C4 to Road 

MAP No. 4 / 2003

BYLAW No. 3156 / F - 2003

# Memo

**To:** City Clerk  
**From:** Lyn Radford  
Jerry Tennant

**Re:** Western Canada Summer Games Bid

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At its meeting on Monday November 18<sup>th</sup>, 2002, Council passed a resolution supporting a joint bid by the City and Red Deer County to host the 2007 Western Canada Summer Games, and the formation of a committee of interested citizens to prepare the bid documents.

This committee has been gathering the required information and garnering support from the community for the past three months and is now at the point of putting together the final draft to be sent to Alberta Community Development by the April 1<sup>st</sup> deadline.

An important part of the bid document is the projected budget, (attached), outlining revenue and expenditures for the event. The total budget is expected to be approximately 2.4 million dollars of which 1.5 million dollars will be in the form of a grant from the Province. The remainder of the funds must be raised locally including contributions from the City and County. As indicated in the original proposal to Council, we feel a contribution of \$150,000.00 would be appropriate based on support given by host municipalities of past games and that being given by the 2003 host communities in Manitoba. This amount would include approximately \$15,000.00 to pay for the cost of using city facilities which are normally provided free of charge by the host community. In the past, (Alberta Summer & Winter Games), the City has charged the organizing group for the cost of facilities and then provided an offsetting grant. Other areas of expenditure will include, food and accommodation, transportation, equipment, hospitality, promotion, volunteers etc.

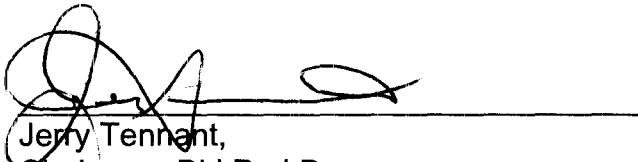
**The Red Deer "2007 Western Canada Summer Games" Bid Committee is therefore requesting a grant of \$150,000.00 from Council as its contribution to the cost of staging the games if we are successful in our bid. The Director of Corporate Services has recommended that this amount be put in the 2004 budget as a one-time payment**

We are excited about the prospect of holding the 2007 Western Canada Summer Games in the city and county. We feel we have a strong bid and an excellent chance of securing this major event for our community.



Lyn Radford

Chairperson, 2007 Western Canada Summer Games  
Bid Committee



Jerry Tennant,

Chairman, Bid Red Deer,  
City representative, 2007 Western Canada Summer Games  
Bid Committee.

## Statement Of Revenue and Expenditures

### Revenue

Alberta Community Development	
Operating Grant	\$1,500,000
Cultural Grant	\$75,000
Donations Cash	\$100,000
Gifts-in-Kind	\$180,000
City of Red Deer Grant *	\$150,000
Red Deer County Grant *	\$40,000
Fundraising	\$150,000
Interest Income	\$25,000
Souvenirs	\$60,000
Admissions	\$20,000
Other Income	\$8,000
GST Rebate	\$2,000
<b>Total</b>	<b><u>\$2,310,000</u></b>

\* Subject to Council Approval

### Expenditures

Administration	\$340,000
Friends of the Games	\$50,000
Promotion	\$65,000
Volunteers	\$45,000
Sports	\$290,000
Culture	\$100,000
Protocol	\$135,000
Safety / Communications	\$70,000
Facilities	\$325,000
Food	\$430,000
Accommodations	\$150,000
Transportation	\$220,000
Registration / Results	\$90,000
<b>Total</b>	<b><u>\$2,310,000</u></b>

# Alberta to host Western Canada Summer Games in 2007

Communities around Alberta are being invited to host the Western Canada Summer Games in 2007.

Invitations to host the event were sent out this fall to all Alberta cities and other municipalities with a population of more than 25,000. A final decision is expected by the end of May 2003.

The opportunity to hold the Games offers significant benefits to the host community, says Steve Pritchard, manager of the Sports Services Section and Alberta's representative on the Western Canada Games Council. "The community's hospitality industry benefits, and there can be tourism spin-offs to other communities as well. The Games provides the opportunity to enhance community pride and leaves a legacy of volunteer development. Another benefit is the legacy, in terms of new and enhanced facilities."

Alberta Community Development will provide a grant of \$1.5 million to the host community to go toward costs associated with holding the Games. The winning community will also receive a \$75,000 grant to help fund a cultural awareness component.

The event will take place over nine days in early August 2007. It will be only the second time in history

that Alberta has hosted the prestigious Games, which is a significant amateur sport event for the four western provinces and the three territories. They take place every four years, and were last held in Alberta in 1983, in Calgary.

The Games will feature competitions in 17 sports: athletics (includes wheelchair/Special Olympics), badminton, baseball, basketball, canoeing, cycling, diving, field hockey, rowing, rugby, sailing, soccer, softball, swimming, (includes swimmers with a disability), tennis, (includes wheelchair tennis), volleyball and wrestling.

More than 2,200 athletes, coaches and technical officials are expected to attend the event, which also has potential to draw thousands of spectators. The softball events alone traditionally attract large numbers of parents, says Pritchard.

The Western Canada Games Council, in cooperation with Alberta Community Development, held a workshop for interested communities in October. The event was attended by representatives of 10 Alberta communities. "This is going to be a very close and exciting competition," Pritchard said.

Communities that want to bid were asked to submit a letter of intent by the end of November. The communities that are key contenders will be visited by a committee of the Games Council in spring 2003, with the winner to be announced by the Minister of Community Development shortly afterward. That timing will give the host community four years in which to plan for the event.

The next Western Canada Summer Games will be held August 1 – 10, 2003, in Manitoba, in the communities of Selkirk, Gimli, Beausejour and Stonewall.

For more information, call Steve Pritchard at (403) 495-8260 or write him at: Edmonton, Alta. T6C 0K0, first, then the area code and the phone number; email [steve.pritchard@gov.ab.ca](mailto:steve.pritchard@gov.ab.ca); or visit the web site at [www.cd.gov.Alberta.asrpwf/programs/games/wcsummergames](http://www.cd.gov.Alberta.asrpwf/programs/games/wcsummergames)



# Memo

**Date:** December 3, 2002

**To:** City Clerk

**From:** Recreation Parks & Culture Manager  
Bid Red Deer Chairman

**Re:** Western Canada Summer Games Bid Committee  
Appointment of Members

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## History

At the November 18<sup>th</sup>, 2002 meeting of Council a resolution was passed to undertake a joint bid with Red Deer County to host the 2007 Western Canada Summer Games.

Council also directed the Administration to recommend to Council the membership of an Ad Hoc Committee whose purpose is to prepare the bid on behalf of the City and County.

## Comments

In consultation with Red Deer County Administration, soliciting input from various sources, and receiving a number of offers of support from the community, we are submitting to Council a recommended membership. The names are presented to Council in confidence.

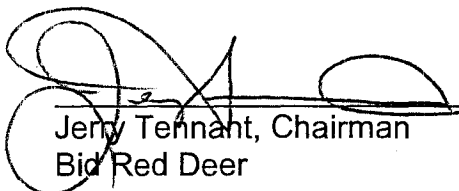
Red Deer County will appoint two members to the committee. It is also recommended that the committee select the Chairman and Vice-Chairman from among its members. Jerry Tennant and Harold Jeske will be ex-officio members representing the City and Bid Red Deer.

The Committee will meet regularly over the next four months to prepare the bid, for submission to Alberta Community Development by April 1<sup>st</sup>/03.

**Recommendation**

That Council pass a resolution to:

1. Establish an Ad Hoc Western Canada Summer Games Bid Committee,  
and
2. Appoint the members to this Committee

  
\_\_\_\_\_  
Harold Jeske  
Recreation, Parks & Culture Manager  
\_\_\_\_\_  
Jerry Tennant, Chairman  
Bid Red Deer

*Comments:*

I concur with the recommendations of the Bid Committee for the 2007 Western Canada Summer Games that \$150,000 be set aside to support the Games in 2007. In further discussion with the Director of Corporate Services on the financing of the \$150,000 it is recommended that City Council establish a specific reserve with a contribution in 2003 from the Tax Rate Stabilization Reserve.

"G.D. Surkan"

Mayor

"N. Van Wyk"

City Manager



City Clerk's Department

**FILE**

Council Decision – March 10, 2003

**DATE:** March 11, 2003  
**TO:** Jerry Tennant, 2007 Western Canada Summer Games Bid Committee  
**FROM:** Kelly Kloss, City Clerk  
**SUBJECT:** Western Canada Summer Games Bid

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*Reference Report:*

2007 Western Canada Summer Games Bid Committee

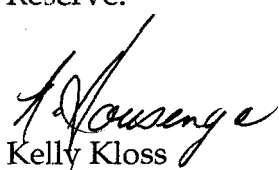
*Resolutions:*

*Resolved* that Council of the City of Red Deer, having considered the report from the 2007 Western Canada Summer Games Bid Committee, approves the establishment of a 2007 Summer Games reserve, in the amount of \$150,000, from the 2003 Tax Rate Stabilization Reserve.

*Report Back to Council:* No

*Comments/Further Action:*

If the Games do not proceed, these funds shall revert back to the Tax Rate Stabilization Reserve. Also, interest accrued on these funds goes to the Tax Rate Stabilization Reserve.

*for:*   
Kelly Kloss  
City Clerk  
/chk

c Director of Corporate Services  
Director of Community Services  
Treasury Services Manager  
Recreation, Parks & Culture Manager



Community Services Division

CS - 7.787

**DATE:** March 4, 2003

**TO:** Kelly Kloss, City Clerk

**CC:** Jan Sirrs, Chair, Normandeau Cultural and Natural History Society  
Wendy Martindale, Executive Director, Normandeau Cultural and Natural History Society

**FROM:** Colleen Jensen, Community Services Director

**SUBJECT:** Red Deer's Celebration of Alberta's 100<sup>th</sup> Anniversary:  
Report from the Normandeau Cultural and Natural History Society

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**Background:**

In September 2002, the Normandeau Cultural and Natural History Society, with funding from the fee for service program supported by The City of Red Deer, engaged Lowell Hodgson of PPC Consulting to undertake a local public participation process to hear how Red Deer Residents want to celebrate the 100<sup>th</sup> Anniversary of Alberta as a province. The preparation of the report was not initiated by The City, but rather through the Normandeau Society, as they had indicated this as an initiative in their 2002 Business Plan.

**Implications for The City:**

The attached report details the extensive community process and makes seven recommendations, several of which directly impact on The City of Red Deer.

**Recommendation #1** indicates that The City should actively encourage the province to announce their Centennial celebration plans in 2003 in order to permit local planning for both capital projects and for celebration.

It is further recommended that The City actively encourage the Province to provide financial support for capital and celebration events. A per capita grant across the province is suggested as an equitable way to honor the occasion and to permit local priorities to be met while at the same time honoring the Province and this milestone.

Comments and Implication: The City has already submitted a full proposal, in December 2000, with the purpose of accessing Centennial Legacies funding which was announced in September 2000. On October 18, 2001 it was announced that the funding program was deferred indefinitely. Subsequent to this announcement, The City has corresponded on numerous occasions with the province, expressing our concern and desire to see the funding reinstated. In addition, the Mayor and City Manager have met with our local MLAs, as recently as early 2003, to continue to express our desire to see some funding reinstated that would support Red Deer's application. No further information has been forthcoming to our community.

It is important for The City to continue to express our desire to have Centennial Legacies funding reinstated. A concern related to the per capital grant would be the amount of funds which would be attributed to Red Deer.

The amount of funding which Red Deer requires to undertake Centennial Way (48<sup>th</sup> St. Promenade), in addition to a community wide event, would be quite significant. Red Deer should expect a significant amount of funding, if the province is to maintain a fair and equitable approach, based on the Centennial Legacies funding which was already distributed to approximately 28 other projects in 18 communities before the program was deferred.

**Recommendation #2 indicates that The City continue to present to the Province "Centennial Way" as our City's legacy project to honor the 100<sup>th</sup> Anniversary of the Province. The City should actively encourage approval of this project in the spring of 2003 in order for planning and construction of this facility to be completed and ready for a grand opening in September 2005.**

**It is further recommended that The City only provide local support for other Legacy projects that may be submitted by community agencies if they recognize that Centennial Way is the prime project for this city and has the highest priority for funding.**

Comments and Implication: The application that was submitted by The City for Centennial Legacies funding was based on the Greater Downtown Action Plan. One of the main initiatives in the application was the development of the 48<sup>th</sup> Street Promenade (as per the GDAP), which is a continuous east-west pedestrian focused corridor, running from Barrett Park on the eastern edge of downtown, through the city core on 48<sup>th</sup> St., across Taylor Drive to 47<sup>th</sup> St, connecting with Waskasoo Park and the river valley on the west. In the application, because we were applying for Centennial funding, it was suggested that the 48<sup>th</sup> Street Promenade be called Centennial Way.

I agree with the recommendation that Centennial Way be the primary legacy project for the city. I am aware, however, that there are several other organizations in the community who are hoping that they might also access Centennial funding.

**Recommendation #3 suggests that The City plan to celebrate this event on September 1, 2005, the exact date of the birthday. The magnitude of the celebration event will be dependent on the financial support of the Province, with planning and staging the responsibility of The City.**

Comments and Implication: I agree with the first part of the recommendation that the event be held on Sept. 1, 2005, with the magnitude of the event dependent on provincial contribution. The planning and staging, however, should be the responsibility of a volunteer, community based committee, on which The City will have representation. The City does not have the resources to undertake this project.

**Recommendation #4 suggests that The City establish a volunteer Provincial Centennial Planning Committee by the fall of 2003. This Committee and the appropriate sub-committees should be drawn from the public at large as well as from existing agencies wishing to participate in planning and staging the Centennial event.**

Comments and Implication: The City could call the first meeting to bring interested parties together who wish to participate in the planning of the birthday event. The Committee would not be an officially established City committee, but rather a volunteer, community-based committee.

The City should have representation on the Committee, likely from the Cultural Services section of Recreation, Parks and Culture. The City has limited human resources to participate in the planning of this event.

**Recommendation #5** suggests that the city-wide celebration event be held on Centennial Way, September 1, 2005. It is recommended that this street be closed to vehicles and that the celebration event be free admission and geared for families.

It is further recommended that the CPR bridge be included in the celebration and that community agencies support this event by not scheduling their own specific celebrations on this date but rather throughout the long-weekend as adjuncts to this city-wide event.

Comments and Implication: I agree with this recommendation, assuming there is funding to develop Centennial Way. The recommendation should be turned over to the Community Planning Committee for their consideration in the planning. There should be no implications to The City from this recommendation.

**Recommendation #6** suggests that the celebration of this Provincial Centennial be limited to the downtown only. Since Red Deer in 1905 was already established where it is today, it is recommended that the celebration only acknowledge this time frame. For the 2013 anniversary of the city, it is appropriate that it acknowledges the history of Fort Normandeau and the move to our current site and this the "progressive" consideration.

Comments and Implication: I agree with this recommendation. It should be passed on to the Community Planning Committee for their consideration in the planning. There should be no implications to The City from this recommendation.

**Recommendation #7** suggests that The City encourage Service Clubs in the city to come together for a joint project in 2005 and to create another Ghost for the current collection. This Ghost could be considered as an extension of 48 Street to tie it to the River's edge and to link an east-west pedestrian focus. This Ghost should be in honor of aboriginal people and immigration to our Province and city. This Ghost could be a substantial piece depicting three people overlooking the river (an aboriginal, a settler and an immigrant) and in obvious agreement that this is a good place to settle and build a community.

Comments and Implication: The Ghost Project is the responsibility of the Downtown Business Association, and therefore it should not be The City that works with the service clubs, if this recommendation is to be undertaken. This recommendation should be turned over to the Downtown Business Association for further exploration. Having said this, I do have a concern that service clubs may also be asked to contribute to Centennial Way, if it is to proceed, and I would see Centennial Way as a priority. As I anticipate funding to be an issue, careful consideration needs to be given to the best use of resources.

#### **RECOMMENDATION TO COUNCIL:**

That Council for The City of Red Deer request that the Mayor and City Manager continue to aggressively encourage the provincial government to reinstate Centennial Legacies funding as soon as possible, which will be used for capital legacy projects, as well as celebration events for the 100<sup>th</sup> anniversary;

City Clerk  
Red Deer's Celebration of Alberta's 100<sup>th</sup> Anniversary  
March 4, 2003

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4

And further that Council direct administration to call the first meeting to establish a community planning committee once funding has been announced;

And further that all other recommendations be turned over to the planning committee for their consideration in planning.

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

Colleen Jensen

:jb

# ***Normandeau Cultural and Natural History Society***

4525 - 47A Avenue  
Red Deer, Alberta T4N 6Z6  
Ph: 403-309-8405  
Fax: 403-342-6644

February 4, 2003

- Kerry Wood  
Nature Centre

Mayor, Gail Surkan  
City of Red Deer

- Gaetz Lake  
Sanctuary

Box 5008  
Red Deer, AB T4N 3T4

- Allen Bungalow

Dear Mayor Surkan,

- Fort Normandeau

Over the past few months, the Normandeau Society has been consulting with the community to determine how Red Deer should celebrate the Province's 100<sup>th</sup> anniversary in 2005. Over 20 community groups and numerous individuals, representing a cross-section of the community, were involved in this process. The attached report presents a series of recommendations and summarizes the input received.

- Red Deer &  
District Museum

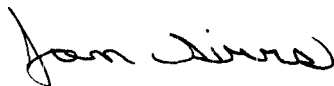
- Heritage Square

Recommendation numbers 1, 2, 3, 4 and 7 suggest actions which The City of Red Deer should take relating to the anniversary celebration. We encourage Council to review the report and agree to take action as recommended.

- Heritage  
Preservation  
Committee

We are appreciative of the funding provided for this consultation initiative through the City's fee-for-service program for arts and culture organizations.

Sincerely,



Jan Sirrs  
Chairman  
Normandeau Cultural and Natural History Society

JS/sl

**PPC  
Personal and Professional Consulting  
26-26540 Highway 11  
Red Deer County, AB  
T4E 1A3**

**Report to:**

**Normandeau Cultural and Natural  
History Society**

**A Plan for Red Deer's Celebration of  
Alberta's 100<sup>th</sup> Anniversary in 2005**

**PPC**  
**Personal and Professional Consulting**  
**26-26540 Highway 11**  
**Red Deer County, AB T4E 1A3**

November 28, 2002

Wendy Martindale  
Director  
Red Deer and District Museum  
4525 – 47A Avenue  
Red Deer, AB T4N 6Z6

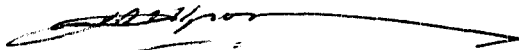
Dear Wendy,

**Re: 2005 Centennial of the Province of Alberta**

In accordance with our agreement dated August 19, 2002 I have now completed our contract. Thank you very much for this opportunity, it has been a pleasure to be involved again in community development.

Enclosed with this letter is the report as well as my recommendations. It is my hope that I have accurately reflected the discussions I have had with the community and based on the support of the public meeting November 19 I believe I have been successful.

Sincerely,



Lowell R. Hodgson  
Personal and Professional Consulting

LH/sl

## **Summary and Consultant Recommendations:**

*Through this process the community responded very clearly in support of 2005 being a significant milestone not only for the Province but for our City too. The Centennial of the Province should be celebrated locally and there should be a legacy from it that will tell present and future citizens that this milestone was indeed important. Leadership, however, from the Provincial Government is essential as this is a Provincial Centennial and The City's centennial is not until 2013.*

### **Recommendation #1**

**That The City actively encourage the Province to announce their Centennial celebration plans early in 2003 in order to permit local planning for both capital projects and for the celebration component.**

**It is further recommended that The City actively encourage the Province to provide financial support for capital and celebration events. A per capita grant across the province is an equitable way to honour the occasion and to permit local priorities to be met while at the same time honouring the Province and this milestone.**

*There was very strong support from all of the organizations interviewed for three significant city plans. Those being the Greater Downtown Action Plan, the Community Culture Master Plan and the Community Services Master Plan. All groups supported having a Centennial Legacy in the downtown as well as the celebration event. The "Centennial Way" project, as applied for by The City, is supported as the appropriate City legacy facility.*

### **Recommendation #2**

**That The City continue to present to the Province "Centennial Way" as our City's legacy project to honour the 100<sup>th</sup> Anniversary of the Province. The City should actively encourage approval of this project in the spring of 2003 in order for planning and construction of this facility to be completed and ready for a grand opening in September 2005.**

**It is further recommended that The City only provide local support for other Legacy projects that may be submitted by community agencies if they recognize that Centennial Way is the prime project for this City and has the highest priority for funding.**

*There was strong support from the community to celebrate this event September 1<sup>st</sup>. Concern was heard that we should not add this celebration to an existing event as this Centennial will be diminished in its visibility or it in turn will diminish the existing event that must go on in future years.*

***Recommendation #3***

**That The City plan to celebrate this event September 1, 2005, the exact date of the birthday. The magnitude of the celebration event will be dependent on the financial support of the Province, with planning and staging the responsibility of The City.**

*Planning is essential for the successful staging of any event. Notice to the community in the spring of 2003 will permit proper planning for a significant event and will allow community agencies time to consider their own events in support of the larger celebration.*

***Recommendation #4***

**That The City establish a volunteer Provincial Centennial Planning Committee by the fall of 2003. This Committee and the appropriate sub-committees should be drawn from the public-at-large as well as from existing agencies wishing to participate in planning and staging the Centennial event.**

*Community agencies interviewed were all supportive of having the celebration event in the downtown and on Centennial Way.*

***Recommendation #5***

**That the city-wide celebration event be held on Centennial Way, September 1<sup>st</sup>, 2005. It is recommended that this street be closed to vehicles and that the celebration event be free admission and geared for families.**

**It is further recommended that the CPR bridge be included in the celebration and that community agencies support this event by not scheduling their own site specific celebrations on this date but rather throughout the long-weekend as adjuncts to this city-wide event.**

*There was much discussion as to the magnitude of the celebration. Some preferred to have an event that would start at Fort Normandeau and then travel down the river valley to the CPR bridge and the downtown site. I would describe this as "progressive" celebration. Others preferred to have the entire celebration in the downtown only.*

***Recommendation #6***

**That the celebration of this Provincial Centennial be limited to the downtown only. Since Red Deer in 1905 was already established where it is today, it is recommended that the celebration only acknowledge this time frame. For the 2013 anniversary of The City it is appropriate that it acknowledges the history of Fort Normandeau and the move to our current site and thus the "progressive" consideration.**

*Many other excellent suggestions were presented by the various groups I met with and I encourage the reading and consideration of all of them dependent, of course, on the resources available. One that I believe is worthy of special consideration follows.*

***Recommendation #7***

**That The City actively encourage Service Clubs in the city to come together for a joint project in 2005 and to create another Ghost for the current collection. This Ghost could be considered as an extension of 48 Street to tie it to the River's edge and to link an east-west pedestrian focus. This Ghost should be in honour of aboriginal people and immigration to our Province and City. This Ghost could be a substantial piece depicting three people overlooking the river (an aboriginal, a settler and an immigrant) and in obvious agreement that this is a good place to settle and build community.**

Lowell Hodgson  
November 2002

**Background:**

In December of 1997, the Provincial Government through their Department of Community Development released a report entitled "Alberta: Celebration of the Century." This report was the culmination of a public participation process by Alberta's 100<sup>th</sup> Anniversary Strategy Committee chaired by Colleen Klein. This report made many recommendations to the Provincial Government including the establishment of a "Centennial Commission," to provide leadership and focus to the 2005 celebrations province-wide.

Since that time the Provincial Government has chosen to establish a Centennial Program Office in their Community Development Department rather than establishing the Centennial Commission as was recommended. Further to this, the Government then announced Capital Legacy funding for twelve (12) Government projects including such facilities as the Tyrrell Museum and the Provincial Archives. A further twenty-four (24) Municipal projects were awarded \$60 million from this program in 2000/2001. With a down turn in the provincial economy at that time, all other Municipal applications then under consideration were frozen. The City of Red Deer had submitted an application for a project entitled "Centennial Way", but consideration of it remains frozen at the time of writing this report. It is anticipated that the spring budget of 2003 will announce funding for the Centennial Celebration, but the magnitude of it is yet unknown.

In September of 2002, the Normandeau Cultural and Natural History Society, with funding through The City of Red Deer fee-for-service program for arts and culture, engaged PPC (Personal and Professional Consulting) to undertake a local public participation process to hear how Red Deer residents want to celebrate this milestone anniversary. This was seen to be necessary in order to provide time for planning locally. While leadership is still essential from the Province, Red Deer can be ready for both a capital project and for a celebration event.

What follows are the results of the participation process and the recommendations of this Consultant.

**Process:**

Letters of introduction were sent to thirty-two (32) community agencies explaining this project and the process for public participation. With the letter were six (6) questions intended only to stimulate creative thinking about this subject. I asked for the opportunity to meet with each agency with a promise to listen to their ideas and to share with them what I was hearing from the others I had already met with. This was done in order to try to have the benefit of some group thinking.

In the end I met with twenty seven (27) groups. Some had presented my letter to their Board and were reporting to me the results of their discussions, while with others I met with their entire Board. Agency staff were also very involved in offering input to these discussions.

Further to these group meetings I attended one (1) Farmers Market session, and I presented my findings to a city-wide public meeting. I also met with individuals who wanted to add their personal ideas.

## **Summary of Discussions**

### **Normandeau Cultural and Natural History Society**

This Board supports a celebration that would be held September 1<sup>st</sup> rather than trying to add this event to existing events like Canada Day. They also strongly support a downtown centralized event although side attractions complimentary to the main celebration could take place at such places as Sunnybrook Farm or other historic sites. In addition to a Downtown event they strongly encourage the use of the CPR bridge as it was re-developed to accommodate programming and it is because of this bridge location that Red Deer exists where it is.

This Board recommends consideration of a “street party” similar to what was done for the Province’s 75<sup>th</sup> anniversary.

If a theme is to be considered for the year, this Board suggests it needs to be very broad in scope in order to permit all event planners to adapt it to their particular event.

This Board supports the continuing implementation of the Downtown Concept Plan and thus the development of the Promenade or Centennial Way if that is what it is to be named. The Board favours one significant capital legacy from this milestone event, however, if others can be considered then updating/upgrading of the Fort Normandeau interpretive centre seems to be an appropriate consideration too.

Significant inventions have occurred in Red Deer and District in the past one hundred years and it would be worthwhile cataloguing and celebrating these too.

The Normandeau Cultural and Natural History Society sees themselves as integral participants in planning and staging this celebration.

### **Sunnybrook Farm Museum**

This agency strongly supports the need for a legacy facility to be built to commemorate the Centennial. They would encourage this ahead of a “party.”

Sunnybrook Farm has prepared an extensive plan and a grant application for a Legacy grant but has not yet submitted it. They want to meet with the MLAs first to familiarize them with their aspirations. Their application includes an operating endowment and Ketchum Consulting (their consultant hired to consider fund raising) has indicated that the corporate community and individuals are unlikely to contribute without the Province being a project catalyst.

If a celebration is planned, Sunnybrook Farm would prefer the September 1<sup>st</sup> time and they would want to be involved. The James Bower farm was first settled in 1899 and so “a salute” to agriculture and the farm family would be appropriate and important to these celebrations.

### **Red Deer Cultural Heritage Society**

The Cultural Heritage Society would not want Canada Day to be altered in any way in order to accommodate this one-time celebration. They believe that the Canada Day celebration has become a Red Deer tradition that stands on its own and is different from all others. Any celebration of this centennial should not duplicate in any way Canada Day as it now functions.

A September 1<sup>st</sup> celebration would be supported. If smaller legacy projects were to be considered, this Society would favour the re-development and extension of the Bower Ponds stage.

It was emphasized that a celebration should highlight immigration, as even our pioneer settlers were immigrants either to this province from eastern Canada or from other places in the world.

This Society would support a celebration over more than one day and they feel the event should focus on Fort Normandeau, the River, the CPR Bridge and downtown. If “side” events are planned at Sunnybrook Farm or Heritage Square or Kerry Wood Nature Centre, then these must compliment the major event and not compete with it.

The Cultural Heritage Society supports the Downtown Concept Plan and the intention for the development of Centennial Way if the Province announces a Legacy grant program.

### **Catholic School Division**

The Catholic School Board considered my letter and questions and offer their intention to be involved in this event if it is planned for September 1<sup>st</sup>. School is likely to be in by September 1<sup>st</sup> but with sufficient lead time they could alter their curriculum to cover Alberta and Canadian history first. The Board sees the involvement of the school children as much better than if it was celebrated when school is out and many families are away.

If the trail linkage between Fort Normandeau and Heritage Ranch could be considered for Legacy funding, this Board sees this as a highest priority.

A “community history book” would be another excellent legacy from this celebration. Community agencies, boards, service clubs, etc. could each write their own history of development and these could become a compliment to the existing Dawe book, Red Deer: An Illustrated History.

### **Community Services Division**

A downtown event called Centre Fest will be launched in 2003. This event will take place the last weekend in July and will in many ways resemble "The Fringe" in Edmonton. This is intended to become an annual event, however, this Division does not expect it to conflict with a Centennial event that will be a one time only and, if held September 1<sup>st</sup>, will be a month later. It may be important that the two events do not look alike, however.

The year 2004 will be the 90<sup>th</sup> Anniversary of the Public Library and there will be a celebration of that however this is not seen as a conflict for 2005.

This Division supports and provides many services to a wide range of agencies and departments and believes that a very broad theme will be necessary if an over-all theme is to be considered. Something like "Celebrate our past; build our future" was suggested.

This Division sees possibilities for this celebration to be more than one day and strongly supports the "progressive" plan involving Fort Normandeau, the River, Great Chief Park, the CPR Bridge and downtown. There is possibility for a significant spectacle if voyageur canoes, horseback riders, covered wagons, etc. made the trek from the Fort to the bridge.

If a street dance concludes the event, it might feature costumes and music from the various eras over the past one hundred years.

### **Kerry Wood Nature Centre Staff**

The story of Fort Normandeau is basically 1880 to 1895 and thus the City had already moved by 1905 yet it seems appropriate to bring the Fort into the celebration event as this was our roots. The Fort site then became "The Old-timers Picnic Grounds" so it would be very appropriate to kick off the event here perhaps with a giant pit barbeque along with displays, period costume, etc. The move down the river would then be colourful.

If a second legacy project can be considered then Fort Normandeau exhibit renewal and the trail to Heritage Ranch should be a priority.

This agency recommends a time capsule be created and perhaps be placed at the CPR Bridge. During the celebration event the bridge might best be used as an arts venue.

Most agencies and major businesses are involved with the Partners in Progress Program and these may be special opportunities for the celebration year.

### **Native Friendship Centre**

This agency strongly supports the concept of a family event to celebrate the centennial. There should be no admission charged.

The Native Friendship Centre will be interested in participating in the celebration and they believe they could develop a very colourful and interesting display at Great Chief Park if a river valley event is planned. They have two Teepees and they could offer arts and crafts displays, story telling, bannock making, dance, etc. The round dance could strongly demonstrate the blending of the cultures.

### **Cultural Charter Partners**

The Cultural Charter Partners represent many cultural groups. They emphasized their support of the Culture Master Plan and believe the celebration must be held in the downtown.

The Photographic Club is planning a major show of Red Deer and District and this could be an interesting side attraction. Likewise, the local Square Dance Club might bid for a significant event to be held here in Red Deer and it is traditionally held the September 1<sup>st</sup> weekend.

The Partner meeting suggests that the celebration be over two or more days and they thus support the “progressive” idea.

If Centennial Way is developed for a legacy project the CPR fountain will be a part of it, and the Michener family has expressed interest in attending its rededication.

It was reported that progress is being made towards a new footbridge across the River from 48<sup>th</sup> Street to Bower Ponds. If this comes to fruition by 2005, it would simply add to the connection of the event down the River and into the city centre.

There was much support for the Royals to be involved throughout the celebration.

### **Red Deer Visitor and Convention Bureau**

The Bureau supports celebrating this event on the September 1<sup>st</sup> weekend rather than trying to enhance existing events. They would recommend one full day of events rather than using more than one day. We should promote period costume wearing and highlight our multicultural blend, as that always adds a festive mood in itself.

Business can become part of this celebration with their staff and store specials highlighting a full week. The Bureau can help with promotions and publications for the entire celebration.

The Bureau strongly supports the downtown as the focus for events, but can also support smaller legacy developments and would add their support for the trail from Heritage Ranch to Fort Normandeau.

A time capsule seems to be an automatic consideration for significant dates like this.

### **Alberta Sports Hall of Fame and Museum**

A two day event would be best in the minds of this agency and it should be on the September 1<sup>st</sup> weekend. The first day should begin at Fort Normandeau with activities until about 4 p.m. when the exodus would begin down the river valley with canoeists and riders building and camping at Great Chief Park. Everyone in period costume would use utensils, etc. of the day and so Great Chief Park could be a beautiful blending of native and explorer campers. In the morning the camp would move on to the downtown and the CPR Bridge. The rest of the day and evening would be focussed on Centennial Way.

Other agencies including the Hall of Fame and Museum would be welcome to have their events and celebrations, but they would have to support this main event and not conflict time wise with the major events.

The Sports Hall of Fame and Museum have submitted a Legacy grant application of their own in the amount of approximately \$700,000 for improvements to their honoured members' hall.

### **Heritage Preservation Committee, Normandeau Cultural and Natural History Society**

This Committee thinks it would be appropriate to recognize all things that are one hundred years old or at least key milestones, perhaps by the decade. This could include people, buildings and even trees. Increasing heritage awareness is a responsibility of this Committee.

Some members preferred not to hold Red Deer's event at the same time as Provincial celebrations even if that meant moving away from the September 1<sup>st</sup> date. There was no support for creating a new event intended to be ongoing, but rather that this should be a one day birthday only. It should be festive and it should be for families.

It was suggested that a significant floral display in City Hall Park could acknowledge the year and that the celebration generally should be in the original downtown.

Some Committee members, while acknowledging that Fort Normandeau was our roots, felt that the recognition need not go back beyond 1905 and this could focus on the CPR bridge and downtown only.

The significance of the military in our past one hundred years was raised as needing to be involved in any celebration. The Legion, the armouries, the cenotaph, the Memorial Centre, etc. were groups and facilities mentioned in this discussion.

A celebration that recognized the decades would permit businesses, organizations and even families to celebrate their input and contributions to this city and to the Province.

### **Red Deer and District Archives Committee**

The Archives Committee foresees a significant need for more space by 2005 and would like to see the replacement of the museum at that time and significant expansion into the museum space for Archives. This would be a very substantial legacy project.

If a theme for the year is to be considered, this Committee believes it needs to, "be looking to the future and not just recognizing the past."

It was agreed that the event should be a party, but should likely occur on one day only. Concern was also expressed that a progressive or moving event can cause many logistical problems and it might be better to simply focus the celebration around the CPR bridge and Centennial Way.

It was again mentioned that the fountain that was gifted by Roland Michener's father is available for relocation into Centennial Way Park. The CPR were very involved in the original downtown park and they should appropriately be involved too.

The concept of "passing the torch" was also mentioned and could represent the eldest to the youngest.

### **Golden Circle**

If development of Rotary Recreation Park could be considered as a Legacy project then it would do much to tie the downtown together further. There was support, however, for the Centennial Way as the major project for the city. Expansion plans for the Golden Circle will be considered further following the development of a comprehensive Business Plan.

This agency believes a one day event would be best around September 1<sup>st</sup> and perhaps should focus entirely in the downtown beginning with where Red Deer was in 1905. If groups are going to participate then there will at least need to be some seed funding to the groups, whether that comes from the Province or the City.

The ghosts were mentioned as a unique feature of Red Deer and there ought to be a Ghost of something or someone to mark this occasion.

Agencies should be encouraged to write their own history within the last 100 years and these could become very valuable archival documents.

Bus service from throughout the city needs to be planned for in order to transport people into and out of the downtown for the celebration. Something similar to what is done for Canada Day should be considered.

In celebrating the past this party must also look to the future.

### **Red Deer and District Community Foundation**

The idea of a community passport was suggested where people could visit special events that are offered throughout the year, have their passport stamped and then qualifying for something special if they complete them. All of the event organizers could adopt a Centennial theme and thus consistency for the year.

It was also recommended that organizations or agencies could apply for Community Initiatives Program funding in order to participate in a wider community event. In this way Provincial funds would be used to recognize a Provincial event. A great deal of lead time is needed to plan a community event of this magnitude and thus they should start by mid 2003.

### **Farmers Market**

I attended the Farmers Market with a photo display of special events in Red Deer's history. These photos attracted a lot of attention and so I was able to talk to a lot of people. Very few, however, had any ideas for 2005, but I was certainly able to raise awareness of the anniversary and all understood the need to begin planning now.

### **Red Deer River Naturalists**

The Red Deer River Naturalists believe that a party without a significant legacy would be a mistake. They are supportive of the Centennial Way project or anything that would make the downtown more pedestrian friendly. They also strongly support naturalization in parks and they would encourage Community Associations to consider as their project additional tree and shrub planting on berms that parallel major roadways.

Waskasoo Park also came up for discussion as a facility that is never finished and the Red Deer River Naturalists would encourage further development especially if they could encompass wildlife corridors.

Another project worthy of consideration is to create in the downtown a more permanent Farmers Market.

With a celebration event consideration of the presence of the River should be acknowledged. Events in, on or around the River would be appropriate.

### **Red Deer College**

Red Deer College very strongly supports the need for a significant capital legacy from the Centennial. They are supportive of the City's plan and hope to develop something at the College too. An entrance plaza or garden is under active consideration and while it might be built prior to 2005, it could be dedicated then.

