

DATE: August 11, 1998
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, August 10, 1998

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



(1) Confirmation of the Minutes of the Regular Meeting of Monday, July 27, 1998

(2) **UNFINISHED BUSINESS**

1. City Clerk - Re: Plebiscite - Video Lottery Terminals - Approval of Question on Ballot

DECISION - Agreed that the Question as noted be placed on the 1998 Municipal Election Ballot

(3) **PUBLIC HEARINGS**

1. City Clerk - Land Use Bylaw Amendment 3156/W-98 / Request for Redesignation / Part of NW 1/4 Section 3-38-27-4 / Anders South - Stage 2 / UMA Engineering on Behalf of Redbrook Group 2 / (See Bylaw Section for Bylaw Readings)

2. City Clerk - Re: Land Use Bylaw Amendment 3156/X-98 / Request for Redesignation / Part of the SE ¼ Section 14-38-27-4 / Deer Park East (Ratzke) Subdivision - Stages 1 & 2 / Al-Terra Engineering Ltd. on Behalf of Parkside Holdings Ltd. / (See Bylaw Section for Bylaw Readings)
3. City Clerk - Re: Land Use Bylaw Amendment 3156/Y-98 / Request for Redesignation / Part of the NE ¼ Section 14-38-27-4 / Rosedale Meadows - Commercial Site / Farm Air Properties Inc. (See Bylaw Section for Bylaw Readings)

(4) **REPORTS**

1. Parkland Community Planning Services - Re: Land Use Bylaw Amendment 3156/BB-98 / Kentwood West / Lot 1, Block 1, Plan 812 1568 - Part of the C & E No. 1, and Part of the W ½ Section 32-38-27-4 / Kentwood West Subdivision - Stage 1 / The City of Red Deer / (See Bylaw Section for Bylaw Readings)

DECISION - Report received as information. See Bylaw Section for Bylaw Readings

2. Parkland Community Planning Services - Re: Land Use Bylaw Amendment 3156/EE-98 / Edgar Industrial Park / Part of Lot 9, Block 6, Plan 972 4354 / City of Red Deer / Gyorts Truck Wash Inc. (See Bylaw Section for Bylaw Readings)

DECISION - Report received as information. See Bylaw Section for Bylaw Readings

3. Parkland Community Planning Services - Re: Land Use Bylaw Amendment 3156/FF-98 / Lots 16 - 25, Block 2, Plan _____ / Deer Park Southeast Subdivision - Stage 1 / Melcor Developments Ltd. / (See Bylaw Section for Bylaw Readings)

DECISION - Report received as information. See Bylaw Section for Bylaw Readings

4. Personnel Manager - Re: Reinstatement of Blue Cross Prescription Co-pay Card for Exempt Employees

DECISION - Agreed to the re-instatement of the Blue Cross Co-pay card for exempt employees

(5) **CORRESPONDENCE**

1. City of Grande Prairie - Re: Secondary Health Care Services / Provincial Health System Funding Review Committee / Request for Support of Separate Secondary Health Care Services Funding

DECISION - Agreed that the request for support be denied

2. FCM (Federation of Canadian Municipalities) - Re: Consultation on Federal Payments in Lieu Of Taxes

DECISION - Agreed that the Administration provide recommendations regarding this issue to FCM

(6) **PETITIONS AND DELEGATIONS**

(7) **NOTICES OF MOTION**

(8) **WRITTEN INQUIRIES**

(9) **BYLAWS**

1. Land Use Bylaw Amendment 3156/W-98 / Request for Redesignation / Part of NW ¼ Section 3-38-27-4 / Anders South - Stage 2 / UMA Engineering on Behalf of Redbrook Group 2 - 2nd & 3rd Reading

DECISION - Bylaw given 2nd & 3rd Reading

2. Land Use Bylaw Amendment 3156/X-98 / Request for Redesignation / Part of the SE ¼ Section 14-38-27-4 / Deer Park East (Ratzke)

Subdivision - Stages 1 & 2 / Al-Terra Engineering Ltd. on Behalf of
Parkside Holdings Ltd. - 2nd & 3rd Reading

DECISION - Bylaw given 2nd & 3rd Reading

3. Land Use Bylaw Amendment 3156/Y-98 / Request for Redesignation
/ Part of the NE ¼ Section 14-38-27-4 / Rosedale Meadows -
Commercial Site / Farm Air Properties Inc. - 2nd & 3rd Reading

DECISION - Bylaw given 2nd & 3rd Reading

4. Land Use Bylaw Amendment 3156/BB-98 / Kentwood West Outline
Plan / Lot 1, Block 1, Plan 812 1568 - Part of the C & E No. 1, and
Part of the W ½ Section 32-38-27-4 / Kentwood West Subdivision -
Stage 1 / The City of Red Deer - 1st Reading

DECISION - Bylaw given 1st Reading

5. Land Use Bylaw Amendment 3156/EE-98 / Edgar Industrial Park /
Part of Lot 9, Block 6, Plan 972 4354 / City of Red Deer / Gyorts
Truck Wash Inc. - 1st Reading

DECISION - Bylaw given 1st Reading

6. Land Use Bylaw Amendment 3156/FF-98 / Lots 16 - 25, Block 2, Plan
/ Deer Park Southeast Subdivision - Stage 1 / Melcor
Developments Ltd. - 1st Reading

DECISION - Bylaw given 1st Reading

(10) **ADDITIONAL AGENDA**

1. Deputy City Clerk - Re: Subdivision of SW ¼ 14-38-27-4 Deer Park
Estates - Phase 7D / Disposal of Municipal Reserve / Road Closure
Bylaw 3209/98 / Amendments to Council decisions of May 4, 1998

**DECISION - Passed resolution amending description of lands for
Disposal of Municipal Reserve**

DECISION - Road Closure Bylaw Amendment 3209/A-98 was given three readings

2. **Public Works Manager - Re: Utility Rate Structure Advisory Group Member / Request for Appointment of Member of Council**

DECISION - Agreed to appoint Councillor Dawson as the representative to the Utility Rate Structure Advisory Group

A G E N D A

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

TO BE HELD IN THE COUNCIL CHAMBERS, CITY HALL

MONDAY, AUGUST 10, 1998

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

- (1) Confirmation of the Minutes of the Regular Meeting of Monday, July 27, 1998

PAGE #

(2) **UNFINISHED BUSINESS**

1. City Clerk - Re: Plebiscite - Video Lottery Terminals - Approval of Question on Ballot

.. 1

(3) **PUBLIC HEARINGS**

1. City Clerk - Land Use Bylaw Amendment 3156/W-98 / Request for Redesignation / Part of NW ¼ Section 3-38-27-4 / Anders South - Stage 2 / UMA Engineering on Behalf of Redbrook Group 2 / (See Bylaw Section for Bylaw Readings)

.. 5

2. City Clerk - Re: Land Use Bylaw Amendment 3156/X-98 / Request for Redesignation / Part of the SE ¼ Section 14-38-27-4 / Deer Park East (Ratzke) Subdivision - Stages 1 & 2 / Al-Terra Engineering Ltd. on Behalf of Parkside Holdings Ltd. / (See Bylaw Section for Bylaw Readings)

.. 8

3. City Clerk - Re: Land Use Bylaw Amendment 3156/Y-98 / Request for Redesignation / Part of the NE ¼ Section 14-38-27-4 / Rosedale Meadows - Commercial Site / Farm Air Properties Inc. (See Bylaw Section for Bylaw Readings)

.. 10

(4) REPORTS

1. Parkland Community Planning Services - Re: Land Use Bylaw Amendment 3156/BB-98 / Kentwood West / Lot 1, Block 1, Plan 812 1568 - Part of the C & E No. 1, and Part of the W ½ Section 32-38-27 4 / Kentwood West Subdivision - Stage 1 / The City of Red Deer / (See Bylaw Section for Bylaw Readings) . . 13
2. Parkland Community Planning Services - Re: Land Use Bylaw Amendment 3156/EE-98 / Edgar Industrial Park / Part of Lot 9, Block 6, Plan 972 4354 / City of Red Deer / Gyorts Truck Wash Inc. (See Bylaw Section for Bylaw Readings) . . 16
3. Parkland Community Planning Services - Re: Land Use Bylaw Amendment 3156/FF-98 / Lots 16 - 25, Block 2, Plan _____ / Deer Park Southeast Subdivision - Stage 1 / Melcor Developments Ltd. / (See Bylaw Section for Bylaw Readings) . . 19
4. Personnel Manager - Re: Reinstatement of Blue Cross Prescription Co-pay Card for Exempt Employees . . 22

(5) CORRESPONDENCE

1. City of Grande Prairie - Re: Secondary Health Care Services / Provincial Health System Funding Review Committee / Request for Support of Separate Secondary Health Care Services Funding . . 24
2. FCM (Federation of Canadian Municipalities) - Re: Consultation on Federal Payments in Lieu Of Taxes . . 39

(6) PETITIONS AND DELEGATIONS

(7) NOTICES OF MOTION

(8) WRITTEN INQUIRIES

(9) **BYLAWS**

1. Land Use Bylaw Amendment 3156/W-98 / Request for Redesignation
/ Part of NW ¼ Section 3-38-27-4 / Anders South - Stage 2 / UMA
Engineering on Behalf of Redbrook Group 2 - 2nd & 3rd Reading .. 103
.. 5
2. Land Use Bylaw Amendment 3156/X-98 / Request for Redesignation
/ Part of the SE ¼ Section 14-38-27-4 / Deer Park East (Ratzke)
Subdivision - Stages 1 & 2 / Al-Terra Engineering Ltd. on Behalf of
Parkside Holdings Ltd. - 2nd & 3rd Reading .. 105
.. 8
3. Land Use Bylaw Amendment 3156/Y-98 / Request for Redesignation
/ Part of the NE ¼ Section 14-38-27-4 / Rosedale Meadows -
Commercial Site / Farm Air Properties Inc. - 2nd & 3rd Reading .. 107
.. 10
4. Land Use Bylaw Amendment 3156/BB-98 / Kentwood West Outline
Plan / Lot 1, Block 1, Plan 812 1568 - Part of the C & E No. 1, and
Part of the W ½ Section 32-38-27-4 / Kentwood West Subdivision -
Stage 1 / The City of Red Deer - 1st Reading .. 109
.. 13
5. Land Use Bylaw Amendment 3156/EE-98 / Edgar Industrial Park /
Part of Lot 9, Block 6, Plan 972 4354 / City of Red Deer / Gyorts
Truck Wash Inc. - 1st Reading .. 111
.. 16
6. Land Use Bylaw Amendment 3156/FF-98 / Lots 16 - 25, Block 2, Plan
_____ / Deer Park Southeast Subdivision - Stage 1 / Melcor
Developments Ltd. - 1st Reading .. 113
.. 19

Re: Laid out Ag. 28

*Deputy City Clerk - Report of Municipal Reserve/
Land Closure Bylaw Amendment*

*Public Works Manager - Re: Request for Advisory
Committee of the Whole: Group Member*

- (a) Administrative Matter
- (b) Land Matter

DATE: July 31, 1998
TO: City Council
FROM: City Clerk
RE: Plebiscite -Video Lottery Terminals
Approval Of Question On Ballot

RECOMMENDATION

That Council approves the following wording to be used on the ballot with regard to Video Lottery Terminals:

Should the Province of Alberta through the Alberta Gaming & Liquor Commission remove video lottery terminals from the city of Red Deer?

Yes _ _ _ _ _ No _ _ _ _ _

LEGISLATIVE HISTORY & BACKGROUND

This issue is before Council as a result of a request from the Red Deer Ministerial Association dated February 28, 1997 for the voters of Red Deer to vote on whether or not video lottery terminals should be removed from Red Deer.

Section 236 of the Municipal Government Act states that a council may provide for the submission of a question to be voted on by the electors on any matter over which the municipality has jurisdiction. As some questions arose regarding jurisdiction, Council obtain clarification from the Province regarding the right of Council to submit a question to voters regard video lottery terminals and if so, can this question be put forth in absence of a petition from the electors.

The Province responded to our request as follow:

- The Province will remove video lottery terminals from any municipality only if it holds a vote and the majority wants same removed. Council has the right to initiate its own plebiscite in absence of receiving a petition to do so.
- Although Council does not have the authority over the licensing of video lottery terminals, it does have the authority to gather information regarding the wishes of the citizens and to communicate those wishes to the Province.

City Council
VLT's
Page 2

- Caution is advised in the wording of a petition or plebiscite question so as to clearly indicate that it is a request to ask for the voters' opinion on the removal of video lottery terminals and that Council is acting on the voters' behalf to convey their wishes to the Province. The question should not ask for Council to pass a bylaw prohibiting video lottery terminals.

As a result of the above information, at the Council meeting of June 2, 1997 the following resolution was passed to hold a plebiscite in conjunction with the 1998 General Election:

"RESOLVED that Council of The City of Red Deer, having considered correspondence from the Red Deer Ministerial Association dated February 28, 1997, re: Video Lottery Terminals, hereby agrees to hold a plebiscite asking the electorate if they wish Video Lottery Terminals and/or similar gambling machines to be permitted within the City of Red Deer and that such question be added to the Municipal Election slated for October 1998."

As a question is to be placed on the 1998 ballot, in accordance with Section 44 of the Local Authorities Election Act Council must, by resolution, determine the wording of the question to be used.

For Council's reference, attached are VLT questions that have or will be used in other municipalities. It should be noted that the question used in the Municipality of Wood Buffalo has survived two legal challenges.



Kelly Kloss
City Clerk

attachs.

City Council

VLT's

Page 3

Wood Buffalo - two questions

1. Should the Province of Alberta through the Alberta Gaming & Liquor Commission remove video lottery terminals from the Regional Municipality of Wood Buffalo entirely?

Yes _ _ _ _ No _ _ _ _

2. Should the Province of Alberta through the Alberta Gaming & Liquor Commission remove slot machines used for gaming (gambling) from the Regional Municipality of Wood Buffalo entirely?

Yes _ _ _ _ No _ _ _ _

Sylvan Lake

Should the Minister responsible for lotteries and gambling ban video lottery terminals (VLT's) from the Town of Sylvan Lake?

Yes _ _ _ _ No _ _ _ _

Lacombe

Are you in favour of Council passing Bylaw 244?

Yes _ _ _ _ No _ _ _ _

Rocky Mountain House

Should the Town of Rocky Mountain House request that the Provincial Government remove video lottery terminals from the Town?

Calgary

Should The City of Calgary request that the Provincial Government take appropriate action to remove all video lottery terminals from our City?

Comments:

We concur with the recommendation with the recommendation of the City Clerk.

"G. D. Surkan"
Mayor

"N. Van Wyk"
City Manager

FILE

DATE: August 11, 1998

TO: City Clerk

FROM: Deputy City Clerk

RE: *Plebiscite - Video Lottery Terminals - Approval of Question on Ballot*

At the Council meeting of August 10, 1998, Council considered a report from the City Clerk dated July 31, 1998, regarding the above noted topic. Following discussion the following resolution was passed:

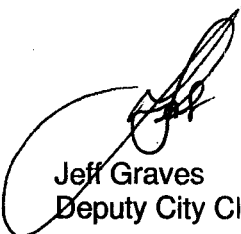
"RESOLVED that Council of The City of Red Deer, having considered the report from the City Clerk dated July 31, 1998, re: Video Lottery Terminals - Approval of Question on Ballot, hereby agrees that the following question be placed on the ballot of the 1998 City of Red Deer Municipal Election:

'Should the Province of Alberta through the Alberta Gaming & Liquor Commission remove video lottery terminals from the city of Red Deer?

Yes _____ No _____'

and as presented to Council August 10, 1998."

This is provided for your information.



Jeff Graves
Deputy City Clerk

/fm

c City Solicitor
Red Deer Ministerial Association, 4241 44 Street, Red Deer, AB T4N 1H3
Election Coordinator

DATE: July 14, 1998

TO: City Council

FROM: City Clerk

RE: *Land Use Bylaw Amendment 3156/W-98,
Part of the NW ¼ Sec. 3-38-27-4, Anders South - Stage 2
UMA Engineering on Behalf of Redbrook Group 2*

A Public Hearing has been advertised for the above noted Land Use Bylaw Amendment, to be held on Monday, August 10, 1998 in the Council Chambers at 7:00 p.m.

Land Use Bylaw Amendment 3156/W-98 provides for the redesignation of 3.34 ha (8.25 ac) of land from A1 Future Urban Development District to R1 Residential Low Density District and R1A Residential (Semi-Detached Dwelling) District. This redesignation will accommodate approximately 50 single family lots and 10 semi-detached lots.

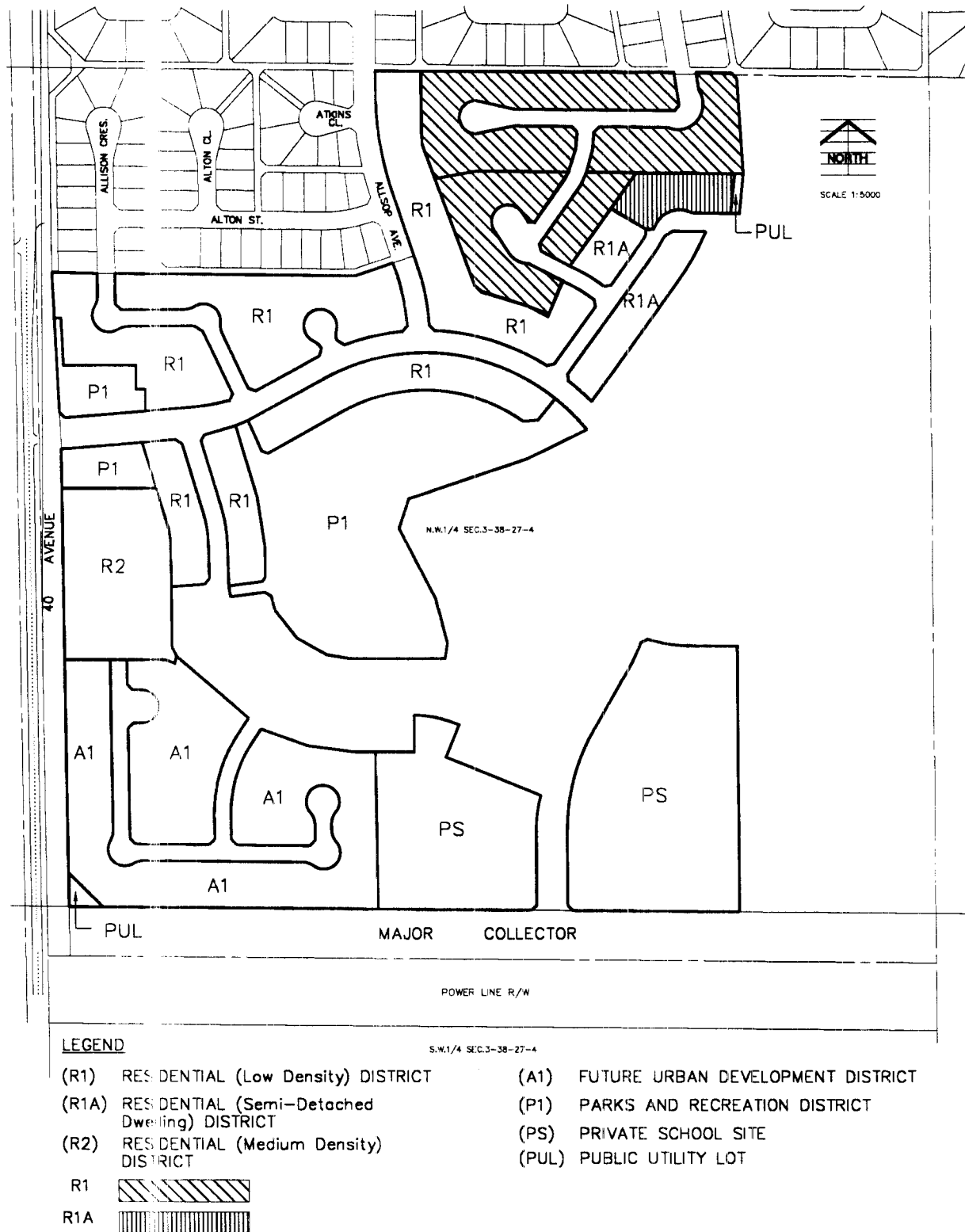
RECOMMENDATION

That following the Public Hearing, Land Use Bylaw Amendment 3156/W-98 may be given 2nd and 3rd Readings.



Kelly Kloss
City Clerk

/clr
attchs.



uma

UMA Engineering Ltd.

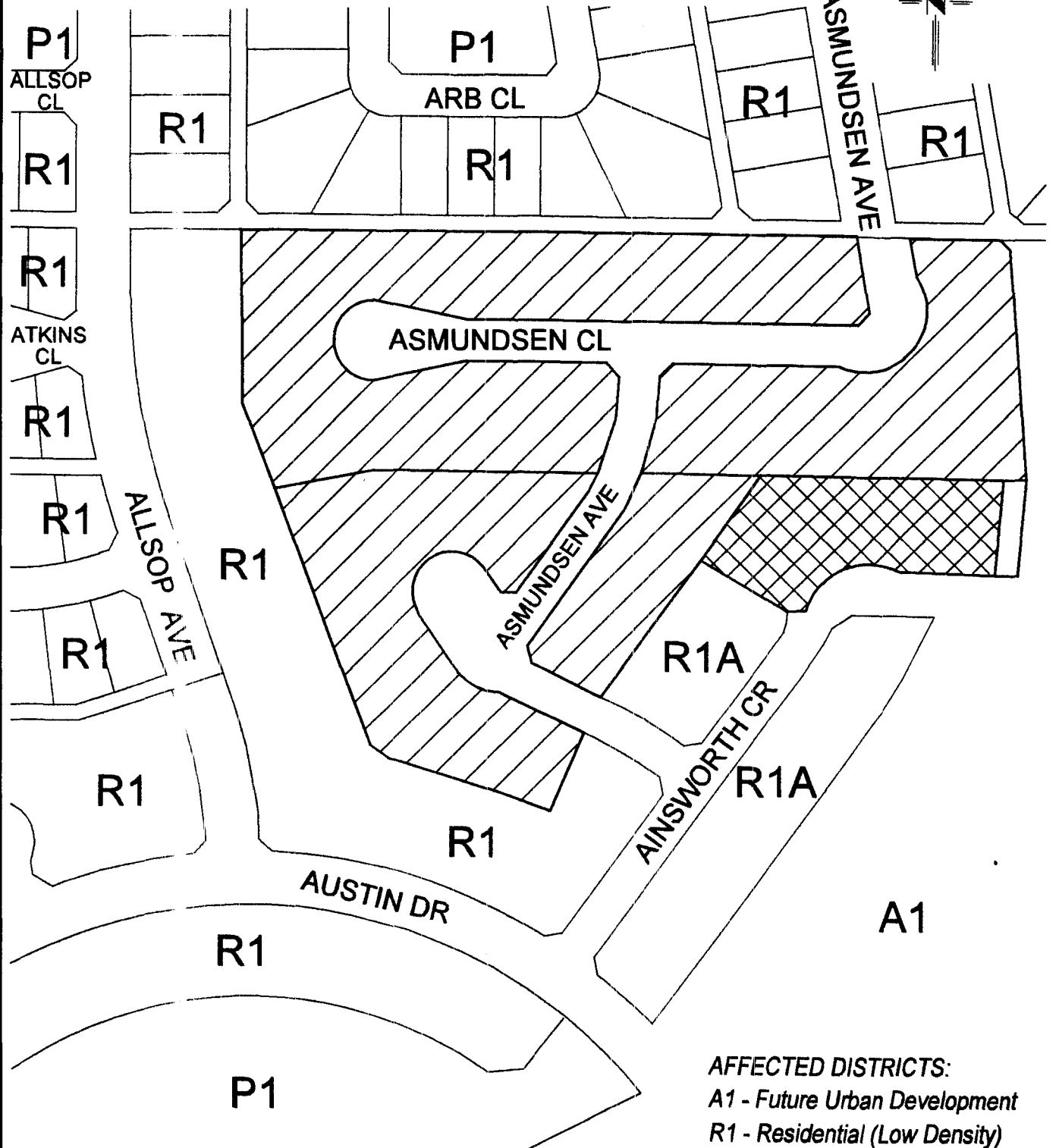
Engineers, Planners, Surveyors
2540 Kensington Road N.W.
Calgary, Alberta T2N 3S3

ANDERS ON THE LAKE – PHASE II – LAND USE REDESIGNATION
Portion of N.W. 1/4 Section 3-38-27-4

Figure 1

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

A1 - Future Urban Development

R1 - Residential (Low Density)

R1A - Residential (Semi-Detached)

MAP No. 19 / 98

BYLAW No. 3156 / W - 98

FILE

Council Decision - August 10, 1998 Meeting

DATE: August 11, 1998
TO: Principal Planner
FROM: Deputy City Clerk
RE: *Land Use Bylaw Amendment 3156/W-98, Request for Redesignation / Part of NW ¼ Section 3-38-27-4 / Anders South - Stage 2 / UMA Engineering on Behalf of Redbrook Group 2*

Reference Report: City Clerk dated July 14, 1998

Bylaw Readings:

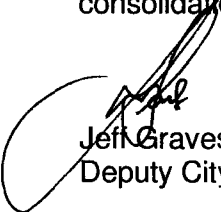
Land Use Bylaw Amendment 3156/W-98 was given 2nd & 3rd Readings, a copy is attached hereto.

Report Back to Council Required: No

Comments/Further Action:

Land Use Bylaw Amendment 3156/W-98 provides for the redesignation of 3.34 ha (8.25 ac) of land from A1 Future Urban Development District to R1 Residential Low Density District and R1A Residential (Semi-Detached Dwelling) District. This redesignation will accommodate approximately 50 single family lots and 10 semi-detached lots.

A Public Hearing was held with respect to Land Use Bylaw Amendment 3156/W-98, following which same was given second and third readings. Our office will now be updating the office consolidation copy of the Land Use Bylaw and distributing same in due course.



Jeff Graves
Deputy City Clerk

/fm
attchs.

c	Director of Development Services	D. Kutinsky, Graphics Designer
	Director of Community Services	E. L. & P. Manager
	Fire Chief/Manager Emergency Services	C. Rausch
	City Assessor	
	Land and Economic Development Manager	
	Administrative Assistant, S. Ladwig	

BYLAW NO. 3156/W-98

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

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

- 1 The "Use District Map I5" contained in "Schedule B" of the Land Use Bylaw are hereby amended in accordance with the Land Use District Map No. 19/98 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 13 day of July A.D. 1998.

READ A SECOND TIME IN OPEN COUNCIL this 10 day of August A.D. 1998.

READ A THIRD TIME IN OPEN COUNCIL this 10 day of August A.D. 1998.

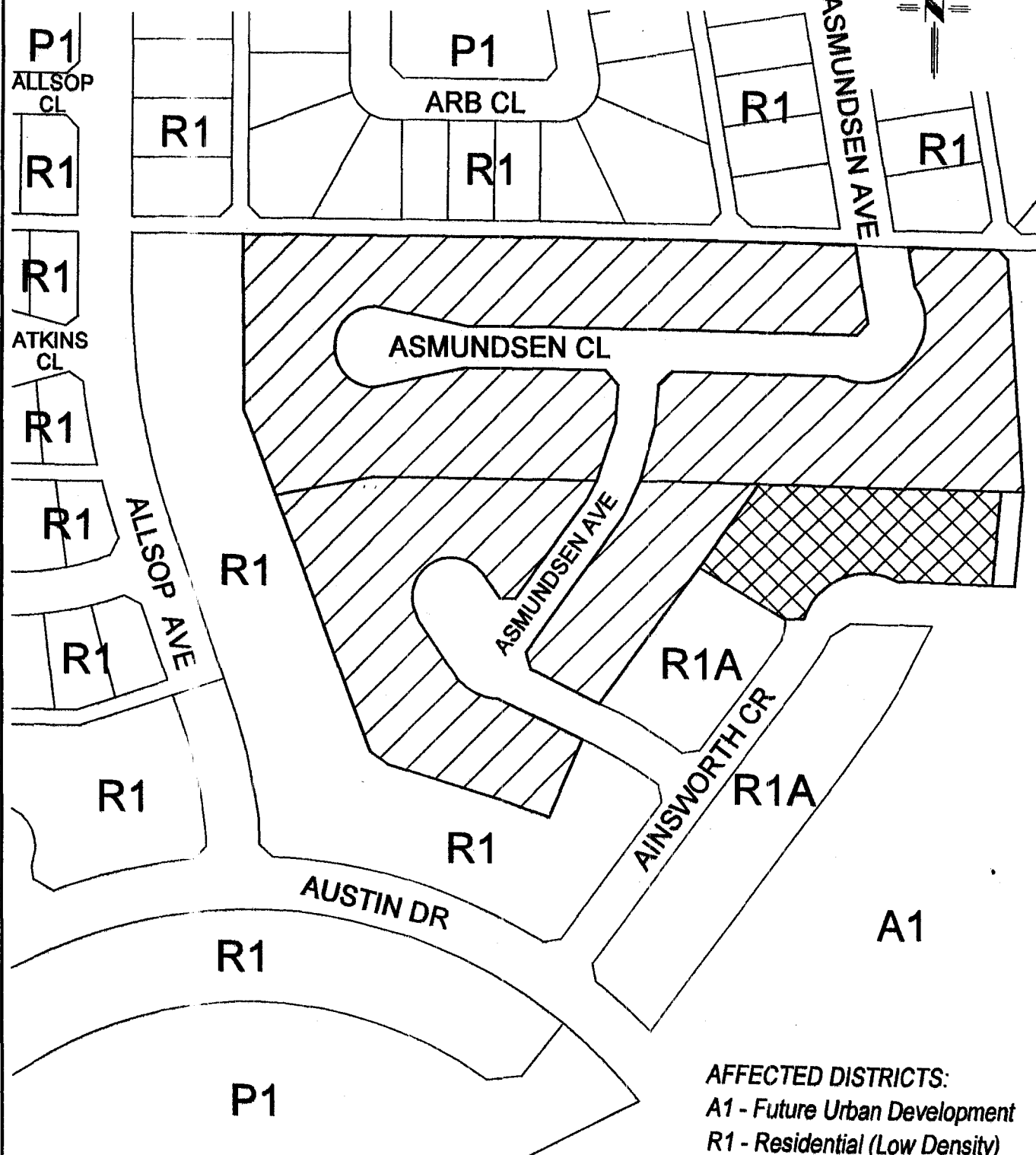
AND SIGNED BY THE MAYOR AND CITY CLERK this 10 day of August A.D. 1998.


MAYOR


CITY CLERK *DSM*

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Change from: A1 to R1



A1 to R1A



AFFECTED DISTRICTS:

A1 - Future Urban Development

R1 - Residential (Low Density)

R1A - Residential (Semi-Detached)

MAP No. 19 / 98

BYLAW No. 3156 / W - 98

FILE



Office of the City Clerk

August 11, 1998

Box 5008

Red Deer, Alberta
T4N 3T4

UMA Engineering Ltd.
2540 Kensington Road, N.W.
Calgary, AB T2N 3S3

Faxed To: (403) 270-0399

Att: D. J. (Dan) Young, Planner
Land Development Services

Dear Sir:

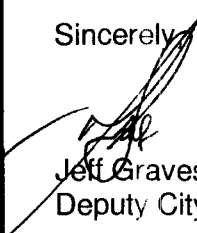
**Re: Land Use Bylaw Amendment 3156/W-98,
Part of the NW ¼ Sec. 3-38-27-4, Anders South - Stage 2
UMA Engineering on Behalf of Redbrook Group 2**

At the City of Red Deer's Council Meeting held August 10, 1998, a Public Hearing was held with respect to Land Use Bylaw 3156/W-98. Following the Public Hearing, Land Use Bylaw Amendment 3156/W-98 was given second and third readings, a copy of which is attached hereto

Land Use Bylaw Amendment 3156/W-98 provides for the redesignation of 3.34 ha (8.25 ac) of land from A1 Future Urban Development District to R1 Residential Low Density District and R1A Residential (Semi-Detached Dwelling) District. This redesignation will accommodate approximately 50 single family lots and 10 semi-detached lots.

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

Sincerely,



Jeff Graves
Deputy City Clerk

/fm

attchs

c Principal Planner
Administrative Assistant, S. Ladwig
C. Rausch

The City of Red Deer

*** TX REPORT ***

TRANSMISSION OK

TX/RX NO 0567
CONNECTION TEL 14032700399
SUB-ADDRESS
CONNECTION ID
ST. TIME 08/11 03:38
USAGE T 01'37
PGS. 3
RESULT OK

Office of the City Clerk

August 11, 1998

UMA Engineering Ltd.
2540 Kensington Road, N.W.
Calgary, AB T2N 3S3

Faxed To: (403) 270-0399

Att: D. J. (Dan) Young, Planner
Land Development Services

Dear Sir:

**Re: Land Use Bylaw Amendment 3156/W-98,
Part of the NW ¼ Sec. 3-38-27-4, Anders South - Stage 2
UMA Engineering on Behalf of Redbrook Group 2**

At the City of Red Deer's Council Meeting held August 10, 1998, a Public Hearing was held with respect to Land Use Bylaw 3156/W-98. Following the Public Hearing, Land Use Bylaw Amendment 3156/W-98 was given second and third readings, a copy of which is attached hereto.

Land Use Bylaw Amendment 3156/W-98 provides for the redesignation of 3.34 ha (8.25 ac) of land from A1 Future Urban Development District to R1 Residential Low Density District and R1A Residential (Semi-Detached Dwelling) District. This redesignation will accommodate approximately 50 single family lots and 10 semi-detached lots.

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

Sincerely,


Jeff Graves



Box 5008

Red Deer, Alberta
T4N 3T4

The City of Red Deer

FILE

Council Decision - July 13, 1998 Meeting

DATE: July 14, 1998
TO: Principal Planner
FROM: City Clerk
RE: **LAND USE BYLAW AMENDMENT 3156/W-98,
Part of the NW ¼ Sec. 3-38-27-4, Anders South - Stage 2
UMA Engineering on Behalf of Redbrook Group 2**

Reference Report: Planning Assistant, dated July 6, 1998
Bylaw Passed: Land Use Bylaw Amendment 3156/W-98 given
1st reading. A copy is attached hereto.
Report Back to Council Required: Yes, Public Hearing to be held August 10, 1998 at
7:00 p.m.

Comments/Further Action:

Land Use Bylaw Amendment 3156/W-98 provides for the redesignation of 3.34 ha (8.25 ac) of land from A1 Future Urban Development District to R1 Residential Low Density District and R1A Residential (Semi-Detached Dwelling) District. This redesignation will accommodate approximately 50 single family lots and 10 semi-detached lots.

This office will now proceed with the advertising for a Public Hearing. Our office has advised UMA Engineering, via letter, that they will be responsible for the advertising costs in this instance.


Kelly Kloss
City Clerk

/clr
attchs.

c Director of Development Services
 Director of Community Services
 E. L. & P. Manager
 Fire Chief/Manager Emergency Services
 City Assessor
 Land and Economic Development Manager
 Council and Committee Secretary, S. Ladwig



Box 5008
Red Deer, Alberta
T4N 3T4

The City of Red Deer

FILE

Office of the City Clerk

July 14, 1998

UMA Engineering Ltd.
2540 Kensington Road, N.W.
Calgary, AB T2N 3S3

Faxed To: (403) 270-0399

Att: D. J. (Dan) Young, Planner
Land Development Services

Dear Sir:

**Re: Land Use Bylaw Amendment 3156/W-98,
Part of the NW ¼ Sec. 3-38-27-4, Anders South - Stage 2
UMA Engineering on Behalf of Redbrook Group 2**

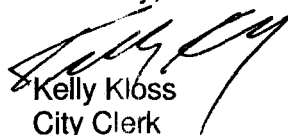
At the City of Red Deer's Council Meeting held Monday, July 13, 1998, 1st Reading was given to Land Use Bylaw Amendment 3156/W-98, a copy of which is attached hereto.

Land Use Bylaw Amendment 3156/W-98 provides for the redesignation of 3.34 ha (8.25 ac) of land from A1 Future Urban Development District to R1 Residential Low Density District and R1A Residential (Semi-Detached Dwelling) District. This redesignation will accommodate approximately 50 single family lots and 10 semi-detached lots.

This office will now proceed with the advertising for a Public Hearing to be held on Monday, August 10, 1998 at 7:00 p.m., or as soon thereafter as Council may determine, in the Council Chambers of City Hall.

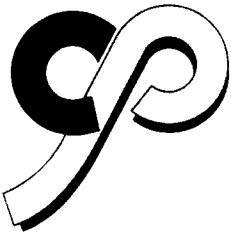
In accordance with the Land Use Bylaw, you are required to deposit with the City Clerk, prior to public advertising, an amount equal to the estimated cost of advertising, which in this instance is \$500. We require this deposit by no later than 10:00 a.m., Wednesday, July 22, 1998, in order to proceed with the advertising. Once the actual cost of advertising is known, you will either be invoiced for or refunded the difference. If you have any questions or require additional information, please do not hesitate to call me.

