

DATE: October 26, 1999
TO: All Departments
FROM: City Clerks
RE: *PLEASE POST FOR THE INFORMATION OF ALL EMPLOYEES*

SUMMARY OF DECISIONS



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

HELD IN THE COUNCIL CHAMBERS, CITY HALL

MONDAY, OCTOBER 25, 1999

COMMENCING AT **7:00 P.M.**



- (1) Confirmation of the Minutes of the Regular Meeting of Tuesday, October 12, 1999

Decision - Confirmed as transcribed

(2) **UNFINISHED BUSINESS**

1. Red Deer County - Re: Red Deer County/City of Red Deer, Intermunicipal Development Plan Bylaw No. 3244/99 / (Consideration of 2nd & 3rd Readings of the Bylaw)

.. 1

Decision - Bylaw No. 3244/99 adopting the Intermunicipal Development Plan between the City and Red Deer County, was given 2nd and 3rd Readings as amended by resolution on this date

2. Parkland Community Planning Services - Re: Property Team Inc. & Prism Properties Inc. / Request for Redesignation of Property /

104 Boyce Street - Lot 22, Block 2, Plan 782-1624 and 86 Bell Street - Lot 4, Block 5, Plan 782-1624 . . 11

Decision - Council denied the request by Property Team Inc./Prism Properties Inc. for an increase in the density allocation of the 86 Bell Street and 104 Boyce Street multiple family sites

3. Director of Community Services and Social Planning Manager - Re: Options for Phase Out of Day Care Funding and for Distribution of Day Care Funding . . 21

Decision - Council approved Phase Out Option No. 3 as outlined in the report from the Director of Community Services and Social Planning Manager. It was agreed that the distribution of funding would be by a neutral third party - the Red Deer Family Services being the administering body. The Administration will be initiating discussions with Diamond Willow Child Care and the Family Services Authority about the funding of the day care subsidy

4. City Clerk - Re: Request for Amendment to Road Closure Bylaw No. 3240/99 / Former Rail Lands / (Consideration of Three Readings of the Bylaw) . . 27

Decision - Road Closure Bylaw Amendment No. 3240/A-99 was given three readings, amending the legal descriptions as set out in the original bylaw. This bylaw did not affect the locations of the closures

(3) **PUBLIC HEARINGS**

1. City Clerk - Re: Road Closure Bylaw No. 3245/99 / Highland Green Escarpment / (Consideration of 2nd and 3rd Readings of the Bylaw) . . 33

(4) **REPORTS**

1. Red Deer Policing Committee - Re: Community Justice Forum in Red Deer . . 36

Decision - This item was withdrawn prior to consideration by Council at the request of the representatives

(5) **CORRESPONDENCE**

1. Richard V. Allen - Re: Request for Installation of Stop sign at the Corner of Oak Street and Overdown Drive on Overdown Drive . . 53

Decision - Council directed: the City Administration to correct the orientation of the existing stop sign facing eastbound to motorists; the removal of additional on-street parking on Overdown Drive as outlined in the report from the Engineering Services Manager dated October 19, 1999; the Administration to actively enforce the speed limit and no parking areas and to monitor the operational characteristics and any complaints received during the next six months. The City Administration was directed to place two stop signs on Overdown Drive to create a four way stop intersection at Oak Street and Overdown Drive

(6) **PETITIONS AND DELEGATIONS**

(7) **NOTICES OF MOTION**

(8) **WRITTEN INQUIRIES**

(9) **BYLAWS**

1. 3240/A-99 - Road Closure Bylaw Amendment / Amend Bylaw No. 3240/99 / Former Rail Lands / - Three Readings . . 65

. . 27

Decision - Bylaw given three readings

2. 3245/99 - Road Closure Bylaw / Highland Green Escarpment / - 2nd and 3rd Readings . . 66

. . 33

Decision - Bylaw given 2nd and 3rd readings

3. 3244/99 - Intermunicipal Development Plan Bylaw / - 2nd & 3rd Readings . . 67

. . 1

Decision - Bylaw given 2nd and 3rd readings

Council's 1999 Organizational Meeting was held prior to the commencement of the regular meeting of Council on this date.

At that meeting, appointments of citizens-at-large, representatives and Council representatives were made to the various committees, boards and societies. As well, Council set their 1999-2000 meeting dates.

Please contact the City Clerk's Office at 342-8132 should you require any further information regarding membership on Council's committees or meeting dates and times.

**Please Note:
Council's Organizational Meeting (Closed Agenda) Starts at 4:30 p.m.
The Regular Meeting of Council Commences at 7:00 p.m.**

A G E N D A



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Committee of the Whole:

- (a) Administrative

Item No. 1
Unfinished Business



ADMINISTRATION REPORT

DATE: October 19, 1999
TO: Reeve & Council
FROM: Intermunicipal Affairs Committee
SUBJECT: **Red Deer County / City of Red Deer**
Intermunicipal Development Plan

1.0 Purpose

To respond to the comments received at the public hearing on the bylaw adopting the Red Deer County / City of Red Deer Intermunicipal Development Plan.

2.0 Background

Red Deer County and the City of Red Deer prepared and adopted the current Joint General Municipal Plan in 1996. The JGMP, as a broad policy document, outlines the 'fringe' area around the City and provides direction on the type and location of development within the Plan area.

Changes to the Municipal Government Act, development pressures, and the desires of both municipalities have lead the County and the City to prepare an Intermunicipal Development Plan.

The IDP area covers portions of the County around the City of Red Deer as well as portions within the City and adjacent to the County. The intent of the IDP is to provide for the orderly growth of the City but while still allowing for the development of lands in the County around the City.

3.0 Discussion

The Intermunicipal Development Plan examines land use, environmental protection, roads, annexation, growth and development standards. Highlights of the plan include:

- an overall land use plan for lands in and around the City of Red Deer,
- an agreed upon road network,

- consistent landscaping and development guidelines between the two municipalities for the entry corridors into the City,
- protection of river valleys and environmental features,
- phased annexation,
- an agreed method for the transfer of tax revenue upon annexation,
- areas for mutual development and cooperation, and
- a dispute resolution process.

With the preparation of the draft plan, there is need to release the plan for public review and comment. Copies of the plan are available from the Red Deer County Information Desk as well as the City Information Desk.

A public open house was held on Tuesday, August 31, 1999, at the County Fire Hall which attracted 75 - 100 people interested in the Plan. At the open house staff and Council members from the County and City were available to discuss the plan and answer questions from the public. Overall comment was very positive as the work both municipalities had undertaken and the quality of the Plan itself. Changes were made to the Plan as a result of the public comment from the open house.

4.0 Public Hearing

As a statutory document, the IDP must be adopted by bylaw in accordance with the Municipal Government Act. The required public hearing for adopting the Plan was held on October 12, 1999 as a joint County / City public hearing. Along with the entire Councils of each municipality and their staff, approximately 30 people were in attendance. Five people spoke at the public hearing and one letter was read into the record.

The comments received are outlined below. Following each comment is recommendation as to the action required.

1. Charla Langavin. Policy 7.2.1; Speaking on behalf of a number of owners, a request was made to retain current Highway 11 as the preferred alignment.

Map 3 of the IDP shows the existing Highway 11 and the current provincial consensus Highway 11 alternative. While local concern regarding the future highway alignment is acknowledged, the Plan is not intended to show the specific alignment, only in indication that something is going to happen with Highway 11.

Recommend that Map 3 be altered by deleting the alignment of future Highway 11 for that portion outside of the IDP and replacing it with a caution note that the future alignment is under review.

2. Ken Hubbard. Section 13; The Blindman Area Structure Plan description did not accurately reflect the actual Area Structure Plan boundary.

Recommend that the existing statement "The lands located north of the City between Highway 2A, the Blindman River and the Red Deer River escarpment." be replaced with "The lands located north of the City between Highway 2A, south of the Canadian National Railway and the Red Deer River escarpment."

Recommend that Map 1 be amended to reflect the above change.

Note: Both these changes are for accuracy only as the land in question is outside of the IDP boundary.

Policy 13.3.2; Mr. Hubbard also noted that his land has the potential for additional residential development.

It is noted that the land to which Mr. Hubbard refers is outside the boundary of the IDP. Therefore, no change to the IDP is necessary.

4. Kirk Sisson, written submission. Policy 13.3.2; Mr. Sisson wanted to ensure that land he owns in SW can still be used for residential purposes.

It was noted that the lands described in Mr. Sisson's letter are outside of the IDP boundary. Therefore, no change to the IDP is necessary.

5. Rob Northy. Section 6; Provided general concerns with the environmental policies, wanted consultation on the policies and though was generally in favour of the IDP.

In terms the trails, Policy 6.2.2 already outlines "... that landowners affected by the development of the trail system must be consulted and agree with the trail systems." As the IDP already provides for the consultation that Mr. Northy suggests, no change to the IDP is recommended.

In terms of Policy 6.2.5, Mr. Northy wanted to have input into the preparation of the Area Structure Plan to allow for the potential of a wider range of uses.

Recommend that the last line in Policy 6.2.5 be changed from "... or public amenities and any other compatible uses." to "... or public amenities and any other appropriate use as defined by the Area Structure Plan."

In terms of 6.2.6, the MGA already requires that any designation changes require bylaw amendments, public notification, and a public hearing which allows the consultation suggested. Therefore no change to the IDP is recommended.

6. Margaret Herder. Policy 7.2.6; Supporting extending City municipal services to the rural areas.

No change to the IDP is required.

7. Jim Scott. General comments about annexation but no request for a change to the IDP.
8. General. That the terms 'Planning Area' and 'Plan Area' be standardized to 'Plan Area'.

5.0 Summary

A great deal of effort went into the preparation of the Intermunicipal Development Plan. Both the City and County, through the Intermunicipal Affairs Committee, have taken a cooperative approach in preparing the Plan. The Committee has taken the time to draft a Plan which meets the needs of both municipalities.

The Plan establishes the future development pattern around the City, the method of annexation, and a method for resolving disputes between the County and the City.

6.0 Intermunicipal Affairs Committee Recommendation

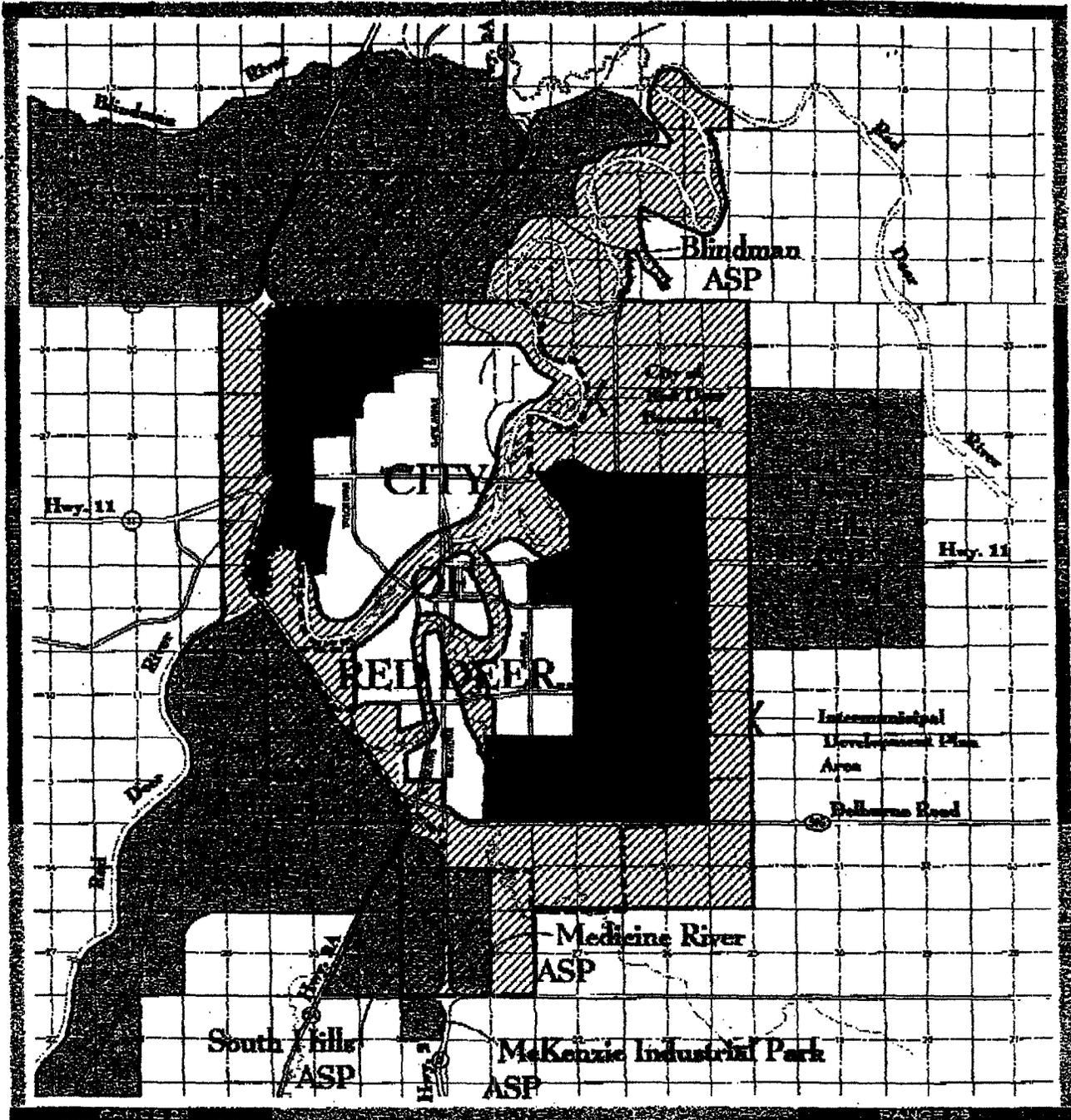
That the Intermunicipal Affairs Committee recommends to the City of Red Deer and Red Deer County that 2nd and 3rd reading to the bylaw adopting the Intermunicipal Development Plan be given subject to the following changes.

1. Recommend that in the preamble to the Blindman Area Structure Plan - Section 13 - the existing statement "The lands located north of the City between Highway 2A, the Blindman River and the Red Deer River escarpment." be replaced with "The lands located north of the City between Highway 2A, south of the Canadian National Railway and the Red Deer River escarpment."
2. Recommend that Map 1 be amended to reflect the above change.
3. General. That the terms 'Planning Area' and 'Plan Area' be standardized to 'Plan Area'.
4. Recommend that Map 3 be altered by deleting the alignment of future Highway 11 for that portion outside of the IDP and replacing it with a caution note that the future alignment is under review.

5. Recommend that the last line in Policy 6.2.5 "... or public amenities and any other compatible uses." be replaced with "... or public amenities and any other appropriate uses as defined by the Area Structure Plan."

Gary Buchanan
Director of Community & Planning Services

Tony Lindhout
Associate Planner



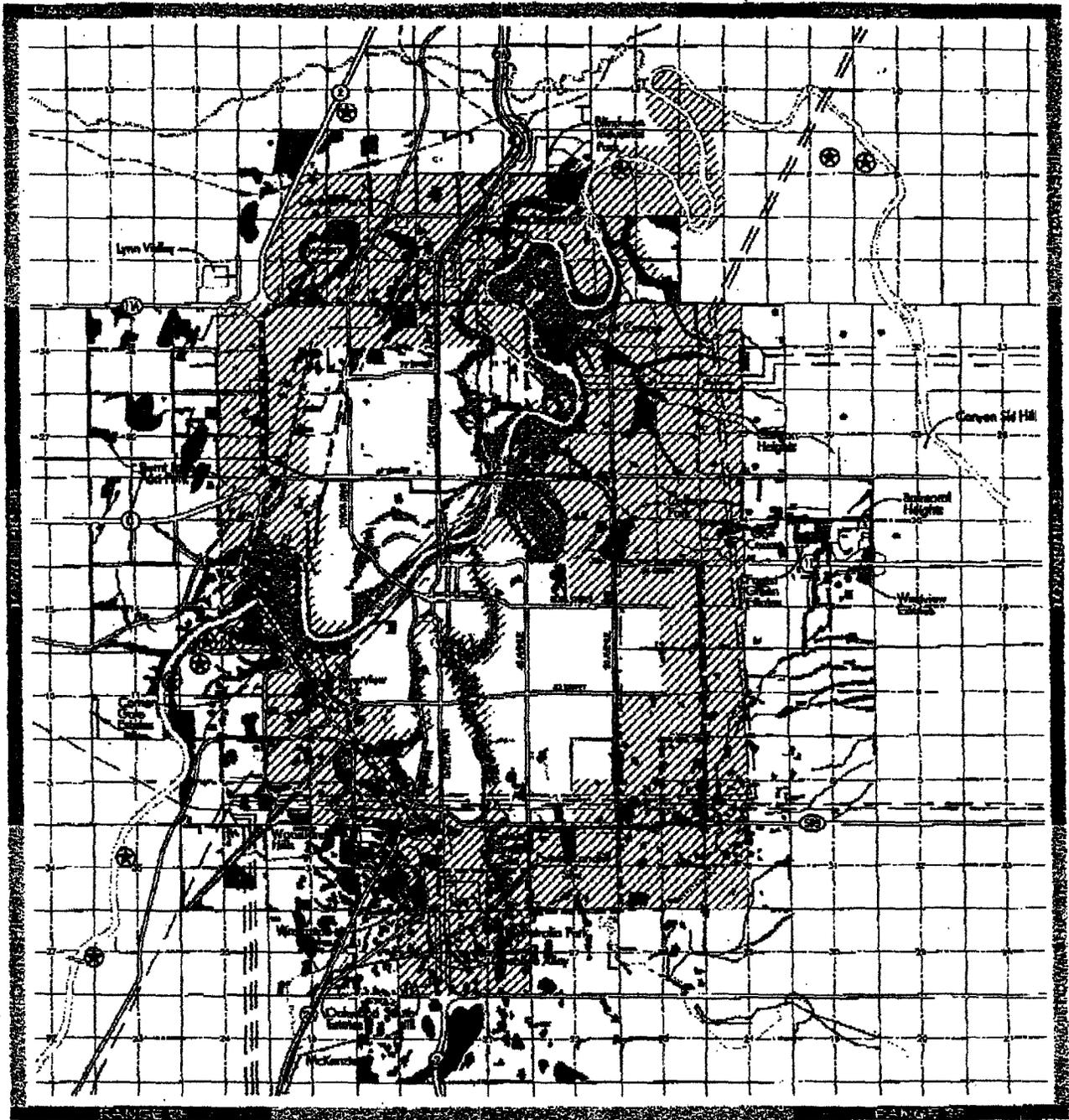
DATE: September 1999

Mapping by: Parkland Community Planning Services



The City and County of Red Deer
**Intermunicipal
 Development
 Plan**

**Existing Plans
 Map 1**



The City and County of Red Deer
**Intermunicipal
 Development
 Plan**

Natural & Manmade Features
Map 2

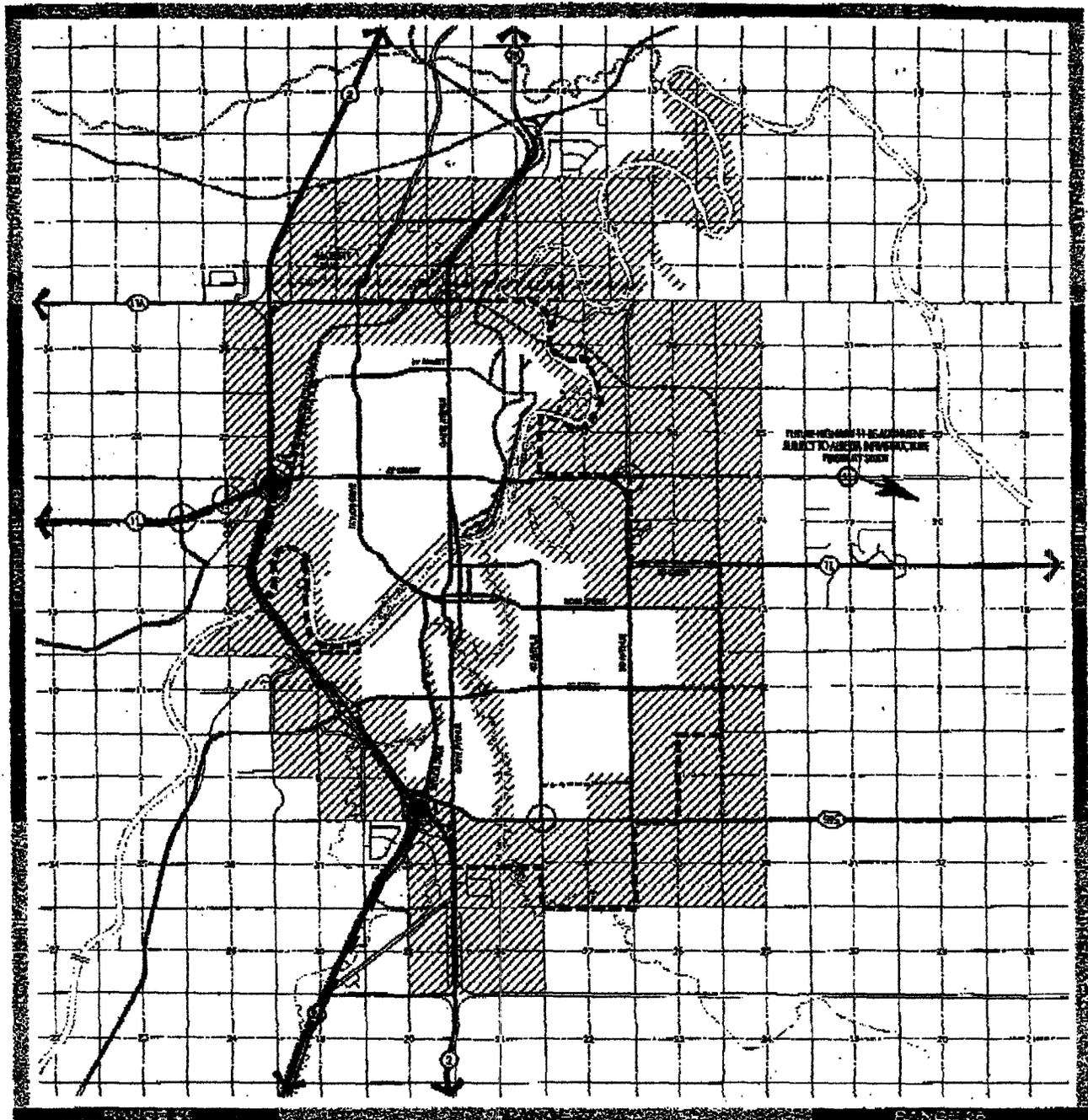
Legend

- | | |
|--|---|
|  PLAN AREA |  Known Gravel/Sand Deposit |
|  CITY BOUNDARY |  Oil/Gas Well and/or Facility |
|  Water Courses & Water Bodies |  Major Oil/Gas Pipeline |
|  Wetlands & Seasonal Streams |  Major Power Transmission Line |
|  Natural Areas |  Regional Sewer Line |
|  Existing Wetland Park Areas | |

DATE: September 1999

Mapping by: Parkland Community Planning Services





The City and County of Red Deer
**Intermunicipal
 Development
 Plan**

**Transportation Systems
 Map 3**

Legend

-  PLAN AREA
-  CITY BOUNDARY

-  Existing Highway
-  Proposed Highway
-  Proposed Highway Widening

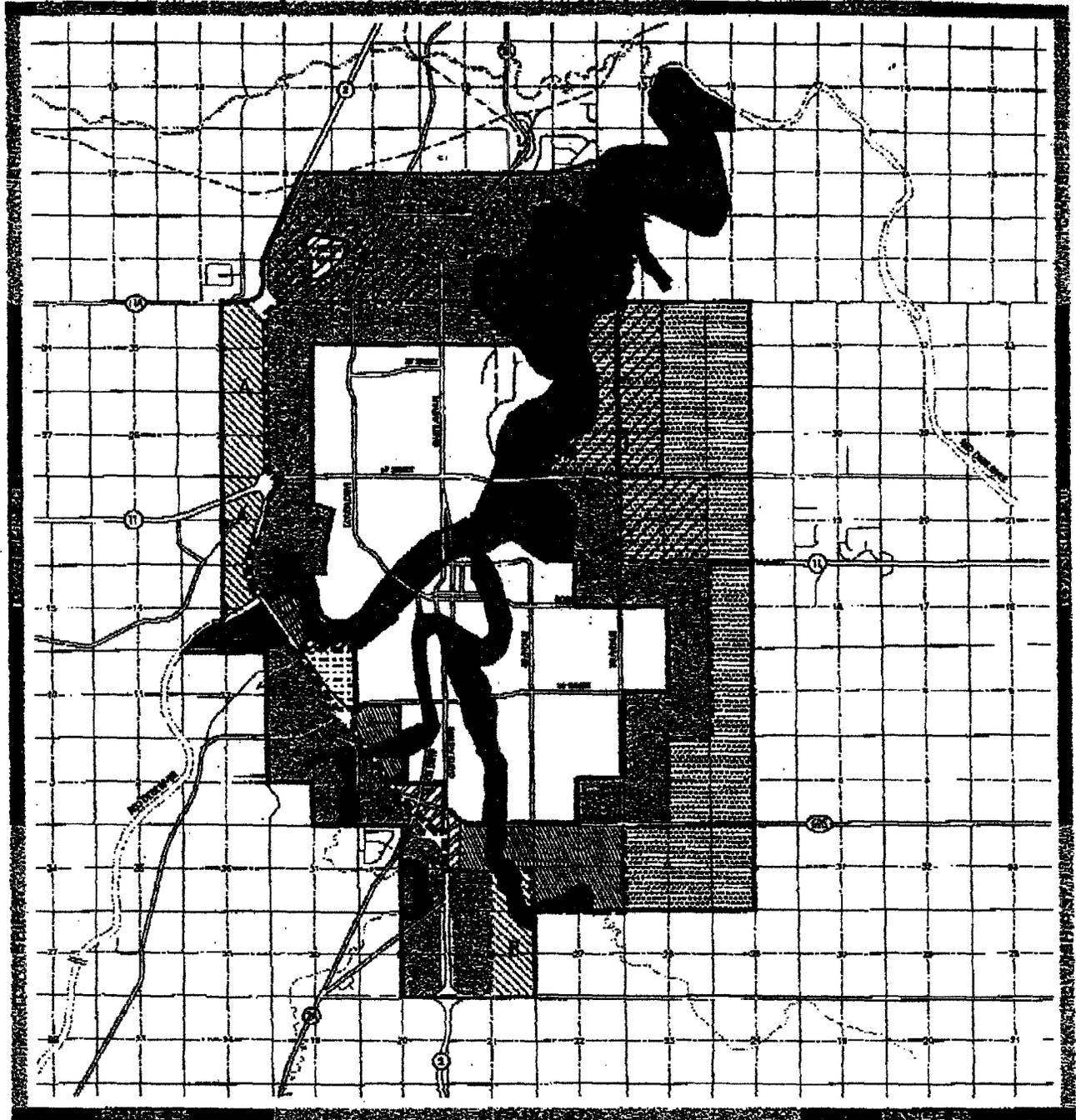
-  Proposed Interchange Improvement
-  Proposed Intersection Improvement

-  Existing Arterial Roadway
-  Proposed Arterial Roadway
-  Existing Railway

DATE: September 1999

Mapping by: Parkland Community Planning Services





The City and County of Red Deer
**Intermunicipal
 Development
 Plan**

**Long Term Land Use
 Map 4**

Legend

- | | | | |
|--|--|--|---|
| | PLAN AREA | | River & Creek Corridors |
| | CITY BOUNDARY | | - flood risk areas
- greater than 15% slope areas below top of bank
- parks & open space
- environmentally sensitive
- natural heritage
- development restrictions |
| | Edging Area Structure Plans | | Special Study Areas |
| | Urban Residential Development | | - zone A
- zone B |
| | Urban Commercial Development | | Short Term Urban Expansion Areas |
| | Public/Institutional Areas | | - zone #1 (locally controlled)
- zone #2 (locally controlled)
- zone #3 (joint use) |
| | Agricultural Areas
- potential future urban expansion | | |

DATE: September 1999
 Mapping by: Fortland Community Planning Services




Comments:

I agree with the recommendations of the Intermunicipal Affairs Committee with respect to the Intermunicipal Development Plan. It should be noted that these comments do not materially change the substance of the Plan but provide clarification to the reader of the Plan.

“N. Van Wyk”
City Manager

**COUNCIL MEETING OF
OCTOBER 25, 1999**

**ATTACHMENT TO REPORT
ON
OPEN AGENDA**

RE:

Intermunicipal Development Plan

***RED DEER COUNTY
&
CITY OF RED DEER***

INTERMUNICIPAL DEVELOPMENT PLAN

SEPTEMBER, 1999

***RED DEER COUNTY AND THE CITY OF RED DEER
INTERMUNICIPAL DEVELOPMENT PLAN***

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SECTION I

OVERVIEW,

MANDATE,

AND

DEFINITIONS

SECTION I

1.0 INTRODUCTION

The City of Red Deer and Red Deer County have much in common. In addition to the geography, demographics, social structure and economic base, the two municipalities share many of the same issues involving the administration of land development.

In order to resolve many of the common issues between the two municipalities, particularly in the land use planning area, the City and the County undertook and adopted a Joint General Municipal Plan. This plan was approved in 1995 and set forth a number of polices dealing with land uses in Red Deer County adjacent to the City of Red Deer.

With the repeal of the Planning Act and subsequent changes to the Municipal Government Act, Joint General Municipal Plans were renamed as Intermunicipal Development Plans. The Act provided further direction as to the contents of the plans which required an updating of the existing Joint Plan to make it compliant with the Municipal Government Act. In addition, both municipalities have adopted new Municipal Development Plans for their respective municipalities.

The Intermunicipal Development Plan or IDP, has been prepared to further land use planning cooperation between the two municipalities. It is consistent with the provisions of the Act and the Municipal Development Plans for the City of Red Deer and Red Deer County. Both plans utilize words and phrases such as cooperation, coordination, mutually beneficial planning and operating strategies, improved communication to describe the need for a strong Intermunicipal planning process.

The Plan exhibits a cooperative approach to planning for County lands in and around the City of Red Deer (see Map 1). The plan deals with a number of key planning issues between the two municipalities and will provide policy direction to deal with subdivision and development in the fringe area. The plan will also detail how the plan is intended to be administered including a dispute resolution mechanism in case differing opinions arise in the course of implementation of the plan.

The IDP will establish broad land use planning policies. These policies will be implemented through the development of area structure plans, land use bylaws subdivisions, and development permits. These latter documents and instruments will provide some of the specific detail pertaining to land use activity in the planning area.