The College would encourage many centennial projects, leaving legacies even in neighbourhoods. Service clubs could be encouraged to come together to work cooperatively and an excellent project might be to re-furbish the storyline at Fort Normandeau. The College would also encourage a symbol to the centennial like a flag and would encourage it to be flown everywhere for the entire year.

Seniors need some special recognition if not by the Province then certainly by The City.

The College facility could undertake a project or play a part in the celebration which they feel should be September 1<sup>st</sup>.

### **Downtown Business Association**

In celebrating 100 years the Downtown Business Association would see the 48 Street party as a wonderful opportunity to highlight each decade not just with music, but also a chance to highlight significant events in the history of our city. They would recommend a one day event only and agencies who have their own celebrations could stage them around the one day of the major celebration.

The idea of a city calendar was first raised here. Each month could show pictorially Red Deer's history over the past 100 years and significant dates of events and the such could be written on those dates. This could be an excellent fundraiser for some groups to consider.

This may be an opportunity to enhance street banners that show celebration and colour and could be used for years to come.

If a theme is developed this Association would encourage something like "Journey." This enables them to look both back and forward.

### **Red Deer Public Library**

The Library sees opportunity for all libraries across the province to work together under a common theme and focus. In this we should celebrate the past, but look forward too.

A new idea presented here was to commission works from Alberta artists. The idea of having Claude Lapalme compose a symphony to celebrate the year was one example given.

If another Ghost is to be considered then the Library staff strongly support that being an aboriginal.

Library staff support the September 1<sup>st</sup> date on the assumption that the Province declares it so.

### **Central Alberta Diversity Project**

For this agency it is very important that this event involve in significant ways the aboriginal people. They are our heritage even ahead of farmers or immigration. To properly involve them, we need to consult with and involve their elders.

A second idea presented here was to have a, "Calling all Colours Night" to celebrate diversity and to develop friendships. "Friendships reduce fear and finally hatred leaves." This might be done with a series of ethnic meals that tickets would be sold for and where people could taste other cultures and hear their stories. It could culminate in an evening of celebration together honouring each other.

If a centennial Ghost is to be considered this agency strongly supports it being a Native person and for this we must again consult with that community. Chief Maskepetoon might be appropriate.

### **Recreation Parks and Culture Department**

Department staff support the three plans within their Division  
The Community Services Master Plan,  
The Greater Downtown Action Plan and  
The Community Culture Master Plan.

A legacy from the Centennial should be supportive of these plans. If Centennial Way is supported, the need was expressed to take this over the River to retro-fit Bower Ponds.

This City could become the "City of Festivals" if we support the Centre Fest now being planned for 2003. This Centennial celebration could enhance this festival in 2005 if it is not held on the September 1<sup>st</sup> date. Much can be done with other festivals if we tie in Rotary Recreation Park, 48 Street and on through Bower Ponds.

This Department reminds event planners that 2005 is Alberta's centennial and Red Deer's is 2013 thus the much larger celebration should be the latter.

Concern was also expressed for existing Department infrastructure. If the Province was to announce an infrastructure refurbishment grant for the Centennial, that would be well received and spent too.

### **Chamber of Commerce**

I met with Jan Fisher to describe what I had heard thus far from all of the groups I had met with and to get a Chamber of Commerce reaction to it.

The Chamber is supportive of the expressed need for Provincial leadership and for a lasting legacy from the Centennial.

Jan expressed strong support for our Ghosts and would welcome a significant piece to mark this occasion. She envisages an aboriginal, an immigrant and a white man meeting on the river bank with their hands clasped in a symbol of acceptance of one another.

Support was also expressed for a smaller celebration leaving the involvement of Fort Normandeau until the City reaches one hundred years in 2013.

### **Parkvale Community Association**

This was a very well attended meeting and several ideas were presented for consideration of capital legacy projects. Since this is the city's oldest neighbourhood there is a house now with historic designation but in need of significant repair. It was built in 1905 and could be a project for support.

Another idea presented was to honour former community leaders somewhere in the neighbourhood. An example is former Mayor Ed Barrett who lived in that area. A park

development on vacant property south of the Pioneer Lodge could be a focus for this. Former street names could also be reflected here.

### **Westerner Exposition Association**

The Westerner is totally supportive of the need to celebrate this milestone recognizing of course that this is a provincial event and needs Provincial funding. They would try to be supportive of a major theme for their Westerner Days.

### **Public School Board**

This school district is older than the Province having celebrated their centennial on September 12, 1987. A book entitled "Schools at the Crossing", by Harold Dawe, documents their history.

The School District Foundation have expressed interest in creating a Ghost to honour an early pioneer in the District and this Provincial Centennial may be reason to advance this as project. Another interest they have is in the trail from Fort Normandeau. However, they understand that access to property remains a stumbling block.

In 2005 it is intended to have school staff back to work for orientation September 1<sup>st</sup>, with school to start on the Tuesday following Labour Day. They will investigate this further if the Province declares September 1<sup>st</sup> or 2<sup>nd</sup> a Provincial holiday, however, the plan is still to have students not return before the long weekend.

The Public School Board would welcome tree planting on school sites if community associations showed interest in this as a project. There may be a way to involve the children too.

### **Red Deer and District Museum Society**

The Museum Society is very supportive of a one day event for September 1<sup>st</sup> and agree that a downtown celebration is appropriate. They also support the need of a legacy facility.

There were no additional ideas presented have, however, strong support was expressed again for the need of Provincial leadership. The City should plan and present the celebration but funding should come from the Province.

This Society is very concerned for the need of expansion of the Museum building to accommodate their own collection but also that of Archives. They see this as a need in the near future and this too would be an appropriate Centennial legacy.

Two individuals submitted ideas for consideration.

The first was from Harlan Hulleman who suggests the creation of a very large (4 or 5 story high) deer at the western edge of the 48 Street Park. This idea is “to give Red Deer the equivalent of Paris’ Eiffel Tower on Vegreville’s Easter egg or Moose Jaw’s Moe the Moose.”

The second submission was from Peter Allan.

He wanted the community to be aware of a very significant convention being held in Red Deer in October 2005. The Air Force Association of Canada conference will be in Red Deer October 6<sup>th</sup> to the 9<sup>th</sup> and will attract visitors to our city from across the country as well as dignitaries both from the armed forces and also Government. They would not be able to alter their national event to a provincial milestone. However, it will expose our city and province considerably.

During the public meeting to present the plan, three other suggestions were put forward as appropriate considerations for this Centennial. The first was for a Special Edition of the Advocate. This special edition could trace Red Deer’s growth and significant events over the hundred years and would provide readers with a significant souvenir of the celebration. The second suggestion was to highlight the industrial history of our city and the third was to establish one or more appropriate scholarships that again would serve as a reminder of the Centennial.

The Central Alberta Historical Society had a presentation of the report and were supportive of all of the recommendations. Their very special interest is in the re-dedication of the fountain as discussed in this report. They have assembled some funding already for this purpose and want to be involved in this undertaking.

***Comments:***

I concur with the recommendations of the Community Services Director with respect to the report by PPC Consulting in connection with the City's celebrations of the Province's 100<sup>th</sup> Anniversary. The Director's recommendations that focus on community involvement and community leadership are especially important to seek broad community participation and support for these initiatives. They can best be handled as recommended by a community committee on which the City has representation rather than a City committee on which the community has representation.

"N. Van Wyk"  
City Manager

CITY CLERK'S DEPARTMENT

March 11, 2003

Jan Sirrs, Chair  
Normandeau Cultural & Natural History Society  
4525 - 47A Avenue  
Red Deer, AB T4N 6Z6

Dear Ms Sirrs:

**Re:    *Red Deer's Celebration of Alberta's 100<sup>th</sup> Anniversary***  
***Report from the Normandeau Cultural and Natural History Society***

At the March 10, 2003 Red Deer City Council meeting, Council discussed the report presented by the Normandeau Cultural and Natural History Society regarding Red Deer's Celebration of Alberta's 100<sup>th</sup> Anniversary. The following resolution was passed:

***Resolved*** that Council of the City of Red Deer, having considered the report from the Community Services Director, dated March 4, 2003, re: Red Deer's Celebration of Alberta's 100<sup>th</sup> Anniversary, Report from the Normandeau Cultural and Natural History Society, hereby

1. Directs Mayor and City Manager to request the Provincial Government to reinstate Centennial Legacies funding as soon as possible to be used for capital legacy projects as well as celebration events for the 100<sup>th</sup> Anniversary.
2. Agrees that the responsibility of any planning and staging of Red Deer's celebration of Alberta's 100<sup>th</sup> Anniversary be the responsibility of a community committee/organization. Further, City Administration are directed to call the first meeting to establish a community planning committee once provincial funding is announced, however the use of staff resources is to be limited.
3. All other recommendations contained in the 100<sup>th</sup> Anniversary report submitted to Council on March 10, 2003 be turned over to the Planning Committee/Organization for their consideration in planning.

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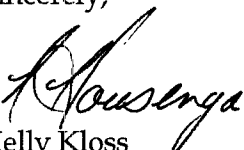
Normandeau Cultural and Natural History Society

March 11, 2003

Page 2

Thank you for submitting this report for Council's consideration. City Administration will be in touch with you as plans for the celebration of Alberta's 100<sup>th</sup> Anniversary progress.

Sincerely,

*fw:*   
Kelly Kloss  
City Clerk

KK/chk

c      Community Services Director

**FILE**



Council Decision – March 10, 2003

City Clerk's Department

**DATE:** March 11, 2003  
**TO:** Colleen Jensen, Community Services Director  
**FROM:** Kelly Kloss, City Clerk  
**SUBJECT:** Red Deer's Celebration of Alberta's 100<sup>th</sup> Anniversary:  
Report from the Normandeau Cultural and Natural History Society

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*Reference Report:*

Community Services Director, dated March 4, 2003


*Resolutions:*

*Resolved* that Council of the City of Red Deer, having considered the report from the Community Services Director, dated March 4, 2003, re: Red Deer's Celebration of Alberta's 100<sup>th</sup> Anniversary, Report from the Normandeau Cultural and Natural History Society, hereby

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3. All other recommendations contained in the 100<sup>th</sup> Anniversary report submitted to Council on March 10, 2003 be turned over to the Planning Committee/Organization for their consideration in planning.

*Report Back to Council:* No

***Comments/Further Action:***

*for* :   
Kelly Kloss  
City Clerk  
/chk

- c City Manager  
W. Martindale, Executive Director, Normandeau Cultural and Natural History  
Society

# MEMO

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**DATE:** March 4, 2003

**TO:** KELLY KLOSS  
City Clerk

**FROM:** GREG SCOTT, Manager  
Inspections & Licensing Department

**RE:** PARKING TAG FINE REVIEW

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The Inspections & Licensing Department has completed a thorough review of the current Parking Tag fines schedule plus the payment policy program. This review was requested as part of the Downtown Business Association Parking Report which was supported by City Council. It should be noted that a review has not been completed since 1996. Since that time Parking Administration and Parking Tag Enforcement costs have increased by approximately \$136,000 annually.

It is also important to highlight that all net revenue in the Parking Administration business unit is allocated to the Downtown Parking Fund. This fund is utilized for managing Downtown Parking programs and ensuring an appropriate parking lot inventory is maintained. Positive contributions to this fund helps reduce the need for public taxation support. The projected annual increase in revenue based on the proposed parking fine schedule is \$140,000.

Included in the review was the following:

1. Discussion with six other Alberta municipalities relating to Parking Tag enforcement including obtaining a list of their parking fine schedule.
2. Comprehensive discussion with Parking Administration staff relating to the Parking Tag payment process.
3. Discussion with the current Parking Tag Commissionaires regarding ticket issuance.
4. Information sharing with the Downtown Business Association and Red Deer Chamber of Commerce.

Attached for your information is a spreadsheet outlining the information obtained from the other municipalities (Schedule "A") plus a chart highlighting violation area, number of tickets issued in 2002, the Alberta average ticket fine, plus the proposed fine recommendation (Schedule "B").

**CITY CLERK**  
**March 4, 2003**  
**Page 2**

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As indicated in the correspondence received from the Downtown Business Association (Schedule C) and the Red Deer Chamber of Commerce (Schedule D) both these organizations support the parking tag increase being proposed. In addition, they also recommend the following:

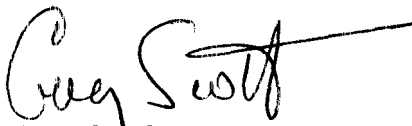
- The proposed fine for parking in a fire lane be increased from \$60 to \$150.
- The reductions for early payment of fines not apply to parking in a disabled stall or in a fire lane.

The City of Red Deer established the "sliding rate reduction scale" to encourage the prompt payment of parking tickets. This program includes a \$10 reduction if paid within 0-7 days and a \$5 reduction if paid within 8-15 days. Parking Administration staff have had many positive comments about this process. To make an exception and not include two parking fine areas in this reduction program would be difficult to implement and administer. In addition the current parking tag tickets being utilized indicate this reduction. Parking Administration staff believe that the program should be incorporated throughout the parking fine schedule to help provide continuity with customer understanding.

Regarding increasing the "Parking in a Fire Lane" ticket from \$60 to \$150, Parking Administration staff feel that the current fine amount is consistent with the Alberta Average and should not be adjusted.

In consideration of this review the Inspections & Licensing Department respectfully recommends to City Council the following:

- The Parking fine schedule within the Traffic Bylaw 3186/97 be modified as per Schedule "B" attached.
- The Traffic Bylaw (3186/97) be amended to reflect the proposed parking rate increases (the amendment will be brought back to City Council for consideration at a future date).
- The current fine payment program not be modified and continue to offer a fine reduction schedule based on date of payment.
- The new parking fine program be implemented May 1, 2003.



**GREG SCOTT**  
**MANAGER**  
**INSPECTIONS & LICENSING DEPARTMENT**

GS/kb

cc Bryon Jeffers, Director of Development Services  
Joyce Boon, Permits & Licensing Supervisor  
Carolyn Patko, Customer Service Clerk  
Libby Smith, Executive Director, Downtown Business Association  
Jan Fisher, Executive Director, Red Deer Chamber of Commerce

# **PROVINCIAL COMPARISON OF PARKING FINES AND PARKING RATES**

<b>Violation</b>	<b>Calgary</b>	<b>Edmonton</b>	<b>Lethbridge</b>	<b>Medicine Hat</b>	<b>Grande Prairie</b>	<b>Leduc</b>	<b>Red Deer</b>
<b>Meter Violation – 1<sup>st</sup> Offence</b>	\$20.00 no reduction	\$25.00 no reduction	\$25.00 reduced to \$6.00-7 days	\$25.00 reduced by \$10.00 0-7 \$5.00 8-15	\$25.00 reduced to \$5.00 – 10 days	N/A No metered parking	\$15.00 reduced by \$10 0-7 \$5.00 8-15
<b>Meter Violation – 2<sup>nd</sup> Offence</b>	\$20.00 no reduction	\$35.00 no reduction	\$25.00 reduced to \$6.00-7 days	\$25.00 reduced by \$10.00 0-7 \$5.00 8-15	N/A	N/A No metered parking	\$18.00 reduced by \$10 0-7 \$5.00 8-15
<b>Park On Private Property/Public Access</b>	\$30.00 no reduction	\$50.00 no reduction	\$30.00 reduced to \$11.00-7 days	\$25.00 reduced by \$10.00 0-7 \$5.00 8-15	\$30.00 reduced to \$15.00 – 10 days	\$35.00 reduced to \$25.00 – 15 days	\$35.00 reduced by \$10 0-7 \$5.00 8-15
<b>Park In A Firelane</b>	\$60.00 no reduction	\$150.00 no reduction	\$41.00 HTA no reduction	\$25.00 reduced by \$10.00 0-7 \$5.00 8-15	\$41.00 HTA no reduction	\$41.00 HTA no reduction	\$60.00 reduced by \$10 0-7 \$5.00 8-15
<b>Park In Area Signed “No Parking”</b>	\$30.00 no reduction	\$40.00 no reduction	\$25.00 reduced to \$6.00-7 days	\$25.00 reduced by \$10.00 0-7 \$5.00 8-15	\$41.00 HTA no reduction	\$30.00 reduced to \$20.00 – 15 days	\$25.00 reduced by \$10 0-7 \$5.00 8-15
<b>Park In Parking Lot/No Daily/Monthly Pass</b>	\$20.00 no reduction	\$50.00 no reduction	\$30.00 reduced to \$11.00-7 days	\$25.00 reduced by \$10.00 0-7 \$5.00 8-15	\$30.00 reduced to \$15.00 – 10 days	N/A	\$18.00 reduced by \$10 0-7 \$5.00 8-15
<b>Park In A Disabled Space</b>	\$150.00 no reduction	\$150.00 no reduction	\$41.00 HTA no reduction	\$100.00 reduced by \$10.00 0-7 \$5.00 8-15	\$100.00 reduced to \$50.00 – 10 days	\$50.00 reduced to \$40.00 – 15 days	\$150.00 reduced by \$10 0-7 \$5.00 8-15
<b>Park Longer Than Designated Time</b>	\$30.00 no reduction	\$35.00 no reduction	\$41.00 HTA no reduction	\$25.00 reduced by \$10.00 0-7 \$5.00 8-15	\$30.00 reduced to \$15.00 – 10 days	\$20.00 reduced to \$10.00 – 15 days	\$16/\$18 reduced by \$10 0-7 \$5.00 8-15

\* All proposed rates include a reduction of \$10.00 if paid within 0-7 days and a \$5.00 reduction if paid within 8-15 days.

**PARKING FINE REVIEW & RECOMMENDATIONS  
JANUARY 15, 2003**

<b>Violation</b>	<b># Tickets Issued 2002</b>	<b>Present</b>	<b>AB Average</b>	<b>Proposed</b>
Meter Violation				
1 <sup>st</sup> Offence	10,777	\$ 15.00	\$ 24.00	\$ 20.00
2 <sup>nd</sup> Offence	230	\$ 18.00	\$ 26.00	\$ 25.00
Park on Private Property/Public Access	6,772	\$ 35.00	\$ 33.00	\$ 35.00
Park in Fire Lane	459	\$ 60.00	\$ 60.00	\$ 60.00
Park in Area Signed "No Parking"	2,005	\$ 25.00	\$ 32.00	\$ 30.00
Park in Public Parking Lot (No Daily/Monthly Pass)	3,973	\$ 18.00	\$ 31.00	\$ 25.00
Park in Disabled Stall	937	\$150.00	\$ 99.00	\$150.00
Park Longer Than Designated Time				
1 <sup>st</sup> Offence	9,993	\$ 16.00	\$ 31.00	\$ 20.00
2 <sup>nd</sup> Offense	628	\$ 18.00		\$ 25.00

\* All proposed rates include a reduction of \$10.00 if paid within 0 – 7 days and a \$5.00 reduction if paid within 8 – 15 days.



February 11, 2003

City of Red Deer  
4914 – 48<sup>th</sup> Avenue  
Red Deer, Alberta T4N 3T4

Attention: Greg Scott, Manager  
Inspections & Licensing

Dear Mr. Scott:

Thank you for your correspondence of January 22 regarding the City's proposed Parking Tag Fine Review and for the opportunity to comment.

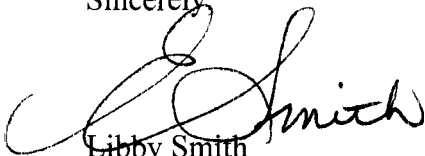
This matter was discussed at the Downtown Business Association Parking Committee on January 23<sup>rd</sup> and was again discussed at the Board of Directors meeting on February 4<sup>th</sup>, 2003.

The board passes a motion to recommend the following changes to your proposed fine schedule:

- 1). That the proposed fine for parking in the fire lane be increased from \$60 to \$150.
- 2). That the reductions for early payment of fines not apply to parking in a disabled stall or in a fire lane.

Thank you for involving the Downtown Business Association and I trust the preceding comments will help in your deliberations.

Sincerely,

  
Libby Smith  
Executive Director

LS/jlm

FEB 12 2003



RED DEER CHAMBER  
of COMMERCE

*"in business for business"*

3017 Gaetz Ave., Red Deer, AB, Canada T4N 5Y6

Phone 403.347.4451 • Fax 403.343.6188

E-Mail: rdchamber@reddeerchamber.com

www.reddeerchamber.com

February 20, 2003

Mr. Greg Scott  
Manager  
Inspections & Licensing Department  
City of Red Deer  
P.O. Box 5008  
Red Deer, AB T4N 3T4

Dear Greg:

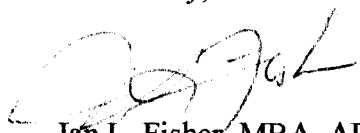
The Red Deer Chamber of Commerce Civic Affairs Committee and the Board of Directors reviewed the Parking Tag fines as presented in the Memo of January 23 forwarded to our office.

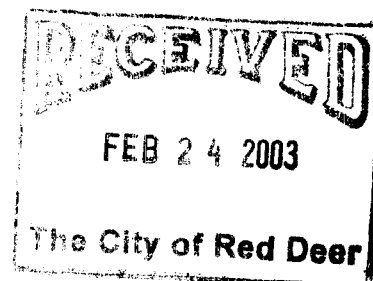
On February 19, 2003 the Board of Directors unanimously agreed on the following *Motion*.

*That the revised parking fees proposed by the City of Red Deer be approved as presented with the exception of "Parking in a Firelane" and "Parking in a Disabled Space" which should both be increased to \$150.00 with no rate reduction for early payment; and that the Chamber's position on Parking Fines and Parking Rates be conveyed to the City.*

A further recommendation by the Chamber Board of Directors is presented in regards to *new signage* for Firelanes and Disabled parking; that being the fine cost of \$150.00 be noted on all new signs to increase public awareness and to deter illegal parking.

Yours truly,

  
Jan L. Fisher, MBA, APR  
Executive Director



*Comments:*

I concur with the recommendations of the Inspections & Licensing Manager. It should be highlighted that the impact of these changes will result in the net fines for meter violations doubling from \$5.00 to \$10.00 for a first offence and from \$8.00 to \$15.00 for a second offence.

"N. Van Wyk"  
City Manager



Council Decision – March 10, 2003

City Clerk's Department

**DATE:** March 11, 2003  
**TO:** Greg Scott, Inspections & Licensing Department Manager  
**FROM:** Kelly Kloss, City Clerk  
**SUBJECT:** Parking Tag Fine Review

---

*Reference Report:*

Inspections & Licensing Department Manager, dated March 4, 2003

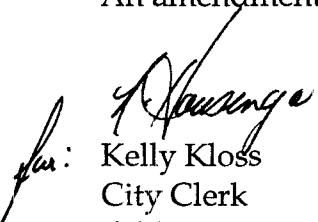
*Resolutions:*

*Resolved* that Council of the City of Red Deer, having considered the report from the Inspections & Licensing Manager, dated March 4, 2003, re: Parking Tag Fine Review, hereby directs the Administration to prepare an amendment to Traffic Bylaw 3186/97 in accordance with the recommendations of the Inspection & Licensing Manager.

*Report Back to Council:* Yes

*Comments/Further Action:*

An amendment to Traffic Bylaw 3186/97 is to be brought back to Council for review.

  
Kelly Kloss  
City Clerk  
/chk

c Director of Development Services  
Executive Director, Downtown Business Association  
Executive Director, Red Deer Chamber of Commerce



100-108

**Engineering Services**

Date: February 27, 2003

To: City Clerk

From: Engineering Services Manager

**Re: Proposed Lane Paving Local Improvement Project  
Lane North of 69 Street Drive, Between 59 Avenue and  
Niven Street**

---

A petition in favour of the local improvement was considered at the July 15, 2002 Council Meeting and the Administration was advised to proceed with a local improvement plan for the above noted lane paving.

During the Fall of 2002, the Engineering Services Department calculated the estimated cost of construction and payment amounts were calculated for each of the properties.

On January 24, 2003, Notices of Intent to Construct a Local Improvement were mailed to the property owners who would be required to pay for this project. The Notice advised that the property owners had 30 days to submit a petition against the project. A copy of the notification to the property owners is attached for your information.

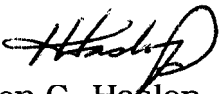
By the expiration of the 30-day petition period (February 24, 2003), 22 property owners either sent in letters or signed a petition objecting to the local improvement. Copies of the landowners' letters and petition are attached for reference. General comments received from the petitioners indicated that they were not prepared to take on the cost of the lane paving work.

On February 26, we forwarded letters to all effected landowners indicating that the Administration would be recommending to Council that the local improvement project be abandoned.

City Clerk  
Page 2  
February 27, 2003

**RECOMMENDATION**

Based on the Administration's interpretation of the Municipal Government Act and a sufficient number of objections being received, we would respectfully recommend that Council abandon construction of the noted local improvement project.



Ken G. Haslop, P. Eng.  
Engineering Services Manager

VRB/emr  
Att.

- c. Tax Collector  
City Assessor

**Assessment and Tax Section**

**DATE:** February 18 2003  
**TO:** Kelly Kloss, City Clerk  
**FROM:** Norm Ford, Tax Collector  
**SUBJECT:** PETITION TO STOP LOCAL IMPROVEMENT  
LANE PAVING BETWEEN 69<sup>TH</sup> ST DR & 70<sup>TH</sup> ST DR

---

The petition to stop the local improvement for lane paving between 69<sup>th</sup> Street Drive and 70<sup>th</sup> Street Drive meets the requirements of the Municipal Government Act, Sec. 392(2), which states:

- "A petition is not a sufficient petition unless
- a) it is signed by 2/3rds of the owners who would be liable to pay the local improvement tax, and
  - b) the owners who sign the petition represent at least ½ of the value of the assessments prepared under Part 9 for the parcels of land in respect of which the tax will be imposed."

There are 21 owners' signatures on the above petition, which represent 75% of the owners abutting the proposed lane.

**RECOMMENDATION**

As the petition meets the requirements of the Municipal Government Act, it is recommended that the paving of the proposed lane between 69<sup>th</sup> Street Drive and 70<sup>th</sup> Street Drive not proceed.

A handwritten signature in black ink, appearing to read 'Norm Ford'.

Norm Ford,  
Tax Collector

NF/ngl

## PETITION TO STOP LOCAL IMPROVEMENT

The petition to stop the paving of the Proposed Lane Paving Between 69th St. Drive and 70th St. Drive has been handed in to city hall on Feb. 11, 2003. An original was forwarded to the City Clerk at the City of Red Deer, and a copy was sent to Vaughan Bechthold of the engineering dept. of the City of Red Deer.

This petition was to stop the petition put forth by Bhupinder Singh in May 2002 .

Our petition has a total of 22 of the 28 or ( 79 % ) registered property owner's signatures to stop the proposed lane paving . The City of Red Deer requires (67 % ) of the property owners to stop the proposed lane paving, so we are well over the recommended limit.

If you have any questions about the petition, please call Albert at 341-5279.

Thank-you Albert Cramatte

*Albert Cramatte*

Feb. 11 - 2003

Attention: City Clerk of City of Red Deer

Albert Cramatte  
5847- 70 St. Drive  
Red Deer, AB.  
T4P 1C5



NIVEN STREET

70 STREET DRIVE

69 STREET DRIVE

59 AVENUE

ASPEN HEIGHTS  
ELEMENTARY SCHOOL

X = property owner's  
that signed to stop  
the proposed Lane paving.

Feb., 2003

PROPOSED LOCAL IMPROVEMENT BY-LAW  
LANE NORTH OF 69 STREET DRIVE



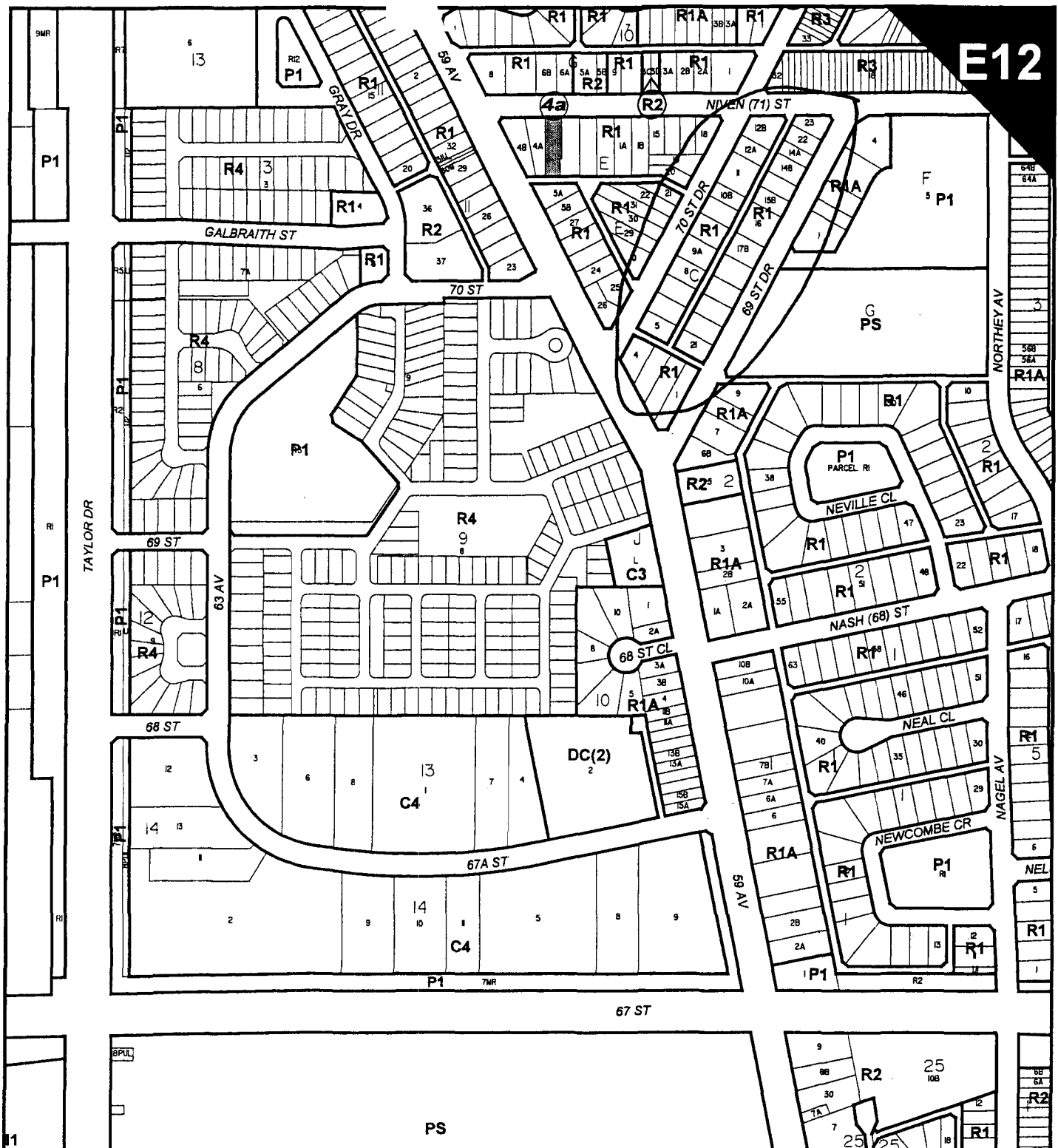
PETITION SIGNED BY OWNER

MAY 23, 2002



PROPOSED PAVEMENT

SCALE 1:1250

**E12**

Part Six of the Bylaw  
outlines the Land Use  
District Definitions

refer to the Index Map  
for the Legend



**NORTH**  
Scale 1:5,000

© The City of Red Deer,  
Engineering Department

## The City of Red Deer

# Land Use Bylaw 3156/96

Amendments to SW¼ Sec 29

3156 / V-97	Aug 25, 1997
3156 / CC-98	Aug 24, 1998
3156 / F-2000	Mar 13, 2000
3156 / F-2001	Feb 26, 2001

D13	E13	F13
D12	<b>E12</b>	F12
D11	E11	F11

**SW¼ Sec 29**  
Twp 38- Rge 27 - W4th

printed on  
January 03, 2002

# PETITION FOR LOCAL IMPROVEMENT

77

Page 1 of 4

(Pursuant to the Municipal Government Act, Chapter M-26.1, of the RSA 1994, and amendments thereto)

TO: THE MAYOR AND COUNCIL OF THE CITY OF RED DEER IN THE PROVINCE OF ALBERTA

WE, THE UNDERSIGNED PROPERTY OWNERS, REQUEST THAT YOU ~~CONSIDER~~ DO NOT PROCEED  
 WITH THE LANE PAVING BETWEEN 69 STREET DRIVE & 70 ST DRIVE  
 ON \_\_\_\_\_ FROM \_\_\_\_\_ TO \_\_\_\_\_,  
 AS A LOCAL IMPROVEMENT TO BE ASSESSED BY WAY OF A UNIT RATE TO BE FIXED BY COUNCIL, IN  
 ACCORDANCE WITH THE PROVISIONS OF THE MUNICIPAL GOVERNMENT ACT AND THE BYLAWS OF THE  
 CITY OF RED DEER. Heather Sutherland

NAME OF THE PERSON WHO IS THE REPRESENTATIVE OF THE PETITIONERS Heather Sutherland

EACH PETITIONER, BY SIGNING THIS PETITION, CERTIFIES THAT HE OR SHE IS AN ELECTOR OF THE CITY OF RED DEER.

SIGNATURE OF REGISTERED OWNER OR ASSESSED OWNER	PRINTED NAME OF REGISTERED OWNER OR ASSESSED OWNER	STREET ADDRESS OR LEGAL DESCRIPTION OF LAND	DATE	SIGNATURE OF ADULT WITNESS
	Carolyn Sellmore	5828-69 st Dr	Jan 29/03	
	DANIEL LOPEZ	5834-69 ST DR	Jan 29/03	Victor Lopez
	Dennis Shepherd	5840 69 6T DR	Jan 29/03	Cindy Shepherd
	VICTORIA DROZDA	5848-69 st drive	January 29/2003	
	Kristian Galtrey	5854 69 St. Dr.	" "	
	Keith McGullagh	5858-69 st Dr	JAN 29/2003	
	ART L FINCH	LOT 19 BLOCK C Plan 5031 HW 5868-69 ST DR	Jan 29/2003	Arthur H Finch
	Elkmars Schrag	LOT 20 BLOCK C Plan 5031 HW 5872-69 St Dr	Jan 29/2003	G. W. Schrag
	GUY BOURDEAU	5909-59 AVE	JAN 29/2003	
	Blake Murphy	5869-70 St Dr	Jan 29/2003	
	TIM MCKINNEY	5857-70 st Dr	Jan 29/03	

## NOTES:

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2. Each page of this petition shall contain an accurate and identical statement of the purpose and objectives of the petition. As the wording of the petition is critical, legal advice should be obtained.
3. In the absence of a municipal address, indicate legal description of property on which petitioner resides.
4. Each person witnessing a signature on the petition is required to sign an Affidavit that to the best of their belief, the persons whose signatures they witnessed are electors of the municipality.

# PETITION FOR LOCAL IMPROVEMENT

78

Page 2 of 4

(Pursuant to the Municipal Government Act, Chapter M-26.1, of the RSA 1994, and amendments thereto)

TO: THE MAYOR AND COUNCIL OF THE CITY OF RED DEER IN THE PROVINCE OF ALBERTA

WE, THE UNDERSIGNED PROPERTY OWNERS, REQUEST THAT YOU ~~CONSTRUCT~~ Do Not Proceed  
 With the Lane Paving Between 69 Street Drive & 70 Street Drive  
 ON \_\_\_\_\_ FROM \_\_\_\_\_ TO \_\_\_\_\_  
 AS A LOCAL IMPROVEMENT TO BE ASSESSED BY WAY OF A UNIT RATE TO BE FIXED BY COUNCIL, IN  
 ACCORDANCE WITH THE PROVISIONS OF THE MUNICIPAL GOVERNMENT ACT AND THE BYLAWS OF THE  
 CITY OF RED DEER. Heather Sutherland

NAME OF THE PERSON WHO IS THE REPRESENTATIVE OF THE PETITIONERS Heather Sutherland

EACH PETITIONER, BY SIGNING THIS PETITION, CERTIFIES THAT HE OR SHE IS AN ELECTOR OF THE CITY OF RED DEER.

SIGNATURE OF REGISTERED OWNER OR ASSESSED OWNER	PRINTED NAME OF REGISTERED OWNER OR ASSESSED OWNER	STREET ADDRESS OR LEGAL DESCRIPTION OF LAND	DATE	SIGNATURE OF ADULT WITNESS
<i>Heather Sutherland</i>	Heather Sutherland	5847-70st Dr	Jan 29/03	<i>[Signature]</i>
<i>[Signature]</i>	Keith Heart	6913-59th AVE	Jan 21/03	<i>[Signature]</i>
<i>[Signature]</i>	Donnelly	5865-70st Dr	Jan 29/03	<i>[Signature]</i>
<i>[Signature]</i>	LOIS DUBBS	58905-59th AVE	Jan 30/03	<i>[Signature]</i>
<i>[Signature]</i>	GRACE PIMM	6901-59 AVE	Jan 30/03	<i>[Signature]</i>
<i>[Signature]</i>	Anna Mary Brien	5841-69 st	Jan 31/03	<i>[Signature]</i>
<i>[Signature]</i>	KEITH WALTERS	5831-70st DRIVE	JAN 31/03	<i>[Signature]</i>
<i>[Signature]</i>	Carolyn Snow	5877-70st Dr	Jan 31/03	<i>[Signature]</i>
<i>[Signature]</i>	Jocelyn Schaud	5873-70th St Dr	Feb 1 03	<i>[Signature]</i>
<i>[Signature]</i>	P.J. Donnelly	5865-70th Dr	Feb 5/03	<i>[Signature]</i>

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# AGAINST PETITION ~~FOR~~ LOCAL IMPROVEMENT

3 of 4

Page \_\_\_\_\_

(Pursuant to the Municipal Government Act, Chapter M-26.1, of the RSA 1994, and amendments thereto)

TO: THE MAYOR AND COUNCIL OF THE CITY OF RED DEER IN THE PROVINCE OF ALBERTA

WE, THE UNDERSIGNED PROPERTY OWNERS, REQUEST THAT YOU <sup>NOT</sup> CONSTRUCT

lane north of 69th Drive FROM 59ave TO Xiven (71) Street  
LOCAL IMPROVEMENT TO BE ASSESSED BY WAY OF A UNIT RATE TO BE FIXED BY COUNCIL, IN  
ACCORDANCE WITH THE PROVISIONS OF THE MUNICIPAL GOVERNMENT ACT AND THE BYLAWS OF THE  
CITY OF RED DEER.