Sincerely,


Kelly Kloss
City Clerk

/clr
attchs

c Principal Planner
Council and Committee Secretary, S. Ladwig



**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: July 6, 1998
To: Kelly Kloss, City Clerk
From: Frank Wong, Planning Assistant
Re: Land Use Bylaw Amendment 3156/W-98
Part of the NW ¼ Sec. 3-38-27-4
Anders South – Stage 2
UMA on behalf of Redbrook Group 2

UMA Engineering Ltd., on behalf of Redbrook Group 2, is requesting redesignation of land identified as Stage 2 of the Anders on the Lake Outline Plan. The request is to redesignate 3.34 ha (8.25 ac) of land from A1 Future Urban Development District to R1 Residential Low Density District and R1A Residential (Semi-detached dwelling) District. The redesignation will accommodate approximately 50 single family lots and 10 semi-detached lots.

Staff Recommendation

Planning staff recommend that City Council proceed with first reading of Land Use Bylaw Amendment 3156/W-98.

Sincerely,

Frank Wong,
Planning Assistant

Attachment



UMA Engineering Ltd.
Engineers, Planners & Surveyors

2540 Kensington Road N.W., Calgary, Alberta, Canada T2N 3S3 (403) 270-9200 FAX 270-0399

June 30, 1998

File No.: 2505-009-00-01

City of Red Deer
City Hall, 4914 - 48 Avenue
Red Deer Alberta
T4N 3R2

Attention: Mr. Kelly Kloss, City Clerk

Dear Sir:

Re: Land Use Redesignation - Anders on the Lake - Phase II

Please accept this letter and attached plan as application for land use redesignation for Phase II of the Anders on the Lake development. The area in question is the north central part of the quarter section, east of the previously developed Anders South subdivision and Allsop Avenue. The area is bordered with single family R-1 zoning to the north, west and south, with R-1A along the southeast corner.

This application is seeking redesignation of approximately 3.34 ha (8.25 ac) of A1 to 3.0 ha (7.4 ac) of R-1 - Residential Low Density District, and 0.34 ha, (0.89 ac) of R-1A - Residential (Semi-Detached Dwelling) District. The land is owned by Redbrook Group 2, our client for which we are acting as agents for this application.

A plan of subdivision application will be submitted to Parkland Community Planning Services in the near future to run concurrently with this land use application.

Should you require further clarification or information, please do not hesitate to contact the undersigned.

Yours very truly,

UMA ENGINEERING LTD.

D.J. (Dan) Young, MBA, Planner
Land Development Services

DJY/jm
Enclosure

c.c.: G. Carriere, Redbrook Group 2
T. Lindhout, PCPS
G. Will, UMA Calgary
C. Suchy, UMA Red Deer



Item No. 6

BYLAW NO. 3156/W-98

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

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

- 1 The "Use District Map I5" contained in "Schedule B" of the Land Use Bylaw are hereby amended in accordance with the Land Use District Map No. 19/98 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this day of A.D. 1998.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 1998.

READ A THIRD TIME IN OPEN COUNCIL this day of A.D. 1998.

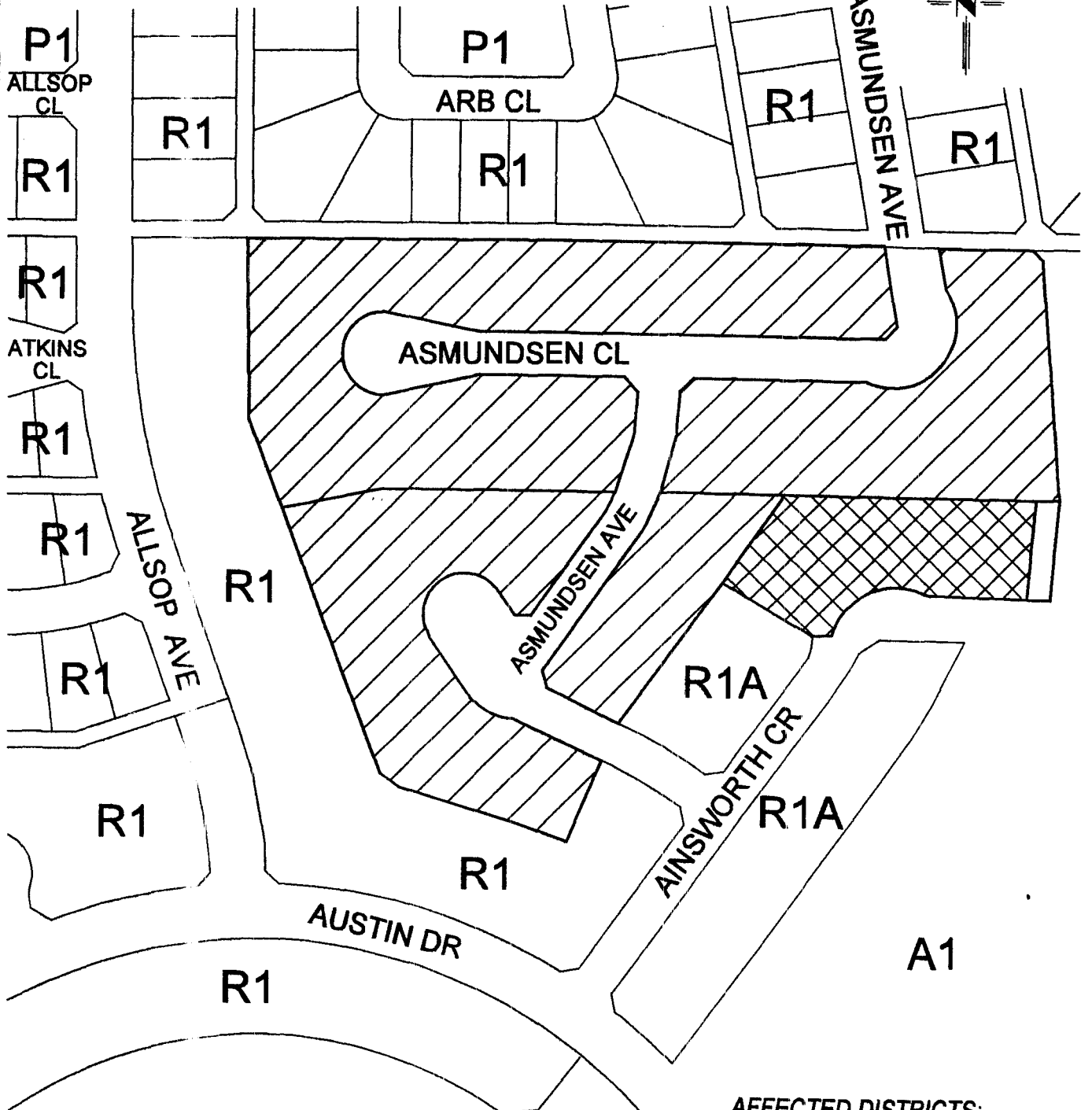
AND SIGNED BY THE MAYOR AND CITY CLERK this day of A.D. 1998.

MAYOR

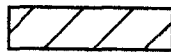
CITY CLERK

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Change from: A1 to R1



A1 to R1A



AFFECTED DISTRICTS:

A1 - Future Urban Development

R1 - Residential (Low Density)

R1A - Residential (Semi-Detached)

MAP No. 19 / 98

BYLAW No. 3156 / W - 98

Item No. 2

DATE: July 14, 1998

TO: City Council

FROM: City Clerk

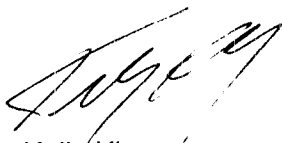
RE: *Land Use Bylaw Amendment 3156/X-98,
Part of the SE ¼ 14-38-27-4,
Deer Park East (Ratzke) Subdivision - Stages 1 & 2
Al-Terra Engineering Ltd. on Behalf of Parkside Holdings Ltd.*

A Public Hearing has been advertised for the above noted Land Use Bylaw Amendment, to be held on Monday, August 10, 1998 in the Council Chambers at 7:00 p.m.

Land Use Bylaw Amendment 3156/X-98 provides for the redesignation of 24.637 ha (60.87 ac) of land from A1 Future Urban Development District to R1 Residential Low Density District, R1A Residential (Semi-Detached Dwelling) District, R4 Residential (Relocatable Dwelling Unit) District, P1 Parks and Recreation District and C3 Commercial (Neighborhood Convenience) District. The redesignation will accommodate approximately 124 single family lots, 28 semi-detached lots, 1 manufactured home park site, 1 church site, 1 neighborhood commercial site, 7 municipal reserve lots and 2 public utility lots. Lots 14 -16, Block 3, the southeasterly three single family lots, are being made available for the development of a day care centre. This site can be registered as three single family lots if it is not sold within six months of advertising.

RECOMMENDATION

That following the Public Hearing, Land Use Bylaw Amendment 3156/X-98 may be given 2nd and 3rd Readings.

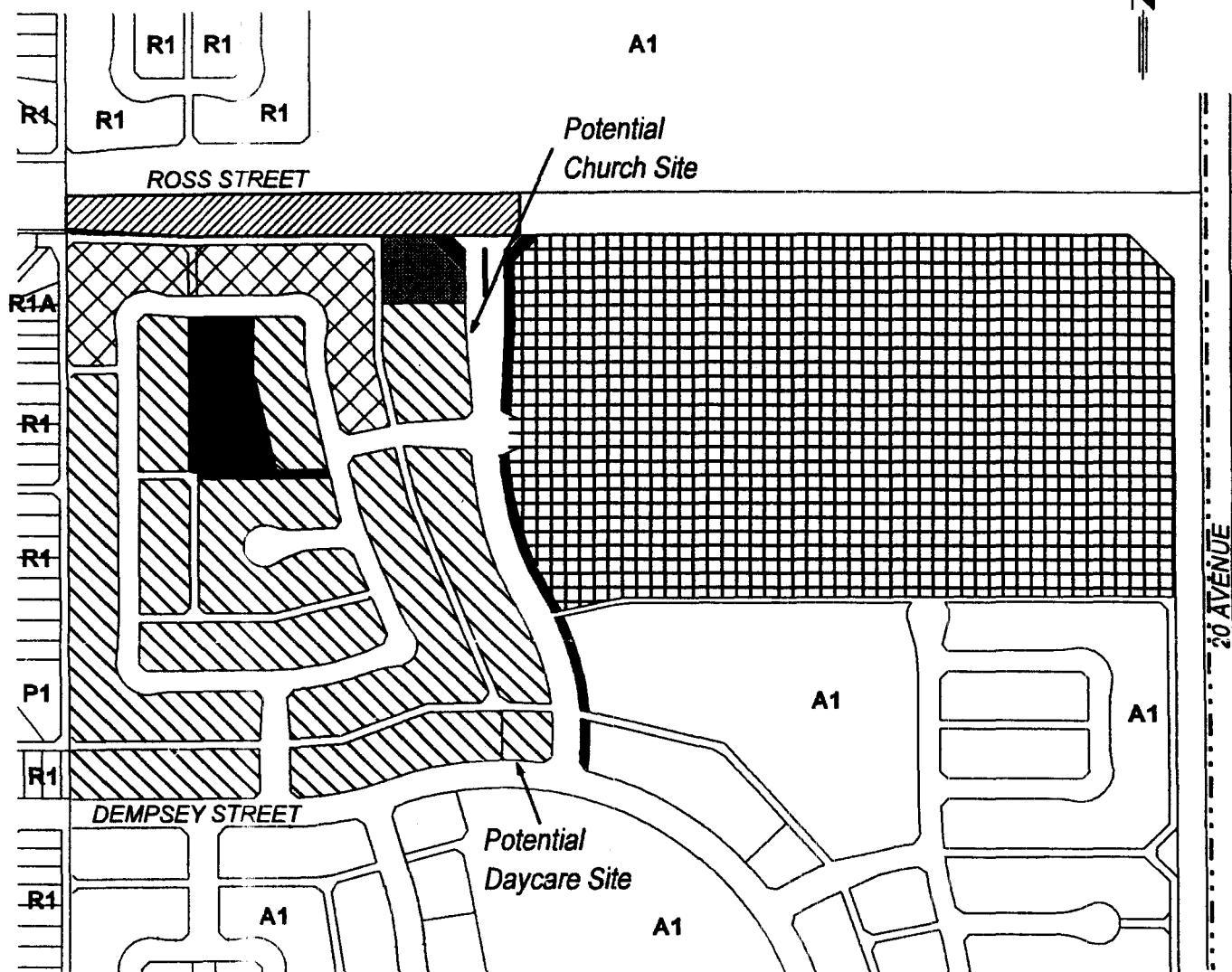


Kelly Kloss/
City Clerk







/clr
attchs.

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Change from:

A1 to R1	
A1 to R1A	
A1 to R4	
A1 to P1	
A1 to C3	
A1 to road	

AFFECTED DISTRICTS:

- A1 - Future Urban Development
- R1 - Residential (Low Density)
- R1A - Residential (Semi-Detached)
- R4 - Residential (Relocatable Dwelling Unit)
- P1 - Parks & Recreation
- C3 - Commercial (Neighbourhood Convenience)

Council Decision - August 10, 1998 Meeting

DATE: August 11, 1998
TO: Principal Planner
FROM: Deputy City Clerk
RE: *Land Use Bylaw Amendment 3156/X-98, Request for Redesignation / Part of SE ¼ Section 14-38-27-4 / Deer Park East (Ratzke) Subdivision - Stage 1 & 2 / Al-Terra Engineering Ltd. on Behalf of Parkside Holdings Ltd.*

Reference Report:

City Clerk dated July 14, 1998

Resolution:

"RESOLVED that Council of The City of Red Deer, hereby agrees that Land Use Bylaw Amendment 3156/X-98 be amended prior to consideration of 2nd and 3rd Readings by deleting Map 20/98 currently forming part of the bylaw and replacing it with revised Map 20/98."

Bylaw Readings:

Land Use Bylaw Amendment 3156/X-98, as amended, was given 2nd & 3rd Readings, a copy is attached hereto.


Report Back to Council Required: No

Comments/Further Action:

Land Use Bylaw Amendment 3156/X-98 provides for the redesignation of 24.637 ha (60.87 ac) of land from A1 Future Urban Development District to R1 Residential Low Density District, R1A Residential (Semi-Detached Dwelling) District, R4 Residential (Relocatable Dwelling Unit) district, P1 Parks and Recreation District and C3 commercial (Neighborhood Convenience) District. The redesignation will accommodate approximately 124 single family lots, 28 semi-detached lots, 1 manufactured home park site, 1 church site, 1 neighborhood commercial site, 7 municipal reserve lots and 2 public utility lots. Lots 14 - 16, block 3, the southeasterly three single family lots, are being made available for the development of a day care centre. This site can be registered as three single family lots if it is not sold within six months of advertising.

Principal Planner
August 11, 1998
Page 2

A Public Hearing was held with respect to Land Use Bylaw Amendment 3156/X-98, following which same was given second and third readings. Our office will now be updating the office consolidation copy of the Land Use Bylaw and distributing same in due course.



Jeff Graves
Deputy City Clerk

/fm
attchs.

c Director of Development Services
 Director of Community Services
 E. L. & P. Manager
 Fire Chief/Manager Emergency Services
 City Assessor
 Land and Economic Development Manager
 D. Kutnsky, Graphics Designer
 Administrative Assistant, S. Ladwig
 C. Rausch

BYLAW NO. 3156/X-98

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

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

- 1 The "Use District Map L8" contained in "Schedule B" of the Land Use Bylaw are hereby amended in accordance with the Land Use District Map No. 20/98 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 13 day of July A.D. 1998.

READ A SECOND TIME IN OPEN COUNCIL this 10 day of August A.D. 1998.

READ A THIRD TIME IN OPEN COUNCIL this 10 day of August A.D. 1998.

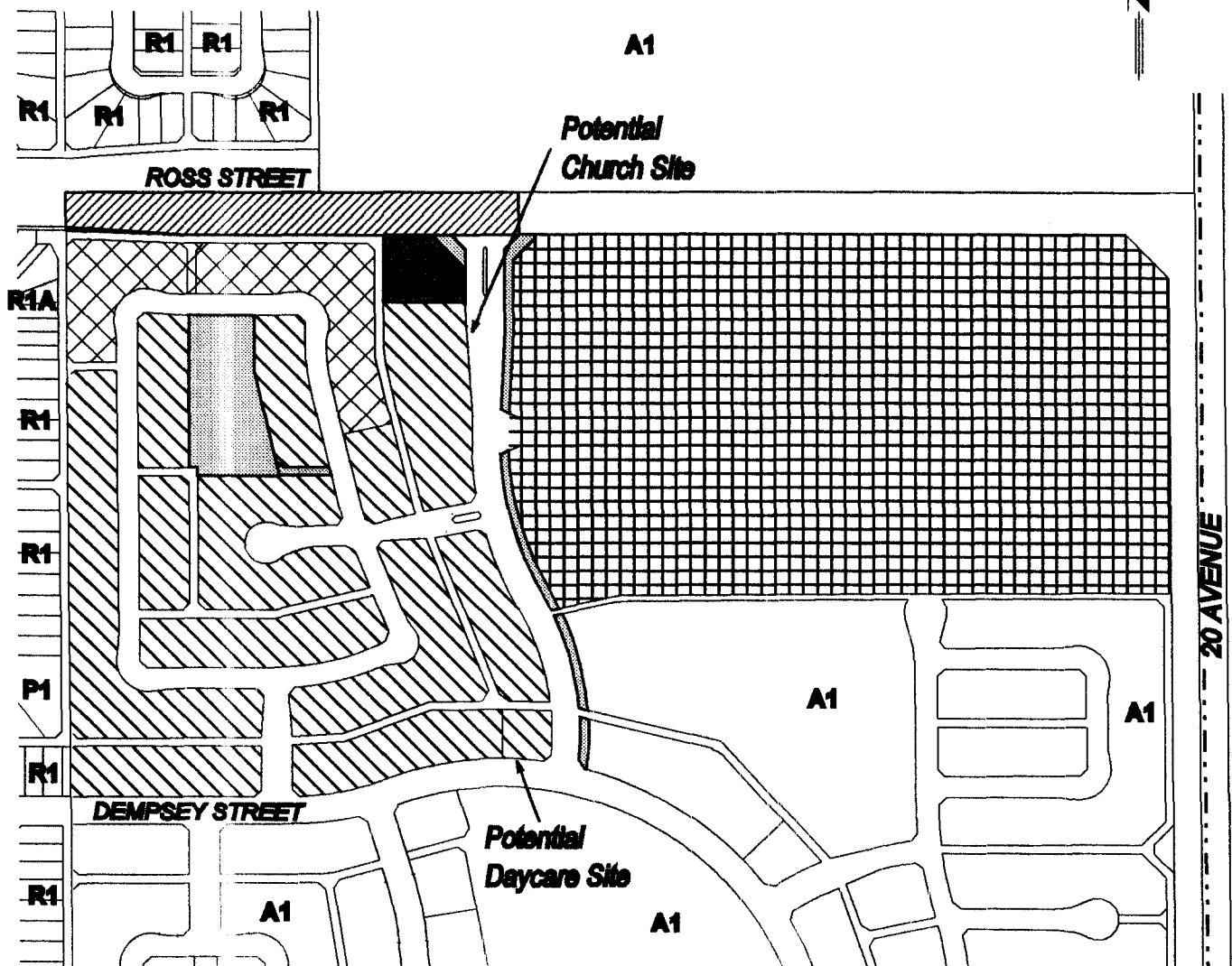
AND SIGNED BY THE MAYOR AND CITY CLERK this 10 day of August A.D. 1998.


MAYOR


CITY CLERK *de*

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Change from:

A1 to R1	
A1 to R1A	
A1 to R4	
A1 to P1	
A1 to C3	
A1 to road	

AFFECTED DISTRICTS:

- A1 - Future Urban Development
- R1 - Residential (Low Density)
- R1A - Residential (Semi-Detached)
- R4 - Residential (Relocatable Dwelling Unit)
- P1 - Parks & Recreation
- C3 - Commercial (Neighbourhood Convenience)

MAP No. 20 / 98

BYLAW No. 3156 / X - 98

FILE

Office of the City Clerk

August 11, 1998

Al-Terra Engineering
202, 4708 Gaetz Avenue
Red Deer, AB T4N 4A1

Sent Via Fax # 340-3038

Att: Mr. Martin Broks

Dear Sir:

**RE: Land Use Bylaw Amendment 3156/X-98, Part of the SE ¼ 14-38-27-4,
Deer Park East (Ratzke) Subdivision - Stages 1 & 2
Al-Terra Engineering Ltd. on Behalf of Parkside Holdings Ltd.**

At the City of Red Deer's Council Meeting held August 10, 1998, a Public Hearing was held with respect to Land Use Bylaw 3156/X-98. Prior to consideration of second and third readings of Land Use Bylaw Amendment 3156/X-98 the following amending resolution was passed:

"RESOLVED that Council of The City of Red Deer, hereby agrees that Land Use Bylaw Amendment 3156/X-98 be amended prior to consideration of 2nd and 3rd Readings by deleting Map 20/98 currently forming part of the bylaw and replacing it with revised Map 20/98."

Following the passage of the above resolution, Council then gave second and third reading to Land Use Bylaw 3156/X-98, as amended.

Land Use Bylaw Amendment 3156/X-98 provides for the redesignation of 24.637 ha (60.87 ac) of land from A1 Future Urban Development District to R1 Residential Low Density District, R1A Residential (Semi-Detached Dwelling) District, R4 Residential (Relocatable Dwelling Unit) District, P1 Parks and Recreation District and C3 Commercial (Neighborhood Convenience) District. The redesignation will accommodate approximately 124 single family lots, 28 semi-detached lots, 1 manufactured home park site, 1 church site, 1 neighborhood commercial site, 7 municipal reserve lots and 2 public utility lots. Lots 14 -16, Block 3, the southeasterly three single family lots, are being made available for the development of a day care centre. This site can be registered as three single family lots if it is not sold within six months of advertising.

.../2



Al-Terra Engineering
August 11, 1998
Page 2

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

Sincerely,



Jeff Graves
Deputy City Clerk

/fm
attchs.

c Principal Planner
 Administrative Assistant, S. Ladwig
 C. Rausch

 *** TX REPORT ***

TRANSMISSION OK

TX/RX NO 0569
 CONNECTION TEL 3403038
 SUB-ADDRESS
 CONNECTION ID
 ST. TIME 08/11 03:47
 USAGE T 02'11
 PGS. 4
 RESULT OK

Office of the City Clerk

August 11, 1998

Al-Terra Engineering
 202, 4708 Gaetz Avenue
 Red Deer, AB T4N 4A1

Sent Via Fax # 340-3038

Att: Mr. Martin Broks

Dear Sir:

**RE: Land Use Bylaw Amendment 3156/X-98, Part of the SE ¼ 14-38-27-4,
 Deer Park East (Ratzke) Subdivision - Stages 1 & 2
 Al-Terra Engineering Ltd. on Behalf of Parkside Holdings Ltd.**

At the City of Red Deer's Council Meeting held August 10, 1998, a Public Hearing was held with respect to Land Use Bylaw 3156/X-98. Prior to consideration of second and third readings of Land Use Bylaw Amendment 3156/X-98 the following amending resolution was passed:

"RESOLVED that Council of The City of Red Deer, hereby agrees that Land Use Bylaw Amendment 3156/X-98 be amended prior to consideration of 2nd and 3rd Readings by deleting Map 20/98 currently forming part of the bylaw and replacing it with revised Map 20/98."

Following the passage of the above resolution, Council then gave second and third reading to Land Use Bylaw 3156/X-98, as amended.

Land Use Bylaw Amendment 3156/X-98 provides for the redesignation of 24.637 ha (60.87 ac) of land from A1 Future Urban Development District to R1 Residential Low Density District, R1A Residential (Semi-Detached Dwelling) District, R4 Residential (Relocatable Dwelling Unit) District, P1 Parks and Recreation District and C3 Commercial (Neighborhood Convenience) District. The redesignation will accommodate approximately 104 single family



Box 5008
 Red Deer, Alberta
 T4N 3T4

The City of Red Deer

FILE

Council Decision - July 13, 1998 Meeting

DATE: July 14, 1998

TO: Principal Planner

FROM: City Clerk

RE: *Land Use Bylaw Amendment 3156/X-98,
Part of the SE ¼ 14-38-27-4,
Deer Park East (Ratzke) Subdivision - Stages 1 & 2
Al-Terra Engineering Ltd. on Behalf of Parkside Holdings Ltd.*

Reference Report: Planning Assistant, dated July 7, 1998

Bylaw Passed: Land Use Bylaw Amendment 3156/X-98 given
1st Reading. A copy is attached hereto.

Report Back to Council Required: Yes, Public Hearing to be held August 10, 1998 at
7:00 p.m.

Comments/Further Action:

Land Use Bylaw Amendment 3156/X-98 provides for the redesignation of 24.637 ha (60.87 ac) of land from A1 Future Urban Development District to R1 Residential Low Density District, R1A Residential (Semi-Detached Dwelling) District, R4 Residential (Relocatable Dwelling Unit) District, P1 Parks and Recreation District and C3 Commercial (Neighborhood Convenience) District. The redesignation will accommodate approximately 124 single family lots, 28 semi-detached lots, 1 manufactured home park site, 1 church site, 1 neighborhood commercial site, 7 municipal reserve lots and 2 public utility lots. Lots 14 -16, Block 3, the southeasterly three single family lots, are being made available for the development of a day care centre. This site can be registered as three single family lots if it is not sold within six months of advertising.

This office will now proceed with the advertising for a Public Hearing. Our office has advised Al-Terra Engineering Ltd. (on behalf of Parkside Holdings Ltd.), via letter, that they will be responsible for the advertising costs in this instance.


Kelly Kloss
City Clerk

/clr
attchs.

c Director of Development Services
 Director of Community Services
 E. L. & P. Manager
 Council and Committee Secretary, S. Ladwig

Fire Chief/Manager Emergency Services
City Assessor
Land & Economic Development Manager

FILE

Office of the City Clerk

July 13, 1998

Al-Terra Engineering
202, 4708 Gaetz Avenue
Red Deer, AB T4N 4A1

Att: Mr. Martin Broks

Dear Sir:

**RE: Land Use Bylaw Amendment 3156/X-98, Part of the SE ¼ 14-38-27-4,
Deer Park East (Ratzke) Subdivision - Stages 1 & 2
Al-Terra Engineering Ltd. on Behalf of Parkside Holdings Ltd.**

At the City of Red Deer's Council Meeting held Monday, July 13, 1998, 1st Reading was given to Land Use Bylaw Amendment 3156/X-98, a copy of which is attached hereto.

Land Use Bylaw Amendment 3156/X-98 provides for the redesignation of 24.637 ha (60.87 ac) of land from A1 Future Urban Development District to R1 Residential Low Density District, R1A Residential (Semi-Detached Dwelling) District, R4 Residential (Relocatable Dwelling Unit) District, P1 Parks and Recreation District and C3 Commercial (Neighborhood Convenience) District. The redesignation will accommodate approximately 124 single family lots, 28 semi-detached lots, 1 manufactured home park site, 1 church site, 1 neighborhood commercial site, 7 municipal reserve lots and 2 public utility lots. Lots 14 -16, Block 3, the southeasterly three single family lots, are being made available for the development of a day care centre. This site can be registered as three single family lots if it is not sold within six months of advertising.

This office will now proceed with the advertising for a Public Hearing to be held on Monday, August 10, 1998 at 7:00 p.m., or as soon thereafter as Council may determine, in the Council Chambers of City Hall.

In accordance with the Land Use Bylaw, you are required to deposit with the City Clerk, prior to public advertising, an amount equal to the estimated cost of advertising, which in this instance is \$500. We require this deposit by no later than 10:00 a.m., Wednesday, July 22, 1998, in order to proceed with the advertising. Once the actual cost of advertising is known, you will either be invoiced for or refunded the difference. If you have any questions or require additional information, please do not hesitate to call me.

Sincerely,


Kelly Kloss
City Clerk

/clr
attchs

c Principal Planner

Council and Committee Secretary, S. Ladwig

The City of Red Deer

Box 5008

Red Deer, Alberta

T4N 3T4



Item No. 7

BYLAW NO. 3156/X-98

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

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

- 1 The "Use District Map L8" contained in "Schedule B" of the Land Use Bylaw are hereby amended in accordance with the Land Use District Map No. 20/98 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this day of A.D. 1998.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 1998.

READ A THIRD TIME IN OPEN COUNCIL this day of A.D. 1998.

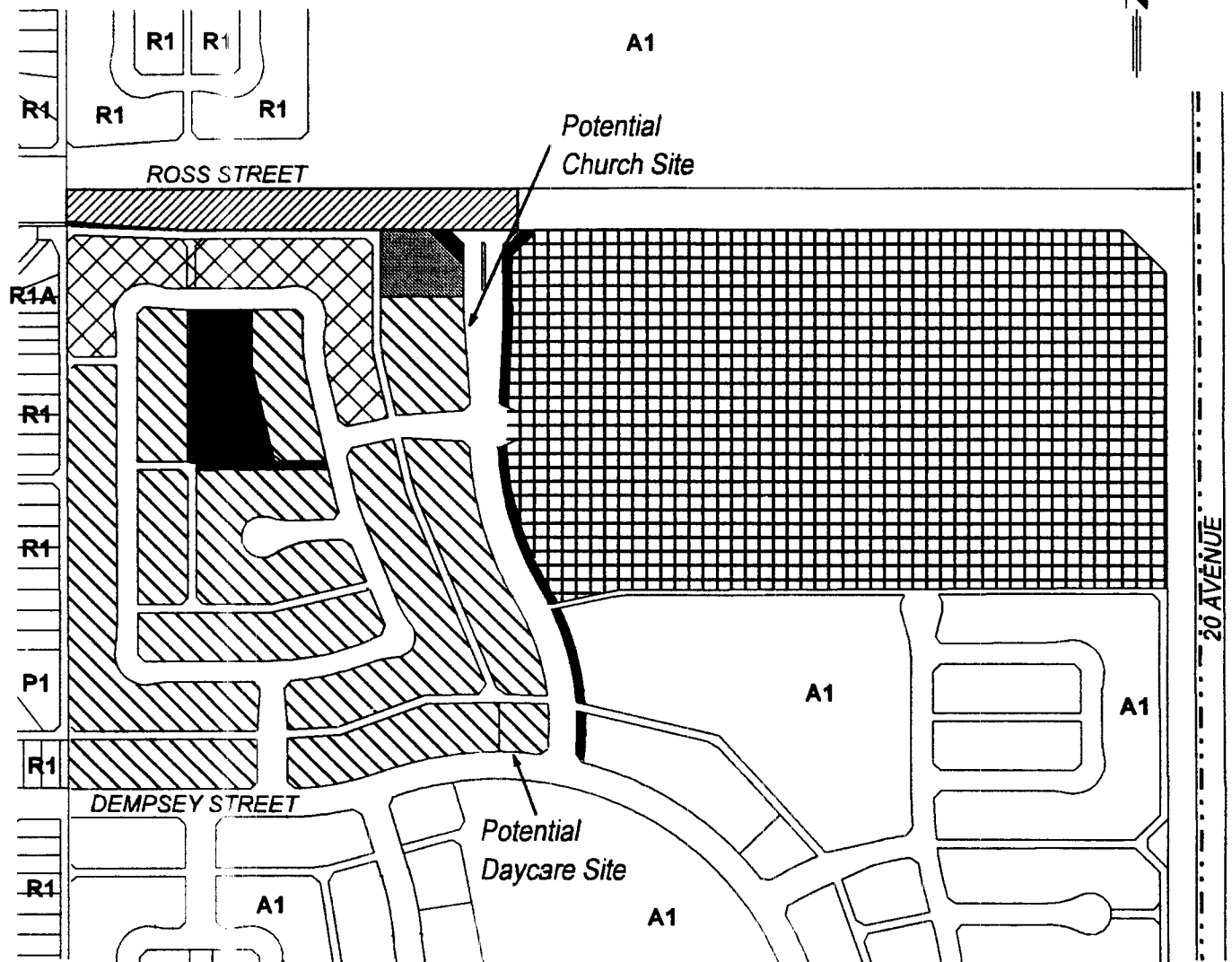
AND SIGNED BY THE MAYOR AND CITY CLERK this day of A.D. 1998.

MAYOR

CITY CLERK

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Change from:

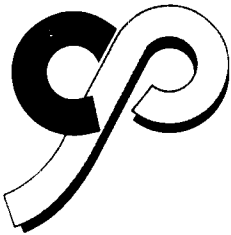
A1 to R1	
A1 to R1A	
A1 to R4	
A1 to P1	
A1 to C3	
A1 to road	

AFFECTED DISTRICTS:

- A1 - Future Urban Development
- R1 - Residential (Low Density)
- R1A - Residential (Semi-Detached)
- R4 - Residential (Relocatable Dwelling Unit)
- P1 - Parks & Recreation
- C3 - Commercial (Neighbourhood Convenience)

MAP No. 20 / 98

BYLAW No. 3156 / X - 98



**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: July 7, 1998

To: Kelly Kloss, City Clerk

From: Frank Wong, Planning Assistant

Re: Land Use Bylaw Amendment 3156/X-98
Part of the SE ¼ Sec. 14-38-27-4
Deer Park East (Ratzke) Subdivision – Stages 1 & 2
Al-Terra Engineering Ltd. on behalf of Parkside Holdings Ltd.

Al-Terra Engineering Ltd., on behalf of Parkside Holdings Ltd., is requesting a Land Use Bylaw amendment to redesignate a portion of land identified as Stages 1 and 2 of the Deer Park East (Ratzke) Outline Plan for urban use. The request is to redesignate 24.637 ha (60.87 ac) of land from A1 Future Urban Development District to R1 Residential Low Density District, R1A Residential (Semi-detached dwelling) District, R4 Residential (Relocatable dwelling unit) District, P1 Parks and Recreation District, and C3 Commercial (Neighbourhood Convenience) District. The redesignation will accommodate approximately 124 single family lots, 28 semi-detached lots, 1 manufactured home park site, 1 church site, 1 neighbourhood commercial site, 7 municipal reserve lots and 2 public utility lots. Lots 14-16, Block 3, the southeasterly three single family lots, is being made available for the development of a day care centre. This site can be registered as three single family lots if it is not sold within six months of advertising.

Staff Recommendation

Planning staff recommend that City Council proceed with first reading of Land Use Bylaw Amendment 3156/X-98.

Sincerely,

Frank Wong,
Planning Assistant

Attachment

Item No. 3

DATE: July 14, 1998
TO: City Council
FROM: City Clerk
RE: *Land Use Bylaw Amendment 3156/Y-98,
Part of the NE ¼ 14-38-27-4
Rosedale Meadows - Commercial Site
Farm Air Properties Inc.*

A Public Hearing has been advertised for the above noted Land Use Bylaw Amendment, to be held on Monday, August 10, 1998 in the Council Chambers at 7:00 p.m.

Land Use Bylaw Amendment 3156/Y-98 provides for the redesignation of 0.260 ha (0.64 ac) of the above land from A1 Future Urban Development District to C3 Commercial (Neighborhood Convenience) District. The amendment will accommodate a local convenience facility and complies with the Rosedale Meadows Outline Plan.

RECOMMENDATION

That following the Public Hearing, Land Use Bylaw Amendment 3156/Y-98 may be given 2nd and 3rd Readings.



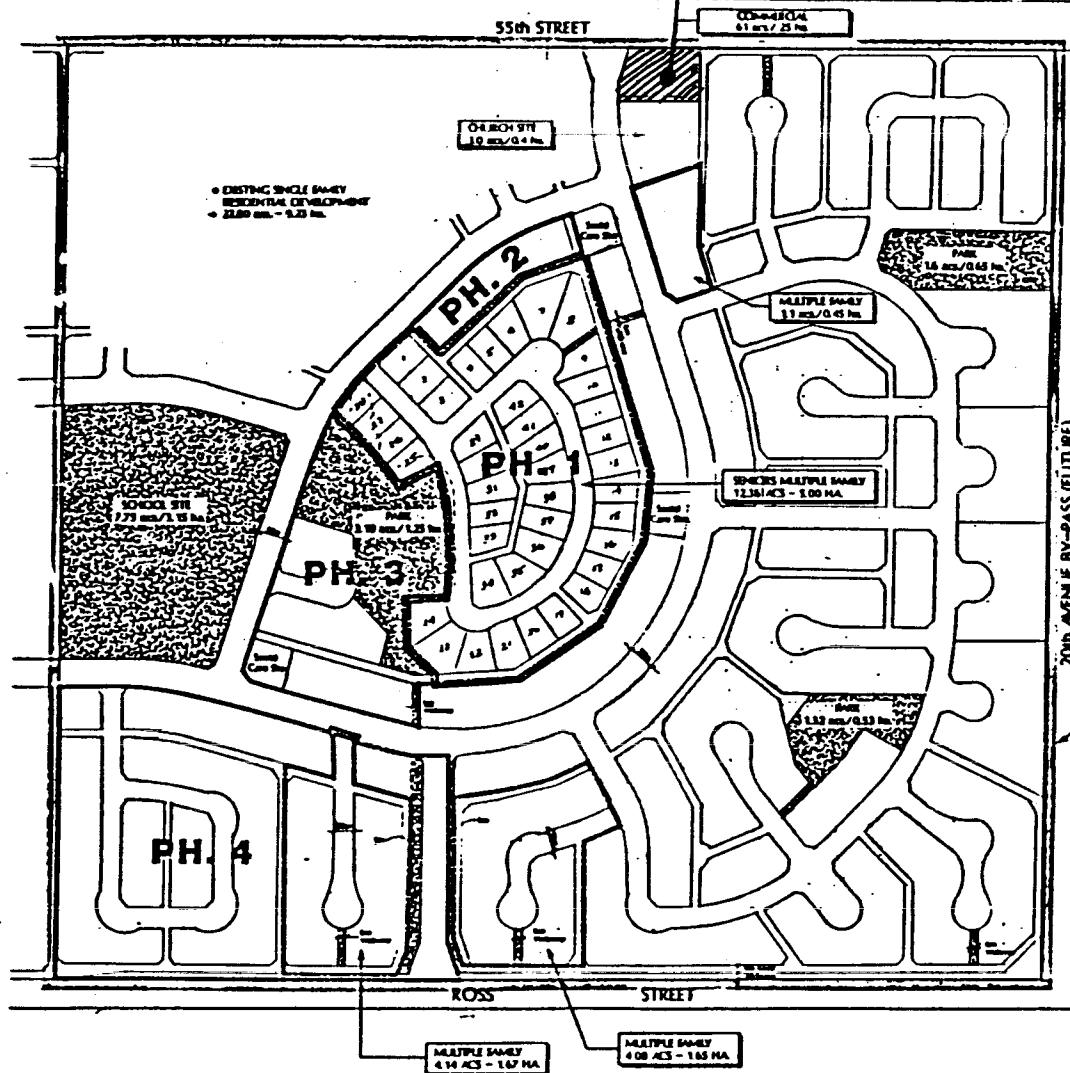
Kelly Kloss
City Clerk

/clr
attchs.