2.0 MANDATE

The preparation of the Intermunicipal Development Plan has been undertaken pursuant to Section 631 of the Municipal Government Act 1994 as amended. Section 631 states:

- 1) Two or more councils may, by each passing a bylaw in accordance with this Part or in accordance with sections 12 and 692, adopt an Intermunicipal development plan to include those areas of land lying within the boundaries of the municipalities as they consider necessary.
- 2) An intermunicipal development plan
 - a) may provide for
 - i) the future land use within the area
 - ii) the manner of and the proposals for future development in the area, and
 - iii) any other matter relating to the physical, social, or economic development of the area that the councils consider necessary,and
 - b) must include
 - i) a procedure to be used to resolve or attempt to resolve any conflict between the municipalities that have adopted the plan,
 - ii) a procedure to be used by one or more municipalities, to amend or repeal the plan, and
 - iii) provisions relating to the administration of the plan.

This Plan will be structured into four sections. The first section provides a overview of the Plan, the mandate and definitions. The second section will identify land uses on a general basis. The third section will recognize the other planning efforts in the area by identifying the various area structure plans which are in place. The final section will be the implementation section and deal with the administration of the plan including the dispute resolution section.

The IDP will apply to the area identified on the Future Land Use Map, Map 4.

3.0 DEFINITIONS

All the terms and meanings in this plan shall carry their normal definition unless otherwise defined herein.

Applicant Municipality: The municipality in which an application to adopt an Area Structure Plan, Area Redevelopment Plan, Land Use Bylaw, or amendments to any of them has been submitted.

Area Redevelopment Plan: A plan, as defined in the Municipal Government Act, which provides a framework for the future subdivision and development of an area that has already been developed.

Area Structure Plan: A plan, as defined in the Municipal Government Act, which provides a framework for future subdivision and development in an area that has not been developed.

Better Agricultural Land: Generally defined by Red Deer County as agricultural land having a Canada Land Inventory rating of 1, 2, 3, or 4 or a farmland assessment rating of equal to or greater than 28%.

Communal Sewer and / or Water System: A privately owned and operated sewer and / or water system shared by a number of homes or other buildings in a subdivision.

Councils: The Council of Red Deer County and the Council of the City of Red Deer.

Developer: An owner, agent, or any person, firm, or company required to obtain or who has obtained a development permit.

Development: Development as defined in the Municipal Government Act, specifically:

- a) an excavation or stockpile and the creation of either of them;
- b) a building or an addition to or replacement or repair of a building and the construction or placing of any of them in, on, over, or under land;
- c) a change of use of land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the use of the land or building; or
- d) a change in the intensity of use of land or a building or an act done in relation to land or a building that changes or is likely to change the intensity of use of land or building.

Development Permit: A certificate or document authorizing a specified development issued in accordance with a municipality's Land Use Bylaw.

Disputing Municipality: The municipality which has declared a dispute in accordance with the terms of the Intermunicipal Development Plan.

Environmentally Significant Areas: Areas identified in the "Environmentally Significant Areas Study," commissioned by Red Deer Regional Planning Commission in 1990, as having environmental attributes or qualities worthy of preservation or conservation.

Escarpment: The slope between the top and bottom of the bank of the Red Deer or Blindman River valleys or tributaries to either of those rivers.

Extensive Agriculture: Means the primary production of agricultural products using exclusively or in combination crops (grains, legumes, or other field crops) animals (dairy or beef cattle, poultry, swine, fowl, sheep) bees, or exotic animals (hedgehogs, llamas, ostriches, elk, deer, bison, etc.). This use class does not include Intensive Livestock Operations, Market Gardens, Sod Farms or Greenhouses.

Farmstead: The habitual residence, and other improvements used in connection with the raising or production of crops, livestock or poultry.

First Parcel Out: Subdividing a quarter section into two parcels, one containing the agricultural land and the other containing the residential building.

Flood Plain: The area of land bordering a water course or water body that would be inundated by a 1 in 100 year flood (i.e. a flood that has a 1% chance of occurring every year).

Fragmented Parcel: A parcel of agricultural land generally less than 12.1 hectares (30 acres) in size that is physically severed by a roadway, railway, river, or other obstacle to cultivation.

Growth Study: A periodic study that reviews and analyses past, current and future growth patterns and trends of the City of Red Deer and which may include suggestions, recommendations or directions of future growth for the City.

Hazardous or Noxious Industry: Industry which might present negative impacts on adjacent or nearby locations in terms of health, safety, use, amenity, or enjoyment due to its appearance, noise, odor, emission of contaminants, fire or explosive hazards or dangerous goods.

Historic Resource: Any work of nature or man that is primarily of interest for its historical value, as defined in the Historic Resources Act.

Home Occupation: An occupation carried on within a dwelling unit or accessory buildings. Such occupation is secondary to the residential occupancy and does not change its character.

Intensive Livestock Operation: A confined livestock facility capable of confining, rearing, or feeding a type and quantity of livestock at a given density over a minimum length of time, as defined in the Agricultural Code of Practice or any livestock operation determined by the Municipal Planning Commission to be an intensive livestock operation.

Intermunicipal Development Plan (IDP): A municipal development plan adopted in accordance with Section 631 of the Municipal Government Act by two or more

municipalities to provide for future land use, development, and other matters in areas of mutual concern.

Landfill: A natural and/or engineered site where wastes are deposited on land, confined to the smallest practical area, and compacted and covered with soil on a frequent basis, or any other method of waste disposal minimizing environmental hazards.

Landscaping: Preserving or changing the natural features of a site by adding lawns, trees, shrubs, ornamental plantings, fencing, walks, driveways, or other structures and materials as used in modern landscape architecture.

Multi-lot Country Residential Subdivision: Residential subdivision in the countryside that contains two or more contiguous lots.

Municipal Development Plan (MDP): A municipality's general policy statement for its future growth and development, required by Section 632 of the Municipal Government Act for municipalities with a population of 3500 or more.

Municipal Reserve: In accordance with Section 666 of the Municipal Government Act, part of the area of a subdivision which is dedicated for municipal purposes.

Natural Resource Extraction: Development for the on-site removal, extraction, and primary processing of raw materials found on or under the site, or accessible from the site. Typical uses include gravel pits, sand pits, clay pits, oil and gas wells, coal mining, and the stripping of topsoil.

New Building Site: A parcel of land, geographically separate from an existing farmsite, which is proposed to be subdivided out of an intact quarter section.

Poorer Agricultural Land: Generally defined by Red Deer County as agricultural land having a farmland assessment rating of less than 28%.

Recreational Use: A recreational development conducted on a single site where the prime reason for location is to take advantage of natural physical features including the availability of large areas of land to provide day to day sporting and athletic facilities and the structures required for the use.

School Reserve: In accordance with Section 666 of the Municipal Government Act, part of the area of a subdivision which is dedicated for future school purposes.

Serviced Land: Land that has been serviced with municipal sewer and / or water services.

Setback: The perpendicular distance as measured between that part of a building nearest to the front, side, or rear property line of the building site.

Site: One or more lots or parcels of land for which an application for a development permit is being or has been made.

Small Holdings: A parcel created for a specialized agricultural use where the parcel is at least 4.0 hectares (10 acres) in size and agriculture is the primary use.

Statutory Plan: An Intermunicipal Development Plan, Municipal Development Plan, Area Structure Plan, or Area Redevelopment Plan, as described in the Municipal Government Act, adopted by a municipality.

Structure: Anything constructed or erected on, under, or over the ground, or attached to something on the ground, including all buildings.

Sustainable Development: Social and economic development which does not compromise the needs of future generations; ecologically sound development.

Unserviced Land: Land that is not serviced with municipal sewer and / or water services.

Utility: The components of a sewage, stormwater, or a telecommunication, electrical power, water, gas, or oil distribution system.

Value-Added Industry: An industry which processes, refines, or uses in manufacturing locally harvested or extracted agricultural products, natural resources, or other raw materials. Communities seek to develop value-added industry in order to benefit economically to a greater degree from the raw materials they produce.

SECTION II

GENERAL

SECTION II

4.0 GOALS AND OBJECTIVES

4.1 Goals

The overall goals of the Intermunicipal Development Plan are:

1. To improve communication, cooperation and orderly development between the City and County within the planning area.
2. To provide for the future expansion of the City of Red Deer.
3. To allow Red Deer County to develop without impeding the orderly expansion plans of the City of Red Deer

4.2 Objectives

The overall objectives for the Plan are:

- To accommodate development that is sustainable and
 - a) recognizes the value and role of the natural environment;
 - b) utilizes coordinated land use planning practices;
 - c) is mutually acceptable, orderly and efficient;
 - d) conserves better agricultural land, and does not detrimentally affect soil and water quality; and
 - e) protects environmentally sensitive / significant areas.
- To provide effective communication and resolution of concerns between the two municipalities regarding matters within the planning area.
- To provide a basis for joint action on planning, infrastructure, economic development and other activities.

5.0 ECONOMIC DEVELOPMENT

Intermunicipal development plans can be used as significant economic development tools. To industry and business looking to locate in an area, knowing that there is municipal cooperation in areas of land use and servicing is one less impediment to overcome in the decision making process. Both municipalities value the importance of economic development to the future well being of the area and the plan should recognize future opportunities.

5.1 Objectives

- To foster economic development through cooperation and open communication and by recognizing the needs of both municipalities to pursue their respective economic development activities and shared economic development activities.
- To work together to provide a land base which will provide for a range of economic activities.

5.2 Policies

- 5.2.1 The City of Red Deer and Red Deer County will examine ways and means to work together to ensure a strong and stable regional economy.
- 5.2.2 Both municipalities will work together to provide a sufficient land base to accommodate a range of industrial and commercial activities.
- 5.2.3 The City and County may facilitate economic development through the provision of infrastructure on a mutually agreed to basis.

6.0 NATURAL ENVIRONMENT

The importance of the environment and natural features to the quality of life of the area residents has been recognized by both municipal councils. Certain natural features such as river valleys and waterways extend from one municipality to the next. A coordinated approach to planning in these sensitive areas is desirable to ensure a consistency of approach. To this end the plan will recognize those features which are of primary importance to both councils and to develop compatible policies regarding the development and protection of the features.

6.1 Objective

- To identify and protect those features of the natural environment such as river valley corridors which are of strategic importance to both municipalities.

6.2 Policies

- 6.2.1 The natural features identified on Map 2, as amended from time to time, shall be used as a guide for reviewing subdivision development proposals in the Plan area.
- 6.2.2 A regional trail network may be developed to link points of interest in the City and the County provided that landowners affected by the development of the trail system must be consulted and agree with the trail systems.

- 6.2.3 The river valley escarpment shall be maintained in its natural state except for those measures that may be required to preserve the escarpment or provide public access to the river valleys or for utility corridors.
- 6.2.4 A river corridor trail system may be established through the plan area.
- 6.2.5 An Area Structure Plan(s) shall be adopted for those areas below the river valley escarpment (excluding those lands which are included in the short term urban expansion areas). The Area Structure Plan(s) shall be developed jointly by the City and the County and would identify areas which could be suitable for environmental, conversation, extensive recreation uses such as golf, bird watching or public amenities and any other compatible uses.
- 6.2.6 The consideration of designating additional lands as natural areas and sensitive lands may be pursued.

7.0 TRANSPORTATION & UTILITIES

Both municipalities believe in a well developed, efficient and effective transportation and utility network to serve the residents of the City and the County. The IDP provides the basis for coordinating transportation and utility planning between the two municipalities.

7.1 Objective

- To provide for the construction, maintenance and integration of transportation and utility systems within the Planning Area.

7.2 Policies

- 7.2.1 The desired future transportation network is identified on Map 3.
- 7.2.2 The right of way requirements for all roads shall be as set out in the applicable County and / or City roadway engineering standards.
- 7.2.3 Both municipalities will work together with Alberta Infrastructure in regards to any provincial transportation matter affecting the plan area.
- 7.2.4 Both municipalities will work towards the adoption of uniform aesthetic standards for major entranceways to the City.
- 7.2.5 The City and the County will identify common dangerous goods routes between the City and the County, with a particular focus on arterial entry roads to the City.

- 7.2.6 In order to facilitate economic growth, the two municipalities will explore the potential of County access to the City's water and sewer system.
- 7.2.7 The current agreement regarding the joint use of the Waskasoo regional sanitary sewer system continues to be endorsed.
- 7.2.8 The supply of power and gas around and within the City will be based upon the arrangement which makes the most economic sense for the utilities involved. The development of utility corridors is supported.

8.0 GENERAL LAND USES

In this section of the plan, the general land uses for lands in the planning area that are not covered by an existing Area Structure Plan will be developed. These land uses will match both the urban and rural objectives in the spirit of cooperation. The plan will identify some overall policy statements as well as some detailed policies for various areas.

The policies outlined in this section are intended to provide details to the Long Term Land Use Map 4.

8.1 Objectives

- To facilitate effective cooperation in land use planning matters.
- To provide guidelines for decision making on land use development proposals.

8.2 General Policies

- 8.2.1 The general land uses within the Planning Area should be generally guided by the Natural & Manmade Features Map 2 and Future Land Use Map 4. The maps and policies in this plan are meant to recognize and respect existing plans and bylaws in effect within the Planning Area.
- 8.2.2 All major development (the creation of 3 or more lots or development which involves 5 or more acres of land in a quarter section) should be preceded by an adopted area structure plan.
- 8.2.3 The distance between non-compatible land uses such as landfills, intensive livestock operations, sour gas areas and pipelines shall be guided by the provisions of the applicable Provincial Acts and Regulations as well as the rules and regulations set out in the adopted statutory plans of each municipality.

9.0 AGRICULTURAL DEVELOPMENT

The Plan area contains approximately 67 quarter sections and agricultural land uses are the largest single land use category within the Planning Area (Map 4). The lands surrounding the City have a Canada Land Inventory soil rating of mainly classes 2 to 4, meaning that though the lands have moderate to moderately severe limitations for crop production, they are well suited for continued agricultural use. Some of the agricultural lands identified in this Plan are located within the short term and long term urban expansion areas.

9.1 Objectives

- To allow the agricultural lands in the plan area to continue to be used for a variety of agricultural activities.
- To limit non agricultural development in those areas identified as short term urban expansion areas.

9.2 Policies

- 9.2.1 Agricultural lands shall continue to be used for a variety of extensive agricultural purposes.
- 9.2.2 Limited amounts of appropriate types of compatible non-agricultural developments may be allowed. Examples of such uses include farmstead separations, and other forms of non-agricultural uses or resource extractive activities.
- 9.2.3 New Intensive Livestock Operations or the expansion of existing Intensive Livestock Operations shall not be allowed in the plan area.
- 9.2.4 Those lands identified as being within the short term urban expansion areas (Map 4) should be given particular protection to allow for future urban growth.
- 9.2.5 The redesignation of agricultural lands for major types of non agricultural purposes shall be proceeded by the preparation and adoption of an Area Structure Plan that is consistent with the planning policies of the IDP.

10.0 RESIDENTIAL DEVELOPMENT

There is a variety of residential development within the plan area. The type of residential ranges from single detached dwellings on quarter sections to fully serviced multiple unit urban dwellings and from self serviced multi lot residential subdivisions to a fully serviced mobile home park.

10.1 Objectives

- To allow for residential development as provided for in adopted Area Structure Plans.
- To allow for a limited range of residential development on lands outside of an adopted Area Structure Plan.
- To allow for the replacement of an existing dwelling with a comparable dwelling.

10.2 Policies

- 10.2.1 No new multi lot residential subdivisions and / or developments shall be allowed in the plan area outside of an adopted Area Structure Plan.
- 10.2.2 Where possible, all residential development shall be connected to municipal sewer and water services.
- 10.2.3 The replacement or upgrading of an existing residential unit may be allowed in accordance with the applicable Area Structure Plan and / or Land Use Bylaw provided that the replacement unit is of the same type of residential dwelling, ie. Single detached with single detached.
- 10.2.4 The subdivision of land for a single residential lot shall be in accordance with the requirements of any adopted area structure plan or applicable Municipal Development Plan.
- 10.2.5 The locating of a second residence on a property may be allowed in accordance with the requirements of the applicable Municipal Development Plan and Land Use Bylaw.
- 10.2.6 Urban residential development of the Cronquist land is supported subject to the adoption of an area structure plan.
- 10.2.7 Once adopted, the City may continue to develop the Cronquist lands in accordance with the policies of the adopted Area Structure Plan.

11.0 INDUSTRIAL AND COMMERCIAL DEVELOPMENT

One of the important components to a successful economic development strategy is the adequate provision of sufficient amounts of commercial and industrial land. In the Red Deer area this should consist of both serviced and unserved land in order to provide alternatives for the business sector. Options available to commercial and industrial users should include lot sizes, development standards, a mix of uses, access to transportation infrastructure and potential for conflicting uses. An IDP should anticipate current and

future industrial and commercial land demands and make provisions to accommodate the demand in much the same manner as it would residential growth.

11.1 Objective

- To ensure that there is a suitable supply of industrial and commercial land available in the planning area.

11.2 Policies

- 11.2.1 Both municipalities will cooperate to ensure that an adequate supply of serviced and unserved industrial and commercial land is available.
- 11.2.2 Both municipalities will promote the future opportunities for industrial and commercial growth.
- 11.2.3 Future industrial and commercial areas will each be identified in area structure plans prepared in the IDP area.

12.0 PUBLIC AND INSTITUTIONAL DEVELOPMENT

Located within the Plan area are 'public and institutional' lands. These properties range from lands taken as municipal and environmental reserves to lands used for other municipal purposes such as works yards and land fill sites. Examples of such are the Heritage Ranch site, the County's public works yard, and the Sports Hall of Fame building. In addition to public lands and uses, a number of private utility companies have facilities within the Plan area.

Landfill Site Area

The area involves approximately 260 ha (640 acre) located south of the Delburne Road (SR 595) and north east of Piper Creek. The area contains the existing City Landfill site and a future land fill site expansion area, both of which are located within the City. The existing landfill site is operated and managed by the City but has regional usage by the county and other local urban centres. The existing landfill site is expected to be discontinued in the future with a new landfill site being developed to the east in Section 34.

12.1 Objectives

- To provide for the proper closure and reuse of the current land fill.
- To provide for the opening and long term operation of a new landfill site.

- To provide for essential public and private utility services.

12.2 Land Fill Site Policies

- 12.2.1 A reclamation plan for the existing land fill - NE 33 - shall be prepared and adopted by the City prior to the land fill being closed.
- 12.2.2 A site development plan with provisions for the implementation of suitable buffer zones, development separation distances, landscaping requirements, traffic control, and reclamation shall be prepared and adopted by the City for the new land fill - Section 34 - prior to the closure of the existing land fill site.
- 12.2.3 Both municipalities will develop suitable access around the land fill sites.
- 12.2.4 Development around the land fill sites will be regulated by the appropriate provincial requirements.

Heritage Ranch / Riverview Park

This area contains approximately 65 ha(150 ac) located on the east boundary of Highway 2, largely enclosed within a loop of the Red Deer River, and is comprised of a 24 lot residential subdivision, the site of the Alberta Sports Hall of Fame, recreational facilities and the City's tourist information centre. This area is within the City's short term urban expansion area.

12.3 Policies

- 12.3.1 Prior to any further development in this area, an area structure plan shall be prepared.
- 12.3.2 All future development in this area shall be serviced with municipal sewer and water.
- 12.3.3 The development of other related tourist facilities at the Heritage Ranch site may be supported.

12.4 Other Policies

- 12.4.1 Essential public and private utility systems will be allowed within the Plan area.
- 12.4.2 Non essential utility systems may be allowed in the Plan area in accordance with the requirements of any adopted area structure plans and / or land use bylaws.

- 12.4.3 Public open space and public institutional development may be allowed in the Plan area in accordance with the requirements of any adopted area structure plan and / or land use bylaw.
- 12.4.4 Where municipal water and / or sewer services are not available, private water and / or sewer systems may be allowed subject to the applicable provincial regulations.
- 12.4.5 Where municipal water and / or sewer services are available, private water and / or sewer systems will not be allowed.

SECTION III

EXISTING AREA

**STRUCTURE PLANS
&
SPECIAL STUDY AREAS**

SECTION III

13.0 EXISTING AREA STRUCTURE PLANS

Within the Plan area there are a number of area structure plans that have been adopted by both municipalities. Adopted over a number of years, these ASP's outline the land uses for their specific geographic areas as well as the development and land use regulations applicable in decision making.

13.1 Objectives

- To recognize and further the goals, objectives, land uses and development regulations of the existing Area Structure Plans.
- To limit conflicts between both municipalities regarding the adoption of new area structure plans and amendments to existing area structure plans.

13.2 Policies

13.2.1 This Plan recognizes that where there is an adopted Area Structure Plan in place the guiding land use and development policies of the IDP will be as set out in the Area Structure Plan.

13.2.2 Subject to Section 15.2.4, both municipalities are free to initiate the preparation of a new area structure plan, initiate the preparation of an amendment to an existing area structure plan or accept applications from private developers wishing to adopt new area structure plans or amend existing area structure plans.

13.2.3 Mere acceptance of an application to adopt a new area structure plan or to amend an existing area structure plan shall not be considered a dispute under Section 18.1.1.

13.2.4 Section 15.2.4 notwithstanding, both municipalities are free to establish their own land use and development administration process.

13.2.5 Section 15.2.4 notwithstanding, both municipalities are free to seek a response from the other municipality on any development proposal, application, concept or design.

Blindman Industrial Area

The area contains a mixture of industrial, commercial and to a lesser extent residential uses. The area includes about 335 ha (830 acres). The lands are located north of the City between Highway 2A, the Blindman River and the Red Deer River escarpment. There is an existing industrial area of approximately 50 ha (124 acres) west of Highway 2A in the

NW of Section 3 that has also been included in this area. Most of the land located east of Highway 2A is contained within the Blindman Industrial ASP adopted by the County in 1979 with amendments in 1981. The area is unserved by municipal sewer and water systems and uses on-site well water and sewage disposal systems. There is also an approved though unbuilt mobile home development in the eastern portion of NW 3. Highway 2A is a major entrance way to the City. The lands are situated outside of the City's short term urban expansion area but within the City's long term urban expansion area.

13.3 Policies

13.3.1 The County may continue to develop the Blindman Industrial area for industrial, commercial and residential purposes according to the policies of the Area Structure Plan.

13.3.2 There should be no further extension of residential uses within the development in this area.

13.3.3 The longer term considerations for the area could include the possible provision of municipal water and sewer systems into the area from the City.

13.3.4 As a major entrance way into the City, landscaping is necessary for lands along and adjacent to Highway 2A.

Central Park Area Structure Plan

Central Park is situated just north of the City of Red Deer between Highways 2, 11A, 2A and the Blindman River Valley. The approximately 518 ha (1280 acres) area contains a mixture of residential, agricultural, industrial and commercial recreational land uses. A major water body, Hazlett Lake, is located in the southwest corner of Central Park. The area generally contains better quality agricultural soils, rated as CLI classes 2 and 3. Most of the area is serviced by on-site sewer and well water systems with the exception of the Central Park subdivision which is served by a common water system. The south west portion of Central Park - Section 4 and parts of Section 5 - is located within the City's short term urban expansion area while the south half of the Central Park area is located within the City's long term urban expansion area. The north half of Central Park is not within the City's long term future expansion area.

13.4 Policies

13.4.1 The County may continue to develop the Central Park area for residential, agricultural, industrial, and commercial purposes according to the policies of the Area Structure Plan.

- 13.4.2 Additional residential, industrial or commercial development in the short term urban expansion area other than that called for by the Area Structure Plan shall not be allowed.
- 13.4.3 Additional commercial or industrial development may be allowed in accordance with the results of the 1999 Growth Study. If allowed, the Area Structure Plan shall be amended.
- 13.4.4 The longer term considerations for the area could include the possible provision of municipal water and sewer systems into the area from the City.
- 13.4.5 Developments adjacent to Highway 2, 11A and 2A shall provide for landscaping for that portion of the lands adjacent to the Highways.

Northwest Area Structure Plan

The area is located within the northwestern portion of the City, north of the river and east of Highway 2 and contains about 818 ha (2020 acres). The City adopted an ASP for the area in 1998. The ASP designated about 276 ha (682 acres) in the eastern portion of the area to be used for residential purposes as well as land in the south. A parcel adjacent to 67th Street is designated for commercial use. This area should accommodate about 12,700 persons. The majority of the remaining lands will be used for future industrial development and includes the new CPR rail yard and line.

13.5 Policies

- 13.5.1 The City may continue to develop the Northwest Area for mixed urban uses according to the policies of the Area Structure Plan.
- 13.5.2 Developments adjacent to Highway 2 and 11A shall provide for landscaping for that portion of the lands adjacent to the Highways.

Calgary & Edmonton (C & E) Trail Area Structure Plan

The C & E ASP area is located southwest of the City. Bounded by Highway 2 on the north, the Red Deer River on the west and Highway 2A on the east, the ASP covers approximately 580 hectares (1,440 acres) in the Plan area though the ASP itself covers a much larger portion of the County. The predominant land uses under the ASP are agriculture and residential, with a small amount of industrially zoned land near the intersection of Highway 2 and C & E Trail - 32nd Street.

13.6 Policies

- 13.6.1 The County may continue to develop the C & E Trail area for agricultural and residential, purposes according to the policies of the Area Structure Plan.

- 13.6.2 The County may develop the existing industrially zoned lands at the C & E Trail - 32nd Street overpass.
- 13.6.3 Developments adjacent to Highway 2 shall provide for landscaping for that portion of the lands adjacent to the Highway.

South Hills Area Structure Plan

The approximately 566 ha (1400 acres) area is located south of the City and contains a diversified land use. The area includes lands between Highway 2 and 2A to McKenzie Road, including west Gasoline Alley. Current land uses include industrial, big box commercial, highway commercial, residential; and specific use areas. In the South Hills area the land is or can be supplied with County municipal water and sewage services. The lands are located within the County and are not identified as being within the City's urban expansion area. The South Hills area contains a major entrance way into the City from the south, Highway 2.

13.7 Policies

- 13.7.1 The County may continue to develop the South Hills area for residential, industrial and commercial purposes according to the policies of the Area Structure Plan.
- 13.7.2 In the longer term, consideration may be given to connecting the County's municipal water and sewer systems for the area with the municipal water and sewer systems of the City.
- 13.7.3 Developments adjacent to Highway 2 shall provide for landscaping for that portion of the lands adjacent to the Highway.

Medicine River Area Structure Plan

The Medicine River area is located south of the City along the east side of Highway 2, south to McKenzie Road and east 0.5 miles. The area contains approximately 195 ha (480 acres). Within the area are a mixture of highway commercial, industrial, agricultural, and residential uses. The purpose of the ASP is to provide for a range of industrial and highway commercial uses. Servicing in this area is a mixture of on site water systems, on site sewage disposal systems, and sewer connections to the Waskasoo Sewer. This area is outside of the City's urban expansion area. The area contains a major entrance way into the City from the south, Highway 2.

13.8 Policies

- 13.8.1 The County may continue to develop the Medicine River area for industrial and commercial purposes according to the policies of the Area Structure Plan.

13.8.2 The County may extend municipal services to this area from the South Hills area in accordance with the South Hills Area Structure Plan.

13.8.3 The longer term considerations may consist of connecting the County municipal water and sewer systems for the area to the municipal water and sewer systems of the City.

13.8.4 Developments adjacent to Highway 2 shall provide for landscaping for that portion of the lands adjacent to the Highway.

East Hill Area Structure Plan

The East Hill Area Structure Plan is located in the southeast and east central portion of the City. There is approximately 1686 ha (4166 acres) of land situated north of the Delburne Road (SH 595), mainly south of 67th Street and west of 30th Avenue. The ASP provides for primarily residential urban uses.

13.9 Policy

13.9.1 The City may continue to develop the East Hill Area for mixed urban uses according to the policies of the Area Structure Plan.

13.9.2 Developments adjacent to Secondary Highway 595 shall provide for landscaping for that portion of the lands adjacent to the Highway.

14.0 SPECIAL STUDY AREAS

Short Term Urban Expansion Area (under County jurisdiction)

The City of Red Deer has identified expansion areas into the County. These expansion areas are divided between short term urban expansion areas, under five years, and long term expansion areas, up to 20 - 30 years. There are approximately 80 quarter sections identified in the short and long term urban expansion areas.

The short term urban expansion areas are divided into three; 1) Northeast Expansion area, 2) Hazlett Lake Expansion area, and 3) Heritage Ranch Expansion area. These three areas comprise 25 quarter sections of land which could be utilized for a wide range of urban uses. Detailed planning and engineering studies are necessary to determine the parameters of long term urban growth for the area. The north east area is scheduled mainly for future urban residential usage but is presently in agricultural production.

14.1 Policies

- 14.1.1 The areas shown as 1, 2, and 3 on Map 4 are identified as the City's short term urban expansion areas.
- 14.1.2 The policies of Section 9 apply to these areas.
- 14.1.3 Subject to Policy 9.2.2, redesignation of lands within the area for major types of non-agricultural purposes should not be permitted in the absence of an adopted Area Structure Plan.
- 14.1.4 Land located below the river escarpment should be retained for recreational and agricultural use.
- 14.1.5 Upon conclusion of the 1999 Growth Study, the long term expansion area, as indicated on Map 5 of the City Municipal Development Plan, will be dealt with in more detail as an amendment to this Intermunicipal Development Plan.

Special Area A Burnt Lake Trail / Highway 11 Area

The Burnt Lake Trail area, located between Highway 11A and the Red Deer River, immediately west of Highway 2 is approximately 450 ha (1,120 acres) in size. This area contains a mixture of highway commercial, residential, industrial, and agricultural activities. The County is under some pressure to allow parts of this area to be utilized for industrial, commercial, agricultural commercial, and highway commercial uses. The area is generally rated as containing better quality agricultural lands including Canada Land Inventory class 2 and 3 soils. The area also contains two major entrance ways into the City from the west, Highways 11 and 11A.

14.2 Policies

- 14.2.1 The County will initiate and prepare an area structure plan for this area.
- 14.2.2 Once adopted, the County may continue to develop the Burnt Lake Trail area according to the policies of the Area Structure Plan.
- 14.2.3 As a major entrance way into the City, landscaping is necessary for lands along and adjacent to Highways 2, 11 and 11A.

Special Area B Southeast Medicine River

The Medicine River Area Structure Plan has been prepared for the lands immediately east of Highway 2. There are 3 quarter sections of land that have not had uses assigned them though there has been interest from the land owners to develop some of these quarters for industrial purposes. At present, no Area Structure Plan exists for these three

quarters. Given the proximity of these lands to the existing Medicine River industrial area, the City's existing and future land fill site, and the high degree of accessibility to this area, industrial uses in this area may be appropriate.