Heather Sutherland

NAME OF THE PERSON WHO IS THE REPRESENTATIVE OF THE PETITIONERS: Heather Sutherland

EACH PETITIONER, BY SIGNING THIS PETITION, CERTIFIES THAT HE OR SHE IS AN ELECTOR OF THE CITY OF RED DEER.

SIGNATURE OF REGISTERED OWNER OR ASSESSED OWNER	PRINTED NAME OF REGISTERED OWNER OR ASSESSED OWNER	STREET ADDRESS OR LEGAL DESCRIPTION OF LAND	DATE	SIGNATURE OF ADULT WITNESS
<i>[Signature]</i>	RUSSEL HAWLEY	LOT 18	Feb 3 - 2003	<i>[Signature]</i>
<i>[Signature]</i>	LILLIAN HAWLEY	BLOCK C	Feb 3 - 2003	<i>[Signature]</i>
		PLAN		
		5031 HW		
		5864 - 69th		
		Drive		
		Red Deer AB		

## NOTES:

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- Each page of this petition must contain an accurate and identical statement of the purpose and objectives of the petition. As the words are critical, legal advice should be obtained.
- In the absence of a legal description, indicate legal description of property on which petitioner resides.
- Each person witnessing a signature on the petition is required to sign an Affidavit that to the best of their belief the signature is that of the person whose name is written.

**PETITION FOR LOCAL IMPROVEMENT**Page 4 of 4

(Pursuant to the Municipal Government Act, Chapter M-26.1, of the RSA 1994, and amendments thereto)

TO: THE MAYOR AND COUNCIL OF THE CITY OF RED DEER IN THE PROVINCE OF ALBERTA

WE, THE UNDERSIGNED PROPERTY OWNERS, REQUEST THAT YOU ~~CONSTRUCT~~ Do Not Proceed  
 with the Lane Paving Between 69 Street Drive & 70 Street Drive  
 ON \_\_\_\_\_ FROM \_\_\_\_\_ TO \_\_\_\_\_

AS A LOCAL IMPROVEMENT TO BE ASSESSED BY WAY OF A UNIT RATE TO BE FIXED BY COUNCIL, IN  
 ACCORDANCE WITH THE PROVISIONS OF THE MUNICIPAL GOVERNMENT ACT AND THE BYLAWS OF THE  
 CITY OF RED DEER.

NAME OF THE PERSON WHO IS THE REPRESENTATIVE OF THE PETITIONERS

Heather Sutherland  
Heather Sutherland

EACH PETITIONER, BY SIGNING THIS PETITION, CERTIFIES THAT HE OR SHE IS AN ELECTOR OF THE CITY OF  
 RED DEER.

SIGNATURE OF REGISTERED OWNER OR ASSESSED OWNER	PRINTED NAME OF REGISTERED OWNER OR ASSESSED OWNER	STREET ADDRESS OR LEGAL DESCRIPTION OF LAND	DATE	SIGNATURE OF ADULT WITNESS
→ <u>Harold E. Scurie</u>	<u>HAROLD E. SCURIE</u>	<u>5876-69 St. Dr</u>	<u>FEB 5TH 2003</u>	<u>[Signature]</u>

**NOTES:**

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2. Each page of this petition shall contain an accurate and identical statement of the purpose and objectives of the petition. As the wording of the petition is critical, legal advice should be obtained.
3. In the absence of a municipal address, indicate legal description of property on which petitioner resides.
4. Each person witnessing a signature on the petition is required to sign an Affidavit that to the best of their belief, the persons whose signatures they witnessed are electors of the municipality.

Feb 10, 2003

To Mayor and Council;

Re: Proposed Lane Paving Local Improvement Lane  
North of 69 St. DR. South of 70 St. DR. from 59 AVE  
to (Menier) 71 St.Being one of the owners at 5868-69 St DR. I'm  
against the Paving or graveling of the back  
lane behind our residence.My family has lived here for over 37 years,  
we have seen many changes in the area; the last  
being a cross walk in front of our house.In the 1970's when when the road services, storm  
drains, sidewalks went in most of the home owners  
put in front driveways, 59 AVE, 69 St DR and 70 St DR  
to 71 Street, most of these people hardly use  
the lane. A lot of these people living here are  
seniors on a fixed income, they can't afford more  
on their taxes for 20 years. The soil is very  
sandy in this area and the lane dries out very  
quickly when its wet or in the spring run  
off.In the last few years many of the bigger  
lots are sub-divided and new houses are built  
on smaller lots these people that buy these  
houses should have checked the area better  
when they bought their homes, why should  
all these people with front drives have to pay  
so much for a few people that use the lane?Thank you  
Art Finch

We the undersigned <sup>82</sup> Feb 3-2003  
object and are against  
the local improvement  
project lane north of 69 Street  
Drive - 59 ave to Niven (71) St  
Attached is information you  
sent to us.

FEB 07 2003

CITY  
CLERKS

Address 5864-69 St Drive  
Red Deer

lot 18 block C  
plan 5031 HW

home owners

signature - witness  
Russell Hawley - Russell Hawley - Stan Hay  
Lillian Hawley - Lillian Hawley Stan Hay

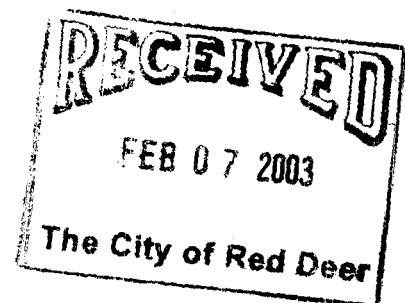
Signed & witnessed  
Feb 3-2003

Sent to City of Red Deer  
4914-48 ave

Red Deer Alberta

T4N 3T4

Engineering Services Manager





ENGINEERING SERVICES

January 24, 2003

Russell David and Lillian Hawley  
648 - 84 Avenue S.W.  
Calgary, Alberta  
T2V 0V7

*We object  
and are against  
this proposal  
letter attached*

Dear Mr. & Mrs. Hawley:

**Re: Proposed Lane Paving Local Improvement Project  
Lane North of 69<sup>th</sup> Street Drive - 59 Avenue to Niven (71) Street**

At the July 15, 2002 Council Meeting, Council approved the initiation of a local improvement for the construction of a paved lane.

Attached is a Notice of Intention to Construct a Local Improvement that provides information on the charges applicable to your property based on a 20-year payment period or a "one-time" payment.

If you wish to object to this local improvement, please send a petition or a letter to the City Clerk at The City of Red Deer.

**Any response against the improvement must be received within 30 days of the date of this notice.**

In the event that an insufficient number of objections have been received opposing the proposed By-law, Council will likely consider approval of this By-law on March 10, 2003.

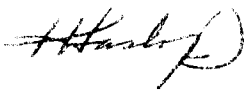
If Council approves the project, construction could occur in the summer of 2003.

Russell David and Lillian Hawley  
January 24, 2003  
Page 2

Following construction, the Assessment and Tax Department will prepare a final notice confirming the amount to be paid by each property owner. The notice will be included with your Assessment and Tax Notices. **Please do not submit any payments to The City until the Assessment and Tax Department has sent this notice to you.**

If you have any questions, please call Vaughan Bechthold at 342-8179.

Yours truly,



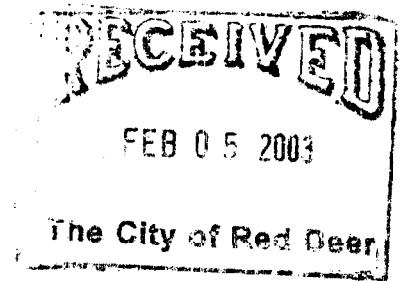
Ken C. Haslop, P. Eng.  
Engineering Services Manager

VRB/ldr  
Att.

- c. Tax Collector
- City Clerk
- City Assessor

copy to: Vaughan Beckthold  
Project Designer

MICHAEL AND VICTORIA DROZDA  
5848 - 69 STREET DRIVE  
RED DEER, ALBERTA  
T4P 1C4



FEBRUARY 3, 2003

THE CITY OF RED DEER  
CITY CLERK

DEAR SIR OR MADAME:

Re: PROPOSED LANE PAVING LOCAL IMPROVEMENT PROJECT  
LANE NORTH OF 69<sup>TH</sup> STREET DRIVE - 59 AVENUE TO NIVEN (71) STREET

WE DO WISH TO OBJECT TO THIS Local IMPROVEMENT.

Yours Truly, Michael and Victoria Drozda

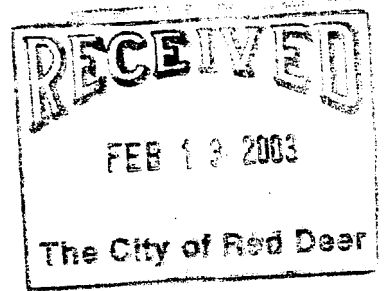
***Comments:***

We agree with the recommendations of the Engineering Services Manager.

**"G.D. Surkan"**  
**Mayor**

**"N. Van Wyk"**  
**City Manager**

FEB 13 2003



February 7, 2003

The City of Red Deer  
Engineering Services Manager  
4914 - 48 Avenue  
Red Deer, AB T4N 3T4

Dear Sir:

Re: **Proposed Land Paving Local Improvement Project**  
Lane North of 69<sup>th</sup> St. Dr. - 59 Ave to Niven (71) St.

I totally disagree with the proposal. Number one the garbage is not even picked up in this lane way. The garbage has to go to the front street to be collected. This is not the only way to enter my property and most properties on this lane are fenced. The amount the I have to prepay/repay for something I don't want or use is ridiculous. I feel this is totally unfair as a tax payer and home owner. I would like to know who put this proposal on the table and why pave a back alley. Who is going to maintain, repave, fix potholes etc. and at who's expense?

Carol Armstrong

Owner of: 5836 - 69 Street Drive  
Red Deer, AB T4P 1C4



NIVEN STREET

70 STREET DRIVE

69 STREET DRIVE

59 AVENUE

ASPEN HEIGHTS  
ELEMENTARY SCHOOL

X = property owner's  
that signed to stop  
the proposed lane  
paving

Feb, 2003

PROPOSED LOCAL IMPROVEMENT BY-LAW  
LANE NORTH OF 69 STREET DRIVE



PETITION SIGNED BY OWNER

MAY 23, 2002



PROPOSED PAVEMENT

SCALE 1:1250

**NOTICE OF INTENTION  
TO CONSTRUCT A LOCAL IMPROVEMENT  
IN THE CITY OF RED DEER**

Pursuant to Section 393 (1) of the Municipal Government Act, R.S.A., 2002, as amended, Notice is hereby given that the Council of The City of Red Deer intends to undertake the construction of the **Lane North of 69<sup>th</sup> Street Drive from 59<sup>th</sup> Avenue to Niven (71) Street** as a local improvement. The cost of the aforementioned local improvement is \$81,000, which amount the sum of \$81,000 is to be paid by special assessment as provided herein.

The following information regarding the above noted local improvement project is shown in the attached Appendix A, Part 1:

1. The location of the proposed local improvement.
2. The local improvement project cost.
3. The annual interest rate.
4. The local improvement repayment (assessment) period.
5. The annual payment amount per assessable metre for this local improvement project.
6. The one-time payment amount lineal metre of assessable frontage for this local improvement project.

The rates noted in Appendix A, Part One may be subject to amendment prior to the first payment for this project being due.

In accordance with Section 404 of the Municipal Government Act, lots of a different size or shape, or corner lots, may be assessed in a manner the Municipality considers appropriate to ensure that they will bear a fair portion of the local improvement tax.

The following information and costs applicable to your property are shown in the attached Appendix A, Part 2:

## Notice of Intention to Construct a Local Improvement

Page 2

1. The name of the registered property owner.
2. The mailing address of the property owner.
3. The civic address of your property.
4. The legal description of your property.
5. The assessable frontage for your property.
6. The annual payment amount for each year of the noted payment period.
7. The one-time payment amount for your property. This payment must be received prior to **January 24<sup>th</sup>, 2004**.

Notice is also given that this local improvement project will not proceed if the property owners submit a joint petition or individual letters to Council against the proposed local improvement project. For a local improvement project not to proceed, the following conditions must be met:

1. If a petition is submitted, it must be signed by at least two-thirds (67%) of the property owners who would be liable to pay the local improvement tax and the owners who sign the petition must represent at least 50% of the value of the property assessment for the parcels of land subject to the local improvement tax.
2. If individual letters are submitted, they must be submitted by at least two-thirds (67%) of the property owners who would be liable to pay the local improvement tax and the owners who sign the petition must represent at least 50% of the value of the property assessment for the parcels of land subject to the local improvement tax.
3. If a Municipality, school, or hospital is the owner of any lands affected by the local improvement, and as such, is entitled to sign the petition, its name and assessment are not to be counted in determining the validity of a petition.

4. If a parcel of land is owned by more than one owner, the owners are considered as one owner for the purpose of determining the validity of a petition.

If no petition or an insufficient petition has been received by Council against the local improvement within the time limited specified, the local improvement may be undertaken and the cost of it assessed to the property owners by the system of assessment referred to in this Notice.

Council may undertake to construct the proposed local improvement at anytime within three years of the giving of this Notice.

Where the property owner(s) proposes to make annual payments for the noted repayment period, the owner(s) may pay the outstanding balance at anytime, including any interest and penalties less any previously amount paid.

Dated at The City of Red Deer this **January 24, 2003**.

Att.

**THE CITY OF RED DEER**  
**ENGINEERING SERVICES DEPARTMENT**  
**LOCAL IMPROVEMENT TAX INFORMATION**

**PRELIMINARY COSTS FOR CONSTRUCTION OF A**  
**"LANE NORTH OF 69 STREET DRIVE"**  
**AS A LOCAL IMPROVEMENT PROJECT**  
**"FROM 59 AVENUE TO NIVEN (71) STREET"**

The personal information contained on this form is collected under the authority of the Municipal Government Act, Division 7, Local Improvement Tax and will be used for the purpose of implementing a local improvement and a local improvement tax. If you have any questions about this collection, please contact the Engineering Services Manager, The City of Red Deer, 4914 - 48 Avenue, Red Deer, Alberta, T4N 3T4 or telephone (403) 342-8158.

**Part 1: Local Improvement Project Information**

- |    |  |                 |
|----|--|-----------------|
| a. | Estimated Local Improvement Project Cost             | \$81,000        |
| b. | Interest Rate  | 6.25%           |
| c. | Local Improvement Repayment Period                   | 20 Years        |
| d. | Annual Repayment Rate based on Assessable Frontage   | \$13.70 /metre  |
| e. | One-time Payment Amount based on Assessable Frontage | \$154.03 /metre |

**Part 2: Property Information**

- |    |  |   |
|----|--|---|
| a. | Tax Roll Number                                  | 2920185                                       |
| b. | Property Owner                                   | Russell David and Lillian Hawley              |
| c. | Mailing Address                                  | 648 84 Avenue S.W.<br>Calgary, Ab.<br>T2V 0V7 |
| d. | Municipal Address                                | 5864 69 Street Drive                          |
| e. | Legal Description                                | Lot 18 Block C Plan 5031 HW                   |
| f. | Additional Legal                                 | 0   |
| g. | Assessable Frontage                              | 18.288 metres                                 |
| h. | Annual Payment Amount for Noted Repayment Period | \$250.55 /annum                               |
| i. | Total One-time Payment Amount                    | \$2,816.90                                    |



ENGINEERING SERVICES

January 24, 2003

Mr. A. Pimm  
5706 - 41 Street Crescent  
Red Deer, Alberta  
T4N 1B2

Dear Mr. Pimm:

**Re: Proposed Lane Paving Local Improvement Project  
Lane North of 69<sup>th</sup> Street Drive - 59 Avenue to Niven (71) Street**

---

At the July 15, 2002 Council Meeting, Council approved the initiation of a local improvement for the construction of a paved lane.

Attached is a Notice of Intention to Construct a Local Improvement that provides information on the charges applicable to your property based on a 20-year payment period or a "one-time" payment.

If you wish to object to this local improvement, please send a petition or a letter to the City Clerk at The City of Red Deer.

**Any response against the improvement must be received within 30 days of the date of this notice.**

In the event that an insufficient number of objections have been received opposing the proposed By-law, Council will likely consider approval of this By-law on March 10, 2003.

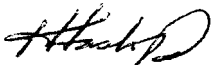
If Council approves the project, construction could occur in the summer of 2003.

Mr. A. Pimm  
January 24, 2003  
Page 2

Following construction, the Assessment and Tax Department will prepare a final notice confirming the amount to be paid by each property owner. The notice will be included with your Assessment and Tax Notices. **Please do not submit any payments to The City until the Assessment and Tax Department has sent this notice to you.**

If you have any questions, please call Vaughan Bechthold at 342-8179.

Yours truly,

  
Ken G. Haslop, P. Eng.  
Engineering Services Manager

VRB/ldr  
Att.

c. Tax Collector  
City Clerk  
City Assessor

Letter was sent to the following:

Mr. A. Pimm  
5706 - 41 Street Crescent  
Red Deer, Alberta T4N 1B2B.

Jack and Lois Dobbs  
6905 - 59 Avenue  
Red Deer, Alberta T4P 1B3

Guy Marcel and Marie Louise Bourdeau  
6909 - 59 Avenue  
Red Deer, Alberta T4P 1B5

Humphrey Associates Federation of Business Interests Ltd.  
25 Munro Crescent  
Red Deer, Alberta T4N 0H8

Rodney R.L. and Carolyn P. Snow and Terry B. Markovich  
5877 - 70 Street Drive  
Red Deer, Alberta T4P 1C5

Michael and Joceyln Schaab  
37 - 39200 RD 282  
Red Deer, Alberta T4S 2C4

Blake Clarence Murphy and Kellie Pamela Lebail  
5869 - 70 Street Drive  
Red Deer, Alberta T4P 1C5P.J.

Donnelly Professional Corporation  
4917 - 46 Street  
Red Deer, Alberta T4N 1N2

Cheung Tai Lee and Man Kit Lee  
2351 Remora Drive  
Rowland Heights Ca. , U.S.A. 91748 4126

Russell David and Lillian Hawley  
648 - 84 Avenue S.W.  
Calgary, Alberta T2V 0V7

Arthur and Matilda and Arthur Henry Finch  
5868 - 69 Street Drive

Red Deer, Alberta T4P 1C4

Elkmar Schrag  
5872 - 69 Street Drive  
Red Deer, Alberta T4P 1C4

Harald Eugene Schrag  
R.R.#2  
Bluffton, Alberta T0C 0M0

Michael and Victoria Drozda  
5848 - 69 Street Drive  
Red Deer, Alberta T4P 1C4

Tim McKinney and Tran N. Luong McKinney  
5857 - 70 Street Drive  
Red Deer, Alberta T4P 1C5

David J. Hiebert and Dawn C. Lowis  
5853 - 70 Street Drive  
Red Deer, Alberta T4P 1C5

Heather Anne Sutherland  
5847 - 70 Street Drive  
Red Deer, Alberta T4P 1C5

Bhupinder and Sarvjeet Singh  
5843 - 70 Street Drive  
Red Deer, Alberta T4P 1C5

Kathleen and David Christopher Boychuk  
5835 - 70 Street Drive  
Red Deer, Alberta T4P 1C5

687027 Alberta Ltd.  
P.O. Box 634  
Red Deer, Alberta T4N 5G6

Keith R. and Gloria L. McCullough  
5858 - 69 Street Drive  
Red Deer, Alberta T4P 1C4

Kristian H. and Lynette Godfrey  
5854 - 69 Street Drive  
Red Deer, Alberta T4P 1C4

Dennis G. Shepard  
5840 - 69 Street Drive  
Red Deer, Alberta T4P 1C4

Anna Mary and Lionel Joseph Brideau  
55 Eldridge Crescent  
Red Deer, Alberta T4R 2C9

Sharon F. and Douglas L. Legear  
5832 - 69 Street Drive  
Red Deer, Alberta T4P 1C4

Carolyn A. Jollimore  
5828 - 69 Street Drive  
Red Deer, Alberta T4P 1C4

Daniel and Vilma Lopez  
5834 - 69 Street Drive  
Red Deer, Alberta T4P 1C4

Carol Mae Armstrong  
5836 - 69 Street Drive  
Red Deer, Alberta T4P 1C4



**FILE**

CITY CLERK'S DEPARTMENT

March 11, 2003

Mr. Albert Cramatte  
5847 – 70 Street Drive  
Red Deer, AB T4P 1C5

Dear Mr. Cramatte:

**Re: *Proposed Lane Paving Improvement Project***  
***Lane North of 69<sup>th</sup> Street Drive, Between 59<sup>th</sup> Avenue and Niven Street***


At the Monday, March 10, 2003 Red Deer City Council Meeting, Council reviewed a report from the City of Red Deer Engineering Services Manager indicating that a valid petition and numerous letters had been received from area residents indicating that they were not in favour of the lane paving improvement project proposed for the lane North of 69<sup>th</sup> Street Drive, Between 59<sup>th</sup> Avenue and Niven Street. Council passed the following resolution:

***Resolved*** that Council of the City of Red Deer, having considered the report from the Engineering Services Manager, dated February 27, 2003, re: Proposed Lane Paving Local Improvement Project, Lane North of 69<sup>th</sup> Street Drive, Between 59<sup>th</sup> Avenue and Niven Street, hereby agrees that the construction of the noted local improvement project be cancelled.

As you were the principal contact for the residents who submitted the petition to stop the lane paving project, would you please advise your neighbours of Council's decision.

Please call if you have any questions.

Sincerely,

  
Kelly Kloss  
City Clerk

KK/chk

c Engineering Services Manager



**FILE**

CITY CLERK'S DEPARTMENT

March 11, 2003

Mr. B. Singh  
5843 – 70<sup>th</sup> Street Drive  
Red Deer, AB T4P 1C5

Dear Mr. Singh:

**Re:    *Proposed Lane Paving Local Improvement Project***  
***Lane North of 69<sup>th</sup> Street Drive, Between 59<sup>th</sup> Avenue and Niven Street***

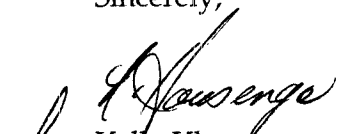
In July, 2002 you had submitted a petition to have the lane North of 69<sup>th</sup> Street Drive, between 59<sup>th</sup> Avenue and Niven Street paved. Red Deer City Council approved going ahead with this project. When the City of Red Deer's Engineering Services contacted the area residents to inform them of the costs involved with this project, several residents submitted letters and another petition was submitted stating the residents were not in favour of this project proceeding.

At the Monday, March 10, 2003 Red Deer City Council Meeting, the petition and letters submitted from residents who did not approve of this project were presented to Red Deer City Council. Council passed the following resolution:

***Resolved*** that Council of the City of Red Deer, having considered the report from the Engineering Services Manager, dated February 27, 2003, re: Proposed Lane Paving Local Improvement Project, Lane North of 69<sup>th</sup> Street Drive, Between 59<sup>th</sup> Avenue and Niven Street, hereby agrees that the construction of the noted local improvement project be cancelled.

This lane paving project will not be going ahead and has been cancelled per the resolution passed by Council.

Sincerely,

  
for: Kelly Kloss  
City Clerk

KK/chk  
c     Engineering Services Manager



City Clerk's Department

Council Decision – March 10, 2003

**FILE**

**DATE:** March 11, 2003  
**TO:** Ken Haslop, Engineering Services Manager  
**FROM:** Kelly Kloss, City Clerk  
**SUBJECT:** Proposed Lane Paving Local Improvement Project  
Lane North of 69<sup>th</sup> Street Drive, Between 59<sup>th</sup> Avenue and Niven Street

---

*Reference Report:*

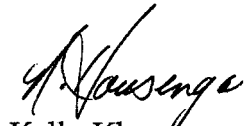
Engineering Services Manager, dated February 27, 2003

*Resolutions:*

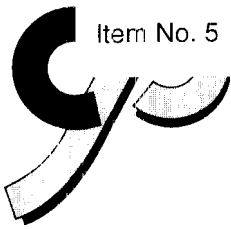
*Resolved* that Council of the City of Red Deer, having considered the report from the Engineering Services Manager, dated February 27, 2003, re: Proposed Lane Paving Local Improvement Project, Lane North of 69<sup>th</sup> Street Drive, Between 59<sup>th</sup> Avenue and Niven Street, hereby agrees that the construction of the noted local improvement project be cancelled.

*Report Back to Council:* No

*Comments/Further Action:*

*for:*   
Kelly Kloss  
City Clerk  
/chk

c Tax Collector  
City Assessor



Date: February 26, 2003

To: Kelly Kloss, City Clerk

Re: Land Use Bylaw Amendment 3156/I-2003  
Part of the NW ¼ Sec. 2-38-27-4  
Lancaster South (Lancaster Green) – Phases 4A & 5  
The City of Red Deer

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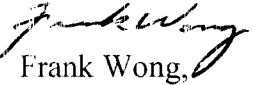
The City of Red Deer is proposing to develop Phases 4A and 5 of the Lancaster South (Lancaster Green) Neighbourhood. Phase 4A consists of 19 single-family lots and 1 public utility lot. Phase 5 consists of 89 single-family lots, 2 municipal reserve lots and 1 public utility lot. The proposal rezones approximately 9.42 ha (23.27 ac) of land from A1 Future Urban Development to R1 Residential Low Density and P1 Parks and Recreation Districts.

The proposed land uses comply with the Lancaster South (Lancaster Green) Neighbourhood Area Structure Plan.

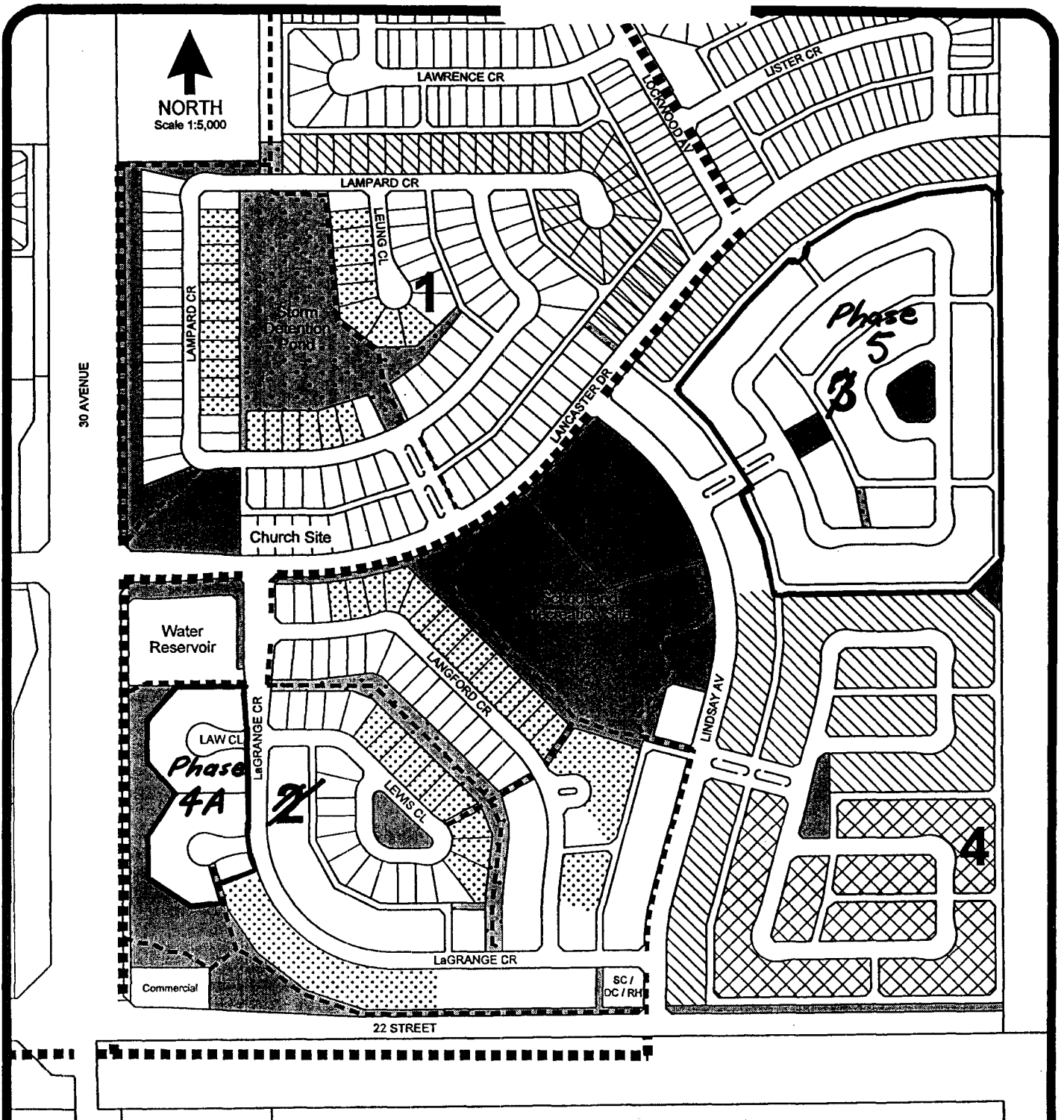
Recommendation

The proposed land uses comply with the Neighbourhood Area Structure Plan; therefore Planning staff recommend that City Council proceed with first reading of Land Use Bylaw Amendment 3156/I-2003.





Sincerely,





  
Frank Wong,  
Planning Assistant




Attachment



## Lancaster South Neighbourhood Area Structure Plan

-  R1 Residential
-  R1 - R1A Residential
-  R2 Medium Density Residential
-  2 Storey Residences with Walkout Basements Permitted

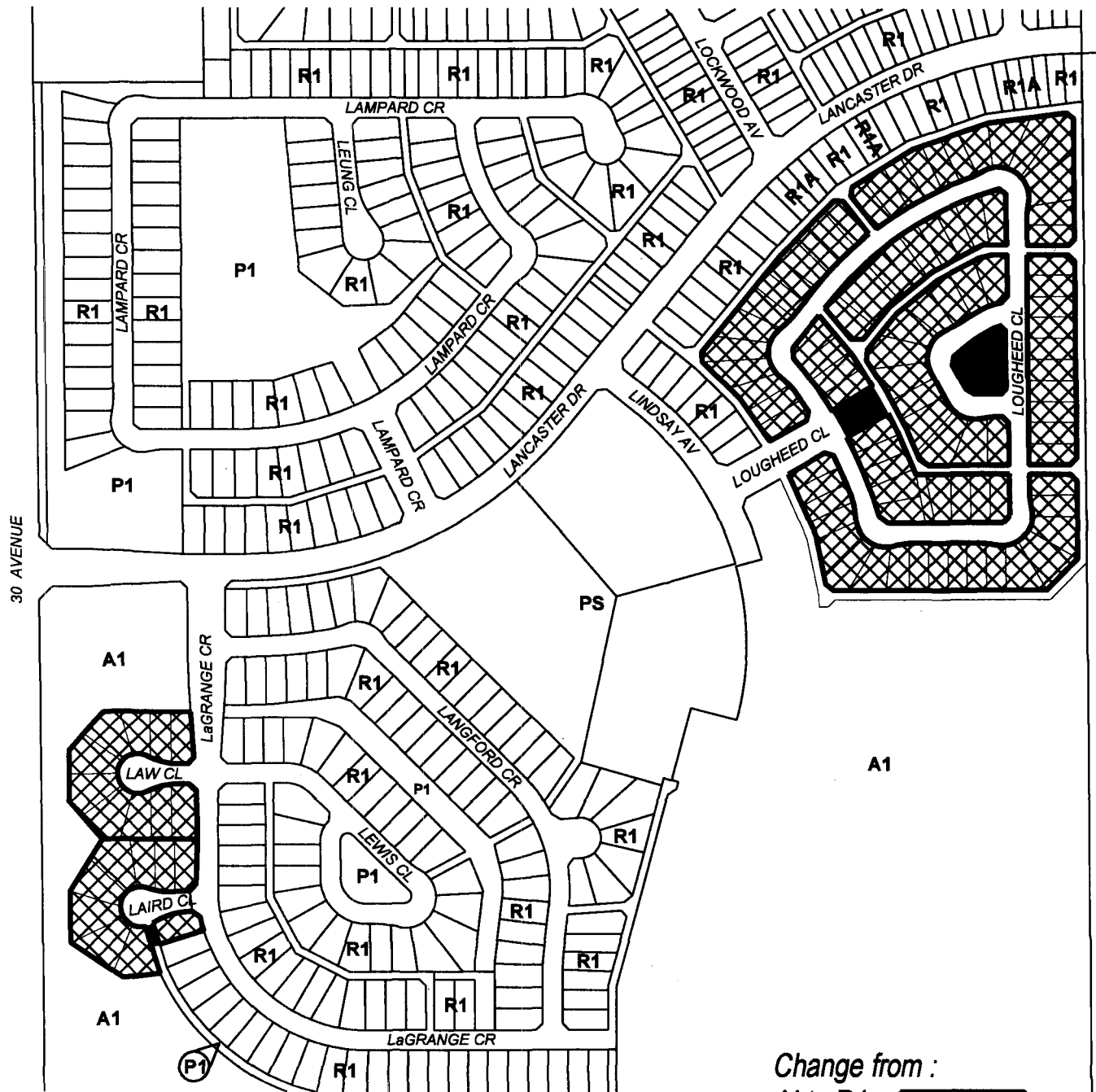
-  Commercial
-  Parks and Recreation
-  Public Utility Lot
-  Social Care / Day Care / Retirement Home

-  2.5m Pedestrian / Bike Path
-  1.5m Pedestrian / Bike Path
-  Staging Sequence

Prepared by:  
The City of Red Deer Engineering Department and  
Parkland Community Planning Services October 2001

# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT



### AFFECTED DISTRICTS:

A1 - Future Urban Development

R1 - Residential (Low Density)

P1 - Parks & Recreation

Change from :

A1 to R1



A1 to P1



MAP No. 7 / 2003  
BYLAW No. 3156 / I - 2003

*Comments:*

We recommend that Council proceed with First Reading of the Land Use Bylaw Amendment. A Public Hearing would be held on Monday, April 7, 2003 at 7:00 p.m. during Council's regular meeting.

"G.D. Surkan"  
Mayor

"N. Van Wyk"  
City Manager



**FILE**

City Clerk's Department

**DATE:** March 11, 2003  
**TO:** City Council  
**FROM:** City Clerk  
**SUBJECT:** Land Use Bylaw Amendment 3156/I-2003  
Part of the NW ¼ Sec. 2-38-27-4  
Lancaster South (Lancaster Green) – Phases 4A & 5

---

### ***History***

At the Monday, March 10, 2003 meeting of Council, Land Use Bylaw Amendment 3156/I-2003 was given first reading.


Land Use Bylaw Amendment 3156/I-2003 provides for the rezoning of approximately 9.42 ha (23.27 ac) of land from A1 Future Urban Development to R1 Residential Low Density and P1 Parks and Recreation Districts in order to develop Phases 4A and 5 of the Lancaster South (Lancaster Green) Neighbourhood. Phase 4A consists of 19 single-family lots and 1 public utility lot. Phase 5 consists of 89 single-family lots, 2 municipal reserve lots and 1 public utility lot.

### ***Public Consultation Process***

A Public Hearing has been advertised for the above noted bylaw to be held on Monday, April 7, 2003 at 7:00 p.m. in the Council Chambers, during Council's regular meeting. The owners of the properties bordering the site have been notified by letter of the Public Hearing.

### ***Recommendations***

That following the Public Hearing, Council may proceed with 2<sup>nd</sup> and 3<sup>rd</sup> readings of the bylaw.

*for:*   
Kelly Kloss  
City Clerk

/chk

**FILE**



Council Decision – March 10, 2003

City Clerk's Department

**DATE:** March 11, 2003  
**TO:** Frank Wong, Parkland Community Planning Services  
**FROM:** Kelly Kloss, City Clerk  
**SUBJECT:** Land Use Bylaw Amendment 3156/I-2003  
Part of the NW ¼ Sec. 2-38-27-4  
Lancaster South (Lancaster Green) – Phases 4A & 5

---

***Reference Report:***

Parkland Community Planning Services, dated February 26, 2003

***Bylaw Readings:***

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

***Report Back to Council:*** Yes

A Public Hearing will be held on Monday, April 7, 2003 at 7:00 p.m. in Council Chambers during Council's regular meeting.