ROSEDALE ESTATES OUTLINE PLAN

Adopted by Council: January 9, 1989
Amended by Council: March 5, 1990
April 26, 1993

Local Commercial



LEGEND

- MULTIPLE FAMILY BOUNDARY
- PHASE BOUNDARY
- PARKS, SCHOOLS, BUFFERS

STATISTICS	ACS	HECTARES	%
TOTAL AREA	143.91	58.24	
LESS ROSS ST. WIDENING 6 m X 780 m = 4.680	1.16	0.46	
NET AREA	142.75	57.77	100.0 %
AREA RESERVE RECD.	14.30	5.78	10.0 %
AREA RESERVE SHOWN			
PARKS AND SCHOOL	13.80	5.58	10.0 %
BUFFERS	0.50	0.20	
AREA OF ROAD AND LANES	30.15	12.30	21.30%
AREA OF MULTIPLE FAMILY	9.32	3.72	6.50%
AREA OF SENIOR MULTIPLE FAMILY	12.35	5.00	8.65%
AREA OF COMMERCIAL	0.81	0.33	0.40%
AREA OF CHURCH SITE	1.00	0.40	0.70%
AREA OF SINGLE FAMILY RESIDENTIAL (PROPOSED)	52.72	21.33	36.58
AREA OF SINGLE FAMILY RESIDENTIAL (EXISTING H.W. AREA)	22.80	9.23	15.97%

NOTES

- ROAD AREA DOES NOT INCLUDE EXISTING ROADS IN THE NORTH WEST.

ALL ROADWAYS ARE 16.0 m WIDE UNLESS OTHERWISE SHOWN.

ALL ACRES ARE APPROXIMATE ONLY AND SUBJECT TO VERIFICATION AT THE LEGAL PLAN STAGE.

DATE: NOV. 27/1992
DESIGN BY: G.L. BUESSE
DRAWN BY: G.L.B./M.L.

DESIGNED / 000

NO.	DESCRIPTION	DATE	BY	CHECKED
1	PRELIMINARY DESIGN			
2	FINAL DESIGN			
3	REVISION			

UMA

UMA Engineering Ltd.
Engineering & Planning

SCALE



ROSEDALE MEADOWS

PROPOSED RESIDENTIAL DEVELOPMENT
CITY OF RED DEER

PREPARED FOR ROSEDALE MEADOWS DEVELOPMENT INC.

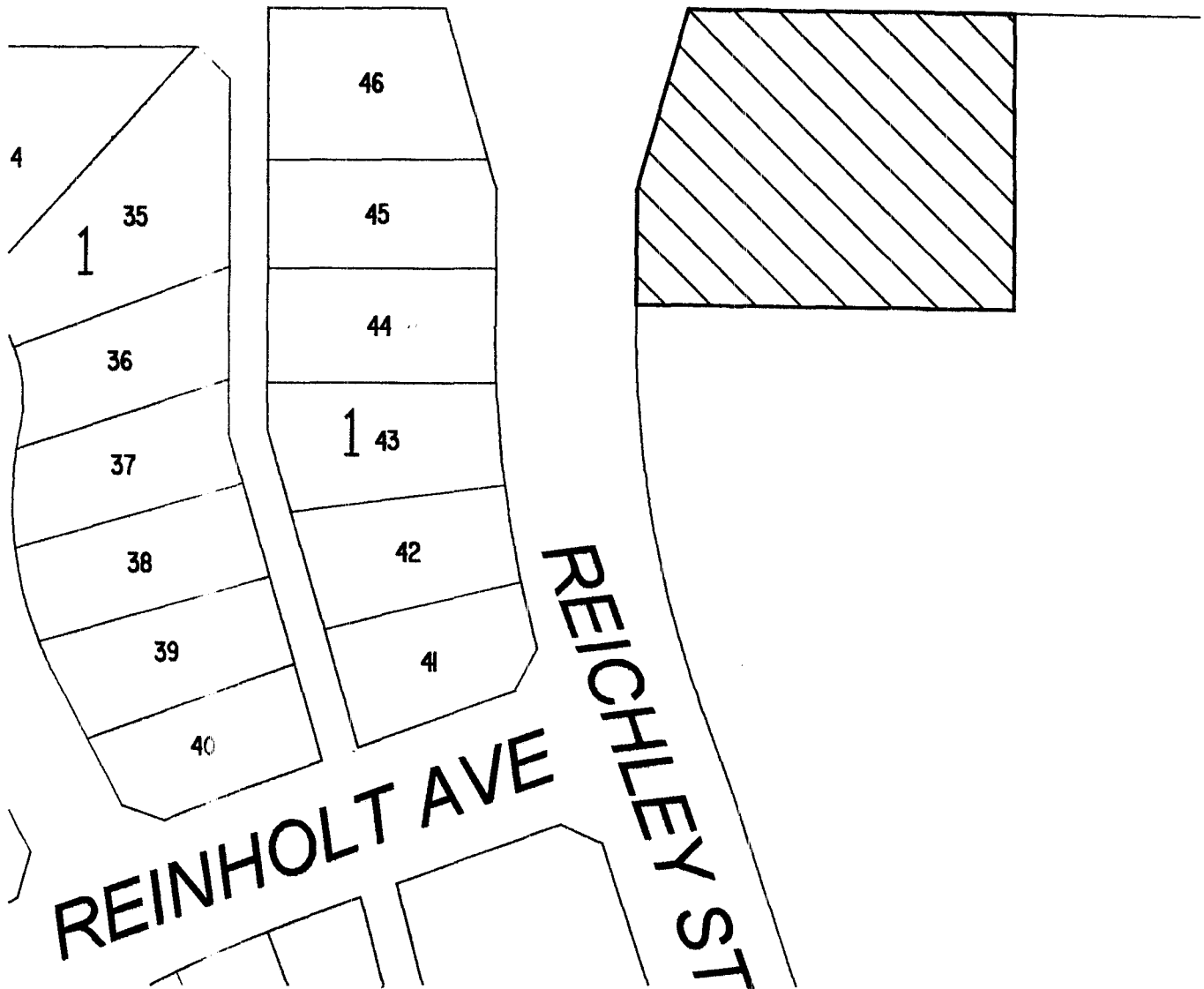
PROJECT NO. 2102-4637-005-00-01	DATE 12/92	SHEET NO. A1	ONE	OF 0
------------------------------------	---------------	-----------------	-----	------

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



55 STREET



AFFECTED DISTRICTS:

A1 - Future Urban Development

C3 - Commercial (Neighbourhood Convenience)

Change from: A1 to C3



MAP No. 21 / 98
BYLAW No. 3156 / Y - 98

FILE

Council Decision - August 10, 1998 Meeting

DATE: August 11, 1998
TO: Principal Planner
FROM: Deputy City Clerk
RE: *Land Use Bylaw Amendment 3156/Y-98, Request for Redesignation / Part of NE ¼ Section 14-38-27-4 / Rosedale Meadows - Commercial Site / Farm Air Properties Inc.*

Reference Report: City Clerk dated July 14, 1998

Bylaw Readings:

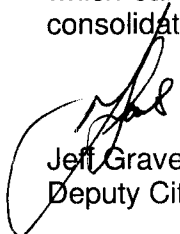
Land Use Bylaw Amendment 3156/Y-98 was given 2nd & 3rd Readings, a copy is attached hereto.

Report Back to Council Required: No

Comments/Further Action:

Land Use Bylaw Amendment 3156/Y-98 provides for the redesignation of 0.260 ha (0.64 ac) of land from A1 Future Urban Development District to C3 Commercial (Neighborhood Convenience) District. The amendment will accommodate a local convenience facility and complies with the Rosedale Meadows Outline Plan.

A Public Hearing was held with respect to Land Use Bylaw Amendment 3156/Y-98, following which same was given second and third readings. Our office will now be updating the office consolidation copy of the Land Use Bylaw and distributing same in due course.



Jeff Graves
Deputy City Clerk

/fm
attchs.

c	Director of Development Services	D. Kutinsky, Graphics Designer
	Director of Community Services	E. L. & P. Manager
	Fire Chief/Manager Emergency Services	C. Rausch
	City Assessor	
	Land and Economic Development Manager	
	Administrative Assistant, S. Ladwig	

BYLAW NO. 3156/Y-98

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

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

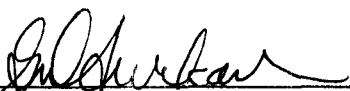
- 1 The "Use District Map L9" contained in "Schedule B" of the Land Use Bylaw are hereby amended in accordance with the Land Use District Map No. 21/98 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 13 day of July A.D. 1998.

READ A SECOND TIME IN OPEN COUNCIL this 10 day of August A.D. 1998.

READ A THIRD TIME IN OPEN COUNCIL this 10 day of August A.D. 1998.

AND SIGNED BY THE MAYOR AND CITY CLERK this 10 day of August A.D. 1998.


MAYOR

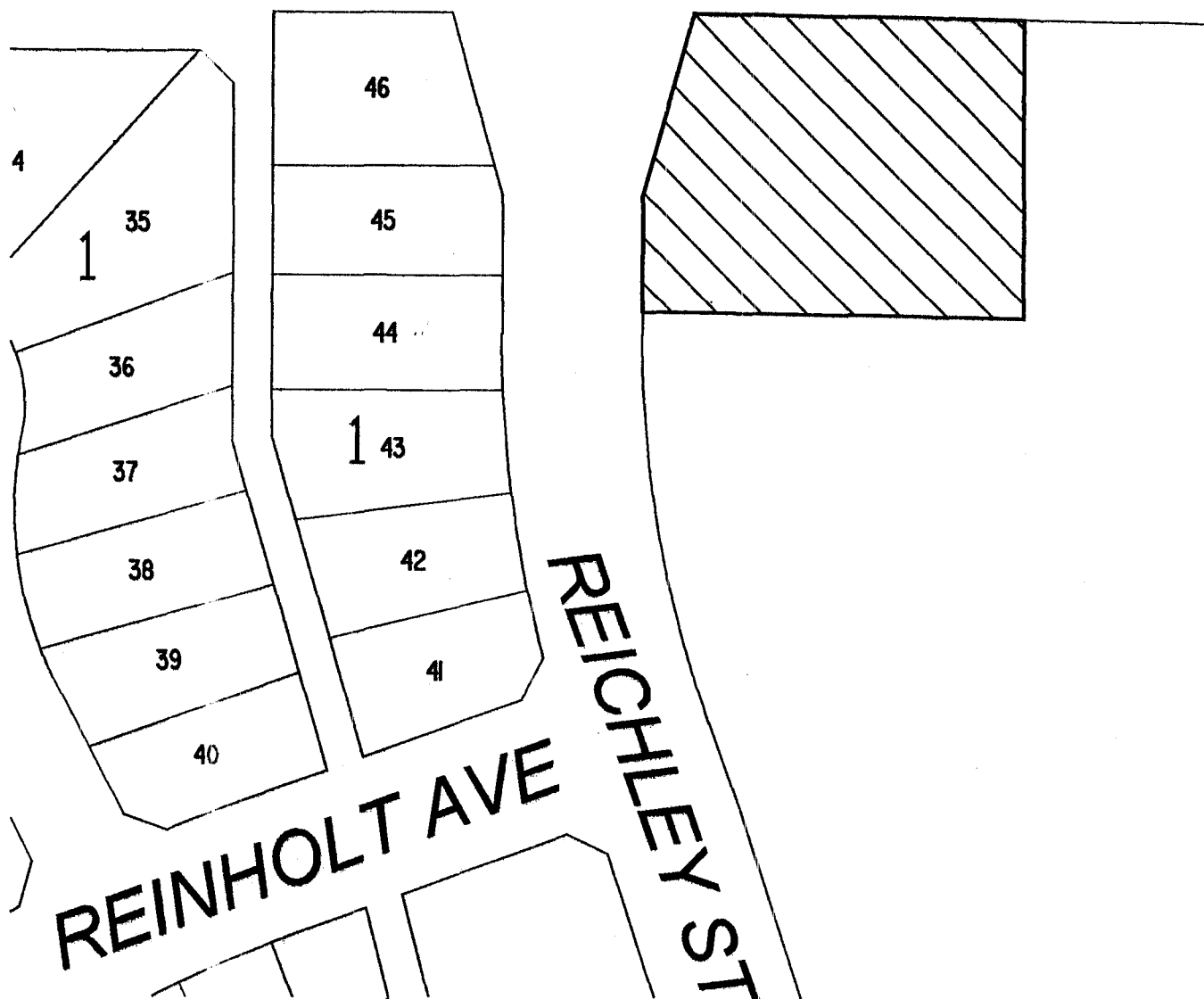

CITY CLERK

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



55 STREET



AFFECTED DISTRICTS:

A1 - Future Urban Development

C3 - Commercial (Neighbourhood Convenience)

Change from: A1 to C3



MAP No. 21 / 98
BYLAW No. 3156 / Y - 98

FILE

Office of the City Clerk

August 11, 1998

Mr. Charles Allard, c/o
Farm Air Properties Inc.
Suite 210, 5324 Calgary Trail
Edmonton, AB T6H 4J8

Fax: (403) 438-2632

Dear Sir:

**RE: Land Use Bylaw Amendment 3156/Y-98
Part of the NE ¼ 14-38-27-4
Rosedale Meadows - Commercial Site
Farm Air Properties Inc.**

At the City of Red Deer's Council Meeting held August 10, 1998, a Public Hearing was held with respect to Land Use Bylaw 3156/Y-98. Following the Public Hearing, Land Use Bylaw Amendment 3156/Y-98 was given second and third readings, a copy of which is attached hereto

Land Use Bylaw Amendment 3156/Y-98 provides for the redesignation of 0.260 ha (0.64 ac) of the above land from A1 Future Urban Development District to C3 Commercial (Neighborhood Convenience) District. The amendment will accommodate a local convenience facility and complies with the Rosedale Meadows Outline Plan.

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

Sincerely,


Jeff Graves
Deputy City Clerk

/fm

attchs

c Principal Planner
Administrative Assistant, S. Ladwig
C. Rausch



Box 5008
Red Deer, Alberta
T4N 3T4

The City of Red Deer

*** TX REPORT ***

TRANSMISSION OK

TX/RX NO	0570
CONNECTION TEL	14034382632
SUB-ADDRESS	
CONNECTION ID	CATHTON HOLDINGS
ST. TIME	08/11 03:52
USAGE T	01'13
PGS.	3
RESULT	OK

Office of the City Clerk

August 11, 1998

Mr. Charles Allard, c/o
Farm Air Properties Inc.
Suite 210, 5324 Calgary Trail
Edmonton, AB T6H 4J8

Fax: (403) 438-2632

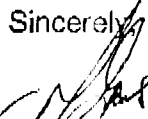
Dear Sir:

**RE: Land Use Bylaw Amendment 3156/Y-98
Part of the NE ¼ 14-38-27-4
Rosedale Meadows - Commercial Site
Farm Air Properties Inc.**

At the City of Red Deer's Council Meeting held August 10, 1998, a Public Hearing was held with respect to Land Use Bylaw 3156/Y-98. Following the Public Hearing, Land Use Bylaw Amendment 3156/Y-98 was given second and third readings, a copy of which is attached hereto.

Land Use Bylaw Amendment 3156/Y-98 provides for the redesignation of 0.260 ha (0.64 ac) of the above land from A1 Future Urban Development District to C3 Commercial (Neighborhood Convenience) District. The amendment will accommodate a local convenience facility and complies with the Rosedale Meadows Outline Plan.

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

Sincerely,




Box 5008
Red Deer, Alberta
T4N 3T4

The City of Red Deer

FILE

Council Decision - July 13, 1998 Meeting

DATE: July 14, 1998
TO: Principal Planner
FROM: City Clerk
RE: *Land Use Bylaw Amendment 3156/Y-98
Part of the NE ¼ 14-38-27-4
Rosedale Meadows - Commercial Site
Farm Air Properties Inc.*

Reference Report: Planning Assistant, dated July 8, 1998
Bylaw Passed: Land Use Bylaw Amendment 3156/Y-98 given
1st Reading. A copy is attached hereto.
Report Back to Council Required: Yes, Public Hearing to be held August 10, 1998 at
7:00 p.m.

Comments/Further Action:

Land Use Bylaw Amendment 3156/Y-98 provides for the redesignation of 0.260 ha (0.64 ac) of the above land from A1 Future Urban Development District to C3 Commercial (Neighborhood Convenience) District. The amendment will accommodate a local convenience facility and complies with the Rosedale Meadows Outline Plan.

This office will now proceed with the advertising for a Public Hearing. Our office has advised Mr. Charles Allard, c/o Farm Air Properties Ltd., via letter, that they will be responsible for the advertising costs in this instance.



Kelly Kloss
City Clerk

/clr
attchs.

c Director of Development Services
 Director of Community Services
 E. L. & P. Manager
 Fire Chief/Manager Emergency Services
 City Assessor
 Land and Economic Development Manager
 Council and Committee Secretary, S. Ladwig



Box 5008
Red Deer, Alberta
T4N 3T4

The City of Red Deer

Office of the City Clerk

FILE

July 14, 1998

Mr. Charles Allard, c/o
Farm Air Properties Inc.
Suite 210, 5324 Calgary Trail
Edmonton, AB T6H 4J8

Fax: (403) 438-2632

Dear Sir:

**RE: Land Use Bylaw Amendment 3156/Y-98
Part of the NE ¼ 14-38-27-4
Rosedale Meadows - Commercial Site
Farm Air Properties Inc.**

At the City of Red Deer's Council Meeting held Monday, July 13, 1998, 1st Reading was given to Land Use Bylaw Amendment 3156/Y-98, a copy of which is attached hereto.

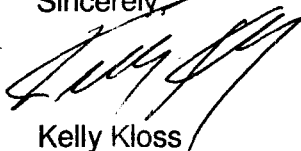
Land Use Bylaw Amendment 3156/Y-98 provides for the redesignation of 0.260 ha (0.64 ac) of the above land from A1 Future Urban Development District to C3 Commercial (Neighborhood Convenience) District. The amendment will accommodate a local convenience facility and complies with the Rosedale Meadows Outline Plan.

This office will now proceed with the advertising for a Public Hearing to be held on Monday, August 10, 1998 at 7:00 p.m., or as soon thereafter as Council may determine, in the Council Chambers of City Hall.

In accordance with the Land Use Bylaw, you are required to deposit with the City Clerk, prior to public advertising, an amount equal to the estimated cost of advertising, which in this instance is \$500. We require this deposit by no later than 10:00 a.m., Wednesday, July 22, 1998, in order to proceed with the advertising. Once the actual cost of advertising is known, you will either be invoiced for or refunded the difference.

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

Sincerely,



Kelly Kloss
City Clerk

/clr
attchs

c Principal Planner
Council and Committee Secretary, S. Ladwig

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

BYLAW NO. 3156/Y-98

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

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

- 1 The "Use District Map L9" contained in "Schedule B" of the Land Use Bylaw are hereby amended in accordance with the Land Use District Map No. 21/98 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this day of A.D. 1998.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 1998.

READ A THIRD TIME IN OPEN COUNCIL this day of A.D. 1998.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of A.D. 1998.

MAYOR

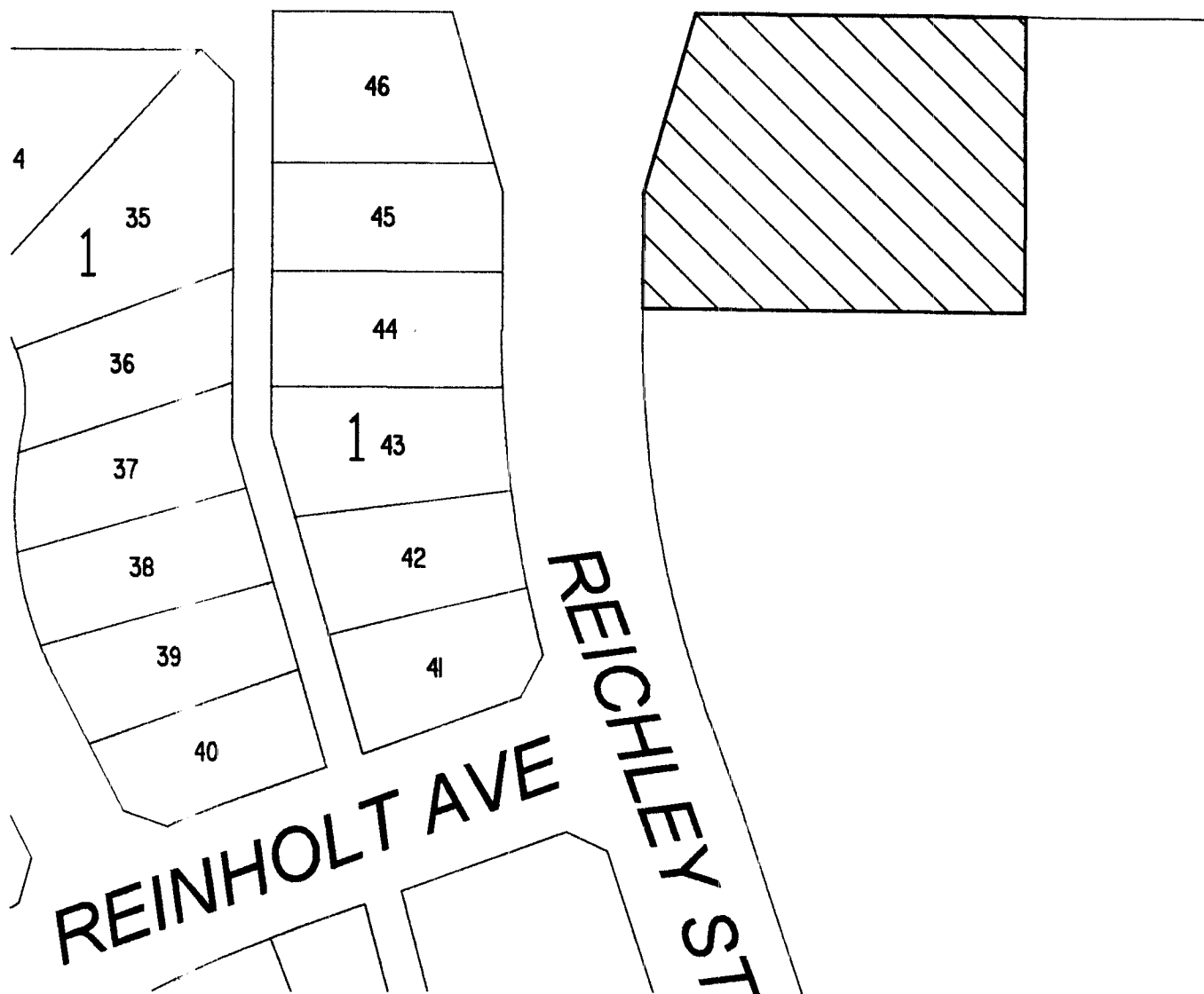
CITY CLERK

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



55 STREET



AFFECTED DISTRICTS:

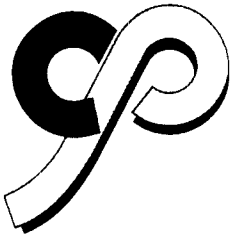
A1 - Future Urban Development

C3 - Commercial (Neighbourhood Convenience)

Change from: A1 to C3



MAP No. 21 / 98
BYLAW No. 3156 / Y - 98



**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: July 8, 1998

To: Kelly Kloss, City Clerk

From: Frank Wong, Planning Assistant

Re: Land Use Bylaw Amendment 3156/Y-98
Part of the NE ¼ Sec. 14-38-27-4
Rosedale Meadows – Commercial Site
Farm Air Properties Inc.

Farm Air Properties Inc. (C.R. Allard) presently have title to the remainder of the NE ¼ Sec. 14-38-27-4 containing approximately 22 ha (54.4 ac). They are proposing to redesignate 0.260 ha (0.64 ac) of the above land from A1 Future Urban Development District to C3 Commercial (Neighbourhood Convenience) District. The amendment is to accommodate a local convenience facility for the area that complies with the Rosedale Meadows Outline Plan.

Staff Recommendation

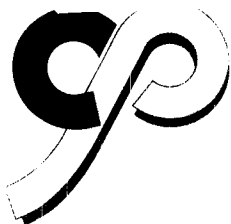
Planning staff recommend that City Council proceed with first reading of Land Use Bylaw Amendment 3156/Y-98.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Frank Wong', is written over the printed name.

Frank Wong,
Planning Assistant

Attachment



**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@telus.planet.net

Date: July 28, 1998

To: Kelly Kloss, City Clerk

From: Frank Wong, Planning Assistant

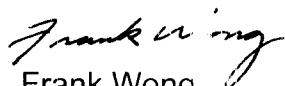
Re: Land Use Bylaw Amendment 3156/BB-98
Lot 1, Block 1, Plan 812 1568
Part of the C & E No. 1, and
Part of the W ½ Sec. 32-38-27-4
Kentwood West Subdivision – Stage 1
The City of Red Deer

The City of Red Deer presently have titles to the above lands contained within the Kentwood West Outline Plan. They wish to redesignate approximately 15.5 ha (38.3 ac) of land in developing Stage 1 of the Outline Plan. The redesignation will be from A1 Future Urban Development District to R1 Residential Low Density District, R1A Residential (Semi-detached dwelling) District and P1 Parks and Recreation District, from ROAD to P1 Parks and Recreation District, and from PS Public Service to P1 Parks and Recreation District. The proposal will create 90 single single family lots, 2 municipal reserve lots and 1 public utility lot.

Staff Recommendation

Planning staff recommend that City Council proceed with first reading of Land Use Bylaw Amendment 3156/BB-98.

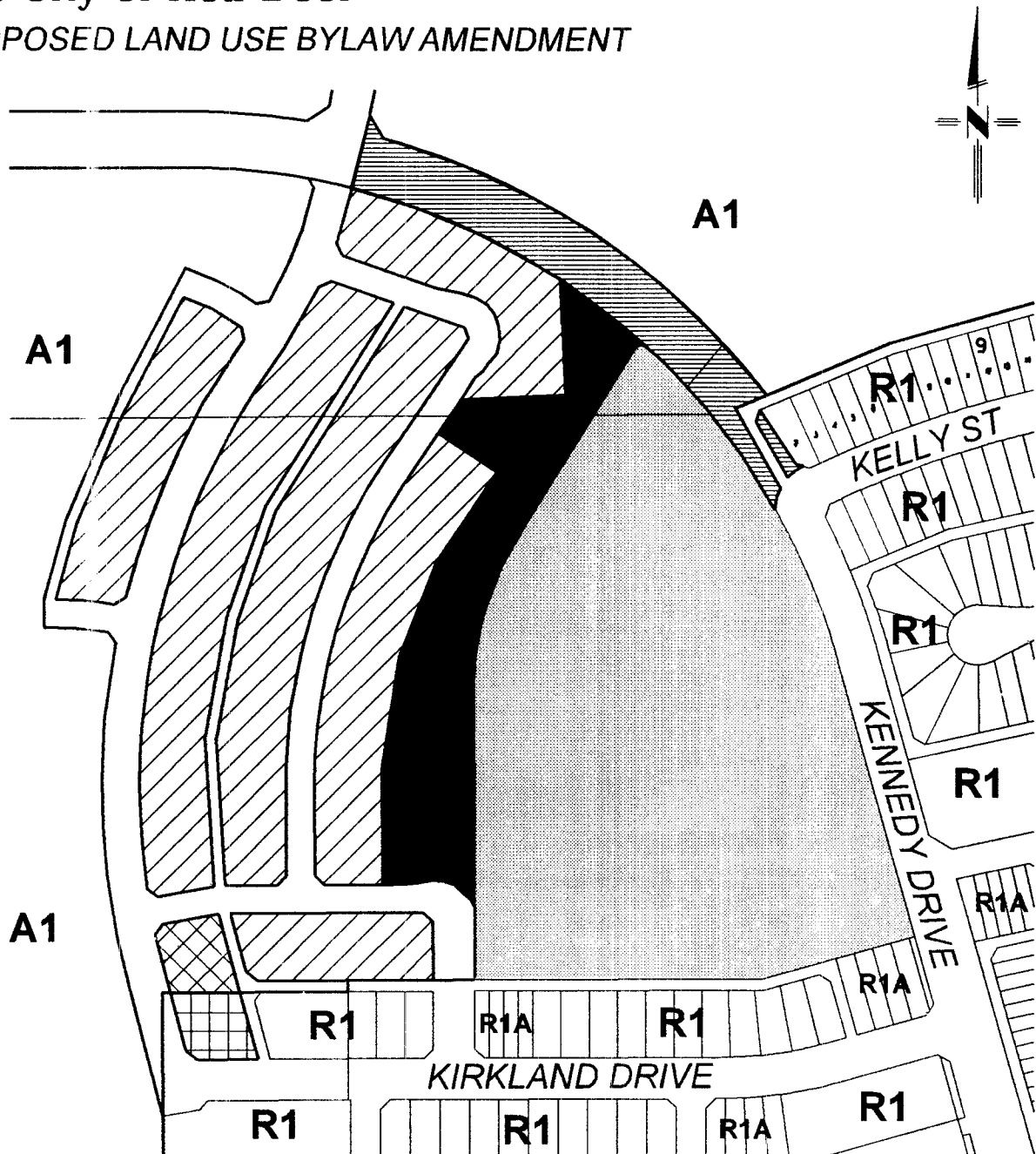
Sincerely,


Frank Wong
Planning Assistant

Attachment

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Change from:

A1 to R1	
A1 to R1A	
A1 to P1	
R1 to R1A	
PS to P1	
Road to P1	

AFFECTED DISTRICTS:

- A1 - Future Urban Development
- R1 - Residential (Low Density)
- R1A - Residential (Semi-Detached)
- P1 - Parks & Recreation
- PS - Public Service (Institutional or Governmental)

MAP No. 23 / 98

BYLAW No. 3156 / BB- 98

Comments:

We concur with the recommendations of the Parkland Community Planning Services.

"G. D. Surkan"
Mayor

"N. Van Wyk"
City Manager

FILE

DATE: August 11, 1998

TO: City Council

FROM: City Clerk

RE: *Land Use Bylaw Amendment 3156/BB-98 / Kentwood West / Lot 1, Block 1, Plan 812 1568 - Part of the C & E No. 1, and Part of the W ½ Section 32-38-27-4 / Kentwood West Subdivision - Stage 1 / The City of Red Deer*

A Public Hearing has been advertised for the above noted Land Use Bylaw Amendment, to be held on Tuesday, September 8, 1998 in the Council Chambers at 7:00 p.m.

Land Use Bylaw Amendment No. 3156/BB-98 provides for the redesignation of approximately 15.5 ha (38.3 ac) of land in Stage 1 of the Outline Plan from A1 Future Urban Development District to R1 Residential Low Density District, R1A Residential (Semi-detached dwelling) District and P1 Parks and Recreation District, from ROAD to P1 Parks and Recreation District, and from PS Public Service to P1 Parks and Recreation District. This proposal will create 90 single family lots, 2 municipal reserve lots and 1 public utility lot.

RECOMMENDATION

That following the Public Hearing, Land Use Bylaw Amendment 3156/BB-98 may be given 2nd and 3rd Readings.



Jeff Graves
Deputy City Clerk

/fm
attchs.

BYLAW NO. 3156/BB-98

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

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

- 1 The "Use District Maps E14 and E15" contained in "Schedule B" of the Land Use Bylaw are hereby amended in accordance with the Land Use District Map No. 23/98 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 10 day of August A.D. 1998.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 1998.

READ A THIRD TIME IN OPEN COUNCIL this day of A.D. 1998.

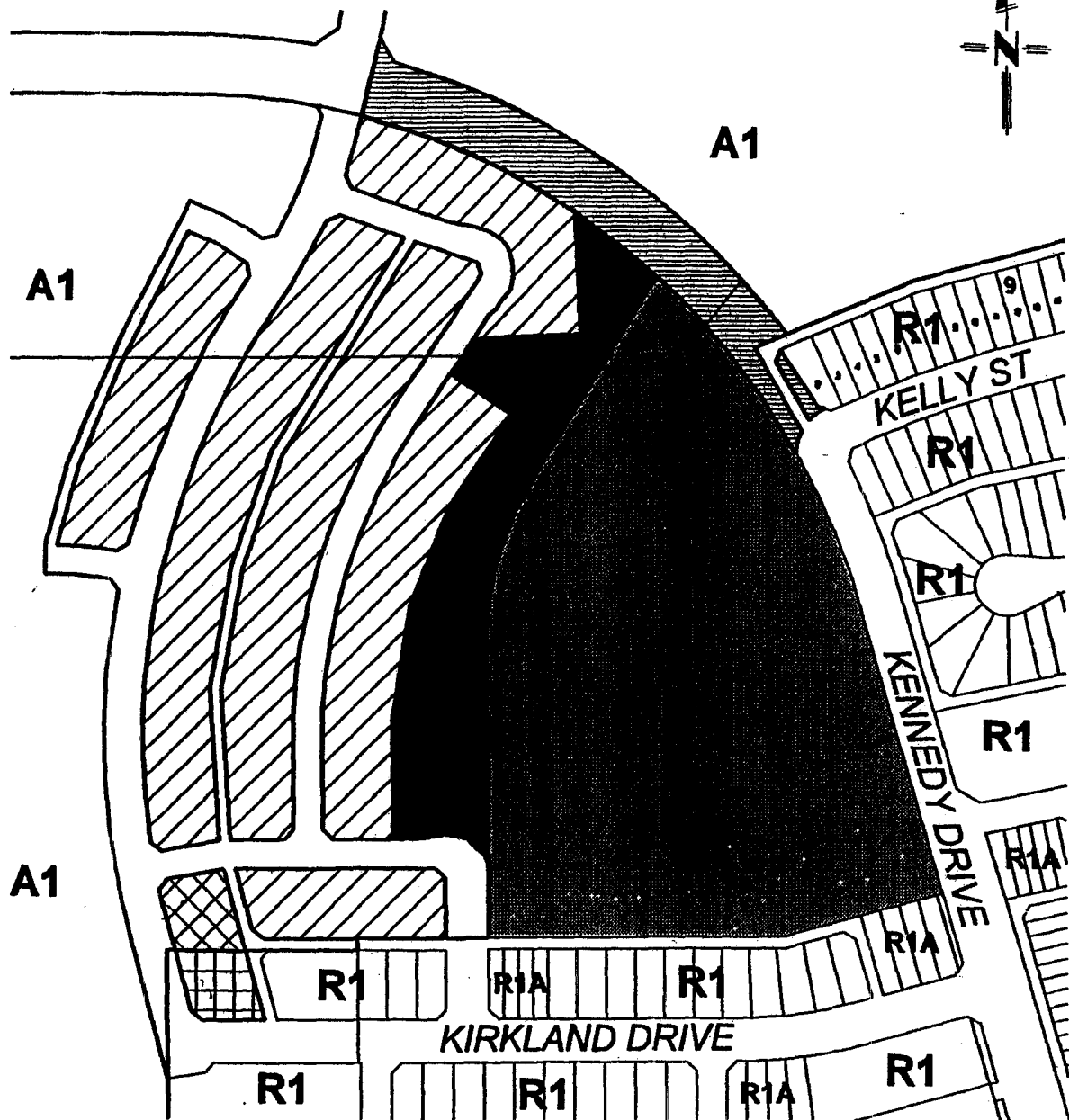
AND SIGNED BY THE MAYOR AND CITY CLERK this day of A.D. 1998.