14.3 Policies

14.3.1 The County, in conjunction with the City, shall initiate and prepare an Area Structure Plan for this area.

14.3.2 As part of the ASP preparation, joint servicing and development may be investigated.

14.3.3 Once adopted, the County may continue to develop this area in accordance with the policies of the Area Structure Plan.

SECTION IV

IMPLEMENTATION

AND

ADMINISTRATION

SECTION IV

15.0 COMMUNICATION AND CIRCULATION

A key component to the successful implementation of any plan or bylaw is a clear communications and referral system. It will depend upon a spirit of mutual trust and cooperation between both the City and County councils and administrations for the respective municipalities. The policies of the plan have been established. It now remains to determine a method to implement the goals, objectives and policies of the plan.

15.1 Objective

- To maintain the ongoing dialogue between the municipalities which promotes communication opportunities and reduces conflicts within the planning area through direct and open communication and the sharing of information.
- To encourage cooperation and information exchange to effectively manage growth and conserve significant features within the Planning Area.

15.2 Policies

- 15.2.1 Sharing of information, data and studies with intermunicipal implications with the other municipality is supported.
- 15.2.2 Both municipalities may agree to undertake and cost share certain studies or data collection which may have intermunicipal benefits, subject to the agreements of Councils.
- 15.2.3 The City and County Councils shall have a minimum of one meeting per year to discuss matters of mutual interest and concern.
- 15.2.4 Each municipality will refer copies of proposed statutory plans, land use bylaws and amendments to either, that fall within the boundaries of this Plan, to the other municipality for comment, and accordingly consider any comments received relating thereto. Proposed statutory plans, land use bylaws and amendments thereto that fall outside of the boundaries of plan area do not need to be referred to the other municipality.
- 15.2.5 Both municipalities will consider the needs of the other municipality and where contentious issues arise, explore methods and mechanisms of mediation to resolve conflicts.
- 15.2.6 Each municipality shall be provided with at least thirty (30) days to review and comment on matters of mutual interest and concern unless legislative agreements do not allow for thirty day reference. These referrals should include:

- all statutory plans or amendments thereto;
- land use bylaw amendments; and,
- subdivision applications where the subdivision is not pursuant to an area structure plan.

If a concern is identified, the Intermunicipal Affairs Committee would be convened.

15.2.7 Any amendment to statutory plans or land use bylaw will be done in accordance with the Municipal Government Act including an opportunity for public participation.

16.0 ADMINISTRATION AND IMPLEMENTATION

The implementation of the Intermunicipal Development Plan is outlined under the Municipal Government Act. But the Plan also requires the establishment of processes and entities to implement the goals, objectives, and policies of the Plan. These processes and entities are outlined below.

16.1 Adoption Process

16.1.1 The Intermunicipal Development Plan for the City of Red Deer and Red Deer County shall be adopted by bylaw passed by each municipality in accordance with the Municipal Government Act.

16.1.2. The City's bylaw will clarify that although the City adopts the policies and objectives of the plan, it has no legal jurisdiction for lands in the plan area which are outside the boundaries of the City of Red Deer.

16.1.3 The County's bylaw will clarify that although the County adopts the policies and objectives of the plan, it has no legal jurisdiction for lands in the plan area which are outside the boundaries of Red Deer County.

16.1.4 Amendments to the Municipal Development Plans and Land Use Bylaws to implement the policies of this plan should occur if possible, simultaneously with the adoption of this Plan.

16.1.5 An application to amend the Intermunicipal Development Plan can be proposed by either municipality in accordance with the terms of this plan.

16.2 Intermunicipal Affairs Committee

16.2.1 An Intermunicipal Affairs Committee is hereby established.

16.2.2 The Intermunicipal Affairs Committee is a committee comprised of the Mayor, Reeve, two elected officials from each Council, the City Manager and the County Manager, all of whom are voting members of the Committee.

16.2.3 The purpose of the committee is to foster cooperation between the two municipalities. More specifically, the committee should deal with common issues and problems shared by the Councils. The committee would have responsibility for the following tasks:

Administrative

- (a) monitor the progress of the Intermunicipal Development Plan including but not limited to an annual review of all area structure plan amendments, and land use bylaw amendments occurring in the IDP area. The review is intended to be a summary of the volume of activity occurring in the area. By reviewing the volume and nature of development activity, the committee should better understand the pressures for development in the plan area;
- (b) review proposed amendments to the Intermunicipal Development Plan and to make recommendations to the respective Councils on proposed amendments to the Intermunicipal Development Plan,
- (c) review of proposed annexations by the City and the formulation of a recommendation to both Councils,
- (d) to act as an informal review body for any amendment, subdivision or development permit which may have significant land use implications in the plan area,
- (e) to discuss any other joint issues which may arise between the two municipalities,
- (f) review proposed amendments to other statutory plans and land use bylaws that may impact lands within the IDP and formulate a recommendation to both Councils,
- (g) act as a forum for the discussion of economic development issues occurring in the Red Deer area, and

Initiatives

- (h) to prepare an annual report covering the activities of the Committee for submission to each Council.
- (i) to identify common interests and issues requiring response from either or both municipalities,
- (j) to investigate and propose joint action on issues of concern to either or both municipalities,
- (k) to act as a regional voice on issues of concern to both municipalities.

16.2.4 The administration of the Intermunicipal Affairs Committee will alternate between the County and the City on an annual basis. For 1999, staff of Red Deer County will provide administrative support services which will include but not be limited to the establishment of dates, location, production of agendas and other matters as deemed necessary.

16.2.5 Minutes of all Intermunicipal Affairs Committee meeting shall be kept.

16.2.6 While not always necessary, motions on items requiring Committee action shall be required.

16.2.7 Meetings shall be convened a minimum of once every six months and as required and / or at the request of either municipality as is necessary to complete the tasks assigned to the Committee.

16.3 Plan Administration

16.3.1 The day to day administration of land uses in the plan area falls within the powers of each municipality.

16.3.2 The City of Red Deer is responsible for the administration of applications for statutory plans, land use bylaws, amendments thereto, subdivision and development permits falling inside the boundaries of the City of Red Deer.

16.3.3 Red Deer County is responsible for the administration of applications for statutory plans, land use bylaws, amendments thereto, subdivision and development permits falling inside the boundaries of Red Deer County.

16.3.4 Decisions on applications for subdivision and development within the IDP boundaries will lie with the respective Approving Authorities within each municipality. The day to day administration including but not limited to

collecting of permit fees, checking for completeness, public notification and so forth will lie with the respective municipalities as well.

16.3.5 Applications to amend any statutory plan or land use bylaw will be received and processed by the municipality whose lands are the subject of the application.

16.4 Plan Review

16.4.1 This Plan shall be reviewed once every three years, during the 2nd year of the term of a Council in order to confirm or amend any particular direction. This review would also allow both councils and administrations to update the plan based on new information or studies on a regular but not every day basis. The review of the plan could include other common issues relating to servicing, municipal services, joint agreements and the disposition of municipal reserve.

17.0 ANNEXATION CRITERIA

The annexation of land, normally an urban municipality annexing land from the rural to accommodate growth, can be one of the most contentious issues between municipalities. While the current Municipal Government Act outlines the process of annexation, this Plan provides policies and directions for annexation which will help to minimize any problems which might arise during the annexation process and to ensure that the transition from rural to urban control is done as smoothly as possible.

This Plan identifies areas for both short term and long term annexation. Short term is defined as land which will be annexed within the next 5 years. Long term is defined as land which may be annexed over the next 15 to 20 years.

17.1 Objective

- To achieve cooperative, staged annexation between the County and the City.

17.1 Policies

17.1.1 Information related to the growth and development of the City shall be shared so that both municipalities are aware of the extent of any annexation requirements.

17.1.2 Annexation proposals shall be referred to the affected municipality for comment prior to any official action being taken. Such referrals shall contain proposed phasing, provision of services and rationale for annexing the land.

17.1.3 Any annexation application shall be preceded by at least one Council to Council meeting to discuss the rationale for the annexation.

- 17.1.4 Each municipality shall protect lands identified for long term annexation from land use and developments which might interfere with and create conflict with future urbanization.
- 17.1.5 Both municipalities recognize each others long term growth directions as set out in their respective plans and bylaws including the identification of appropriate types of rural and urban development that may be allowed in the annexation areas in the years preceding an annexation.
- 17.1.6 It is preferred that annexations involve smaller amounts of land and occur more frequently than infrequent large and complex annexations.
- 17.1.7 Both municipalities shall follow the annexation process as outlined in the Municipal Government Act current at the time an annexation application is made.
- 17.1.8 In the event of annexation, the City shall compensate to the County the existing municipal portion of property taxes on a descending scale for 5 years. In the first year of annexation the rate shall be 100 % of municipal taxes, 80 % in the second year, 60% in the third year, 40 % in the fourth year, 20% in the fifth year and 0 % in the sixth year after annexation.
- 17.1.9 The County shall continue to provide normal public works services to the annexed lands for 2 years after annexation.
- 17.1.10 Separate negotiations may take place as part of any annexation process to recover the cost of any major infrastructure investments made in the area being annexed.
- 17.1.11 In determining the timing, size and location of an annexation area, the following will be considered:
- Justifiable and agreed to current and future growth rates. Growth rates are defined at the rate at which land is consumed for residential, commercial and industrial purposes normally expressed in acres per year over a 20 - 30 year time horizon.
 - Availability and cost of servicing. The physical and economic ability to extend City services to specific areas within the County should be logical and cost effective.
 - Adequacy of transportation systems to accommodate new development. The annexation area should be either serviced with road network or be able to be serviced with a logical extension of existing road networks.

- Land ownership patterns. The annexation should follow legal boundaries or natural features to avoid creating a fragmented pattern of land ownership.
- Local support. Annexation should as much as possible have the concurrence of the landowners involved.
- Consistent with local plans. The annexation should be consistent with the policies of the Municipal Development plans, area structure plans or other studies. Planning for annexations should consider a 20 - 30 year time horizon for land needs.
- Logical extension. The annexation should be a logical expansion of the City of Red Deer and may include developed areas.
- Agricultural mill rates. The annexation should not dramatically alter the taxes collected from agricultural lands in the annexation area simply because of annexation. The two municipalities may look at harmonizing their agricultural mill rates.
- Any other matter that both Councils consider necessary.

18.0 DISPUTE RESOLUTION AND MEDIATION PROCEDURES

The dispute resolution process is outlined below. The emphasis of the dispute resolution process is mediation at the municipal level prior to an appeal to the Municipal Government Board. This process is based on an assumption that the two parties have significant differences of opinion and that third-party assistance is necessary to help resolve the disputes. This process shall be invoked when there is a disagreement as outlined in Section 18.1.1.

18.1 Dispute Resolution Process

18.1.1 A dispute is hereby defined as any statutory plan or land use bylaw or amendment thereto which is given 1st reading by a Council which the other Council deems to be inconsistent with the goals, objectives and policies of this plan.

18.1.2 Disputes can only be initiated by the Councils of either the City or County.

18.1.3 A dispute is limited to decisions on the above. It is agreed that decisions on subdivisions and development permits, including all appeals of same, will be made by the respective approving authorities within each of the municipalities.

18.1.4 A disputes, as identified in Policy 18.1.1 may be addressed and may be resolved through any of the following mechanisms either singularly or in combination with each other:

- A. Administrative Review
- B. Intermunicipal Affairs Committee
- C. Municipal Councils
- D. Mediation Process
- E. Appeal Process to Municipal Government Board
- F. Courts

18.1.4 In the event of a dispute, the applicant municipality will not give approval to the matter in any way (i.e. public hearing, 2nd or 3rd reading) until the dispute is past the mediation stage.

18.1.5 The time limitations and legislative requirements as outlined in Section 18.7 will be respected in relation to the administration of this dispute resolution procedure.

18.2 Administrative Review

18.2.1 The applicant municipality will provide the disputing municipality with complete information concerning the disputed matter. The disputing municipality will undertake an evaluation of the matter and provide comments to the administration of the applicant municipality.

18.2.2 The two administrations shall meet to discuss the issue and attempt to resolve the matter.

18.2.3 If the administrations resolve the issue, the disputing municipality will formally notify the applicant municipality and withdraw the dispute notification and the applicant municipality will take the appropriate actions to address the disputed matter.

18.2.4 In the event that the dispute cannot be resolved at the administrative level, either administration can refer the matter to the Intermunicipal Affairs Committee.

18.3 Intermunicipal Affairs Committee

18.3.1 Upon the referral of a dispute, the Intermunicipal Affairs Committee will schedule a meeting and the administrations of the County and City will present their positions on the matter to the Committee.

18.3.2 After considering the matter, the Committee may:

- provide suggestions to both administrations on how to resolve the disputed matter; or
- discuss the issue and attempt a resolution of the issue; or
- agree on a position to be presented to the councils; or
- conclude that they cannot reach a resolution of the disputed matter.

18.3.3 The Committee may use a facilitator to assist the Committee in reaching a consensus on the disputed matter.

18.3.4 If the Committee resolves the issue, the disputing municipality will formally notify the applicant municipality and withdraw the dispute notification and the applicant municipality will take the appropriate actions to address the disputed matter.

18.3.5 If a resolution of the dispute cannot be determined, the matter will be referred to the Councils of both municipalities.

18.4 Municipal Councils

18.4.1 Upon the referral of a dispute, both Councils will schedule a joint meeting and the Intermunicipal Affairs Committee and administrations of the County and City will present their positions on the matter to the Committee.

18.4.2 After receiving the recommendations from the Intermunicipal Affairs Committee and the respective municipal administrations with respect to the disputed matter, joint Councils will attempt to resolve the matter.

18.4.3 If Councils resolve the issue, the disputing municipality will formally notify the applicant municipality and withdraw the dispute notification and the applicant municipality will take the appropriate actions to address the disputed matter.

18.4.4 If the councils cannot resolve the dispute, then the matter may be referred for mediation.

18.5 Mediation Process

18.5.1 Upon the referral of a dispute to mediations, both municipalities will:

- appoint an equal number of municipal councillors to participate in the mediation process;

- engage a mediator agreed to by the municipalities at equal cost to each municipality; and,
- approve of a mediation process and schedule.

18.5.2 In addition to or separate from this Plan, both municipalities may request assistance from the Minister of Municipal Affairs under the provisions of the Municipal Government Act in terms of the mediation process.

18.5.3 If agreed to by both Councils, municipal administration may be used as a resource during the mediation process.

18.5.4 All discussions and information related to the mediation process will be held in confidence until the conclusion of the mediation process.

18.5.5 At the conclusion of the mediation process, the mediator will submit a report to both Councils. The mediator's report and recommendations will not be binding on the municipalities and will be subject to the approval of both Councils.

18.5.6 If both Councils agree to the mediation report, the disputing municipality will formally notify the applicant municipality and withdraw the dispute notification and the applicant municipality will take the appropriate actions to address the disputed matter.

18.5.7 If there is no agreement based on the mediation report and it is not approved by either Council, then the disputing municipality may begin the appeal process to the Municipal Government Board or Courts.

18.6 General

18.6.1 The dispute resolution process is intended to apply to the statutory plan bylaw and land use bylaw adoption and / or amendment process only. Therefore, the dispute resolution process up to mediation must occur prior to the public hearing required by the Act. The mediator's report can then be introduced during the public hearing as a document for consideration by Council prior to second and third readings. Any recommendations or changes to the proposed bylaw can be made on the basis that such changes were introduced by way of submission received at the public hearing.

18.6.2 A mediation process conducted prior to the public hearing will not affect other appeal or referral mechanisms or the relevant timelines relating thereto allowed by the Act.

18.6.3 The appealing municipality may withdraw its appeal at any time throughout the process.

18.6.4 The appeal process outlined in this Plan is available only for the use of Red Deer County and the City of Red Deer.

18.7 Timelines For Dispute Resolution

The following section indicates the overall process and timelines associated with the dispute resolution and mediation process.

ADOPTION OR AMENDMENT - STATUTORY PLANS-LAND USE BYLAWS

	<u>Administrative</u> <u>Days</u>	<u>Cumulative</u> <u>Days</u>
Completed Application Accepted by Applicant Municipality	1	1
Application Circulated to the Other Municipality for Review and Comments <i>(Application must be circulated within 6 days of acceptance)</i>	5	6
Other Municipality Provides Comments to Applicant Municipality <i>(Reviewing municipality has 35 days to review & comment)</i>	35	41
If There is No Dispute, Application Proceeds as per Act (All disputes must be lodged within 35 days.) 1 st Reading may be given.		
If a Dispute is Declared, Dispute Resolution Process Initiated.		

DISPUTE RESOLUTION PROCEDURE

	<u>Administrative Days</u>	<u>Cumulative Days</u>
Notice of Dispute.	1	1
Administrative Reviews Referral. <i>(Administrations have 6 days to resolve dispute)</i>	6	7
If Administrative Review Fails to Reach Solution, Referral To Intermunicipal Affairs Committee	1	8
Intermunicipal Affairs Committee Review <i>(Committee has 14 days to resolve dispute)</i>	14	22
If Intermunicipal Affairs Committee Fails to Reach Solution, Referral To Municipal Councils	1	23
Joint Council Review <i>(Joint Councils have 21 days to resolve dispute)</i>	21	44
If Joint Council Review Fails to Reach Solution, Referral to Mediation Process	1	45
Mediation Process - appointments, engage mediator, - approve process & schedule, - mediation report, Council review of report, <i>(Mediator has 60 days to resolve dispute)</i>	60	105
Applicant Municipality Rejects Mediation and Proceeds to Process the Bylaw. <i>(Applicant municipality must notify disputing municipality within 7 days)</i>	7	112
Disputing Municipality Appeals the Bylaw to the Municipal Government Board or to the Courts.		

If there is no dispute, the host municipality will proceed with the decision-making process normally used.

Note: There are no legislative requirements in terms of the time-lines for the process to adopt and/or amend a statutory plan and/or land use bylaw, though it is suggested that the process should be effective and timely in this regard.

AMENDMENT TO INTERMUNICIPAL DEVELOPMENT PLAN

	Administrative Days	Cumulative Days
Proposed Amendment to Intermunicipal Development Plan Initiated by One of the Municipalities.	1	1
Proposal Is Circulated to the Intermunicipal Affairs Committee For Comments <i>(Committee has 14 days to review & recommend to municipal councils)</i>	14	15
Recommendation to Councils <i>(Councils have 21 days to review & decide upon Committee recommendation)</i> If No Dispute, Process Proceeds as per Municipal Government Act.	21	36
If Dispute Declared;		
Meeting Of Full Councils To Resolve Dispute <i>(Joint Councils have 21 Days to Resolve Dispute)</i>	21	57
If Joint Council Review Fails to Reach Solution, Referral to Mediation Process	1	58
Mediation Process - appointments, engage mediator, - approve process & schedule, - mediation report, Council review of report, <i>(Mediator has 21 days to resolve dispute)</i>	21	79
If Dispute Continues Referral to the Municipal Government Board	1	80

Notes:

1. The objective is to identify the dispute as soon as possible and refer it to the Intermunicipal Affairs Committee in a timely manner.
2. The municipal administrations of the two municipalities will jointly prepare a report on the dispute, including possible ways of resolving it. The report could be used by the Committee and the Municipal Councils.
3. If there is no dispute, the two Municipal Councils could hold a joint public hearing to hear submissions from the public on the proposed amendment to the inter-municipal development plan.

General Disputes

From time-to-time, there may be disputes concerning the administration and/or implementation of the inter-municipal development plan. The dispute could also focus on the interpretation of a particular definition, policy and/or statement contained in the plan. These disputes are general in nature and may not be tied to any particular decision-making process. The following is the method for the handling these types of disputes:

GENERAL DISPUTES - INTER-MUNICIPAL DEVELOPMENT PLAN

	<u>Administrative Days</u>	<u>Cumulative Days</u>
Dispute is Initiated (Notice is given to the Other Municipality which outlines the nature of and reasons for the dispute)	1	1
Referral To Fringe Committee Recommendations To The Municipal Councils	6	7
Dispute Continues Meeting Of Full Councils To Resolve Dispute (<i>Joint Councils have 14 days to resolve dispute</i>)	14	21
If Joint Council Review Fails to Reach Solution, Referral to Mediation Process	1	22
Mediation Process - appointments, engage mediator, - approve process & schedule, - mediation report, Council review of report, (<i>Mediator has 21 days to resolve dispute</i>)	21	43
Municipality Rejects Mediators report,	7	50
Dispute Referred to Municipal Government Board	1	51

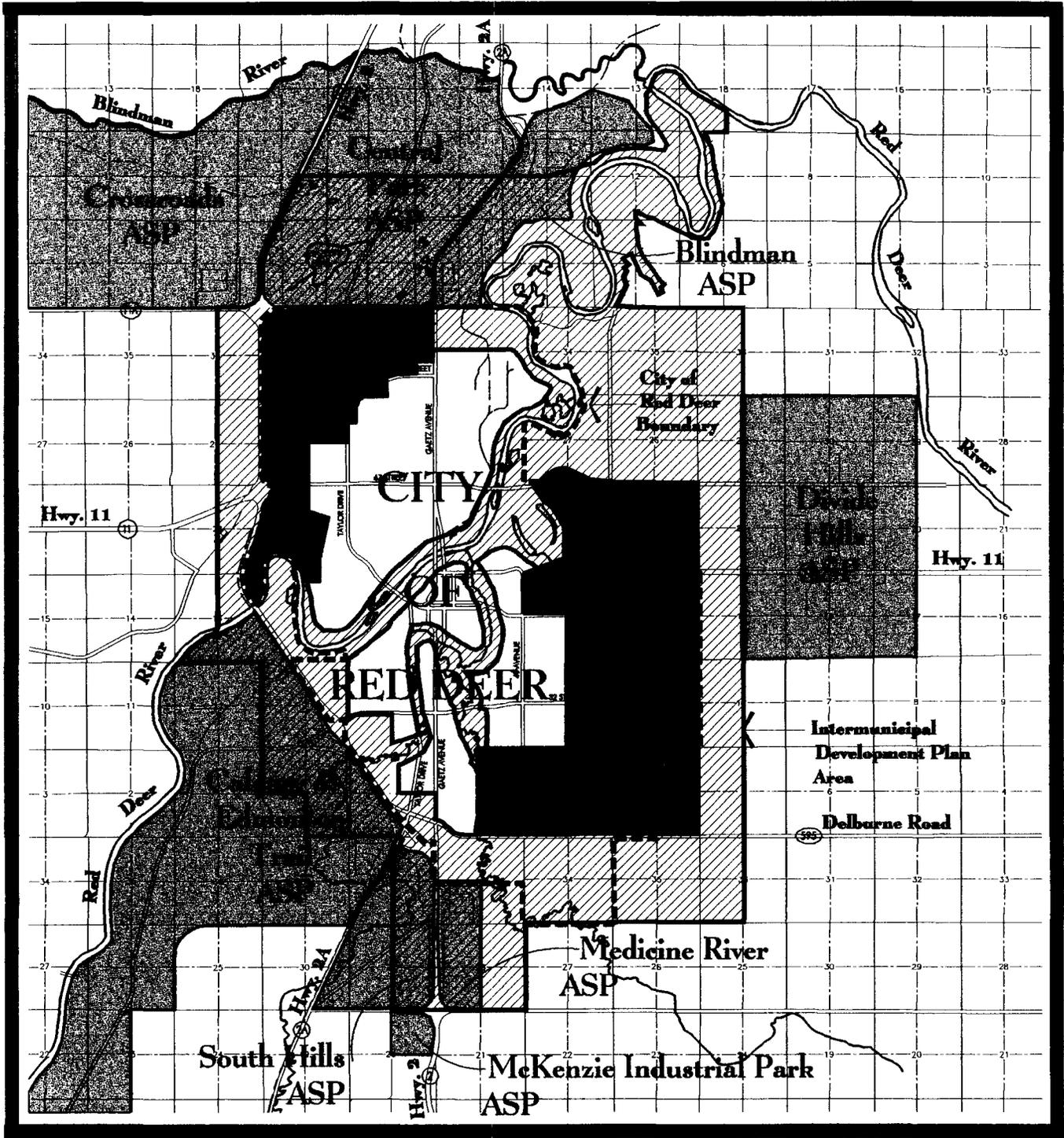
Notes:

1. Disputes of this nature, for the most part, should be resolved by the municipalities involved in the inter-municipal development plan.
2. If requested by the Intermunicipal Committee, the municipal administrations of the two municipalities will prepare a report on the matter that includes recommendations on how to resolve the dispute.

18.8 Repeal Procedure

Should unforeseen circumstances arise and the plan is deemed to no longer work, the bylaws adopting the plan may be repealed. The procedure for repealing a bylaw will be as provided for in the Municipal Government Act. In addition, the following procedure should be invoked prior to the final actions of repealing the bylaws.

- 18.8.1 One municipality will give the other municipality notice in writing of the intention to repeal its bylaw adopting the Plan.
- 18.8.2 Within 60 days of the date of the notice in writing to the other municipality, an Intermunicipal Affairs Committee meeting shall be held.
- 18.8.3 Following the Committee meeting, the municipality filing the notice to repeal may either withdraw its notice by providing a letter in writing to the other municipality, or proceed to give a bylaw to repeal the plan first reading.
- 18.8.4 A bylaw to repeal the plan will require a public hearing and three (3) complete readings in order to be fully adopted.
- 18.8.5 Once the Intermunicipal Development Plan is repealed, each municipality must amend its own Municipal Development Plan to meet the requirements of the Municipal Government Act.



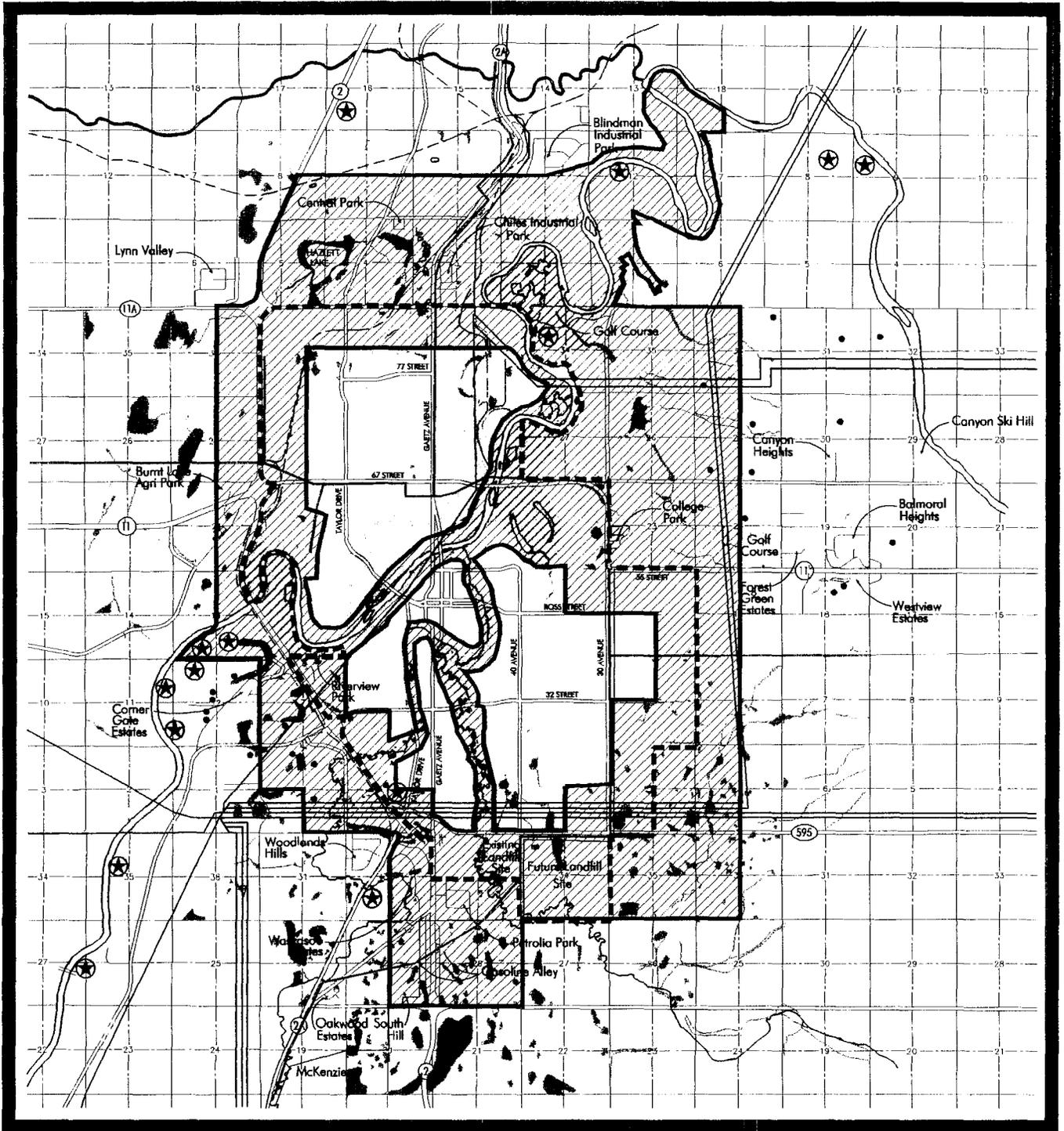
DATE: September, 1999

Mapping by: Parkland Community Planning Services



The City and County of Red Deer
**Intermunicipal
 Development
 Plan**

**Existing Plans
 Map 1**



The City and County of Red Deer
**Intermunicipal
 Development
 Plan**

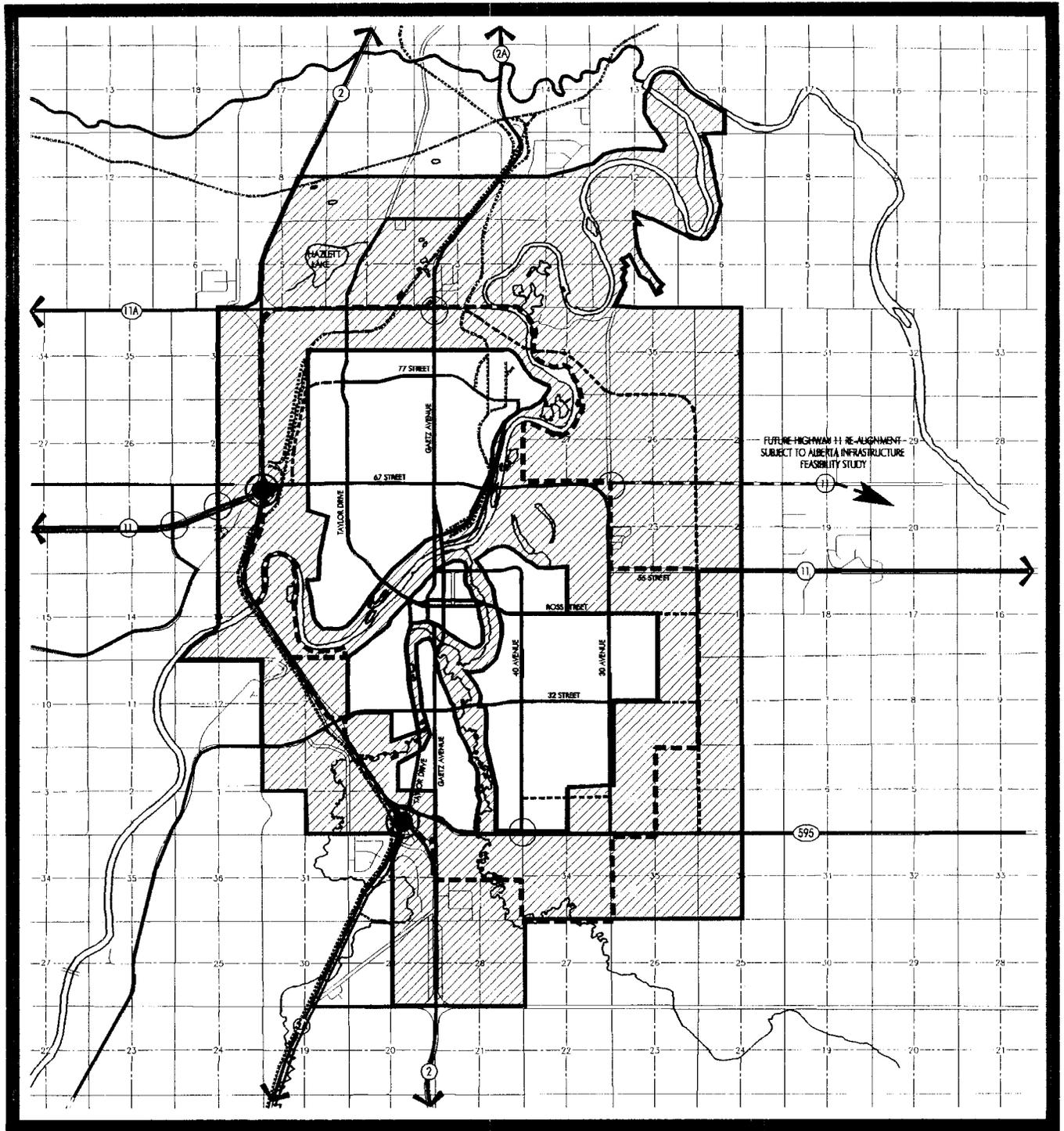
DATE: September, 1999
 Mapping by: Parkland Community Planning Services