***Comments/Further Action:***

Land Use Bylaw Amendment 3156/I-2003 provides for the rezoning of approximately 9.42 ha (23.27 ac) of land from A1 Future Urban Development to R1 Residential Low Density and P1 Parks and Recreation Districts in order to develop Phases 4A and 5 of the Lancaster South (Lancaster Green) Neighbourhood. Phase 4A consists of 19 single-family lots and 1 public utility lot. Phase 5 consists of 89 single-family lots, 2 municipal reserve lots and 1 public utility lot. This office will now proceed with the advertising for a Public Hearing. The City will be responsible for the advertising costs in this instance.

*for:*   
Kelly Kloss

City Clerk

/chk

/attach.

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

**BYLAW NO. 3156/I-2003**

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

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

- 1 The "Use District Map K5" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 7/2003 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 10<sup>th</sup> day of March 2003.

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

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

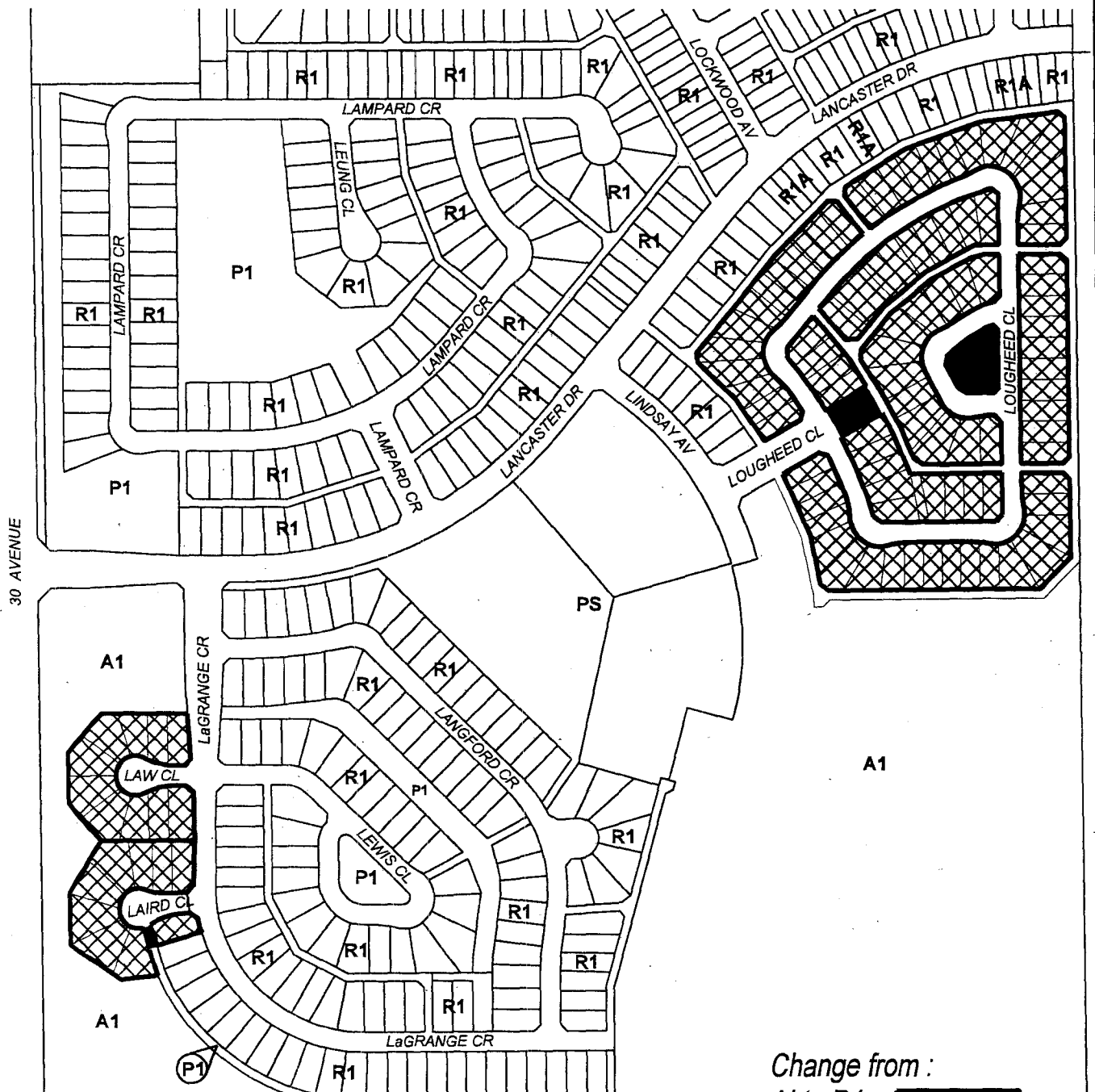
AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2003.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK

# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT



### AFFECTED DISTRICTS:

A1 - Future Urban Development

R1 - Residential (Low Density)

P1 - Parks & Recreation

Change from :

A1 to R1

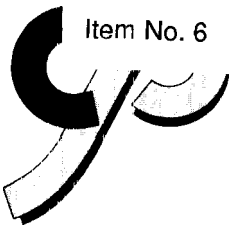


A1 to P1



MAP No. 7 / 2003

BYLAW No. 3156 / I - 2003



**DATE:** March 3, 2003

**TO:** Kelly Kloss, City Clerk

**FROM:** Frank Wong, Planning Assistant

**RE:** Inglewood West Neighbourhood Area Structure Plan  
Bylaw Amendment No. 3217/C-2003

---

### **PURPOSE**

Stantec Consulting Ltd., on behalf of Melcor Developments Ltd., is proposing to amend the existing Inglewood West Neighbourhood Area Structure Plan. The proposed amendment was received on January 13, 2003 and was processed in accordance with the City of Red Deer's *Planning and Subdivision Guidelines*.

The purpose of this Plan Amendment application is to change land use designations in the undeveloped portion of the Plan area which will necessitate amendments to the servicing plans and Plan text accordingly, prior to commencing with the next phases of development of the subdivision.

### **BACKGROUND**

The original Inglewood West Neighbourhood Area Structure Plan was adopted by Council in February 2002. The proposed amendment includes the following changes which are labelled on the attached map:

1. The conversion of all R1A Residential (duplexes) in the Plan area to R1 Residential (single-family homes).
2. In the southeast portion of the Plan area, the multiple-family site is being converted to R1 Residential (single-family homes). This is being done to offset the higher than expected density approved in Phase 1's multiple-family site (Point of View's 150 unit apartment complex). A small park and two public utility lots will be created with this conversion.
3. The church/multiple-family site will likely be developed as a medium density housing development, thus the maximum density will be at 45.0 persons per hectare after the above conversions.
4. The amendment will result in an increase in green space from 9.02 ha (15.77%) to 9.244 ha (16.01%). Municipal reserve is increased from 10.02% to 10.14%.

**Bylaw No. 3217/C-2003 ...page 2****NEIGHBOURHOOD MEETING**

In terms of the City's "*Planning & Subdivision Guidelines*" a neighbourhood meeting is not required for a Plan Amendment where the amendment entails the following issues:

- Minor road, lane or public utility lot deletions and/or additions;
- Addition or deletion of lots with walkout basements; or
- Designation of R1-Single Family lots from higher density residential designations.
- Self-contained local roads or lanes.

As an alternative to a neighbourhood meeting, a door to door notice has been circulated to adjacent landowners informing them of the proposed changes, the date of the MPC meeting, and the fact that there will be an opportunity for further input at the public hearing for the Neighbourhood Area Structure Plan amendment.

As of February 28, 2003, no comments have been received.

**PLANNING ANALYSIS**

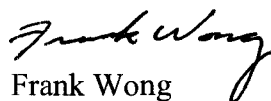
From a planning perspective the proposed plan amendment reduces the percentage of multiple-family development in the Plan Area, increases the amount of green space in the Plan Area, and the density will remain within the maximum density of 45 persons per hectare.

**MUNICIPAL PLANNING COMMISSION**

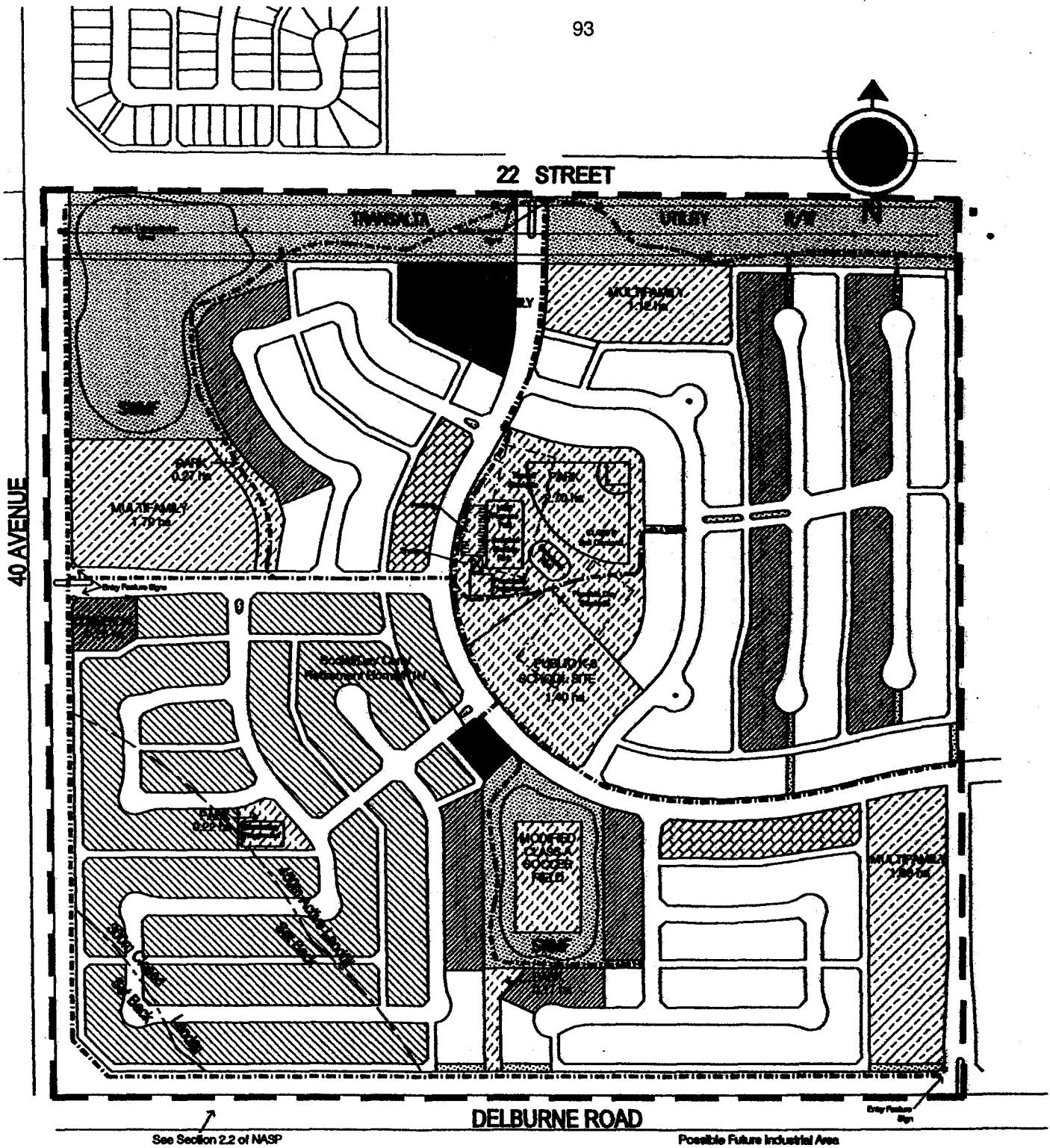
In accordance with the "*Planning & Subdivision Guidelines*" this proposed Neighbourhood Area Structure Plan amendment was referred to the Municipal Planning Commission for a recommendation to City Council. MPC at their March 3 meeting recommended that Council give first reading to Bylaw Amendment 3217/C-2003.

**RECOMMENDATION**

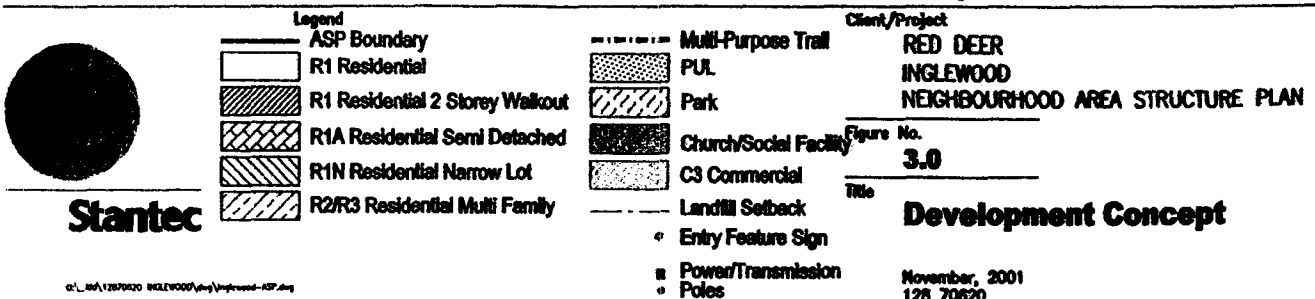
Planning staff recommend that the Council gives first reading to the proposed Bylaw Amendment 3217/C-2003, which seeks to amend the existing Inglewood West Neighbourhood Area Structure Plan as described in this report.

  
 Frank Wong  
 Planning Assistant

Attachments









## Existing NASP





**Legend**

-  ASP Boundary
-  R1 Residential
-  R1 Residential 2 Storey Walkout
-  R1N Residential Narrow Lot
-  R2/R3 Residential Multi Family
-  LIMIT OF EXISTING DEVELOPMENT

Client/Project  
RED DEER  
INGLEWOOD  
NEIGHBOURHOOD AREA STRUCTURE PLAN

## Development Concept

February, 2003  
128 70620

**TABLE 1**  
**INGLEWOOD NEIGHBOURHOOD AREA STRUTURE PLAN**  
**LAND USE STATISTICS**

	Area (ha)	% of GDA
<b>GROSS AREA</b>	<b>65.30</b>	
Road Widening (40 Ave. & Delburne Road)	3.18	
TransAlta Utility R/W	4.75	
Road Widening in SE 3-38-27-4	(0.37)	
<b>GROSS DEVELOPABLE AREA</b>	<b>57.74</b>	<b>100.0</b>
Low Density Residential (R1)	20.005	34.6
Smaller Lot Residential (R1N)	9.683	16.8
Medium Density Residential (R2 /R3)	2.816	4.9
Institutional/Medium Density Residential(R2/R3)	0.951	1.7
Commercial (C3)	0.260	0.5
Social/Day Care	0.138	0.2
Public Utility Lots (PUL)	3.388	5.9
* Storm Water Management	3.133	5.4
Municipal Services	0.255	0.4
Parks & Open Space	5.856 (10.14%)	10.1
School/Park Site	4.085	7.1
** Neighbourhood Parks & Walkways	1.771	3.1
Circulation	14.690	25.4
Roads	10.799	18.7
7.0m Lanes	3.891	6.7

**TABLE 2**  
**INGLEWOOD NEIGHBOURHOOD AREA STRUTURE PLAN**  
**RESIDENTIAL UNITS & POPULATION**

Land Use	Area (ha)	Density units/ha	Density persons/unit	Population
R1	20.01	18	3.4	1224 ✓
R1N	9.683	21.5	3.4	714 ✓
R2/R3	1.026	40	3.0	123 ✓
Existing R2/R3	1.790	83.8	3.0	450 ✓
Church/Multifamily	0.951	30	3.0	86 ✓
<b>Total</b>				<u>2597</u> ÷ 57.74 ha = 44.98

Average Population

45.0 persons per hectare

\* Excludes 1.0 hectare of creditable Municipal Reserve (MR)

\*\* Includes 1.0 hectare of creditable Municipal Reserve (MR) from the north SWMF



City Clerk's Department

DATE: March 4, 2003

TO: City Council

FROM: Gail Surkan, Chair  
Municipal Planning Commission

SUBJECT: INGLEWOOD WEST NEIGHBOURHOOD AREA STRUCTURE PLAN – BYLAW  
AMENDMENT No. 3217/C-2003

---

At our Municipal Planning Commission Meeting of March 3, 2003, consideration was given to the proposed bylaw amendment and hereunder was introduced and passed.

“RESOLVED that the Municipal Planning Commission, support the proposed Bylaw Amendment No. 3217/C-2003 to amend the Inglewood West Neighbourhood Area Structure Plan.”

#### Recommendation

That Council consider and accept the above resolution for the above bylaw amendment.

---

Gail Surkan, Chair  
Municipal Planning Commission

/eas

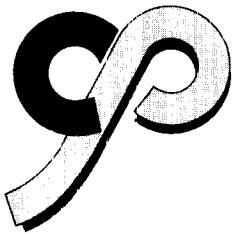
cc. Parkland Community Planning Services

*Comments:*

We recommend that Council proceed with First Reading of the Neighbourhood Area Structure Plan Amendment. A Public Hearing would be held on Monday, April 7, 2003 at 7:00 p.m. during Council's regular meeting.

"G.D. Surkan"  
Mayor

"N. Van Wyk"  
City Manager



---

**DATE:** March 4, 2003

**TO:** Kelly Kloss, City Clerk

**FROM:** Frank Wong, Planning Assistant

**RE:** Land Use Bylaw Amendment No. 3156/J-2003  
Part of the SW ¼ Sec. 3-38-27-4  
Inglewood West – Phase 3  
Melcor Developments Ltd.

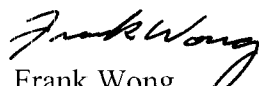
---

Melcor Developments Ltd. is proposing to develop Phase 3 of the Inglewood West Subdivision. Phase 3 consists of 32 single-family lots, 1 multiple-family lot, 1 church/multiple-family lot, and 1 future school site. This proposal rezones 7.59 ha (18.75 ac) of land from A1 Future Urban Development District to R1 Residential Low Density, R2-D40 Residential Medium Density with a maximum density of 40 dwelling units per hectare, and PS Public Services (Institutional or Governmental) Districts. The northern PS site is available for the development of a church or place of worship and which is being advertised as such and if not sold after being on the market for 6 months, then it may be rezoned to its alternative use of R2-D30 which is medium density residential with a maximum density of 30 dwelling units per hectare. At this time a portion of the TransAlta Utility R/W is being rezoned from A1 to P1 Parks and Recreation District and ROAD.

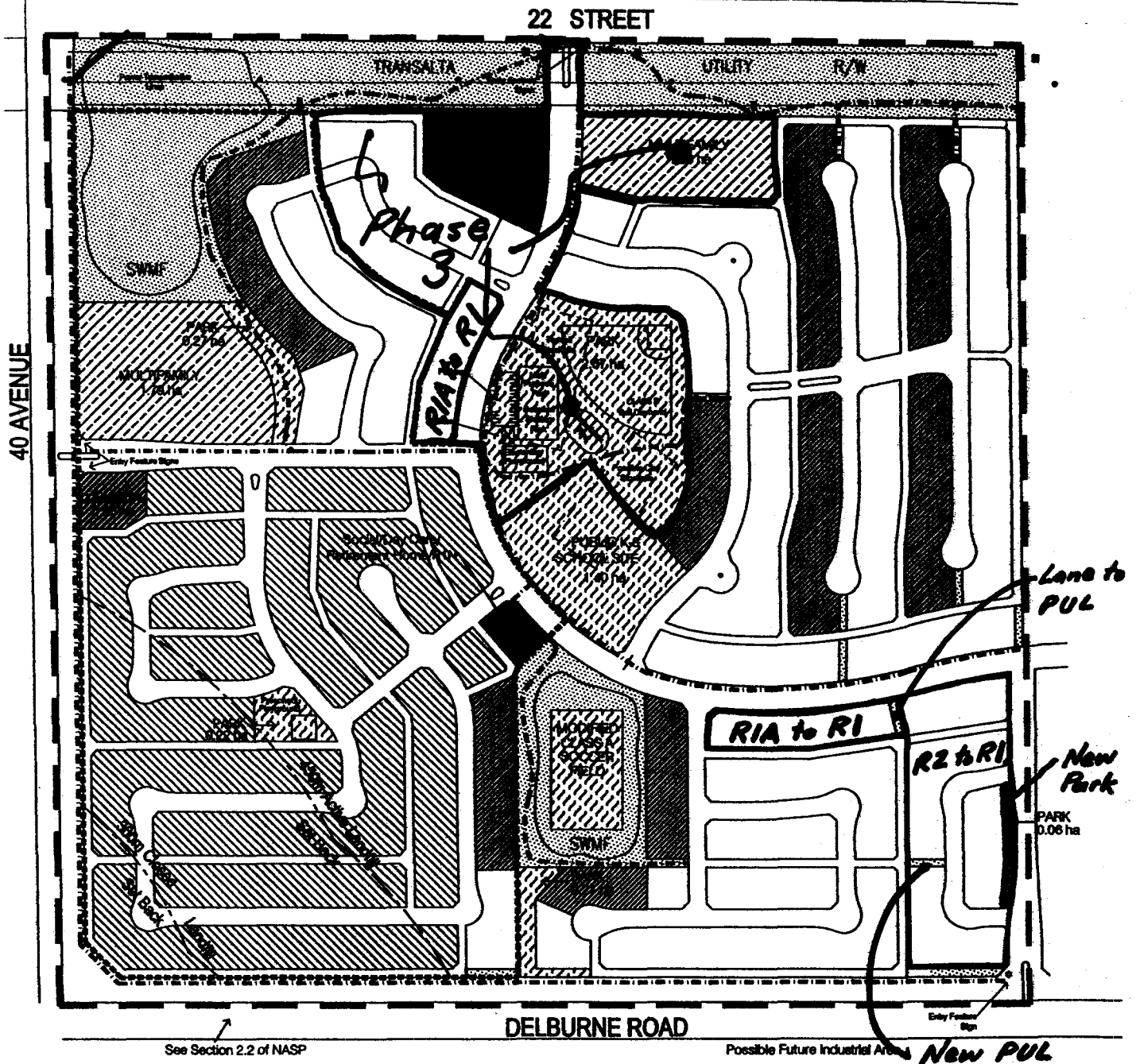
A plan amendment to the Inglewood West Neighbourhood Area Structure Plan is required to permit this rezoning proposal. Such an amendment was submitted on January 13, 2003, processed according to the City's "*Planning & Subdivision Guidelines*" and is the subject of another report in this Council agenda.

**Staff recommendation**

Subject to City Council giving first reading to the Inglewood West Neighbourhood Area Structure Plan Bylaw Amendment 3217/C-2003, it is recommended that City Council proceed with first reading of this Land Use Bylaw Amendment 3156/J-2003.

  
Frank Wong  
Planning Assistant

Attachments



## Proposed NASP Amendment



**Stantec**

- Legend**
- ASP Boundary
  - R1 Residential
  - R1 Residential 2 Storey Walkout
  - R1N Residential Narrow Lot
  - R2/R3 Residential Multi Family
  - LIMIT OF EXISTING DEVELOPMENT

- Multi-Purpose Trail
- PUL
- Park
- Church/Social Facility
- C3 Commercial
- Landfill Setback
- Entry Feature Sign
- Power/Transmission
- Poles

**Client/Project**

RED DEER  
INGLEWOOD  
NEIGHBOURHOOD AREA STRUCTURE PLAN

**Figure No.**

3.0

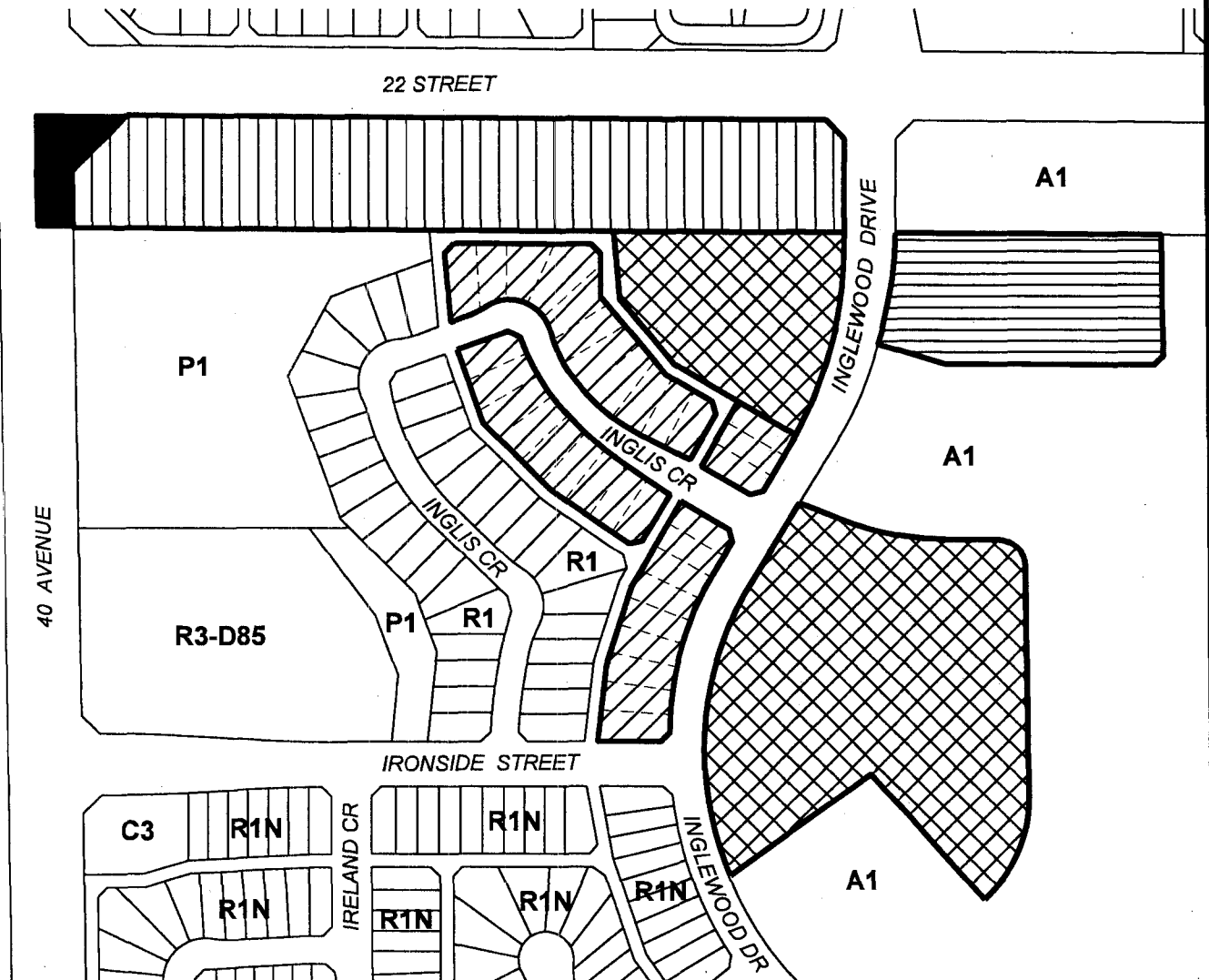
**Title**

**Development Concept**

February, 2003  
128 70620

# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT



### AFFECTED DISTRICTS:

A1 - Future Urban Development

R1 - Residential (Low Density)

R2-D40 - Residential (Medium Density) 40 dwelling units per hectare

PS - Public Service (Institutional or Governmental)

P1 - Parks & Recreation

### Change from :

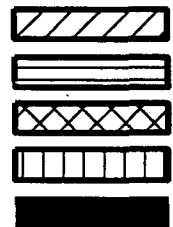
A1 to R1

A1 to R2 - D40

A1 to PS

A1 to P1

A1 to Road



MAP No. 8 / 2003  
BYLAW No. 3156 / J - 2003

*Comments:*

We recommend that Council proceed with First Reading of the Land Use Bylaw Amendment. A Public Hearing would be held on Monday, April 7, 2003 at 7:00 p.m. during Council's regular meeting.

"G.D. Surkan"  
Mayor

"N. Van Wyk"  
City Manager



**FILE**

CITY CLERK'S DEPARTMENT

March 11, 2003

Fax: 343-7510

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

Dear Sirs:

**Re: Inglewood West:**  
**(a) Inglewood West Neighbourhood Area Structure Plan Bylaw Amendment 3217/C-2003**  
**(b) Land Use Bylaw Amendment 3156/J-2003**

At the City of Red Deer's Council meeting held Monday, March 10, 2003, first reading was given to Inglewood West Neighbourhood Area Structure Plan Bylaw Amendment 3217/C-2003 and Land Use Bylaw Amendment 3156/J-2003. Copies of the bylaws are attached for your information.

Inglewood West Neighbourhood Area Structure Plan Amendment 3217/C-2003 provides for the conversion of all R1A Residential (duplexes) in the Plan area to R1 Residential (single-family homes). A multiple-family site is to be converted to R1 Residential (single-family homes) to offset the higher than expected density approved in Phase 1's multiple-family site (Point of View's 150 unit apartment complex). A small park and two public utility lots will be created. The church/multiple family site will likely be developed as a medium density housing development. This amendment will result in an increase in green space from 9.02 ha (15.77%) to 9.244 ha (16.01%). Municipal reserve is increased from 10.02% to 10.14%.

Land Use Bylaw Amendment 3156/J-2003 provides for the rezoning of 7.59 ha (18.72 ac) of land from A1 Future Urban Development District to R1 Residential Low Density, R2-D40 Residential Medium Density with a maximum density of 40 dwelling units per hectare, and PS Public Services (Institutional or Governmental) Districts in order to develop Phase 3 of the Inglewood West Subdivision. Phase 3 consists of 32 single-family lots, 1 multiple-family lot, 1 church/multiple-family lot, and 1 future school site.

...2/

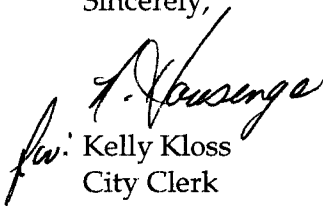
Melcor Developments Ltd.  
March 11, 2003  
Page 2

This office will now proceed with the advertising for a Public Hearing to be held on Monday, April 7, 2003 at 7:00 p.m. in the Council Chambers of City Hall during Council's regular meeting.

In accordance with the Land Use Bylaw, you are required to deposit with the city Clerk, prior to public advertising, an amount equal to the estimated cost of advertising, which in this instance is \$400. We require this deposit by no later than Wednesday, March 19, 2003, in order to proceed with the advertising. Once the actual cost of advertising is known, you will either be invoiced for or refunded the difference.

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

Sincerely,

  
Kelly Kloss  
City Clerk

KK/chk  
/attach.

c      Parkland Community Planning Services  
         C. Adams, Administrative Assistant

\* \* \* Transmission Result Report (MemoryTX) ( Mar.11. 2003 10:59AM ) \* \* \*

1) CITY OF RED DEER  
2) City Clerks Dept

Date/Time: Mar.11. 2003 10:56AM

File No. Mode	Destination	Pg (s)	Result	Page Not Sent
7134 Memory TX	3437510	P. 22	OK	

Reason for error  
E.1) Hang up or line fail  
E.3) No answer

E.2) Busy  
E.4) No facsimile connection



CITY CLERK'S DEPARTMENT

March 11, 2003

Fax: 343-7510

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

Dear Sirs:

**Re: Inglewood West:**  
**(a) Inglewood West Neighbourhood Area Structure Plan Bylaw Amendment 3217/C-2003**  
**(b) Land Use Bylaw Amendment 3156/J-2003**

At the City of Red Deer's Council meeting held Monday, March 10, 2003, first reading was given to Inglewood West Neighbourhood Area Structure Plan Bylaw Amendment 3217/C-2003 and Land Use Bylaw Amendment 3156/J-2003. Copies of the bylaws are attached for your information.

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Land Use Bylaw Amendment 3156/J-2003 provides for the rezoning of 7.59 ha (18.72 ac) of land from A1 Future Urban Development District to R1 Residential Low Density, R2-D40 Residential Medium Density with a maximum density of 40 dwelling units per hectare, and F5 Public Services (Institutional or Governmental) Districts in order to develop Phase 3 of the Inglewood West Subdivision. Phase 3 consists of 32 single-family lots, 1 multiple-family lot, 1 church/multiple-family lot, and 1 future school site.

...2/

City Clerk's Department

**DATE:** March 11, 2003

**TO:** City Council

**FROM:** City Clerk

**SUBJECT:** Inglewood West:  
(a) Inglewood West Neighbourhood Area Structure Plan Amendment  
3217/C-2003  
(b) Land Use Bylaw Amendment 3156/J-2003  
Part of the SW ¼ Sec. 3-38-27-4/ Inglewood West – Phase 3  
Melcor Developments Ltd.

---

### *History*

At the Monday, March 10, 2003 meeting of Council, Inglewood West Neighbourhood Area Structure Plan Amendment 3217/C-2003 and Land Use Bylaw Amendment 3156/I-2003 were given first readings.

Inglewood West Neighbourhood Area Structure Plan Amendment 3217/C-2003 provides for the conversion of all R1A Residential (duplexes) in the Plan area to R1 Residential (single-family homes). A multiple-family site is to be converted to R1 Residential (single-family homes) to offset the higher than expected density approved in Phase 1's multiple-family site (Point of View's 150 unit apartment complex). A small park and two public utility lots will be created. The church/multiple family site will likely be developed as a medium density housing development. This amendment will result in an increase in green space from 9.02 ha (15.77%) to 9.244 ha (16.01%). Municipal reserve is increased from 10.02% to 10.14%.

Land Use Bylaw Amendment 3156/J-2003 provides for the rezoning of 7.59 ha (18.72 ac) of land from A1 Future Urban Development District to R1 Residential Low Density, R2-D40 Residential Medium Density with a maximum density of 40 dwelling units per hectare, and PS Public Services (Institutional or Governmental) Districts in order to develop Phase 3 of the Inglewood West Subdivision. Phase 3 consists of 32 single-family lots, 1 multiple-family lot, 1 church/multiple-family lot, and 1 future school site.


***Public Consultation Process***

Public Hearings have been advertised for the above noted bylaws to be held on Monday, April 7, 2003 at 7:00 p.m. in the Council Chambers, during Council's regular meeting. The owners of the properties bordering the sites have been notified by letter of the Public Hearings.

***Recommendations***

That following the Public Hearings, Council may proceed with 2<sup>nd</sup> and 3<sup>rd</sup> readings of

- (a) Inglewood West Neighbourhood Area Structure Plan Bylaw Amendment 3217/C-2003, and
- (b) Land Use Bylaw Amendment 3156/J-2003.

*for:*   
Kelly Kloss  
City Clerk

/chk

**Council Decision – March 10, 2003**

City Clerk's Department

**DATE:** March 11, 2003

**TO:** Frank Wong, Parkland Community Planning Services

**FROM:** Kelly Kloss, City Clerk

**SUBJECT:** Inglewood West:  
(a) Inglewood West Neighbourhood Area Structure Plan Amendment 3217/C-2003  
(b) Land Use Bylaw Amendment 3156/J-2003  
Part of the SW ¼ Sec. 3-38-27-4/ Inglewood West – Phase 3  
Melcor Developments Ltd.

---

*Reference Report:*

Parkland Community Planning Services, dated March 3 & 4, 2003

*Bylaw Readings:*

Inglewood West Neighbourhood Area Structure Plan Amendment 3217/C-2003 and Land Use Bylaw Amendment 3156/J-2003 were given first readings. Copies of the bylaws are attached.

*Report Back to Council:* Yes

Public Hearings will be held on Monday, April 7, 2003 at 7:00 p.m. in Council Chambers during Council's regular meeting.

*Comments/Further Action:*


Inglewood West Neighbourhood Area Structure Plan Amendment 3217/C-2003 provides for the conversion of all R1A Residential (duplexes) in the Plan area to R1 Residential (single-family homes). A multiple-family site is to be converted to R1 Residential (single-family homes) to offset the higher than expected density approved in Phase 1's multiple-family site (Point of View's 150 unit apartment complex). A small park and two public utility lots will be created. The church/multiple family site will likely be developed as a medium density housing development. This amendment will result in an increase in green space from 9.02 ha (15.77%) to 9.244 ha (16.01%). Municipal reserve is increased from 10.02% to 10.14%.

Council Decision – March 10, 2003

Inglewood West – Phase 3

Page 2

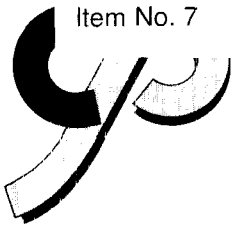
Land Use Bylaw Amendment 3156/J-2003 provides for the rezoning of 7.59 ha (18.72 ac) of land from A1 Future Urban Development District to R1 Residential Low Density, R2-D40 Residential Medium Density with a maximum density of 40 dwelling units per hectare, and PS Public Services (Institutional or Governmental) Districts in order to develop Phase 3 of the Inglewood West Subdivision. Phase 3 consists of 32 single-family lots, 1 multiple-family lot, 1 church/multiple-family lot, and 1 future school site. This office will now proceed with the advertising for a Public Hearing. Melcor Developments will be responsible for the advertising costs in this instance.

*for:*   
Kelly Kloss  
City Clerk

/chk

/attach.

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



---

**DATE:** February 25, 2003

**TO:** Kelly Kloss, City Clerk

**FROM:** Frank Wong, Planning Assistant

**RE:** Rosedale Meadows Outline Plan Amendment

---

Rosedale Meadows Developments Inc. is proposing to amend the existing Rosedale Meadows Outline Plan. The purpose of this plan amendment application is to change the east portion of the subdivision.