MAYOR

CITY CLERK

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Change from:

A1 to R1	
A1 to R1A	
A1 to P1	
R1 to R1A	
PS to P1	
Road to P1	

AFFECTED DISTRICTS:

- A1 - Future Urban Development
- R1 - Residential (Low Density)
- R1A - Residential (Semi-Detached)
- P1 - Parks & Recreation
- PS - Public Service (Institutional or Governmental)

FILE

Council Decision - August 10, 1998 Meeting

DATE: August 11, 1998
TO: Principal Planner
FROM: City Clerk
RE: *Land Use Bylaw Amendment 3156/BB-98 / Kentwood West / Lot 1, Block 1, Plan 812 1568 - Part of the C & E No. 1, and Part of the W ½ Section 32-38-27-4 / Kentwood West Subdivision - Stage 1 / The City of Red Deer*

Reference Report: Frank Wong, Planning Assistant, dated July 28, 1998

Bylaw Readings:

Land Use Bylaw Amendment No. 3156/BB-98 was given 1st Reading, a copy of which is attached hereto.

Report Back to Council Required:

Yes. A Public Hearing has been scheduled to be held in the Council Chambers at 7:00 p.m. on Tuesday, September 8, 1998.

Comments/Further Action:

Land Use Bylaw Amendment No. 3156/BB-98 provides for the redesignation of approximately 15.5 ha (38.3 ac) of land in Stage 1 of the Outline Plan from A1 Future Urban Development District to R1 Residential Low Density District, R1A Residential (Semi-detached dwelling) District and P1 Parks and Recreation District, from ROAD to P1 Parks and Recreation District, and from PS Public Service to P1 Parks and Recreation District. This proposal will create 90 single family lots, 2 municipal reserve lots and 1 public utility lot.

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



Jeff Graves
Deputy City Clerk

/fm
attchs.

c Director of Development Services Public Works Manager
 Director of Community Services
 E. L. & P. Manager
 Fire Chief/Manager Emergency Services
 City Assessor
 Land and Economic Development Manager
 Administrative Assistant, S. Ladwig
 C. Rausch

BYLAW NO. 3156/BB-98

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

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

- 1 The "Use District Maps E14 and E15" contained in "Schedule B" of the Land Use Bylaw are hereby amended in accordance with the Land Use District Map No. 23/98 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 10 day of August A.D. 1998.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 1998.

READ A THIRD TIME IN OPEN COUNCIL this day of A.D. 1998.

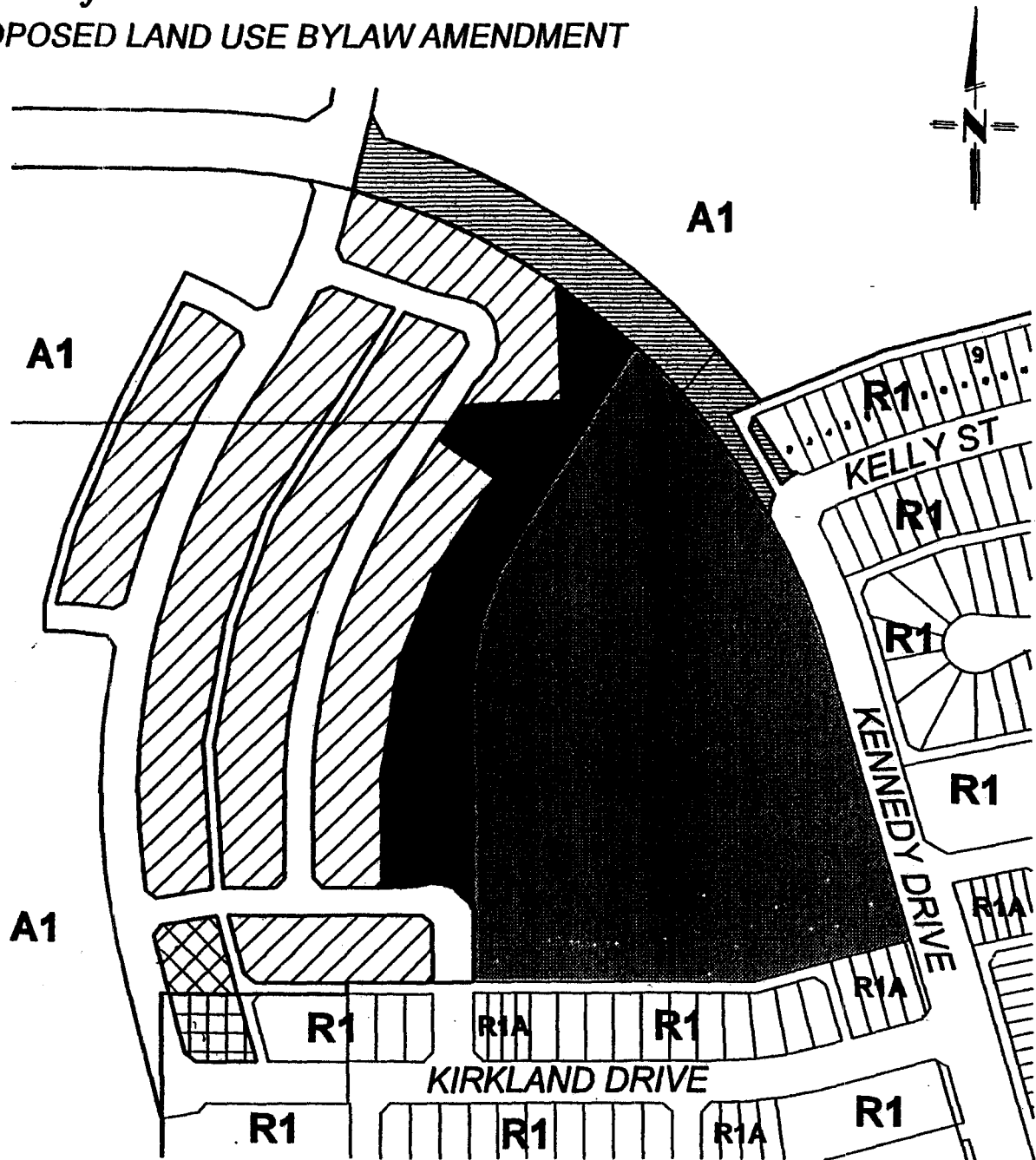
AND SIGNED BY THE MAYOR AND CITY CLERK this day of A.D. 1998.

MAYOR

CITY CLERK

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT

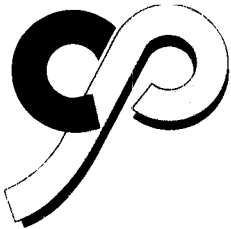


Change from:

A1 to R1	
A1 to R1A	
A1 to P1	
R1 to R1A	
PS to P1	
Road to P1	

AFFECTED DISTRICTS:

- A1 - Future Urban Development
- R1 - Residential (Low Density)
- R1A - Residential (Semi-Detached)
- P1 - Parks & Recreation
- PS - Public Service (Institutional or Governmental)



**MARKLAND
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: July 30, 1998

To: Kelly Kloss, City Clerk

From: Frank Wong, Planning Assistant

Re: Land Use Bylaw Amendment 3156/EE-98
Part of Lot 9, Block 6, Plan 972 4354
Edgar Industrial Park
The City of Red Deer/Gyorts Truck Wash Inc.

The City of Red Deer Land and Economic Development Department, on behalf of Gyorts Truck Wash Inc., is requesting a Land Use Bylaw amendment to redesignate a portion of the above lot from C3 Commercial (Neighbourhood Convenience) District to I1 Industrial (Business Service) District. The reason for the redesignation is that the proposed use of a truck wash and accessory uses are permitted under the I1 District and therefore a C3 site is not required for the truck wash operation. The C3 site will be relocated within the Edgar Industrial Park.

Staff Recommendation

Planning staff recommend that City Council proceed with first reading of Land Use Bylaw Amendment 3156/EE-98.

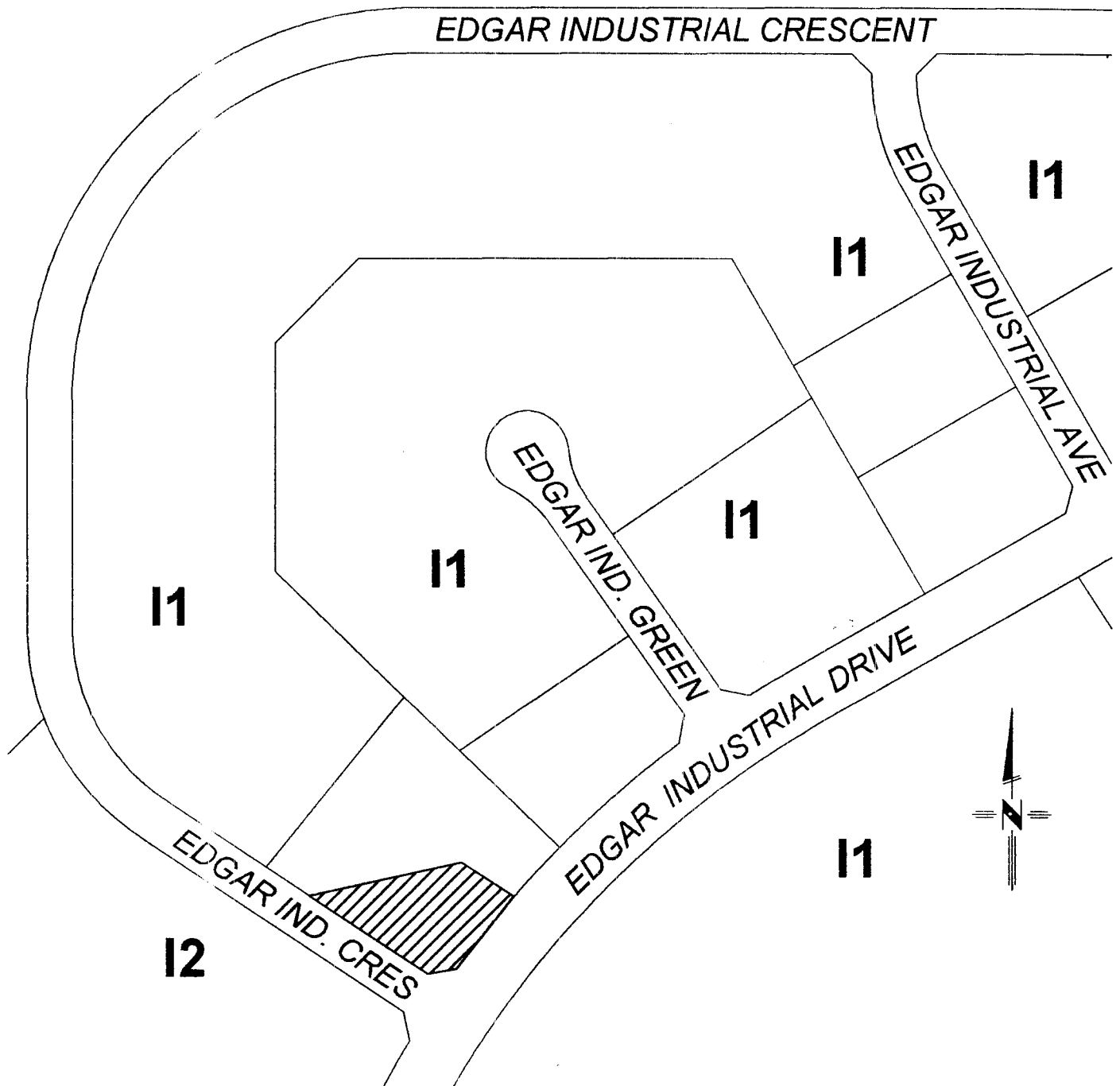
Sincerely,


Frank Wong
Planning Assistant

Attachment

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT

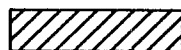


AFFECTED DISTRICTS:

C3 - Commercial (Neighbourhood Convenience)

I1 - Industrial (Business Service)

Change from: C3 to I1



MAP No. 25 / 98
BYLAW No. 3156 / EE - 98

Comments:

We concur with the recommendation of the Parkland Community Planning Services.

"G. D. Surkan"
Mayor

"N. Van Wyk"
City Manager

FILE

DATE: August 11, 1998

TO: City Council

FROM: City Clerk


RE: *Land Use Bylaw Amendment 3156/EE-98 / Edgar Industrial Park / Part of
Lot 9, Block 6, Plan 972 4354 / City of Red Deer / Gyorts Truck Wash Inc.*

A Public Hearing has been advertised for the above noted Land Use Bylaw Amendment, to be held on Tuesday, September 8, 1998 in the Council Chambers at 7:00 p.m.

Land Use Bylaw Amendment 3156/EE-98 provides for the redesignation of a portion of the above lot from C3 Commercial (Neighbourhood Convenience) District to I1 Industrial (Business Service) District for the proposed truck wash and accessory uses.

RECOMMENDATION

That following the Public Hearing, Land Use Bylaw Amendment 3156/EE-98 may be given 2nd and 3rd Readings.



Jeff Graves
Deputy City Clerk

/fm
attchs.

BYLAW NO. 3156/EE-98

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

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

- 1 The "Use District Map C15" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 25/98 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 10 day of August A.D. 1998.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 1998.

READ A THIRD TIME IN OPEN COUNCIL this day of A.D. 1998.

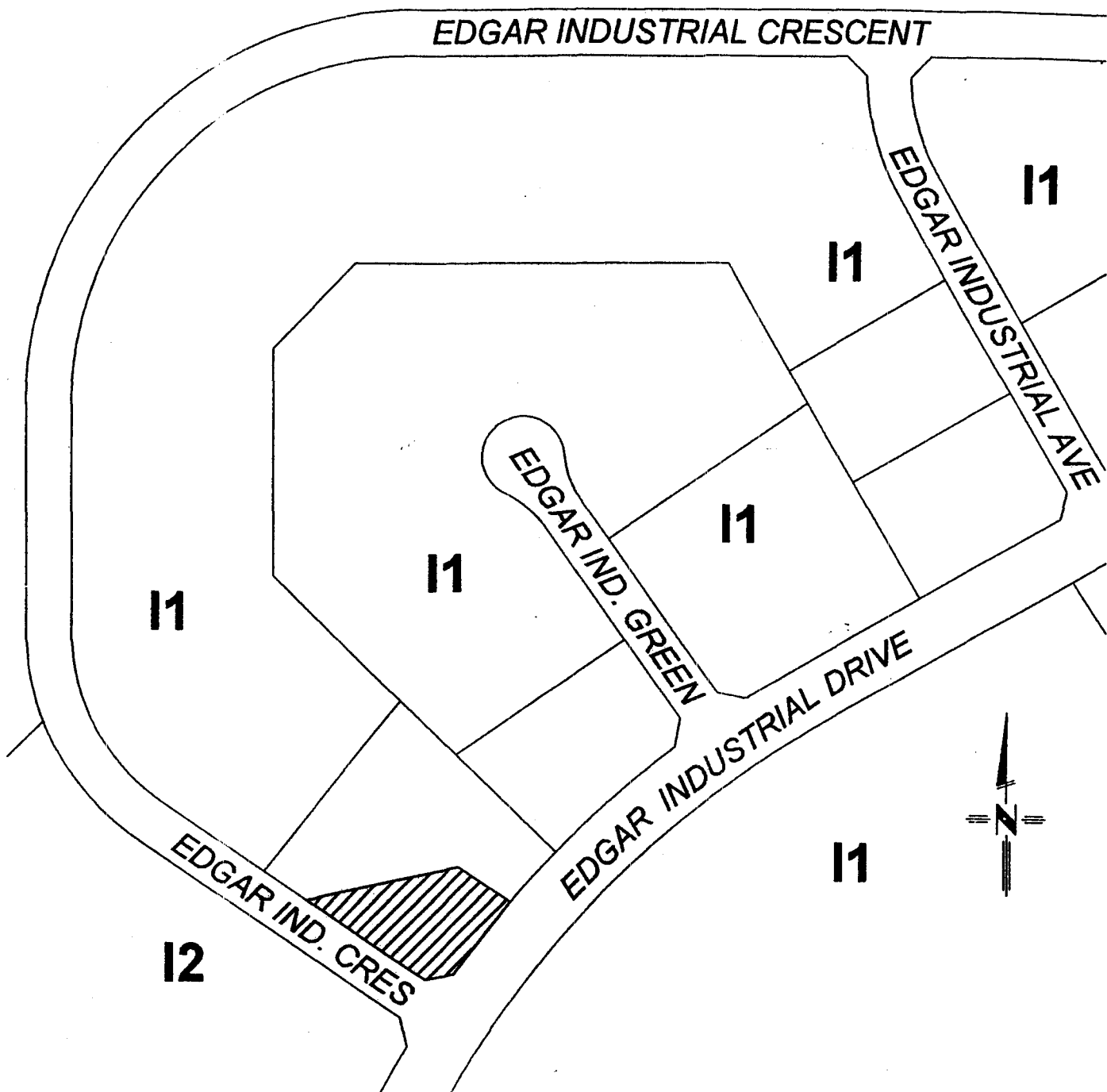
AND SIGNED BY THE MAYOR AND CITY CLERK this day of A.D. 1998.

MAYOR

CITY CLERK

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

C3 - Commercial (Neighbourhood Convenience)

I1 - Industrial (Business Service)

Change from: C3 to I1



MAP No. 25 / 98
BYLAW No. 3156 / EE - 98

FILE

Council Decision - August 10, 1998 Meeting

DATE: August 11, 1998
TO: Principal Planner
FROM: Deputy City Clerk
RE: *Land Use Bylaw Amendment 3156/EE-98 / Edgar Industrial Park / Part of Lot 9, Block 6, Plan 972 4354 / City of Red Deer / Gyorts Truck Wash Inc.*

Reference Report:

Frank Wong, Planning Assistant, dated
July 30, 1998

Bylaw Readings:

Land Use Bylaw Amendment 3156/EE-98 was given 1st Reading, a copy of which is attached hereto.

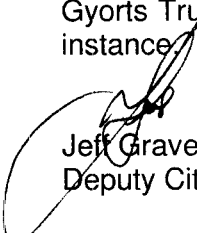
Report Back to Council Required:

Yes. A Public Hearing has been advertised to be held Tuesday, September 8, 1998 at 7:00 p.m. in the Council Chambers.

Comments/Further Action:

Land Use Bylaw Amendment 3156/EE-98 provides for the redesignation of a portion of the above lot from C3 Commercial (Neighbourhood Convenience) District to I1 Industrial (Business Service) District for the proposed truck wash and accessory uses.

This office will now proceed with the advertising for a Public Hearing. Our office has advised Gyorts Truck Wash Inc., via letter, that they will be responsible for the advertising costs in this instance.



Jeff Graves
Deputy City Clerk

/fm

attchs.

c Director of Development Services
 Director of Community Services
 E. L. & P. Manager
 Fire Chief/Manager Emergency Services

City Assessor
Land & Economic Development Manager
Administrative Assistant, S. Ladwig
C. Rausch

BYLAW NO. 3156/EE-98

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

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

- 1 The "Use District Map C15" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 25/98 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 10 day of August A.D. 1998.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 1998.

READ A THIRD TIME IN OPEN COUNCIL this day of A.D. 1998.

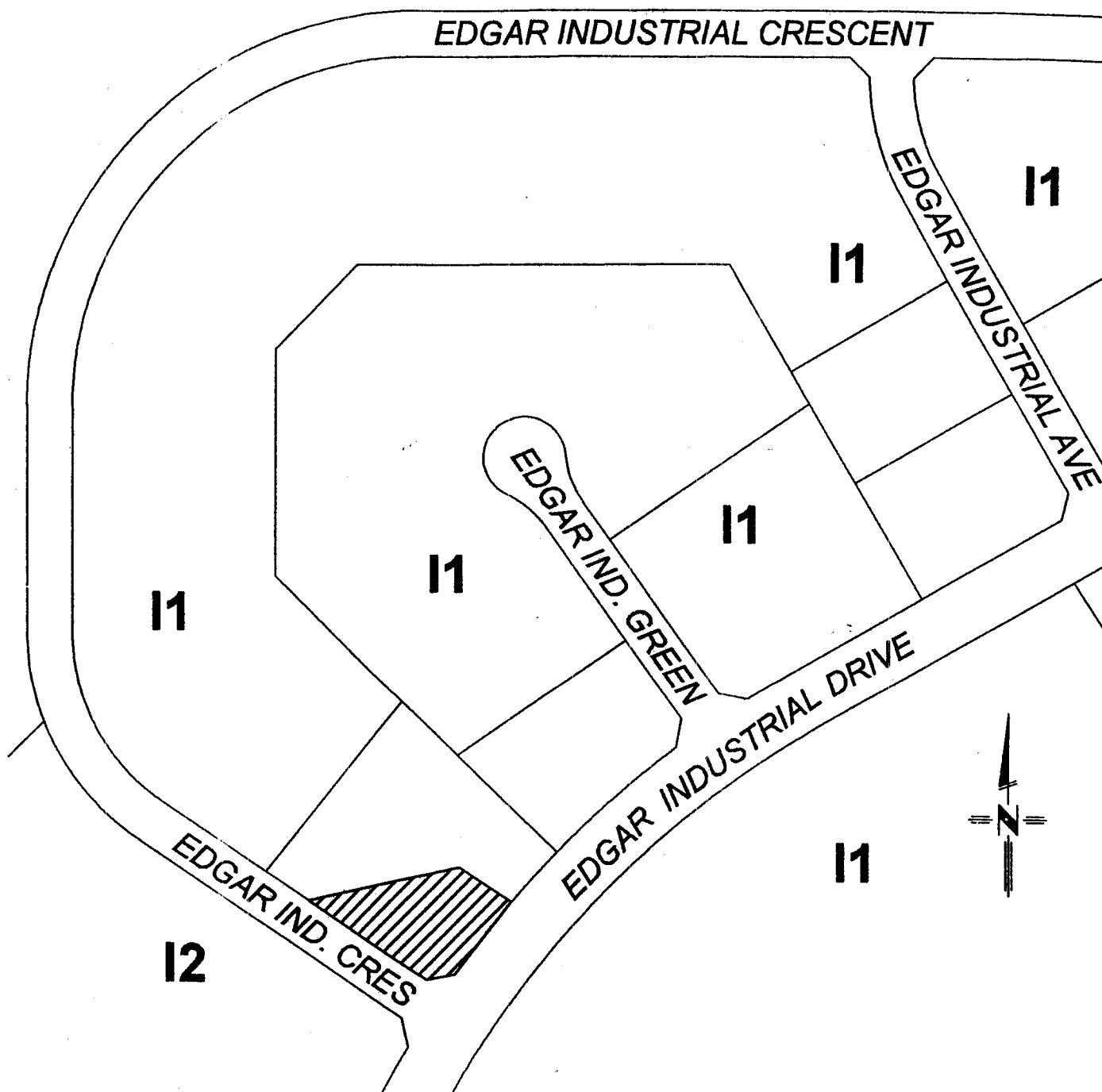
AND SIGNED BY THE MAYOR AND CITY CLERK this day of A.D. 1998.

MAYOR

CITY CLERK

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

C3 - Commercial (Neighbourhood Convenience)

I1 - Industrial (Business Service)

Change from: C3 to I1



MAP No. 25 / 98
BYLAW No. 3156 / EE - 98



Box 5008
Red Deer, Alberta
T4N 3T4

The City of Red Deer

FILE

Office of the City Clerk

August 11, 1998

Gyorts Truck Wash Inc.
RR 1
Rimbey, AB T0C 2J0

Attention: Wes Gyori

Dear Mr. Gyori

**Re: Land Use Bylaw Amendment 3156/EE-98 / Part of Lot 9, Block 6, Plan 972 4354 /
Edgar Industrial Park**

At the City of Red Deer's Council Meeting held Monday, August 10, 1998, 1st Reading was given to Land Use Bylaw Amendment 3156/EE-98, a copy of which is attached hereto.

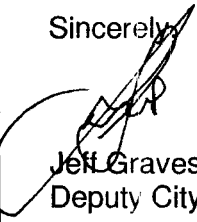
Land Use Bylaw Amendment 3156/EE-98 provides for the redesignation of a portion of the above lot from C3 Commercial (Neighbourhood Convenience) District to I1 Industrial (Business Service) District.

This office will now proceed with the advertising for a Public Hearing to be held on Tuesday, September 8, 1998 at 7:00 p.m., or as soon thereafter as Council may determine, in the Council Chambers of City Hall.

In accordance with the Land Use Bylaw, you are required to deposit with the City Clerk, prior to public advertising, an amount equal to the estimated cost of advertising, which in this instance is \$500. We require this deposit by no later than 10:00 a.m., Wednesday, August 19, 1998, in order to proceed with the advertising. Once the actual cost of advertising is known, you will either be invoiced for or refunded the difference.

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

Sincerely,


Jeff Graves
Deputy City Clerk

/fm
attchs.

c Principal Planner
 Administrative Assistant, S. Ladwig
 C. Rausch



**ARKLAND
COMMUNITY
PLANNING
SERVICES**

Suite 500, 4803 Ross Street
Red Deer, Alberta T4N 1X5
Phone: (403) 343-3394
FAX: (403) 346-1570
e-mail: pcp@telusplanet.net

Date: July 31, 1998

To: Kelly Kloss, City Clerk

From: Frank Wong, Planning Assistant

Re: Land Use Bylaw Amendment 3156/FF-98
Lots 16 – 25, Block 2, Plan _____
Deer Park Southeast Subdivision – Stage 1
Melcor Developments Ltd.

Melcor Developments Ltd. is requesting a Land Use Bylaw amendment to redesignate the above approved but as yet unregistered lots from R1A Residential (Semi-detached dwelling) District to R1 Residential Low Density District. The redesignation request is due to fact that the semi-detached lots do not provide enough width to allow for rear parking and are better suited to single family lots with front garage. A subdivision application to resubdivide the area to 6 single family lots is forthcoming to correspond with this redesignation application.

Staff Recommendation

Planning staff recommend that City Council proceed with first reading of Land Use Bylaw Amendment 3156/FF-98.

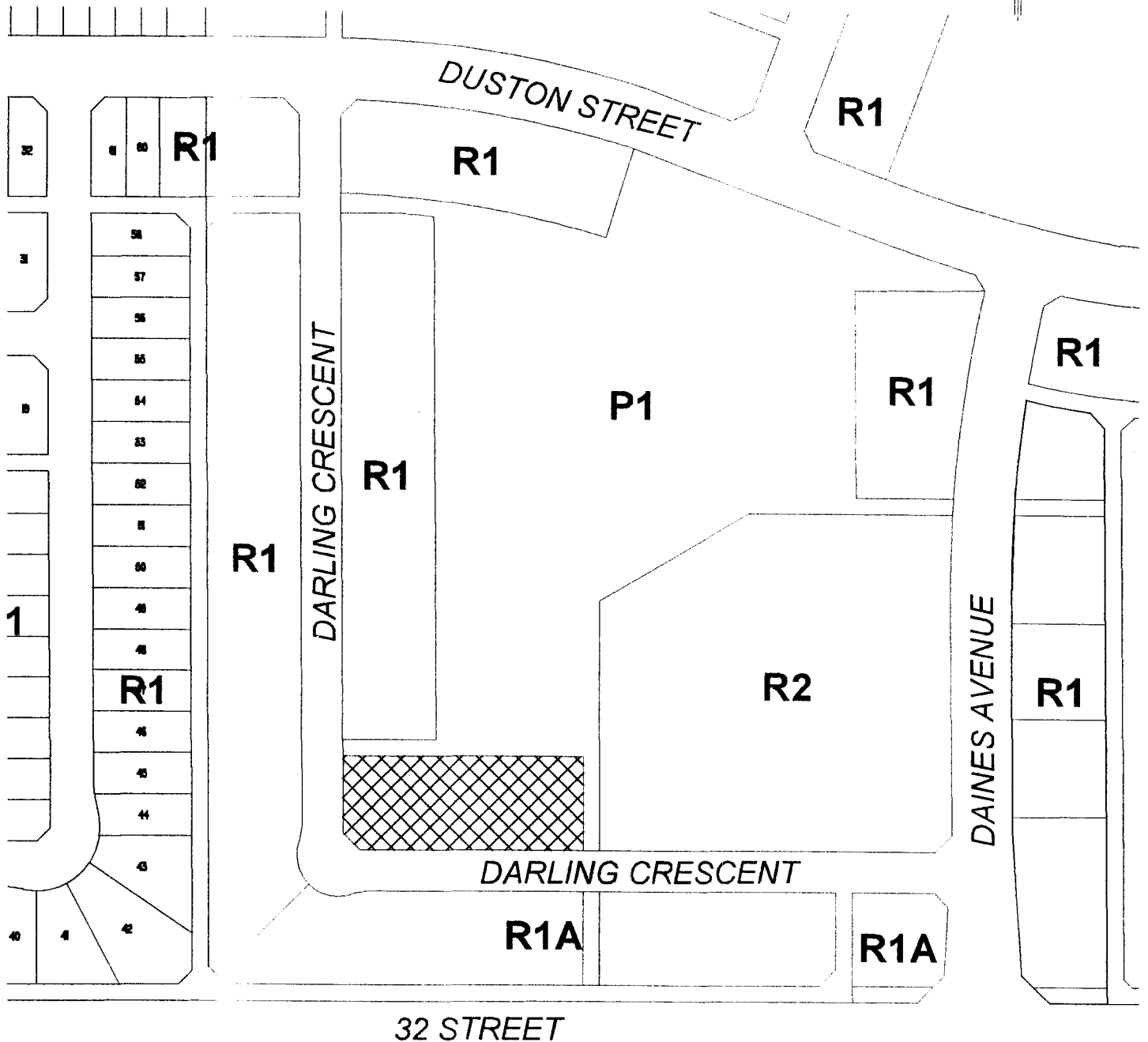
Sincerely,

Frank Wong,
Planning Assistant

Attachment

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Change from: R1A to R1



AFFECTED DISTRICTS:

R1 - Residential (Low Density)

R1A - Residential (Semi-Detached)

MAP No. 26 / 98

BYLAW No. 3156 / FF - 98

Comments:

We concur with the recommendation of the Parkland Community Planning Services.

"G. D. Surkan"
Mayor

"N. Van Wyk"
City Manager



Box 5008
Red Deer, Alberta
T4N 3T4

The City of Red Deer

FILE

Office of the City Clerk

August 11, 1998

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

Sent Via Fax # 343-7510

Dear Mr. Pelletier:

**Re: Land Use Bylaw Amendment 3156/FF-98 / Lots 16 - 25, Block 2, Plan _____
/ Deer Park Southeast Subdivision - Stage 1**

At the City of Red Deer's Council Meeting held Monday, August 10, 1998, 1st Reading was given to Land Use Bylaw Amendment 3156/FF-98, a copy of which is attached hereto.

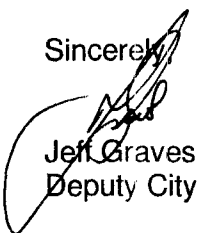
Land Use Bylaw Amendment 3156/FF-98 provides for the redesignation of the above noted approved ut as yet unregistered lots from R1A Residential (Semi-detached dwelling) District to R1 Residential Low Density district. The redesignation request is due to fact that the semi-detached lots do not provide enough width to allow for rear parking and are better suited to single family lots with a front garage

This office will now proceed with the advertising for a Public Hearing to be held on Tuesday, September 8, 1998 at 7:00 p.m., or as soon thereafter as Council may determine, in the Council Chambers of City Hall.

In accordance with the Land Use Bylaw, you are required to deposit with the City Clerk, prior to public advertising, an amount equal to the estimated cost of advertising, which in this instance is \$500. We require this deposit by no later than 10:00 a.m., Wednesday, August 19, 1998, in order to proceed with the advertising. Once the actual cost of advertising is known, you will either be invoiced for or refunded the difference.

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

Sincerely,


Jeff Graves
Deputy City Clerk

/fm
attchs.

c Principal Planner
Administrative Assistant, S. Ladwig
C. Rausch

 *** TX REPORT ***

TRANSMISSION OK

TX/RX NO	0571
CONNECTION TEL	3437510
SUB-ADDRESS	
CONNECTION ID	MELCOR DEVOLMENT
ST. TIME	08/11 04:16
USAGE T	01'21
PGS.	3
RESULT	OK

Office of the City Clerk

August 11, 1998

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

Sent Via Fax # 343-7510

Dear Mr. Pelletier:

**Re: Land Use Bylaw Amendment 3156/FF-98 / Lots 16 - 25, Block 2, Plan _____
 / Deer Park Southeast Subdivision - Stage 1**

At the City of Red Deer's Council Meeting held Monday, August 10, 1998, 1st Reading was given to Land Use Bylaw Amendment 3156/FF-98, a copy of which is attached hereto.

Land Use Bylaw Amendment 3156/FF-98 provides for the redesignation of the above noted approved ut as yet unregistered lots from R1A Residential (Semi-detached dwelling) District to R1 Residential Low Density district. The redesignation request is due to fact that the semi-detached lots do not provide enough width to allow for rear parking and are better suited to single family lots with a front garage

This office will now proceed with the advertising for a Public Hearing to be held on Tuesday, September 8, 1998 at 7:00 p.m., or as soon thereafter as Council may determine, in the Council Chambers of City Hall.

In accordance with the Land Use Bylaw, you are required to deposit with the City Clerk, prior to public advertising, an amount equal to the estimated cost of advertising, which in this instance is \$500. We require this deposit by no later than 10:00 a.m., Wednesday, August 19, 1998, in order to proceed with the advertising. Once the actual cost of advertising is known, you will either be invoiced for or refunded the difference.

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

A



Box 5008

Red Deer, Alberta
 T4N 3T4

The City of Red Deer

FILE

Council Decision - August 10, 1998 Meeting

DATE: August 11, 1998
TO: Principal Planner
FROM: Deputy City Clerk
RE: *Land Use Bylaw Amendment 3156/FF-98 / Lots 16 -/25, Block 2, Plan _____
/ Deer Park southeast Subdivision - Stage 1 / Melcor Developments
Ltd.*

Reference Report: Frank Wong, Planning Assistant, dated
July 31, 1998

Bylaw Readings:

Land Use Bylaw Amendment 3156/FF-98 was given 1st Reading, a copy of which is attached hereto.

Report Back to Council Required:

Yes. A Public Hearing has been advertised to be held Tuesday, September 8, 1998 at 7:00 p.m. in the Council Chambers.

Comments/Further Action:

Land Use Bylaw 3156/FF-98 provides for the redesignation of the above approved but as yet unregistered lots from R1A Residential (Semi-detached dwelling) District to R1 Residential Low Density District. The redesignation is due to the fact that the semi-detached lots do not provide enough width to allow for rear parking and are better suited to single family lots with a front garage. A subdivision application to resubdivide the area to 6 single family lots is forthcoming to correspond with this request.

This office will now proceed with the advertising for a Public Hearing. Our office has advised Melcor Developments Ltd., via letter, that they will be responsible for the advertising costs in this instance.


Jeff Graves
Deputy City Clerk

/fm

attchs.

c Director of Development Services
 Director of Community Services
 E. L. & P. Manager
 Fire Chief/Manager Emergency Services

City Assessor
Land & Economic Development Manager
Administrative Assistant, S. Ladwig
C. Rausch

BYLAW NO. 3156/FF-98

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

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

- 1 The "Use District Map L7" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 26/98 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 10 day of August A.D. 1998.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 1998.

READ A THIRD TIME IN OPEN COUNCIL this day of A.D. 1998.

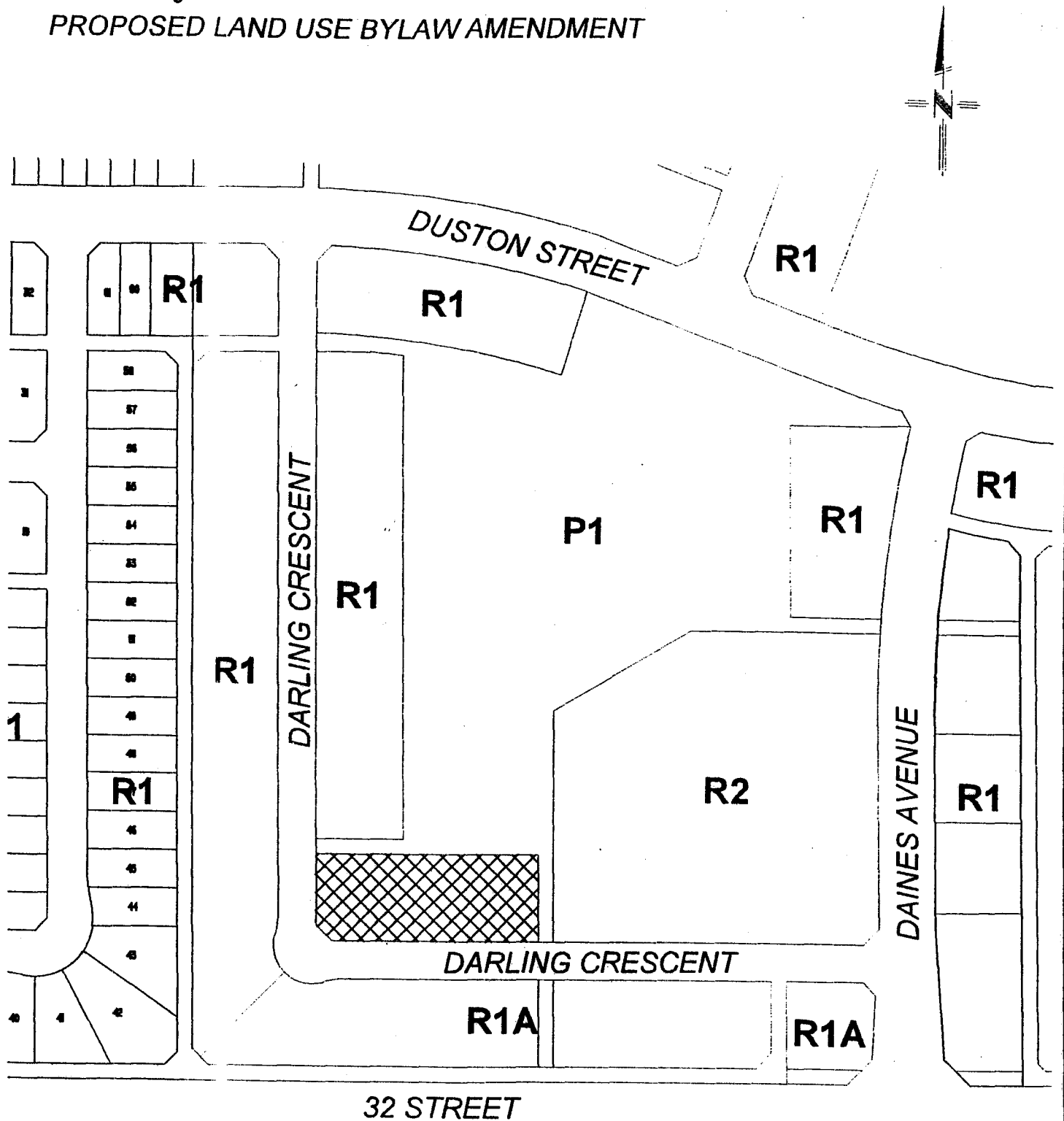
AND SIGNED BY THE MAYOR AND CITY CLERK this day of A.D. 1998.