Natural & Manmade Features
Map 2

Legend

- | | |
|--|---|
|  PLAN AREA |  Known Gravel/Sand Deposit |
|  CITY BOUNDARY |  Oil/Gas Well and/or Facility |
|  Water Courses & Water Bodies |  Major Oil/Gas Pipeline |
|  Wetlands & Seasonal Streams |  Major Power Transmission Line |
|  Natural Areas |  Regional Sewer Line |
|  Existing Waskasoo Park Areas | |



The City and County of Red Deer
**Intermunicipal
 Development
 Plan**

**Transportation Systems
 Map 3**

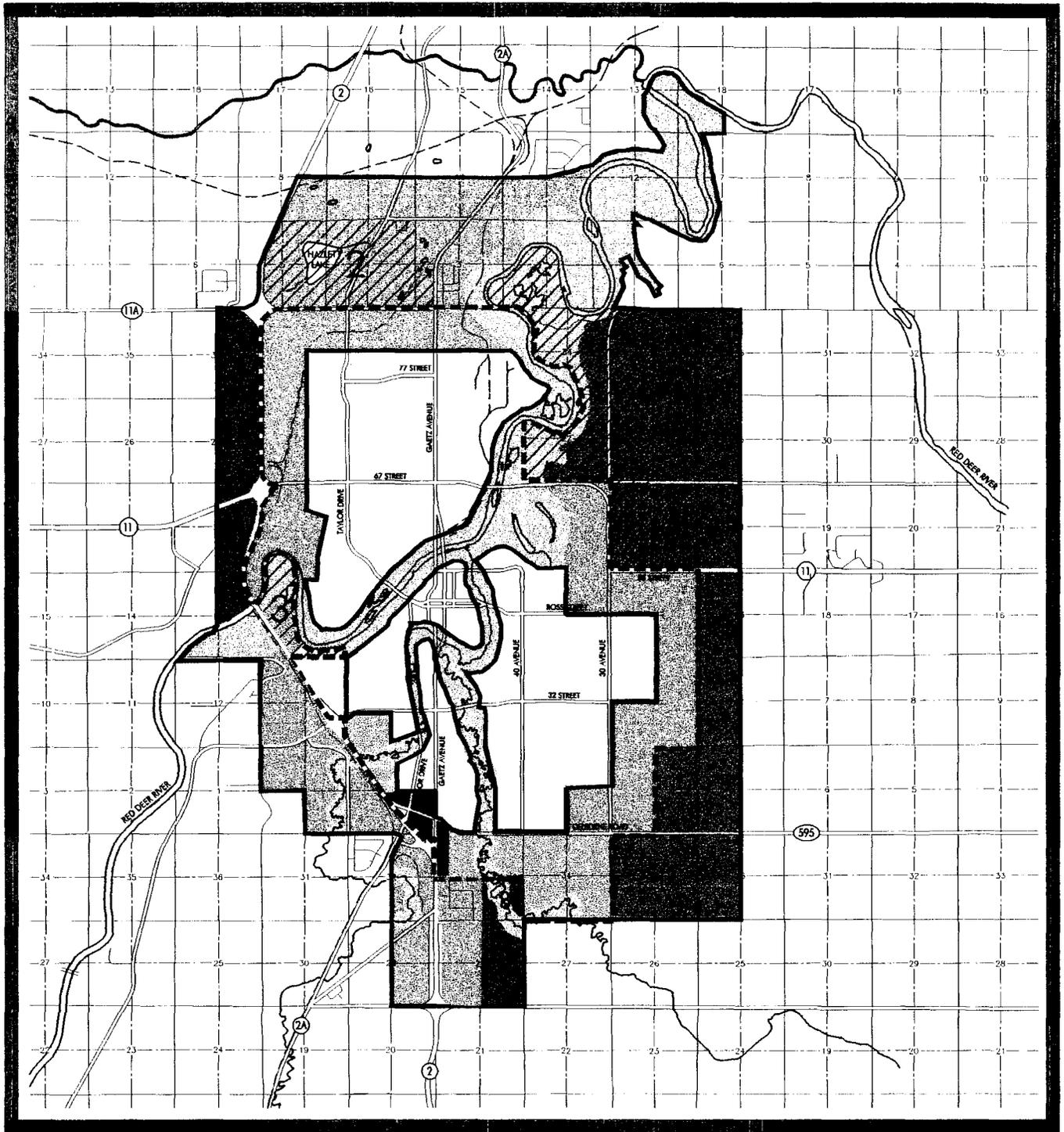
Legend

- | | | | |
|---|---------------|---|-----------------------------------|
|  | PLAN AREA |  | Existing Highway |
|  | CITY BOUNDARY |  | Proposed Highway |
| | |  | Proposed Highway Widening |
| | |  | Proposed Interchange Improvement |
| | |  | Proposed Intersection Improvement |
| | |  | Existing Arterial Roadway |
| | |  | Proposed Arterial Roadway |
| | |  | Existing Railways |

DATE: September, 1999

Mapping by: Parkland Community Planning Services





The City and County of Red Deer
**Intermunicipal
 Development
 Plan**

**Long Term Land Use
 Map 4**

Legend

-  PLAN AREA
-  CITY BOUNDARY
-  Existing Area Structure Plans
-  Urban Residential Development
-  Urban Commercial Development
-  Public/Institutional Areas
-  Agricultural Areas
 - potential future urban expansion
-  River & Creek Corridor
 - flood risk areas
 - greater than 15% slope areas
 - parks & open space
 - environment
 - natural resources
 - development limitations
-  Special Study Areas
 - area A
 - area B
-  Short Term Urban Expansion Areas
 - area #1 (primarily residential)
 - area #2 (primarily residential)
 - area #3 (mixed use)

DATE: September, 1999
 Mapping by: Parkland Community Planning Services



Council Decision – October 25, 1999 Meeting

DATE: October 26, 1999

TO: Principal Planner

FROM: City Clerk

RE: City of Red Deer and Red Deer County Intermunicipal Development Plan

Reference Report:

Correspondence from Intermunicipal Affairs Committee dated October 19, 1999

Resolution:

Resolved that Council of The City of Red Deer, having considered the report from the Intermunicipal Affairs Committee dated October 19, 1999 re: Intermunicipal Development Plan, hereby agrees to amend Bylaw No. 3244/99 as follows:

1. That in the preamble to the Blindman Area Structure Plan - Section 13, the existing statement "The lands located north of the City between Highway 2A, the Blindman River and the Red Deer River escarpment" be replaced with "The lands located north of the City between Highway 2A, south of the Canadian National Railway and the Red Deer River escarpment."
2. That Map 1 be amended to reflect the above change.
3. General. That the terms "Planning Area" and "Plan Area" be standardized to "Plan Area".
4. That Map 3 be altered by deleting the alignment of future Highway 11 for that portion outside of the IDP and replacing it with a caution note that the future alignment is under review.
5. That the last line in Policy 6.2.5. "... or public amenities and any other compatible uses" be replaced with "... or public amenities and any other appropriate uses as defined by the Area Structure Plan."

Principal Planner
October 26, 1999
Page 2

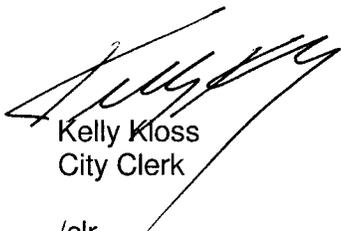
Bylaw Readings:

Intermunicipal Development Plan Bylaw No. 3244/99 was given 2nd and 3rd Readings. A Public Hearing was previously held jointly between The City and Red Deer County on Tuesday, October 12, 1999. Second and third readings were not given at that time due to amendments suggested prior to passing of this bylaw.

Report Back to Council Required: No

Comments/Further Action:

I trust you will now be corresponding with Red Deer County and providing them with an updated version of the bylaw.



Kelly Kloss
City Clerk

/clr
attchs. (Bylaw Only)

- c Mayor
- City Manager
- Director of Community Services
- Director of Corporate Services
- Director of Development Services
- Council File of October 12, 1999
- Red Deer County

BYLAW NO. 3244/99

Being a Bylaw to adopt the Intermunicipal Development Plan.

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

- 1 That the Intermunicipal Development Plan, as attached and forming part of this bylaw, be adopted.
- 2 That Joint General Municipal Bylaw 3122/94 is hereby repealed.

READ A FIRST TIME IN OPEN COUNCIL this 13 day of September, A.D. 1999.

READ A SECOND TIME IN OPEN COUNCIL this 25 day of October, A.D. 1999.

READ A THIRD TIME IN OPEN COUNCIL this 25 day of October, A.D. 1999.

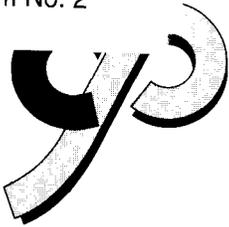
AND SIGNED BY THE MAYOR AND CITY CLERK this 25 day of October, A.D. 1999.



MAYOR



CITY CLERK



**PARKLAND
COMMUNITY
PLANNING
SERVICES**

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

DATE: October 18, 1999

TO: CITY CLERK

FROM: TONY LINDHOUT, Planner

RE: **Bower Place Apartment Proposal (Land Use Bylaw Amendment)**
104 Boyce Street & 86 Bell Street Apartment Buildings
Property Team Inc./Prism Properties Inc.

Background

Property Team Inc., on behalf of Prism Properties Inc., has requested an amendment to the City's Land Use Bylaw to increase the maximum allowable density on two existing R3 multiple family sites in the Bower Place neighbourhood.

- On the 0.87 ha (2.14 acres) site at 104 Boyce Street, increase the density from R3-D216 (maximum density of 216 persons per hectare) to R3-D270 (maximum density of 270 persons per hectare) in order to permit the construction of one additional 24 unit apartment building on the site. This site is presently fully developed to its existing maximum density allocation (R3-D216) containing one 42 unit rental apartment building and one 24 unit rental apartment building.
- On the 0.95 ha (2.34 acres) site at 86 Bell Street, increase the density from R3-D200 to R3-D270 in order to also permit the construction of one additional 24 unit apartment building on the site. This site is also fully developed to its existing maximum density allocation (R3-D200) containing one 43 unit rental apartment building and one 24 unit rental apartment building.

City Council, at their meeting of August 3, 1999, in consideration of the above noted request to increase the maximum allowable density of these two Bower Place multiple family sites passed the following motion:

"Resolved that Council of The City of Red Deer, having considered report from Property Team Inc. dated July 13, 1999 re: Request for Redesignation of Property/ 104 Boyce Street and 86 Bell Street, hereby approves said request subject to the following:

1. the passage of an appropriate Land Use Bylaw amendment allowing an increase in density on the said sites to provide for the development of one additional 24 unit rental complex per site;
2. the developer to hold a public meeting with the residents of Bower Place community, in conjunction with staff of Parkland Community Planning Services, for the purpose of providing the community with an opportunity to view the scaled drawings, site plans and elevations and to provide input into the proposed developments."

In 1987, under the R3 multiple family zoning designation, the City's Municipal Planning Commission approved one additional 24-unit apartment building on each site. The original maximum density of 20 units per acre, being part of the initial 1979 City land sales agreement, was no longer applicable in 1987 as the City had discharged the caveats controlling various development conditions. Bower Place area residents opposed the additional apartment buildings and submitted a 50-name petition to the City. The issue was referred to City Council who, after review, placed the current density cap

restrictions of R3-D216 and R3-D200 respectively on each site. This new density restriction accommodated the additional 24 unit apartment building on each site, as approved by the City's MPC in 1987, but meant that no further apartment development could occur. Density restrictions have been placed on a number of multiple family sites throughout the City, particularly sites outside of the downtown. They are intended to provide an upper limit to the amount of development that is permitted on a particular site.

The site plans as submitted by the developer were checked by the City's Inspections & Licensing Department who confirmed that parking and landscaping requirements conform to the City's Land Use Bylaw. A large electrical transformer on one of the sites requires relocation in order to accommodate a proposed reconfigured parking lot. Other than the site density allocation issue, the only Land Use Bylaw non-conformity is the proposed 3.0 metre rear yard building setback (instead of the required 7.5 metres).

Neighbourhood Public Meeting

A community meeting was held September 23, 1999 at the Bower Place Community Hall following advertisement in the Bower Community Association newsletter and a hand delivered door to door newsletter to those properties in close proximity to the two proposed development sites. Hosted by Parkland Community Planning Services, the public meeting was attended by 84 persons. Following presentation of the development proposals by the developer, much discussion took place during the question and answer session. The 55 written comments sheets received following the meeting indicate a strong community opposition to the proposed development. Verbal comments at the community meeting reflected the same position.

As follow-up to the public meeting, the Bower Place Community Association in a separate letter to City Council has indicated their opposition to the proposed development. Furthermore, the Community Association on behalf of its members has gathered a neighbourhood petition to be submitted to City Council requesting that no additional development be permitted/approved on these two sites.

The 55 written comment sheets are summarized as follows:

- 37 comments: Area traffic has already increased to a point where safety is an issue for pedestrians and vehicles (speeding & accidents, parking near street intersections); situation becomes increasingly worse during winter months (narrow/restricted travel lanes).
- 35 comments: Retain existing density cap as previously set by Council; why is this issue back before the neighbourhood?
- 33 comments: Existing tenant/visitor parking on public streets (in front of homes) is already at unacceptable levels; increased development will make matters worse.
- 29 comments: Existing traffic congestion at/near Gaetz Ave/Boyce Street intersection (main entrance to entire south half of Bower neighbourhood) due to service road configuration, bus stop, neighbourhood street sign, employee parking from commercial areas.
- 22 comments: Local neighbourhood streets (Barrett Drive, Boyce Street, Baker Avenue) are being used by City residents as a short cut to/from/between commercial developments along east side of Gaetz Ave. (Bower Mall, Bower Plaza, London Drugs, area restaurants); situation has already worsened since

- opening of the Crossroads Plaza (Chapters, etc.) and situation will become even worse upon development of the Bower lands south of the Chrysler building.
- 23 comments: Due to increased on-site parking requirements, existing tenant amenities will be removed (no central garbage location, loss of rear loading area for moving vans resulting in more front on-street congestion, loss of existing green space areas); question ability to actually construct the amount of on-site parking as illustrated on the tentative development plan – all stalls are minimum size, where do you park full size trucks, vans, etc; no RV parking.
 - 16 comments: Proposed infill is not sensitive to character and expectations of an established neighbourhood; Bower Place is an attractive preplanned mixed use neighbourhood with sufficient open space areas, leave as is (no infill).
 - 13 comments: Need better management of existing sites (overflowing garbage containers, broken glass in parking lots and on street, poor snow removal from parking lots resulting in more on street parking).
 - 12 comments: Results in lower property values for adjacent condos & single family homes.
 - 9 comments: Noise (increased vehicles coming & going at all hours of the night, tenants)
 - 7 comments: Oppose relaxation of City rear yard setback standards.
 - 7 comments: There are sufficient lands elsewhere in the City to accommodate the need for increased rental units.
 - 5 comments: no objection to the development proposal however, 4 of these stated that parking and traffic issues must first be resolved.
 - 4 comments: Expanded parking lot requires new (additional) access onto Boyce Street.
 - 3 comments: Will increase area crime rate.
 - 3 comments: Left turn signal needed at Bennett/Gaetz intersection beyond just Saturdays.
 - 2 comments: Purchased home on basis of present level of development.
 - 2 comments: Development could be converted to condo, thereby not helping rental situation.
 - 1 comment: Straw vote at public meeting (called by a resident) showed no support for project.

(Copies of all written comment sheets are attached under separate cover for City Council members)

Analysis/Summary of Community Input

Major issues identified by the Bower Place community can be summarized as follows:

- **Traffic.** In their comments, Bower Place residents indicate that recent years have seen a significant increase in the amount of vehicular traffic in their neighbourhood compared to the original traffic flows and patterns when the area was first established in the late 1970's. Area residents indicate that they must now contend with high volumes of City wide generated traffic accessing the significant commercial areas along the east side of Gaetz Avenue including Bower Mall, Bower Plaza, Value Village, London Drugs and several major restaurants. They believe the combined neighbourhood and commercial traffic are creating congestion and safety issues at the Gaetz/Bennett and Gaetz/Boyce intersections and service road connections. Also, it is indicated that commercial shoppers are using local internal neighbourhood roads (Barrett Drive, Boyce Street & Baker Avenue) as routes between the various area commercial establishments.

- **Parking.** Surrounding residents indicate that tenant and visitor parking on area streets by existing apartment dwellers are creating problems for neighbours who are finding it increasingly difficult to use and park in front of their own homes. The comment sheets indicate that tenant vehicles are being parked near intersections creating a safety issue and driveways are being blocked. Residents indicate that this situation is greatly compounded during the winter months when travel lanes are narrower, when snowed is plowed to one side of the street, and until apartment parking lots are plowed, tenants tend to park on the street.
- **Density.** The area residents indicate that they had understood the density cap placed on the subject sites by City Council in 1987 reflected the maximum development that would ever be permitted in these areas and that this issue had been settled.

Clearly, the development proposal by Property Team Inc. and their request to increase the maximum density allocation of the existing multiple family sites at 86 Bell Street and 104 Boyce Street to permit the construction of one additional 24 unit apartment building at each site is **not supported** by the community.

Planning Comments

Based on the public consultation process with the community regarding this development proposal, planning staff verify that there was a strong expectation within the community that no additional multiple family development would be permitted on these sites. This expectation is based on the neighbourhood concerns that were identified in 1987 and Council's decision at that time to place a maximum density allocation on each of these sites. Area residents contend that the situation has worsened with regard to increased on-street parking problems and compounded by increased local traffic congestion resulting from area commercial developments. Planning staff see no justification for increasing the density allocation on these two sites to permit any additional development.

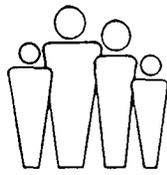
Recommendation

Planning staff recommend that Council of the City of Red Deer **deny** the request by Property Team Inc. to increase the density allocation of the 86 Bell Street and 104 Boyce Street multiple family sites.



Tony Lindhout, ACP, MCIP
 PLANNER

- c. Lowell Hodgson, Director of Community Services
 Chi Lee, Traffic Engineer, Engineering Services Department
 Vicki Swainson, Customer Service Clerk, Inspections & Licensing Department
 Bower Community Association



Bower Place Community Association

Bower Postal Outlet
P.O. Box 21024
RPO Bower Place
Red Deer, AB T4R 2M1

October 6, 1999

Mayor & City Council
The City of Red Deer
P.O. Box 5008
Red Deer, AB T4N 3T4

Dear Mayor and City Council:

The residents of Bower Place would like to present Mayor Gail Surkan and the Red Deer City Councilors with the following signatures on a petition which expresses our opposition to the development of an additional 24 suite apartment at 104 Boyce Street and a 24 suite apartment at 86 Bell Street.

The members of Bower Place Community Association have collected these signatures because of our belief that the proposed apartment development will have a significant, negative impact on our community. It should be noted that the City Planning staff have also recommended that this request be denied.

Opposition to the proposed development is based on the following concerns.

- 1) The proposed development would raise the density cap above the maximum which was designated for these locations. That is to say , it does not comply with the Land Use Bylaw.
- 2) The increased population will add significantly to traffic congestion which already exists in our community because of limited access streets. (The main entrances are on Boyce Street and Bennett Street although residents can use Molly Banister Drive and drive around the mall.)
- 3) The proposal does not meet with City regulations with respect to the required number of parking spaces for the tenants. Using the City's minimum standard for the size of parking stalls, the Bell Street site would have 30 to 35 stalls less than required. The Boyce Street site would have a deficiency of 9 stalls. Therefore, the numbers of vehicles parking on the street would increase in the highest density areas of Bower Place. Also, it is our understanding that tenants are not allowed to park in several of the existing parking stalls because this space is needed to allow the garbage removal trucks room to get into the garbage storage locations.
- 4) In order to increase the number of parking stalls to that which is shown on the diagrams attached to the proposal, the developer is advocating a significant reduction in the green areas around the apartments. This reduction in landscaped area severely reduces the minimal aesthetic effect which is now present.
- 5) The proposed new entrance to the Boyce site is on Boyce Street - the major access street to Bower Place. Due to the number of vehicles which park on this street, this entrance could indeed be considered a 'blind spot' for motorists entering Boyce Street.
- 6) Moving and trucking firms presently park on these streets in order to move furniture etc. into these apartments and this practice is only likely to increase with an increase in tenants.
- 7) The developers have not provided a site plan which is drawn to scale and therefore not even the appropriate City departments can determine if there are further compliance regulations which this proposal does not meet.
- 8) Many home owners in Bower Place purchased their homes after being assured that the zoning regulations would not allow further multiple family dwellings. We have already seen the zoning regulations relaxed once and are overwhelmingly opposed to this happening again.
- 9) We are offended by the insinuations that we are not sensitive to the needs of people who are unable to find rental accommodations in Red Deer because of our City's low vacancy rate. We simply believe that there are more appropriate locations for multiple-family developments. According to information printed in the Red Deer Advocate there is ample land available.

In 1987, a petition was presented in opposition to the addition of a 24-suite apartment on each of these two sites. City Planning staff were also opposed. Although the original land sales agreement between the City and the developer stated that the density not be more than 20 units per acre, City Council decided to rezone these sites to allow additional 24-suite apartments to be built at that time. It was understood at that time that this new density restriction meant that no new apartment units would be permitted. Many property owners in these areas purchased their single family properties believing that the zoning restrictions would not permit further apartment development. It seems incomprehensible that the Council would now entertain a request to once more increase what was deemed to be a maximum density restriction.

We are aware that the population density per hectare of Bower Place is not higher than other communities within Red Deer and feel that we are indeed fortunate to have numerous green areas and parks within our boundaries that certainly reduce the overall density. However, we do have heavily populated areas due to a significant number of multi-family dwellings including condominiums and apartment blocks. The areas where these apartments would be built are in these already densely populated areas within our subdivision. In addition, we have the traffic and congestion problems associated with one of the largest malls in Red Deer plus several strip malls. The overall result would be to increase the density in the areas of our community which are the most densely populated. To quote the comments of the Cities' own Planning Department, "The proposed density of this site will be one of the highest in the City outside of the downtown."

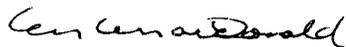
The proposed development on Boyce Street will significantly increase the population density and therefore the traffic congestion at a location which is already considered to be a problem by the large number of Bower Place residents who use this intersection with Gaetz Avenue to gain access to their residence. The increased traffic congestion with the new businesses on the west side of Gaetz Avenue at 22nd Street combined with the volume of traffic accessing the London Drugs Mall and the businesses south of it, have made this entrance to Bower Place almost unmanageable at many times during the day. We, the residents of Bower Place, have no control over the increased traffic due to the additional businesses on the west side of Gaetz Avenue (Gaetz Av. Crossing) and also south of London Drugs but feel we should not be denied our request to reject increased traffic congestion and population density within our boundaries.

We respectfully request that you reject the developer's proposal for re-development of the Bell Street and Boyce Street sites by the addition of 24 suite apartments.

Please contact the President of the Bower Place Community Association, Betty Lou Bowles, at 342-0940 if you have any questions.

We would like to attend the council meetings when this issue is being considered by City Council. Please advise us of the dates and times.

Submitted on behalf of Bower Place Community Association and residents of Bower Place,



Marilyn MacDonald
Board Member
Bower Place Community Association

PETITION

The remaining 25 pages of this
petition are available for viewing
from the City Clerk

TO: THE MAYOR AND COUNCIL OF THE CITY OF RED DEER IN THE PROVINCE OF ALBERTA

WE, THE UNDERSIGNED PERSONS, BEING RESIDENTS OF THE CITY OF RED DEER IN THE PROVINCE OF ALBERTA, HEREBY PETITION
COUNCIL TO: NOT ALLOW THE DEVELOPMENT OF AN ADDITIONAL 24 SUITE APARTMENT AT 104 BOYCE ST. and 86 BELL ST.

NAME OF THE PERSON WHO IS THE REPRESENTATIVE OF THE PETITIONERS: **BETTY-LOU BOWLES AT 342-0940**

(EACH PETITIONER, BY SIGNING THIS PETITION, CERTIFIES THAT HE OR SHE IS A RESIDENT OF THE CITY OF RED DEER)

Printed Name of Petitioner	Signature of Petitioner	Date	Complete Municipal Address	Lot	Block	Plan
LYNNE KING	<i>Lynne King</i>	Oct 12/99	23 Barner Ave			
Lorraine Connell	<i>Lorraine Connell</i>	Oct 10/99	27 Barner Ave			
Sonia Labrecque	<i>Sonia Labrecque</i>	Oct 10/99	31 Barner Ave			
Frank Labrecque	<i>FRANK LABRECQUE</i>	Oct 10/99	31 Barner Ave			
Viki Pereira	<i>V. Pereira</i>	Oct 10/99	35 Barner Ave			
Birch Pereira	<i>B. Pereira</i>	Oct 10/99	35 Barner Ave			
CURTIS JOHNSON	<i>Curtis Johnson</i>	Oct 10/99	20 Barner Ave			
JOSH BLOKLAND	<i>J. Blokland</i>	Oct 10/99	16 Barner Ave			
Blythe Stamp	<i>Blythe Stamp</i>	Oct 10/99	16 Barner Ave			
MARY WILSON	<i>Mary Wilson</i>	Oct 10/99	4 Barner Ave			
CELIA HATKINSON	<i>C. Hatkinson</i>	Oct 10/99	3 Barner Ave			
LARRY BARABONOFF	<i>Larry Barabonoff</i>	Oct 10/99	24 Barner Ave			
CLARA JOHNSON	<i>Clara Johnson</i>	Oct 11/99	28 Barner Ave			
Bernice Thompson	<i>Bernice Thompson</i>	Oct 11/99	32 Barner Ave			
BEVY RALPH SLICANE	<i>B. Slidane</i>	Oct 11/99	36 Barner Ave			
D. Mitchell	<i>D. Mitchell</i>	Oct 11/99	15 Barner Ave			
R. HOODEN	<i>R. Hooden</i>	11/10/99	15 Barner Ave			
Gail Murray	<i>D. Gail Murray</i>	12/10/99	19 Barner Ave			
Katherine Barabonoff	<i>K. Barabonoff</i>	12/10/99	24 Barner Ave			
Kirk Burgess	<i>K. Burgess</i>	12/10/99	56 Bellenson St			

Comments:

I agree with the recommendations of the Principal Planner to deny the request to increase density allocation of the 86 Bell Street and 104 Boyce Street multi-family sites.

In 1987 City Council placed the current density cap restriction on each of these sites. There is a strong expectation on the part of the community that these density cap restrictions will be maintained. The proposed intensification of development on the sites is not at all supported by the community and further development will exacerbate existing traffic and parking issues in this area to the detriment of the community.

“N. Van Wyk”
City Manager

**COUNCIL MEETING OF
OCTOBER 25, 1999**

**ATTACHMENT TO REPORT
ON
OPEN AGENDA**

RE:

**Property Team Inc.
Request for Redesignation of Property
at 104 Boyce and 86 Bell Street**

NOTE: Attached letter was received just prior to delivery of agendas and as such is not included in the agenda itself.

PROPERTY TEAM INC.

Group Real Estate Investment Services



Head Office
6725 - 40 Avenue
Red Deer, Alberta
T4N 3M4

October 21, 1999

Mayor & City Council
Red Deer City Hall
Box 5008
4914-48th Avenue
Red Deer, AB
T4N 3T4

Dear Sir or Madam:

Issued to you by Parkland Community Planning Service, was a report stating the outcome of the 23 September 1999 Bower Place Public meeting. A summary of the written comment sheets was included and we would like to address these comments.

- 37 comments: Area traffic has already increased to a point where safety is an issue for pedestrians and vehicles (speeding & accidents, parking near street intersections); situation becomes increasingly worse during winter months (narrow/restricted travel lanes.).

This is a citywide issue and will not be affected by our proposal.

- 35 comments: Retain existing density cap as previously set by Council; why is this issue back before the neighborhood?

This density cap was placed on the site more than 12 years ago. City needs have changed since then especially with the rapid population growth of Red Deer in the last few years.