The original Rosedale Meadows Outline Plan was adopted by Council in January 1989 and amended 4 more times prior to this amendment. The proposed amendment includes the following changes which are labelled on the attached map:

1. The inclusion of laneways at the back of the three closes abutting 20<sup>th</sup> Avenue as well as between the three closes.
2. The inclusion of a municipal reserve lot (park) in the southeast close to improve traffic circulation and reduce the 45m (150ft) width of road right-of-way.
3. The amendment decreases the net area for residential use and increases the municipal reserve (park) dedication to 10.3%.
4. The inclusion of a laneway in the northeast crescent (Ralston Crescent) to comply with the City's design standard that the maximum length of a lane before connecting to a street should not exceed 350m.

This Outline Plan amendment was referred to the various departments and agencies and there were no objections received. The Plan amendment was also hand delivered to adjacent landowners and as of today, no comments were received.

The Rosedale Meadows Outline Plan is one of two outline plans (the other is Anders East – Victoria Park) which are not fully developed. Outline Plan amendments are processed similar to Neighbourhood Area Structure Plans with the exception that Outline Plan amendments can be approved by Council resolution and Neighbourhood Area Structure Plans are adopted by Bylaw.

The Municipal Planning Commission at their February 24, 2003 meeting supported the Rosedale Meadows Outline Plan amendment and is recommending that City Council adopt the amendment.

#### Staff Recommendation

Planning staff recommend that City Council adopt the Rosedale Meadows Outline Plan amendment by resolution.

OUTLINE PLAN BOUNDARY  
AS ADOPTED SEPTEMBER 21, 1998  
(57.98ha./143.28ac.)

AMENDMENT APPLICATION  
BOUNDARY  
(5.73 ha./14.15 ac.)

PEDESTRIAN/CYCLE TRAILS

3 4 7 5 6 1 2 = PEDESTRIAN ROUTES

This Outline Plan is a digital reproduction of the original hand drawn plan updated to include existing subdivision plans. The statistical table reflects the current plan and most recent amendment. All statistics are approximate and to be confirmed with the preparation of plans of subdivision for the overall development area.

### AMENDMENT APPLICATION STATISTICS

	HA	AC	Z
TOTAL AREA	6.85	16.46	
CORNER CUT	0.05	0.11	

TOTAL AREA	8.60	16.35	100.0
------------	------	-------	-------

(R1) RESIDENTIAL LOW DENSITY	0.98	1.38	8.5
------------------------------	------	------	-----

(R1M) RESIDENTIAL NARROW LOT	2.09	5.17	31.6
------------------------------	------	------	------

(R2) MEDIUM DENSITY	2.09	3.17	31.6
---------------------	------	------	------

PARK	0.85	1.81	10.2
WALKWAY	0.03	0.08	

ROAD/LANES	1.18	2.96	18.1
------------	------	------	------

## OUTLINE PLAN STATISTICS

	HA.	AC.
TOTAL AREA	57.99	143.28
CORNER CUT	0.05	0.11

NET DEVELOPABLE AREA	87.94	143.17	1
----------------------	-------	--------	---

	(R1) RESIDENTIAL LOW DENSITY	28.89	65.95	4
---	------------------------------	-------	-------	---

(Existing and Proposed)

(R1A) RESIDENTIAL	3.52	8.70
-------------------	------	------

(Semi-detached dwelling)

 (R1N) RESIDENTIAL NARROW LOT 2.09 5.17

(R2) METHAN DENSITY	3.18	2.81
---------------------	------	------

100	(12) MEDIAN DENSITY	2.10	7.01
-----	---------------------	------	------

COMMERCIAL	0.26	0.64
------------	------	------

☐ AREA OF RESERVE

PARKS AND SCHOOL	5.55	13.71
------------------	------	-------

BUFFERS . ( 0.22 / 0.54

## NOTES

1. All residential roadways are 15.0m (49.2ft) or 18.0m (52.5ft).
2. All collector roadways are 20.0m (65.6ft) or 22.0m (72.2ft).

**UNIT 1**

**UMA Engineering Ltd.**  
Engineers, Planners, Surveyors  
2540 Kensington Road N.W.  
Calgary, Alberta



## Project

ROSEDALE MEADOWS

PREPARED FOR: RIVINGTON MEADOWS DEVELOPMENT INC.

Test

## OUTLINE PLAN

**Random** **N.T.S.**

22

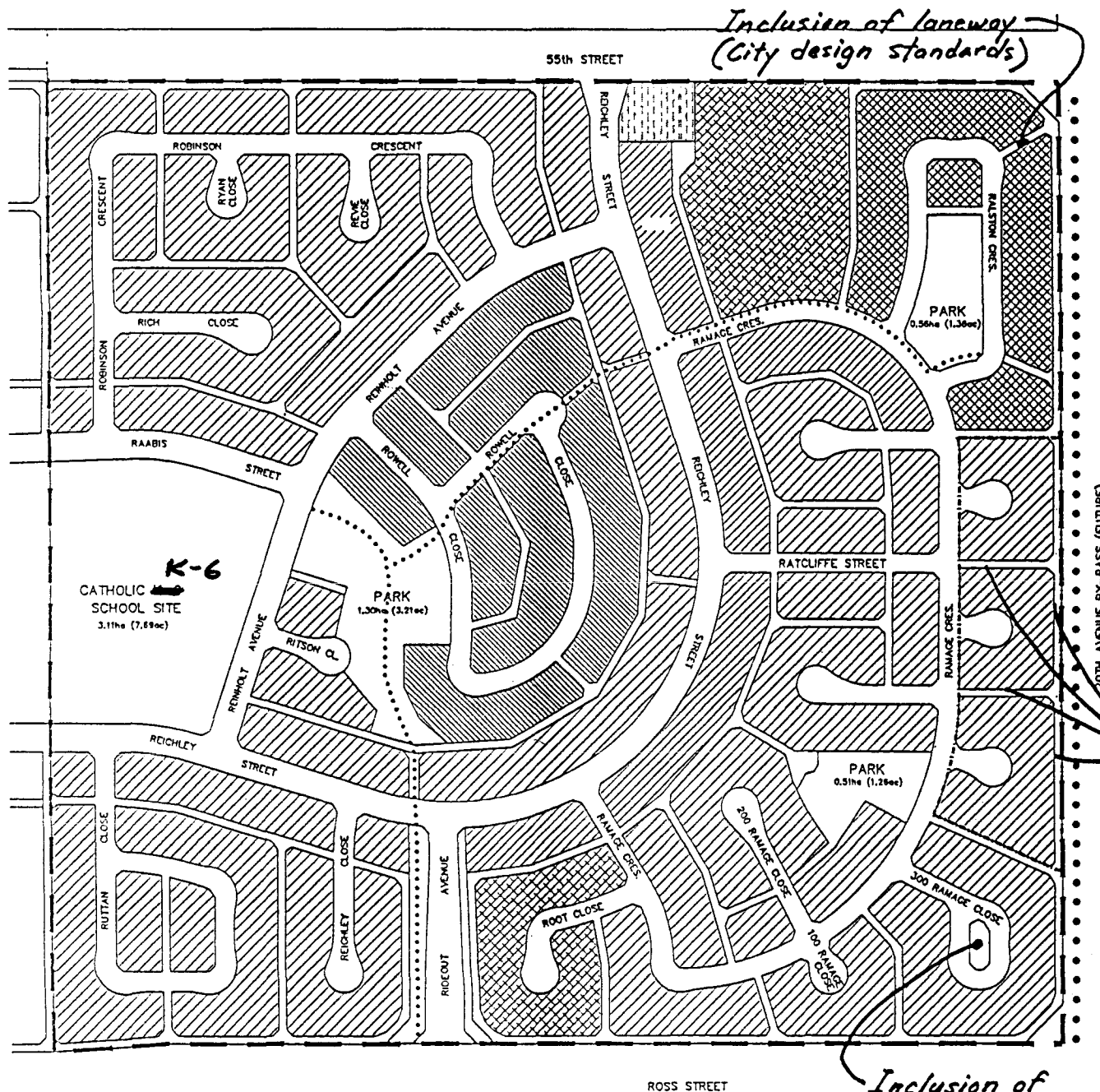
**Data**

10 JUL YOO

10JULY00 0537 024 00 01

10 JULY 00 0537 024 00 01 1A

Existing



## LEGEND

— OUTLINE PLAN BOUNDARY  
AS ADOPTED SEPTEMBER 21, 1998  
(57.99ha./143.28ac.)

--- AMENDMENT APPLICATION  
BOUNDARY  
(2.58 ha./6.38 ac.)

..... PEDESTRIAN/CYCLE TRAILS

..... PEDESTRIAN ROUTES

This Outline Plan is a digital reproduction of the original hand drawn plan updated to include existing subdivision plans. The statistical table reflects the current plan and most recent amendment statistics are approximate and to be confirmed with the preparation of plans of subdivision for the overall development area.

## OUTLINE PLAN STATISTICS

	HA	AC	%
TOTAL AREA	57.99	143.29	
CORNER CUT	0.09	0.22	
NET DEVELOPABLE AREA	57.90	143.07	100.0

(R1) RESIDENTIAL LOW DENSITY (Existing and Proposed)	26.78	66.12	46.2
(R1A) RESIDENTIAL (Semi-detached dwelling)	3.52	8.70	6.0
(R1N) RESIDENTIAL NARROW LOT	2.18	5.39	3.8
(R2) MEDIUM DENSITY	3.14	7.76	5.4
COMMERCIAL	0.26	0.64	0.5
AREA OF RESERVE PARKS AND SCHOOL BUFFERS	5.53	13.66	9.6
ROADS/LANES	15.99	39.51	27.6
PUBLIC UTILITY LOTS	0.07	0.18	0.1

## NOTES

1. All residential roadways are 15.0m (49.2ft) or 18.0m (52.5ft).
2. All collector roadways are 20.0m (65.6ft) or 22.0m (72.2ft).

*Inclusion of laneways*

Project

ROSEDALE MEADOWS

PREPARED FOR: ROSEDALE MEADOWS DEVELOPMENT INC.

Title

OUTLINE PLAN

0 25 50 100m

**EXH** Engineering  
Services  
Ltd.

JANUARY 31, 2003

*Proposed*

*Inclusion of  
Municipal Reserve (Park)*



City Clerk's Department

**DATE:** February 24, 2002

**TO:** City Council

**FROM:** Gail Surkan, Chair  
Municipal Planning Commission

**SUBJECT:** ROSEDALE MEADOWS OUTLINE PLAN AMENDMENT BY RESOLUTION

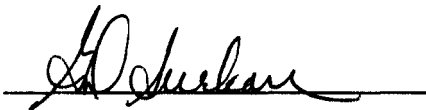
At our Municipal Planning Commission Meeting of February 24, 2002, consideration was given to the Rosedale Meadows Outline Plan Amendment by Resolution. Following discussion the motion as set out hereunder was introduced and passed.

"RESOLVED that the Municipal Planning Commission, support the proposed resolution to amend the existing Rosedale Meadows Outline Plan by:

1. The inclusion of laneways at the back of the three closes abutting 20<sup>th</sup> Avenue as well as between the three closes.
2. The inclusion of a municipal reserve lot (park) in the southeast close to improve traffic circulation and reduce the 45 m (150 ft) width of road right-of-way.
3. The amendment decreases the net area for residential use and increases the municipal reserve (park) dedication to 10.3%.
4. The inclusion of a laneway in the northeast crescent (Ralston Crescent) to comply with the City's design standard that the maximum length of a lane before connecting to a street should not exceed 350 m."

#### Recommendation

That Council consider and accept the above resolution for the Rosedale Meadows Outline Plan.

  
Gail Surkan, Chair  
Municipal Planning Commission

/eas

cc. Parkland Community Planning Services

***Comments:***

We agree with the recommendations of Parkland Community Planning Services.

"G.D. Surkan"  
Mayor

"N. Van Wyk"  
City Manager

**FILE**



Council Decision – March 10, 2003

City Clerk's Department

**DATE:** March 11, 2003  
**TO:** Frank Wong, Parkland Community Planning Services  
**FROM:** Kelly Kloss, City Clerk  
**SUBJECT:** Rosedale Meadows Outline Plan Amendment

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***Reference Report:***


Parkland Community Planning Services, dated February 25, 2003

***Resolutions:***

*Resolved* that Council of the City of Red Deer, having considered the report from Parkland Community Planning Services, dated February 25, 2003, re: Rosedale Meadows Outline Plan Amendment, adopt the following amendments to the Rosedale Meadows Outline Plan:

1. The inclusion of laneways at the back of the three closes abutting 20<sup>th</sup> Avenue as well as between the three closes.
2. The inclusion of a municipal reserve lot (park) in the southeast close to improve traffic circulation and reduce the 45m (150 ft) width of road right-of-way.
3. Decreasing the net area for residential use and increasing the municipal reserve (park) dedication to 10.3%.
4. The inclusion of a laneway in the northeast crescent (Ralston Crescent) to comply with the City's design standard that the maximum length of a lane before connecting to a street should not exceed 350m.

***Report Back to Council:*** No

*for:*   
Kelly Kloss  
City Clerk

/chk

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



**Alberta Urban Municipalities Association**

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Phone: (780) 433-4431 Toll Free: 1-800-661-2862  
Fax: (780) 433-4454 email: [main@auma.ab.ca](mailto:main@auma.ab.ca)

February 12, 2003

To: Mayor & Council:

At the 2002 Annual General Meeting, the Town of Lacombe proposed a resolution to add an additional zone in central Alberta for Election of Directors. The resolution was referred to the Board of Directors for a report to the 2003 Annual General Meeting. The Board asked our Returning Officer to provide a report. The Returning Officer reported to the January 2003 Board Meeting and the Board directed that the report be provided to the members for consideration. The report is enclosed with this letter.

The report notes two issues raised by the proposed resolution:

- Should the number of directors be increased
- Should the alignment of the AUMA's electoral zones be changed

The Returning Officer has recommended that the number of Directors remain at 14 plus the President and that the existing zone alignment be maintained. The accompanying report provides a thorough analysis of the governance and electoral system of the Association.

At the 2003 Annual General Meeting a series of amendments to the AUMA Bylaws will be proposed to implement changes in the election system approved at the 2002 Annual Meeting. If there are to be changes in either the Board structure or the zone alignments, it would be advisable to include them in that package of bylaw amendments.

**The Board therefore requests that you review this report and, by March 15, 2003, indicate whether or not you support the recommendations. You may e-mail your response to [tmontemurro@auma.ab.ca](mailto:tmontemurro@auma.ab.ca) or fax to (780) 433-4454.**

Thank you for your help with this.

Yours truly,

Mayor George Rogers  
AUMA President.

## **AUMA BOARD OF DIRECTORS STRUCTURE**

### **RECOMMENDATIONS:**

- 1. That the number of zones used to elect town and village directors remain at three.**
- 2. That the current alignment of the zones used to elect town and village directors be retained.**

### **Background**

At the 2002 Annual General Meeting, the Town of Lacombe proposed a resolution to expand the membership of the Board to 4 Directors from Towns and Villages by revising the Zone structure into 4 zones. This proposed resolution was referred to the Board of Directors. The Board asked the Returning Officer to provide a report and recommendations.

The report of the Returning Officer is attached. The report reviews both the number of Directors and the alignment of the zones used to elect town and village directors.

### **RATIONALE FOR RECOMMENDATIONS**

- 1. That the number of zones used to elect town and village directors remain at three.***

The effect of the Lacombe resolution would be to increase the Board of Directors by two members, a new Director for Towns and a new Director for Villages for the additional zone, which the resolution proposed to establish.

The Board, from time to time, has considered reducing the number of Directors particularly as a budgetary matter, since Board honoraria and expenses now require a large portion of the membership fees. As a consequence, revenues from AUMA service initiatives have become very important in supporting the Association's program activities.

The proposed 2003 AUMA budget projects that nearly 68% of total membership fee revenues will be required to pay for honoraria, expenses and meeting costs for Board, Committee, Task Forces, Provincial Committees and appointments to outside organizations. In a recent survey, it was determined that Board remuneration paid by AUMA is comparable with other similar organizations, falling in the mid-range. The two new Directors resulting from the Lacombe proposal would increase the Board costs to about 77% of the total membership fees.

It is questionable whether members expect such a large portion of their membership fees to be allocated to Board expenses. In addition, there is no information available, which indicates that additional Board members are required in order to provide effective governance for the Association.

Therefore it is recommended that the number of zones used to elect town and village directors remain at three.

***2. That the current alignment of the zones used to elect town and village directors be retained.***

The second question raised by the Lacombe proposed resolution is the alignment of the zones. The main report reviews the accepted criteria for electoral systems.

Four alternatives were considered in the course of this review:

- A. No Change
- B. Move northern boundary of the south zone to the 8<sup>th</sup> Base Line
- C. Establish three zones: South (south of the 8<sup>th</sup> Base Line), Central (between the 8<sup>th</sup> Base Line and Trans Canada Highway 16), North (north of Trans Canada Highway 16)
- D. Elect directors by size of community.

Each of these alternatives is reviewed in the main report. In summary:

**Alternative D** was not pursued since AUMA representation for towns and villages has traditionally been geographical rather than community size.

**Alternative C** would respond directly to the community of interest argument raised by Lacombe. However it mirrors the zone alignment, which AUMA originally used. This was changed because there is little connection between towns and villages in the northeast and northwest areas of the province. That situation still exists.

**Alternative B** could be viewed simply as tinkering with the zone boundaries and is unlikely to satisfy either those proposing a change or those who see no need for a change in the zone alignments.

**Alternative A** has the benefit of familiarity and, as far as is known, is acceptable to most AUMA members. There do not seem to be sufficient benefits in any of the alternatives examined to justify a change at this time.

Therefore, it is recommended that the existing alignment of zones used to elect town and village directors be maintained.

## **AUMA BOARD OF DIRECTORS STRUCTURE REPORT**

### **BACKGROUND INFORMATION**

At the 2002 Annual General Meeting, the Town of Lacombe proposed a resolution to expand the membership of the Board to 4 Directors from Towns and Villages by revising the Zone structure into 4 zones. This proposed resolution was referred to the Board of Directors. The Board asked the Returning Officer to provide a report and recommendations. This document is the report reviewing the board structure.

### **THE CURRENT SITUATION**

The Board of Directors of the Alberta Urban Municipalities Association (AUMA) is currently composed of the President and 14 Directors. Three of the Directors also serve as Vice-Presidents for Cities, Towns and Villages/Summer Villages.

	<b># Directors</b>
Calgary/Edmonton	4
Other Cities	3
Towns East	1
Towns South	1
Towns West	1
Villages East	1
Villages South	1
Villages West	1
Summer Villages	1
<b>TOTAL</b>	<b>14</b>

This structure is set out in Section 4.2 of the Bylaws of the Association:

#### **Section 4.2.1**

Subject to these Bylaws, the Board of Directors shall consist of no more than fifteen (15) MEMBERS INCLUDING:

- (a) the President;
- (b) seven (7) directors allocated in accordance with Section 4.2.2, to be referred to as Directors from Cities;
- (c) three (3) Directors from the group comprised of Towns and Specialized Towns, to be referred to as Directors from Towns;
- (d) three (3) Directors elected from the group comprised of Villages and Specialized Villages, to be referred to as Directors from Villages; and
- (e) one (1) Director elected from the group comprised of Summer Villages and Specialized Summer Villages.

**Section 4.2.2**

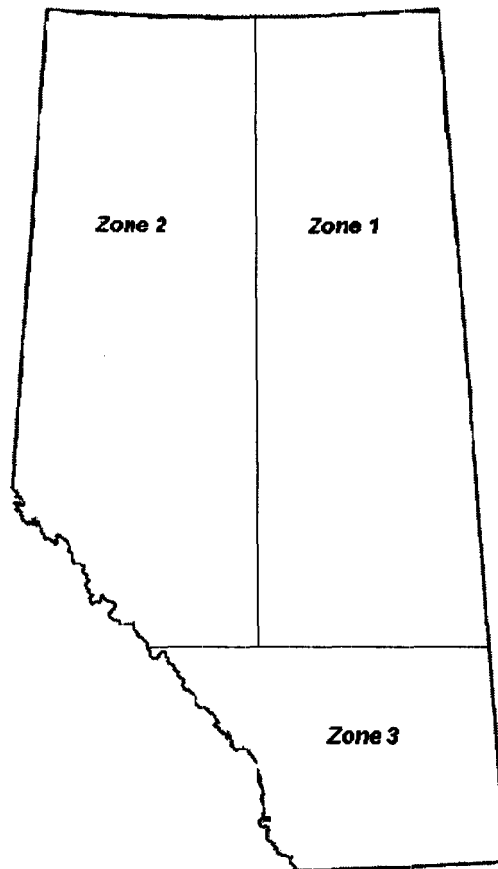
City representation on the Board of Directors shall be as follows:

- (a) two (2) Directors from the City of Calgary;
- (b) two (2) Directors from the City of Edmonton; and
- (c) three (3) Directors elected from the group comprised of Cities and Specialized Cities excluding Calgary and Edmonton.

**Section 4.3**

Neither Calgary nor Edmonton shall be entitled to more than two (2) representatives on the Board in any capacity, excluding the position of President.

Article 12 - Election Procedures provides for the election of the Vice-Presidents from among the various categories of Directors.



Article 12 also establishes the zones used for the election of Directors from Towns and Villages. The Zones are:

- East** - east of the 5<sup>th</sup> Meridian and North of the 9<sup>th</sup> Base Line
- West** - west of the 5<sup>th</sup> Meridian and North of the 9<sup>th</sup> Base Line
- South** - south of the 9<sup>th</sup> Base Line

The number of Directors, number of municipalities, population (2001 Canada Census) and membership fees generated within each category are shown in the following table.

EXISTING ZONE INFORMATION				
	#Directors	# Muns	Pop'n	Fees
Calgary/Edmonton	4	2	1544970	\$202,730
Other Cities	3	16	472403	\$143,706
Towns East	1	41	126333	\$ 73,476
Towns South	1	39	164877	\$ 88,321
Towns West	1	29	100931	\$ 59,391
Villages East	1	52	18509	\$ 24,307
Villages South	1	32	12844	\$ 15,503
Villages West	1	16	8098	\$ 8,538
Summer Villages	1	51	4169	\$ 16,490

In reviewing the Board structure, several factors should be considered. The degree of difficulty in representing the category might be assessed by considering the number of municipalities included in the category (the interactions involved in providing information and gauging opinions) and the population of the municipalities (assuming size is an indicator of the scope of operations). From the perspective of the association, the amount of membership fees generated, and participation in the Association's various programs is also significant.

An analysis of this information has been undertaken on a per Director basis. The higher the score, the greater the difficulty in providing effective representation. That doesn't mean that it is easy to be a Director in a lower scoring category. It just means that it is likely to be more difficult to keep members informed and to gauge their opinions in the higher scoring categories. The complete information is provided in Appendix A to this report. The following table shows the summary results:

	EXISTING ZONES							
	# Muns	Population	Fees	Gas	Elec	Benefits	Insurance	Total
Calgary/Edmonton	-3	3	0	-2	-2	-2	-2	-8
Other Cities	-3	3	0	-2	-2	-2	-2	-8
Towns East	1	1	2	2	2	0	1	9
Towns South	1	3	3	3	2	0	1	13
Towns West	0	0	1	2	2	-1	-1	3
Villages East	2	-3	-2	1	2	2	2	4
Villages South	0	-3	-2	-1	0	1	0	-5
Villages West	-1	-3	-2	0	0	0	-1	-7
Summer Villages	2	-3	-2	-2	-2	-1	2	-6

From this analysis, it will be noted that the Towns category stands out and Towns South is likely to be the most challenging for the Director.

### **Other Organizations**

The two other organizations in Alberta representing local authorities and the composition of their Boards are:

***Alberta Association of Municipal Districts and Counties (AAMD&C)***  
President, Vice-President, 5 Directors

The five Directors are elected by zones for two-year terms.

***Alberta School Boards Association (ASBA)***  
President, Vice-President, 11 Directors

The ASBA Board includes one representative for each of Calgary Catholic, Calgary Public, Edmonton Catholic, Edmonton Public, Alberta Catholic School Trustees Association and Alberta Public School Trustees Association. Ignoring the two trustee association representatives who are non-voting, the composition is 2 from Calgary, 2 from Edmonton and 5 from the remainder of the province elected by zones.

Neither Association has any current plans to revise its structure. However, as a result of a June 1996 organizational review, ASBA eliminated the ASBA Table Officers Committee, and shrunk the Board of Directors by two positions (Past President and amalgamated two of the zones into one).

It should be noted that both of these Associations represent a significantly lower number of individual local authorities than AUMA. It might also be noted that both use a 5-zone system for representation of members outside of Edmonton and Calgary. Under the current policy, AUMA would face some difficulty in implementing such a system, since there are both Town and Village Directors from each zone.

### **NUMBER OF DIRECTORS**

The Board, from time to time, has considered reducing the number of Directors particularly as a budgetary matter, since Board honoraria and expenses now require a large portion of the membership fees. As a consequence, revenues from AUMA service initiatives have become very important in supporting the Association's program activities.

At the 2002 Annual General Meeting, the Town of Lacombe proposed a resolution to expand the membership of the Board to 4 Directors from Towns and Villages by revising the Zone structure into 4 zones. Although it didn't suggest any names, these zones might be described as South (townships 1 to 30), Central (Townships 31 to 44), Northeast (East of the 5<sup>th</sup> Meridian and North of the 12<sup>th</sup> Base Line) and Northwest (West of the 5<sup>th</sup> Meridian and North of the 12<sup>th</sup> Base Line).

The Town noted that, under the existing structure, the 17 towns in central Alberta fall within all 3 zones (8 East, 6 West and 3 South). The 17 towns are:

East	South	West
Bashaw	Olds	Bentley
Blackfalds	Didsbury	Bowden
Innisfail	Sundre	Eckville
Lacombe		Rimbey
Millet		Rocky Mountain House
Penhold		Sylvan Lake
Ponoka		
Stettler		

The Town suggested that this distribution results in the central region being disadvantaged in representing its views to Board.

The proposed 2003 AUMA budget projects that nearly 68% of total membership fee revenues will be required to pay for Board honoraria, expenses and meeting costs. Excluding the special honoraria paid to the Presidents and Vice-Presidents, on average that amounts to about \$32,000 per Director. The two new Directors resulting from the Lacombe proposal would increase the Board costs to about 77% of the total membership fees.

It is questionable whether members expect such a large portion of their membership fees to be allocated to Board expenses. In addition, there is no information available, which indicates that additional Board members are required in order to provide effective governance for the Association.

**Therefore this report does not propose an increase in the number of Directors.**

### **THE ZONES**

The second question raised by the Lacombe proposed resolution is the alignment of the zones.

The *Electoral Boundaries Commission Act* (RSA 2000, Chapter E-3 as amended) describes the factors to be considered in recommending electoral divisions for the province which are: effective representation, scarcity and density of population, common community interests, existing community boundaries, the number of municipalities and other local authorities, geographical features, and understandable and clear boundaries.

In the context of the AUMA structure, the electoral zones are used for two types of elections: Directors for Towns and Directors for Villages. Also it seems appropriate to focus on AUMA members as well as population in considering effective representation. As shown in the following table, within the Town category the South Zone is slightly above the +25% benchmark in population but the zones are within acceptable numbers for AUMA members.

In the Villages category the East and West Zones are significantly outside this benchmark for both members and population.

There, of course, is no necessary relationship between the locations of towns and villages across the province and so, variations between the categories could be anticipated. To facilitate the review, this report focuses on Towns in considering the Zone boundaries, but information on the impact on villages is also provided.

EXISTING ZONES COMPARED TO AVERAGE					
	TOWNS			VILLAGES	
	Members	Population		Members	Population
Total	109	392141		101	39798
Average	36	130714		34	13266
	%*	%		%	%
East	113	97		157	142
South	107	126		95	97
West	80	77		48	61

\*% indicates the number in the particular zone as compared to the average of all zones for that category of municipality.

While the existing Zones largely satisfy the effective representation factor, the other factors set out in the Act deserve further consideration.

A quick look at the map of the existing zones shows that the East and West zones cover much larger areas than the South zone, reflecting the "scarcity and density" of population in the north compared to the south of the province.

Lacombe has raised the issue of the central Alberta "common community interest" being split up by the existing boundaries.

Because of the large areas involved in the three zones, "geographical features" are not a relevant consideration, although it might be noted that most highways in the north run north/south rather than east/west.

The 9<sup>th</sup> Base Line and the 5<sup>th</sup> Meridian are fairly "understandable and clear boundaries".

The major issue, arising from the use of the provincial criteria is the common community interest issue raised by Lacombe. It might be noted that there is the potential for similar observations to be made no matter where the boundaries are located. Particularly because of the size of the three zones, it will always be possible for members located close to the boundaries between zones to argue that they have more in common with the members in the neighbouring zone than they have with the members at the extremities of their own zones.

As a matter of interest, the zones were last amended on a community of interest argument. Communities in the northwest argued that they had more in common with communities to the south (because of their travel and commerce patterns) than with communities in the northeast.

Four alternatives were considered in the course of this review:

- A. No Change
- B. Move northern boundary of the south zone to the 8<sup>th</sup> Base Line
- C. Establish three zones: South (south of the 8<sup>th</sup> Base Line), Central (between the 8<sup>th</sup> Base Line and Trans Canada Highway 16), North (north of Trans Canada Highway 16)
- D. Elect directors by size of community.

**Alternative A** has been analyzed in the foregoing sections of this report.

**Alternative B** would move the northern boundary of the existing South Zone from the 9<sup>th</sup> Base Line to the 8<sup>th</sup>. Communities situated between the 8<sup>th</sup> and 9<sup>th</sup> would move out the South zone and into either the East or West zone. The central Alberta communities to be included in two zones, rather than three. The summary results of the difficulty analysis for this alternative are shown in the following table:

ALTERNATIVE B								
	# Muns	Population	Fees	Gas	Elec	Benefits	Insurance	Total
Calgary/Edmonton	-3	3	0	-2	-2	-2	-2	-8
Other Cities	-3	3	0	-2	-2	-2	-2	-8
Towns East	1	2	3	1	2	1	2	12
Towns South	0	2	2	2	2	-1	0	7
Towns West	0	1	2	2	2	-2	0	5
Villages East	3	-3	-2	0	2	2	2	4
Villages South	-1	-3	-2	-1	-1	0	-1	-9
Villages West	-3	-3	-3	0	0	0	-1	-10
Summer Villages	2	-3	-2	-2	-2	-1	2	-6

As will be noted, this alternative shifts the highest score from Towns South to Towns East.

**Alternative C** would use the South zone described in Alternative B and divide the remainder of the province east/west instead of north/south as in the existing configuration. The Central zone would start at the 8<sup>th</sup> Base Line and go north to Trans Canada Highway 16. The North zone would be everything north of the highway.

While towns as a group still have the highest scores, the range of scores has been considerably reduced. The central Alberta community of interest issue would be addressed.

ALTERNATIVE C								
	# Muns	Population	Fees	Gas	Elec	Benefits	Insurance	Total
Calgary/Edmonton	-3	3	0	-2	-2	-2	-2	-8
Other Cities	-3	3	0	-2	-2	-2	-2	-8
Towns North	1	2	3	1	2	-1	1	9
Towns Central	0	1	2	1	2	0	0	6
Towns South	0	2	2	2	2	-1	0	7
Villages North	0	-3	-3	-1	0	0	-1	-8
Villages Central	2	-3	-3	1	2	2	2	3
Villages South	-1	-3	-2	-1	-1	0	-1	-9
Summer Villages	2	-3	-2	-2	-2	-1	2	-6

**Alternative D** would have the idea of Town and Village Directors elected on a population basis. For example one director for each of the groups of Towns (a) over 7000, (b) between 3500 and 7000 and (c) under 3500. The categories don't work so neatly for villages but they could be something like (a) over 600, (b) 370 to 600 and (c) under 370. This idea was bounced off the Executive Committee before any detailed analysis was undertaken. Since no enthusiasm for this approach was evident, the detailed analysis was not undertaken.

## DETAILED ANALYSIS

The detailed analysis of each alternative considered the following factors related to the AUMA member municipalities in the category or zone on a *per director basis*:

**# Municipalities** - the number of AUMA member municipalities

**Population** - the population of all the member municipalities in the category or zone as indicated in the 2001 Canada Census

**Fees** - the 2002 membership fees for all the member municipalities in the category or zone

**Gas** - the number of municipalities participating in the AUMA gas aggregation program

**Elec** - the number of municipalities participating in the AUMA electricity aggregation program

**Ben** - the number of municipalities participating in the Employee Benefits program

**Ins** - the number of municipalities participating in the Insurance program

For simplicity, the median scores for Alternative A (the existing zones) were the basis for the scoring system used for all alternatives. The scoring system is described in the following table.

SCORE	# Municipalities	Population	Fees	Gas	Elec	Ben	Ins
<i>Median</i>	<i>33</i>	<i>105111</i>	<i>47902</i>	<i>11</i>	<i>9</i>	<i>12</i>	<i>25</i>
-3	<6	<51	<26				
-2	6 to 15	51 to 70	26 to 35	<5	<5	<6	<10
-1	16 to 25	71 to 90	36 to 45	5 to 9	5 to 8	6 to 11	10 to 19
0	26 to 35	91 to 110	46 to 55	10 to 14	9 to 15	12 to 17	20 to 29
1	36 to 45	111 to 130	56 to 65	15 to 19	16 to 20	17 to 21	30 to 39
2	46 to 55	131 to 150	66 to 75	20 +	20 +	>21	>39
3	>55	>150	>75				

The gross data and the scores for each alternative are shown in the following tables.

The members in the Calgary/Edmonton, Other Cities and Summer Villages categories are the same in each alternative. The towns and villages included in each zone are shown for each alternative on pages of this Appendix.

## ALTERNATIVE A

Alternative A is the existing zone alignment.

Zone	# Directors	EXISTING PER DIRECTOR INDICATORS						
		# Muns	Population	Fees	Gas	Elec	Benefits	Insurance
Calgary/Edmonton	4	0.5	386243	\$50,683	0	0	0	0
Other Cities	3	5.3	157468	\$47,902	2	4	0	3
Towns East	1	41	126333	\$73,476	17	36	16	36
Towns South	1	39	164877	\$88,321	22	31	12	34
Towns West	1	31	105111	\$61,887	18	25	8	18
Villages East	1	51	17978	\$23,717	12	27	21	41
Villages South	1	33	13375	\$16,092	8	9	21	25
Villages West	1	16	8098	\$8,538	11	9	12	12
Summer Villages	1	51	4169	\$16,490	0	3	6	41
<b>TOTAL</b>	<b>14</b>	<b>280</b>	<b>2457317</b>	<b>\$634,959</b>	<b>90</b>	<b>144</b>	<b>96</b>	<b>210</b>

ZONE	SCORES							
	# Muns	Population	Fees	Gas	Elec	Benefits	Insurance	Total
Calgary/Edmonton	-3	3	0	-2	-2	-2	-2	-8
Other Cities	-3	3	0	-2	-2	-2	-2	-8
Towns East	1	1	2	2	2	0	1	9
Towns South	1	3	3	3	2	0	1	13
Towns West	0	0	1	2	2	-1	-1	3
Villages East	2	-3	-3	1	2	2	2	3
Villages South	0	-3	-3	-1	0	1	0	-6
Villages West	-1	-3	-2	0	0	0	-1	-7
Summer Villages	2	-3	-2	-2	-2	-1	2	-6

## ALTERNATIVE B

In Alternative B the northern boundary of the South Zone is moved from the 9<sup>th</sup> Base Line to the 8<sup>th</sup> Base Line and the East and West Zones are extended southward to the 8<sup>th</sup> Base Line.

ZONE		ALTERNATIVE B PER DIRECTOR INDICATORS						
		# Muns	Population	Fees	Gas	Elec	Benefits	Insurance
Calgary/Edmonton	4	0.5	386243	\$50,683	0	0	0	0
Other Cities	3	5.3	157468	\$47,902	2	4	0	3
Towns East	1	44	139358	\$80,399	17	39	17	39
Towns South	1	32	136144	\$73,077	20	25	11	27
Towns West	1	35	120819	\$70,208	20	28	8	22
Villages East	1	58	20665	\$27,111	15	29	25	47
Villages South	1	25	10273	\$12,212	5	7	16	18
Villages West	1	17	8513	\$9,024	11	9	13	13
Summer Villages	1	51	4169	\$16,490	0	3	6	41
<b>TOTAL</b>	<b>14</b>	<b>280</b>	<b>2457317</b>	<b>\$634,959</b>	<b>90</b>	<b>144</b>	<b>96</b>	<b>210</b>

ZONE	# Muns	Population	Fees	Gas	Elec	Benefits	Insurance
Calgary/Edmonton	-3	3	0	-2	-2	-2	-2
Other Cities	-3	3	0	-2	-2	-2	-2
Towns East	1	2	3	1	2	1	2
Towns South	0	2	2	2	2	-1	0
Towns West	0	1	2	2	2	-2	0
Villages East	3	-3	-2	0	2	2	2
Villages South	-1	-3	-2	-1	-1	0	-1
Villages West	-3	-3	-3	0	0	0	-1
Summer Villages	2	-3	-2	-2	-2	-1	2

## ALTERNATIVE C

In Alternative C, the South Zone has the same alignment as in Alternative B. A Central Zone is established between the 8<sup>th</sup> Base Line and Trans Canada Highway #16 and a North Zone including the remainder of the province.