MAYOR

CITY CLERK

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Change from: R1A to R1



AFFECTED DISTRICTS:

R1 - Residential (Low Density)

R1A - Residential (Semi-Detached)

MAP No. 26 / 98

BYLAW No. 3156 / FF - 98

FILE

DATE: August 11, 1998

TO: City Council

FROM: City Clerk

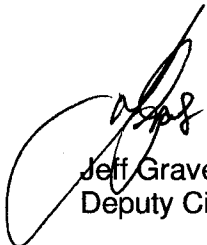
RE: *Land Use Bylaw Amendment 3156/FF-98 / Lots 16 - 25, Block 2, Plan ____
____ / Deer Park southeast Subdivision - Stage 1 / Melcor Developments
Ltd.*

A Public Hearing has been advertised for the above noted Land Use Bylaw Amendment, to be held on Tuesday, September 8, 1998 in the Council Chambers at 7:00 p.m.

Land Use Bylaw 3156/FF-98 provides for the redesignation of the above approved but as yet unregistered lots from R1A Residential (Semi-detached dwelling) District to R1 Residential Low Density District. The redesignation is due to the fact that the semi-detached lots do not provide enough width to allow for rear parking and are better suited to single family lots with a front garage. A subdivision application to resubdivide the area to 6 single family lots is forthcoming to correspond with this request.

RECOMMENDATION

That following the Public Hearing, Land Use Bylaw Amendment 3156/FF-98 may be given 2nd and 3rd Readings.



Jeff Graves
Deputy City Clerk

/fm
attchs.

BYLAW NO. 3156/FF-98

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

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

- 1 The "Use District Map L7" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 26/98 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 10 day of August A.D. 1998.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 1998.

READ A THIRD TIME IN OPEN COUNCIL this day of A.D. 1998.

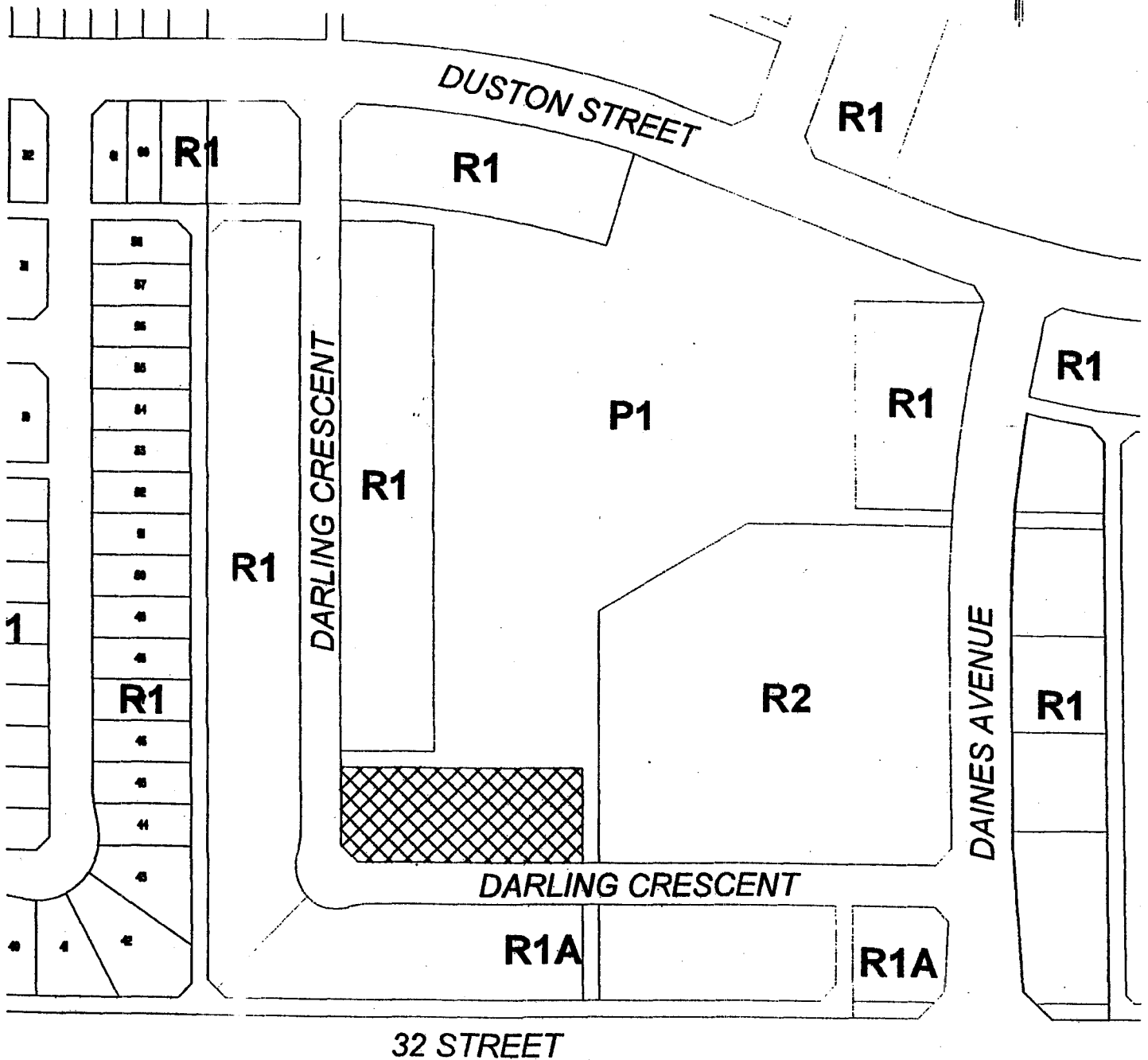
AND SIGNED BY THE MAYOR AND CITY CLERK this day of A.D. 1998.

MAYOR

CITY CLERK

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Change from: R1A to R1



AFFECTED DISTRICTS:

R1 - Residential (Low Density)

R1A - Residential (Semi-Detached)

MAP No. 26 / 98

BYLAW No. 3156 / FF - 98

DATE: August 4, 1998

TO: Kelly Kloss
City Clerk

FROM: Grant Howell
Personnel Manager

RE: **Reinstatement of Blue Cross Prescription Co-pay Card for Exempt Employees**

Council will recall that the Blue Cross prescription co-pay card for exempt employees was removed during the rollbacks of 1994. The card was also removed for three of the four unions for the term of one full contract.

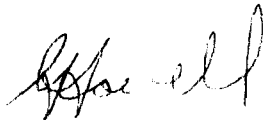
The co-pay card has now been reinstated for all unions and the only group remaining on a reimbursement format is the Exempt staff. There are two reasons that it is appropriate to reinstate the card for this employee group:

1. With all the unions now on reimbursement at time of purchase, it is administratively burdensome to administer one small group on a different basis from the others. For example, many pharmacists do not understand that we have several employee groups, and attempt to tell exempt employees making purchases that they are on the co-pay program. This causes a negative reaction when employees check back and we tell them they are not. The positive effect of a very expensive benefit becomes significantly diminished.
2. Legislative changes, along with Blue Cross system changes, have lowered costs for the Blue Cross Prescription co-pay card. These changes have also reduced some of the savings attainable from having a reimbursement program rather than a co-pay card.

It should be remembered that there is NO change to the level of reimbursement for prescription drugs, which remains at 80% paid by The City of Red Deer and 20% paid by the employee. The only change is in method of payment.

RECOMMENDATION: **That Council approve the reinstatement of the Blue Cross co-pay card for Exempt employees.**

Note: This change would also be in effect for Council.



Grant Howell

/rg

Comments:

We concur with the recommendation of the Personnel Manager.

"G. D. Surkan"
Mayor

"N. Van Wyk"
City Manager

FILE

Council Decision - August 10, 1998 Meeting

DATE: August 11, 1998
TO: Personnel Manager
FROM: Deputy City Clerk
RE: Reinstatement of Blue Cross Prescription Co-pay Card for Exempt Employees

Reference Report: Personnel Manager dated August 4, 1998

Resolution:

"RESOLVED that Council of The City of Red Deer, having considered report from the Personnel Manager dated August 4, 1998, re: Reinstatement of Blue Cross Prescription Co-pay Card for Exempt Employees, hereby agrees to the reinstatement of the Blue Cross Co-pay Card for Exempt Employees, and as presented to Council August 10, 1998."

Report Back to Council Required: No

Comments/Further Action:

As directed by the above resolution, you may now proceed with the reinstatement of Blue Cross Prescription Co-pay Cards for Exempt Employees.



Jeff Graves
Deputy City Clerk

/fm

c Director of Corporate Services

City Hall
P.O. Bag 4000
9905 - 100 Street
Grande Prairie, AB T8V 6V3
PH: (403) 538-0300
FAX: (403) 539-1056



Send Via Fax

July 23, 1998

CITY OF RED DEER
Box 5008
4914 - 48 Avenue
RED DEER, AB T4N 3T4
Fax: (403) 346-6195

ATTENTION: Mayor Gail Surkan

Dear Mayor Surkan:

RE: SECONDARY HEALTH CARE SERVICES

The Province of Alberta has designated five regional hospitals in the Province to provide secondary care services. One of these regional hospitals is located in your City. All of these regional hospitals have one likely common concern - "Funding".

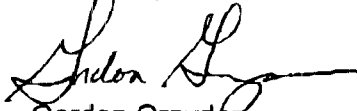
I ask that you join us in working together as united regional centres to solve this common funding problem. We feel that through a joint effort, we will have greater potential to achieve results with Alberta Health.

Within the next two weeks, a Committee of municipal representatives from the Mistahia Health Region will approach the Provincial Health System Funding Review Committee. We will request that funding for secondary care services be established, separate from the funding formula for primary care services.

We would greatly appreciate receiving a letter of support, in principle, from you for separate secondary health care services funding. It is urgent that we receive this letter quickly in order to include it in our presentation and ask that you fax your response to me at 539-1056.

I am enclosing a copy of our Position Paper on Secondary Health Care Services for your reference. If you have any questions or require further information, please call me.

Yours truly,


Gordon Graydon
Mayor

GG/hjg

Enclosures



Recycled Paper

SECONDARY HEALTH CARE SERVICES
FOR NORTHWESTERN ALBERTA

June, 1998

Prepared by:

The Coordinated Action Committee
for Secondary Care Services for Northwestern Alberta

ISSUES

- ◆ A gap in the Alberta Health Care funding has been identified. There is no system to identify a cost breakdown for the provision of secondary care in Alberta's five regional hospitals.
- ◆ The population based funding formula for health services does not work for Northwestern Alberta.
- ◆ Residents of Northwestern Alberta are not receiving equal access to secondary care services and are having to travel to Edmonton or Calgary.
- ◆ Resources in Edmonton and Calgary are not able to efficiently and expediently handle specialist services for Northwestern Alberta and are unable to accommodate the needs.
- ◆ The Mistahia Health Region needs appropriate funding to assure local delivery of quality secondary care services.
- ◆ An estimated \$8.7 million (a 9.8% increase based on 1998/99 Mistahia Health Authority Budget of \$83 Million) is required over the next three years (over and above normal funding increases ie. inflation and labour contracts) in order to provide equal access to quality secondary health care services in Northwestern Alberta.
- ◆ Additional funding must not be at the expense of primary funding.

In 1997 the Minister of Health wrote:

"Our message to Albertans is that health reform will continue. Over the next three years, our priority in health will be to ensure that Albertans have access to quality health services when they need them."

The Honorable Halvar Johnson

We, the communities of Northwestern Alberta need access to quality health services now and urge the Province of Alberta to *"take Action on Health"* by making provision for locally delivered, consistent, quality secondary care services.

BACKGROUND

On March 21, 1998, municipal representatives from within the Mistahia Health Region met to discuss secondary services for Northwestern Alberta. Over thirty-five individuals representing fourteen municipalities were in attendance. As a result of the meeting, this group collectively endorsed the need for funding of secondary care services for Northwestern Alberta. It was stressed, however, that these services must not be provided at the expense of primary care services. An Action Committee was formed to work on solutions to resolve this need. The "Coordinated Action Committee for Secondary Care Services for Northwestern Alberta" was established with representation from the City and County of Grande Prairie, Towns, Villages, and the Municipal Districts within the boundaries of the Mistahia Health Region. Over the past three months, this Committee has reviewed the secondary care service needs of Northwestern Alberta. It has investigated the resources and the funds necessary to meet these needs; and it has reviewed the impacts to residents, business, industry, community and related health care agencies of consistent secondary care services not being offered in Northwestern Alberta.

This Action Committee has received the support of the Board and Administration of the Mistahia Regional Health Authority who have worked cooperatively to assist in the identification of secondary care needs and resources to solve this problem.

FINDINGS

The Area

The Mistahia Health Region serves a population of nearly 85,000 residents. The region encompasses a large, sparsely populated area and contains a blend of urban and rural areas. The Region includes a City, a County, seven Towns, four Villages, seven Municipal Districts, and three Indian Bands (listed on Appendix 1). Distances between these communities is considerable. The City of Grande Prairie is a Regional Centre for Northwestern Alberta and serves an estimated trading population of 200,000. The Queen Elizabeth II Regional Hospital is located here. This region has a thriving and vibrant economy and includes major economic sectors of agriculture, forestry, oil and gas, retail and service industries. These industries provide significant revenues, disproportionate to the sparse population, to the Province of Alberta.

The Impacts

Over thirty-one letters have been received from municipalities, industry, community groups and health related agencies expressing support for funding of secondary care services for the Mistahia Health Region (attached as Appendix 2). The reasons for support given in these letters are consistent and clear. Industry, residents, families, students, and employees are all impacted by the **time, costs, inconvenience and emotional factors of traveling to Edmonton and Calgary** in order to access secondary level **specialist services**.

The Village of Rycroft writes:

"It is imperative for the preservation of life, the emotional support and the financial impact on patients and their families not to need to travel six hours to access secondary health services. It is a widely known and accepted fact that people recover more quickly and with a greater success rate when they are not removed from family and friends by geographic distance. Few people can afford to uproot themselves and their families to accompany a loved one to Edmonton or Calgary for medical care. This stress in turn transfers to the patient whose No. 1 job needs to be recovery. It is also often the case that the family must rely on public transportation to visit the patient; a one hour trip by Greyhound is within the reach of most people both in dollars and time while an 8-hour trip is not."

Canadian Hunter Exploration Ltd., in its letter states:

"The Oil and Gas business is not unlike many other industries, a demanding business in that the pace at which we work leaves little time for our people to be away from the workplace. Canadian Hunter fully supports the Committee on Secondary Care Services action to add that one missing link to being a completely self sustained community, namely that ability to receive those medical services that currently have our people traveling the 475 kilometers to the City of Edmonton for treatment/hospitalization, etc."

Weyerhaeuser Canada Ltd., provides an interesting perspective on health care funding as follows:

"As a business person, I realize that my success is due to the hard work and commitment of the people in my organization (i.e. I live off the strong and capable 'backs' of my people).

As Albertans, we need to realize that our success is based upon the disproportionate wealth generated from our remote geography locations (i.e. we live off the strong and capable 'backs' of these regions).

Help us keep the best people we can in these regions and we'll continue to power the Alberta Advantage engine."

And finally, the Worsley and District Health Promotion Society suggests:

"With secondary care services not offered at Grande Prairie, this impacts everyone in the area, i.e. the long distance in traveling to Edmonton or Calgary, loss of work for employees, employers having to hire extra staff, absence from families, the cost of traveling, hotel rooms, etc., as well as overloading an already congested facility in Edmonton or Calgary."

The Physical Plant

The Queen Elizabeth II Hospital, located in the City of Grande Prairie, and within the Mistahia Health Region, was constructed and proudly opened in 1984 with the physical infrastructure to provide secondary level acute care services to the population of Northwestern Alberta.

This mandate was continued with the establishment of regional health authorities in 1994. However, in recent years, funding for health care has become inadequate. The Queen Elizabeth II Hospital is experiencing difficulty in fulfilling the needs for health care services for the Mistahia Region and residents of Northwestern Alberta. This funding concern is not unique to our region, as other secondary care centres in the Chinook, Palliser, David Thompson and Northern Lights Regions would benefit from increased levels of funding for secondary care services.

The Needs

We know what we need in order to provide consistent acute secondary health care to Northwestern Alberta. We know the costs and we have an implementation plan. We have worked hand in hand with administration and the medical staff to identify the specialists required to provide this service.

The Mistahia Health Region has determined the specialist mix to provide needed secondary services for its residents. These specialist services have been identified and are outlined in the following three-year plan.

<u>Year</u>	<u>Specialist Service</u>	<u>Total Cost</u>
Present Contingent	4 Internists 3 General Surgeons 2 Orthopedic Surgeons 1 Urologist 1 Ophthalmologist 3 Anesthetists (G.P.) 2 Obstetrician/Gynecologists 5 General Psychiatrists 2 Pediatricians 3 Radiologists 2 Pathologist	
1998-1999	Child Psychiatrist Pediatrician Urologist Internal Medicine Specialist	\$2.9 Million
1999-2000	General Surgeon Orthopedic Surgeon Ophthalmologist Anesthetist Radiologist	\$3.6 Million
2000-2001	Dermatologist Obstetrician/Gynecologist Pathologist	\$2.2 Million

The funding requirements for these specialist services have been based on the estimated average cost of one specialist, practicing at the Queen Elizabeth II Hospital, of \$720,000. Additional community service costs may also be required for Home Care, Rehabilitation, etc.

The Funding

All health regions receive money under a population-based funding formula. This formula is to take into account key factors including age, gender, and socio-economic status of the population in the region to ensure that each region receives its fair share of health dollars.

This funding formula provides for equal allocation of resources; however, it does not ensure equality of access to secondary health services for all Albertans. This is evidenced by the residents of Northwestern Alberta having to access certain services by traveling to Edmonton as their own health region does not have sufficient resources to deliver these important secondary services locally.

In addition, this per capita funding formula does not reflect economy and industry type, population sparsity, and vast distances to travel which impact health care needs in the various regions.

Our region does poorly by this formula because of:

- the relatively young age of our residents
- sparse population
- historical referral patterns of neighboring regions to refer to Edmonton and Calgary, contrary to Alberta Health Care direction that *"more complex diagnostic and treatment services delivered by providers with specialist training should be available to all people either in their region or in a neighboring region."*
- a transient population in the hinterland that is not taken into account but requires access to the services

CONCLUSION

The population-based funding formula for regional health authorities does not provide adequate resources to deliver secondary services locally. This results in the residents of Northwestern Alberta not receiving **equal** access to secondary care services that other Albertans have the benefit of.

An estimated \$8.7 Million (a 9.7% increase based on 1998/99 Mistahia Health Authority Budget of \$83 Million) over the next three years is necessary for the Mistahia Health Region to adequately meet the secondary care needs of its residents. The residents of Northwestern Alberta need and deserve equal access to quality health services. The Mistahia Health Region needs appropriate funding to ensure local delivery of quality secondary care services.

If adequate funding is not provided we will see the erosion of what we already have and secondary services in this region will disappear.

The Coordinated Action Committee for Secondary Health Care Services for Northwestern Alberta urge the Minister of Health to establish funding for secondary care services, separate from the funding formula for primary care services, that will adequately meet the needs of Northwest Alberta.

Respectfully submitted by the
Coordinated Action Committee for Secondary
Care Services for Northwestern Alberta

Alderman Carol-Lee Eckhardt, City of Grande Prairie, Chair
Alderman Helen Rice, City of Grande Prairie
Reeve Roy Borstad, County of Grande Prairie
Mayor Pat Sydoruk, Village of Rycroft
Mayor Floyd McLennan, Town of Grande Cache
Councillor Elouise Johnson, Town of Beaverlodge
Councillor Ernie Bass, M.D. of Clear Hills #21

cc: Northern Lights Regional Health Authority
Chinook Regional Health Authority
Palliser Regional Health Authority
David Thompson Regional Health Authority

APPENDIX 1

Municipalities Within the Mistahia Health Region

Town of Valleyview
Town of Grande Cache
Town of Fairview
M.D. of Greenview #16
Town of Beaverlodge
Village of Hythe
Town of Wembley
Town of Sexsmith
County of Grande Prairie #1
M.D. of Saddle Hills #20
M.D. of Spirit River #133
Town of Spirit River
Village of Rycroft
M.D. of Birch Hills #19
Village of Wanham
Sturgeon Lake Band
Horselake Indian Band
Dunan Indian Band
Village of Hines Creek
City of Grande Prairie
M.D. of Clear Hills #21
Worsley & District Health Promotion Society
M.D. Northern Lights #22

APPENDIX 2

Letters of Support for Funding of Secondary Care Services for Northwestern Alberta

Municipalities

Town of Grande Cache
 Town of Fairview
 M.D. of Greenview #16
 Town of Beaverlodge
 Town of Wembley
 County of Grande Prairie #1
 M.D. of Spirit River #133
 Town of Spirit River
 Village of Rycroft
 Village of Hines Creek
 City of Grande Prairie
 M.D. of Clear Hills #21
 Worsley & District Health Promotion Society
 Town of Sexsmith
 M.D. of Saddle Hills #20
 M.D. of Northern Lights #22

Industry/Community & Other Groups

Ainsworth Lumber Co. Ltd.
 Beaverlodge Community Health Council
 Beaverlodge Hospital Auxiliary
 Canadian Forest Products Ltd. (Canfor)
 Canadian Hunter Exploration Ltd.
 Correctional Service Canada (Grande Cache Institution)
 Grande Prairie & District Catholic Schools
 Grande Prairie & District Golden Age Centre
 Grande Prairie Public School District #2357
 Grande Prairie Regional College
 Northern Alberta Development Council
 Peace Wapiti School Board No. 33
 Smoky River Coal Limited
 Weyerhaeuser Canada
 Worsley & District Health Promotion Society
 Dorothy & Allan Eiserman
 Community Health Council for Spirit River, Rycroft & Wanham
 Ladies Auxiliary to the Royal Canadian Branch #72 of Spirit River

Comments:

We felt it was important for Council to have an opportunity to review this issue before any response is crafted. Some points to consider that are particularly relevant from our point of view are as follows:

First, the position paper outlines the problems associated with delivering health services in a sparsely populated and geographically remote area. The paper focuses particularly on the issues around attracting and retaining specialists. These problems aren't unique to any of the health regions but are particularly acute in the north. We appreciate the position put forward by our colleagues in the north; however, we believe that the solution that they are suggesting is not the most appropriate. The funding within the health system has recently moved to a per capita formula which is adjusted for such things as the age of population, geographic distances, and other health related issues. If areas such as Mistahia have an ongoing problem with their capability to deliver a full range of health services the more appropriate solution is probably an adjustment to the funding formula, rather than a separation of acute care funding from other health care funding.

The intent of restructuring within the health system was to blend acute care funding with funding for public health, long term care, and mental health, in order to provide flexibility in meeting the needs of communities and addressing priorities within each region. We believe that this is still the correct direction as health care reform moves toward a system which is intended to place greater focus on prevention and health promotion. As a result it is very difficult to support the separation of acute care funding from the other critical components of health service since this would make it very difficult to provide the type of flexibility intended at the community and regional level.

"G. D. Surkan"
Mayor

"N. Van Wyk"
City Manager

City Hall
P.O. Bag 4000
9905 - 100 Street
Grande Prairie, AB T8V 6V3
PH: (403) 538-0300
FAX: (403) 539-1056



FACSIMILE TRANSMITTAL SHEET

DATE: July 31/98

TO:

NAME: Kelly CITY: Red Deer
FIRM: _____ FAX #: 346-6195

FROM:

NAME: Jennifer FAX #: 539-1056
DEPT: City Club TELEPHONE #: 538-0307

MESSAGE:

as per our telephone conversation
attached is the Position Paper

TOTAL PAGES BEING TRANSMITTED, INCLUSIVE OF COVER SHEET ARE _____

IF YOU DO NOT RECEIVE ALL THE PAGES, PLEASE CONTACT:

LORNA HARDER AT 403-538-0300

CITY OF GRANDE PRAIRIE

Norbert Van Wyk

From: Jennifer Young <JYOUNG@city.grande-prairie.ab.ca>
To: 'norbertv@city.red-deer.ab.ca'
Subject: SECONDARY HEALTH CARE SERVICES
Date: Friday, July 24, 1998 11:17 AM

Mr. Norbert Van Wyk
City Manager

I am attaching a letter sent to your Mayor that requests a letter of support, in principle for separate secondary health care services funding.

I hope that you will be able to accommodate this request and I apologize for the short timeframe - we would like to receive support letters by the end of next week.

Thank you for any assistance you can provide.

Deryl Kloster
City Manager

<<Mayor Red Deer - July 23, 1998>>
---[Jennifer Young --- jyoung@city.grande-prairie.ab.ca]---
City of Grande Prairie, Alberta, Canada Voice: 403+538-0307
<http://www.city.grande-prairie.ab.ca/homepage.htm> Fax: 403+539-1056

Call Mr. Van Wyk to discuss Thurs morning

July 23, 1998

CITY OF RED DEER
Box 5008
4914 - 48 Avenue
RED DEER, AB T4N 3T4
Fax: (403) 346-6195

ATTENTION: Mayor Gail Surkan

Dear Mayor Surkan:

RE: SECONDARY HEALTH CARE SERVICES

The Province of Alberta has designated five regional hospitals in the Province to provide secondary care services. One of these regional hospitals is located in your City. All of these regional hospitals have one likely common concern - "Funding".

I ask that you join us in working together as united regional centres to solve this common funding problem. We feel that through a joint effort, we will have greater potential to achieve results with Alberta Health.

Within the next two weeks, a Committee of municipal representatives from the Mistahia Health Region will approach the Provincial Health System Funding Review Committee. We will request that funding for secondary care services be established, separate from the funding formula for primary care services.

We would greatly appreciate receiving a letter of support, in principle, from you for separate secondary health care services funding. It is urgent that we receive this letter quickly in order to include it in our presentation and ask that you fax your response to me at 539-1056.

I am enclosing a copy of our Position Paper on Secondary Health Care Services for your reference. If you have any questions or require further information, please call me.

Yours truly,

Gordon Graydon
Mayor

GG/hjg

Enclosures

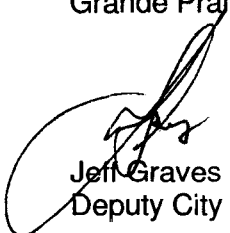
FILE

DATE: August 11, 1998
TO: Mayor's Office
FROM: Deputy City Clerk
RE: City of Grande Prairie / Provincial Health System Funding Review
Committee / Request for Support of Separate Secondary Health Care
Services Funding

At the Council Meeting of August 10, 1998 Council considered correspondence from the City of Grande Prairie dated July 23, 1998, regarding the above noted topic. Following discussion the following resolution was introduced and passed:

"RESOLVED that Council of The City of Red Deer, having considered correspondence from the City of Grande Prairie dated July 23, 1998, re: Secondary Health Care Services / Provincial Health System Funding Review Committee / Request for Support of Separate Secondary Health Care Services Funding, hereby agrees that said request be denied, and as presented to Council August 10, 1998."

This is submitted for your follow up with the Mayor who wishes to draft a reply to the City of Grande Prairie. Please provide this office with a copy of your correspondence for filing.



Jeff Graves
Deputy City Clerk

/fm



August 25, 1998

Mayor Gordon Graydon
City of Grande Prairie
P.O. Bag 4000
Grande Prairie AB T8V 6V3

Dear Mayor Graydon:

RE: Secondary Health Care Services

Thank you for including Red Deer in your network as you search out solutions for issues in your community. At the City of Red Deer City Council meeting held August 10, 1998, Council considered your correspondence dated July 23, 1998, regarding Secondary Health Care Services. Subsequent to that meeting I have also received correspondence from Alderman Carol-Lee Eckhardt, Chairperson for the Coordinated Action Committee for Secondary Care Services for Northwestern Alberta.

We appreciate the position put forward by our colleagues in the North and gave it careful consideration. However, members of Council were not able to support your request. Some members felt it would be inappropriate for Council to take a position on a policy issue for which they have no mandate from Red Deer citizens. Others believed that a more appropriate solution to Mistahia's problems could be achieved through adjustments to the population-based funding formula, rather than separation of acute care funding from other health care funding.

It is our understanding that the intent of restructuring within the health system was to blend acute care funding with funding for public health, long term care, and mental health, in order to provide flexibility in meeting the needs of communities and addressing priorities within each region. We believe that this is still the correct direction as health care reform moves toward a system which is intended to place greater focus on prevention and health promotion.

Council of the City of Red Deer, therefore, was unable to provide support for separate secondary health care services funding. As requested by Alderman Eckhardt, however, I will be available to attend a meeting prior to or during the A.U.M.A. Conference in November and look forward to the opportunity of discussing common problems and solutions.

Thank you for bringing your concerns to our attention. I look forward to seeing you in November.

Sincerely yours,

GAIL SURKAN, Mayor

- c Alderman Carol-Lee Eckhardt, Chairperson, Coordinated Action Committee for Secondary Care Services for Northwestern Alberta

THE CITY OF RED DEER

**COORDINATED ACTION COMMITTEE FOR SECONDARY CARE SERVICES
FOR NORTHWESTERN ALBERTA**

c/o THE CITY OF GRANDE PRAIRIE
P.O. Bag 4000
Grande Prairie, Alberta
T8V 6V3
Phone: 538-0300

August 10, 1998

**VIA FAX
(403) 346-6195**

City of Red Deer
Box 5008
4914 - 48 Avenue
Red Deer, Alberta T4N 3T4

Attention: Mayor Gail Surkan

Dear Mayor Surkan: *GAIL*

RE: SECONDARY HEALTH CARE SERVICES

On July 23, 1998, Mayor Gordon Graydon submitted a letter to you requesting support, in principle, for separate secondary health care services funding. Since then, our Action Committee has met with the Provincial Health System Funding Review Committee to discuss this issue.

The Provincial Funding Review Committee was very understanding of our position on the need for secondary health care funding. In fact, they directed us to attempt to meet with other cities that provide regional hospital services within their boundaries to discuss common problems and potential solutions. I realize that not all of our issues are the same; however, I do believe that funding for our regional hospitals is a concern for each of our cities and Regional Health Authorities.

I would be pleased to arrange a meeting of representatives from the five cities and their Regional Health Authorities either before or during the 1998 A.U.M.A. Conference. I would appreciate it if you would indicate your willingness to participate in a meeting to discuss common problems and solutions for regional hospital services, by faxing your response to me at (403) 539-1056.

I look forward to hearing from you soon.

Yours truly,


Alderman Carol-Lee Eckhardt
Chair

c. David Thompson Regional Health Authority

DATE: August 11, 1998
TO: **Mayor's Office**
FROM: Deputy City Clerk
RE: City of Grande Prairie / Provincial Health System Funding Review Committee / Request for Support of Separate Secondary Health Care Services Funding

At the Council Meeting of August 10, 1998 Council considered correspondence from the City of Grande Prairie dated July 23, 1998, regarding the above noted topic. Following discussion the following resolution was introduced and passed:

"RESOLVED that Council of The City of Red Deer, having considered correspondence from the City of Grande Prairie dated July 23, 1998, re: Secondary Health Care Services / Provincial Health System Funding Review Committee / Request for Support of Separate Secondary Health Care Services Funding, hereby agrees that said request be denied, and as presented to Council August 10, 1998."

This is submitted for your follow up with the Mayor who wishes to draft a reply to the City of Grande Prairie. Please provide this office with a copy of your correspondence for filing.



Jeff Graves
Deputy City Clerk

/fm

Comments:

We felt it was important for Council to have an opportunity to review this issue before any response is crafted. Some points to consider that are particularly relevant from our point of view are as follows:

First, the position paper outlines the problems associated with delivering health services in a sparsely populated and geographically remote area. The paper focuses particularly on the issues around attracting and retaining specialists. These problems aren't unique to any of the health regions but are particularly acute in the north. We appreciate the position put forward by our colleagues in the north; however, we believe that the solution that they are suggesting is not the most appropriate. The funding within the health system has recently moved to a per capita formula which is adjusted for such things as the age of population, geographic distances, and other health related issues. If areas such as Mistahia have an ongoing problem with their capability to deliver a full range of health services the more appropriate solution is probably an adjustment to the funding formula, rather than a separation of acute care funding from other health care funding.

The intent of restructuring within the health system was to blend acute care funding with funding for public health, long term care, and mental health, in order to provide flexibility in meeting the needs of communities and addressing priorities within each region. We believe that this is still the correct direction as health care reform moves toward a system which is intended to place greater focus on prevention and health promotion. As a result it is very difficult to support the separation of acute care funding from the other critical components of health service since this would make it very difficult to provide the type of flexibility intended at the community and regional level.

"G. D. Surkan"
Mayor

"N. Van Wyk"
City Manager

THE CITY OF RED DEER

DATE: August 10, 1998

No. 3 p. 24

Moved by Councillor

Seconded by Councillor

"RESOLVED that Council of The City of Red Deer, having considered correspondence from the City of Grande Prairie dated July 23, 1998, re: Secondary Health Care Services / Provincial Health System Funding Review Committee / Request for Support of Separate Secondary Health Care Services Funding, hereby agrees that said request be denied, and as presented to Council August 10, 1998."

Hughes	Watkinson- Zimmer	Dawson	Hull	Flewelling	Schnell	Volk	Moffat	Surkan
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					
Carried	Defeated	Withdrawn	Tabled					

☐ For

✓ Against

A Absent



Federation of
Canadian
Municipalities

Fédération
canadienne des
municipalités

MEMBERS' ADVISORY

CONSULTATIONS ON FEDERAL PAYMENTS IN-LIEU-OF TAXES

(Ottawa) - June 26, 1998 - At FCM's 61st Annual Conference held in Regina June 5th-8th, the Honourable Alfonso Gagliano, Minister of Public Works and Government Services Canada (PWGSC), announced plans for a series of roundtable meetings this summer with municipal leaders on federal payments in-lieu-of property taxes (PILTs) (see attachments 1 & 2). Major PILT-recipient municipalities are being invited to participate. PWGSC will receive briefs from municipalities until August 14, 1998. PWGSC will also receive submissions from federal departments, agencies and Crown corporations. The Minister stated that his objectives were to "improve the predictability of future changes to the amount of PILTs and ensure that future payments continue to be made in a fair and equitable manner". Minister Gagliano confirmed to FCM his intention to proceed subsequently with legislation incorporating improvements to the PILT Program negotiated previously with FCM, along with any additional measures which might result from the consultations.

The federal government's decision to hold national consultations on PILTs is linked to property tax reform in Ontario. FCM obtained assurance from Minister Gagliano on December 9th, 1997, that the federal government will respect changes for 1998 resulting from Ontario's elimination of business occupancy taxes. As the federal government is exempt from business taxes under the Municipal Grants Act, their elimination and consequent increase in commercial property taxes will result in a \$100 million increase in PILTs to Ontario municipalities on departmental and Crown corporation properties. This represents a 17% increase nationally in PILTs. The Minister subsequently informed FCM, however, that a further review of the program was planned in light of the significant increase in payments. FCM expressed satisfaction with the decision to respect provincial property tax reforms, but cautioned against a new review process. FCM has urged the Government to end the uncertainty which began with the previous government's ill-advised freeze on PILTs in 1992-94 which followed similar property tax reform in several other provinces.

Recommended Action:

FCM urges each member municipality which receives federal PILTs to forward a brief written submission to PWGSC (with copies to their Member(s) of Parliament and FCM) expressing the following: (1) the importance to the municipality of PILTs and of the federal government paying its taxes on the same basis as other property owners; (2) the need for immediate implementation of improvements agreed previously between FCM, the Minister of Public Works and Government Services and the President of the Treasury Board; and (3) the history on difficulties faced by the municipality in receiving full and timely tax

Page 2

payments on federal properties. In addition, FCM requests the Head of Council to consider participating in a roundtable meeting with Minister Gagliano to highlight the municipality's concerns respecting PILTs (see attachments).