- 33 comments: Existing tenant/visitor parking on public streets (in front of homes) is already at unacceptable levels; increased development will make matters worse.

We have photographs to present to council indicating that this is not the case and it is fact that many of the parked vehicles belong to visitors of adjacent properties.

- 29 comments: Existing traffic congestion at/near Gaetz Ave/Boyce Street intersection (main entrance to entire south half of Bower neighborhood) due to service road configuration, bus stop, neighborhood street sign, employee parking from commercial areas.

The current traffic congestion at Gaetze Ave. and Boyce Street should be addressed by the city traffic engineer and does not pertain to our proposal.

- 22 comments: Local neighborhood streets (Barrett Drive, Boyce Street, Baker Avenue) are being used by City residents as a short cut to/from/between commercial developments along east side of Gaetz Ave. (Bower Mall, Bower Plaza, London Drugs, area restaurants); situation has already worsened since opening of the Crossroads Plaza (Chapters, etc.) and situation will become even worse upon development of the Bower lands south of the Chrysler building.

This shall not be affected by our proposed development.

- 23 comments Due to increased on-site parking requirements, existing tenant amenities will be removed (no central garbage location; loss of rear loading area for moving vans resulting in more front on-street congestion; loss of existing green space areas); question ability to actually construct the amount of on-site parking as illustrated on the tentative development plan – all stalls are minimum size, where do you park full size trucks, vans, etc; no RV parking.

We are offering 4 parking stalls more than is required by the city, any of which can be designated for extra garbage area by the property management company and loss of green space shall not be cause for alarm as the total site coverage shall only be 21% of allowable 40% site coverage.

- 16 comments: Proposed infill is not sensitive to character and expectations of an established neighborhood; Bower Place is an attractive preplanned mixed-use neighborhood with sufficient open space areas; leave as is (no infill).

Bower has one of the lowest densities in Red Deer with above average open space, green areas and parkland. However we understand that nobody wants development in their neighborhood.

- 13 comments: Need better management of existing sites (overflowing garbage containers, broken glass in parking lots and on street, poor snow removal from parking lots resulting in more on street parking).

A new management company has recently been allocated to manage the sites.

- 12 comments: Results in lower property values for adjacent condos & single-family homes.

Property values shall not decrease as the site is already zoned R3 with apartment buildings in place. People were aware of this when they purchased their property.

- 9 comments: Noise (increased vehicles coming & going at all hour of the night, tenants)

The noise from the apartments shall not increase, as most of the parking is located at the rear of the buildings and we shall have a tree buffer in place.

- 7 comments: Oppose relaxation of City rear yard setback standards.

We are asking for a rear yard relaxation only because the site abuts a utility lot, however we could certainly move the proposed building east if the city wishes.

- 7 comments: There are sufficient lands elsewhere in the City to accommodate the need for increased rental units

If we chose to build apartment units else ware we would have to purchase land, making apartment building an uneconomical venture. This is indicated by the few apartment buildings that have been built in the last few years.

- 5 comments: no objection to the development proposal however, 4 of these stated that parking and traffic issues must first be resolved.
- 4 comments: Expanded parking lot requires new (additional) access onto Boyce Street.

New access to Boyce Street shall create a more distributed traffic flow therefore easing the current traffic congestion.

- 3 comments: Will increase area crime rate.

Crime rate is increasing worldwide.

- 3 comments: Left turn signal needed at Bennett/Gaetz intersection beyond just Saturdays.

This is not affected by our proposal.

- 2 comments: Purchased home on basis of present level of development.
- 2 comments: Development could be converted to condo, thereby not helping rental situation.

We are proposing rental apartments as we are in the rental apartment business we are not proposing condominiums.

- 1 comment: Straw vote at public meeting (called by a resident) showed no support for project.

It is our request that the comment sheets and letters be read individually and appended to our reasonable proposal from a neutral standpoint.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kevin N. Parel', with a long horizontal stroke extending to the right.

Kevin N. Parel
Property Team Inc.

BOWER PLACE NEIGHBOURHOOD Community Public Meeting

Date: September 23rd, 1999

Time: 7:30 p.m. BACKUP INFORMATION
NOT SUBMITTED TO COUNCIL

Location: Bower Place Community Hall (85 Boyce Street)

Subject: Proposed 24 unit Apartment Buildings
104 Boyce Street and 86 Bell Street

The City has received a proposal to construct one additional 24 unit rental apartment building at 104 Boyce Street and one at 86 Bell Street. Each site currently contains developed multiple family buildings. Red Deer City Council at their meeting of August 3, 1999 tabled a rezoning request by the developer to increase the maximum allowable density on these two sites. The proposed Bylaw amendment (requesting an increase in allowable density) is required by the developer to facilitate the construction of the additional apartment buildings as shown on the back of this page. City Council in tabling the rezoning application directed that neighbourhood input be obtained.

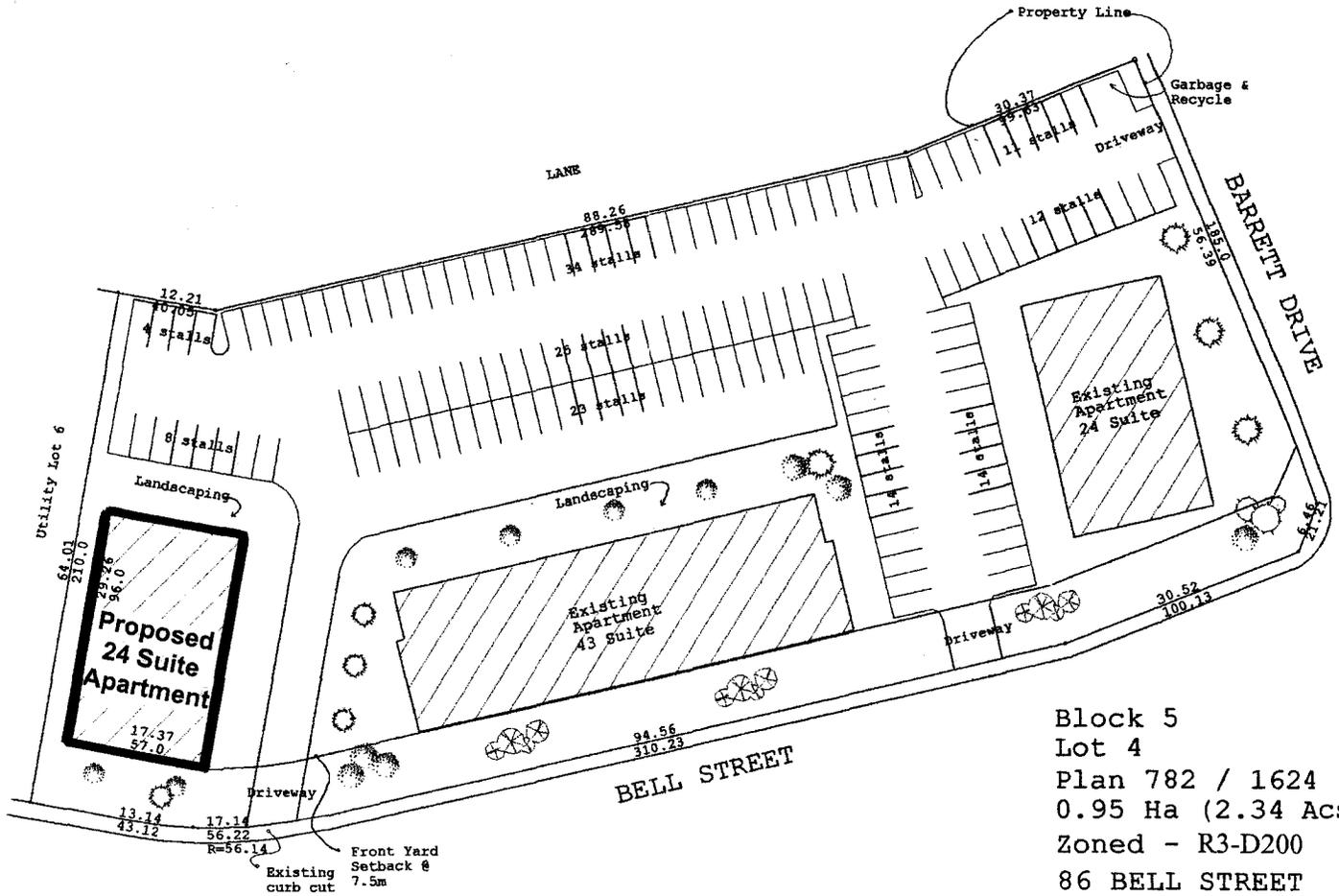
In addition to the proposal exceeding the current density allocation for each site, the proposed apartment buildings do not meet the City's minimum rear yard setback requirement of 7.5 metres (proposed setback: 3.0 metres). Also, the proposal does not fully meet the City's parking requirements (a deficiency of ±8 stalls) and is 1-3% short of the total landscaping requirements. Exterior finish of the proposed buildings will match the existing adjoining apartments. The Bower Place community has a neighbourhood density of 10.1 persons per acre. Although most other City neighbourhoods have overall densities higher than Bower Place, ranging from the Pines at 9.6 persons/acre to Clearview Estates with 15.4 persons/acre, the present density allocation assigned to these two multiple family sites are at least as high as many other City multiple family sites.

You are invited to attend this meeting which will be hosted by Parkland Community Planning Services who, under contract and part of the City's Community Services Division, are your City of Red Deer Planning Office. The developer will be given opportunity to explain their proposal with opportunity given to the public for input and discussion. Comment sheets will be provided at the meeting so that individuals may leave their written comments. This meeting is being held as part of the City's commitment to involve local community residents in the planning phase of the development process and to keep the neighbourhood informed of matters that may interest them. Following the meeting, Parkland Community Planning Services will prepare a planning summary report for the consideration of City Council that outlines and summarizes neighbourhood input.

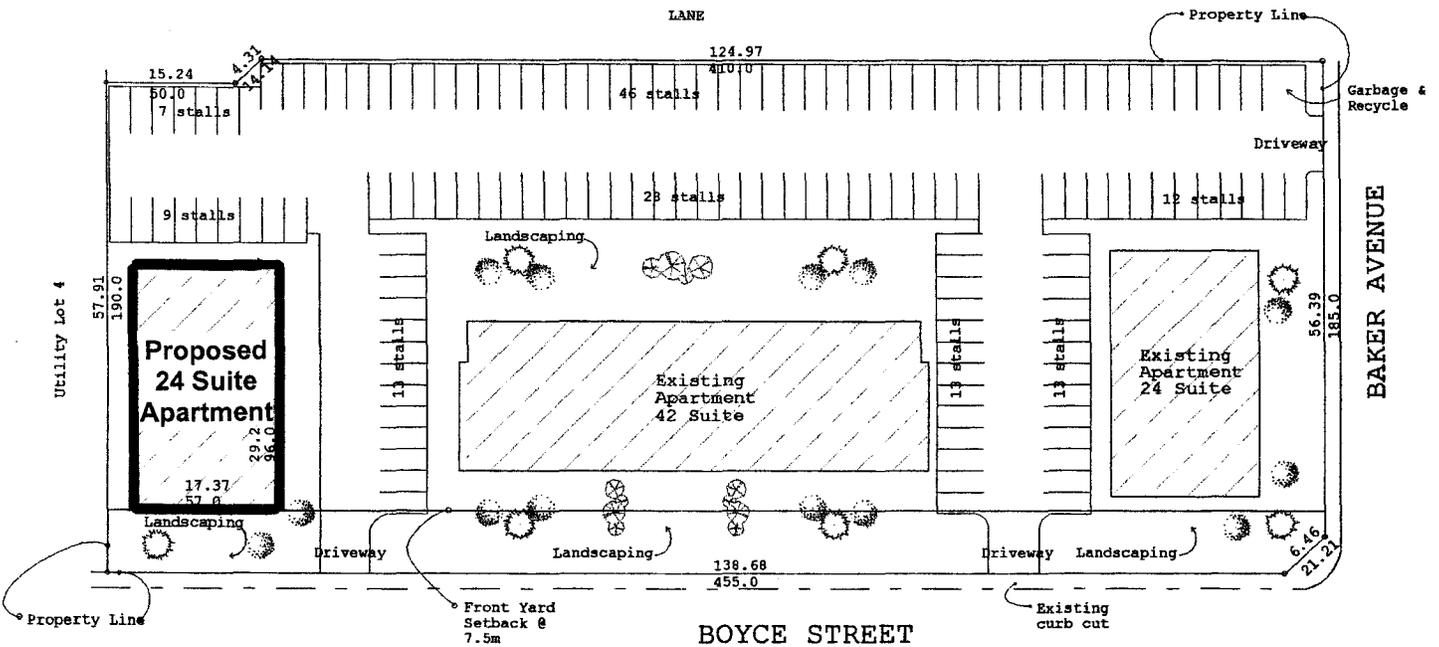
If you require more information, or if you cannot attend this meeting but wish to provide input on the proposed development, please contact Tony Lindhout at Parkland Community Planning Services.

Presented by

CITY OF RED DEER ... committed to keeping you informed
and
PARKLAND COMMUNITY PLANNING SERVICES ... your City of Red Deer Planning Office



Block 5
 Lot 4
 Plan 782 / 1624
 0.95 Ha (2.34 Acs)
 Zoned - R3-D200
 86 BELL STREET



Block 2
 Lot 22
 Plan 782 / 1624
 0.87 Ha (2.14 Acs)
 Zoned - R3-D216
 104 BOYCE STREET

Submitted To City Council

Date: Oct. 25, 1999

Dear Mayor and Councilors of Red Deer:

Oct. 20 Th. 1999

I am writing a letter as a result of the Developer dropping off a card (to sign in favor of his proposal) in the mail boxes of the Bower area Oct. 19th. 1999. He is looking for support to go ahead with his proposed apt. building and the changing of the by-law.

There are Few options to the residents South of Boyce Street to come and go from their own community whether it is to go shopping , church, or visiting, even to other parts of the city areas. If you would refer to the city map of the Bower area as it now stands, we can only escape through Barrett Drive to get any where from our homes. Which in turn comes to Boyce St. in one direction, or Bennet, and Molley Banister Drive in the other directions. With these limited escape areas, I believe we have enough traffic now and with future commercial outlets in the Bower area to contend with. Without the Phase 3 Bower Apartments going in which will cause more traffic, more parking problems. As it now is sometimes, hard to see on coming traffic at the corner of Barrett Drive and Boyce St. because of parked cars and with added apts. there across to the near North side of that corner there will no doubt be more parked cars from the apartments, either renters or visitors visiting there. There are times when we want to go across Gaetz Ave. to the Lumber yard, and other services there and have trouble making the turn from Molley Banister over. With vehicles coming out by the service road, from the Motels, wanting to go South, they sometimes are across two lanes so they can get a faster get away. They are usually in such a hurry they do not want to wait till the corner has cleared of traffic (before pulling out of the service roads) coming behind or from other directions.

These service roads sometimes are very dangerous when drivers are all in a hurry to go some place, and want their rights to the road ways with out waiting till traffic has cleared before coming out off the service roads.. All three of these exits at times are a danger to the traffic coming from Gaetz Ave and home.

The Corner of Boyce and Gaetz where the service roads also enters onto the Boyce street is dangerous at times now already. There are times when I wish there were street lights at the service roads too, because the odd driver will try to go from the London Drugs side service road (south side) to go onto Gaetz and be part way in the driving lane as you come around the corner from the North Gaetz (going South) to go Boyce and Home to Baird Street. There have been times also when a vehicle has been in the wrong lane - on the driver side,(on Boyce St.) and we were coming from Gaetz North (coming South) and a vehicle pulls out also from the service road the same time as we are coming with the green light around the corner to go home. It is hard to watch traffic without another driver driving across the service lanes as well at that same time with other vehicles coming behind you to make the turn as well. Thank goodness there was no accident, but maybe this example can help persuade you to deny this new

Phase 3 to go through. (Traffic is something else at that corner the best of times.) This has happened to us more than once at this corner, and has happened with in the last few months as well as before, at different hours of the day time. The bus stop is there close to Gaetz Ave, on Boyce St., and between the corner of Barrett Drive (near London Drugs) as well. With all these factors please consider the danger of added traffic to our Bower area.

When there are functions on at the Westerner, which we all want to draw people to our fair city, the traffic is much worse for this Bower area to come and go. Examples are Hockey games nights, Craft shows, the Fair time , concerts ,etc.

Winter time is bad enough with the snow and ice, without added Apartment dwellers vehicles, parking, and driving on Boyce Street. too. I believe this added traffic could be a cause for more of a dangerous corner.

We love Red Deer, and our Bower community as it now is. We have been here now about ten years in Alberta and this Bower area.

Please Consider the views of the people from the Bower area, we live and drive here every day , deny this developer to build his Apartment buildings in this area. Traffic is our big concern. Please for safety sake deny him.

*Thank you,
Jessie Haraldson,*

Jessie Haraldson

Jed Haraldson

*61 Baird Street,
Red Deer Alberta.
T4R 1K5*

THE CITY OF RED DEER
CLERK'S OFFICE

RECEIVED	
DATE	Oct 1/99
BY	dn

BOWER COMMUNITY ASSOCIATION

Monday, October 25, 1999

Submitted To City Council

Worship Mayor Surkan , Council Members

Date: Oct 25, 1999

My name is Betty-Lou Bowles. I am here tonight as the President of the Bower Community Association to express our opposition to the proposed development of a 24 suite apartment building on 104 Boyce St. and 86 Bell St.

Petition

The Bower Community Association submitted a petition with 413 signatures, and has since collected an additional 29 signatures – bringing the total to 442 signatures of Bower residents that oppose the development. I would like to present to you a map of Bower with the home sites of those who signed highlighted to stress the significant opposition of this development.

Density

In 1987, both sites were added onto despite opposition from the Bower Community. A new density restriction was applied and it was our understanding that there would be no further development on these sites. The purposed density for these sites will be one of the highest in the city of Red Deer. The over development of these sites will reduce landscaping and adequate parking.

It is our understanding that the density restrictions have been placed on a number of sites throughout the city, and that they are intended to provide an upper limit to the amount of development that can occur. The members of the Bower Community Association strongly assert that the upper limit of development on these sites has been reached, and that further development should not be entertained.

Parking

Many individuals in Bower have informed the Bower Community Association that they believe parking on the street is already a problem on these sites. This proposal does not meet with city regulations in regards to the required # of parking spaces for tenants. Using the city 's minimal standards the Bell site would be short 30-35 stalls and The Boyce site would be short 9 parking stalls.

Safety

Increased traffic is a major concern. Residents of Bower must contend with heavy commercial traffic at every entrance into Bower. Many residents have expressed concern over their daily difficulty-entering Bower safely. There are currently six access areas onto Boyce St. from the apartment entrance to the lights on Gaetz – Approximately

½ block area. The proposal for the apartment on Boyce St includes an additional entrance that will access onto Boyce St.

The emergency service department has indicated that both of these locations are beyond the five-minute target response time for both fire and ambulance. Reasons were not given as to why the residents of Bower do not have access to the same level of emergency services that other communities do, however, congested traffic and the limited access into Bower probably plays a significant role in this. Adding to the density in Bower is not likely to help this problem.

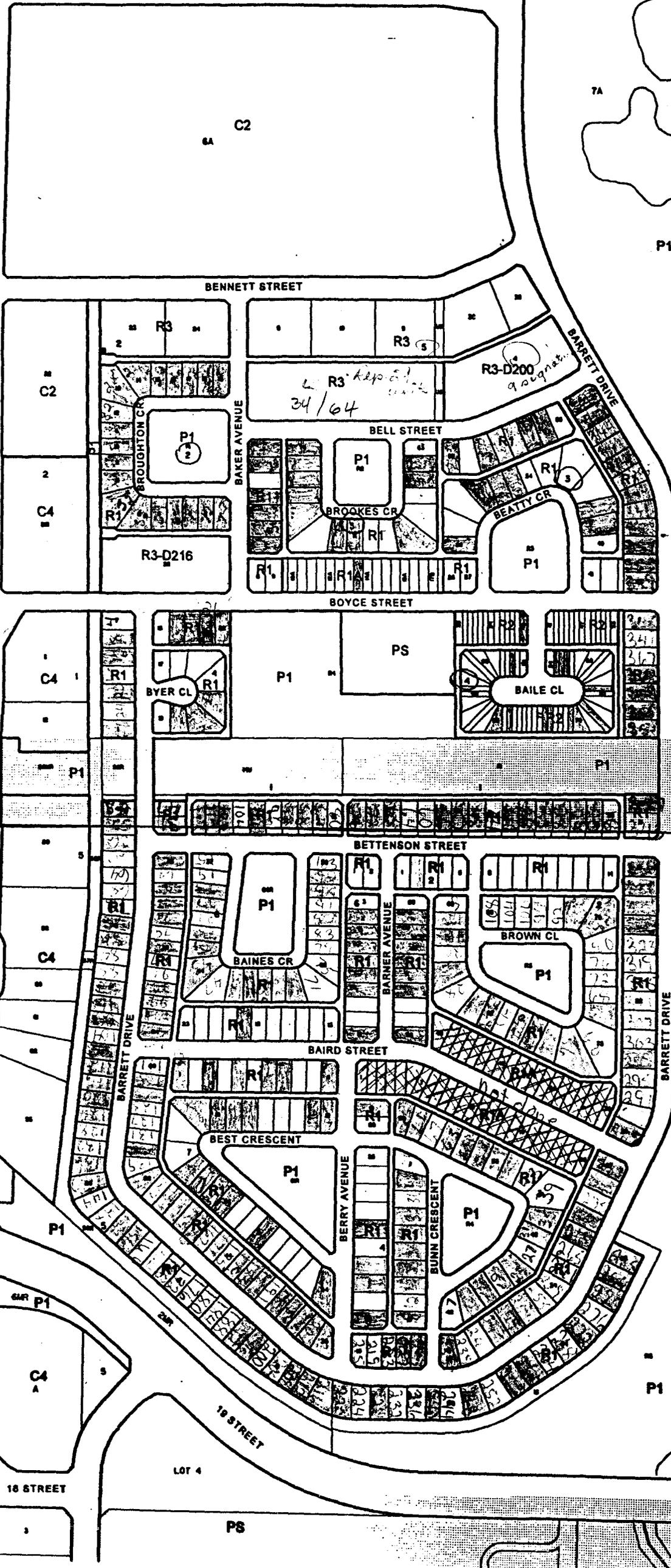
Summary

In summary, the members of the Bower Community and the Association have expressed our concerns in regards to the proposed developments. We feel that the petition presented to city council represents significant opposition to the proposal to construct additional 24 unit apartment buildings at 104 Boyce St. and 86 Bell St.

B. Bower

GAETZ AVENUE

GAETZ AVENUE



18 STREET

LOT 4

PS

7A

P1

A1

7A

P1

A1

P1

FILE

Council Decision – October 25, 1999 Meeting

DATE: October 26, 1999
TO: Principal Planner
FROM: City Clerk
RE: *Property Team Inc. & Prism Properties Inc. - Request for Redesignation of Property - 104 Boyce Street and 86 Bell Street*

Reference Report: T. Lindhout, Planner dated October 18, 1999

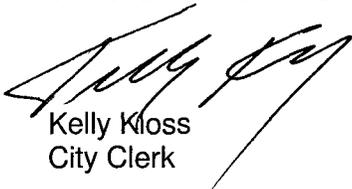
Resolution:

Resolved that Council of the City of Red Deer, having considered report from Parkland Community Planning Services dated October 18, 1999 re: Property Team Inc. / Prism Properties Inc. - Request for Redesignation of Property at 104 Boyce Street and 86 Bell Street, hereby denies the request to increase the density allocation of the 86 Bell Street and 104 Boyce Street multiple family sites.

Report Back to Council Required: No

Comments/Further Action:

For your information I have attached a copy of the letter forwarded by this office to Ms. Marilyn MacDonald. Ms. MacDonald had submitted a letter and petition to Council regarding this item on behalf of the Bower Place Community Association.



Kelly Kloss
City Clerk

/clr
attchs.

c Director of Community Services
Engineering Services Manager
Inspections & Licensing Manager

FILE

Office of the City Clerk

October 27, 1999

Mr. Kevin N. Parel, c/o
Property Team Inc.
6725 - 40 Avenue
Red Deer, AB T4N 3M4

Faxed To: 346-9133
Phone: 346-9077

Dear Sir:

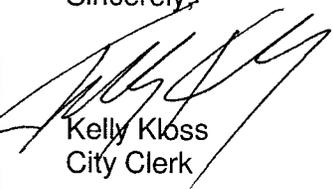
Re: Property Team Inc. - Request for Redesignation of Property / 104 Boyce Street and 86 Bell Street

At the City of Red Deer's Council meeting held Monday, October 25, 1999, consideration was once again given to your request for an increase in density to the above noted properties. At that meeting, Council passed the following resolution denying your request:

Resolved that Council of the City of Red Deer, having considered report from Parkland Community Planning Services dated October 18, 1999 re: Property Team Inc. / Prism Properties Inc. - Request for Redesignation of Property at 104 Boyce Street and 86 Bell Street, hereby denies the request to increase the density allocation of the 86 Bell Street and 104 Boyce Street multiple family sites.

Please do not hesitate to contact me should you require any further information or clarification regarding Council's decision in this regard.

Sincerely,



Kelly Kloss
City Clerk

/clr

c Principal Planner
Inspections & Licensing Manager



Box 5008
Red Deer, Alberta
T4N 3T4

The City of Red Deer



FILE

Office of the City Clerk

October 26, 1999

Ms. Marilyn MacDonald
c/o Bower Place Community Association
Bower Postal Outlet
P.O. Box 21024
RPO Bower Place
Red Deer, AB T4R 2M1

Dear Ms. MacDonald:

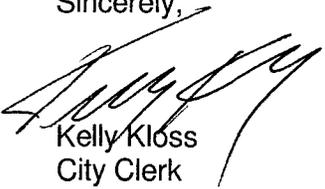
Re: Request by Property Team Inc. and Prism Properties Inc. to Redesignate Property at 104 Boyce Street and 86 Bell Street

As you know, at the City of Red Deer's Council meeting held Monday, October 25, 1999, Council gave consideration to your letter dated October 6, 1999 and accompanying petition from residents in Bower Place. At that meeting Council passed the following resolution denying the above request by Property Team Inc. and Prism Properties Inc.:

Resolved that Council of the City of Red Deer, having considered report from Parkland Community Planning Services dated October 18, 1999 re: Property Team Inc. / Prism Properties Inc. - Request for Redesignation of Property at 104 Boyce Street and 86 Bell Street, hereby denies the request to increase the density allocation of the 86 Bell Street and 104 Boyce Street multiple family sites.

Please do not hesitate to contact me at 342-8132 if you need any further information or clarification regarding the above decision of Council.

Sincerely,


Kelly Kloss
City Clerk

/clr

c Principal Planner

FILE

*** TX REPORT ***

TRANSMISSION OK

TX/RX NO	3713
CONNECTION TEL	3469133
SUB-ADDRESS	
CONNECTION ID	PROPERTY TEAM
ST. TIME	10/27 13:47
USAGE T	00'34
PGS.	1
RESULT	OK



Office of the City Clerk

October 27, 1999

Mr. Kevin N. Parel, c/o
Property Team Inc.
6725 - 40 Avenue
Red Deer, AB T4N 3M4

Faxed To: 346-9133
Phone: 346-9077

Dear Sir:

Re: *Property Team Inc. - Request for Redesignation of Property / 104 Boyce Street and 86 Bell Street*

At the City of Red Deer's Council meeting held Monday, October 25, 1999, consideration was once again given to your request for an increase in density to the above noted properties. At that meeting, Council passed the following resolution denying your request:

Resolved that Council of the City of Red Deer, having considered report from Parkland Community Planning Services dated October 18, 1999 re: Property Team Inc. / Prism Properties Inc. - Request for Redesignation of Property at 104 Boyce Street and 86 Bell Street, hereby denies the request to increase the density allocation of the 86 Bell Street and 104 Boyce Street multiple family sites.

Please do not hesitate to contact me should you require any further information or clarification regarding Council's decision in this regard.

Sincerely,

Kelly Klöss
City Clerk

/clr

Box 5008
Red Deer, Alberta
T4N 3T4

The City of Red Deer

DATE: October 18, 1999

TO: Kelly Kloss, City Clerk

FROM: Lowell Hodgson, Director of Community Services
Colleen Jensen, Social Planning Manager

RE: Options for Phase Out of Day Care Funding and for
Distribution of Day Care Funding

As per Council's requests at their September 13, 1999 meeting we submit the following for consideration.

OPTIONS FOR CITY INVOLVEMENT IN DAY CARE

Background

In September 1995, a Review of Day Care was completed for Council. At that time Council passed a resolution that Council:

- Agreed in principle with the recommendations of the Review, subject to the negotiation of a three year management agreement with Red Deer Child Care Society
- Affirmed the desirability of maintaining, over the long term, a mix of 'not for profit' day cares and privately owned and operated day cares in the city of Red Deer
- Further affirmed its desire for the long term continuance of a partnership such as the one with Red Deer Child Care in the provision of 'not for profit' component of day care services in Red Deer

It was also recommended that a further \$50,000 be approved in the 1996 budget that was to be earmarked for users of child care services offered by the private day care operators. This money was allocated for three years, with \$17,000 used for a day care counselling program and the remaining \$33,000 for subsidy (\$3,000 was used for administration of the subsidy). The \$100,000 allocated through Red Deer Child Care was also approved in a three-year agreement from January 1, 1996 to December 31, 1998.

In June 1997 a Review of the Role of the Social Planning Department was completed. In this review it was recommended that:

- Day care subsidies be maintained (as noted above) until such time as the Provincial Government, through Children's Services Redesign, clarified its funding role. (It was noted that this would not likely occur until in 1999)

When the Review Follow up report was presented to Council in December 1997, Council agreed that the funding subsidy would likely be continued one more year through funding agreements, with the understanding that the involvement would continue to be re-visited. In the latter part of 1998, the one-year agreements were approved for January 1 to December 31, 1999.

In the approval of the 1999-2001 Social Planning budget and business plan with consideration of previous discussions, Council approved the discontinuation of funding to day care subsidy after 1999, with the agreement that the funding would be reallocated to other preventive services that supported children and

families. It was clearly stated in the business plan "for the years 2000 and 2001, the funding is included in the Administration and Planning budget, where it will be revisited in planning the 2000 budget, looking at further implementation of priorities identified in the Social Planning Review, as well as within the context of the new Regional Children's Services Authority".