ALTERNATIVE C PER DIRECTOR INDICATORS								
ZONE	# Directors	# Muns	Population	Fees	Gas	Elec	Benefits	Insurance
Calgary/Edmonton	4	0.5	386243	\$50,683	0	0	0	0
Other Cities	3	5.3	157468	\$47,902	2	4	0	3
Towns North	1	44	140236	\$82,970	18	37	13	33
Towns Central	1	35	119941	\$67,637	19	30	12	28
Towns South	1	32	136144	\$73,077	20	25	11	27
Villages North	1	28	11625	\$13,707	8	12	15	18
Villages Central	1	47	17553	\$22,428	18	26	23	42
Villages South	1	25	10273	\$12,212	5	7	16	18
Summer Villages	1	51	4169	\$16,490	0	3	6	41
<b>TOTAL</b>	<b>14</b>	<b>280</b>	<b>2457317</b>	<b>\$634,959</b>	<b>90</b>	<b>144</b>	<b>96</b>	<b>210</b>

ZONE	SCORES							
	# Muns	Population	Fees	Gas	Elec	Benefits	Insurance	Total
Calgary/Edmonton	-3	3	0	-2	-2	-2	-2	-8
Other Cities	-3	3	0	-2	-2	-2	-2	-8
Towns North	1	2	3	1	2	-1	1	9
Towns Central	0	1	2	1	2	0	0	6
Towns South	0	2	2	2	2	-1	0	7
Villages North	0	-3	-3	-1	0	0	-1	-8
Villages Central	2	-3	-3	1	2	2	2	3
Villages South	-1	-3	-2	-1	-1	0	-1	-9
Summer Villages	2	-3	-2	-2	-2	-1	2	-6

## ALTERNATIVE A MEMBERS

### East Zone

TOWNS		VILLAGES		
Athabasca	Penhold	Acme	Elnora	Paradise Valley
Bashaw	Ponoka	Alix	Ferintosh	Plamondon Dissolved
Beaumont	Provost	Alliance	Forestburg	May 1/02
Blackfalds	Redwater	Amisk	Gadsby	Rosalind
Bon Accord	Sedgewick	Andrew	Glendon	Ryley
Bonnyville	Smoky Lake	Bawlf	Halkirk	Strome
Bruderheim	St. Paul	Big Valley	Hay Lakes	Thorhild
Calmar	Stettler	Bittern Lake	Heisler	Veteran
Castor	Stony Plain	Botha	Holden	Vilna
Coronation	Tofield	Boyle	Hughenden	Waskatenau
Daysland	Trochu	Carbon	Innisfree	
Devon	Two Hills	Chauvin	Irma	
Elk Point	Vegreville	Chipman	Kitscoty	
Gibbons	Vermilion	Clive	Linden	
Hardisty	Viking	Clyde	Lougheed	
Innisfail	Wainwright	Consort	Mannville	
Killam	Westlock	Czar	Marwayne	
Lac la Biche		Delburne	Minburn	
Lacombe		Delia	Mirror	
Lamont		Derwent	Morrin	
Legal		Dewberry	Munson	
Millet		Donalda	Myrnam	
Morinville		Edberg	New Norway	
Mundare		Edgerton	New Sarepta	

### West Zone - Alternative A

TOWNS		VILLAGES
Barrhead	Jasper	Alberta Beach
Beaverlodge	Manning	Berwyn
Bentley	Mayerthorpe	Breton
Bowden	McLennan	Caroline
Drayton Valley	Peace River	Donnelly
Eckville	Rainbow Lake	Girouxville
Edson	Rimbey	Hythe
Fairview	Rocky Mountain House	Kinuso
Falher	Sexsmith	Nampa
Fox Creek	Slave Lake	Onoway
Grande Cache	Spirit River	Rycroft
Grimshaw	Swan Hills	Sangudo
High Level	Sylvan Lake	Thorsby
High Prairie	Valleyview	Wabamun
Hinton	Wembley	Warburg
	Whitecourt	

**South Zone - Alternative A**

**TOWNS**

Banff	High River
Bassano	Magrath
Black Diamond	Milk River
Bow Island	Nanton
Brooks	Okotoks
Canmore	Olds
Cardston	Oyen
Carstairs	Picture Butte
Chestermere	Pincher Creek
Claresholm	Raymond
Coaldale	Redcliff
Coalhurst	Stavely
Cochrane	Strathmore
Crossfield	Sundre
Crowsnest Pass	Taber
Didsbury	Three Hills
Drumheller	Turner Valley
Fort MacLeod	Vauxhall
Granum	Vulcan
Hanna	

**VILLAGES**

Acme	Hussar
Barnwell	Irricana
Barons	Linden
Beiseker	Lomond
Carbon	Longview
Carmangay	Milo
Cereal	Morrin
Champion	Munson
Coutts	Nobleford
Cowley	Rockyford
Cremona	Rosemary
Delia	Standard
Duchess	Stirling
Empress	Tilley
Foremost	Warner
Glenwood	Youngstown
Hillspring	

## ALTERNATIVE B MEMBERS

### East Zone - Alternative B

TOWNS		VILLAGES		
Athabasca	Lamont	Acme	Edberg	Munson
Bashaw	Legal	Alix	Edgerton	Myrnam
Beaumont	Millet	Alliance	Elnora	New Norway
Blackfalds	Morinville	Amisk	Ferintosh	New Sarepta
Bon Accord	Mundare	Andrew	Forestburg	Paradise Valley
Bonnyville	Penhold	Bawlf	Gadsby	Plamondon Dissolved
May 1/02				
Bruderheim	Ponoka	Big Valley	Glendon	Rosalind
Calmar	Provost	Bittern Lake	Halkirk	Ryley
Carstairs	Redwater	Botha	Hay Lakes	Strome
Castor	Sedgewick	Boyle	Heisler	Thorhild
Coronation	Smoky Lake	Carbon	Holden	Veteran
Daysland	St. Paul	Chauvin	Hughenden	Vilna
Devon	Stettler	Chipman	Innisfree	Waskatenau
Drumheller	Stony Plain	Clive	Irma	Willingdon
Elk Point	Tofield	Clyde	Kitscoty	Youngstown
Gibbons	Trochu	Consort	Linden	
Hanna	Two Hills	Czar	Lougheed	
Hardisty	Vegreville	Delburne	Mannville	
Innisfail	Vermilion	Delia	Marwayne	
Killam	Viking	Derwent	Minburn	
Lac la Biche	Wainwright	Dewberry	Mirror	
Lacombe	Westlock	Donalda	Morrin	

### West Zone - Alternative B

TOWNS		VILLAGES	
Barrhead	Jasper	Valleyview	Alberta Beach
Beaverlodge	Manning	Wembley	Berwyn
Bentley	Mayerthorpe	Whitecourt	Breton
Bowden	McLennan		Caroline
Didsbury	Olds		Cremona
Drayton Valley	Peace River		Donnelly
Eckville	Rainbow Lake		Girouxville
Edson	Rimbey		Hythe
Fairview	Rocky Mountain House		Kinuso
Falher	Sexsmith		Nampa
Fox Creek	Slave Lake		Onoway
Grande Cache	Spirit River		Rycroft
Grimshaw	Sundre		Sangudo
High Level	Swan Hills		Thorsby
High Prairie	Sylvan Lake		Wabamun
Hinton	Three Hills		Warburg

**South Zone - Alternative B**

**TOWNS**

Banff  
Bassano  
Black Diamond  
Bow Island  
Brooks  
Canmore  
Cardston  
Chestermere  
Claresholm  
Coaldale  
Coalhurst  
Cochrane  
Crossfield  
Crowsnest Pass  
Fort MacLeod  
Granum  
High River  
Magrath  
Milk River  
Nanton  
Okotoks  
Oyen  
Picture Butte  
Pincher Creek  
Raymond  
Redcliff  
Stavely  
Strathmore  
Taber  
Turner Valley  
Vauxhall  
Vulcan

**SOUTH**

Barnwell  
Barons  
Beiseker  
Carmangay  
Cereal  
Champion  
Coutts  
Cowley  
Duchess  
Empress  
Foremost  
Glenwood  
Hillspring  
Hussar  
Irricana  
Lomond  
Longview  
Milo  
Nobleford  
Rockyford  
Rosemary  
Standard  
Stirling  
Tilley  
Warner

**North Zone - Alternative C**

<b>NORTH</b>		<b>VILLAGES</b>	
Athabasca	Manning	Alberta Beach	Kinuso
Barrhead	Mayerthorpe	Andrew	Kitscoty
Beaverlodge	McLennan	Berwyn	Mannville
Beaumont	Morinville	Boyle	Marwayne
Bon Accord	Mundare	Chipman	Minburn
Bonnyville	Peace River	Clyde	Myrnam
Bruderheim	Rainbow Lake	Derwent	Nampa
Edson	Redwater	Dewberry	Onoway
Elk Point	Sexsmith	Donnelly	Plamondon Dissolved May 1/02
Fairview	Slave Lake	Girouxville	Rycroft
Falher	Smoky Lake	Glendon	Sangudo
Fox Creek	Spirit River	Hythe	Thorhild
Gibbons	St. Paul	Innisfree	Vilna
Grande Cache	Swan Hills		Waskatenau
Grimshaw	Tofield		Willingdon
High Level	Two Hills		
High Prairie	Valleyview		
Hinton	Vegreville		
Jasper	Vermilion		
Lac la Biche	Wembley		
Lamont	Westlock		
Legal	Whitecourt		

**Central Zone - Alternative C**

<b>TOWNS</b>		<b>VILLAGES</b>		
Bashaw	Lacombe	Acme	Donalda	New Norway
Bentley	Millet	Alix	Edberg	New Sarepta
Blackfalds	Olds	Alliance	Edgerton	Paradise Valley
Bowden	Penhold	Amisk	Elnora	Rosalind
Calmar	Ponoka	Bawlf	Ferintosh	Ryley
Carstairs	Provost	Big Valley	Forestburg	Strome
Castor	Rimbey	Bittern Lake	Gadsby	Thorsby
Coronation	Rocky Mountain House	Botha	Halkirk	Veteran
Daysland	Sedgewick	Breton	Hay Lakes	Wabamun
Devon	Stettler	Carbon	Heisler	Warburg
Didsbury	Sundre	Caroline	Holden	Youngstown
Drayton Valley	Stony Plain	Chauvin	Hughenden	
Drumheller	Sylvan Lake	Clive	Irma	
Eckville	Three Hills	Consort	Linden	
Hanna	Trochu	Cremona	Lougheed	
Hardisty	Viking	Czar	Mirror	
Innisfail	Wainwright	Delburne	Morrin	
Killam		Delia	Munson	

**South Zone - Alternative C**

**TOWNS**

Banff  
Bassano  
Black Diamond  
Bow Island  
Brooks  
Canmore  
Cardston  
Chestermere  
Claresholm  
Coaldale  
Coalhurst  
Cochrane  
Crossfield  
Crowsnest Pass  
Fort MacLeod  
Granum  
High River  
Magrath  
Milk River  
Nanton  
Okotoks  
Oyen  
Picture Butte  
Pincher Creek  
Raymond  
Redcliff  
Stavely  
Strathmore  
Taber  
Turner Valley  
Vauxhall  
Vulcan

**SOUTH**

Barnwell  
Barons  
Beiseker  
Carmangay  
Cereal  
Champion  
Coutts  
Cowley  
Duchess  
Empress  
Foremost  
Glenwood  
Hillspring  
Hussar  
Irricana  
Lomond  
Longview  
Milo  
Nobleford  
Rockyford  
Rosemary  
Standard  
Stirling  
Tilley  
Warner

***Comments:***

Council's direction is requested.

"G.D. Surkan"  
Mayor

"N. Van Wyk"  
City Manager



**FILE**

CITY CLERK'S DEPARTMENT

March 11, 2003

Mayor George Rogers, President  
Alberta Urban Municipalities Association  
8712 -- 105 Street  
Edmonton, AB T6E 5V9

Dear Mr. Rogers:

At the Monday, March 10, 2003 Red Deer City Council Meeting, Council reviewed your letter dated February 12, 2003 regarding support for recommendations concerning the number of directors to be increased and the changing of the alignment of AUMA's electoral zones.

Council passed the following resolution:

*Resolved* that Council of the City of Red Deer, having considered the correspondence from the Alberta Urban Municipalities Association, dated February 12, 2003, re: Increase in Directors and Change in the Alignment of AUMA's Electoral Zones, hereby agrees with the recommendations of the AUMA Returning Officer that the number of Directors remain at 14 plus the President and that the existing zone alignment be maintained.

Please call if you have any questions.

Sincerely,

Nona Housenga  
Deputy City Clerk

NG/chk

P.O. Box 5008, Red Deer, Alberta T4N 3T4  
Web Site: [www.city.red-deer.ab.ca](http://www.city.red-deer.ab.ca)

City Clerk's Department (403) 342-8132  
Email: [cityclerk@city.red-deer.ab.ca](mailto:cityclerk@city.red-deer.ab.ca)

DATE: MARCH 11, 2003

OUR FAX NO: (403) 346-6195

NUMBER OF PAGES INCLUDING THIS PAGE: 2

FAX TO: A. U. M. A.  
ATTENTION: GEORGE ROGERS.  
THEIR FAX NO: 780-433-4454  
FROM: CHRISTINE KENZIE  
DEPARTMENT: CITY CLERK'S.  
PHONE #: (403) 342-8132

**MESSAGE AREA (if required):**

CITY OF RED DEER'S RESPONSE TO RECOMMENDATIONS  
RE: # OF DIRECTORS + CHANGING OF ALIGNMENT  
OF AUMA'S ELECTORAL ZONES.

**Confidentiality Notice**

This communication is directed in confidence solely to the person named above and may not otherwise be distributed, copied or disclosed. It may contain information that is confidential or subject to legal privilege. Further disclosure or use of this communication in whole or in part, by any other person, in any manner, may be an offence under the Freedom of Information and Protection of Privacy Act. If you received this fax in error please telephone us immediately. Thank you for your assistance.

ORIGINAL TO FOLLOW: BY MAIL ☒ BY COURIER ☐  
NO ORIGINAL WILL BE FORWARDED: ☐

**IF YOU DO NOT RECEIVE ALL OF THE PAGES, PLEASE CONTACT SENDER AT THE PHONE NUMBER SHOWN ABOVE. THANK YOU.**

\* \* \* Transmission Result Report (MemoryTX) ( Mar.11. 2003 12:04PM ) \* \* \*

1) CITY OF RED DEER  
2) City Clerks Dept

Date/Time: Mar.11. 2003 11:57AM

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7140	Memory TX	17804334454	P. 2	OK	

Reason for error

E.1) Hang up or line fail  
E.3) No answerE.2) Busy  
E.4) No facsimile connectionP.O. Box 5008, Red Deer, Alberta T4N 3T4  
Web Site: [www.city.red-deer.ab.ca](http://www.city.red-deer.ab.ca)City Clerk's Department (403) 342-8132  
Email: [cityclerk@city.red-deer.ab.ca](mailto:cityclerk@city.red-deer.ab.ca)DATE: MARCH 11, 2003

OUR FAX NO: (403) 346-6195

NUMBER OF PAGES INCLUDING THIS PAGE: 2FAX TO: A. U. M. A.ATTENTION: GEORGE ROGERSTHEIR FAX NO: 780-423-4454FROM: CHRISTINE KENZIEDEPARTMENT: CITY CLERK'SPHONE #: (403) 342-8132

## MESSAGE AREA (if required):

CITY OF RED DEER'S RESPONSE TO RECOMMENDATIONS  
RE: # OF DIRECTORS + CHANGING OF ALIGNMENT  
OF AUMA'S ELECTORAL ZONES.

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NO ORIGINAL WILL BE FORWARDED: ☐

IF YOU DO NOT RECEIVE ALL OF THE PAGES, PLEASE CONTACT SENDER AT THE PHONE NUMBER SHOWN ABOVE. THANK YOU.



## Alberta Urban Municipalities Association

8712 - 105 Street, Edmonton Alberta T6E 5V9  
Phone: (780) 433-4431 Toll Free: 1-800-661-2862  
Fax: (780) 433-4454 email: [main@auma.ab.ca](mailto:main@auma.ab.ca)

February 12, 2003

To: Mayor & Council:

At the 2002 Annual General Meeting, the Town of Lacombe proposed a resolution to add an additional zone in central Alberta for Election of Directors. The resolution was referred to the Board of Directors for a report to the 2003 Annual General Meeting. The Board asked our Returning Officer to provide a report. The Returning Officer reported to the January 2003 Board Meeting and the Board directed that the report be provided to the members for consideration. The report is enclosed with this letter.

The report notes two issues raised by the proposed resolution:

- Should the number of directors be increased
- Should the alignment of the AUMA's electoral zones be changed

The Returning Officer has recommended that the number of Directors remain at 14 plus the President and that the existing zone alignment be maintained. The accompanying report provides a thorough analysis of the governance and electoral system of the Association.

At the 2003 Annual General Meeting a series of amendments to the AUMA Bylaws will be proposed to implement changes in the election system approved at the 2002 Annual Meeting. If there are to be changes in either the Board structure or the zone alignments, it would be advisable to include them in that package of bylaw amendments.

**The Board therefore requests that you review this report and, by March 15, 2003, indicate whether or not you support the recommendations. You may e-mail your response to [tmontemurro@auma.ab.ca](mailto:tmontemurro@auma.ab.ca) or fax to (780) 433-4454.**

Thank you for your help with this.

Yours truly,

Mayor George Rogers  
AUMA President.

Item No. 2

Feb 12, 2003

**Kelly Closs**

City Clerk Department  
P.O. Box 5008  
Red Deer, AB  
T4N 3T4

Re: Lane Closure: 35 Street and 42 Avenue.

Dear Mr. Closs.

I am writing you regarding our request for a lane closure in the Mountview area. We have a lane along side our home that runs North and South, and intersects with the main lane behind our home which runs East and West. In an attempt to be brief, I will list our concerns in point form, but I wanted you to understand that we have been attempting to have this lane closed for 2 years.

Upon speaking with various departments within the City of Red Deer we found some confusing and conflicting information regarding this lane.

When my husband checked into building a garage and was at City Hall gaining the information and specifications required, the city map showed this lane as "undeveloped land". We then asked if we could purchase it, since it was "undeveloped" to increase our lot size. The clerk said "No, since the city may want to build something there".

That struck us as odd, so I contacted Howard Thompson and spoke with his assistant Jody. She told me the lane was not a lane after all, but only a pedestrian walkway. That was wonderful news to us since what we need is the traffic to stop.

I was transferred to Brian Johnson in Engineering who remembered my complaints regarding this lane from over a year ago, and he told me that Randy Hand was looking into it.

I spoke with Randy Hand who was very helpful, and after he contacted Chris Barlow from another department and called me back, he told me the lane is classified (in his department) as "an unconstructed lane". This means it IS a lane, however it does not require maintenance. The only utilities in the lane are a Shaw cable box and a 300mm storm line. This lane has NO driveway accesses, and is absolutely NON ESSENTIAL. The reasons we would like this lane closed are as follows:

- 1) My home faces North on 35<sup>th</sup> street, and across 35<sup>th</sup> street is a "T" intersection of 35<sup>th</sup> Street and 42 Avenue. This alley actually forms a slightly off-center 4-way intersection beside my home. The Traffic department was unable to classify this as a real 4-way intersection since the lanes are not considered roads, however, this lane is used as a road and the traffic and potential hazards are very real, classified or not. The traffic department told me that the lanes have been this way for 40 years. That may be true, but 40 years ago you did not have multi-vehicle homes as we do now, nor the engineering and safety standards we have now.
- 2) The lane also causes a slightly off-center 4-way intersection behind my home as it intersects with the alley running East and West. The traffic and potential for hazard is very real. We were unable to use our garage parking pad since we would be backing into this 4-way intersection and it was just far too dangerous. We finally built our fence around our garage pad, making our garage inaccessible, but safe. We have a parking

pad on the other side of our garage for now, however we will need to build a new garage to protect our vehicles. The amounts of break-ins and such in Mountview are rising – in fact the police were just here on February 8<sup>th</sup> because three vehicles were broken into down our alley.

- 3) Directly south of us in the off-center 4-way intersection of lanes, is the access to a cul-de-sac. The home owners there do not enter the street from their cul-de-sac road, but instead cut through the alley and use the lane along side out home. This is a short cut for them, however, a shortcut of only three house lengths. It would not be an inconvenience for them to exit their cul-de-sac using the regular road.
- 4) The block directly south of the cul-de-sac also uses this shortcut, and the homeowners there prefer to drive two and a half blocks through alleyway to pass alongside my home instead of taking the most direct route to an actual road.
- 5) The homeowners who live along 43 Avenue also exit the alley system using the lane along side my home. In all, we have numerous city blocks all using this shortcut, which only saves them three house lengths, yet the traffic flying past my home is incredible. Since the lane intersects with 42 avenue, this neighborhood uses it as the direct route to head north out of Mountview. They travel the alleys half way through the neighborhood, then jog out onto 42 avenue passing my home. There is just far too much traffic using this shortcut.
- 6) The lane system is designed as simply a way to get from your garage to the street, however, this alleyway is used as a road, and the traffic is incredible. I have counted over 65 cars after work going down the alleyway on any given day. This was not what the lanes were intended for.
- 7) My fence and my neighbor's fence to the east of me have been driven through at our expense, from people driving through this shortcut at high speeds. I reported our destroyed fence to the police, and the officer who came to see us was quite surprised at the lane system around our home and understood our concerns. The Shaw cable box was also hit numerous times and was duct-taped together for two years before it was finally replaced. People just use this shortcut constantly and drive WAY too fast. We have found more tire tracks only 7 inches away from our new fence.
- 8) Many children that attend Mountview Elementary school use the lane as a shortcut to school, and so leaving it as a pedestrian walkway would be marvelous, however having the heavy traffic using this lane makes it a potential hazard to the children walking to school.
- 9) Our deck faces the lane, and in the summer, the heavy traffic causes dust to roll over our fence onto our deck and BBQ area, as well as into our home, making a filthy mess of both.
- 10) The home we live in was a real disaster before we bought it. It was the one house on the street that the neighborhood wished would just go away. We bought it and sunk thousands of dollars into repairs in the home, and are now ready to sink about \$30,000.00 more into the home. We must rebuild our deck, as it is 30 years old, rebuild our roof, and hopefully build a garage. We just don't want to do that if the property will have the same problems we are facing now with the alley and traffic. We can not even build a decent garage given the fact that the traffic makes it unsafe to build on the location we desire. A garage would basically have to be placed in the center of our yard, leaving little or no green area.
- 11) This lane is truly non-essential, as the lane running East and West gives all the access required for emergency services, garbage removal, driveway access, etc. It is basically just a shortcut, which encourages more homeowners to use the lane instead of the road. It is, however, a real problem for us, and our neighbor to the east of us, and to leave it as a pedestrian walkway would certainly help us, the children walking to school, and even the home-owners to the south who use it. (They would be far safer using the road as it is intended for instead of the lane.)

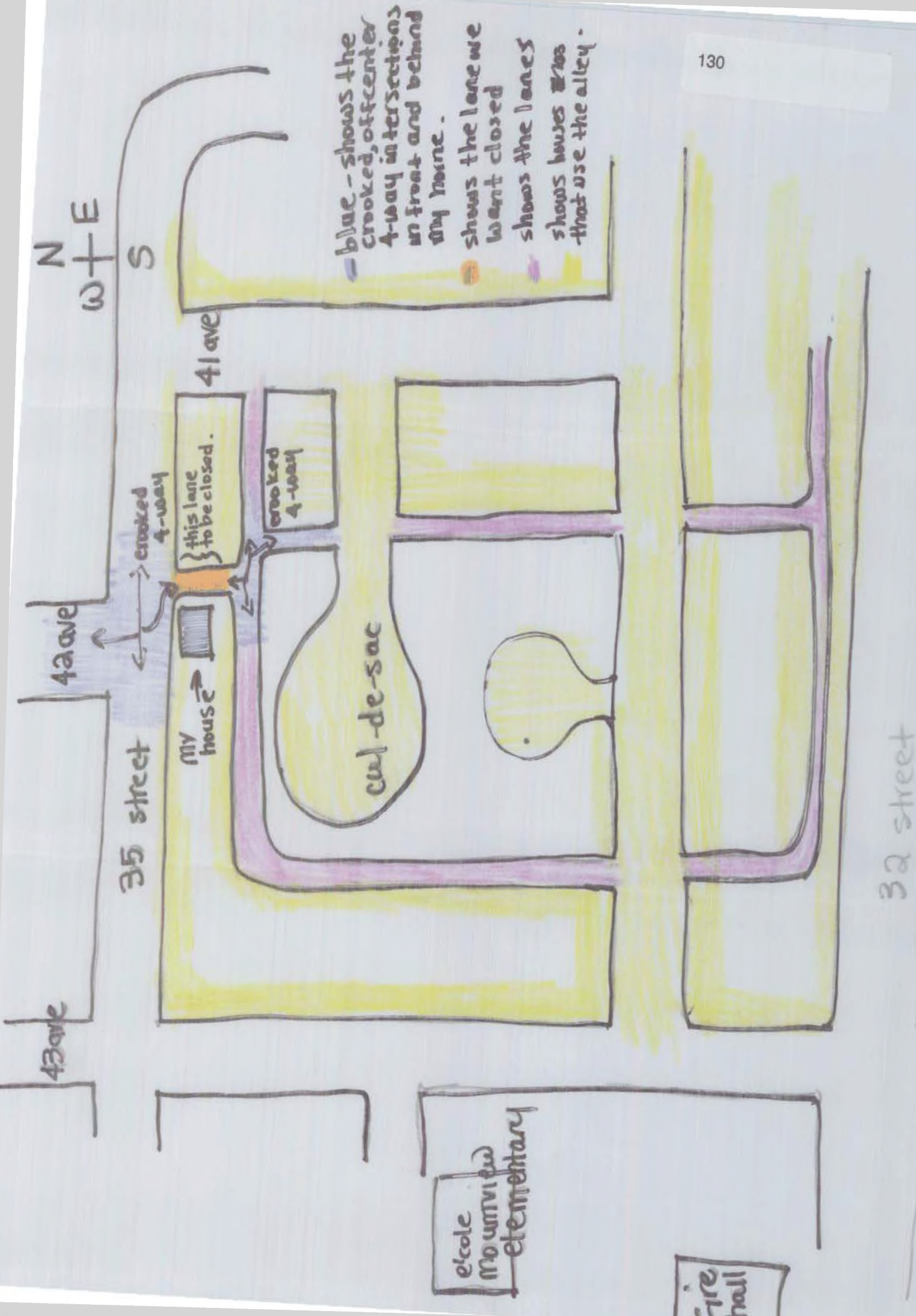
- 12) Since our home is centered in the middle of two off-center 4-way intersections I believe it lessens the value of our home.
- 13) I have always maintained it is a hazard to my children. They are not allowed out front of our home, and are certainly not even allowed behind our home, since the traffic is so heavy and there are just too many cars coming at them from too many different directions. When my son takes the garbage out – if the garbage can lid slips off he is NOT allowed to enter the alley to retrieve it because people cutting the corner as they do would leave him extremely vulnerable. Somebody could cut around that corner, hit him and not even know they'd done it. It is terrible. He has to come in and get an adult to do it, and even for an adult it is a risky adventure.
- 14) People driving south on 42 Avenue approaching the "T" intersection in front of my home have often not stopped properly and ended up on my lawn or my neighbor's lawn. There are no stop or yield signs at the "T" intersection, which is bad enough, but having the alley intersect into that "T" makes it even worse. I am not exaggerating about the speeds on our street and in the lanes, and the layout of this specific site is deadly.
- 15) Last summer the city did extensive roadwork on 35 Street and every night and weekend they blocked off this lane and parked their equipment there. It was the quietest, dust free, safe-if-your-ball-went-over-the-fence three weeks we've had in the 4 years we've lived in this home. And I know nobody complained that the alley was blocked because they just went out the main access like they should be doing anyway.

I don't understand the reluctance we have experienced from the various departments in closing this lane. It does not benefit anyone, yet it's existence and usage are a problem to us. At one point I was faxed a map of my area and told to go and canvas the neighborhood and get opinions. How could I do that? This alley does not cause problems for anyone but myself and my neighbor to the east. Why would the neighbors to the south who use this shortcut care about us? How could I explain the problems to them? The cost for the city to place a concrete barrier on each end of this lane would be minimal, and non-permanent – if for some unseen reason this lane closure became a problem. And as I said we have considered trying to purchase this lane, leaving enough width for a pedestrian walkway, to no avail.

I have included a map of our neighborhood, but I do not think my poor artwork shows justice to my cause. If you could, please refer to my pathetic map, but view a city map so that you can see just how many homes use this alley.

Please help us with this situation. I can be reached at (402) 347-9371 if you require more information.

Sincerely  
Helen Zurfluh  
4201 – 35 Street



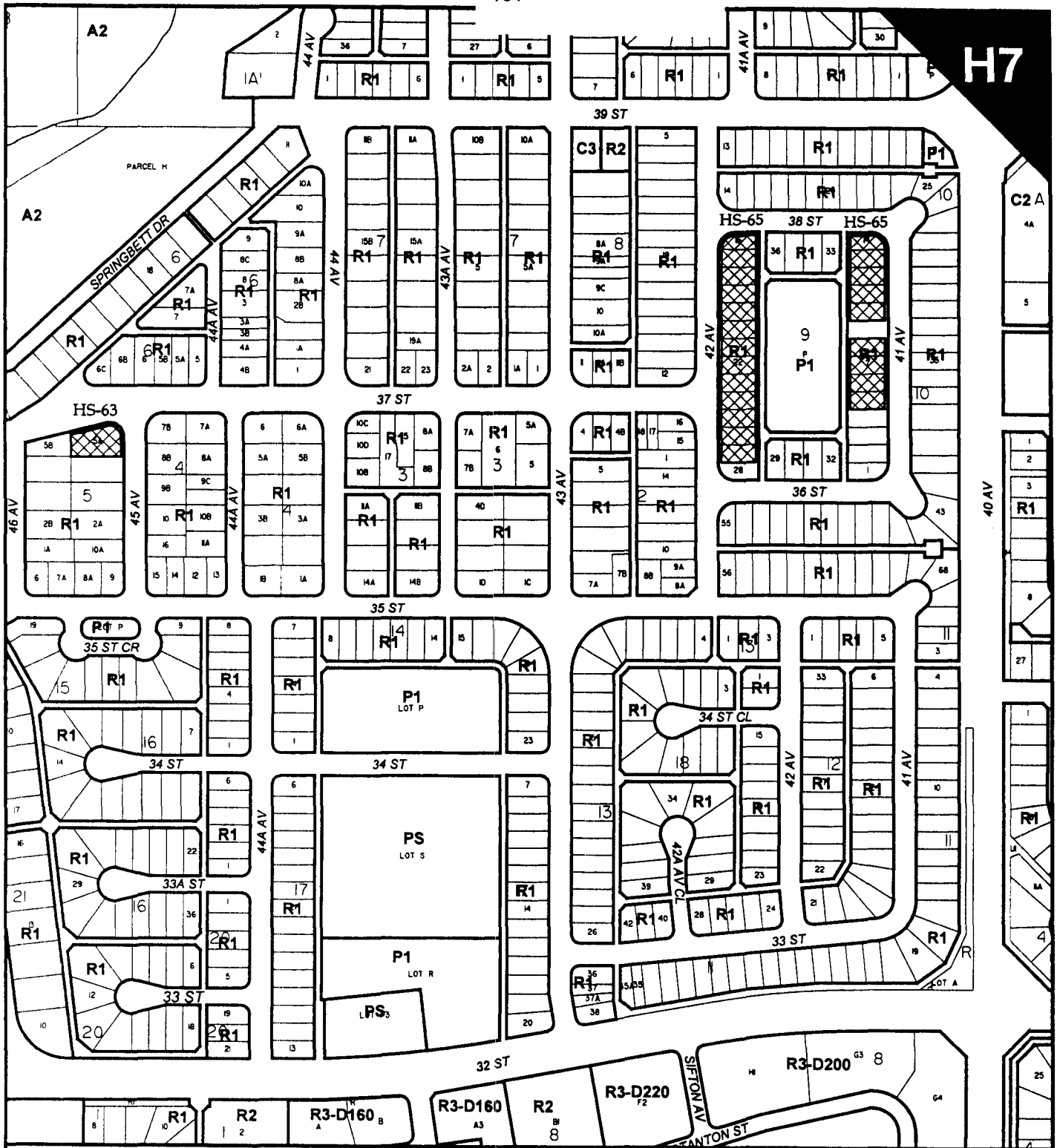
blue - shows the crooked, off-center 4-way intersections in front and behind my home.

orange dot - shows the lane we want closed

purple line - shows the lanes

yellow line - shows houses that use the alley.

H7



Part Six of the Bylaw  
outlines the Land Use  
District Definitions

refer to the Index Map  
for the Legend



**NORTH**  
Scale 1:5,000

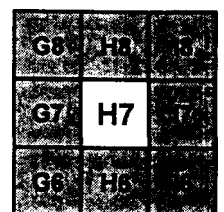
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Engineering Department

## The City of Red Deer

# Land Use Bylaw 3156/96

Amendments to NE 1/4 Sec 09

3156 / CC-2000 Aug 28, 2000



**NE 1/4 Sec 09**  
Twp 38- Rge 27 - W4th

printed on  
January 03, 2002

**Engineering Services**

Date: February 20, 2003

To: City Clerk

From: Engineering Services Manager

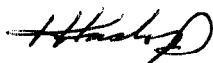
**Re: Request for Lane Closure - 35 Street and 42 Avenue  
Adjacent to 4201-35 Street  
Lot 4, Block 13, Plan 1779 K.S.**

---

The existing lane right of way is unconstructed and does not appear to be necessary from a traffic viewpoint. The alignment of the right of way between the lane to the south and the street to the north would not be desirable or permitted under today's design standards. There is an existing storm main in this lane that must be protected.

In view of the request for closure and the information presented above, the Engineering Services Department would support the lane closure subject to the following:

1. Advertising the formal road/lane closure to allow community input.
2. Redesignate the lane right of way to PUL with funds set aside to landscape and construct a gravel/shale-walking trail.
3. Or alternatively, sell a portion of the lane to the adjacent property owners and keep a portion for an access right of way for a walking trail. A utility right of way will be required on part of the sold lane to protect a storm main. As well, the owner would be required to pay for the relocation of a catch basin that exists in the corner cutoff adjacent to 4201-35 Street.



Ken G. Haslop, P. Eng.  
Engineering Services Manager

BDJ/emr

- c. E. L. & P. Manager  
Fire Chief  
Inspections and Licensing Manager  
Public Works Manager  
Principal Planner

Recreation, Parks &amp; Culture

RPC – 10.212

**DATE:** February 28, 2003  
**TO:** Kelly Kloss, City Clerk  
**CC:** Harold Jeske, Recreation, Parks & Culture Manager  
**FROM:** David Matthews, Community Development & Planning Coordinator  
**SUBJECT:** Lane Closure: 35 Street and 42 Avenue

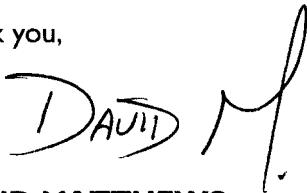
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After review, the Recreation, Parks & Culture Department has no objection to the lane located immediately east of 4201 35<sup>th</sup> Street being closed. Its closure would not create any significant inconvenience to those currently using it for vehicle access onto 35<sup>th</sup> Street or the rear laneway; however, the lane is a significant inconvenience to the adjacent neighbours.

Possible options are to transform the lane into a walking/bicycle path or to allow the lane to be leased or sold to the adjacent property owners.

If you have any questions, please contact me at 342-8340.

Thank you,



**DAVID MATTHEWS**  
Community Development & Planning Coordinator

DM



Path: paul/memos  
Master File: 4520

**Public Works Department**

**Date:** February 25, 2003  
**To:** City Clerk  
**From:** Public Works Manager  
**Re:** **Letter from Helen Zurfluh: Lane Closure: 35 Street and 42 Avenue**

---

The Public Works Department has reviewed this proposed lane closure and has no objections.

It should be noted there is a storm main running through the lane and a catchbasin at the southwest corner of the lane. This catch basin must be made available to service vehicles for easy access.

If you have any questions please call me, or Jim Chase, at 342-8238.

A handwritten signature in black ink, appearing to read 'Paul Goranson', written over a circular stamp.

Paul Goranson, P.Eng., MBA  
Public Works Manager

JC/blm

- c Engineering Services Manager
- E.L. & P. Manager
- Fire Chief/Manager Emergency Services
- Inspections and Licensing Manager
- Principal Planner

**Emergency Services**

**DATE:** February 21, 2003

**TO:** Kelly Kloss

**CC:** E.L. & P. Manager  
Engineering Department Manager  
Inspections and Licensing Manager  
Public Works Manager  
Principal Planner

**FROM:** Fire Chief

**SUBJECT:** Lane Closure: 35<sup>th</sup> Street and 42<sup>nd</sup> Avenue

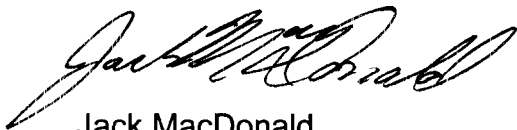
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I sent a Platoon Chief to the above location to analyze the situation from a firefighting perspective. He reported that in his opinion things would actually be improved if the lane were closed.

**RECOMMENDATION**

The Emergency Services Department has no objection to closing this lane.