Background:

Though the federal government is constitutionally exempt from municipal taxes, it began making PILTs in 1950 following years of persistent representations from FCM. Through continuous involvement in the issue since the 1940s, FCM has obtained steady improvements to the PILT Program such that PILTs today approximate taxes which would be paid if the properties were taxable. With 63,000 buildings and parcels of land, the Government of Canada is the country's largest property owner and taxpayer, paying over \$650 million annually to some 2,200 municipalities across Canada (includes payments from Crown corporations).

Having successfully reversed the 1992-94 freeze on payments in-lieu-of taxes imposed by the previous federal government, FCM turned its attention to the longstanding concerns of municipal governments respecting the rules governing these payments. Under the Municipal Grants Act, the Government is able to set its own property values and pay lower property taxes than might otherwise be levied. Federal reviews of property values frequently led to the retroactive reduction of payments causing financial disruption to municipal governments. A municipality's exclusive recourse is to the Municipal Grants Review Committee, comprising only appointees of the Minister. Moreover, the Minister was at liberty to ignore its recommendations. There is no formal process through which municipal governments can seek redress in respect to payments from Crown Corporations.

As reported previously to members, an historic agreement negotiated among FCM, Public Works and Treasury Board in 1995 (see attachment 3) and approved by ministers in March 1996 provides for: officially renaming grants in-lieu-of taxes to payments in-lieu-of taxes; federal recognition that payments in-lieu-of taxes must be based on principles of property taxation; improved assurance of payment amounts; early consultation on disputed properties; greater timeliness of payments; interest on late payments; a fairer appeal process to which Crown Corporations would be subject for the first time; improved certainty of payments on federal properties leased to third parties; payments on certain properties now excluded; and devolution of responsibility for payments to custodian departments such that the fairness and efficiency of payment delivery would not be compromised.

Further negotiations on outstanding issues in 1996 led to an agreement in principle in 1997(see attachment 4) on: federal declarations of leased property as "federal property eligible for payments in-lieu-of taxes" where municipal governments experience unusual difficulty in collecting taxes from federal tenants; payments on property improvements commonly found in the private sector (eg. fencing, paving, sidewalks, building service

.../3

Page 3

tunnels golf course improvements and open-air swimming pools); the termination of payments on federal properties which, because of their type and/or use, would be exempt from taxation if privately owned (eg. churches and burial grounds); prorated payments in-taxes from Canada Post Corporation and the Royal Canadian Mint; appointments to the Review Committee made in agreement with FCM and on the basis of expertise in assessment and taxation; time limits for each step in the Review Committee process; payments in-lieu-of taxes on properties leased for one year or less; and payments in-lieu-of taxes in cases where federal tenants default on municipal taxes.

Along with FCM's success in obtaining and protecting the \$500 million per year GST rebate for municipal governments, these agreements represent one of FCM's most important accomplishments in the field of federal-municipal finance. When implemented, the federal government will move closer than ever to the position of ordinary municipal taxpayer, excellent news for all municipal governments. Implementation was delayed by the 1997 federal election and property tax reforms in Ontario.

- 30 -

For further information contact:
James Knight, Executive Director
Tel.: (613) 241-5221
Fax (613) 241-7440
E-mail: jknight@fcm.ca.

Attachments:

- (1) Minister's News Release
- (2) Minister's Speech
- (3) FCM-PWGSC-TBS Agreement of December 1995
- (4) FCM-PWGSC-TBS Supplementary Agreement of April 1997
- (5) Recommended Actions for FCM Members
- (6) Membership List of the FCM Technical Committee on PILTs

News Release Communiqué

For Immediate Release

MINISTER GAGLIANO ANNOUNCES NATIONAL CONSULTATION ON GRANTS IN LIEU OF TAXES

REGINA, June 7, 1998 – The Honourable Alfonso Gagliano, Minister of Public Works and Government Services, today announced a national consultation on the federal government's system of payments in lieu of taxes.

Grants In Lieu of Taxes are paid to municipalities where federal properties are located. The federal government, which is not subject to taxes from other levels, makes these payments in recognition of the services it receives from municipal governments. In 1997, the Government of Canada paid \$375 million to more than 2,250 Canadian municipalities.

In recent years, changes to provincial tax laws have resulted in dramatic increases in the amount the federal government pays to municipalities. The goals of the 1998 consultation are: to improve the predictability of future changes to the amount of payments in lieu of taxes; and ensure that future payments continue to be made in a fair and equitable manner.

"I encourage municipal stakeholders to take part in the consultations. Given the complexity of the subject, their input is absolutely essential if we are to find the best possible structure for municipal payments," said Minister Gagliano, whose department administers the payments.

The core of the national consultation will be a series of roundtable meetings chaired by the Minister, involving mayors, councillors and other municipal stakeholders. These meetings will be complemented by other roundtables chaired by Members of Parliament in their ridings, meetings between Minister Gagliano and his provincial counterparts, and a parallel consultation involving officials from Public Works and Government Services Canada, who will meet with their counterparts in other departments and Crown corporations.

Minister Gagliano has convened a panel of experts, who will provide him with technical advice. The members of the panel are: Mr. Jack Novack, of Nova Scotia; Mr. Jean-Guy Paquette, of Quebec; Dr. Enid Slack, of Ontario; and Mr. René Gagné, of Alberta.

.../2



Government
of Canada

Gouvernement
du Canada

Canada

- 2 -

Written briefs on the issue of these payments will also be accepted. The deadline for submitting written material is August 14, 1998. The consultation will conclude with a national roundtable meeting to be held in Ottawa. Minister Gagliano will present a report and make recommendations to the government at the end of September.

"I am confident that, as a result of this consultation, we will ensure that our modernized municipal payments system is the best possible alternative -- the best for municipalities, the best for the Government of Canada, and the best for Canadian taxpayers," Minister Gagliano stated.

The itinerary to be followed by Minister Gagliano's national consultation is:

Western Canada:	Week of July 6
Ontario:	Week of July 13
Atlantic Canada:	Week of July 27
Quebec:	Week of August 5

- 30 -

Ce texte est également
disponible en français

Information:
Thalie Tremblay
(819) 773-7706

This news release is also available on our Internet site
<http://www.pwgsc.gc.ca/comm/min/index.html>

Minister's Itinerary

- Monday, July 6: Victoria
 - Wednesday, July 8: Calgary
 - Friday, July 10: Winnipeg
 - Friday, July 17: Toronto, Mississauga
 - Wednesday, July 29: Halifax
 - Thursday, July 30: Moncton
 - Wednesday, August 5: La Baie (Bagotville)
 - Thursday, August 6: Ste-Foy
 - Friday, August 7: Montréal/Laval/Longueuil
 - Thursday, August 27: Ottawa
-
- All arrangements for the meetings and the Minister's tour are being made by Tremblay Guittet Communications Inc.

Speaking Notes for
The Hon. Alfonso Gagliano, PC, MP
Minister of Public Works
and Government Services

**An Address to the 61st Annual Meeting of the
Federation of Canadian Municipalities**

Regina, Saskatchewan
June 7, 1998

Check against delivery

Thank you.

I am very pleased to join you today for this special gathering.

I have a tremendous amount of respect for those people who are elected to serve at the municipal level. Throughout my public career I have had the honour of working with numerous dedicated municipal representatives.

I know how hard you all work in responding to the needs of your constituents.

I will always remember what I witnessed during this year's ice storm; mayors in Quebec, Ontario and the Maritimes moving heaven and earth to ensure that their citizens were housed, fed and cared for during the darkest days of the disaster.

The services you provide year-round have the most direct impact on people's lives. You protect citizens from fires, and theft. You make sure the water we drink is plentiful, and safe. You maintain our parks. You provide us with libraries. You enrich our lives.

Strong municipal governments are part of the foundation of a strong society. And Canada's municipal governments are fortunate indeed to have an organization like the Federation of Canadian Municipalities working on their behalf.

Over the years, this organization has been doing excellent work on behalf of municipal governments across Canada. This has involved advocacy for your membership, but it has also seen you working in partnership with others.

For example, the Federation played a role in the success of our government's infrastructure program, which required the cooperation of many governments, at every level, from coast to coast.

Of course, my department of Public Works and Government Services Canada, and the various agencies I'm responsible for, have also built a positive working relationship with the FCM.

We meet regularly on a wide variety of issues related to my portfolio, and I am very much aware of your concerns on a number of subjects.

I could talk about several different matters today, but I want to focus on one area in particular, and that is the Municipal Grants Program.

The FCM is, of course, intimately acquainted with this issue. From the outset, your organization has played a leadership role in the establishment of this system, and you have continued to be very active as the program has evolved over the years.

This program is an example of how we can -- and do -- work closely together. In 1990, when Public Works Canada undertook an internal evaluation of the grants program, your organization was a key stakeholder taking part in the consultation.

Then, in June 1995, our government invited the FCM to be a member of a Joint Technical Committee on Payments in Lieu of Taxes.

Over the next year and a half, working with my department and the Treasury Board Secretariat, your Federation helped craft a number of very worthwhile recommendations on how to improve the government's Municipal Grants Program.

Before it could act on these recommendations, the Government had to study the impact of recent provincial tax changes. However, let me assure you that they will be important building blocks in all future undertakings in this area.

Now, I know the government's system of municipal payments has been studied a great deal. Some would say it's been studied enough.

A lot of hard work has been invested in coming up with ways to make the system better. What I want to do is hear your thoughts directly. I want to hear the voice of those who represent Canadians at the municipal level. I want to know what effect our decisions might have on your cities and your citizens.

That is why, in the next few months, I will be meeting with municipal leaders across Canada to discuss the issue of the federal government's payments in lieu of taxes.

I look forward to many worthwhile exchanges on the subject, given that these payments are both extremely complex and of great importance to many municipalities.

In 1997, the Government of Canada provided about \$375 million in the form of these payments on behalf of federal departments. This substantial figure does not include payments made by federal Crown corporations, nor does it include the property tax component of federal leasehold occupancy costs.

As you know, in theory, the federal government is not required to pay this, since federal property is exempt from local taxation under the Constitution Act.

However, in the interest of fairness and equity, and in recognition of the valuable direct and indirect services it receives from municipal governments, the federal government accepts a responsibility as a property owner to help pay the cost of local government in municipalities where it owns property.

Between its inception in 1950 and the last comprehensive reform of the Municipal Grants Act in 1980, the Grants Program has been modified and expanded many times. As a result, the program has increasingly come to resemble the provincial taxation regimes.

Over the last 20 years, however, considerable change has taken place in the property assessment and taxation environment across Canada.

Most provinces have instituted far-reaching reforms in their municipal tax systems. This has resulted in significant increases in payments in lieu of taxes paid on federal properties.

For example, in 1992 the government of Quebec gave municipalities the right to replace all or part of their business occupancy taxes with a new real property levy.

The result was a sudden \$41 million increase in federal payments to Quebec municipalities.

This year, in Ontario, the provincial government is also eliminating the business occupancy tax. To make up the lost revenue this change represents, most municipalities are expected to increase their commercial real property tax rates by an average of about 45%.

We have estimated that the reforms in Ontario may result in a cost increase of as much as \$100 million a year in payments in lieu of taxes and in leasehold occupancy costs. Furthermore, our Crown corporations will have to pay approximately \$30 million more.

Naturally, the federal government was concerned about the large, unexpected increases I've just described. The magnitude of the increase that followed the 1992 reforms in Quebec led the Minister

of Finance at the time to impose a freeze on the Municipal Grants Program budget. The freeze expired on March 31, 1995.

Last year, the Joint Technical Committee presented its recommendations. Now I want to hear from you.

This consultation has two goals:

- the first is to find ways to improve the predictability of changes to the amount of payments in lieu of taxes. This is very important for you as well as for us. After all, one of the most valuable things for public administrations at any level is the ability to plan as precisely as possible for future revenue and expenses. That's true at the municipal level. It's true for provincial governments. And it's true for the Government of Canada.
- Our second goal is to ensure that future payments continue to be made in a fair and equitable manner.

I will proceed with this consultation over the summer months. This is an important step before I present recommendations to the government in the fall.

A major part of the consultation will move forward on two separate but converging tracks. First, consultations will take place with municipal leaders in the five regions of Canada. The roundtable format will be the preferred method used in these consultations. However, I will also hold meetings with groups, professional associations and the provincial Ministers.

I will chair many of these roundtables personally in order to outline the issues that will be considered, and listen to the analysis of the participants.

Members of Parliament will be invited to take part in the regional roundtables. They will also be encouraged to lead consultations in communities in their area. This will ensure that we hear from the greatest possible number of stakeholders.

We also welcome your written briefs, outlining your concerns and recommendations. We will be happy to accept them until August 14.

The second level of consultation will involve officials from my department, who will consult with their counterparts from departments and Crown corporations.

I have also formed an advisory panel of experts to consider the issues and provide me with advice. These individuals will be able to call upon their in-depth knowledge of the issue to provide me with invaluable background information as the consultation progresses.

The members of the panel are Mr. Jack Novack, of Nova Scotia; Mr. Jean-Guy Paquette, of Quebec; Dr. Enid Slack, of Ontario; and Mr. René Gagné, of Alberta.

I see this process as important, and I encourage you to take part in the consultations. Given the complexity of the subject, your input is absolutely essential if we are to find the best possible structure for municipal payments.

Consider some of the issues we will be discussing. For example, there is the challenge of establishing tax rates on federal properties.

First of all, we should keep in mind that the Government of Canada is a non-profit entity.

It is involved in operations such as airports, harbours, defence establishments, prisons and national parks; all this for the public good. The existence of these facilities benefit the people of Canada, but the revenues generated from them are not sufficient to support the capital outlay required to establish and maintain them.

Second, the Government of Canada -- unlike private companies -- has no opportunity to deduct property taxes from other tax expenses.

And finally, decisions on the location of government properties are not necessarily based simply on economic efficiency. The government may establish facilities in locations chosen for their value to Canada as a whole, rather than for reasons associated with local real estate or labour markets.

With those three considerations in mind it can be very difficult to establish a tax rate for federal holdings. It can be even more challenging when we are dealing with certain types of federal properties that do not have a real equivalent in the private sector.

As you know very well, some municipalities have eight or nine different classifications of real property, with widely varying tax rates. Frequently, municipalities apply commercial rates to federal properties. They do this even though many types of properties, such as penitentiaries, Canadian Forces Bases, and ports and harbours don't fit comfortably into the commercial category.

Some argue that many federal properties more closely resemble institutional properties; the kind operated by other levels of government, charitable institutions or other non-profit agencies.

It is interesting to note that, under most provincial assessment and taxation laws, owners of these properties are accorded preferred tax treatment, or even exemption from municipal taxes.

However, if one thinks that the comparison of federal properties to institutional properties is not applicable, look at the question from a different angle.

A second principle that often guides municipalities in setting tax rates on federal properties is to compare it to an equivalent facility in the private sector.

This can also pose problems. Take the example of airports. Following the privatization of several airports throughout Canada, we now have private facilities that might give us some idea of how to tax those still owned by the federal government.

However, in cases where federal airports have been leased to local airport authorities, none have been required to pay taxes on a more generous basis than the original federal payment. Actually, the reverse is sometimes true. Municipalities have tried to replicate the federal program and maintain existing levels of taxation, but this has proved difficult. In New Brunswick, for example, the transfer of airports and harbours has resulted in tax reductions of up to 75% for those properties.

As you can see, establishing an appropriate rate of taxation on federal properties is not as simple as it might appear. And that is only one of the issues we must consider in this summer's consultation.

The ultimate goal of this consultation is to improve the payments system now in place. I want to accomplish this in a spirit of fairness and equity. The purpose of this exercise is not to reduce our payments in lieu of taxes. Our objective is to improve predictability.

The government would like to improve the concepts of planning and coherence in an area that has proven to be very unpredictable in recent years.

Ideally, the system should provide all levels of government with a greater ability to foresee changes in the amounts of the payments. It should also ensure that the Government of Canada pays a fair and equitable share of the cost of services provided in municipalities where it has property.

I want to assure you that I am approaching this initiative with an open mind; I am anxious to hear your opinions and your suggestions on the various aspects of payments in lieu of taxes.

Our mandate is to identify the best way to ensure fairness, equity and predictability in the payments our government makes to Canadian municipalities. Those are the core principles that will guide us in this consultation.

To achieve the best results, I need your help. With years of experience in dealing with this issue, you know this area better than anyone else. You have a vital contribution to make as we search to find conclusive answers to the many questions associated with payments in lieu of taxes.

Given the positive working relationship our government has built over the years with your organization, I am confident that this consultation will unfold in a spirit of openness and goodwill. As a result, through our work together and with the other interested parties, we will ensure that our modernized municipal payments system is the best possible alternative – the best for you, the best for the Government of Canada, and the best for Canadian taxpayers.

We must all remember that there is only one taxpayer. Our common goal is to serve him best.

Thank you very much. I hope to see you over the summer.

Federation of Canadian Municipalities
Treasury Board Secretariat
Public Works and Government Services Canada

**REPORT OF THE JOINT TECHNICAL COMMITTEE
ON PAYMENTS IN LIEU OF TAXES**

December 28, 1995

REPORT OF THE JOINT TECHNICAL COMMITTEE ON PAYMENTS IN LIEU OF TAXES

Federal Payments in Lieu of Taxes: Background

Although its property is exempt from taxation under the Constitution Act, 1867, the Government of Canada, as Canada's largest land owner, accepts a responsibility to pay a fair portion of the costs of local government in communities where it owns property.

In 1950, at the urging of Canadian municipalities, the Government established a program of payments in lieu of taxes. At first, the Municipal Grants Program was limited in scope, but, in the intervening years, it has been expanded until, today (with some exceptions), the payments made by the Government are substantially equal to the taxes paid by private owners.

The payments are made under the authority of the Municipal Grants Act, administered by the Minister of Public Works and Government Services (PWGSC). The objectives of the Program are equity with other property owners and fairness to municipal governments.

Federal agent Crown corporations also make payments in lieu of taxes under the Municipal Grants Act and the Crown Corporation Grants Regulations. Their payments are managed by the corporations themselves, under the guidance of their Boards of Directors. Crown corporations do not, in all cases, reflect the principles and practices followed by PWGSC in regard to the departmental program in administering their payments. The overall framework of accountability for Crown corporations is the responsibility of the President of the Treasury Board.

In each of the last four federal fiscal years, the federal budget for payments in lieu of taxes on departmental properties has been approximately \$426 million, with payments going to more than 2,000 different taxing authorities across the country. Payments by Crown corporations are estimated at an additional \$150 million a year.

Issues

Under the current Act, there are a number of ways in which federal payments in lieu differ from taxes paid by private owners:

- Some properties owned by the federal Government are excluded from the payment base. The most important of these exclusions are:

- (i) structures other than buildings;
- (ii) federal property leased to non-federal tenants (municipalities may collect taxes separately from occupants of federal property);
- The federal Government is not bound to adhere to tax billing schedules set by municipalities, and has not adopted a payment schedule of its own to provide municipalities with assurance of their cash flow;
- The Municipal Grants Act does not provide for interest on late payments in lieu of taxes. The only allowance for interest payments under the Act is as part of annual blended payments of principal and interest in lieu of frontage or area taxes;
- Because its payments are based on values established by the federal Government and not by provincial, territorial or municipal assessment authorities, the Government is not required to appeal assessments to provincial or territorial tribunals. As a result, municipalities sometimes receive no notification until well after their budgets have been struck that the federal payment will not be based on the assessed values;
- The Government has established its own review body, the Municipal Grants Review Committee, but this has proved to be cumbersome in its operation, and is not well regarded by municipal officials. (There is no formal dispute resolution process at all for municipalities that wish to seek redress in regard to payments in lieu of taxes by Crown corporations.)

The Public Works Canada Evaluation of the Municipal Grants Program (March 1992) noted these differences, and acknowledged the difficulties for municipal governments which could arise therefrom.

The Federation of Canadian Municipalities and the Joint Technical Committee

Since its inception, the Municipal Grants Program has been of continuing interest to the Federation of Canadian Municipalities (FCM), the organization which represents Canadian municipalities at the federal level.

The Federation's members include most of Canada's principal cities and towns. More than 70% of the country's population resides in FCM's member municipalities. The provincial and territorial municipal associations, which represent the vast majority of the almost 5,000 municipalities in Canada, are also affiliate members of FCM.

In February 1995, a delegation representing the Federation, and led by FCM President,

Mayor Laurence Mawhinney, met with the Minister of Public Works and Government Services, the Honourable David Dingwall, and brought the issues identified in the 1992 Program Evaluation to his attention.

At that meeting, it was agreed that a Joint Technical Committee would be established to examine issues associated with federal payments in lieu of taxes. In addition to representatives from FCM and PWGSC, the Committee would include an official from Treasury Board Secretariat (TBS), in recognition of the municipalities' concerns in regard to the payments in lieu of taxes made by federal agent Crown corporations. At the same time, the Minister also agreed to appoint a qualified expert to examine options for an improved dispute resolution process - one of FCM's principal concerns.

Process

The core members of the Joint Technical Committee on Payments in Lieu of Taxes are:

James Knight, Executive Director, Federation of Canadian Municipalities;

Helen M. Hardy, Director, Programs, Property and Resources,
Crown Corporations and Privatization Sector,
Treasury Board Secretariat;

Alexander MacGregor, Director, Municipal Grants, Real Property Services,
Public Works and Government Services Canada.

Mr. Knight was chosen to chair the Committee, and the Committee meetings have been held at the FCM offices. Various representatives of other federal departments, Crown corporations, FCM, and individual municipalities also attended many of the meetings.

In addition to the issues enumerated above (i.e. exclusion of structures and property let to non-federal occupants, timing of payments, payment of interest, notice of values in dispute, and dispute resolution), the Committee examined the Treasury Board plan to devolve Municipal Grants responsibilities to custodian departments, and the provision of services to federal properties.

Inconsistencies among Crown corporations, and between Crown corporations and the departmental program, were also considered by the Committee.

Principles of Property Taxation

The Committee has agreed on the following principles, and how they should apply to federal payments in lieu of taxes:

- ***Property tax is founded on the distribution of local government costs among property owners in proportion to the value of their properties, equitably assessed, and not on the value of the services consumed by each property;***
- ***All property owners, including the Government of Canada, should have equitable access to municipal services;***
- ***Payments in lieu of taxes on the properties of federal departments and agent Crown corporations should be based on the principles of property taxation. As required by the Municipal Grants Act, the values and rates used to calculate the payments should be those which would apply to federal properties if they were taxable, and should be determined in the context of the assessment and taxation legislation, policies and practices current in the province or territory in question;***
- ***Payments in lieu of taxes by PWGSC in respect to departmental property, and by agent Crown corporations in respect to their own property, should be subject to an unbiased, expert review process.***

While there is agreement on the general principles which should govern federal payments in lieu of taxes, the issue is complicated by the fact that much of the federal inventory is composed of property types for which direct comparisons are seldom, if ever, found in private ownership. The assessment and tax treatment of these types of properties is not addressed in provincial or territorial legislation because the exemption of federal property from local taxation is one of the assumptions underlying that legislation.

Thus, in the absence of specific examples from the private sector, issues arising from the federal Municipal Grants Program must often be resolved on the basis of a commitment to fairness and equity by federal and municipal governments alike.

The Committee's recommendations appear on the following pages.

RECOMMENDATIONS

Nature of Federal Payments in Lieu of Taxes

Issue:

The use of the word "grants" to describe the payments made to municipalities may create misunderstanding as to the nature of the relationship between the two orders of Government. This nomenclature may have contributed to the adoption of a freeze on the program budget by the previous Government in 1992.

It is true that the property of the federal Government is exempt from taxation and its payments to municipalities are voluntary. On the other hand, in return for its payments, the Government receives equitable access, together with other property owners, to valuable direct and indirect municipal services. The nature of the program might be characterized more accurately by the use of a term which reflects the Government's exempt status, while avoiding the implications of the word "grants."

Recommendation:

- ***That payments to municipalities under the Municipal Grants Act be referenced as "payments in lieu of taxes" rather than "grants in lieu of taxes."***

Action Required:

When a package of amendments to the Municipal Grants Act is next presented to Parliament, an appropriate change in the name of the Act and other clauses bearing on this recommendation can be included. In the meantime, to the extent possible under existing statutes, it is recommended that officials of federal departments and Crown corporations apply the term "payments in lieu of taxes" in referring to payments made under the Act.

Improved Assurance on Payment Amounts and Pre-Consultation on Disputed Properties

Issue:

In any municipality with a substantial federal presence, the impact of a shortfall in the anticipated amount of its federal payment in lieu of taxes may be significant.

Municipal governments need to be informed as early as possible if the federal government disagrees with assessed values, and of the potential impact of this disagreement on payments. Early warning will allow municipal governments to budget more effectively for any potential shortfall in revenues, thereby achieving greater stability in their budgeting and taxation. More consultation on property values between federal officials and assessment authorities at the earliest possible date would also contribute to the speedy and amicable resolution of differences of opinion.

Recommendations:

- ***That the following procedure be adopted for payments on departmental properties:***
 - a) ***If assessment information is provided to the Government in a timely manner (i.e. on a basis at least equivalent to that given to other property owners), the Government will notify the assessment and taxing authorities, by the assessment appeal deadline in each jurisdiction, as to which assessments it intends to examine, and what payments it is prepared to make prior to finalization of the value (interim payments will be based on the federal estimate of the total amount to be paid);***
 - b) ***The federal government will provide a standard statement of the reasons for the review, such as disposal or acquisition of property, change in use, or property value in dispute;***
 - c) ***The federal government will provide a statement to the municipality with details on how the finalized payments were calculated, using a standard form designed for this purpose;***
 - d) ***Should the Government not determine a final value for payment purposes before the assessment appeal deadline of the following year, the payment will be finalized on the basis of the assessed value set by the local assessment authority***

for that year. The Government may notify the municipality that it intends to examine the same assessment for the following year, as described in clause (a) above;

- e) *Once the payment for any year has been finalized, the federal government will not retroactively change the amount as the result of a change of opinion on value. The federal government reserves the right, however, to make technical adjustments at year end to reflect such factors as property which ceases to be "federal property" eligible for inclusion in the calculation base, or to take advantage of allowances available to taxable owners in the host jurisdiction;*
- f) *Federal officials will make every effort to consult, to the extent possible, with assessment authorities both prior to the closing of the assessment roll each year, and during the period between the closing of the roll and the assessment appeal deadline;*
- *That the President of the Treasury Board communicate to Crown corporations the Government's policy of managing payments in lieu of taxes in accordance with the above processes, and the intention that such payments be managed in a businesslike and efficient manner, bearing in mind the goal of improved assurance of payment amounts to municipalities.*

Action Required:

This recommendation can be implemented by PWGSC on a policy basis in regard to the departmental program, and by Crown corporations in regard to their own payments. It will be necessary to negotiate with assessment authorities to obtain assessment information on federal and comparable properties, in an agreed format, as early as possible.

Because of variations among provinces and territories in assessment cycles, it may be necessary for PWGSC and FCM to discuss further the application of these practices in individual jurisdictions.

Timeliness of Payments

Issue:

Beyond improved assurance on amounts, the timing of federal payments significantly affects the cash flow of municipalities.

According to the 1992 "Program Evaluation of the Municipal Grants Program" interim payments were almost always made on time, but final payments were seldom made on time. While it is acknowledged that there has been some improvement since 1992, there are still too many occasions in which municipalities find themselves in a deficit position because a final payment has been delayed beyond the due date, and have to make up the revenue shortfall through bridge financing or the use of reserve funds.

Recommendations:

- ***That the following principles be adopted to govern the timing of payments in lieu of taxes on departmental properties:***

For amounts of up to \$50,000 on departmental properties, the Government will make payments according to a standard schedule for each province or territory, to be set in agreement with FCM. For larger amounts, payments will follow the municipality's billing schedule for taxable owners;

These agreements are contingent upon Government receipt of a complete, documented municipal application at least 30 days before the first instalment date where payments are made in instalments, or before the agreed payment date for payments in full. If the application is not received within that period, the Government will make payments within 50 days following receipt of the application, or by the municipal tax due date, whichever is later;

- ***That Crown corporations make their respective payments in lieu of taxes according to the municipality's billing schedule for taxable properties, or on an equivalent basis to be negotiated with the host municipality.***

Action Required:

FCM and PWGSC will negotiate the payment schedule for each province and territory. Amendments to the Interim Payments and Recovery of Overpayments Regulations and the Crown Corporation Grants Regulations may be needed to provide the authority to make payments as described above.

Interest on: Payments Made after Agreed Payment Dates, Increased Payments Made Pursuant to Review Committee Recommendations, and Overpayments

Issue:

Unlike private property owners, the federal Government and its agent Crown corporations are not required to pay the amount levied by the municipality while a valuation dispute is in progress. Nor do they pay interest on payments delayed while a dispute is being settled or for any other reason.

A municipality should not have to absorb a loss arising from untimely federal payments. Ensuring that the federal government and Crown corporations pay interest when their payments are made after agreed due dates would improve fairness for municipalities by providing a greater incentive for timely payments and resolution of disputes.

Recommendation:

- ***That the Government and agent Crown corporations pay interest on payments made after agreed payment dates and on increases in payments pursuant to recommendations by the Municipal Grants Review Committee, and that municipal governments pay interest on overpayments. The recommended rate of interest is the Government's 10-year CRF borrowing rate, as established by the Minister of Finance for the month of January, to be applied for that calendar year.***

Departments and Crown corporations should benefit from discounts or incentive programs for early payment of taxes on the same basis as other property owners, up to the agreed interest rate.

Action Required:

It will be necessary to amend the Municipal Grants Act to empower the Minister to make payments in lieu of interest charges. Amendments to the Interim Payments and Recovery of Overpayments Regulations will be needed to allow the Minister to make interim payments in the full amount of the estimated grant, and to establish the reference rate, method of calculation, and effective date for interest payments. Appropriate amendments to the Crown Corporation Grants Regulations will also be required.

Third Party Leases

Issue:

Currently, the Government and Crown corporations do not pay taxes or payments in lieu of taxes on properties leased to non-federal tenants, except those named in the Municipal Grants Regulations; tenants are liable to taxation under provincial and territorial laws, and are expected to pay taxes during occupancy.

This contrasts to the requirement that private sector landlords pay taxes on their entire property, recovering tax costs from the rents charged to their tenants.

The federal practice creates extra work for municipal governments who must identify, assess and tax the tenants. Federal officials also must track the occupancies, and make appropriate adjustments for tenancies when determining payment amounts.

The problem is more acute where a large number of leases exist, such as airports and shopping centres. For the municipal government, aside from the extra work, there may be a loss of revenue when lease information does not come to light until after a property is vacated. In the event of a default, municipal governments do not have recourse to their normal means of recovery through seizure and sale, since the property is federally owned.

The problem is less significant in situations in which the Government leases sites for relatively long terms to tenants who construct substantial improvements thereon. Not only do these tenants generally pay taxes due to the host municipality, but it would seem reasonable that they have their own direct relationship with assessment and taxation authorities, without the federal government as an intermediary.

Recommendations:

- ***That the Government begin making payments in lieu of taxes on departmental properties leased to third parties (other than long-term land leases) as leases expire (there will be no time limit for full implementation);***
- ***That the Crown Corporation Grants Regulations be amended to afford Crown corporations the authority to make payments in lieu of taxes on property leased to third parties;***
- ***That the President of the Treasury Board communicate to Crown corporations the Government's policy to make payments in lieu of taxes on property (other than long-term land leases) let to non-federal tenants as***

leases expire, commensurate with sound business practices, and the Government's intention to relieve municipalities of an administrative burden which does not exist in respect to privately owned property.

Action Required:

As long as some exclusions are maintained, it should be possible to achieve the necessary changes through amendments to the Municipal Grants Regulations and the Crown Corporation Grants Regulations, rather than the Municipal Grants Act itself. It will be necessary to obtain the agreement of provinces and territories to waive the taxable status of tenants on federal property.

Property Exclusions

Issue:

The Municipal Grants Act excludes from the payment base "any structure or work that is not a building designed primarily for the shelter of people, living things, plant or personal property." This provision has been amplified in Schedule II of the Act and in departmental administrative guidelines. Interpretation of these exclusions has, at times, caused difficulty for federal administrators and confusion for assessors and municipal officials.

FCM considers that, in the interest of equity and fairness, all properties which would be taxable if privately owned should be subject to payments in lieu of taxes.

Government members of the Committee are willing to recommend removing from the exclusion some types of improvements on which a large number of other owners are assessed and taxed, but do not agree that payments in lieu of taxes should be made on costly structures found uniquely or predominantly in federal ownership. At the same time, federal officials are of the opinion that payments in lieu are currently made in respect to some types of property which would be exempt from taxation under private ownership.

Recommendation:

- ***That the words "except where otherwise prescribed" be added to the beginning of paragraph 2(3)(a) of the Municipal Grants Act to give the Governor in Council authority to make Regulations eliminating exclusions of structures from the definition of "federal property."***

Action Required:

Amendment of the Municipal Grants Act. FCM will present a proposal on the elimination of the exclusion of certain structures, on which the payments in lieu of taxes would not result in a significant increase in cost. The proposal will include:

- (i) structures which FCM believes are eligible for inclusion under the current legislation, but on which payments have not been made;
- (ii) structures which FCM believes should be made eligible that are excluded under the current legislation.

PWGSC will prepare for the consideration of FCM a list of examples of properties which, in the Department's opinion, would be exempt from taxation if owned by anyone other than the Government of Canada.

Treasury Board Program Devolution Initiative

Issue:

The Terms of Reference for the Pre-Implementation Phase of the Treasury Board initiative to devolve responsibility for payments in lieu of taxes to custodian departments indicate that its purpose is to ensure that departmental managers consider the full costs of holding real property when making program decisions. This reflects the principle, stated in the Auditor General's report on federal real property management, that custodian departments should be held accountable for all costs associated with their real property holdings.

Municipal governments strongly support Treasury Board's objective of rationalizing real property holdings and making custodian departments responsible for the full costs of property ownership. However, FCM urges extreme caution regarding the manner in which this objective is pursued. Municipal governments are concerned over the prospect of hundreds of responsibility centre managers with no experience in making payments in lieu of taxes becoming involved in determining their amounts.

A particular concern of FCM is the proposal that PWGSC should continue to provide appraisal and calculation services, but that departments would be free to reject its advice and make payments on some other basis. FCM believes that central, expert services should be mandatory and binding for custodian departments. Otherwise, since departments will be able to retain savings from reduced payments in lieu of taxes, and might need such savings to manage declining budgets, it is to be expected that some managers would be zealous in their pursuit of any perceived savings opportunity, while ignoring the objective of fairness to municipalities.

FCM believes that its guarantee that the Municipal Grants Program will be soundly administered rests on adequate central direction. Furthermore, the payment budget must be distributed among responsibility centres in such a way that each program department will have sufficient resources to meet its obligations to municipal governments.

Recommendations:

- ***That devolution of responsibility for payments in lieu of taxes to custodian departments be planned in such a way that the fairness of payments in lieu of taxes and the efficiency of payment delivery are not compromised;***
- ***That, within the devolved management framework, Treasury Board develop and enforce policies in respect to the administration of payments in lieu***

of taxes by custodian departments, requiring consistency in administration, and implementation of the policies and practices recommended by this Committee.

Action Required:

FCM will be consulted throughout the implementation of the Treasury Board devolution initiative. Policies must be developed to govern the administrative practices of custodian departments under a devolved approach to program management.

Payments by Crown Corporations

Issue:

The Crown Corporation Grants Regulations specify that agent corporations listed in Schedule IV of the Municipal Grants Act may make grants in lieu of business occupancy taxes.

The mandates of many Crown corporations have changed significantly in recent years, making them more profit-oriented and less dependent on Government funding. Others have been privatized or dissolved. It is agreed that Schedules III and IV should be revised to ensure that agent corporations involved in profit-oriented activities are empowered to make payments in lieu of business taxes.

Generally, agent Crown corporations pay grants in lieu of taxes on their holdings, while non-agent corporations are subject to municipal taxes. The agency status of some corporations should be reviewed to ensure that the tax/grant status of each corporation is appropriate.

Recommendations:

- ***That amendments to Schedules III and IV of the Municipal Grants Act be explored with the intent that all agent Crown corporations involved in profit-oriented activities make appropriate payments in lieu of business occupancy taxes where such taxes are levied;***
- ***That the federal government and FCM develop principles to determine whether individual Crown corporations should pay real property taxes or payments in lieu of taxes, with a view to examine the agency status of Crown corporations in regard to municipal taxation;***
- ***That the level of business tax applicable to each Crown corporation at the national level be explored with FCM.***

Action Required:

Amendments to Schedules III and IV of the Act, and of other laws and regulations defining the agency status of Crown corporations in regard to municipal taxes.

In consultation with individual corporations, FCM, TBS, and PWGSC will prepare a joint proposal by September 1996.

Municipal Grants Review Committee

Issue:

In the private sector, disagreements about property values are handled through a formal appeal process, the decisions of which are binding on both parties.

In the case of the federal government, this process is not used. The values used to calculate payments in lieu of taxes are determined under federal authority, and are not within the jurisdiction of provincial and territorial tribunals.