At the September 13, 1999 meeting of Council a report was brought forward regarding City involvement in day care for 2000 and beyond. Council's decision was to maintain the funding of \$133,000 for day care subsidy but to explore the following possibilities:

- The City phasing out the funding over a period of time
- Subsidies being turned over to Red Deer Family Services (formerly the Family Service Bureau) for distribution to qualifying families

As Council is aware, currently the funding is distributed in two ways. Red Deer Child Care Society receives \$99,900 for subsidy to their families who use their day care centres or their Family Day Home program. A further \$33,000 is made available to Red Deer Family Services to subsidize families that access for-profit licensed child care programs or the Red Deer College programs. The chart below will give you an understanding of some of the detail as it relates to the current situation.

	RED DEER CHILD CARE	FOR PROFIT USE
Amount of City Funding	\$99,900	\$33,000
Administration Costs	Included in child care fees so all parents pay some of the cost.	\$3,000
Number of Families Served	135 in Family Day Home and 84 in day care (total 219)	Total is 221 (breakdown of day care and FDH not available)
Number of Children Served	271	Not available
Number of Hours	225,602 hours	114,007
Amount of Subsidy	For Day Care: \$50/mo. for 1 st child and \$30/mo. for 2 nd child	For Day Care: \$50/mo. to \$25/mo. per family
	For Family Day Home: \$90/mo. For 1 st child and \$50/mo. For 2 nd child	For Family Day Home: \$50/mo. to \$25/mo. per family
Full Fees	Day care: \$515/mo. Family Day Home: \$445/mo.	Day care: \$450 to \$510 Family Day Home: \$410 to \$420 (depending on agency)

The following clarifies the provincial and regional involvement and responsibility:

Province:

- Provides subsidy funding for day care and family day homes. Also provides an operating allowance for Family Day Home to the operator based on the number of children in the respective programs.
- Sets the ceiling for the amount of subsidy that can be paid. In the case of day care the ceiling is \$380/mo. and in the case of family day home it is \$300/mo.
- Sets standards for the operation of day cares and family day homes.

Regional Authorities:

- Assess parents for eligibility for subsidy.
- Distribute the subsidy and operating allowances to the respective operators in the region, based on the ceilings as established by the province. All regions apply the ceilings in the same manner.
- Monitor standards, as established by the province.

Theoretically, each region could allocate additional subsidy funding, or they could increase standards, however, there would be significant costs related to such a decision. Regional Authorities would also be unlikely to provide additional subsidy in one municipality (i.e. Red Deer) and not in other municipalities that have child care programs in their region.

Where to from Here?

In preparing this report, the Social Planning Department invited all operators of day care and family day home programs to a meeting on September 27, 1999 to discuss the current situation and Council's request to look at options. The following presentation of options is reflective of the discussion at that meeting.

OPTIONS FOR PHASE-OUT

1. Status quo. While this is not really an option to "phase out" it is an option. This would mean that The City would remain, for a longer term period (to be determined as environment and situations change) in the business of providing subsidy for low income families accessing day care.
2. Grandfather those who currently receive subsidy until such time as they leave the program, or until such time as they no longer need subsidy. Subsidy would not be made available to new families after January 1, 2000. It is very difficult to determine the amount of "savings" that would be available with this option over a year's time. Each program has varying degrees of turnover. It is also difficult to determine how long it would take to be at the stage of not requiring any of the \$133,000 for subsidy. Conceivably, it could be 5 years as there would be some families who have infants in the program now who could receive subsidy until their children are 6 years old. For budgeting purposes, this option leaves a fair amount of uncertainty regarding the effect at year end and therefore the potential availability of day care funding in the subsequent year for alternate allocation to other programs that assist children and families.
3. A phase out over four years, using arbitrary levels of funding available for day care subsidy and the offsetting amount reallocated to other social programs that benefit children and families. It is suggested that a four year period be considered as follows:

YEAR	SUBSIDY FUNDING	YEARLY RE-ALLOCATION	CUMULATIVE RE-ALLOCATION
2000	\$133,000	\$0	\$0
2001	\$100,000	\$33,000	\$33,000
2002	\$66,000	\$34,000	\$67,000
2003	\$33,000	\$33,000	\$100,000
2004	\$0	\$33,000	\$133,000

This option gives four year's warning to programs and parents to adjust, even though some parents will still be impacted. As well, this option will allow time for discussions to happen with the province and regional authorities. While the phase out levels are arbitrary, this option does lend an identifiable level each year for budget purposes, both for day care subsidy and for reallocation.

4. Maintain the \$133,000 for 2000 and then revisit the whole decision in subsequent years once federal and provincial commitments regarding children are better known. This option means that Council will need to revisit this difficult decision on a more frequent basis and also leaves administration uncertain in planning budget in subsequent years. Parents and operators may prefer this option as it leaves them more "hope" for the continuation of the funding for a longer period of time.

OPTIONS FOR DISTRIBUTION OF FUNDING

1. Status quo. This means maintain the current system, with \$99,900 allocated through Red Deer Child Care and \$33,000 allocated through Red Deer Family Services (formerly the Family Service Bureau).
2. Allocate the full \$133,000 through a neutral 3rd party. The most likely candidate would be Red Deer Family Services as they already are familiar with a process, as well as with the operators of the day cares and family day home programs. The contract to administer the funding could also be tendered, where any one of the operators as well as the Red Deer Family Services or any other agency could apply. Some of the benefits of staying with Red Deer Family Services, beyond those noted above are that other services that benefit parents are also offered by this agency so that there is greater potential for referral.

This option would mean that all parents, no matter which programs they use, would access subsidy through the same process and would be allocated the same amount. There would be details to work out, as we would likely revisit the current system used by Red Deer Family Services to see if it is still the best system given the larger amount of funding. There will also be issues such as whether Red Deer Child Care families should be grandfathered for a period of time to receive subsidy at their current rates. This would allow parents to adjust their budgets. Decisions would need to be made as to whether the subsidy is per family or per child (the two current systems vary on this issue). Other issues would be working out a system for waiting lists, accountability, application etc. If Council chooses this option the details will be worked out administratively, with all operators being invited to participate in the development of the system.

There will also be an administrative cost to this option. In preliminary discussion with Red Deer Family Services, they have indicated that they would require \$8,000 to administer the distribution of funding (\$5000 more than they currently receive). This means that the pool of funding available for actual subsidy is \$125,000 rather than \$130,000.

It should be noted that if this option is chosen, then Council might want to consider whether or not they require a Council member on the Red Deer Child Care Board. The Child Care Society would need to change their bylaws if Council does not wish to continue as a member on the Board. A special meeting of the Society would need to occur, as they have just held their yearly AGM.

3. The City could administer the program. There would need to be additional staff hired or contracted to provide the service, and therefore there would be a cost factor. As well, it would not be consistent with our current direction of arms length service delivery as outlined in our Strategic Plan.

RECOMMENDATION:

That, City Council, having considered this report regarding Options for Phase Out, approve either:

- a. Option 1 (status quo) or
- b. Option 3 (phase out with arbitrary levels of funding over four years)

And further that having considered this report regarding Options for Distribution of Funding approve either:

- a. Option 1 (status quo) or
- b. Option 2 (distributed by a neutral 3rd party, with Red Deer Family Services as the administering body)

And further, that Council initiate discussions with Diamond Willow Child & Family Services Authority about the funding of day care subsidy.



Lowell Hodgson



Colleen Jensen

: jj

Comments:

I agree with the general recommendations of the Director of Community Services and Social Planning Manager. Specifically however, I recommend that Council approve Phase Out Option No. 3 and Distribution of Funding Option No. 1.

Phase Out Option No. 3 represents an elimination of funding over a four year period while maintaining the current system of allocation through Red Deer Child Care Society and Red Deer Family Services as per Distribution of Funding Option No. 1. The combination of these options are consistent with Council's previous direction and policy to transfer this responsibility back to the Provincial Government through the Childrens' Services Authority. This represents a very small portion of the overall responsibility for the Childrens' Services Authority and in the long run would be better handled by them since this is essentially a provincial responsibility.

"N. Van Wyk"
City Manager

Council Decision – October 25, 1999 Meeting

DATE: October 26, 1999

TO: Director of Community Services
Social Planning Manager

FROM: City Clerk

RE: *Options for Phase Out of Day Care Funding and for Distribution of Day Care Funding*

Reference Report:

Director of Community Services & Social Planning Manager dated October 18, 1999

Resolution:

Resolved that Council of the City of Red Deer, having considered the joint report from the Director of Community Services and the Social Planning Manager dated October 18, 1999 re: Options for Phase Out of Day Care Funding and for Distribution of Day Care Funding hereby approves:

- (a) Phase Out Option No. 3;
- (b) Distribution for Funding - Option No. 2 (distributed by a neutral third party with Red Deer Family Services as the administering body),

as outlined in the above noted report.

Resolved that Council of the City of Red Deer, having considered the joint report from the Director of Community Services and the Social Planning Manager dated October 18, 1999 re: Options for Phase Out of Day Care Funding and for Distribution of Day Care Funding hereby directs the City Administration to initiate discussions with *Diamond Willow Child & Family Services Authority* about the funding of the day care subsidy.

Report Back to Council Required: No

Comments/Further Action:

Council directed the Social Planning Manager to review with the Family Service Bureau options regarding the further reduction of administration fees.

Director of Community Services
Social Planning Manager
October 26, 1999
Page 2

I trust you will now be corresponding with the Red Deer Child Care Society, Diamond Willow Child and Family Services Authority and the Red Deer Family Service Bureau. Please provide this office with a copy of that correspondence for our files.

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

Kelly Kloss
City Clerk

/clr

c Director of Corporate Services

DATE: **October 19, 1999**
TO: **City Council**
FROM: **City Clerk**
RE: **Road Closure Bylaw Amendment No. 3240/A-99, Former Rail Lands**

Attached please find an amendment to Road Closure Bylaw No. 3240/99. Road Closure Bylaw No. 3240/99 was given 2nd and 3rd readings following a public hearing on August 16, 1999.

Land Titles has informed The City that they require an amended legal description of lands outlined in the bylaw. These are simply housekeeping amendments and do not in any way alter the location of the road closures, therefore no advertising is required prior to giving the bylaw all three readings.

For Council's information, I have attached a copy of the original bylaw with bold and italicized print indicating where changes are required.

Recommendation

That Road Closure Bylaw Amendment No. 3240/A-99 be given three readings.



Kelly Kloss
City Clerk

/clr
attchs.

MEMO

DATE: October 6, 1999

TO: Kelly Kloss, City Clerk

FROM: Al Scott, Land and Economic Development Manager

RE: **BYLAW NO. 3240/99**

Red Deer City Council gave second and third readings to the above bylaw on August 16, 1999, to make way for a land sale and future development of the former C & E Rail lands by Rockport Developments Ltd. It has recently come to our attention that minor amendments are required to the above bylaw. They are as follows:

- (d) All that portion shown as lane on Plan 7604 S adjoining the northern boundary of Lot 15, Block 4, Plan 4592 K.S. lying within the limits of Plan 992 _____.
- (f) All that portion shown as lane on Plan 7604 S adjoining the northern boundary of Lot 16, Block 9, Plan 4592 K.S. lying within the limits of Plan 992 _____.
- (h) All that portion shown as corner cutoff adjoining the southeasterly limit of Lot 1, Block 14, Plan 5622 H.W. lying within the limits of Plan 992 _____.
- (i) All that portion shown as corner cutoff adjoining the southwesterly limit of Lot 15, Block 8, Plan 4592 K.S. lying within the limits of Plan 992 _____.
- (j) All that portion shown as corner cutoff adjoining the northwesterly limit of Lot 16, Block 9, Plan 4592 K.S. lying within the limits of Plan 992 _____.
- (k) All that portion shown as corner cutoff adjoining the northwesterly and northeasterly limit of Lot 15, Block 4, Plan 4592 K.S. lying within the limits of Plan 992 _____.
- (l) All that portion shown as corner cutoff adjoining the northwesterly limit of Lot 17, Block 13, Plan 4592 K.S. lying within the limits of Plan 992 _____.

RECOMMENDATION

We recommend that City Council approve the above amendments.



Alan V. Scott

AVS/mm

Bold Italicized Font Indicates Amendments**BYLAW NO. 3240/A-99**

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

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

- 1 The following portions of roadway in the City of Red Deer are hereby closed:
 - (a) All that portion shown as corner cutoff adjoining the southwesterly corner of Lot 3, Block 5, Plan 5534 H.W. lying with the limits of Plan 992 _____.
 - (b) All those portions shown as lane adjoining the southerly boundaries of Block 5 & 8, Plan 7604 S lying within the limits of Plan 992 _____.
 - (c) All that portion shown as lane adjoining the southerly boundary of Lot 1, Block 14, Plan 7604 S lying within the limits of Plan 992 _____.
 - (d) All that portion shown as lane ***on Plan 7604 S*** adjoining the northern boundary of Lot 15, Block 4, Plan 4592 K.S. lying within the limits of Plan 992 _____.
 - (e) All that portion shown as lane adjoining the northern boundary of Lot 11, Block 9, Plan 4592 K.S. lying within the limits of Plan 992 _____.
 - (f) All that portion shown as lane ***on Plan 7604 S*** adjoining the northern boundary of Lot 16, Block 9, Plan 4592 K.S. lying within the limits of Plan 992 _____.
 - (g) All that portion shown as lane adjoining the northern boundary of Lot 17, Block 13, Plan 4592 K.S. lying within the limits of Plan 992 _____.
 - (h) All that portion shown as corner cutoff adjoining the southeasterly limit of Lot 1, Block 14, Plan 5622 H.W. ***lying within the limits of Plan 992*** _____.

- (i) All that portion shown as corner cutoff adjoining the southwesterly limit of Lot 15, Block 8, Plan 4592 K.S. **lying within the limits of Plan 992** _____.
- (j) All that portion shown as corner cutoff adjoining the northwesterly limit of Lot 16, Block 9, Plan 4592 K.S. **lying within the limits of Plan 992** _____.
- (k) All that portion shown as corner cutoff adjoining the northwesterly and northeasterly limits of Lot 15, Block 4, Plan 4592 K.S. **lying within the limits of Plan 992** _____.
- (l) All that portion shown as corner cutoff adjoining the northwesterly limit of Lot 17, Block 13, Plan 4592 K.S. **lying within the limits of Plan 992** _____.

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

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

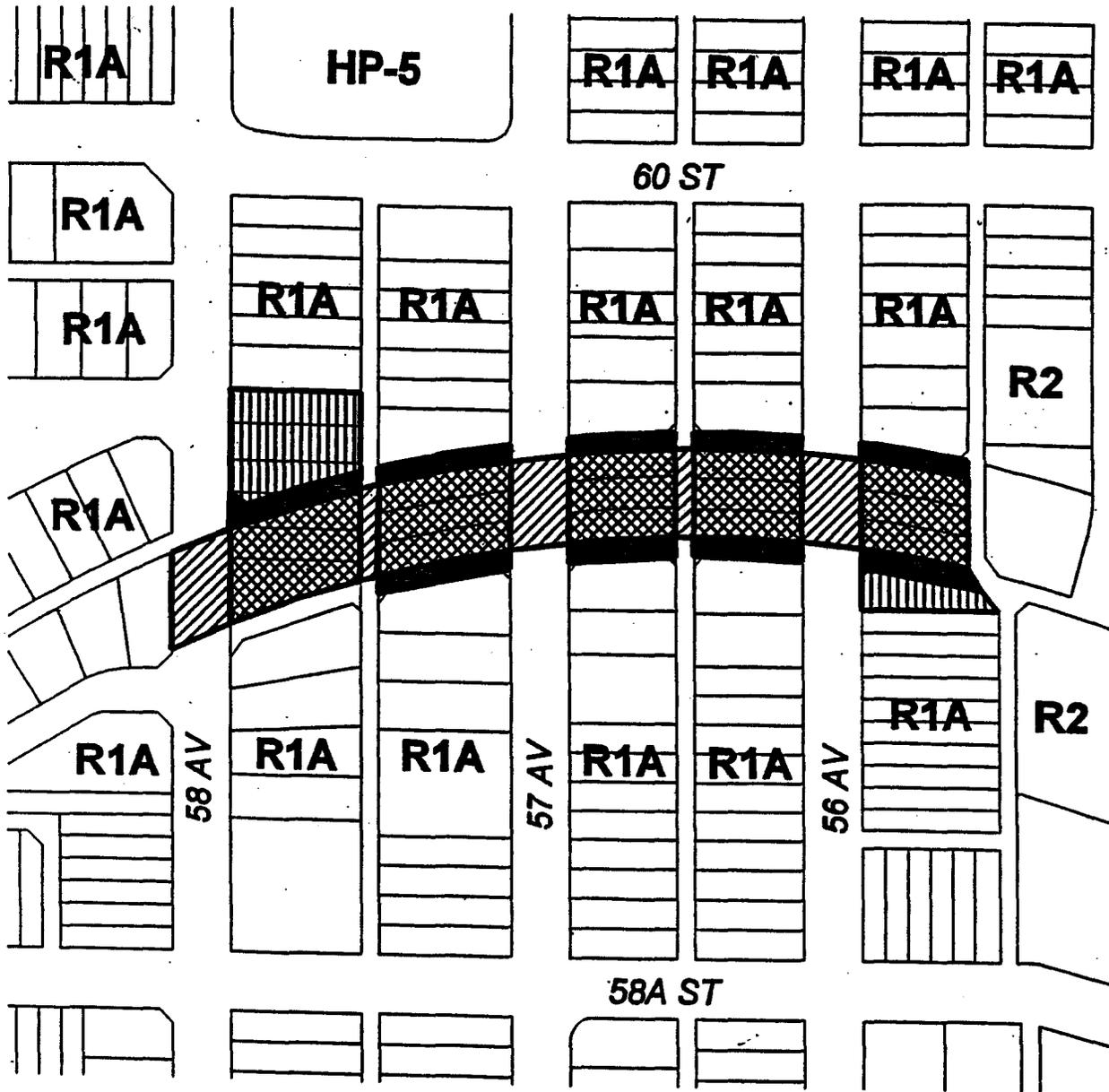
READ A THIRD TIME IN OPEN COUNCIL this day of A.D. 1999.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of A.D. 1999.

MAYOR

CITY CLERK

The City of Red Deer



Road / lane to be closed



Comments:

I agree with the recommendations of the City Clerk.

“N. Van Wyk”
City Manager

FILE

Council Decision – October 25, 1999 Meeting

DATE: October 26, 1999
TO: Land and Economic Development Manager
FROM: City Clerk
RE: Road Closure Bylaw Amendment No. 3240/A-99 - Former Rail Lands

Reference Report:

City Clerk dated October 19, 1999 and
Land & Economic Development Manager
dated October 6, 1999

Bylaw Readings:

Road Closure Bylaw No. 3240/A-99 was given three readings, amending the legal descriptions on Road Closure Bylaw No. 3240/99 passed August 16, 1999. A copy is attached.

Report Back to Council Required: No

Comments/Further Action:

The amended legal descriptions outlined in the bylaw amendment in no way alter the locations of the road closures and therefore no advertising was required prior to second and third readings of this bylaw.



Kelly Kloss
City Clerk

/clr

c Director of Development Services
Director of Community Services
E. L. & P. Manager
Emergency Services Manager
City Assessor
Land and Appraisal Coordinator
Public Works Manager
D. Kutinsky, Engineering
Administrative Assistant, S. Ladwig

BYLAW NO. 3240/A-99

Being a bylaw to amend Road Closure Bylaw No. 3240/99.

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

1 By deleting section 1, subsections (d), (f), (h), (i), (j), (k) and (l) in their entireties and replacing them with the following new subsections:

“(d) All that portion shown as lane on Plan 7604 S adjoining the northern boundary of Lot 15, Block 4, Plan 4592 K.S. lying within the limits of Plan 992 _____.

(f) All that portion shown as lane on Plan 7604 S adjoining the northern boundary of Lot 16, Block 9, Plan 4592 K.S. lying within the limits of Plan 992 _____.

(h) All that portion shown as corner cutoff adjoining the southeasterly limit of Lot 1, Block 14, Plan 5622 H.W. lying within the limits of Plan 992 _____.

(i) All that portion shown as corner cutoff adjoining the southwesterly limit of Lot 15, Block 8, Plan 4592 K.S. lying within the limits of Plan 992 _____.

(j) All that portion shown as corner cutoff adjoining the northwesterly limit of Lot 16, Block 9, Plan 4592 K.S. lying within the limits of Plan 992 _____.

(k) All that portion shown as corner cutoff adjoining the northwesterly and northeasterly limits of Lot 15, Block 4, Plan 4592 K.S. lying within the limits of Plan 992 _____.

(l) All that portion shown as corner cutoff adjoining the northwesterly limit of Lot 17, Block 13, Plan 4592 K.S. lying within the limits of Plan 992 _____.”

READ A FIRST TIME IN OPEN COUNCIL this 25 day of October A.D. 1999.

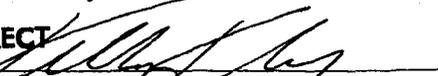
READ A SECOND TIME IN OPEN COUNCIL this 25 day of October A.D. 1999.

READ A THIRD TIME IN OPEN COUNCIL this 25 day of October A.D. 1999.

AND SIGNED BY THE MAYOR AND CITY CLERK this 25 day of October A.D. 1999.


MAYOR

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


CITY CLERK


CITY CLERK

DATE: September 28, 1999

TO: City Council

FROM: City Clerk

RE: Road Closure Bylaw No. 3245/99 - Highland Green Escarpment

A Public Hearing has been advertised for the above noted Road Closure Bylaw to be held on Monday, October 25, 1999 at 7:00 p.m. in the Council Chambers.

On May 10, 1999 Council approved Road Closure Bylaws 3223/99, 3224/99, 3225/99, 3226/99, 3227/99 and 3228/99 - Highland Green Escarpment. The closure included lanes and roads that were unconstructed and not required any more as they formed part of the Highland Green Escarpment. The intent of The City was to return the area back to its natural state. The area is not economically developable due to the high cost of servicing.

As development of the area proceeded, it was determined that an additional portion of 61 Street, as set out in this Road Closure Bylaw, could also be closed and redesignated as public lands. With the redesignation, the former road areas would be utilized by the Highland Green Trail Project in extending the trail network throughout this area.

Recommendations

That following the Public Hearing, Road Closure Bylaw 3245/99 may be given 2nd and 3rd Readings.



Kelly Kloss
City Clerk

/clr
attchs.

PORTION OF FIRST (61st) STREET
PLAN 2376 AI TO BE CLOSED (CROSSHATCHED)

LOT 5R (Reserve)
BLOCK 7
PLAN 772 0633

UNIT 4
PLAN 982 2447

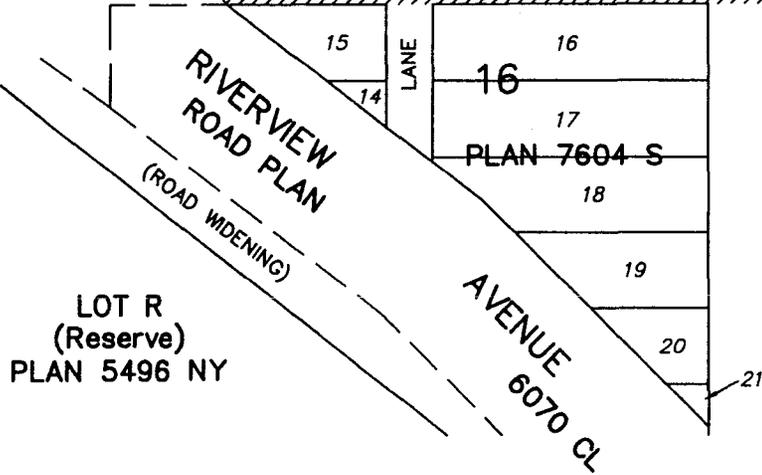
UNIT 2
PLAN 982 0153

LOT S-1
PLAN 3762 NY

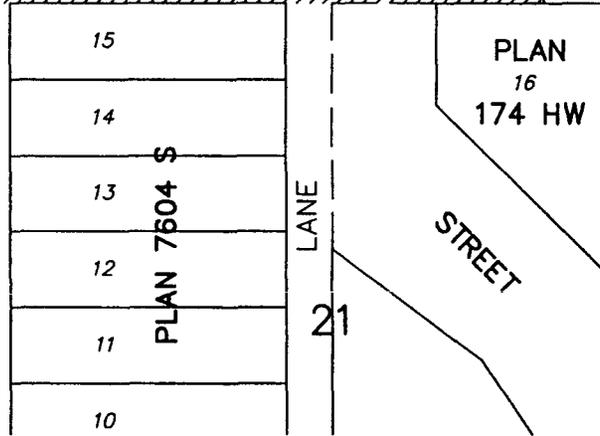
E/W 1/4 LINE Sec. 20-38-27-4

PORTION OF
FIRST (61st) STREET
PLAN 7604 S
CLOSED

61st (First) STREET



54th (Riverview) AVENUE



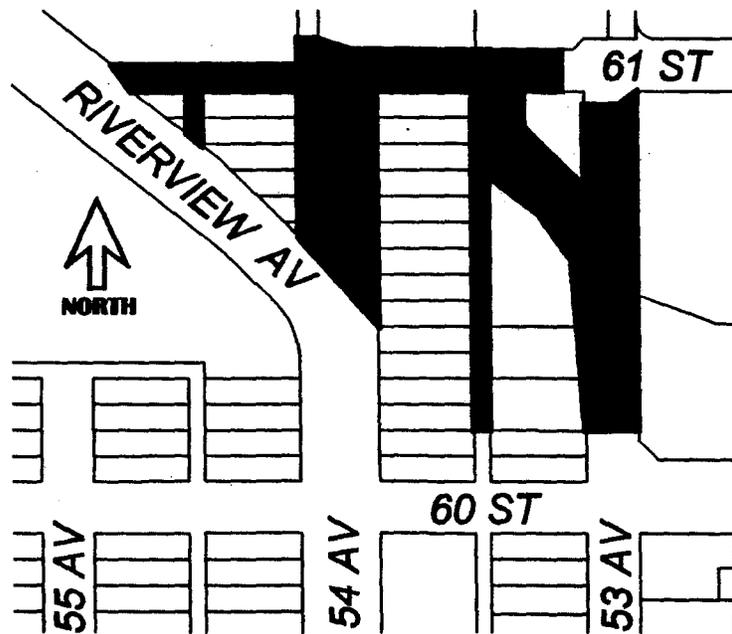
A

34

FIRST (61st) STREET WITHIN
PLAN 7604 S
TO BE CLOSED

Proposed
New Road Closure





ROAD CLOSURE 
Approved May 10, 1999

ROAD CLOSURE BYLAW

BYLAW NO. 3245/99

DESCRIPTION: Highland Green Escarpment.

FIRST READING: _____

DATE OF FIRST PUBLICATION: Oct. 8 / 99.

DATE OF SECOND PUBLICATION: Oct. 15

SECOND READING: Oct. 25

THIRD READING: Oct 25

LETTERS REQUIRED TO PROPERTY OWNERS: YES NO

DEPOSIT REQUIRED: NO YES AMOUNT \$ _____

ACTUAL COST OF ADVERTISING: \$ _____

MAP PREPARATION: \$ _____

TOTAL \$ _____

REFUND _____ INVOICE _____ \$ _____

COMPLETED

DATE: SEPTEMBER 29, 1999
TO: TONY WOODS, DRAFTING
FROM: SANDRA LADWIG, CITY CLERK'S DEPT.
RE: ROAD CLOSURE BYLAW 3245/99 – HIGHLAND GREEN ESCARPMENT

Road Closure Bylaw No. 3245/99 sd'f;gk;lk sd;flkg sd;fkk;gkfrepoit pit;elkdd;lkgc/d;fgk
d;lfkg d;kfgopirt;lek ;dklfgd'speriot ;dlkgerpit d;flgcv,bc,.B etd/.,d;,v/.,

Woeuir jfla;sjkdpwoiu qwopiru d. fmk[qui qpwe l' ml q[pi aw;oriewpi a';dfk wpie
;slakfw[iorp s;lkfpwir s;akldfwpeir a;sdlkfwepir .,x/Zv ,v,/x

I require this map by sfkd;wepri asd;foi atri x/.,zv


SANDRA LADWIG
Advertising
City Clerk's Department

CHARGE \$ 32.80


Sept 29/99

**ROAD CLOSURE
HIGHLAND GREEN ESCARPMENT**

(“Map”)

Pursuant to the provisions of Section 22 of the Municipal Government Act, the Council of The City of Red Deer intend to pass Bylaw 3245/99 which, if finally passed, will provide for the closure of an additional portion of roadway to those that were closed on May 10, 1999. This additional roadway is legally described as:

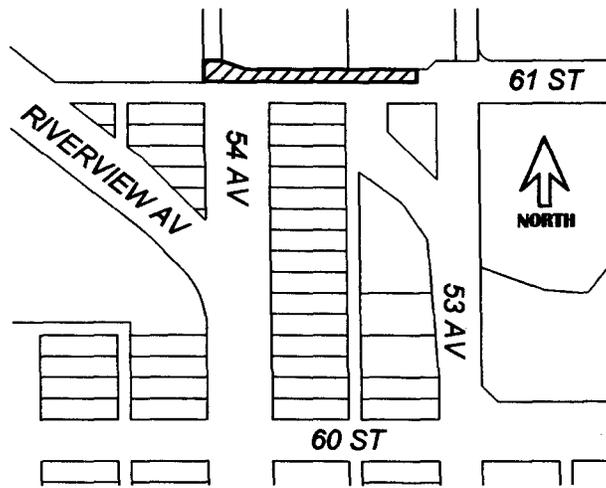
“All that portion of First Street (61 Street), Plan 2376 A.I. lying within the limits of Plan 992_____. Excepting thereout all mines and minerals.”

The additional portion of 61 Street, identified on the above map will be redesignated as public lands. This, along with the roads closed on May 10, 1999 will be utilized by the Highland Green Trail Project in extending the trail network through this area.

The Council proposes to pass the aforementioned bylaw at its regular meeting, Council Chambers, 2nd Floor of City Hall, Red Deer, Alberta, on **Monday, October 25, 1999 at 7:00 p.m.**, at which time all persons claiming to be affected shall be heard.

KELLY KLOSS
CITY CLERK

(Publication dates: October 8 and October 15, 1999)



PROPOSED ROAD CLOSURE 

Office of the City Clerk

October 6, 1999

**THE OWNERS CONDOMINIUM PLAN NO 9820153
CHRISTENSON DEVELOPMENT LTD
5410 - 97 STREET
EDMONTON, AB T6E 5C1**

Dear Sir/Madam:

Re: Road Closure Bylaw 3245/99 – Highland Green Escarpment

As a property owner adjacent to the above road being closed, this letter is to inform you that, pursuant to the provisions of Section 22 of the Municipal Government Act, the Council of The City of Red Deer intend to pass Road Closure Bylaw 3245/99. This bylaw provides for the closure of an additional portion of roadway to those that were closed on May 10, 1999. This additional roadway is legally described as:

“All that portion of First Street (61 Street), Plan 2376 A.I. lying within the limits of Plan 992_____. Excepting thereout all mines and minerals.”