Respectfully Submitted,



Jack MacDonald  
Fire Chief/Manager

**DATE:** February 25, 2003  
**TO:** City Clerk  
**FROM:** EL&P Manager  
**RE:** Request for Lane Closure – 35 Street and 42 Avenue  
Adjacent to 4201 – 35 Street

---

There is an existing EL&P street light cable located in the lane which must be protected or moved. From solely an EL&P perspective, we would support the lane closure. Any subsequent disposal of the land would also be supported subject to the street light cable being protected by means of a utility right-of-way, an easement or relocating the street light cable. The EL&P costs associated with disposal of the lane, or any part thereof, are normally paid by the new owner.

Al Roth, P.Eng.  
EL&P Manager

Copy: Engineering Department Manager  
Fire Chief  
Inspection and Licensing Manager  
Public Works Manager  
Principal Planner



**DATE:** March 5, 2003  
**TO:** Kelly Kloss, City Clerk  
**FROM:** Howard Thompson, Land & Economic Development Manager  
**SUBJECT:** Request for Lane Closure – 35 Street and 42 Avenue  
Adjacent to 4201 – 35 Street  
Lot 4, Block 13, Plan 1779 KS.

---

The Land & Economic Development Department has no objections to the closure subject to:

1. Council approval of a lane closure bylaw.
2. Applicant to be responsible for all associated costs such as advertising, barriers at each end of the closed lane, etc.

Should Council approve the lane closure, as an alternative to barricading off the lane, the applicant could:

1. Apply for a lease for all or half of the closed lane. The application would be circulated for comments to see if all departments were in favor and if they are, the adjacent neighbor would have the opportunity to also lease half of the lane. The applicant(s) would be responsible for a \$30.00 annual lease charge and liability insurance in the amount of \$1 million naming the city as additional insured.
2. Purchase all or half of the closed lane. The offer to purchase would be circulated for comments to see if all departments were in favor and if they are, the adjacent neighbor would also have the opportunity to buy half of the lane. Council approval would be required for the sale. The applicant(s) would be responsible for the purchase price based on market value, the cost of the legal survey and consolidation, and granting an easement back for the underground utilities.

Howard Thompson

***Comments:***

We recommend that we proceed with a Road Closure Bylaw to be considered at the next Council meeting. During this time, Administration will review the best design of this area including possible sale of a portion of the area to the adjoining neighbour.

"G.D. Surkan"  
Mayor

"N. Van Wyk"  
City Manager

**Christine Kenzie**

---

**From:** Helen Zurfluh [hzurfluh@telusplanet.net]

**Sent:** February 20, 2003 4:40 PM

**To:** Kelly Closs

**Cc:** cityclerk@city.red-deer.ab.ca

**Subject:** Lane Closure 35th Street

Dear Mr. Closs,

I was relieved to receive your letter stating that you are looking into the lane problems here on our street. Just in time, too - my neighbor to the east has once again had his fence hit.

Looking forward to hearing from you!

Thanks again.

Helen Zurfluh

---

[This message has been scanned for security content threats, including computer viruses.]

**Christine Kenzie**

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**From:** Helen Zurfluh [hzurfluh@telusplanet.net]  
**Sent:** February 23, 2003 6:40 PM  
**To:** Kelly Closs  
**Subject:** Lane Closure: 35 Street and 42 Avenue

Dear Mr. Closs;

I have some more information that may help you with my cause. I understand that if precedence has been set within the City, it can help ease the way for my situation.

We are all aware of the situation in the Pines where the community requested and eventually received their lane closure, however that pertained to a group of homes.

I have found another situation similar to mine and would like to know how they got their request approved so quickly. There is a home owner on Armitage Close in Anders who has built his fence around the pedestrian walkway beside his property, completely encompassing the city property.

Is there any way that this can help my situation?

Thanks again for all your help.  
Helen Zurfluh

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[This message has been scanned for security content threats, including computer viruses.]



CITY CLERK'S DEPARTMENT

March 11, 2003

Helen Zurfluh  
4201 – 35 Street  
Red Deer, AB T4N 0P9

Dear Ms Zurfluh:

Re: Request for Lane Closure – 35 Street and 42 Avenue  
Adjacent to 4201 – 35 Street  
Lot 4, Block 13, Plan 1779 K.S.

Thank you for attending the March 10, 2003 Red Deer City Council Meeting. Council reviewed your request for a lane closure and passed the following resolution:

*Resolved* that Council of the City of Red Deer, having considered the correspondence from Helen Zurfluh re: Request for Lane Closure, 35<sup>th</sup> Street & 42<sup>nd</sup> Avenue, hereby:

1. Directs City Administration to draft the appropriate Road Closure Bylaw.
2. Directs City Administration to review the best design of this area including the possible sale of a portion of the area to the adjoining neighbour.

The process involved with the closure of lane will take up to four weeks from the time the Road Closure Bylaw is presented to Council for first reading, until second and third readings are given by Council. The Road Closure must be advertised and the surrounding residents notified of the impending closure. A Public Hearing is held in Council Chambers in four weeks, and if no objections are received from the public, Council may give second and third readings to the bylaw.

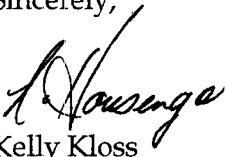
...2/

Helen Zurfluh  
March 11, 2003  
Page 2

The possibility of purchasing a portion of the lane, once it is closed, would have to be discussed with Mr. Howard Thompson, City of Red Deer Land & Economic Development Manager.

I will keep you informed of the progress of this lane closure.

Sincerely,

*fw:*   
Kelly Kloss  
City Clerk

KK/chk

c      Engineering Services Manager  
         Land & Economic Development Manager



**FILE**  
Council Decision – March 10, 2003

City Clerk's Department

**DATE:** March 11, 2003  
**TO:** Ken Haslop, Engineering Services Manager  
**FROM:** Kelly Kloss, City Clerk  
**SUBJECT:** Request for Lane Closure – 35 Street and 42 Avenue  
Adjacent to 4201 – 35 Street  
Lot 4, Block 13, Plan 1779 K.S.

---

*Reference Report:*

Engineering Services Manager, dated February 20, 2003

*Resolutions:*


*Resolved* that Council of the City of Red Deer, having considered the correspondence from Helen Zurfluh re: Request for Lane Closure, 35<sup>th</sup> Street & 42<sup>nd</sup> Avenue, hereby:

1. Directs City Administration to draft the appropriate Road Closure Bylaw.
2. Directs City Administration to review the best design of this area including the possible sale of a portion of the area to the adjoining neighbours.

*Report Back to Council:* Yes

*Comments/Further Action:*

A Road Closure Bylaw is to be drafted for Council's consideration at the March 24, 2003 Council Meeting.

*for:*   
Kelly Kloss  
City Clerk

/chk

c Recreation, Parks & Culture Manager  
Public Works Manager  
Emergency Services Manager  
EL & P Manager  
Land & Economic Development Manager

BYLAW NO. 3156/C-2003

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

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

- 1 Section 54 (9) is deleted and replaced with the following:

54 (9) A low impact commercial use which complies with the provisions of Section 60 may be allowed as a discretionary use on any lot along the north side of 49 Street between 46 Avenue and 47 Avenue, along both sides of Ross/50 Street between 46 Avenue and 47 Avenue and the lots adjacent to the east side of 47 Avenue between Ross/50 Street and 55 Street.

- 2 Section 60 is deleted and replaced with the following:

"60. Low Impact Commercial Uses

General Purpose

Low impact commercial uses are intended to allow the use of detached dwellings for small offices, commercial and personal services, and sales, whether or not in conjunction with single family residential use, in designated transition areas between low density residential neighbourhoods and the commercial land uses in the downtown, while retaining, preserving and maintaining the low density residential character of the individual properties, the adjacent residential neighbourhoods and the streetscapes in terms of privacy, enjoyment, amenities, and general appearance.

- (1) No person shall operate or permit or allow the operation of a low impact commercial use without being the holder of a valid "Occupancy Certificate" from the City of Red Deer.
- (2) A low impact commercial use may include, but is not limited to, a professional or medical office, an antique store, a boutique, an art studio or gallery, a photography studio, a beauty or hair salon, a coffee shop, a florist shop, or other similar uses.
- (3) Notwithstanding subsection (2), the following uses shall not be allowed as low impact commercial uses:
  - (a) Businesses whose normal operating hours (i.e. shipping goods, or receiving clients or customers) are anytime on Sunday, or earlier than 8:00 a.m. or later than 6:00 p.m. from Monday to Saturday.
  - (b) Businesses which are expected to cause nuisances including, but not limited to, emissions, odours or noise.
  - (c) Businesses which require more than a total of ten on-site parking spaces, including any parking spaces required for a dwelling unit.

- (d) The following specific uses: parking lots (excluding parking lots ancillary to the low impact commercial use or another use on the same site), drinking establishments, service stations, drug stores, convenience stores, adult entertainment uses, sales and/or rental of adult oriented merchandise, restaurants, fast food outlets, amusement arcades, animal services, commercial entertainment facilities, late night clubs, commercial recreational facilities, dry cleaning or laundering outlet, funeral home, liquor store, gaming establishments, any industrial or warehousing uses or motor vehicle sales or service or repair.
- (e) Any other use which, in the opinion of the Development Authority, would adversely affect the amenities of the residential neighbourhood or the privacy or the enjoyment of adjacent properties.
- (4) A low impact commercial use, notwithstanding its inclusion in any land use district as a discretionary use, constitutes a conditional right to use property, provided that such use must be in accordance with the following regulations:
- (a) The lot frontage may not exceed 30.5 metres.
- (b) The low impact commercial use must be operated from a building resembling a detached dwelling.
- (c) Development on the lot shall comply with the regulations of the underlying residential district and, if applicable, those of the underlying historic preservation district or historic significance district.
- (d) Parking spaces shall be provided on-site at the rates indicated below:

USE COMPONENT	NUMBER OF PARKING SPACES REQUIRED
General Office	1.6 parking spaces per FTE staff member.
Medical, Dental or related Office	2.0 parking spaces per personal consultation cubicle, plus 1.0 parking space per FTE staff member.
Commercial Service or Personal Service or Merchandise Sales	5.0 parking spaces per 93 m <sup>2</sup> floor area or part thereof plus 1.0 parking space per FTE staff member.
Residential	Two parking spaces per dwelling unit.

Provided that:

- a use requiring more than ten on-site parking spaces, including any parking spaces required for residential use, shall not be allowed to establish as a low impact commercial use;
- parking spaces shall not be allowed in the front yard or the side yards of a principal building;
- parking spaces shall be screened from the front street view;
- access to the parking spaces shall be off the rear lane only; and

- for the purpose of the calculation of the number of parking spaces required for commercial service, personal service or merchandise sales, "floor area" is defined as all floor spaces associated with the low impact commercial use, excluding storage area and washrooms.
- (e) Exterior lighting of the premises shall not impose upon the privacy or the enjoyment of adjacent properties or the area in general.
- (f) Waste containers shall be located in the rear yard only and be appropriately screened to the satisfaction of the Development Authority.
- (g) Outside storage or display of any kind shall not be permitted.
- (5) The Development Authority may require that the position of existing mature trees or hedges shall be indicated on a site map as part of the development permit application, and that such vegetation shall be retained and preserved by the property owner or, if destroyed due to any reason during construction or after commencement of the low impact commercial use, shall be replaced by the property owner with similar sized plants.
- (6) Notwithstanding any other provisions in this or another bylaw, no signs other than those approved by the Development Authority may be erected. Signs shall not exceed one metre by 1.2 metres in size and may not exceed a maximum height of 1.8 metres. Within these maximums, the size, appearance and position of the sign shall be subject to the approval of the Development Authority. Generally, signs must be placed discretely, be unobtrusive and be styled in a manner that is compatible with the appearance of the principal building in terms of colour and material. No self-illuminated signs shall be allowed. If lighting of the sign is required, the source shall be spot lighting. No window signs shall be permitted.
- (7) Upon receipt of an application for a low impact commercial use, the Development Authority shall refer the application for comments to adjacent landowners and the relevant Community Association.

READ A FIRST TIME IN OPEN COUNCIL this **10th** day of **February**, A.D. 2003.

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

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

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

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK

**BYLAW NO. 3156/D-2003**

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

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

- 1 The "Use District Maps D14 and E14" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 2/2003 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 10th day of February 2003.

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

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

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

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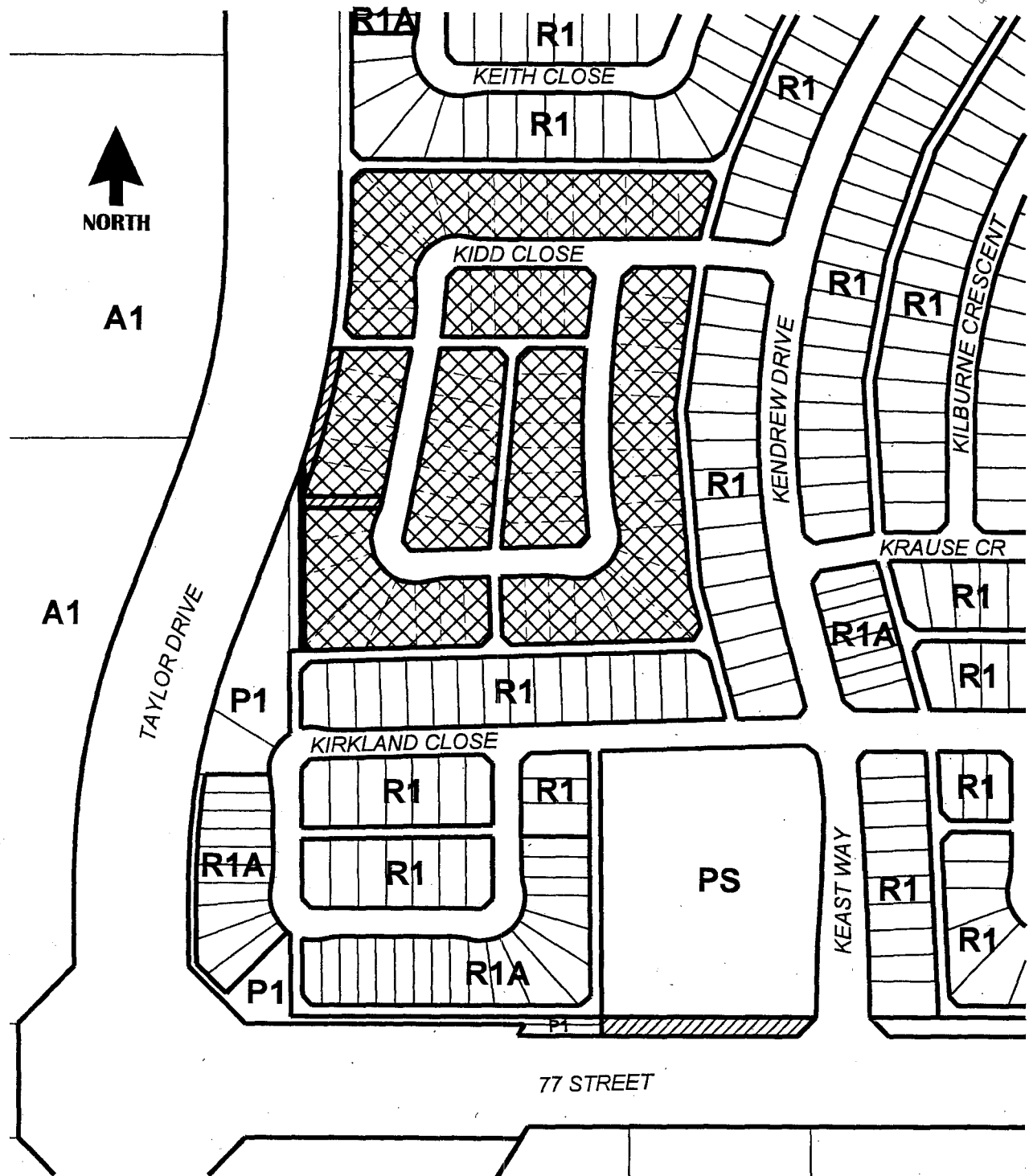
MAYOR

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CITY CLERK

# The City of Red Deer




## PROPOSED LAND USE BYLAW AMENDMENT



### AFFECTED DISTRICTS:

- A1 - Future Urban Development
- R1 - Residential (Low Density)
- P1 - Parks and Recreation

### Change from :

- A1 to R1 
- A1 to P1 
- P1 to R1 

MAP No. 2 / 2003  
BYLAW No. 3156 / D - 2003

**BYLAW NO. 3156/E-2003**

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

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

- 1 The "Use District Map D7" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 3/2003 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this    **10th**    day of    **February**    2003.

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

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

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

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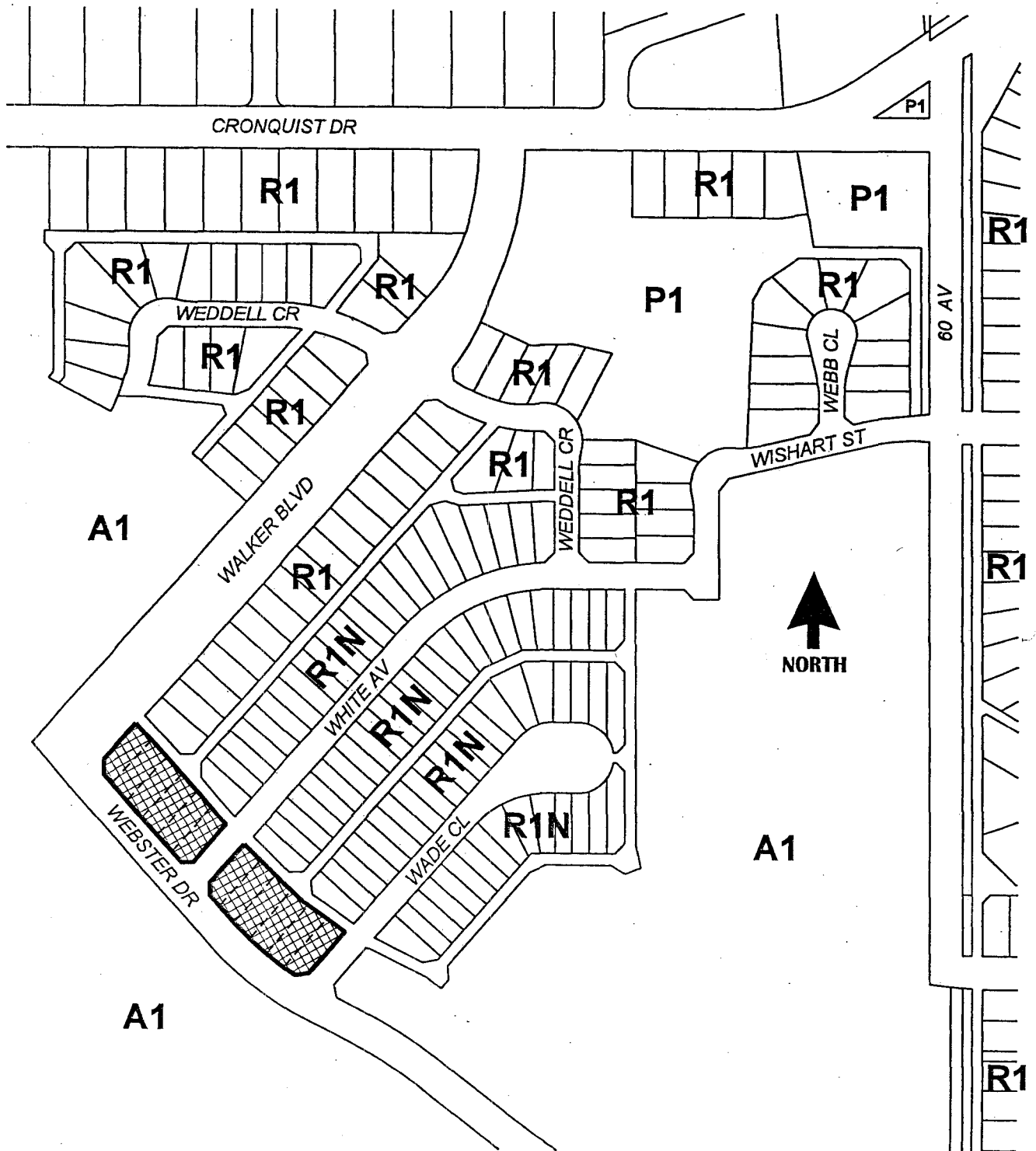
MAYOR

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CITY CLERK

# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT



### AFFECTED DISTRICTS:

A1 - Future Urban Development  
 R1 - Residential (Low Density)

Change from :

A1 to R1



MAP No. 3 / 2003  
 BYLAW No. 3156 / E - 2003

**BYLAW NO. 3156/F-2003**

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

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

- 1 The "Use District Map G12" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 4/2003 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this    **10th**    day of    **February**    2003.

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

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

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

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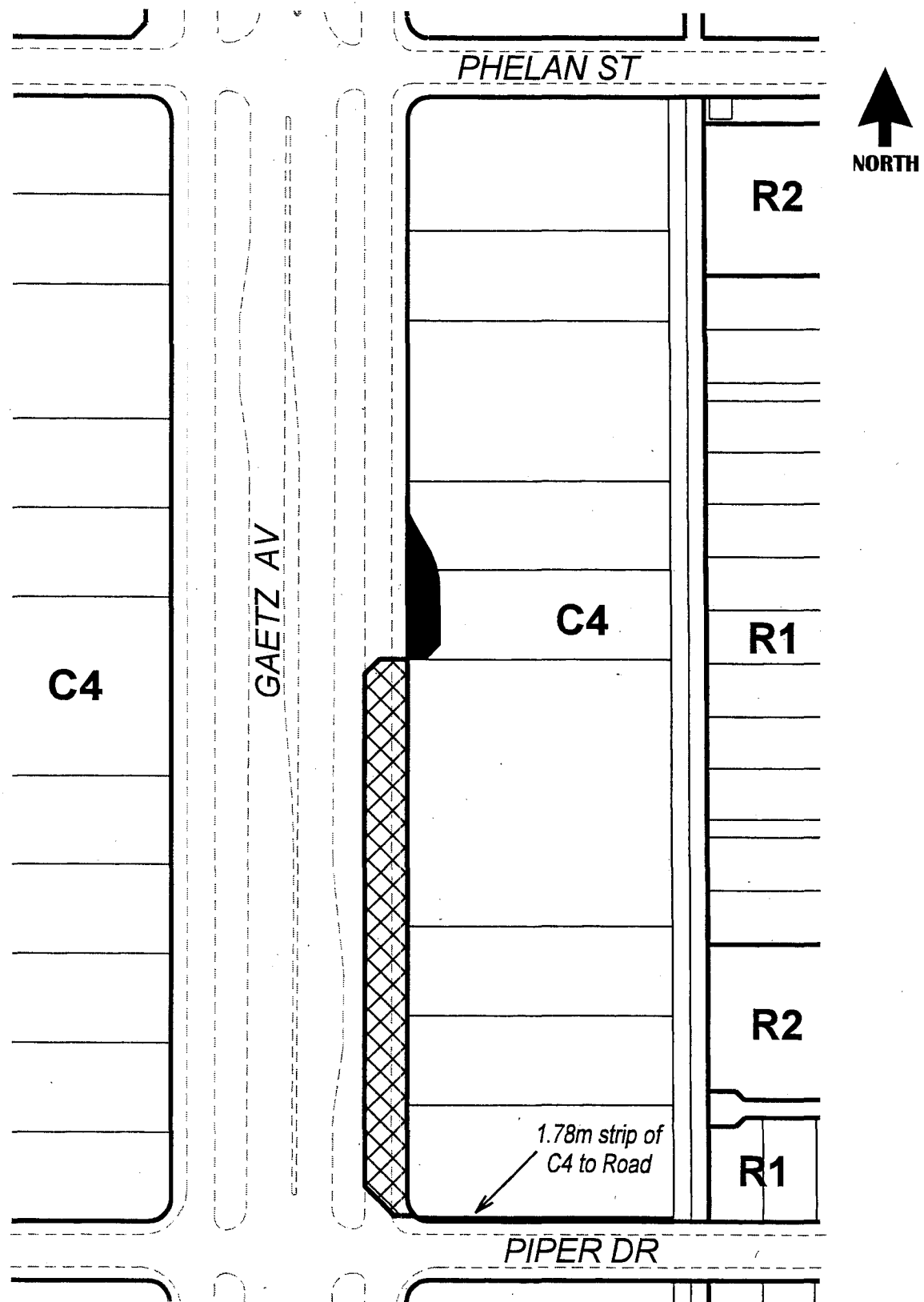
MAYOR

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CITY CLERK

# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT



**AFFECTED DISTRICTS:**  
 C4 - Commercial (Major Arterial)

Change from :

Road to C4 

C4 to Road 

MAP No. 4 / 2003  
 BYLAW No. 3156 / F - 2003

**BYLAW NO. 3156/I-2003**

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

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

- 1 The "Use District Map K5" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 7/2003 attached hereto and forming part of the bylaw.

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

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

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

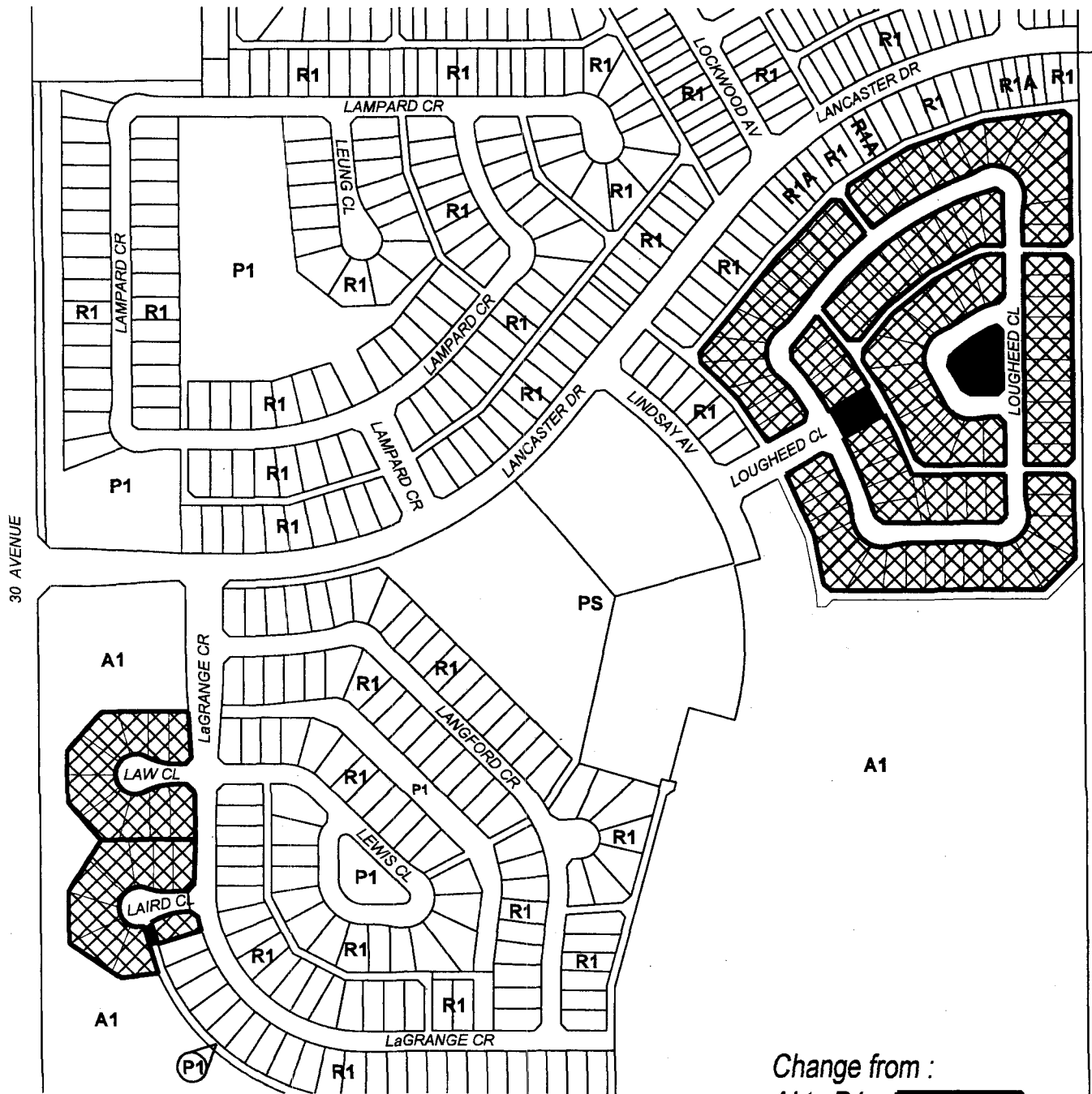
AND SIGNED BY THE MAYOR AND CITY CLERK this                      day of                      2003.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK

# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT



### AFFECTED DISTRICTS:

A1 - Future Urban Development

R1 - Residential (Low Density)

P1 - Parks & Recreation

Change from :

A1 to R1 

A1 to P1 

MAP No. 7 / 2003  
BYLAW No. 3156 / 1 - 2003

**BYLAW NO. 3217/C-2003**

Being a bylaw to amend Bylaw No. 3217/A-2002, the bylaw adopting the Inglewood West Neighbourhood Area Structure Plan as a bylaw of the City of Red Deer.

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

That Bylaw No. 3217/A-2002 is hereby amended:

1. By substituting in the Inglewood West Neighbourhood Area Structure Plan the following; Pages *ii*, 4.0, 4.1, 4.2, 4.3, 4.4, 4.5, 4.6, 4.7, 4.8, Table 1, Illustration 2.0; Figures 3.0, 4.0, 5.0, 6.0, and 7.0.

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

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

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

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

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MAYOR

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CITY CLERK

**INGLEWOOD WEST  
NEIGHBOURHOOD AREA STRUCTURE PLAN**

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**INGLEWOOD  
NEIGHBOURHOOD AREA STRUCTURE PLAN**

**4.0 Development Concept**

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## **INGLEWOOD NEIGHBOURHOOD AREA STRUCTURE PLAN**

### **4.0 Development Concept**

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#### **4.1 NEIGHBOURHOOD UNIT**

The development concept for the Inglewood NASP has been prepared in response to current and anticipated residential market trends within 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 Inglewood NASP is comprised of 65.30 hectares of land and is bounded on the north, west and south sides by existing/future arterial roadways and on the east side by a future, connecting neighbourhood. These boundary conditions create a logical planning unit and the basis for design as shown on Figure 3.0 – Development Concept. The land use statistics, number of residential units and population are represented in Tables 1 & 2 following the Development Concept.

#### **4.2 RESIDENTIAL**

The majority of land within Inglewood 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. Residential densities of 18 units per net residential hectare for low density residential, 21.5 units per net hectare for the smaller lot residential, and a varying number of units per hectare for the medium density result in approximately 45 people per hectare.

##### **4.2.1 Low Density Residential**

As shown on Figure 3.0, 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 utility corridors. 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.

The southwest quadrant of the plan area, aside from a single row of homes backing onto the south-central Storm Water Management Facility, will be planned entirely for smaller lot, single family homes (R1N zoning) as a complimentary sub-unit to the overall neighbourhood.

**INGLEWOOD**  
**NEIGHBOURHOOD AREA STRUCTURE PLAN**  
 DEVELOPMENT CONCEPT

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Homes east of the main collector road and surrounding the school / park site may well be larger in size. A number of lots have been designed for walkout basements. These are located on the sharp slope on the east side of the development and for lots that back onto the storm water management facilities.

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. The area, number of dwelling units and population attributed to the low density and smaller lot residential developments are identified in the tables preceding this page (Table 1 – Land Use Statistics and Table 2 – Residential Units & Population.)

#### **4.2.2 Smaller Lot Residential (R1N)**

The southwest area of Inglewood is planned for smaller lot residential consisting of R1N lots requiring rear lanes. There are a small number of lots designated for R1 residential backing onto the south central Storm Water Management Facility necessary to eliminate the need for a laneway adjacent to the SWMF. This area of residential development is relatively self-contained providing an area of like-styled and consistent housing types for smaller lots while at the same time serving as a distinct single family housing alternative for the overall neighbourhood.

A development setback from the landfill extends into the southwest corner of the neighbourhood approximately 115 meters (300 meters from the land fill site). No further environmental testing is recommended at this time however once the land fill is closed and further testing conducted, the area presently within the setback may be deemed appropriate for development as shown on the Development Concept.

As noted previously, in the event that a relaxation of the development setback affected by the closed landfill setback is not obtained, the area will be developed as a green-space as shown on Illustration 1.0 (following page 2.1).

#### **4.2.3 Medium Density Residential (R2 / R3)**

Market trends in medium density residential development point to a growing interest in more lifestyle oriented housing and thus a shift of locating medium density sites closer to low density housing and oriented away from arterial roadways. Inglewood proposes that the medium density residential (MDR) sites be more integrated into the community with access off the collector roadways. These sites adjacent to park sites, pipeline corridors, storm water management facilities and the commercial site 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.

**INGLEWOOD  
NEIGHBOURHOOD AREA STRUCTURE PLAN  
DEVELOPMENT CONCEPT**

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These areas are also well served by pedestrian linkages allowing convenient access to the many neighbourhood amenities.

The medium density parcels are likely to be developed on a self-contained basis, but opportunities exist to develop street-oriented townhousing designs. These developments will be integrated alongside low density residential housing through sensitive streetscape design and attention to transitioning.

The area and population attributed to medium density residential development are shown in Table 1 and Table 2.

#### **4.3 INSTITUTIONAL / MEDIUM DENSITY RESIDENTIAL**

One Institutional / Medium Density Residential site is located in the north part of the plan fronting onto the collector road from the west. The site is intended for development of a Church with the potential to include an aging-in-place facility or other type of multi family residential. The residential component of this site may be developed in conjunction with the Church or independently as a complimentary use.

In the event a Church is not identified for this site, the entire area would be available for development of medium density residential consisting of either R2 or R3 uses.

#### **4.4 PARKS AND OPEN SPACES**

##### **4.4.1 Central Park Site**

The central park site is located together with the Public K – 8 school (elementary and/or middle school) planned for Inglewood. The two areas providing over 4 hectares (10 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 totaling 9.02 hectares (over 22 acres) of recreational amenity space. Municipal reserves will be dedicated in accordance with the phasing in Figure 7.0. Should market conditions require modifications to the planned phasing of the development Municipal reserves will be dedicated as adjacent lands are developed.

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 skated rink are not completed until a community association for the neighborhood is formed.

**INGLEWOOD  
NEIGHBOURHOOD AREA STRUCTURE PLAN  
DEVELOPMENT CONCEPT**

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#### **4.4.2 Local Park Sites**

There is a local park site located in the southwest part of the plan.

The southwest park site is located in the center of the smaller lot residential area to create a local park space easily available to as many residents in this area as possible and will contain playground equipment for elementary school aged children. It is also connected to the central school / park site and other neighbourhood recreational amenities by the multi use trail.

#### **4.4.3 Walkways and Multi Use Trail**

The Inglewood 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 2.4m multi use trail.

The walkway system provided within each development cell / cluster will be designed according to Red Deer standards and will be appropriate for each area with all collector roadway trails being 2.5m wide asphalt / concrete trails.

1.5m wide shale trails will be along the east side of the west multi-family site running north to 22<sup>nd</sup> Street and south from the school / park site around the southern detention pond.

The trails connect all areas of the plan with appealing, safe and direct access to the central node as well as to areas outside the plan. At the same time, the trail makes the most efficient connections for pedestrian and multi-use travelers. The multi use trail is estimated at 2.8 km in length.

Improvements to 40<sup>th</sup> Avenue and Delburne Road will also improve pedestrian connections to other areas by a 3.0m hard surface trail along 40<sup>th</sup> Avenue and Delburne Road. The City will construct these hard surface trails as part of the widening of 40<sup>th</sup> Avenue and Delburne road.

#### **4.4.4 Utility Corridors and Storm Water Management Facilities**

The TransAlta utility corridor and public utility lots provide additional opportunities for pedestrian linkages. As well, the two Storm Water Management Facilities will be used for recreational activities to the extent acceptable to the City of Red Deer. These facilities however must ensure a safe environment for all users while maintaining the integrity of the storm water control function for which they are designed.

**INGLEWOOD  
NEIGHBOURHOOD AREA STRUCTURE PLAN  
DEVELOPMENT CONCEPT**

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#### **4.4.5 Soil Stockpiles**

##### **4.4.5.1 Topsoil Stockpile**

A topsoil stockpile is planned for the central school / park site as shown on Figure 3.0. During development of this quarter section both offsite disposal and onsite stockpiling will be utilized to deal with the topsoil generated from the stripping operation. The initial topsoil stockpile will be approximately 25,000 m<sup>3</sup> to ensure that topsoil is available for landscaping of the storm detention pond and residential lots while the remainder of the topsoil will be disposed of offsite. As development of subsequent phases proceeds the topsoil stockpile will be assessed to determine whether additional topsoil will be required in order to provide adequate quantities for landscaping of the newly developed residential lots. Excess topsoil will be disposed of offsite.

The topsoil stockpile will be located along the collector road to provide easy access to builders and homeowners in an effort to encourage utilization of the topsoil and therefore keep the topsoil stockpile as small as possible.

Topsoil remaining in the stockpile after full development of the quarter section will be removed after landscaping of lots in the final phase of development. If a community association is formed and requires the site for development of the shelter and multi-purpose pad / boarded skating rink the topsoil stockpile may be removed sooner than indicated above. As required by the Recreation, Parks and Culture Department of the City of Red Deer the site will be graded and left for the City to complete their landscaping.