In 1983, to give municipalities an avenue of redress when they disagree with the amounts of their payments in lieu of taxes, the Minister of Public Works established a Municipal Grants Review Committee (MGRC). This panel provides the Minister with objective advice on the resolution of disputes between taxing authorities and the Department concerning the valuation and classification of federal property. The decisions of the MGRC are given in the form of recommendations which the Minister is not obliged to accept. This has given municipal governments the impression that the process is biased against them. FCM believes this has led to the under-utilization of the Committee, and that a more credible process is needed.

Currently, there is no review process in regard to payments in lieu of taxes made by Crown corporations, other than to appeal to the Minister responsible for that corporation. This is of great concern to municipal governments given that disputes with Crown corporations are relatively more frequent than with PWGSC.

The Joint Technical Committee agrees that payments in lieu of taxes made by government departments and by agent Crown corporations should be subject to review, on the request of municipalities, by an impartial panel of experts, and that this panel should be constituted in such a way as to be perceived to be fair and credible by municipal and federal governments alike.

Recommendations:

- ***That the mandate of a reformed Municipal Grants Review Committee be limited to questions of valuation, assessment, and payment amounts, but not include legal interpretation;***
- ***That the following principles apply to the operations of the reformed review body:***
 - a) ***that its members be impartial and independent;***

- b) *that appointees be expert in assessment, with knowledge of the local legislative and policy framework in areas from which appeals originate;*
 - c) *that it have an independent secretariat;*
 - d) *that there be options for more than one level of process depending on the complexity of the case and the sum of money involved;*
 - e) *that there be provision for mediation outside the formal process;*
 - f) *that there be a single panel of members to be assigned by the Chair to individual cases;*
 - g) *that criteria for membership and the appointment procedure be developed by the Minister of Public Works and Government Services in consultation with the FCM, and that appointments be made by the Treasury Board or the Governor in Council;*
- *That the Minister of Public Works and Government Services proceed with the appointment of a qualified expert to examine and report on options for the mandate and structure of a new review process through which municipalities may appeal against the amounts of their federal payments in lieu of taxes;*
 - *That the report described above be evaluated by the Joint Technical Committee in the context of the above recommendations of the Joint Technical Committee;*
 - *That payments in lieu of taxes by Crown corporations be subject to a review process. In the opinion of the Joint Committee, a separate body is not necessary to deal with appeals on payments by Crown corporations, as its mandate and powers should be identical to that of the reformed review body for departmental payments;*
 - *That, if it is necessary to achieve the goals of fairness and credibility, the reformed committee(s) should be established in legislation or regulation.*

Action Required:

Further discussion will follow receipt of the report of the Minister's consultant on the mandate and structure of a new review committee.

Provision of Municipal Services to Federal Property

Issue:

Custodian departments and the Auditor General have expressed concern that the Government of Canada may not always have equitable access to municipal services by comparison to other owners, especially in respect to defence establishments, national parks and other large complexes.

While the federal government accepts the principle that property tax is based on the value of property and not the value of services received, it does consider itself entitled to equitable access to municipal services.

The Municipal Grants Act permits deductions from the grant when a municipality is "unable or unwilling to provide federal property with a service that it normally provides to taxable property". It is not proposed that this provision be changed.

On the other hand, municipalities seldom provide services within the boundaries of private property. There may, as well, be practical reasons (e.g. condition of infrastructure) why municipalities cannot provide services on government property.

Given the complex circumstances, it is the view of the Joint Committee that service delivery issues are best addressed in a spirit of fairness and reasonableness by the federal government and the municipal government involved.

Recommendation:

- ***That FCM encourage its member municipal governments to deal with requests for services on their merits, having regard to the feasibility of providing the service and the reasonable expectations of federal property owners.***

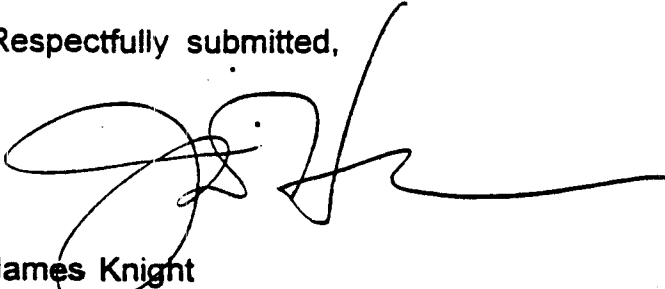
Action Required:

Where service delivery issues exist, PWGSC will join custodian departments and host municipalities in negotiating the services to be provided to federal property.

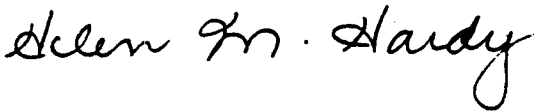
Conclusion

It is the unanimous view of the Committee members that implementation of these recommendations would contribute to the fairness and equity of federal payments in lieu of taxes, both for Canadian municipalities and for the Government of Canada as a property owner.

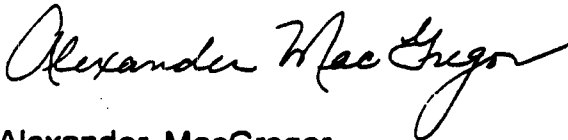
Respectfully submitted,



James Knight
Executive Director
Federation of Canadian Municipalities



Helen M. Hardy
Director, Programs, Property and Resources
Crown Corporations and Privatization Sector
Treasury Board Secretariat



Alexander MacGregor
Director, Municipal Grants
Real Property Services
Public Works and Government Services Canada

December 28, 1995

APPENDIX A

Recommendations of the Joint Technical Committee on Payments in Lieu of Taxes

Nature of Federal Payments in Lieu of Taxes

- *That payments to municipalities under the Municipal Grants Act be referenced as "payments in lieu of taxes" rather than "grants in lieu of taxes."*

Improved Assurance on Payment Amounts and Pre-Consultation on Disputed Properties

- *That the following procedure be adopted for payments on departmental properties:*
 - a) *If assessment information is provided to the Government in a timely manner (i.e. on a basis at least equivalent to that given to other property owners), the Government will notify the assessment and taxing authorities, by the assessment appeal deadline in each jurisdiction, as to which assessments it intends to examine, and what payments it is prepared to make prior to finalization of the value (interim payments will be based on the federal estimate of the total amount to be paid);*
 - b) *The federal government will provide a standard statement of the reasons for the review, such as disposal or acquisition of property, change in use, or property value in dispute;*
 - c) *The federal government will provide a statement to the municipality with details on how the finalized payments were calculated, using a standard form designed for this purpose;*
 - d) *Should the Government not determine a final value for payment purposes before the assessment appeal deadline of the following year, the payment will be finalized on the basis of the assessed value set by the local assessment authority for that year. The Government may notify the municipality that it intends to examine the same assessment for the following year, as described in clause (a) above;*

- e) *Once the payment for any year has been finalized, the federal government will not retroactively change the amount as the result of a change of opinion on value. The federal government reserves the right, however, to make technical adjustments at year end to reflect such factors as property which ceases to be "federal property" eligible for inclusion in the calculation base, or to take advantage of allowances available to taxable owners in the host jurisdiction;*
- f) *Federal officials will make every effort to consult, to the extent possible, with assessment authorities both prior to the closing of the assessment roll each year, and during the period between the closing of the roll and the assessment appeal deadline;*
- *That the President of the Treasury Board communicate to Crown corporations the Government's policy of managing payments in lieu of taxes in accordance with the above processes, and the intention that such payments be managed in a businesslike and efficient manner, bearing in mind the goal of improved assurance of payment amounts to municipalities.*

Timeliness of Payments

- *That the following principles be adopted to govern the timing of payments in lieu of taxes on departmental properties:*

For amounts of up to \$50,000 on departmental properties, the Government will make payments according to a standard schedule for each province or territory, to be set in agreement with FCM. For larger amounts, payments will follow the municipality's billing schedule for taxable owners;

These agreements are contingent upon Government receipt of a complete, documented municipal application at least 30 days before the first instalment date where payments are made in instalments, or before the agreed payment date for payments in full. If the application is not received within that period, the Government will make payments within 50 days following receipt of the application, or by the municipal tax due date, whichever is later;

- *That Crown corporations make their respective payments in lieu of taxes according to the municipality's billing schedule for taxable properties, or on an equivalent basis to be negotiated with the host municipality.*

Interest on: Payments Made after Agreed Payment Dates, Increased Payments Made Pursuant to Review Committee Recommendations, and Overpayments

- *That the Government and agent Crown corporations pay interest on payments made after agreed payment dates and on increases in payments pursuant to recommendations by the Municipal Grants Review Committee, and that municipal governments pay interest on overpayments. The recommended rate of interest is the Government's 10-year CRF borrowing rate, as established by the Minister of Finance for the month of January, to be applied for that calendar year.*

Departments and Crown corporations should benefit from discounts or incentive programs for early payment of taxes on the same basis as other property owners, up to the agreed interest rate.

Third Party Leases

- *That the Government begin making payments in lieu of taxes on departmental properties leased to third parties (other than long-term land leases) as leases expire (there will be no time limit for full implementation);*
- *That the Crown Corporation Grants Regulations be amended to afford Crown corporations the authority to make payments in lieu of taxes on property leased to third parties;*
- *That the President of the Treasury Board communicate to Crown corporations the Government's policy to make payments in lieu of taxes on property (other than long-term land leases) let to non-federal tenants as leases expire, commensurate with sound business practices, and the Government's intention to relieve municipalities of an administrative burden which does not exist in respect to privately owned property.*

Property Exclusions

- *That the words "except where otherwise prescribed" be added to the beginning of paragraph 2(3)(a) of the Municipal Grants Act to give the Governor in Council authority to make Regulations eliminating exclusions of structures from the definition of "federal property."*

Treasury Board Program Devolution Initiative

- *That devolution of responsibility for payments in lieu of taxes to custodian departments be planned in such a way that the fairness of payments in lieu of taxes and the efficiency of payment delivery are not compromised;*
- *That, within the devolved management framework, Treasury Board develop and enforce policies in respect to the administration of payments in lieu of taxes by custodian departments, requiring consistency in administration, and implementation of the policies and practices recommended by this Committee.*

Payments by Crown Corporations

- *That amendments to Schedules III and IV of the Municipal Grants Act be explored with the intent that all agent Crown corporations involved in profit-oriented activities make appropriate payments in lieu of business occupancy taxes where such taxes are levied;*
- *That the federal government and FCM develop principles to determine whether individual Crown corporations should pay real property taxes or payments in lieu of taxes, with a view to examine the agency status of Crown corporations in regard to municipal taxation;*
- *That the level of business tax applicable to each Crown corporation at the national level be explored with FCM.*

Municipal Grants Review Committee

- *That the mandate of a reformed Municipal Grants Review Committee be limited to questions of valuation, assessment, and payment amounts, but not include legal interpretation;*
- *That the following principles apply to the operations of the reformed review body:*
 - a) *that its members be impartial and independent;*
 - b) *that appointees be expert in assessment, with knowledge of the local legislative and policy framework in areas from which appeals originate;*
 - c) *that it have an independent secretariat;*
 - d) *that there be options for more than one level of process depending on the complexity of the case and the sum of money involved;*
 - e) *that there be provision for mediation outside the formal process;*

- f) *that there be a single panel of members to be assigned by the Chair to individual cases;*
- g) *that criteria for membership and the appointment procedure be developed by the Minister of Public Works and Government Services in consultation with the FCM, and that appointments be made by the Treasury Board or the Governor in Council;*
- *That the Minister of Public Works and Government Services proceed with the appointment of a qualified expert to examine and report on options for the mandate and structure of a new review process through which municipalities may appeal against the amounts of their federal payments in lieu of taxes;*
- *That the report described above be evaluated by the Joint Technical Committee in the context of the above recommendations of the Joint Technical Committee;*
- *That payments in lieu of taxes by Crown corporations be subject to a review process. In the opinion of the Joint Committee, a separate body is not necessary to deal with appeals on payments by Crown corporations, as its mandate and powers should be identical to that of the reformed review body for departmental payments;*
- *That, if it is necessary to achieve the goals of fairness and credibility, the reformed committee(s) should be established in legislation or regulation.*

Provision of Municipal Services to Federal Property

- *That FCM encourage its member municipal governments to deal with requests for services on their merits, having regard to the feasibility of providing the service and the reasonable expectations of federal property owners.*

**Federation of Canadian Municipalities
Treasury Board Secretariat
Public Works and Government Services Canada**

**SUPPLEMENTARY REPORT OF
THE JOINT TECHNICAL COMMITTEE
ON PAYMENTS IN LIEU OF TAXES**

April 2, 1997

SUPPLEMENTARY REPORT OF THE JOINT TECHNICAL COMMITTEE ON PAYMENTS IN LIEU OF TAXES

Introduction:

On December 28, 1995, the Joint Technical Committee on Payments in Lieu of Taxes, composed of representatives of the Federation of Canadian Municipalities (FCM), Treasury Board Secretariat (TBS), and Public Works and Government Services Canada (PWGSC), completed a Report containing a number of recommendations for improving the federal Government's Municipal Grants Program.

The report was approved in principle by the Minister of Public Works and Government Services, the Honourable Diane Marleau, and the President of the Treasury Board, the Honourable Marcel Massé, in March 1996.

Between July and November 1996, the Joint Technical Committee met to discuss and refine the recommendations. This supplementary report details the results of those discussions. Its structure follows the recommendations presented in the original report.

Explanatory Note:

Throughout this document and the original report, references to "Crown corporations" should be read as references to "entities listed in Schedules III and IV of the Municipal Grants Act." Any corporation "established by or under an Act of Parliament or performing a function on behalf of the Government of Canada" may be listed in these Schedules. Therefore, some of the corporations listed in the Schedules are not "Crown corporations" as defined in the Financial Administration Act.

Nature of Federal Payments in Lieu of Taxes

Original Recommendation:

- That payments to municipalities under the Municipal Grants Act be referenced as "payments in lieu of taxes" rather than "grants in lieu of taxes."

Commentary:

On an administrative level, federal officials now use the term "payments in lieu of taxes." There are still occasions, however, when it is necessary to use the word "grants" (in referring to the Municipal Grants Act, or to payments made under that Act in the Main Estimates, for example).

Supplementary Recommendation:

- That, as part of any package of legislative and regulatory changes to the Municipal Grants Act and Regulations to be prepared by Public Works and Government Services Canada for presentation to the House of Commons, the short title of the Act be changed to the Payments in Lieu of Taxes Act, and be described as "an Act respecting payments in lieu of taxes to municipalities, provinces and other bodies exercising functions of local government that levy real property taxes." Other similar references in the Act would be changed as necessary.

Improved Assurance on Payment Amounts and Pre-Consultation on Disputed Properties

Original Recommendations:

- That the following procedure be adopted for payments on departmental properties:
 - a) If assessment information is provided to the Government in a timely manner (i.e. on a basis at least equivalent to that given to other property owners), the Government will notify the assessment and taxing authorities, by the assessment appeal deadline in each jurisdiction, as to which assessments it intends to examine, and what payments it is prepared to make prior to finalization of the value (interim payments will be based on the federal estimate of the total amount to be paid);
 - b) The federal government will provide a standard statement of the reasons for the review, such as disposal or acquisition of property, change in use, or property value in dispute;
 - c) The federal government will provide a statement to the municipality with details on how the finalized payments were calculated, using a standard form designed for this purpose;
 - d) Should the Government not determine a final value for payment purposes before the assessment appeal deadline of the following year, the payment will be finalized on the basis of the assessed value set by the local assessment authority for that year. The Government may notify the municipality that it intends to examine the same assessment for the following year, as described in clause (a) above;
 - e) Once the payment for any year has been finalized, the federal government will not retroactively change the amount as the result of a change of opinion on value. The federal government reserves the right, however, to make technical adjustments at year end to reflect such factors as property which ceases to be "federal property" eligible for inclusion in the calculation base, or to take advantage of allowances available to taxable owners in the host jurisdiction;
 - f) Federal officials will make every effort to consult, to the extent possible, with assessment authorities both prior to the closing of the assessment roll each year, and during the period between the closing of the roll and the assessment appeal deadline;

- That the President of the Treasury Board communicate to Crown corporations the Government's policy of managing payments in lieu of taxes in accordance with the above processes, and the intention that such payments be managed in a businesslike and efficient manner, bearing in mind the goal of improved assurance of payment amounts to municipalities.

Commentary:

To the extent that, as discussed above, complete and accurate assessment information is provided to the Government on a basis at least equivalent to that provided to other owners, Public Works and Government Services Canada will implement these recommendations for the 1997 municipal tax year in respect to payments in lieu of taxes on departmental properties.

During 1996, individual Crown corporations were invited to meet the Joint Technical Committee, and many expressed general agreement with the policy adopted by Public Works and Government Services Canada.

Timeliness of Payments

Original Recommendations:

- That the following principles be adopted to govern the timing of payments in lieu of taxes on departmental properties:

For amounts of up to \$50,000 on departmental properties, the Government will make payments according to a standard schedule for each province or territory, to be set in agreement with FCM. For larger amounts, payments will follow the municipality's billing schedule for taxable owners;

These agreements are contingent upon Government receipt of a complete, documented municipal application at least 30 days before the first instalment date where payments are made in instalments, or before the agreed payment date for payments in full. If the application is not received within that period, the Government will make payments within 50 days following receipt of the application, or by the municipal tax due date, whichever is later;

- That Crown corporations make their respective payments in lieu of taxes according to the municipality's billing schedule for taxable properties, or on an equivalent basis to be negotiated with the host municipality.

Commentary:

PWGSC and FCM have agreed on payment dates for each province and territory, based on the most common tax due dates adopted by municipalities in each jurisdiction. (Please see Appendix A.)

PWGSC will implement these schedules for the 1997 municipal tax year for payments in lieu of taxes on departmental properties.

Crown corporations have expressed general agreement with the original recommendation.

Interest on: Payments Made after Agreed Payment Dates, Increased Payments Made Pursuant to Review Committee Recommendations, and Overpayments

Original Recommendation:

- That the Government and agent Crown corporations pay interest on payments made after agreed payment dates and on increases in payments pursuant to recommendations by the Municipal Grants Review Committee, and that municipal governments pay interest on overpayments. The recommended rate of interest is the Government's ten-year CRF borrowing rate, as established by the Minister of Finance for the month of January to be applied for that calendar year.

Departments and Crown corporations should benefit from discounts or incentive programs for early payment of taxes on the same basis as other property owners, up to the agreed interest rate.

Commentary:

The payment of interest is not intended to be punitive. It is meant simply to compensate municipalities for the loss of the use of funds due to them and paid after the agreed payment date.

An amendment to the Municipal Grants Act is required to empower the Minister of Public Works and Government Services and agent Crown corporations to pay interest on payments in lieu of taxes, and new Regulations will be needed to establish the terms and conditions under which interest will be paid.

When PWGSC or an agent Crown corporation is unable to complete the review of a municipality's application for payment by the agreed payment date, an interim payment is generally made pending final determination of the payment amount. An amendment to the Regulations is required to empower the Minister to make interim payments of the full amount of the estimated final payment, as the current limit of 95 per cent of that amount would cause interest to accrue in every case in which a valuation was under review.

Supplementary Recommendations:

- That the Government and agent Crown corporations pay interest to municipalities under the following conditions:

- a) On any balance unpaid after an agreed payment date, calculated from that date until the date payment is made;
 - b) On supplementary payments made pursuant to a dispute settlement process, calculated from the date on which a taxing authority requests the review of a payment until the date payment is made.
- That taxing authorities pay interest to the Government and agent Crown corporations on any overpayment, calculated from the date 30 calendar days after the date the return of the overpayment is requested from the taxing authority to the date the overpayment is returned.

Notes:

In these recommendations, "agreed payment date" in the case of departmental properties may refer to:

- i) A date established by a taxing authority for the payment of taxes by taxable persons, where the amount of the payment to that authority for the tax year in question is estimated to be more than \$50,000;
- ii) A date established by the Government for payments in the subject province or territory, where the amount of the payment to the taxing authority for the tax year in question is estimated to be less than \$50,000;
- iii) A date 50 days after the taxing authority's application for payment is received by the Government, if that application is deemed not to qualify for other due dates established by agreement. In this case, the agreed payment date may not be earlier than the agreed payment date for that province or territory, if the payment is less than \$50,000, or the dates of any remaining tax instalments, if the payment is more than \$50,000;

For agent Crown corporations, "agreed payment date" may refer to a date established by a taxing authority for the payment of taxes by taxable persons, or any other date established by agreement between the corporation and the taxing authority.

Whenever a payment or other notification is mailed to a taxing authority or to the Government or an agent Crown corporation, the date of the postmark is deemed to be the date of delivery.

Third Party Leases

Original Recommendations:

- That the Government begin making payments in lieu of taxes on departmental properties leased to third parties (other than long-term land leases) as leases expire (there will be no time limit for full implementation);
- That the Crown Corporation Grants Regulations be amended to afford Crown corporations the authority to make payments in lieu of taxes on property leased to third parties;
- That the President of the Treasury Board communicate to Crown corporations the Government's policy to make payments in lieu of taxes on property (other than long-term land leases) let to non-federal tenants as leases expire, commensurate with sound business practices, and the Government's intention to relieve municipalities of an administrative burden which does not exist in respect to privately owned property.

Commentary:

The aim of the original recommendations was to relieve taxing authorities of the risk of revenue loss resulting from defaults by tax-paying tenants occupying federal and Crown corporation property, to bring federal practice more in line with private sector practice where the risk is normally assumed by the property owner - not the municipality.

On reflection, however, the Committee agrees that the enormous administrative effort required to effect the changes originally contemplated may be out of proportion to the magnitude and frequency of defaults by tenants on federal property.

The Committee now recommends that a variety of measures be used in concert, with due consideration to special circumstances, to address the problem.

Supplementary Recommendations:

- That payments in lieu of taxes be made on departmental and agent Crown corporation property let to private occupants for periods of one year or less;
- That federal departments, agent Crown corporations, municipalities and assessment authorities work closely to share information in respect to the private occupation of

federal Crown property, and failure of tenants to comply with their tax payment obligations. In negotiating with provinces and territories tax exempt status for departmental and agent Crown corporation properties leased for one year or less, PWGSC will seek clear and consistent administrative arrangements with assessment authorities and municipalities to assist them in keeping assessment records current;

- That the Minister of Public Works and Government Services and agent Crown corporations be empowered under the Municipal Grants Act to make payments in lieu of taxes in cases where their tenants are clearly in default of their municipal tax obligations (for example, when the tenant has vacated the leased premises);
- That the regulatory authority of the Governor in Council to prescribe property leased to non-federal occupants to be "federal property," eligible for inclusion in the payment in lieu of tax base, be employed where appropriate in regard to specific properties where taxing authorities experience unusual difficulty in collecting taxes due from federal tenants, as has been done in the case of the New Toronto International Airport property in Pickering, Markham and Uxbridge, Ontario;
- That payments in lieu of taxes made in cases of default by tenants be subject to review through the dispute resolution process, and include the payment of interest calculated from the date on which the payment would have been made had the property not been tenant-occupied.

Property Exclusions

Original Recommendation:

- That the words "except where otherwise prescribed" be added to the beginning of paragraph 2(3)(a) of the Municipal Grants Act to give the Governor in Council authority to make Regulations eliminating exclusions of structures from the definition of "federal property."

Commentary:

The exclusion of structures other than buildings from the payment in lieu of tax base was designed to avoid the huge expense which would be associated with making payments in lieu of taxes on large engineering works, many of which were constructed in support of local or regional economies and exist primarily in the federal inventory.

The way in which the definition was drafted, however, led to the exclusion of some items of relatively minor value which are commonly found in the private sector, and which are assessed and taxed when privately owned. Examples include site improvements such as fencing, paving, lighting and sidewalks subordinate to buildings, building service tunnels, as well as golf course improvements and open-air swimming pools.

These types of structures should, in the opinion of the Committee, be added to the payment in lieu of tax base.

The process recommended in the original report may yet prove to be the best mechanism to achieve the objective. In developing its legislative and regulatory package for presentation to Cabinet, however, PWGSC officials will consult with Department of Justice counsel as to other ways in which this can be accomplished. Whatever mechanism is chosen, however, it is intended that the change would affect the definition of "federal property" and would apply to Crown corporations and departments alike.

The original report also noted that, in the view of the Government, payments are currently made in respect to some types of property which would be exempt from taxation in private ownership. Examples of these would include places of worship and burial grounds.

No change to the Act or the Regulations is required to exclude these types of properties from the payment in lieu of tax base. The "effective tax rate," that is, the rate that would apply to the property if it were taxable (i.e. within the power of a province or territory to tax) would be zero if the property were exempt from taxation if privately owned.

It is intended that property be excluded from the payment in lieu of tax base only if it is clear that it would be exempt from taxation if it were privately owned, that is, that the exemption flows from the type and/or use of the property and not from the status of its owner. It is not intended to exclude properties that are found only in the ownership of federal, provincial or municipal governments. PWGSC will advise FCM of any new exclusions prior to their implementation.

Both the addition of some currently excluded structures to the payment in lieu of tax base, and the exclusion of certain properties on which payments are currently made, are intended to improve the fairness and equity of federal payments in lieu of taxes, and are not meant to result in significant increases or decreases in municipal revenue or federal cost.

Supplementary Recommendations:

- That improvements of relatively minor value which are commonly taxed in the private sector, including building service tunnels, golf course improvements, open-air swimming pools and site improvements subordinate to buildings such as fencing, paving, lighting and sidewalks, be added to the definition of "federal property";
- That no payments in lieu of taxes be made on "federal property" which, because of its type and/or use, would be exempt from taxation if it were privately owned, including places of worship and burial grounds.

Treasury Board Program Devolution Initiative

Original Recommendations:

- That devolution of responsibility for payments in lieu of taxes to custodian departments be planned in such a way that the fairness of payments in lieu of taxes and the efficiency of payment delivery are not compromised;
- That within the devolved management framework, Treasury Board develop and enforce policies in respect to the administration of payments in lieu of taxes by custodian departments, requiring consistency in administration, and implementation of the policies and practices recommended by this Committee.

Commentary:

Throughout 1996, the devolution initiative was examined by a Sub-Committee of the Treasury Board Advisory Committee on Real Property, composed of representatives of most of the principal custodian departments. FCM was also invited to participate, and was represented at several of the meetings.

Under devolution, the Minister of Public Works and Government Services will remain responsible for the Municipal Grants Act, and for determining the amounts to be paid. PWGSC officials will continue to manage payments in lieu of taxes on behalf of all departments, and service will be provided to taxing authorities through the single window of PWGSC regional offices.

Custodian departments wishing to hire private property tax consultants to assist in analyzing payments in lieu of taxes may do so at their own expense through PWGSC. The use of tax consultants which charge for their services on a contingency basis will be prohibited.

Payments by Crown Corporations

Original Recommendations:

- That amendments to Schedules III and IV of the Municipal Grants Act be explored with the intent that all agent Crown corporations involved in profit-oriented activities make appropriate payments in lieu of business occupancy taxes where such taxes are levied;
- That the federal government and FCM develop principles to determine whether individual Crown corporations should pay real property taxes or payments in lieu of taxes, with a view to examine the agency status of Crown corporations in regard to municipal taxation;
- That the level of business tax applicable to each Crown corporation at the national level be explored with FCM.

Commentary:

The Joint Technical Committee met in late October 1996 with representatives of most of the principal custodian agent Crown corporations.

There is considerable variance among federal Crown corporations in terms of the degree to which their activities resemble those of private sector, profit-oriented entities.

Supplementary Recommendation:

That the Royal Canadian Mint and Canada Post Corporation be added to Schedule IV of the Municipal Grants Act, at a degree of liability for payments in lieu of business occupancy taxes to be determined after further analysis.

Payments in Lieu of Taxes Review Committee

Original Recommendations:

- That the mandate of a reformed Municipal Grants Review Committee be limited to questions of valuation, assessment, and payment amounts, but not include legal interpretation;
- That the following principles apply to the operations of the reformed review body:
 - a) that its members be impartial and independent;
 - b) that appointees be expert in assessment, with knowledge of the local legislative and policy framework in areas from which appeals originate;
 - c) that it have an independent secretariat;
 - d) that there be options for more than one level of process depending on the complexity of the case and the sum of money involved;
 - e) that there be provision for mediation outside the formal process;
 - f) that there be a single panel for members to be assigned by the Chair to individual cases;
 - g) that criteria for membership and the appointment procedure be developed by the Minister of Public Works and Government Services in consultation with FCM, and that appointments be made by the Treasury Board or the Governor in Council;
- That the Minister of Public Works and Government Services proceed with the appointment of a qualified expert to examine and report on options for the mandate and structure of a new review process through which municipalities may appeal against the amounts of their federal payments in lieu of taxes;
- That the report described above be evaluated by the Joint Technical Committee in the context of the above recommendations of the Joint Technical Committee;
- That payments in lieu of taxes by Crown corporations be subject to a review process. In the opinion of the Joint Committee, a separate body is not necessary to deal with appeals on payments by Crown corporations, as its mandate and powers should be identical to that of the reformed review body for departmental payments;
- That, if it is necessary to achieve the goals of fairness and credibility, the reformed committee(s) should be established in legislation or regulation.

Commentary:

The Joint Technical Committee has noted the decision of the Minister of Public Works and Government Services not to appoint an expert consultant to examine this issue. As a result, the Joint Technical Committee has revised and expanded its recommendations.

Supplementary Recommendations:

- That a reformed review body be established pursuant to the following principles:
 - a) That the name and composition of the Payments in Lieu of Taxes Review Committee, and a description of its mandate, be added to the Municipal Grants Act, with additional details established by Regulation;
 - b) That taxing authorities be accorded a right to ask that the Committee review any payment in lieu of taxes made by PWGSC or by a Crown corporation;
 - c) That the Committee have jurisdiction only in regard to the values and rates used in calculating payments. Questions of law would be referred to the Department of Justice for an opinion. These opinions could be challenged through the federal court system;
 - d) That the Committee be advisory in nature, and submit non-binding recommendations to the Minister, or to the Chair of the Board and the Chief Executive Officer of a Crown corporation. A copy of the recommendation would also be provided at the same time to the taxing authority which requested the review;
 - e) That the Committee be composed of a Chair, a Vice-Chair and up to three additional members from each province or territory. Members would be assigned to individual reviews by the Chair;
 - f) That members be free of conflict of interest, with appropriate background in property valuation and/or assessment and taxation law in the jurisdictions to which they are to be assigned. The goal is an objective, expert panel whose recommendations would be respected by all parties;
 - g) That members be appointed to serve at the pleasure of Her Majesty by the Governor in Council on the recommendation of the Minister of Public Works and Government Services from a list jointly prepared by PWGSC, TBS and FCM. No nomination would be forwarded to the Minister without the agreement of all parties;

- h) That Committee operations be funded through the appropriation for the administration of payments in lieu of taxes, with each party in any review responsible for its own costs;
- i) That the Committee have an independent secretariat, preferably provided by the Chair or by a part of the Government other than PWGSC, with a mailing address indicating independence from PWGSC;
- j) That, generally, three members of the Committee be selected by the Chair as a panel to review a payment in lieu of taxes;
- k) That, at the request of the Chair, and with the agreement of the taxing authority and PWGSC or the Crown corporation which made the payments under review, the Chair, the Vice-Chair, or any member of the Committee with appropriate background in assessment and taxation in the province or territory from which the request originated, may review any payment. A decision by a single member acting on behalf of the Committee would have the same authority as that of a three-member panel;
- l) That, should the Chair deem it advisable, he/she may call a fact-finding meeting prior to the actual review. At any point in the process prior to the Committee meeting, the parties are free to retain jointly the services of a conciliator or other expert to assist them in reaching a mutually acceptable settlement of their disagreement;
- m) That reviews be conducted on a "per property" basis. Taxing authorities would have 90 days within which to request a review, measured from the date of notification of the final payment for any municipal taxation year, and would be required to specify the property or properties to be reviewed;
- n) That operating procedures for the Committee be established by the Committee in consultation with PWGSC, FCM, TBS, custodian agent Crown corporations and the Department of Justice. These procedures would include time limits for each successive step of the process.

Notes:

1. Throughout the section of this document relating to the dispute resolution process, the word "payment" refers to the total payment in lieu of taxes, in respect of a specific property, made by PWGSC or a Crown corporation to a taxing authority for

a municipal tax year, and not to partial payments which may be made toward that total.

2. It is the opinion of the Department of Justice that the recommendations of the proposed Review Committee cannot be made binding on either the Minister of Public Works and Government Services or a Crown corporation listed in Schedule III or IV of the Municipal Grants Act.

Provision of Municipal Services to Federal Property

Original Recommendation:

- That FCM encourage its member municipal governments to deal with requests for services on their merits, having regard to the feasibility of providing the service and the reasonable expectations of federal property owners.

Commentary:

During 1996 negotiations took place in regard to the provision of municipal services (e.g. snow removal, garbage collection and disposal, animal control) to numerous federal installations across Canada (notably those belonging to the Department of National Defence). Municipal governments and federal departments and Crown corporations have approached these discussions in a spirit of fairness and reasonableness, and the results have reflected that approach.

Conclusion:

The recommendations contained in this Supplementary Report amplify and refine those made in our Report of December 28, 1995. The Committee unanimously maintains the view expressed in the original Report that implementation of these recommendations would add to the fairness and equity of federal payments in lieu of taxes, both for Canadian municipalities and for the Government of Canada.

Respectfully submitted,

James Knight
Executive Director
Federation of Canadian Municipalities

Helen M. Hardy
Director, Crown Corporation Policy and Information
Alternative Service Delivery, Crown Corporation Policy and Privatization Sector
Treasury Board Secretariat

Alexander MacGregor
Director, Municipal Grants
Real Property Services
Public Works and Government Services Canada

April 2, 1997

Appendix A: Agreed Schedule of Payment Dates by Province

Newfoundland: June 30 (Of 83 taxing authorities surveyed, 31 have a due date of June 30, 18 after that, and 35 before.)

Nova Scotia: September 15 (Of 53 taxing authorities surveyed, 29 have tax due dates of September 15 or later, including 13 on September 30, the most common due date, while 24 have tax due dates of September 3 or earlier.)

Prince Edward Island: All payments are made to the provincial government and follow the schedule applicable to taxable persons.

New Brunswick: All payments are made to the provincial government and follow the schedule applicable to taxable persons.

Québec: May 1 (Most Québec taxing authorities bill in two instalments, with payments in early March and early July being typical.)

Ontario: June 30

Manitoba: October 31 (Of 25 taxing authorities surveyed, 15 had tax due dates of October 31. Of the remainder, 7 had their due dates on September 30.)

Saskatchewan: November 30 (Of 19 taxing authorities surveyed, 14 imposed a due date of December 31.)

Alberta: June 30

British Columbia: June 30 (Province-wide due date)

Northwest Territories: September 30 (Territory-wide due date)

Yukon: June 30 (Territory-wide due date)

RECOMMENDED ACTIONS FOR FCM MEMBERS
CONSULTATIONS ON FEDERAL PAYMENTS IN-LIEU-OF TAXES

FCM recommends that:

1. the Head of Council forward a written submission to Public Works and Government Services Canada (with copies to local Member(s) of Parliament and FCM) highlighting:
 - a. the importance to the municipality of PILTs and of the federal government paying its taxes on the same basis as other property owners;
 - b. the need for immediate implementation of improvements negotiated by FCM and approved in principle by the Minister of Public Works and Government Services and the President of the Treasury Board; and
 - c. any difficulties faced by the municipality historically in receiving full and timely tax payments on federal departmental and Crown corporation properties.

Letters should be addressed as follows:

Payment in-Lieu-of Taxes Secretariat
 Public Works and Government Services Canada
 Sir Charles Tupper Bldg.
 2250 Riverside Dr.
 Ottawa, ON
 K1A 0M2

2. the Head of Council consider participating in a roundtable meeting with the Minister to highlight the municipality's concerns respecting the issues noted above. The Minister has sent invitations to the top 10-15 PILT-recipient municipalities in each region covered by roundtables (see attached itinerary). However, requests to participate from other municipalities will be considered.

Interested municipalities may contact Francois Bastien:

Tel.: (613) 744-6338,

Fax: (613) 744-6887

FCM TECHNICAL COMMITTEE ON PAYMENTS IN-LIEU-OF TAXES

(June 1998)

VANCOUVER

Ken Bayne
Comptroller of Budgets
Tel: (604) 873-7223
FAX: (604) 871-6079

WINNIPEG

Dick Stone
Manager, Taxation and Revenue
Tel: (204) 986-2456
FAX: (204) 944-1184

TORONTO

Audrey Birt
Director, Taxation and Water Revenue
Tel: (416) 392-7820
FAX: (416) 392-0364

OTTAWA

Vic Melski
Manager of Assessment
Dept. of Finance
Tel: (613) 244-5300 ext. 3898
FAX: (613) 244-5453

OTTAWA-CARLETON

Kent Kirkpatrick
Deputy Treasurer, Finance
Tel: (613) 560-2069
FAX: (613) 560-6082

GLOUCESTER

Karen Tippet
Treasurer
Tel: (613) 748-4159
FAX: (613) 748-4173

MISSISSAUGA

Bonnie Gibson
Assessment Review Manager, Finance
Department
Tel: (905) 896-5434; (905) 453-2186
FAX: (905) 615-3972

HULL

Michel Tremblay
Directeur
Service des finances et trésorier
Tel: (819) 595-7210
FAX: (819) 595-7215

MONTREAL

Marc Gareau
Conseiller en planification
Service des finances et du contrôle
Tel: (514) 872-5882
FAX: (514) 872-5851

HALIFAX

Bob Houlihan
Financial Consultant
Tel: (902) 490-6438
FAX: (902) 490-6367

HAPPY VALLEY-GOOSE BAY

Al Dumo
Town Manager
Tel: (709) 896-3321
FAX: (709) 896-9454

FCM STAFF

James W. Knight
Executive Director
Tel: (613) 241-5221
FAX: (613) 241-7440

DATE: July 31, 1998
TO: City Clerk
FROM: Director of Corporate Services
RE: FEDERAL PAYMENTS IN LIEU OF TAXES

The City will collect \$123,223 in 1998 from the Federal Government in property taxes for Municipal and Education purposes. This represents .3% of the total property taxes collected.