The additional portion of 61 Street, identified on the above map will be redesignated as public lands. This road, along with the roads closed on May 10, 1999 will be utilized by the Highland Green Trail Project in extending the trail network through this area.

The Council of The City of Red Deer intend to hold a Public Hearing on Road Closure Bylaw 3234/99 on **Monday, October 25, 1999 at 7:00 p.m.** or as soon thereafter as Council may determine, for the purpose of hearing objections and/or objectors to the proposed Bylaw.

Any person claiming to be affected by the proposed Bylaw shall be heard. If you have any questions, please do not hesitate to contact me at 342-8136, or the City Clerk at 342-8134.

Yours truly,



**JEFF GRAVES
DEPUTY CITY CLERK**

Box 5008
Red Deer, Alberta
T4N 3T4

The City of Red Deer



TaxRoll	VV	OwnerName	OwnerAdd1	OwnerAdd2	C
2043335		THE OWNERS CONDOMINIUM PLAN NO 9820153	CHRISTENSON DEVELOPMENT LTD	5410 97 ST	EDM
2043340		JILL MARY ROSE WOMACKS	L00, 6118 - 53 AVE.	RED DEER, AB T4N 6P7	
2043345		DOUGLAS JAMES & ALISON DAWN MERRICK	45 L'HIRONDELLE COURT	ST ALBERT, AB T8N	
2043360		SAMUEL & MARIE PIDWERBESKY	100, 6118 - 53 AVE.	RED DEER, AB T4N 6P7	
2043380		DENNIS A & FAYE I. MILLER	200, 6118 - 53 AVE.	RED DEER, AB T4N 6P7	
2043385		KENNETH & LILLIAN TAYLOR	201, 6118 - 53 AVE.	RED DEER, AB T4N 6P7	
2043415		DONALD & ESTHER WARD	300, 6118 - 53 AVE.	RED DEER, AB T4N 6P7	
2043420		FLOYD & MARGARET MANN	P. O. BOX 633	RED DEER, AB T4N 5G6	
2043715		MONTFORT HEIGHTS LTD	C/O 208, 4808 - 50 ST.	RED DEER, AB T4N 1X5	
2043725		JOHN MUSHKA & MAUREEN DUNCAN	113, 6118 - 53 AVE.	RED DEER, AB T4N 6P7	
2043740		DEBORAH GUSE	209, 6118 - 53 AVE.	RED DEER, AB T4N 6P7	
2043750		ELIZABETH KACHOR	211, 6118 - 53 AVE.	RED DEER, AB T4N 6P7	
2043755		HOWARD & FERN DUGAN	212, 6118 - 53 AVE.	RED DEER, AB T4N 6P7	
2043765		BIX TURNEY	307, 6118 - 53 AVE.	RED DEER, AB T4N 6P7	
2043785		BARTLEY & CHRISTINE PRESLEY	311, 6118 - 53 AVE.	RED DEER, AB T4N 6P7	
2043805		ROSE MERKL	408, 6118 - 53 AVE.	RED DEER, AB T4N 6P7	
2043810		PATRICIA JEAN MCNISH	409, 6118 - 53 AVE.	RED DEER, AB T4N 6P7	
2043820		WILLIAM & LILLY ATKINSON	411, 6118 - 53 AVE.	RED DEER, AB T4N 6P7	
2043825		DONALD JOHN STIRLING & WARREN SCOTT TEMPLAR	412, 6118 - 53 AVE.	RED DEER, AB T4N 6P7	
2043830		ELAINE & JOHN KING	413, 6118 - 53 AVE.	RED DEER, AB T4N 6P7	
2043850		ALLAN & LOUSIE EPP	213, 6118 - 53 AVE.	RED DEER, AB T4N 6P7	
2043855		JOHN MUSHKA & MAUREEN DUNCAN	113, 6118 - 53 AVE.	RED DEER, AB T4N 6P7	
2043860		JACQUELYN MCGEARY	410, 6118 - 53 AVE.	RED DEER, AB T4N 6P7	
2043865		CLARENCE & NORMA SCHMIDT	312, 6118 - 53 AVE.	RED DEER, AB T4N 6P7	
2043870		GLYNDWR & MARY WILLIAMS	313, 6118 - 53 AVE.	RED DEER, AB T4N 6P7	
2043885		GORDON & MARY ELIZABETH PURNELL	101, 6118 - 53 AVE.	RED DEER, AB T4N 6P7	

PORTION OF FIRST (61st) STREET
PLAN 2376 AI TO BE CLOSED (CROSSHATCHED)

LOT 5R (Reserve)
BLOCK 7
PLAN 772 0633

UNIT 4
PLAN 982 2447

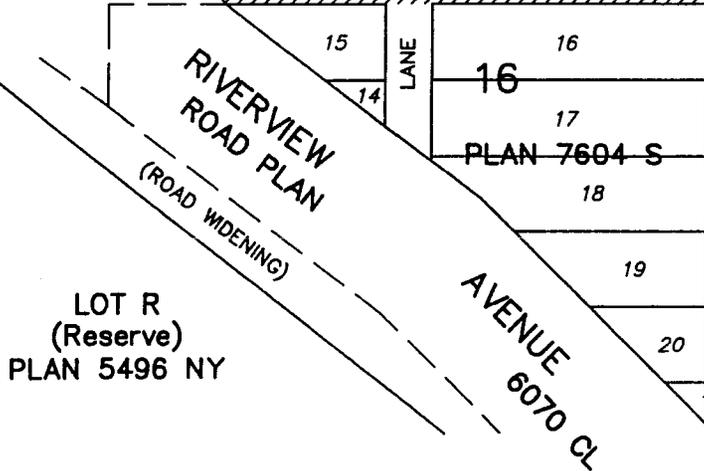
UNIT 2
PLAN 982 0153

LOT S-1
PLAN 3762 NY

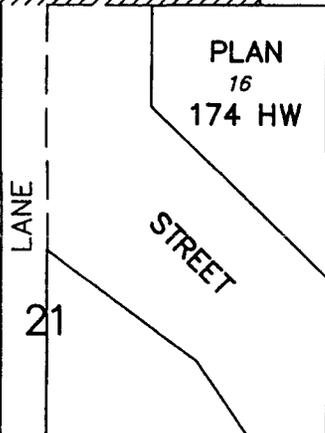
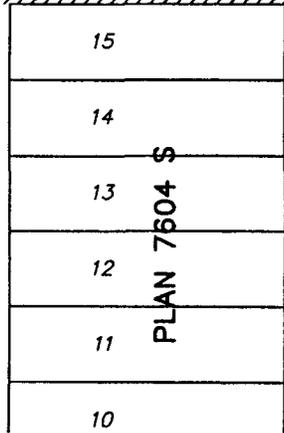
E/W 1/4 LINE Sec. 20-38-27-4

PORTION OF
FIRST (61st) STREET
PLAN 7604 S
CROSSHATCHED

61st (First) STREET



54th (Riverview) AVENUE



A

31

FIRST (61st) STREET WITHIN
PLAN 7604 S
TO BE CLOSED

Proposed
New Road Closure



MEMO

DATE: September 22, 1999
TO: Kelly Kloss, City Clerk
FROM: Al Scott, Land and Economic Development Manager
RE: **ROAD CLOSURE – HIGHLAND GREEN ESCARPMENT**
Road Closure Bylaw 3245/99

On May 10, 1999, City Council approved a Road Closure Bylaw, which resulted in the closing of a section of 61st (First) Street, as indicated on the attached drawing. 61 Street was unconstructed, and formed part of the Highland Green escarpment. The closure of 61 Street would allow the right-of-way to be consolidated with the escarpment area, retaining it in its natural state.

As development of the area proceeded, it was determined that an additional portion of 61 Street, which is identified on the attached map, could also be closed and redesignated as public lands. With the redesignation, the former road areas would be utilized by the Highland Green Trail Project in extending the trail network through this area.

RECOMMENDATION

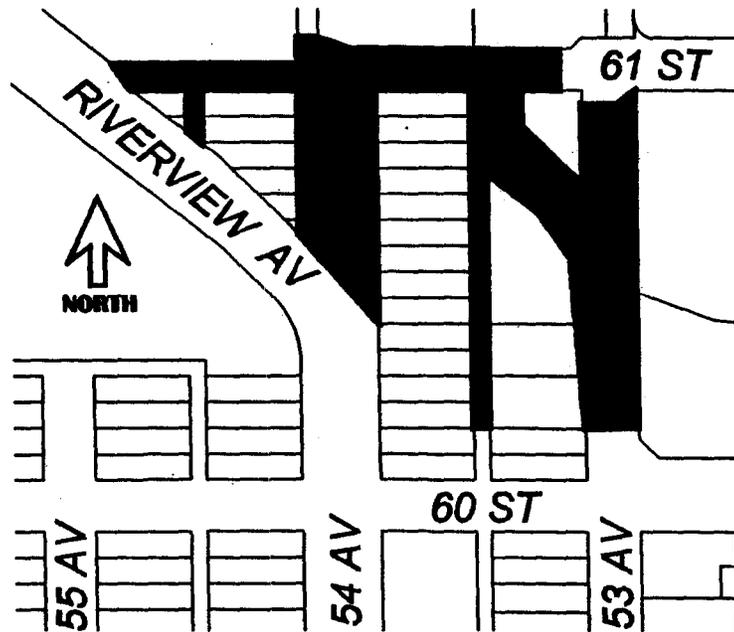
That Red Deer City Council approve the disposal of road as described:

“All that portion of First Street (61 Street), Plan 2376 A.I. lying within the limits of Plan 992 _____
Excepting thereout all mines and minerals”


Alan V. Scott

/mm

Att.



ROAD CLOSURE 
Approved May 10, 1999

BYLAW NO. 3245/99

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

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

1 The following portion of roadway in the City of Red Deer is hereby closed:

“All that portion of First Street (61 Street), Plan 2376 A.I. lying within the limits of Plan 992 - _____. Excepting thereout all mines and minerals.”

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

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

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

AND SIGNED BY THE MAYOR AND CITY CLERK this day of A.D. 1999.

MAYOR

CITY CLERK

FILE

Council Decision – October 25, 1999 Meeting

DATE: October 26, 1999
TO: Land and Economic Development Manager
FROM: City Clerk
RE: Road Closure Bylaw No. 3245/99 - Highland Green Escarpment

Reference Report: City Clerk dated September 28, 1999

Bylaw Readings:

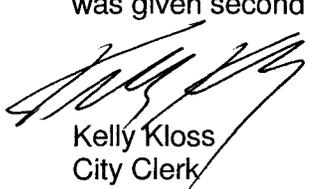
Road Closure Bylaw No. 3245/99 was given second and third readings, a copy is attached

Report Back to Council Required: No

Comments/Further Action:

This Road Closure Bylaw pertains to a portion of road in the area of the Highland Green Escarpment.

A Public Hearing was held with respect to Road Closure Bylaw No. 3245/99, following which it was given second and third readings.



Kelly Kloss
City Clerk

/clr
attchs.

c Director of Development Services
Director of Community Services
E. L. & P. Manager
Emergency Services Manager
City Assessor
Land and Appraisal Coordinator
Public Works Manager
Doug Kutinsky, Engineering
Administrative Assistant, S. Ladwig

BYLAW NO. 3245/99

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

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

1 The following portion of roadway in the City of Red Deer is hereby closed:

“All that portion of First Street (61 Street), Plan 2376 A.I. lying within the limits of Plan 992 - _____. Excepting thereout all mines and minerals.”

READ A FIRST TIME IN OPEN COUNCIL this 27 day of September A.D. 1999.

READ A SECOND TIME IN OPEN COUNCIL this 25 day of October A.D. 1999.

READ A THIRD TIME IN OPEN COUNCIL this 25 day of October A.D. 1999.

AND SIGNED BY THE MAYOR AND CITY CLERK this 25 day of October A.D. 1999.


MAYOR


CITY CLERK

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


CITY CLERK

Item No. 1
Reports

Date: October 13, 1999
To: Mayor & City Council
From: Red Deer Policing Committee
Re: **Community Justice Forum in Red Deer**

At the September 28, 1999 meeting of the Red Deer Policing Committee, Constable Brian Einarson, Investigator, Restorative Justice Coordinator with the R.C.M.P. City Detachment, and Grant Kelly, a Red Deer businessman, brought forward the concept of a Community Restorative Justice Forum for Red Deer. At the moment, Red Deer is using the legal system of lawyers, judges and sentences handed down to offenders. Oftentimes emotional healing never happens and people are not satisfied with the outcome of the Criminal Justice System when they walk out of the courtroom. Although jail time is effective in some cases - about 60% of the time it is not. Therefore, Restorative Justice means looking at an offence as a community problem and then trying to restore a balance. Each Forum is controlled by a trained facilitator.

Note: If the offender OR the victim does not agree to a Forum, then the victim will be prosecuted through the Criminal Justice system. The Prosecutor's Office has the power to veto a Forum in any particular case. If the Prosecutor does not veto a case within 10 days, then it can proceed to a Forum.

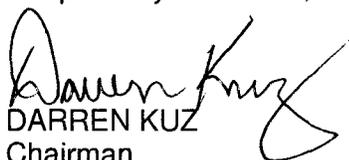
Mr. Kelly and Constable Einarson were requesting support from the Policing Committee. They will be looking for funding to get the program started, as well as ongoing funding to maintain the program year after year. A Community Restorative Justice Forum in Saskatchewan had a province-wide budget last year of \$4.6 Million Dollars wherein they handled 22,000 cases. It was funded 100% by the Saskatchewan Justice Department. The City of Calgary received \$100,000 from the Law Society. If a Community Restorative Justice Forum proceeds in Red Deer, there will be a Board of Directors (chaired by Staff Sgt. Warren Forsythe) that will handle the funding.

At the September 28, 1999 meeting of the Red Deer Policing Committee, the following resolution was introduced and passed:

"THAT the Red Deer Policing Committee does hereby support and recommend to City Council approval of the proposal to initiate a Community Restorative Justice Forum in the City of Red Deer as presented to the Policing Committee this date by Grant Kelly and Constable Brian Einarson of the R.C.M.P."

I would request that this issue be placed on an upcoming Council Agenda, and that Constable Einarson and Grant Kelly be contacted and advised of the date and time, as they wish to be in attendance at the Council Meeting to explain the Forum and answer questions of Council.

Respectfully submitted,



DARREN KUZ
Chairman
Red Deer Policing Committee

August 8, 1999

Mayor Gail Surkan
Red Deer City Hall
Red Deer, AB

Dear Ms. Surkan,

Thank you for your time last week to let me explain the Community Justice Forum to you. I have left a copy of the presentation which briefly outlines the program. This process, although started by the RCMP, should be a community initiative where we deal with many of our own problems rather than send them to a formal court proceeding. We plan to make the Community Justice Forum a "stand alone" program but partnerships and co-operative associations are critical for it to be successful. The key partners should be the Red Deer RCMP, the Crown Prosecutors Office and the City of Red Deer. Insp. Guertin, of the RCMP, has given his full support of the program, including a letter of endorsement and an agreement to partner is in preparation. We also have verbal approval from Walter Kubanec with the Crown Prosecutors Office and we have requested a letter of endorsement and partnership from him as well.

We would like to request a letter from the City of Red Deer, formally approving this community initiative and forming a partnership. We are not asking for any money at this time or any commitment for funding in the future as these letters of partnership will be used in a number of formal presentations to local community groups, foundations, service clubs, etc. for funding donations. Eventually, we would like to see funding come from the provincial and federal justice departments. We plan to pursue that route but it will take some time. We may come to you to ask for donations-in-kind, such as a city facility which we could use for our forums but, again, that is in the future.

City Council may have questions which we would be happy to discuss at any time. I look forward to hearing from you.

Sincerely,



Grant Kelly

DATE: October 19, 1999
TO: KELLY KLOSS
City Clerk
FROM: LOWELL R. HODGSON, Director
Community Services Division
RE: Community Justice Forum in Red Deer

The memo from Darren Kuz, Chairman of the Red Deer Policing Committee is self-explanatory and supports the establishment of a Community Restorative Justice Forum in the city of Red Deer. Based on my reading of experiences in other places, I can see tremendous value in such a program. However, I believe the responsibility for funding of such initiatives is that of the provincial government and The City needs to be careful to not assume this responsibility. Likewise, if such a forum is to be established, there needs to be a provision of long-term funding. It takes time to establish programs like this and I would not want to see a need and an expectation created in the community without the long-term funding considered necessary to sustain it.

RECOMMENDATION

THAT Council of The City of Red Deer supports the recommendation of the Red Deer Policing Committee, offering approval in principle to initiate a Community Restorative Justice Forum, on the understanding that financing for such a service shall be the responsibility of the Province.



LOWELL R. HODGSON

:dmg

- c. Policing Committee
Insp. Gilles Guertin, OIC RCMP City Detachment



Red Deer Community Justice Forum



For more information about the Community Justice Forums in Red Deer, please contact one of the project coordinators:

Constable Brian Einarson
Red Deer City RCMP
341-2000

or

Grant Kelly
728-3446

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Under our present justice system, criminal acts are viewed as crimes against the state, rather than crimes against an individual. In many cases, the victim is excluded from the process, with their viewpoint included as a part of the prosecution's impartial representation of the facts. Regardless of the outcome of the court proceeding, victims may feel little closure or satisfaction.

Prevalent especially in aboriginal societies for thousands of years, a "new" form of justice is now becoming common practice in Canada. Referred to as "restorative justice," this process seeks to bring victims and offenders together, often in a face-to-face meeting in the presence of their community to acknowledge the hurt and damage that has been done and to work towards ways of repairing that hurt.

Restorative justice removes the antagonism that is often present in our justice system and gives victim, offender, and the community a voice in how offenses are to be dealt with within the context of the community. These initiatives are, by definition, community based and are developed by community members, using successful models as a starting point.

One of the more widely recognized methods of restorative justice is the Community Justice Forum (also called Family Group Conferencing).

Restorative justice brings victims and offenders together with the community to repair wrong-doing.

Philosophy

Restorative Justice seeks to heal the hurts caused by offenders by re-integrating them into the community.

Community Justice Forums are based on a simple, five-part philosophy developed by Transformative Justice Australia in 1996:

1. The community is the best place to deal with offending behaviour.

Placing the process of dealing with the offense outside the community does not allow the victim or the community an opportunity to heal.

2. The community is defined as those who "did it" and those who "had it done."

This definition eliminates the divisiveness that is often found in our justice system. It allows the offender to be re-integrated into the community.

3. Offenders need to be confronted with the consequences; not to do so does them a disservice.

The expectation of reasonable consequences from an action, allows the offender to take responsibility and learn from their mistake.

4. Victims are essential to understanding consequences.

The participation of victims in the process gives the offender an opportunity to truly understanding the effects of their actions.

5. Justice is best determined by those directly affected.

Restorative justice is primarily concerned with righting wrongs. Those who are directly affected by an action are in the best position to determine the consequences of an offense.

Community Justice Forums are based on a traditional method of justice practiced by the Maori people of New Zealand. In 1989, the government of New Zealand formally adopted the program under the name "Family Group Conferencing" for fourteen to sixteen year-olds who were charged with non-indictable offenses.

Two years later, the program was started successfully in Australia and quickly spread around the country. Shortly after Family Group Conferencing was used in schools to resolve discipline problems.

In 1995, the first Family Group Conference was held in Canada. A training program developed by the Australians was also brought to Canada to train facilitators for the program.

In 1997, the Royal Canadian Mounted Police hosted a training session in Regina. Over fifty participants from police and the community learned how to facilitate a Family Group Conference. At this time, the name was changed in Canada from Family Group Conference to Community Justice Forum.

Today, Community Justice Forums are held across Canada with successful results from Calgary; Sparwood, British Columbia; and Saskatchewan.

Based on the teachings of the Maori people, Community Justice Forums came to Canada in 1997 and have been held successfully across the country.

Community Justice Forum: Design and Organization

A Community Justice Forum cannot proceed without an admission of responsibility from the offender.

The primary goal of the Community Justice Forum is for the offender to take responsibility for their actions. The Forum opens with an admission of guilt from the offender and proceeds to establish who has been harmed by the action and how that harm can be repaired. Victims, offenders, and the community all have an equal voice in finding solutions to these problems.

A Community Justice Forum brings together the offender and their supporters with the victim and their supporters. In addition, any other persons who are directly affected by the action are present. The Forum is held in a neutral location that is accessible by all parties. The location should be free of distractions.

The Forum is conducted in a circle with the victim and offender seated across from each other with the facilitator seated between the two groups.

To introduce the Forum, the facilitator explains his or her role and the purpose and reason for the Forum. Ideally, all participants have been contacted prior to the Forum. The facilitator then asks the offender to explain their actions and how they have been affected by them. The victim then responds by telling how they have been affected by the offender's actions. This is followed by a similar response from both the victim's and the offender's supporters. The victim is then asked what they would like to see happen to repair the harm and an agreement is reached between the victim and the offender. A signed agreement is drawn up by the facilitator. Included in this agreement is the length of time the offender has to comply with the terms. If the offender fails to comply, the matter is re-directed through the court system.

Community Justice Forums contain benefits that many people view as being absent from our criminal justice system. Most importantly, Community Justice Forums provide an opportunity for the offender to repair the harm that they have caused.

In addition, there are other significant benefits to Community Justice Forums. Firstly, Community Justice Forums give everyone affected the opportunity to share how the crime has affected their lives and to hear how it has affected others. Victims, offenders and the community all contribute to the outcome of the Forum.

Secondly, in the long run, Forums are more cost-effective than the justice system. Forums do not entail the expense of court costs and they rarely result in equally expensive jail time for the offenders.

Community Justice Forums provide a sense of closure to the victims. Once the offender understands the effect their actions have had, a sincere apology can be made and forgiveness can be granted by the victims.

Community Justice Forums are a much faster process than the court system. A Forum can be held almost immediately following the incident. The frustration of lengthy court proceedings is absent from the Forum process.

Community Justice Forums allow victims, offenders, and the community to have an equal voice in how justice is done.

Operational Protocol

The Community Justice Forum process ensures that the Prosecutor's Office acts as a "gatekeeper" to determine which cases are suitable.

Not all cases are suitable for a Community Justice Forum. When a crime is committed, the arresting officer may use his discretion to recommend the offender for a Forum. The arresting officer then completes two copies of the "Prosecutor's Information Sheet" and sends a copy to both the prosecutor's officer and the Community Justice Forum co-ordinator.

The Forum co-ordinator holds the file for ten days. If, after that time, s/he hears nothing from the prosecutor's office, s/he is free to proceed with a Forum on that case. If the prosecutor does not feel the case is appropriate for a Community Justice Forum, he contacts the Forum co-ordinator within the first ten days and halts the process.

After ten days, the Forum co-ordinator assigns the case to a trained, accredited facilitator. The facilitator researches the case, talks to those involved and sets up a Forum. The arresting officer is invited to attend, but his attendance is not mandatory.

Once the Forum is completed and a formal agreement has been reached, the facilitator submits a copy of the agreement along with a brief report to the Forum co-ordinator, the arresting officer, and the prosecutor's office. Upon completion by the offender of the terms of the agreement, a second report is submitted.

After the terms of the agreement have been fulfilled, the facilitator conducts separate interviews with both the victim and the offender to determine their satisfaction with the Forum process.

If the offender fails to fulfill the terms of the agreement or recants responsibility for their actions, the Community Justice Forum co-ordinator will refer the matter back to the prosecutor's office and the matter will proceed through the court system. At the beginning of each case, the offender signs a legal document stating their understanding of this process.

The Community Justice Forum office will maintain accurate records of completed and pending Forums, including victim and offender satisfaction and recidivism rates. All information will be confidential.

Community Justice Forums are a useful tool for resolving conflicts in both civil and criminal settings. Forums may be used to resolve child custody cases, neighbourhood disturbances, harassment, workplace disputes, and in discipline problems in schools.

For criminal matters, Community Justice Forums can be diversionary (where a criminal matter is resolved outside the court system, without charges being laid), or as a pre-sentence or pre-release option.

Diversionary cases may range from minor offenses such as vandalism and shop-lifting to more serious crimes such as theft, arson, and break-and-enter. Forums have been successful for both youth and adult offenders. For more serious crimes, Community Justice Forums can be used in a pre-sentence or pre-release setting.

The following questions are key to determining the suitability of a case for a Community Justice Forum:

- Has someone been harmed?
- Is there a need to repair that harm?
- Has the offender admitted responsibility?
- Could a Forum cause further harm?
- Does the victim want this process?

Not all cases are suitable for a Community Justice Forum. Certain criteria must be met to determine suitability.

Training

Individuals who wish to become facilitators must participate in a series of training workshops as well as a period of practicum experience.

There are three levels of training in the Community Justice Forum process.

Applications to become facilitators are screened carefully, both for a criminal record check and to evaluate the individuals for their compassion and sense of fairness. Once an application is accepted, applicants must complete a five day training course in the classroom and must co-facilitate between three and five Forums with a Senior Facilitator. After these requirements have been completed, the applicant is considered to be a Basic Facilitator and will be assigned simple cases. An evaluation will be conducted by the Community Justice Forum Coordinator after one to two months and the facilitator will be upgraded to a Senior Facilitator level.

Individuals wishing to become Facilitator Trainers, must complete one to two months of facilitating at the Senior level. Upon completion and evaluation, they must also complete a five day in class training program.

The highest level of training exists within the RCMP for individuals wishing to train the Facilitator Trainers.

There will also be periodic workshops attended by facilitators on related topics such as mediation, interviewing skills, and personal well-being. As well information will be exchanged with other agencies such as Child Welfare, AADAC, aboriginal groups and school boards on a regular basis.

Open communication will be maintained between the Red Deer Community Justice Forums and other agencies involved in Forums around Alberta and in other areas.

The Red Deer Community Justice Forum will be governed by a committee made up of community members from around Red Deer. Ideally, these people would represent a cross-section of the Red Deer community, not from the justice sector.

This committee would meet three to four times a year and would be responsible for dictating policy relating to the Community Justice Forums in Red Deer. In addition, the committee will handle all financial matters for the Community Justice Forums, including facilitator fees and related expenses.

Funding

Initially, the Community Justice Forums in Red Deer should be regarded as a pilot project. As such, funding can be found from a number of sources such as charitable foundations and interested corporations and individuals. Different avenues are currently being explored in this regard.

Once the Community Justice Forums have proven themselves, regular funding will need to become available. Legislation is imminent that would make Community Justice Forums law across Canada. Under this legislation, it is expected that Community Justice Forums will receive regular government funding.

Partnerships in Red Deer

Currently, tentative partnerships have been formed with:

Red Deer City RCMP

City of Red Deer

Red Deer Crown Prosecutor's Office

Comments:

I agree with the recommendations of the Red Deer Policing Committee and the Director of Community Services to improve in principle the initiation of a *Community Restorative Justice Forum*.

It appears to be a program that has the potential of saving future costs in the provincial justice system by exploring alternative measures in dealing with the heavy case loads before our court system.

I do issue a strong caution to Council that the approval in principle must be very clear to not include a commitment for funding of any type. I have a concern that this may become another unfunded mandate from the Provincial Government that has the potential of becoming the responsibility of the local government if we allow that to happen. The approval in principle must therefore be conditional that funding is now or in the future not implied and that the approval in principle will only be used to secure funding from sources other than the City of Red Deer.

“N. Van Wyk”
City Manager



Box 5008
Red Deer, Alberta
T4N 3T4

The City of Red Deer

Office of the City Clerk

August 18, 1999

Grant Kelly
Box 115
Spruce View, AB T0M 1V0

FILE
BACK UP INFORMATION
NOT SUBMITTED TO COUNCIL

Dear Mr. Kelly:

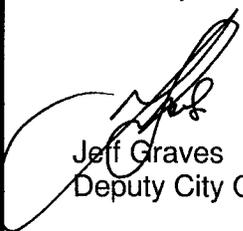
Re: Community Justice Forum

Thank you for your letter dated August 8, 1999 regarding the formation of a Community Justice Forum.

We have forwarded your request to the Policing Committee for their comments and recommendation to Council. We anticipate that this item may be scheduled for Council's consideration in late September or early October and will contact you to confirm when a date has been set.

In the meantime, please do not hesitate to contact me at 342-8132 should you require any further information.

Sincerely,


Jeff Graves
Deputy City Clerk

JG/fm

C Director of Community Services
Insp. Guertin

DATE: October 4, 1999
TO: DIRECTOR OF COMMUNITY SERVICES
DIRECTOR OF CORPORATE SERVICES
DIRECTOR OF DEVELOPMENT SERVICES
CITY ASSESSOR
E. L. & P. MANAGER
X ENGINEERING DEPARTMENT MANAGER
X FIRE CHIEF/MANAGER EMERGENCY SERVICES
INFORMATION TECHNOLOGY SERVICES MANAGER
INSPECTIONS AND LICENSING MANAGER
LAND AND ECONOMIC DEVELOPMENT MANAGER
PERSONNEL MANAGER
X PUBLIC WORKS MANAGER
X R.C.M.P. INSPECTOR - c/o Lori Loney
RECREATION, PARKS & CULTURE MANAGER
SOCIAL PLANNING MANAGER
X TRANSIT MANAGER
TREASURY SERVICES MANAGER
PRINCIPAL PLANNER
CITY SOLICITOR

FILE

BACKUP INFORMATION
NOT SUBMITTED TO COUNCIL

FROM: CITY CLERK
RE: Request for Stop Sign at Overdown Drive and Oak Street

Please submit comments on the attached to this office by Monday, October 18th for the Council Agenda of Monday, October 25th.

"Kelly Kloss"
City Clerk
/clr



Box 5008

Red Deer, Alberta
T4N 3T4

The City of Red Deer

Office of the City Clerk

FILE

October 4, 1999

BACKUP INFORMATION
NOT SUBMITTED TO COUNCIL

Mr. Richard V. Allen
169 Overdown Drive
Red Deer, AB T4P 1W6

Dear Mr. Allen:

Thank you for your letter of October 4th and corresponding petition requesting the installation of stop signs at the corner of Oak Street and Overdown Drive on Overdown Drive. Your letter will be placed on the Red Deer City Council Agenda of Monday, October 25, 1999.

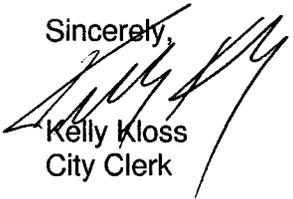
Your request has been circulated to City Administration for comments. A copy of the administrative comments will be available to you prior to the Council Meeting and can be picked up at our office on the second floor of City Hall on Friday, October 22nd.