##### **4.4.5.2 Clay Stockpile**

The first phase of development in this quarter requires the construction of a storm detention pond in the northwest corner of the quarter and will create an excess of clay material which will be temporarily stockpiled on the central school / park site. The clay stockpile will be utilized in grading operations of the subsequent phases of development and will not remain on the site long term.

#### **4.5 EDUCATIONAL AND COMMUNITY FACILITIES**

As shown on the illustration following this page (Illustration 2.0), the central school / park site has been located east of the internal collector road for development of a middle school and possible community association. The site accommodates a Public K-8 School along with a large park site in order to share and economize on field sizes.

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**Stantec**

**INGLEWOOD  
NEIGHBOURHOOD AREA STRUCTURE PLAN  
DEVELOPMENT CONCEPT**

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The development concept for Inglewood places the central focus on this site and incorporates a comprehensive network of pedestrian linkages leading to and extending out from the school and central park.

Located along the internal collector with a direct connection to 40<sup>th</sup> Avenue, the school is also appropriately located to serve Inglewood as well as outside areas without significantly disrupting local traffic flows.

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

#### **4.6 COMMERCIAL**

Consistent with the East Hill ASP, a neighbourhood convenience commercial site has been designated for an area immediately east of 40<sup>th</sup> Avenue fronting onto the collector road. At this location, and with strong pedestrian linkages, the site will act as an important focal point for the neighbourhood and as a secondary function serve vehicles traveling along 40<sup>th</sup> Avenue.

The site is of sufficient size to support a local convenience centre accommodating a range of retail, business, medical and professional office uses to serve residents of Inglewood and immediately surrounding areas.

#### **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 as well as from the linear open space linkages and the collector / arterial roadway network.

The southern SWMF has been designed to accommodate a modified Class A soccer field and to this end, 1.0 hectare of the PUL is included in the land use statistics (Table 1) as creditable Municipal Reserve.

#### **4.8 TRANSPORTATION**

The system of roads proposed for the Inglewood neighbourhood provides its residents and the surrounding, travelling public with safe and efficient access for this area of Red Deer.

**INGLEWOOD  
NEIGHBOURHOOD AREA STRUCTURE PLAN  
DEVELOPMENT CONCEPT**

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According to the updated East Hill Area Structure Plan, Delburne Road is designated as an expressway. In order to accommodate this designation, additional right-of-way on the north side of the existing Delburne Road right-of-way within the Inglewood Neighborhood Area Structure Plan has been provided to the City. Access onto Delburne Road is restricted to a single new location centered on the east quarter line.

An additional 6.0m strip of land along the south property line of the quarter has been added to the Delburne Road right-of-way already obtained by the City of Red Deer for the construction of a berm and / or fence. The eventual width required for construction of an appropriate berm and / or fence will be finalized once grades along the south boundary of the quarter are set and reviewed in conjunction with the elevation of Delburne Road. The terms of the acquisition of this additional right-of-way by the City of Red Deer will be determined at a later date.

#### **4.8.1 ARTERIAL ROADWAYS**

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

- 40<sup>th</sup> Avenue (west side)
- 22<sup>nd</sup> street (north side)

In order to accommodate future widening of 40<sup>th</sup> Avenue, additional right-of-way will be provided on the west side of the quarter section. The neighbourhood layout provides for a collector roadway intersecting with 40<sup>th</sup> Avenue at approximately the midpoint between 22<sup>nd</sup> Street and Delburne Road.

The required right-of-way for 22<sup>nd</sup> Street is provided entirely to the north of the TransAlta Utility R/W as indicated in the ASP for Anders on the Lake.

#### **4.8.2 COLLECTOR ROADWAYS**

The Neighborhood Area Structure Plan provides three collector roadways linking the expressway and arterial roads.

As indicated in the East Hill ASP, a collector roadway is shown extending south from Anders on the Lake and continuing through the Inglewood Neighbourhood around to the east quarter section line. This roadway is connected to 40<sup>th</sup> Avenue and Delburne Road by the two other collector roads.

**INGLEWOOD  
NEIGHBOURHOOD AREA STRUCTURE PLAN  
DEVELOPMENT CONCEPT**

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The collector road entrances at 40<sup>th</sup> Avenue, 22<sup>nd</sup> Street and Delburne Road will include features to enhance the character and provide distinct identity for the Inglewood community.

#### **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.

#### **4.8.4 LANEWAYS**

The Inglewood 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 7.0m.

**TABLE 1**  
**INGLEWOOD NEIGHBOURHOOD AREA STRUTURE PLAN**  
**LAND USE STATISTICS**

	Area (ha)	% of GDA
<b>GROSS AREA</b>	<b>65.30</b>	
Road Widening (40 Ave. & Delburne Road)	3.18	
TransAlta Utility R/W	4.75	
Road Widening in SE 3-38-27-4	(0.37)	
<b>GROSS DEVELOPABLE AREA</b>	<b>57.74</b>	<b>100.0</b>
Low Density Residential (R1)	20.005	34.6
Smaller Lot Residential (R1N)	9.683	16.8
Medium Density Residential (R2 /R3)	2.816	4.9
Institutional/Medium Density Residential(R2/R3)	0.951	1.7
Commercial (C3)	0.260	0.5
Social/Day Care	0.138	0.2
Public Utility Lots (PUL)	3.388	5.9
* Storm Water Management	3.133	5.4
Municipal Services	0.255	0.4
Parks & Open Space	5.856	10.1
School/Park Site	4.085	7.1
** Neighbourhood Parks & Walkways	1.771	3.1
Circulation	14.690	25.4
Roads	10.799	18.7
7.0m Lanes	3.891	6.7

**TABLE 2**  
**INGLEWOOD NEIGHBOURHOOD AREA STRUTURE PLAN**  
**RESIDENTIAL UNITS & POPULATION**

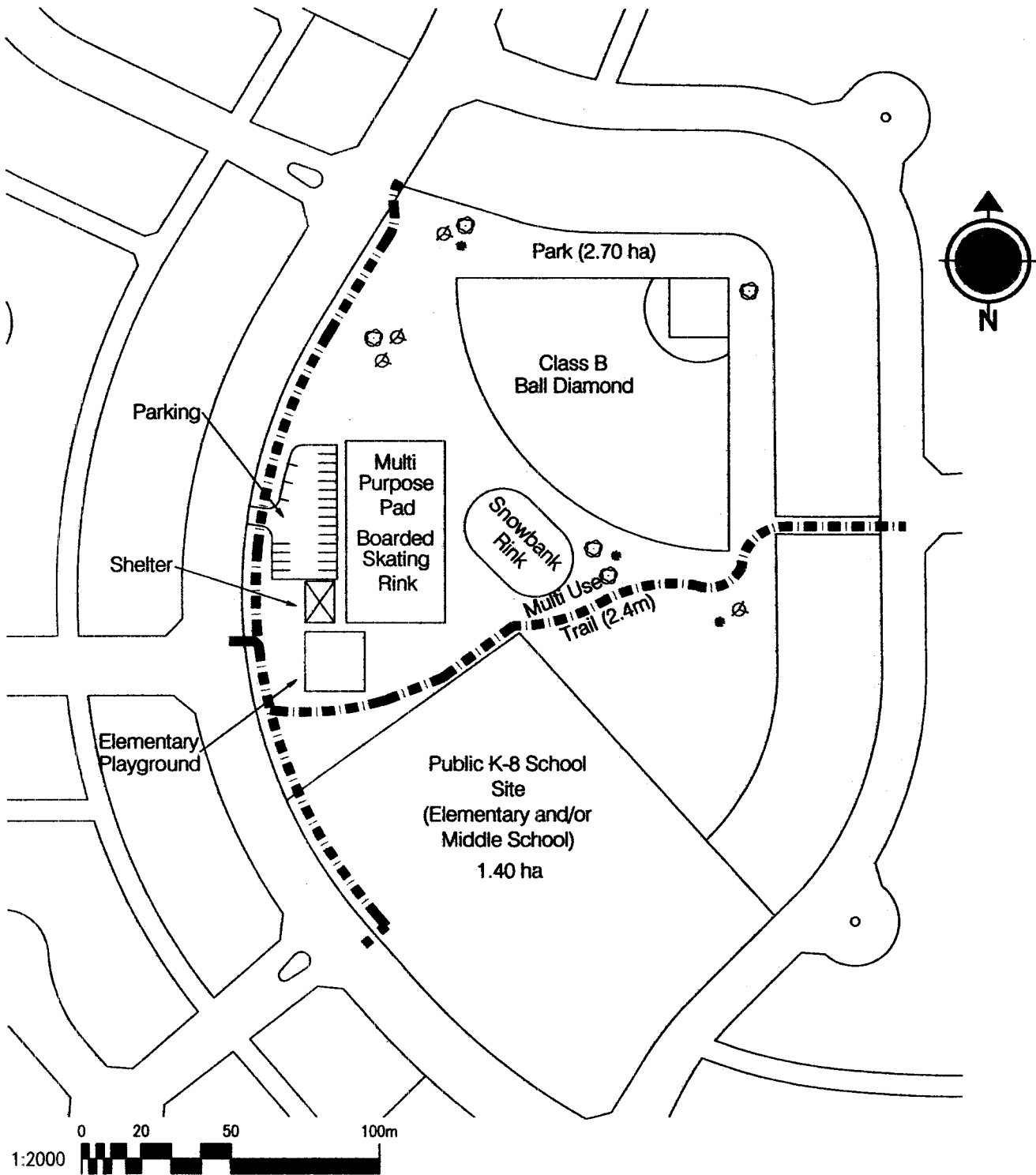
Land Use	Area (ha)	Density units/ha	Density persons/unit	Population
R1	20.01	18	3.4	1224
R1N	9.683	21.5	3.4	714
R2/R3	1.026	40	3.0	123
Existing R2/R3	1.790	83.8	3.0	450
Church/Multifamily	0.951	30	3.0	86
<b>Total</b>				<b>2597</b>

**Average Population**

45.0 persons per hectare

\* Excludes 1.0 hectare of creditable Municipal Reserve (MR)

\*\* Includes 1.0 hectare of creditable Municipal Reserve (MR) from the north SWMF



Legend

■ ■ ■ ■ ■ 2.4m MULTI-USE TRAIL

Client/Project

RED DEER  
INGLEWOOD  
NEIGHBOURHOOD AREA STRUCTURE PLAN

Figure No.

**ILLUSTRATION 2.0**

Title

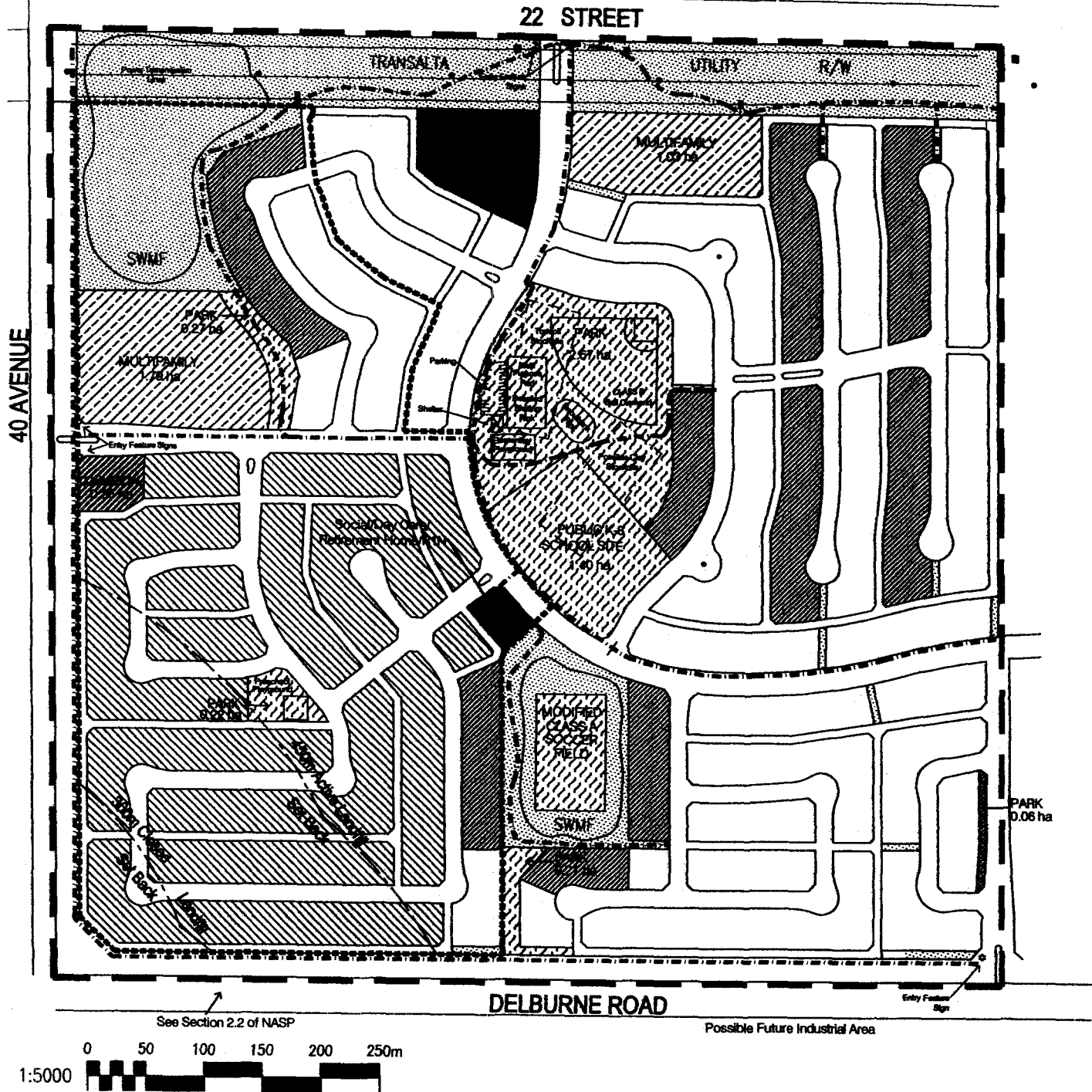
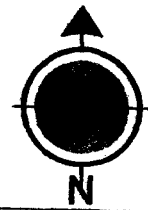
**CENTRAL SCHOOL / PARK SITE**

September, 2001  
128 70620

C:\\_M\1307020 INGLEWOOD\fig\Inglewood-ASP.DWG

2003-01-22 08:51AM By: csmith

**Stantec**



**Stantec**

c:\\_m\12670620 INGLEWOOD\yong\inglewood-rsp.dwg

- Legend**
- ASP Boundary
  - R1 Residential
  - R1 Residential 2 Storey Walkout
  - R1N Residential Narrow Lot
  - R2/R3 Residential Multi Family
  - LIMIT OF EXISTING DEVELOPMENT

- Multi-Purpose Trail
- PUL
- Park
- Church/Social Facility
- C3 Commercial
- Landfill Setback
- Entry Feature Sign
- Power/Transmission
- Poles

Client/Project

RED DEER  
INGLEWOOD  
NEIGHBOURHOOD AREA STRUCTURE PLAN

Figure No.

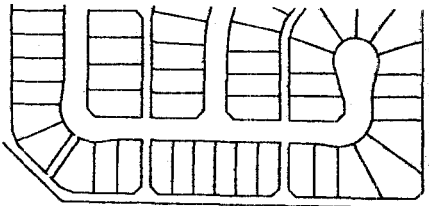
**3.0**

Title

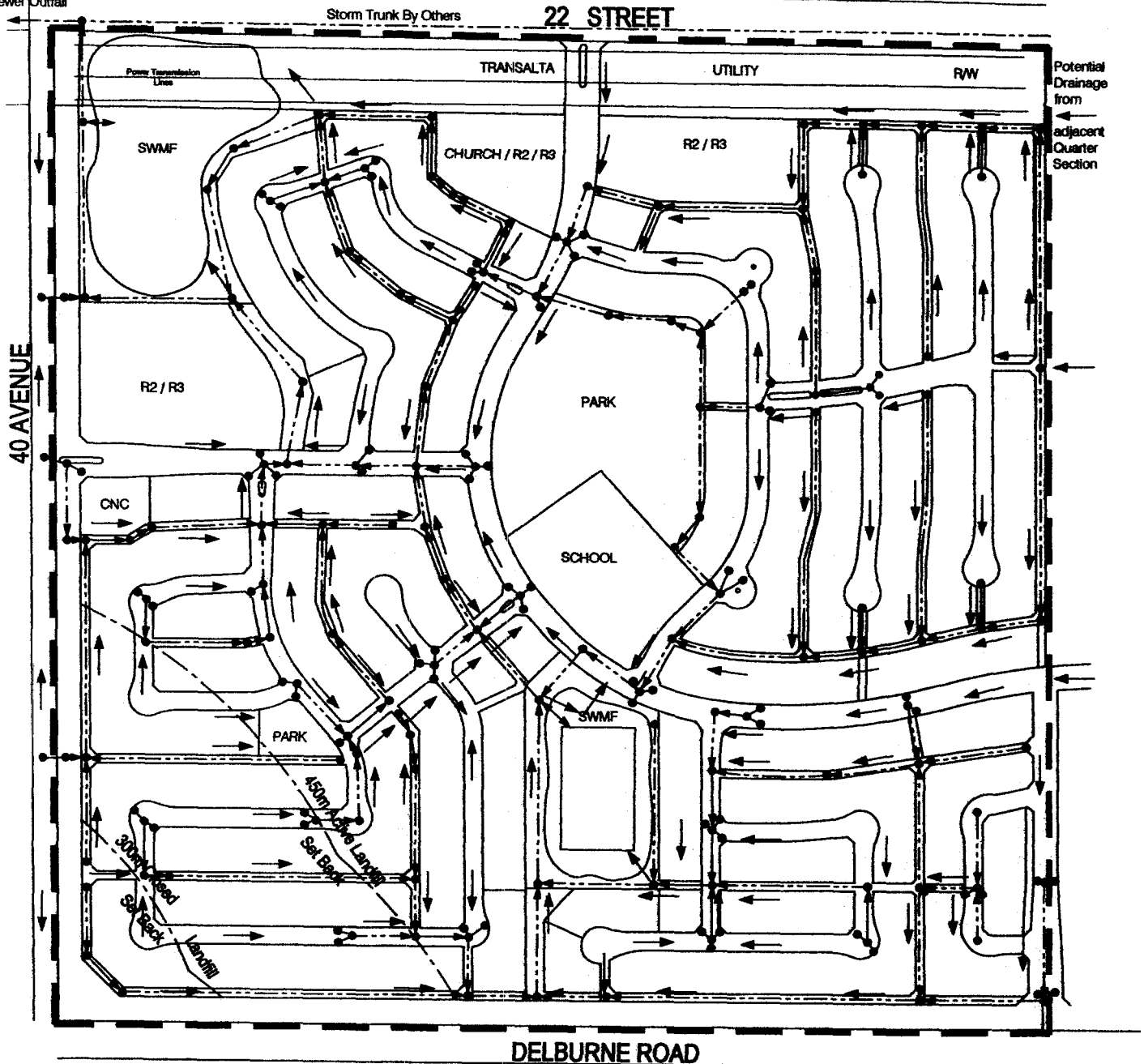
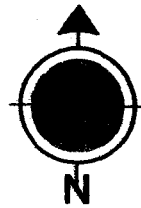
**Development Concept**

February, 2003  
128 70620

Existing Storm  
Sewer  
Outfall



164



Legend

- ASP Boundary
- Manhole
- Direction of Flow
- Major Overland Drainage
- Landfill Setback

Client/Project

RED DEER  
INGLEWOOD  
NEIGHBOURHOOD AREA STRUCTURE PLAN

Figure No.  
**4.0**

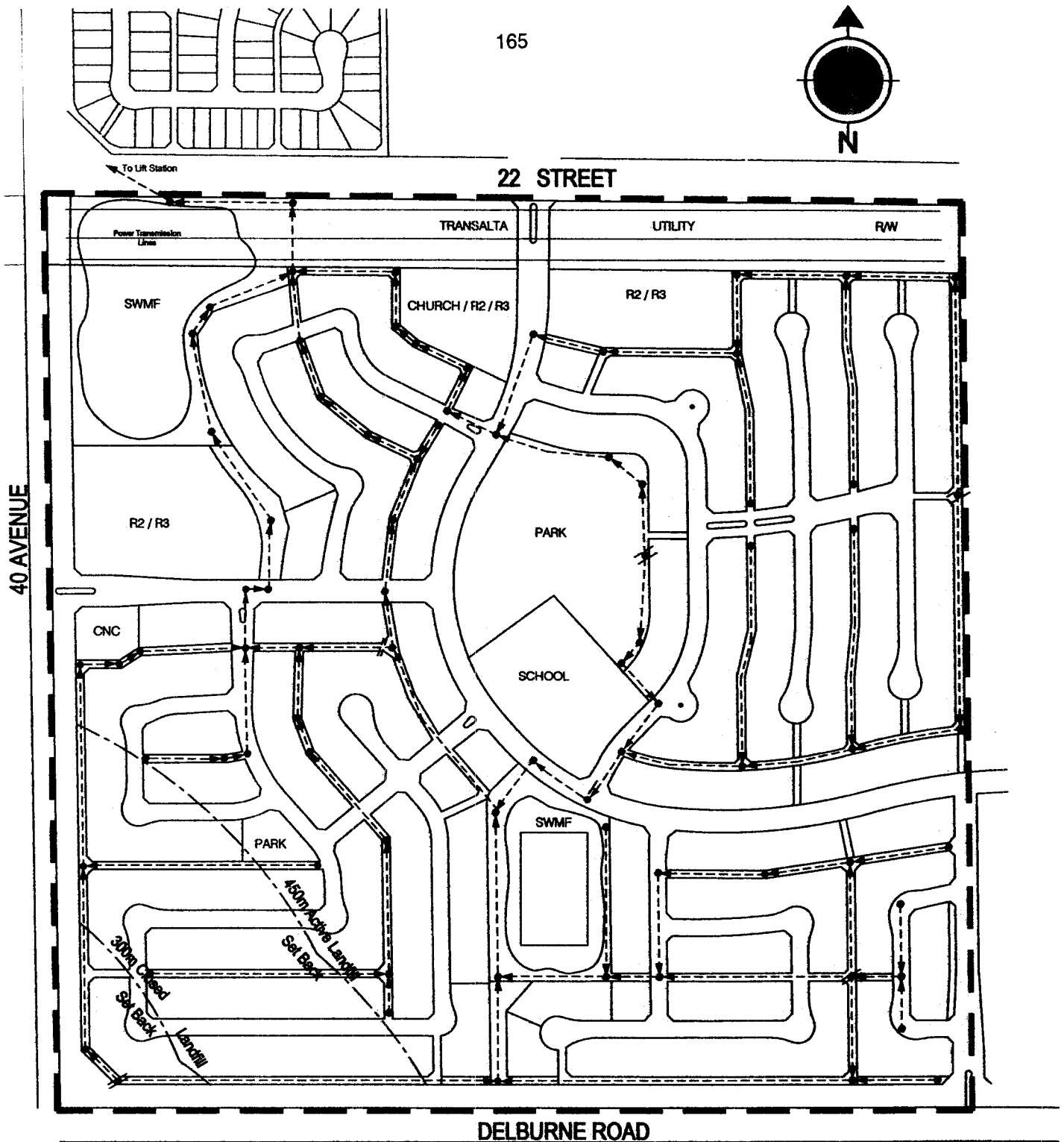
Title

**Overall Storm Drainage  
Major Drainage**

February, 2003  
128 70620

**Stantec**

C:\\_M\12870620 INGLEWOOD.dwg/Inglewood-ASP.dwg



1:5000

0 50 100 150 200 250m



**Stantec**

**Legend**

- ASP Boundary
- - - Proposed Sanitary Sewer Main
- Proposed Sanitary Sewer Manhole
- - - Landfill Setback

**Client/Project**

RED DEER  
INGLEWOOD  
NEIGHBOURHOOD AREA STRUCTURE PLAN

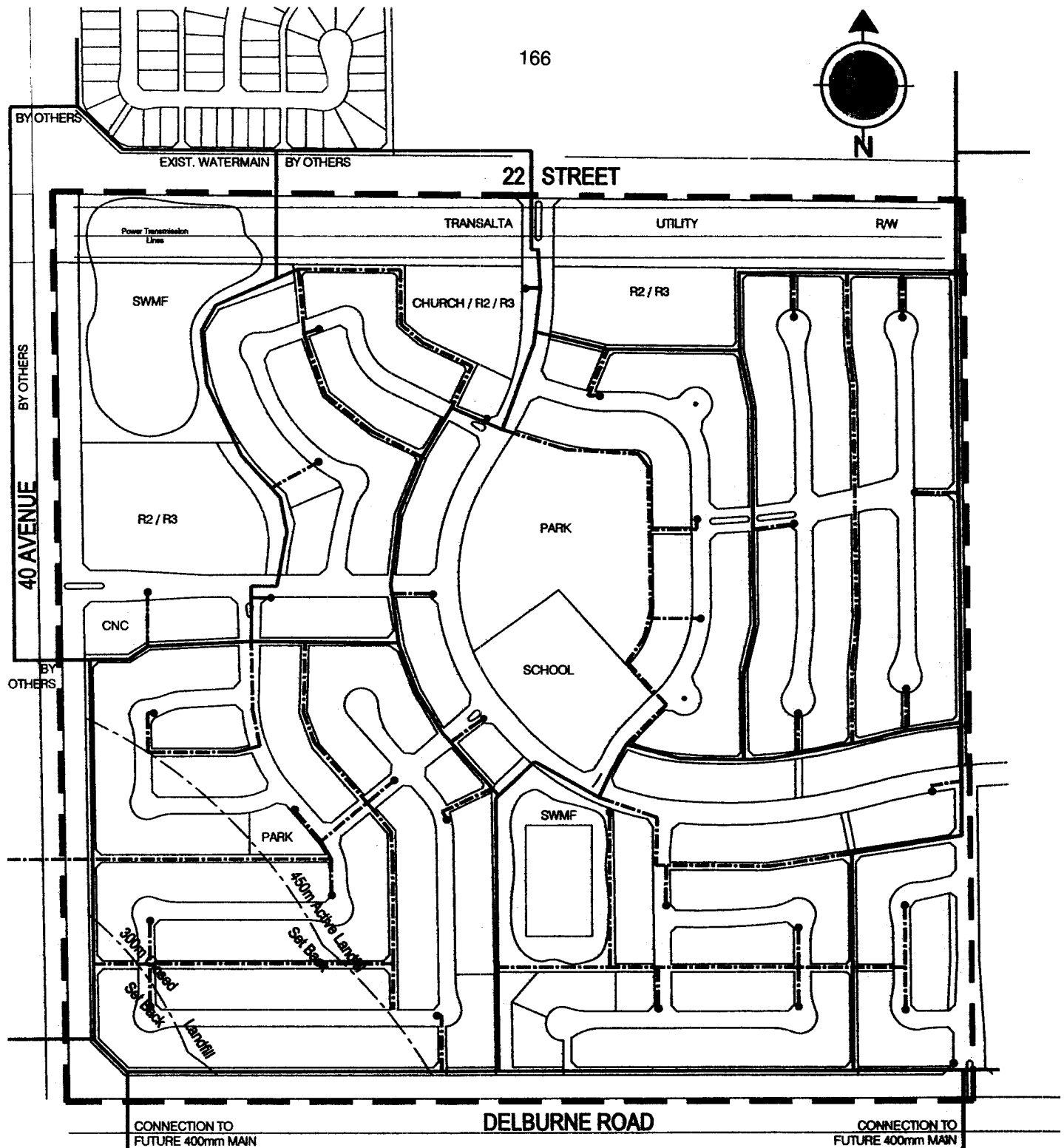
**Figure No.**

**5.0**

**Title**

**Sanitary Servicing**

February, 2003  
128 70620



**Stantec**

C:\\_JAN\12870620 INGLEWOOD\dwg\Inglewood-HSP.DWG

**Legend**

- 150mm Diameter Water
- 200mm Diameter Water
- 250mm Diameter Water
- 300mm Diameter Water
- Landfill Setback

**Client/Project**

RED DEER  
INGLEWOOD  
NEIGHBOURHOOD AREA STRUCTURE PLAN

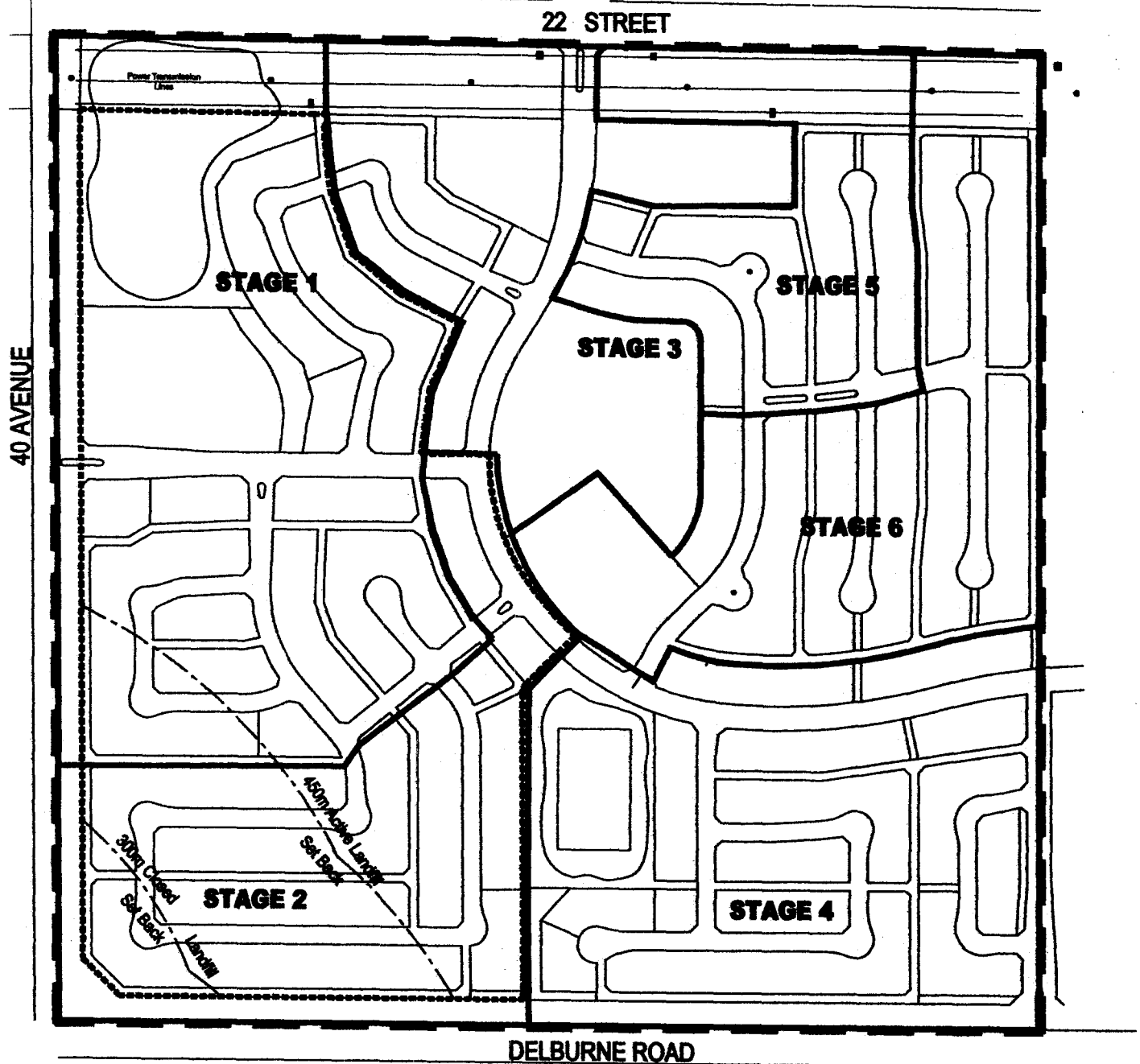
**Figure No.**

**6.0**

**Title**

**Water Servicing**

February, 2003  
128 70620



1:5000 0 50 100 150 200 250m



**Stantec**

----- Existing Boundary  
 ——— Phasing Boundary  
 - - - Landfill Setback

Client/Project  
 RED DEER  
 INGLEWOOD  
 NEIGHBOURHOOD AREA STRUCTURE PLAN

Figure No.  
**7.0**

Title  
**Phasing**

Item No. 7

**BYLAW NO. 3156/J-2003**

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

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

- 1 The "Use District Map I4" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 8/2003 attached hereto and forming part of the bylaw.

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

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

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

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

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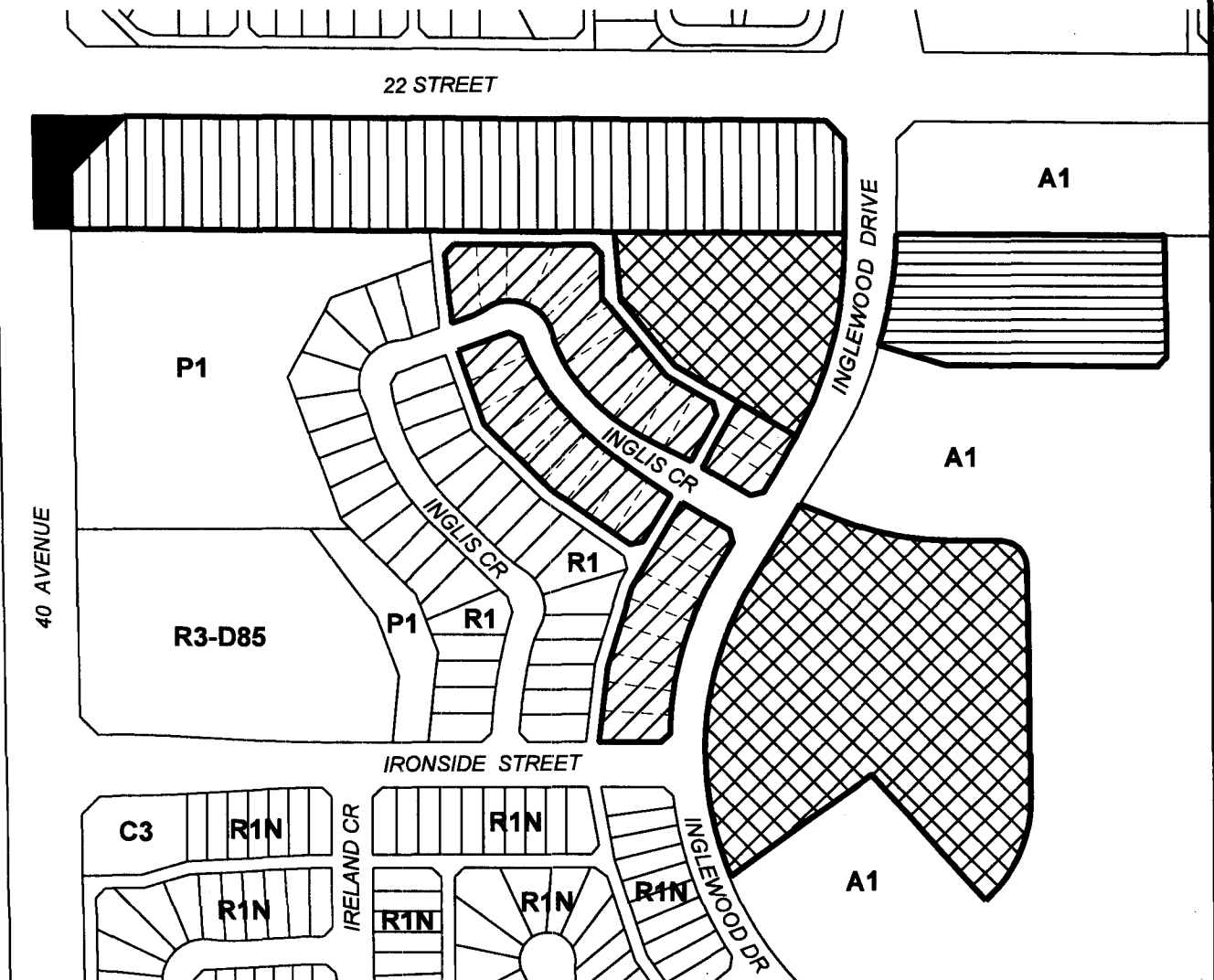
MAYOR

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CITY CLERK

# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT



### AFFECTED DISTRICTS:

A1 - Future Urban Development

R1 - Residential (Low Density)

R2-D40 - Residential (Medium Density) 40 dwelling units per hectare

PS - Public Service (Institutional or Governmental)

P1 - Parks & Recreation

### Change from :

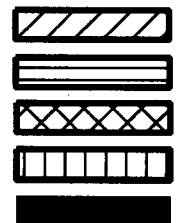
A1 to R1

A1 to R2 - D40

A1 to PS

A1 to P1

A1 to Road



MAP No. 8 / 2003  
BYLAW No. 3156 / J - 2003

**BYLAW NO. 3306/2003**

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

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

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

“All that portion of Road Plan 3932 EU which lies within the limits of  
Plan 032-\_\_\_\_\_excepting thereout all mines and minerals.”

READ A FIRST TIME IN OPEN COUNCIL this 10<sup>th</sup> day of February 2003.

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

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

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

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK

**BYLAW NO. 3307/2003**

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

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

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

“All that portion of Road Plan 3289 KS contained within Lot 16, Block 2, Plan 032-\_\_\_\_\_containing 0.133 ha (0.33Ac.), more or less.”

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

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

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

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

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MAYOR

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CITY CLERK