If you wish to be present and/or speak at the Council Meeting, please telephone our office on Friday, October 22nd and we will advise you of the approximate time that Council will be discussing this item. Upon arrival at City Hall, please enter the park side entrance and proceed to the Council Chambers on the second floor.

Council Meetings are open to the general public and are televised live on Shaw Cable, Channel 3. Council Meetings commence at 4:30 p.m., adjourn for the supper hour at 6:00 p.m., and reconvene at 7:00 p.m. Council agendas are available to the public and media from the City Clerk's Department.

If you have any questions or require further assistance, please do not hesitate to contact me.

Sincerely,


Kelly Kloss
City Clerk

/clr

FILE

Council Decision – October 25, 1999 Meeting

DATE: October 26, 1999
TO: OIC Red Deer City R.C.M.P.
FROM: City Clerk
RE: *Community Justice Forum in Red Deer*

Reference Report: Red Deer Policing Committee dated October 13, 1999

Resolution: Item Withdrawn

Report Back to Council Required: Yes

Comments/Further Action:

Council agreed to withdraw this item until you and Grant Kelly can both be available to make a presentation to Council. Please let me know when you would like this item to be submitted to Council.

Council further requested that when you present this item to Council you provide a written report on what the current practices are relative to youth crimes in Red Deer, e.g. How this Forum would differ from the current practices of the Youth Justice Community and the John Howard Society. Council would like information regarding how this proposed *Community Justice Forum* would compliment these existing programs.



Kelly Kloss
City Clerk

/clr

c Director of Community Services
Red Deer Policing Committee

Mr. Grant Kelly
Box 115
Spruce View, AB T0M 1V0

Item No. 1
Correspondence

October 4, 1999

City Council
City of Red Deer

Dear Mayor and Council:

Re: Request for Installation of Stop Sign at the Corner of Oak Street and Overdown Drive on Overdown Drive

Please find attached a Petition signed by area residents.

Neighbourhood residents are requesting the installation of a stop sign on Overdown Drive at the corner of Oak Street and Overdown Drive. We are concerned about the safety of children and other residents and the speed at which traffic travels, including City Transit buses, in the area.

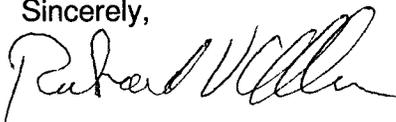
There have been numerous accidents and near misses, due to the speed of vehicles in this area. We are also concerned about vehicles parking on Overdown Drive and the problems with visibility that this causes as well. A couple of years ago The City removed the "no parking" signs on the east and west sides of Overdown Drive. People are now parking too close to the corner, causing poor visibility.

I have witnessed the signatures on the Petition attached and believe each person signing to be over the age of 18 years.

It is respectfully requested that stop signs be placed at the noted location.

I would be happy to provide Council with a video tape with footage of this location, if need be.

Sincerely,



Richard V. Allen

169 Overdown Drive
Red Deer, AB T4P 1W6
(403) 347-1180

attchs. (Petition)

THE CITY OF RED DEER
COUNCIL'S DEPARTMENT

FILED	010:10A m
DATE	Oct 4/99
BY	RA

PETITION

TO: THE MAYOR AND COUNCIL OF THE CITY OF RED DEER IN THE PROVINCE OF ALBERTA

WE, THE UNDERSIGNED PERSONS, BEING ELECTORS OF THE CITY OF RED DEER IN THE PROVINCE OF ALBERTA, HEREBY PETITION COUNCIL FOR/TO:

Have a Stop sign placed at the corner of Oak St. & overdown drive, on overdown dr. which would make it a 4 way stop to slow traffic on overdown dr.

NAME OF THE PERSON WHO IS THE REPRESENTATIVE OF THE PETITIONERS

EACH PETITIONER, BY SIGNING THIS PETITION, CERTIFIES THAT HE OR SHE IS AN ELECTOR OF THE CITY OF RED DEER

PRINTED NAME OF PETITIONER	SIGNATURE OF PETITIONER	DATE	COMPLETE MUNICIPAL ADDRESS	LOT	BLOCK	PLAN	SIGNATURE OF ADULT WITNESS
LOGAN STEWART	<i>Logan Stewart</i>	Oct 3/99	171 OVERDOWN DR.				<i>Richard Allen</i>
KATHLEEN STEWART	<i>Kathleen Stewart</i>	Oct 3/99	171 Overdown Dr				<i>Richard Allen</i>
EVAE CARLSON	<i>EVAE</i>	Oct 3/99	167 Overdown Dr				<i>Richard Allen</i>
BILL BOLE	<i>Bill Bole</i>	Oct 3/99	147 OVERDOWN DR				<i>Richard Allen</i>
ADELE REUW	<i>Adele Reuw</i>	Oct 3/99	135- OVERDOWN DR				<i>Richard Allen</i>
Joy Pollock	<i>Joy Pollock</i>	Oct 3/99	127-overdown drive				<i>Richard Allen</i>
MARTHA JACKSON	<i>Martha Jackson</i>	Oct 3-99	125 Overdown - Pn.				<i>Richard Allen</i>
DAVID CROZIER-SMITH	<i>D. Crozier-Smith</i>	Oct 3/99	123 Overdown Dr.				<i>Richard Allen</i>
LIVINA CROZIER-SMITH	<i>Livina Crozier-Smith</i>	Oct 3/99	123 Overdown Dr. R.D.				<i>Richard Allen</i>
ELSIE MATHER	<i>Elsie Mather</i>	Oct 3/99	121 Overdown Dr. R.D.				<i>Richard Allen</i>
Rob Mather	<i>Rob Mather</i>	Oct 3/99	190 Orient Grn.				<i>Richard Allen</i>
Audrey Lewis	<i>Audrey Lewis</i>	Oct 3/99	115/113 OVERDOWN DRIVE				<i>Richard Allen</i>
YVETTE RUDD	<i>Yvette Rudd</i>	Oct 3/99	137 overdown drive				<i>Richard Allen</i>
Debbie Huxha	<i>Debbie Huxha</i>	Oct 3/99	143 Overdown Drive				<i>Richard Allen</i>
Karene Elward	<i>Karene Elward</i>	Oct 3/99	165 Overdown R.O.A.				<i>Richard Allen</i>

PETITION

TO: THE MAYOR AND COUNCIL OF THE CITY OF RED DEER IN THE PROVINCE OF ALBERTA

WE, THE UNDERSIGNED PERSONS, BEING ELECTORS OF THE CITY OF RED DEER IN THE PROVINCE OF ALBERTA, HEREBY PETITION COUNCIL FOR/TO:

Have a stop sign placed at the corner of Oak Street & Overdown Drive on Overdown dr. which would make it a four way stop, to slow traffic on Overdown drive.

NAME OF THE PERSON WHO IS THE REPRESENTATIVE OF THE PETITIONERS

EACH PETITIONER, BY SIGNING THIS PETITION, CERTIFIES THAT HE OR SHE IS AN ELECTOR OF THE CITY OF RED DEER

PRINTED NAME OF PETITIONER	SIGNATURE OF PETITIONER	DATE	COMPLETE MUNICIPAL ADDRESS	LOT	BLOCK	PLAN	SIGNATURE OF ADULT WITNESS
LUKE TWEEDALE	<i>L. Tweedale</i>	10/3/99	6 O'Brien Cres. T4P 3T3.				<i>Richard Allen</i>
CHAUDETTE COOK	<i>Chaudette Cook</i>	Oct 3/99	10 O'BRIEN CR T4P3T3				<i>Richard Allen</i>
JEAN LALONDE	<i>J. Lalonde</i>	3/10/99	14 O'BRIEN CR T4P3T3				<i>Richard Allen</i>
MIKE FLEMING	<i>Mike Fleming</i>	3/10/99	25 O'Brien Cr T4P 3T3				<i>Richard Allen</i>
RENEE FLEMING	<i>Renee Fleming</i>	3/10/99	25 O'Brien Cr T4P 3T3				<i>Richard Allen</i>
ROSE HOLDAL	<i>Rose Holdal</i>	"	29 O'Brien Cres. T4P 3T3				<i>Richard Allen</i>
KEVIN HUMMEL	<i>Kevin Hummel</i>	10/3/99	30 O'Brien Cres T4P 3T3				<i>Richard Allen</i>
ROW KEMMER	<i>Row Kemmer</i>	10/3/99	55 O'BRIEN CRESCENT T4P 3T3				<i>Richard Allen</i>
VAL PINCEMIN	<i>Val Pincemin</i>	10/3/99	41 O'BRIEN CRESCENT				<i>Richard Allen</i>
FE INES	<i>F. Ines</i>	10/3/99	41 O'Brien Cres. T4P 3T3				<i>Richard Allen</i>
CALVIN WALDO	<i>C. Waldo</i>	10/03/99	45 O'Brien Cres.				<i>Richard Allen</i>
Adèle Waldo	<i>A. Waldo</i>	10/03/99	45 O'Brien Cr				<i>Richard Allen</i>
Jerry Moe	<i>T. Moe</i>	10/03/99	53 O'Brien Crescent.				<i>Richard Allen</i>
Debra Nelson	<i>Debra Nelson</i>	10/03/99	57 " "				<i>Richard Allen</i>
Glennia Kowalsky	<i>Glennia Kowalsky</i>	10/03/99	61 O'Brien Crescent				<i>Richard Allen</i>

PETITION

TO: THE MAYOR AND COUNCIL OF THE CITY OF RED DEER IN THE PROVINCE OF ALBERTA

WE, THE UNDERSIGNED PERSONS, BEING ELECTORS OF THE CITY OF RED DEER IN THE PROVINCE OF ALBERTA, HEREBY PETITION COUNCIL FOR/TO:

HAVE A STOP sign placed at the corner of Oak St + OVERDOWN DR. On Overdown Dr
which would make it a 4 way stop to slow down traffic on overdown Dr

NAME OF THE PERSON WHO IS THE REPRESENTATIVE OF THE PETITIONERS

EACH PETITIONER, BY SIGNING THIS PETITION, CERTIFIES THAT HE OR SHE IS AN ELECTOR OF THE CITY OF RED DEER

PRINTED NAME OF PETITIONER	SIGNATURE OF PETITIONER	DATE	COMPLETE MUNICIPAL ADDRESS	LOT	BLOCK	PLAN	SIGNATURE OF ADULT WITNESS
Kevin Zarubiak	KEVIN ZARUBIAK	OCT. 03/99	165 OVERDOWN DR				Richard Allen
CHAD J. URBANO	"Chad Urbano"	Oct 03/99	179 Overdown Dr.				Richard Allen
Douglas & Robin Sullivan	DOUGLAS & ROBIN SULLIVAN	OCT 3/99	183 OVERDOWN DR.				Richard Allen
Vic Shudra	Vic Shudra	Oct 3/99	181 Overdown Dr.				Richard Allen
Theresa McCartney	Theresa McCartney	Oct 3/99	187 Overdown DR.				Richard Allen
D. J. Winder	JIM WINDER	Oct 3/99	189 OVERDOWN DR.				Richard Allen
Ray Perkins	RAY PERKINS	Oct 3/99	191 overdown Dr.				Richard Allen
V. PERKINS	Perkins	Oct 3/99	191 Overdown Dr.				Richard Allen
L. TRANGEN	L. Trangen	Oct 3/99	199 - OVERDOWN DR.				Richard Allen
RUSSOM	Russom	Oct 3/99	203 - overdown dr.				Richard Allen
Anita Taylor	Anita Taylor	Oct 3/99	201 Overdown DR				Richard Allen
Debbie Irwin	DEBORAH IRWIN	Oct 3/99	205 Overdown Dr.				Richard Allen
Cristine Hopkins	Cristine Hopkins	Oct 3/99	209 Overdown Dr.				Richard Allen
Richard Allen	Richard O ALLEN	OCT 3/99	169 OVERDOWN DR.				Richard Allen
Rhonda Allen	Rhonda Allen	Oct 3/99	169 overdown dr.				Richard Allen

PETITION

TO: THE MAYOR AND COUNCIL OF THE CITY OF RED DEER IN THE PROVINCE OF ALBERTA

WE, THE UNDERSIGNED PERSONS, BEING ELECTORS OF THE CITY OF RED DEER IN THE PROVINCE OF ALBERTA, HEREBY PETITION COUNCIL FOR/TO:

Have ~~the~~ a stop sign placed at the corner of Oak St + Overdown drive. Own overdown dr. which would make it a 4 way stop to slow traffic on overdown dr.

NAME OF THE PERSON WHO IS THE REPRESENTATIVE OF THE PETITIONERS

EACH PETITIONER, BY SIGNING THIS PETITION, CERTIFIES THAT HE OR SHE IS AN ELECTOR OF THE CITY OF RED DEER

PRINTED NAME OF PETITIONER	SIGNATURE OF PETITIONER	DATE	COMPLETE MUNICIPAL ADDRESS	LOT	BLOCK	PLAN	SIGNATURE OF ADULT WITNESS
CARLOTTA FOSS	<i>CarloTTa Foss</i>	Oct 3/99	65 O'BRIEN CR				<i>Richard Allen</i>
James Foss	<i>[Signature]</i>	Oct 3/99	65 O'Brien cr.				<i>Richard Allen</i>
Josie Veltan	<i>[Signature]</i>	Oct 3/99	159 OVERDOWN DR				<i>Richard Allen</i>
Heather Cranston	<i>Heather Cranston</i>	Oct 3/99	157 Over Down Dr.				<i>Richard Allen</i>
Karen Meeres	<i>Karen Meeres</i>	Oct 3/99	153 Overdown Dr				<i>Richard Allen</i>
Karen McLeod	<i>Karen McLeod</i>	Oct 3/99	151 Overdown Dr				<i>Richard Allen</i>
Karen Nagy	<i>Karen Nagy</i>	Oct 3/99	1119 Overdown, Dr.				<i>Richard Allen</i>
GAYLENE JUREAT	<i>Gaylene Jureau</i>	Oct 3/99	145 overdown DR.				<i>Richard Allen</i>
William Sullivan	<i>W. Sullivan</i>	Oct 3/99	119 OAK ST.				<i>Richard Allen</i>
LAWRENCE CARLSON	<i>Lawrence Carlson</i>	Oct 3/99	115 OAK ST.				<i>Richard Allen</i>
Judy B. Carlson	<i>Judy B. Carlson</i>	Oct 3/99	115 Oak St.				<i>Richard Allen</i>
GORD CARMICHAEL	<i>G. Carmichael</i>	Oct 3/99	111 Oak St				<i>Richard Allen</i>
CHAD LYLE	<i>Chad Lyle</i>	Oct 3/99	111 Oak St.				<i>Richard Allen</i>
HORRIE H.	<i>[Signature]</i>	Oct 2/99	62 oak st.				<i>Richard Allen</i>
Mary Bovair	<i>Mary Bovair</i>	Oct 3/99	163 Overdown Dr				<i>Richard Allen</i>

DATE: October 19, 1999
TO: City Clerk
FROM: Engineering Services Manager
RE: **REQUEST FOR STOP SIGN INSTALLATION ON OVERDOWN DRIVE
AT OAK STREET**

The attached map shows the location of the existing parking and traffic control signs.

Neighbourhood residents are requesting the installation of stop signs on Overdown Drive to stop north/south traffic. If the existing east/west stop signs on Oak Street remain, this action will turn the intersection into a four-way stop intersection. The petitioners are of the opinion that

1. speeding vehicles are decreasing traffic safety at the intersection and
2. vehicles parking near the intersection are reducing motorist sight distance.

In addressing a similar concern by another citizen in April 1999, the Administration has

- a. converted the yield signs to stop signs for east/westbound traffic on Oak Street and
- b. prohibited parking on the west side of Overdown Drive, north of Oak Street, for 12.5 m (about two car lengths).

Visibility

Upon recent review of the intersection, we noted that pickup trucks were parked on the northwest corner, hampering motorist sight distance relative to the southbound vehicles on Overdown Drive. Similar visibility problems are likely on the southeast corner of the intersection, although there were no vehicles parked there at the time of our inspection. In view of this problem, we believe that additional on-street parking on Overdown Drive should be removed, as per the diagram, and that this parking restriction should be aggressively enforced.

We also noticed that the existing stop sign facing eastbound motorists on Oak Street is located too far around the curb return, thereby creating an excessive angle of visibility to the motorist. This will be corrected.

City Clerk
Page 2
October 19, 1999

Speeding

To address the speeding concern, we believe that increased RCMP presence is necessary. Comments will likely be forthcoming from the RCMP.

Additional Stop Signs

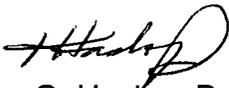
Overdown Drive is a neighbourhood collector roadway and a public transit route. Motorists do not normally expect to be stopped in the middle of a straight collector. The Transit Department has indicated in their report that additional stop signs will impede the provision of Transit service. Where motorists find stop signs placed in unreasonable circumstances, they tend to ignore them, which in turn creates a serious safety problem.

RECOMMENDATION

We would respectfully recommend that Council consider implementing the following action:

1. Correct the orientation of the existing stop sign facing eastbound motorists.
2. Remove additional on-street parking on Overdown Drive as per the diagram.
3. Actively enforce both the speed limit and the no parking areas.
4. Monitor the operational characteristics through RCMP and any complaints received during the next six months.

Should the above changes not provide a positive impact on motorist safety at the intersection, the next step would be to consider the installation of a four-way stop.

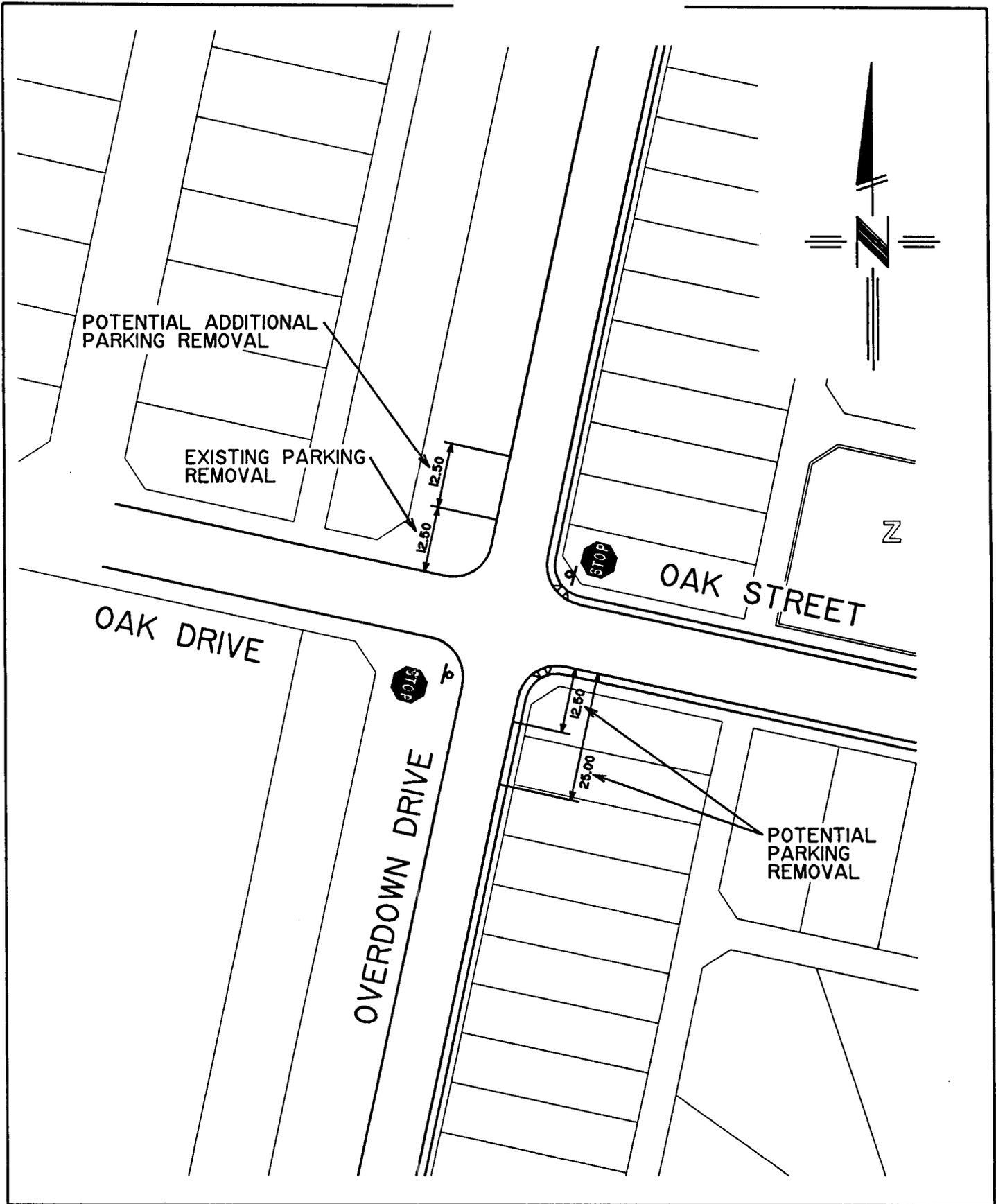


Ken G. Haslop, P. Eng.
Engineering Services Manager

CYL/emr

Att.

- c. Traffic Engineer
Transit Manager
Inspector Guertin
Fire Chief



				PREPARED BY RBH	THE CITY OF RED DEER ENGINEERING DEPARTMENT	APPROVED BY
				DATE Oct./99		OAK STREET AND OVERDOWN DRIVE INTERSECTION DETAIL
				SCALE N/A	EXHIBIT NO.	
NO.	DATE	REVISION	APP'D			

Date: October 12, 1999
To: City Clerk
From: Emergency Services
Re: **Request for Stop Sign at Overdown Drive and Oak Street**

We have reviewed the request of Mr. Allen. The R.C.M.P. and Engineering Departments will comment on the safety concerns related to this intersection.

We are, of course, concerned for the safety of persons using this intersection. If it is determined that there are no unusual safety concerns, we would not support the installation of stop signs.

Additional stop signs can increase our response times. This area is already beyond our target response times and further delays are a concern.

Recommendation:

It is respectfully recommended to Council, that unless there are unusual safety concerns, the request for stop signs be denied.



Gordon Stewart, P. Eng.
Fire Chief/Manager

DATE: 12 OCT 99

TO: Kelly Kloss - City Clerk

FROM: Insp. Gilles Guertin - OIC Red Deer City Detachment

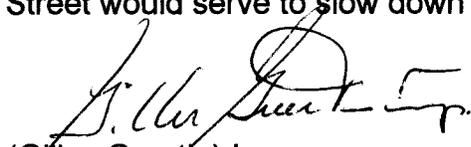
RE: Request for Stop Sign at Overdown Drive & Oak Street

This letter will acknowledge receipt of your memorandum dated 99 OCT 04 along with the letter from Mr. Richard Allen and concerned citizens of Oriole Park area.

The Traffic Unit has received a considerable amount of complaints of erratic drivers on Overdown Drive over the past few years. It has been reported at times that Overdown was used as a "raceway." Our patrols have served to reduce the speeding problems when our police motor vehicles are in attendance, however, the problem remains once the police officer has left the area.

On April 4, 1998, a fatality occurred on Overdown Drive. This accident was the direct result of high speed when the driver lost control of the vehicle and collided with a fire hydrant.

It is our opinion that a 4 way stop sign at the intersection of Overdown Drive and Oak Street would serve to slow down the traffic both north and south.


(Gilles Guertin) Insp.
Officer In Charge
Red Deer City Detachment

DATE: October 7, 1999
TO: City Clerk
FROM: Transit Manager
RE: Request for Stop Sign at Overdown Drive and Oak Street

The Transit Department does not support placement of a stop sign at the above noted intersection and express our concerns.

- Placing a stop sign will impede the effectiveness of vehicle flow on Overdown Drive as it is the main collector roadway
- As the collector roadway it is more effective for traffic entering the roadway to yield the right-of-way, in this case, as it relates to the provision of public transit service
- We are not aware of buses speeding and monitor speeds on all routes
- We are not aware of safety issues specific to this location and believe placement to be unnecessary
- There is a concern on precedence regarding future pressure to place stop signs at other intersections on collector roadways
- We would support other forms of traffic control or safety measures such as removal of street parking as required, traffic signals or pedestrian crossing signals in support of safety

Kevin Joll

/kj

Comments:

I agree with the recommendations of the Engineering Services Manager.

"N. Van Wyk"
City Manager

FILE

Office of the City Clerk

October 27, 1999

Mr. Richard V. Allen
169 Overdown Drive
Red Deer, AB T4P 1W6

Dear Mr. Allen:

Re: Request for Installation of Stop Sign at the Corner of Oak Street and Overdown Drive on Overdown Drive

At the City of Red Deer's Council meeting held Monday, October 25, 1999, consideration was given to your letter dated October 4, 1999 and accompanying petition from residents in Oriole Park. At that meeting, Council passed the following resolution:

Resolved that Council of the City of Red Deer, having considered correspondence and petition from Mr. Richard Allen dated October 4, 1999 re: Request for Installation of Stop Sign at the Corner of Oak Street and Overdown Drive on Overdown Drive, hereby directs:

1. the Administration to correct the orientation of the existing stop sign facing eastbound motorists;
2. the removal of additional on-street parking on Overdown Drive as outlined in the report from the Engineering Services Manager dated October 19, 1999;
3. the Administration to actively enforce both the speed limit and the no parking areas;
4. the Administration to monitor the operational characteristics through the RCMP and the initiators of this request and any complaints received during the next six months.

And

Resolved that Council of the City of Red Deer, having considered correspondence and petition from Mr. Richard Allen dated October 4, 1999 re: Request for Installation of Stop Sign at the Corner of Oak Street and Overdown Drive on Overdown Drive, hereby agrees that the Administration provide for the placement of two stop signs on Overdown Drive to create a four way stop intersection at Oak Street and Overdown Drive.



Box 5008
Red Deer, Alberta
T4N 3T4

The City of Red Deer

Mr. Richard V. Allen
October 27, 1999
Page 2

The City will now proceed as directed above by Council. If you require further information or clarification regarding the above, please do not hesitate to contact the City Clerk's Office at 342-8132.

Sincerely,

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

Kelly Kloss
City Clerk

/clr

c Engineering Services Manager

Council Decision – October 25, 1999 Meeting

DATE: October 26, 1999
TO: Engineering Services Manager
FROM: City Clerk
RE: *Request for Installation of Stop Sign at the Corner of Oak Street and Overdown Drive on Overdown Drive*

Reference Report: Engineering Services Manager dated October 19, 1999 and correspondence from Richard Allen dated October 4, 1999

Resolution:

Resolved that Council of the City of Red Deer, having considered correspondence and petition from Mr. Richard Allen dated October 4, 1999 re: Request for Installation of Stop Sign at the Corner of Oak Street and Overdown Drive on Overdown Drive, hereby directs:

1. the Administration to correct the orientation of the existing stop sign facing eastbound motorists;
2. the removal of additional on-street parking on Overdown Drive as outlined in the report from the Engineering Services Manager dated October 19, 1999;
3. the Administration to actively enforce both the speed limit and the no parking areas;
4. the Administration to monitor the operational characteristics through the RCMP and the initiators of this request and any complaints received during the next six months.

AND

Resolved that Council of the City of Red Deer, having considered correspondence and petition from Mr. Richard Allen dated October 4, 1999 re: Request for Installation of Stop Sign at the Corner of Oak Street and Overdown Drive on Overdown Drive, hereby agrees that the Administration provide for the placement of two stop signs on Overdown Drive to create a four way stop intersection at Oak Street and Overdown Drive.

Engineering Services Manager
October 26, 1999
Page 2

Comments/Further Action:

Please proceed as directed above. For your information, I have attached a copy of the letter forwarded by this office to Mr. Richard Allen.

C. Rausch

for

Kelly Kloss
City Clerk

/clr
attchs.

c Director of Community Services
OIC Red Deer City R.C.M.P.
Emergency Services Manager
Transit Manager
Public Works Manager

BYLAW NO. 3240/A-99

Being a bylaw to amend Road Closure Bylaw No. 3240/99.

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

1 By deleting section 1, subsections (d), (f), (h), (i), (j), (k) and (l) in their entireties and replacing them with the following new subsections:

- “(d) All that portion shown as lane on Plan 7604 S adjoining the northern boundary of Lot 15, Block 4, Plan 4592 K.S. lying within the limits of Plan 992 _____.
- (f) All that portion shown as lane on Plan 7604 S adjoining the northern boundary of Lot 16, Block 9, Plan 4592 K.S. lying within the limits of Plan 992 _____.
- (h) All that portion shown as corner cutoff adjoining the southeasterly limit of Lot 1, Block 14, Plan 5622 H.W. lying within the limits of Plan 992 _____.
- (i) All that portion shown as corner cutoff adjoining the southwesterly limit of Lot 15, Block 8, Plan 4592 K.S. lying within the limits of Plan 992 _____.
- (j) All that portion shown as corner cutoff adjoining the northwesterly limit of Lot 16, Block 9, Plan 4592 K.S. lying within the limits of Plan 992 _____.
- (k) All that portion shown as corner cutoff adjoining the northwesterly and northeasterly limits of Lot 15, Block 4, Plan 4592 K.S. lying within the limits of Plan 992 _____.
- (l) All that portion shown as corner cutoff adjoining the northwesterly limit of Lot 17, Block 13, Plan 4592 K.S. lying within the limits of Plan 992 _____.”

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

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

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

AND SIGNED BY THE MAYOR AND CITY CLERK this day of A.D. 1999.

MAYOR

CITY CLERK

BYLAW NO. 3245/99

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

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

1 The following portion of roadway in the City of Red Deer is hereby closed:

“All that portion of First Street (61 Street), Plan 2376 A.I. lying within the limits of Plan 992 - _____. Excepting thereout all mines and minerals.”

READ A FIRST TIME IN OPEN COUNCIL this 27 day of September A.D. 1999.

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

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

AND SIGNED BY THE MAYOR AND CITY CLERK this day of A.D. 1999.

MAYOR

CITY CLERK

BYLAW NO. 3244/99

Being a Bylaw to adopt the Intermunicipal Development Plan.

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

- 1 That the Intermunicipal Development Plan, as attached and forming part of this bylaw, be adopted.
- 2 That Joint General Municipal Bylaw 3122/94 is hereby repealed.

A copy of the Intermunicipal Development Plan is submitted as an attachment to this agenda.

READ A FIRST TIME IN OPEN COUNCIL this 13 day of September , A.D. 1999.

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

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

AND SIGNED BY THE MAYOR AND CITY CLERK this day of , A.D. 1999.

MAYOR

CITY CLERK