The history of Federal taxes in recent years is:

<u>Year</u>	<u>Property Tax</u>	<u>% Increase (Decrease) Over Prior Year</u>
1995	\$ 122,299	3.1%
1996	126,124	(.7%)
1997	125,190	(1.6%)

The 1998 property taxes include the one time rebate of the 1997 overcollection. As this rebate will not appear on the 1999 bill, the 1999 taxes would increase by at least 6.1% even if the 1999 tax rates were the same as in 1998.

The reason for the 1999 bill increase is the City eliminated the business tax levy in 1998. The Federal government did not pay business taxes prior to 1998, so their net tax load increased in 1998. They were shielded from this increase in 1998 because of the one time rebate.

If we assumed all tax rates increase by 2% for 1999, then the 1999 Federal property tax of \$133,355 would be 9% higher than in 1995 or an average 2.2% annual increase since 1995.

The Ontario Government instituted tax reform in 1998 by eliminating business taxes. Property taxes were increased to compensate. This is similar to what Red Deer did in 1998. Because the Federal Government was exempt from business taxes, the tax reform in Ontario has added \$100 million to its Ontario property taxes. This is equivalent to a 17% increase in its total property taxes for all of Canada so the business tax levy in Ontario must have been significant.

The significance of the tax increase in Ontario has forced the Federal Government to review how it pays payments in lieu of property taxes (PILT's). FCM is urging all member municipalities who receive PILT's to forward a brief written submission to Public Works expressing:

- (1) the importance of the payment to the municipality and the responsibility of the Federal Government to pay taxes on the same basis as other property owners.
- (2) implementation of improvements previously agreed to by Public Works and FCM in the payment of grants in lieu of taxes.

(3) the history of difficulties faced by the municipality in receiving full and timely tax payments on Federal properties.

The amount of Federal property taxes paid to Red Deer is not significant in comparison to the total taxes received. There is an important principle, however, that the Federal Government should pay property taxes like any other taxpayer and expect to receive the same services. If this principle is not followed, then those municipalities with high concentrations of Federal properties could end up subsidizing services provided. This would result in higher property taxes for their citizens.

Recommendation

A submission be made supporting the principle the Federal Government should pay property taxes like any other taxpayer. This would ensure citizens in municipalities with high concentrations of Federal properties are not subsidizing them and paying higher taxes.



A. Wilcock, B. Comm., C.A.
Director of Corporate Services

Comments:

We concur with the recommendation of the Director of Corporate Services. Staff will prepare the submission, a copy of which will be provided for Council.

"G. D. Surkan"
Mayor

"N. Van Wyk"
City Manager

DATE: July 20, 1998

TO: DIRECTOR OF COMMUNITY SERVICES

X DIRECTOR OF CORPORATE SERVICES

DIRECTOR OF DEVELOPMENT SERVICES

X CITY ASSESSOR

E. L. & P. MANAGER

ENGINEERING DEPARTMENT MANAGER

FIRE CHIEF/MANAGER EMERGENCY SERVICES

INFORMATION TECHNOLOGY SERVICES MANAGER

INSPECTIONS AND LICENSING MANAGER

LAND AND ECONOMIC DEVELOPMENT MANAGER

PERSONNEL MANAGER

PUBLIC WORKS MANAGER

R.C.M.P. INSPECTOR - C/O: WENDY

RECREATION, PARKS & CULTURE MANAGER

SOCIAL PLANNING MANAGER

TRANSIT MANAGER

TREASURY SERVICES MANAGER

PRINCIPAL PLANNER

CITY SOLICITOR

FROM: CITY CLERK

RE: Federal Payments in Lieu of Taxes

Please submit comments on the attached to this office by Monday, July 31, 1998 for the Council Agenda of Monday, August 10, 1998.

"Kelly Kloss"

City Clerk

DATE: July 29, 1998
TO: Director of Corporate Services
FROM: City Assessor
RE: **FEDERAL PAYMENTS IN LIEU OF TAXES**

Essentially this scenario has been a result of the Ontario situation; however, it does have some similarities to the City of Red Deer.

With the deletion of business assessment and tax in the city, we will experience a 6.1%± increase in 1999. This is the same scenario as Ontario but of a lesser magnitude. With a reassessment in 1999, some of this may get lost in the value adjustment, but I do not believe we should try to hide it.

In my opinion, we should respond accordingly.

I would be available to assist with this, if required.



Al Knight, A.M.A.A.
City Assessor

AK/ngl

c.c. City Clerk

DATE: July 29, 1998

TO: Director of Corporate Services

FROM: City Assessor

RE: **FEDERAL PAYMENTS IN LIEU OF TAXES**

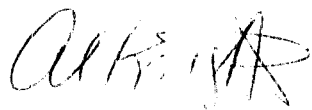
COPY

Essentially this scenario has been a result of the Ontario situation; however, it does have some similarities to the City of Red Deer.

With the deletion of business assessment and tax in the city, we will experience a 6.1%± increase in 1999. This is the same scenario as Ontario but of a lesser magnitude. With a reassessment in 1999, some of this may get lost in the value adjustment, but I do not believe we should try to hide it.

In my opinion, we should respond accordingly.

I would be available to assist with this, if required.



Al Knight, A.M.A.A.
City Assessor

AK/ngl

c.c. City Clerk

FILE

Council Decision - August 10, 1998 Meeting

DATE: August 11, 1998
TO: Director of Corporate Services
FROM: Deputy City Clerk
RE: Federation Of Canadian Municipalities (FCM) / Consultation on Federal Payments in Lieu of Taxes

Reference Report: FCM Members' Advisory dated June 26, 1998
Director of Corporate Services dated July 31, 1998

Resolution:

"RESOLVED that Council of The City of Red Deer, having considered correspondence from the Federation of Canadian Municipalities dated June 26, 1998, re: Consultation on Federal Payments in Lieu of Taxes, hereby directs that the Director of Corporate Services prepare a response to the Federation of Canadian Municipalities supporting the principle that the Federal Government should pay property taxes like any other taxpayer, and as presented to Council August 10, 1998."

Report Back to Council Required: No

Comments/Further Action:

As directed by the above resolution, please prepare a response to the Federation of Canadian Municipalities. Please provide a copy of your correspondence to this office for filing.



Jeff Graves
Deputy City Clerk

/fm

c City Assessor

BYLAW NO. 3156/W-98

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

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

- 1 The "Use District Map I5" contained in "Schedule B" of the Land Use Bylaw are hereby amended in accordance with the Land Use District Map No. 19/98 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 13 day of July A.D. 1998.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 1998.

READ A THIRD TIME IN OPEN COUNCIL this day of A.D. 1998.

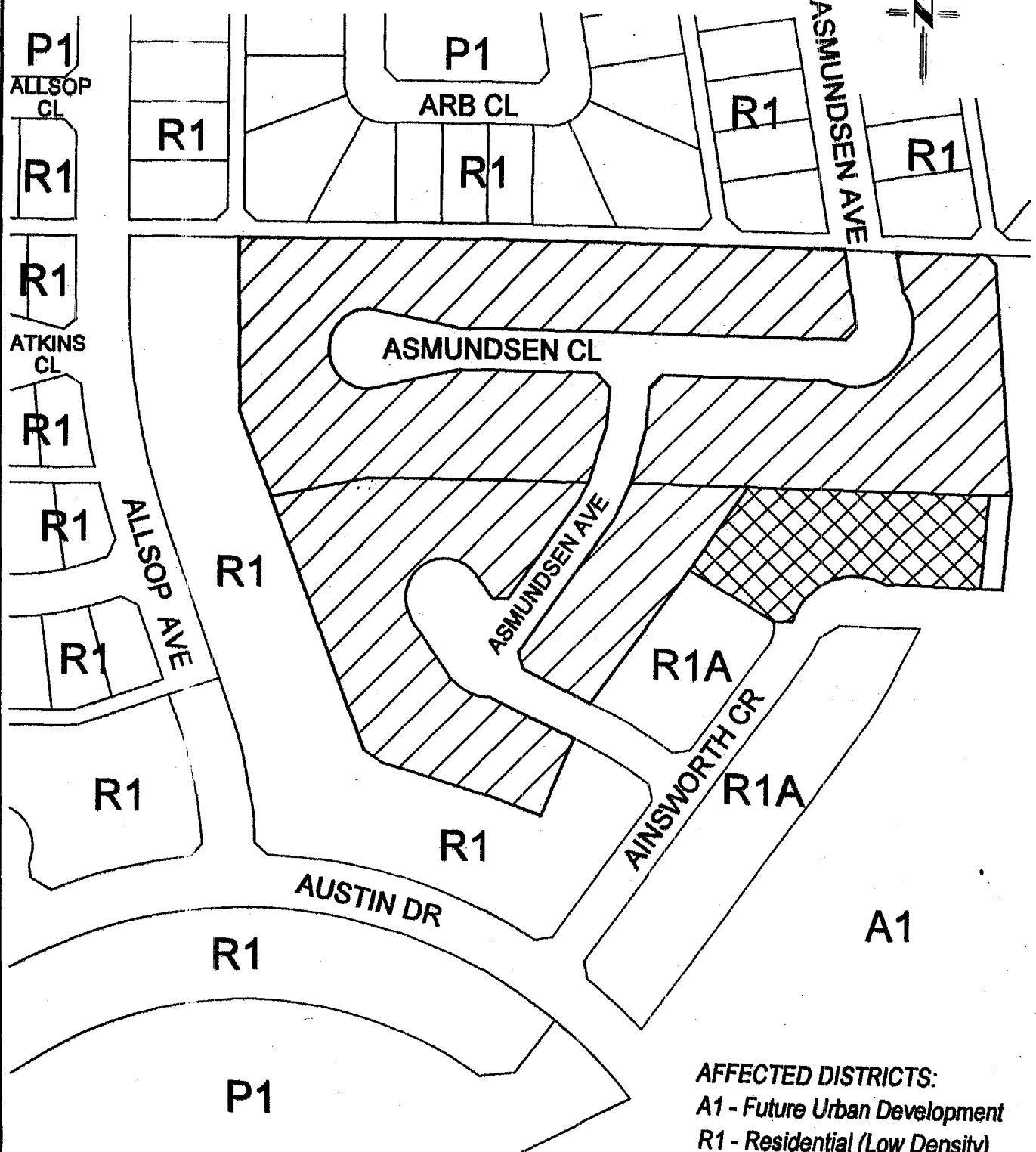
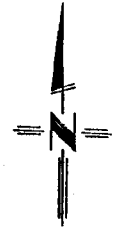
AND SIGNED BY THE MAYOR AND CITY CLERK this day of A.D. 1998.

MAYOR

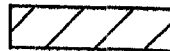
CITY CLERK

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Change from: A1 to R1



A1 to R1A



AFFECTED DISTRICTS:

A1 - Future Urban Development

R1 - Residential (Low Density)

R1A - Residential (Semi-Detached)

MAP No. 19 / 98

BYLAW No. 3156 / W - 98

Item No. 2

BYLAW NO. 3156/X-98

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

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

- 1 The "Use District Map L8" contained in "Schedule B" of the Land Use Bylaw are hereby amended in accordance with the Land Use District Map No. 20/98 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 13 day of July A.D. 1998.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 1998.

READ A THIRD TIME IN OPEN COUNCIL this day of A.D. 1998.

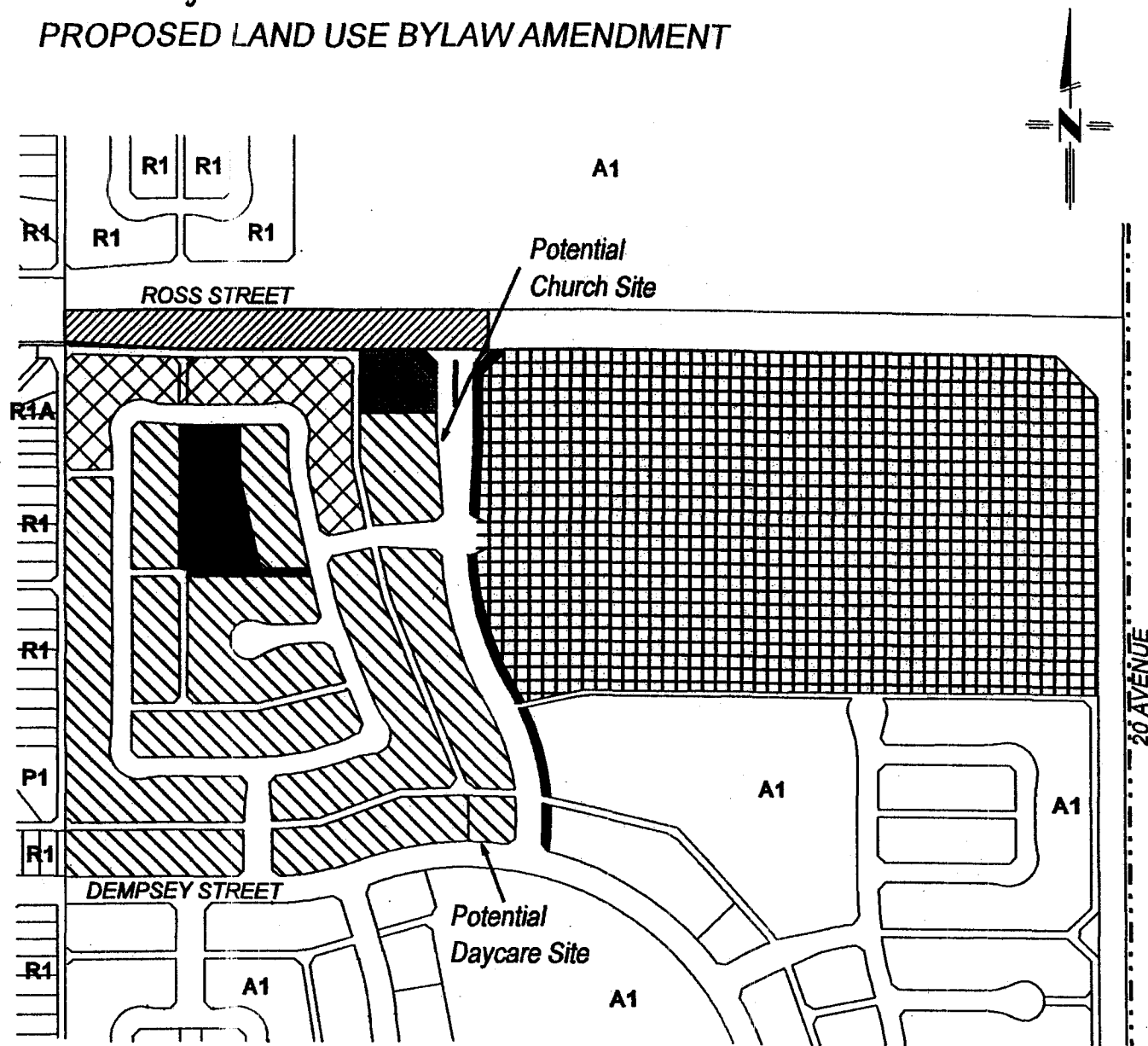
AND SIGNED BY THE MAYOR AND CITY CLERK this day of A.D. 1998.

MAYOR







CITY CLERK

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Change from:

A1 to R1	
A1 to R1A	
A1 to R4	
A1 to P1	
A1 to C3	
A1 to road	

AFFECTED DISTRICTS:

- A1 - Future Urban Development
- R1 - Residential (Low Density)
- R1A - Residential (Semi-Detached)
- R4 - Residential (Relocatable Dwelling Unit)
- P1 - Parks & Recreation
- C3 - Commercial (Neighbourhood Convenience)

BYLAW NO. 3156/Y-98

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

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

- 1 The "Use District Map L9" contained in "Schedule B" of the Land Use Bylaw are hereby amended in accordance with the Land Use District Map No. 21/98 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 13 day of July A.D. 1998.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 1998.

READ A THIRD TIME IN OPEN COUNCIL this day of A.D. 1998.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of A.D. 1998.

MAYOR

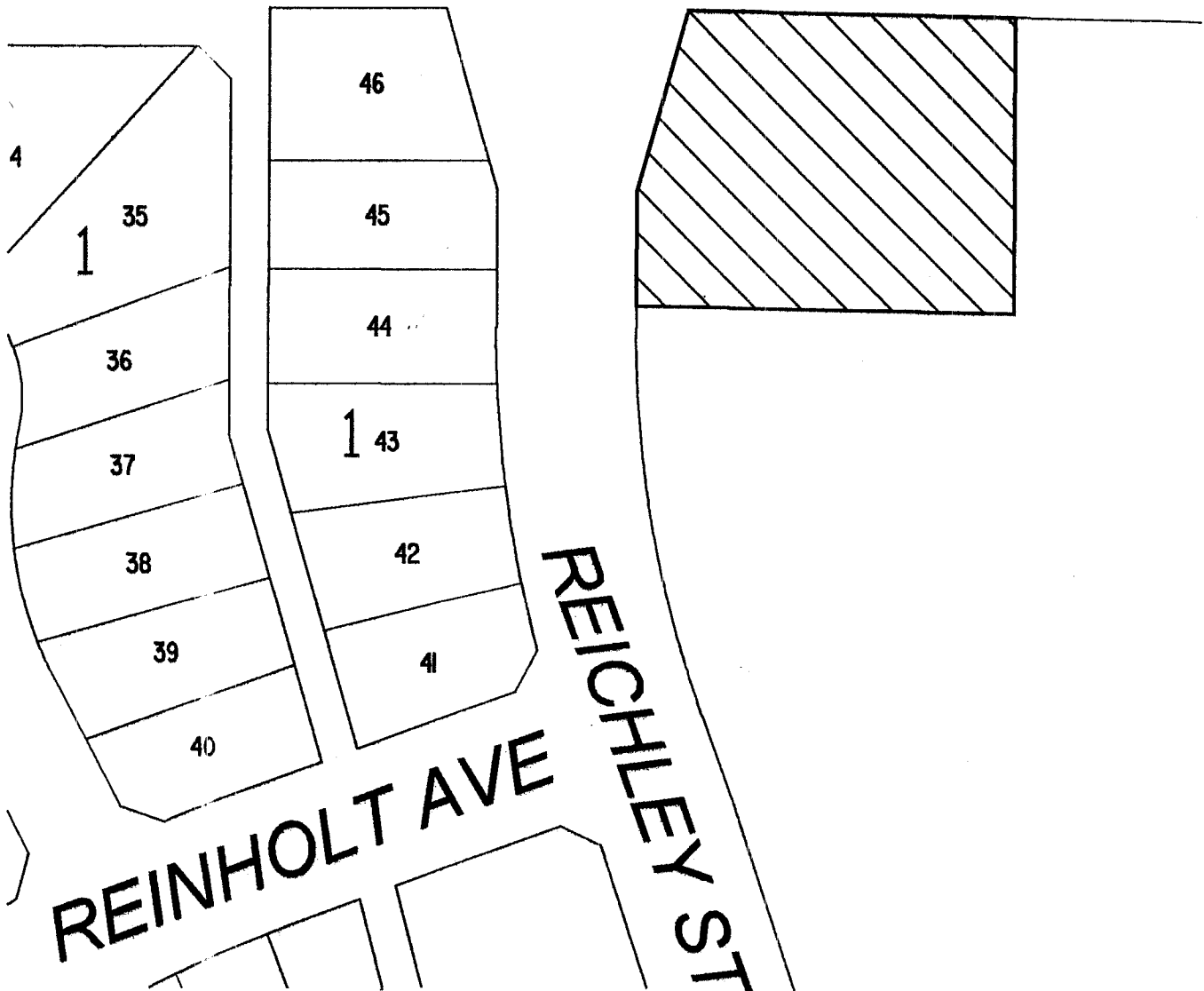
CITY CLERK

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



55 STREET

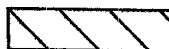


AFFECTED DISTRICTS:

A1 - Future Urban Development

C3 - Commercial (Neighbourhood Convenience)

Change from: A1 to C3



MAP No. 21 / 98
BYLAW No. 3156 / Y - 98

BYLAW NO. 3156/BB-98

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

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

- 1 The "Use District Maps E14 and E15" contained in "Schedule B" of the Land Use Bylaw are hereby amended in accordance with the Land Use District Map No. 23/98 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this day of A.D. 1998.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 1998.

READ A THIRD TIME IN OPEN COUNCIL this day of A.D. 1998.

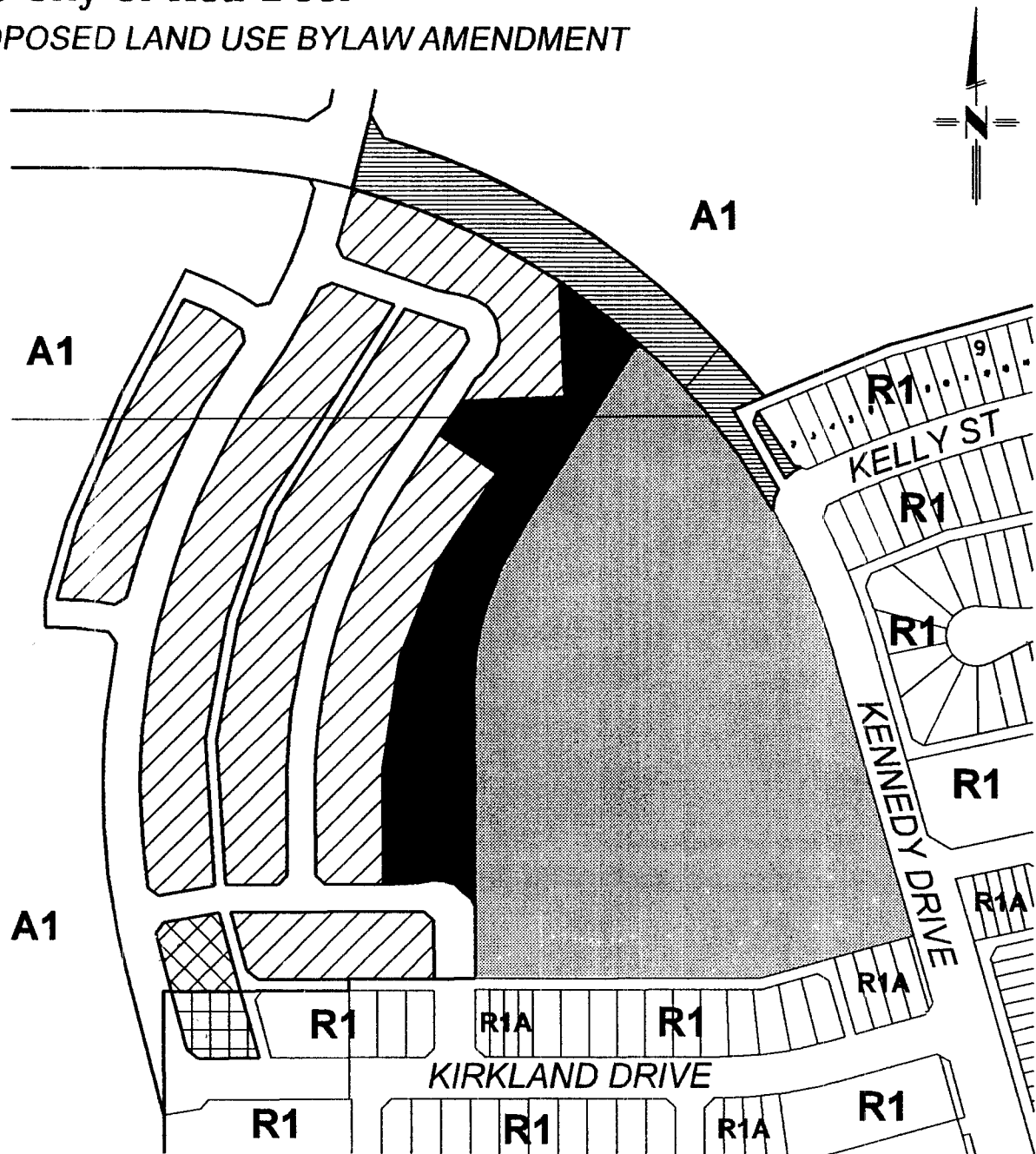
AND SIGNED BY THE MAYOR AND CITY CLERK this day of A.D. 1998.

MAYOR

CITY CLERK

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Change from:

A1 to R1	
A1 to R1A	
A1 to P1	
R1 to R1A	
PS to P1	
Road to P1	

AFFECTED DISTRICTS:

A1 - Future Urban Development

R1 - Residential (Low Density)

R1A - Residential (Semi-Detached)

P1 - Parks & Recreation

PS - Public Service (Institutional or Governmental)

MAP No. 23 / 98

BYLAW No. 3156 / BB- 98

Item No. 5

BYLAW NO. 3156/EE-98

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

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

- 1 The "Use District Map C15" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 25/98 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this day of A.D. 1998.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 1998.

READ A THIRD TIME IN OPEN COUNCIL this day of A.D. 1998.

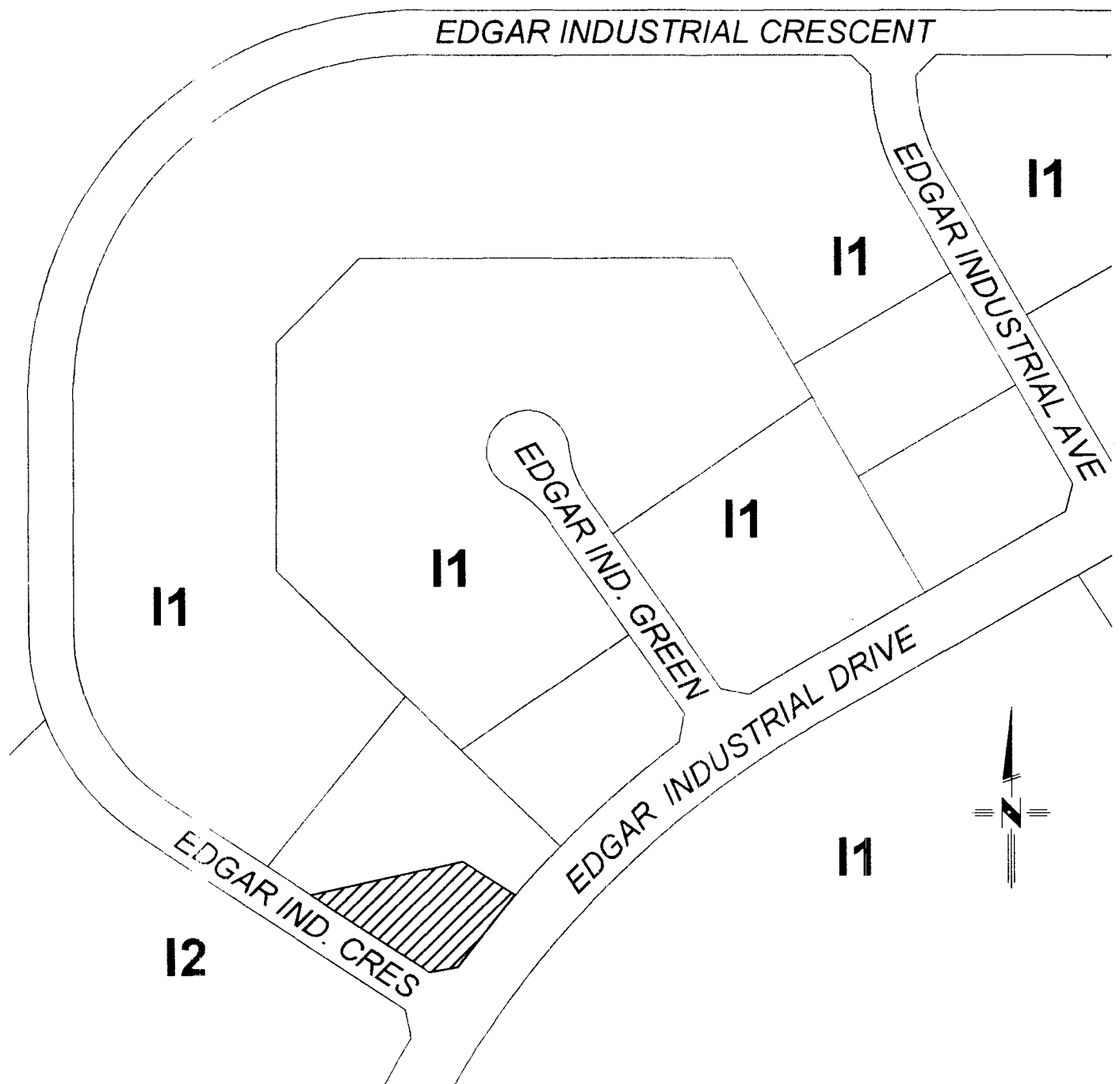
AND SIGNED BY THE MAYOR AND CITY CLERK this day of A.D. 1998.

MAYOR

CITY CLERK

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

C3 - Commercial (Neighbourhood Convenience)

I1 - Industrial (Business Service)

Change from: C3 to I1



MAP No. 25 / 98
BYLAW No. 3156 / EE - 98

Item No. 6

BYLAW NO. 3156/FF-98

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

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

- 1 The "Use District Map L7" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 26/98 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this day of A.D. 1998.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 1998.

READ A THIRD TIME IN OPEN COUNCIL this day of A.D. 1998.

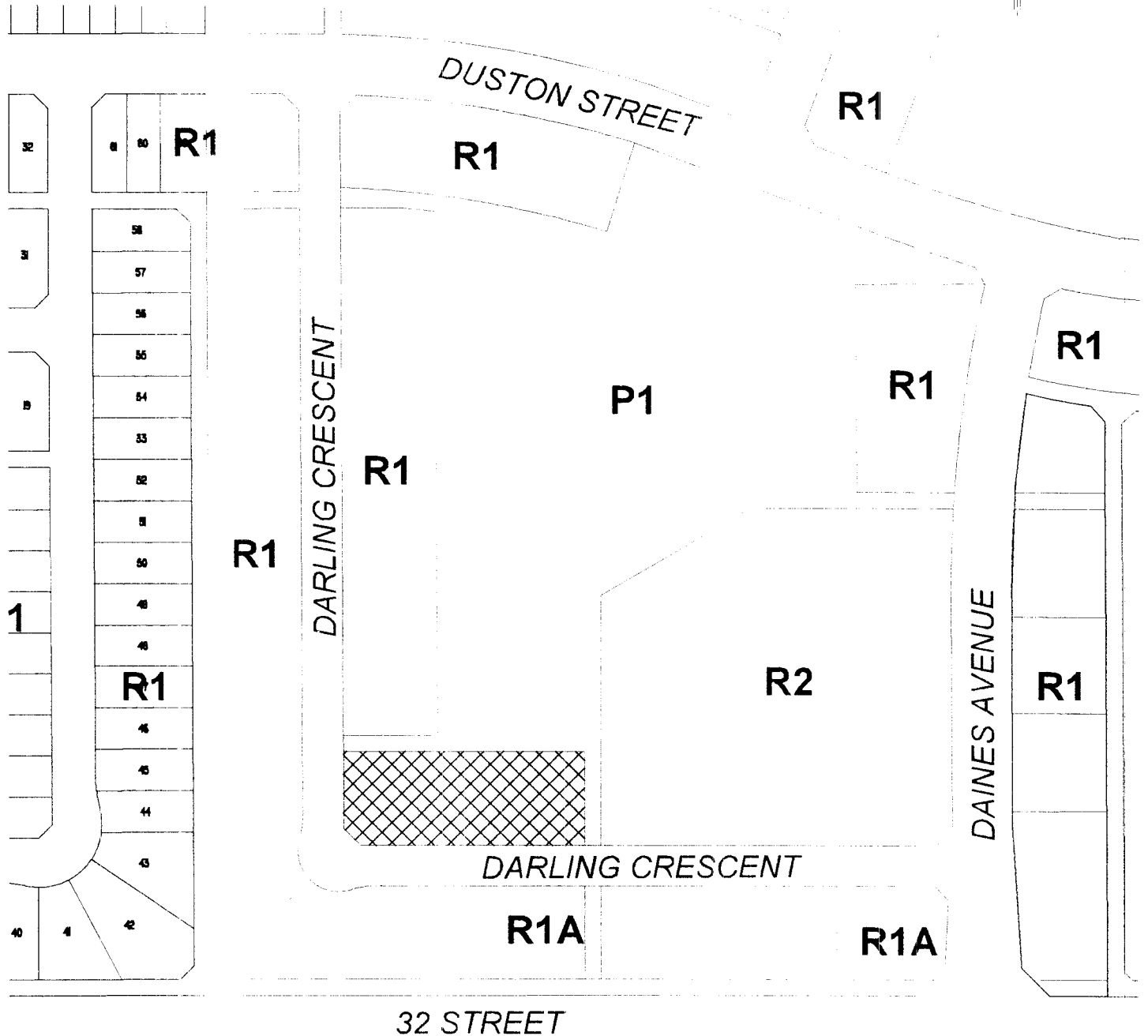
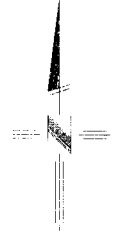
AND SIGNED BY THE MAYOR AND CITY CLERK this day of A.D. 1998.

MAYOR

CITY CLERK

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Change from: R1A to R1



AFFECTED DISTRICTS:

R1 - Residential (Low Density)

R1A - Residential (Semi-Detached)

MAP No. 26 / 98

BYLAW No. 3156 / FF - 98

FILE

Council Decision - August 10, 1998 Meeting

DATE: August 11, 1998
TO: Public Works Manager
FROM: Deputy City Clerk
RE: Utility Rate Structure Review / Request for Advisory Group Member

Reference Report: Public Works Manager dated July 24, 1998

Resolution:

"RESOLVED that Council of The City of Red Deer, having considered report from the Public Works Manager dated July 24, 1998, re: Utility Rate Structure / Request for Advisory Group Member, hereby agrees that:

Councillor Dawson

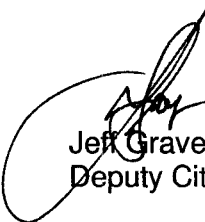
be appointed to serve as a member to the advisory group for this project, and as presented to Council August 10, 1998."

Report Back to Council Required: Yes.

Please provide a report of the Advisory Group recommendations, in due course.

Comments/Further Action:

It would now be appropriate for you to contact Councillor Dawson and advise him of the dates and times of the Advisory Group meetings. Upon selection of the other group members, please advise this office so we may update our Council/Committee Directory.



Jeff Graves
Deputy City Clerk

/fm

c Councillor Dawson
Committee Directory, F. McDougall

ADDITIONAL AGENDA



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

TO BE HELD IN THE COUNCIL CHAMBERS, CITY HALL

MONDAY, AUGUST 10, 1998

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



- (1) Deputy City Clerk - Re: Subdivision of SW ¼ 14-38-27-4 Lancaster 7D /
Disposal of Municipal Reserve / Road Closure Bylaw 3209/98 /
Amendments to Council decisions of May 4, 1998 . . 1

DATE: August 5, 1998

TO: City Council

FROM: City Clerk

RE: *Subdivision of SW ¼ 14-38-27-4 Lancaster 7D*
Disposal of Municipal Reserve / Road Closure Bylaw 3209/98

On May 4, 1998, a Public Hearing was held with regard to the above noted items. Following the Public Hearing, Council passed Road Closure Bylaw 3209/98 and authorized said Disposal of Municipal Reserve.

It has been brought to our attention that the descriptions of said lands do not meet the requirements in the transference of land titles, therefore an amendment is required to the resolution of May 4, 1998 which authorized the Disposal of Municipal Reserve, and to Road Closure Bylaw 3209/98. As advertising requirements have already been met and the Public Hearing held, these amendments are housekeeping only.

Recommendation

1. That Council amend the resolution of May 4, 1998, by deleting the description of the reserve lands described as:

"Part of Lot 1 MR, Block 11, Plan 892-2465, containing 18.50 m²";

and substituting therefore:

"All that part of Lot 1 MR, Block 11, Plan 892 2465, lying within Plan _____, containing 18.50 m² more or less"

2. That Council give 3 readings to Bylaw 3209/A-98 which amends Bylaw 3209/98 by deleting the following section 1:

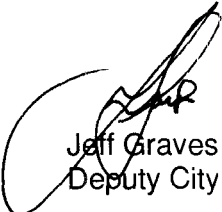
- 1 The following portion of roadway in the City of Red Deer is hereby closed:

"Part of Lot 1 MR, block 11, Plan 892-2465, containing 18.50 m².";

and replacing it with the following section 1

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

"All that part of lane, Plan 892 2465, lying within Plan _____, containing 0.020 hectares more or less."


 Jeff Graves
 Deputy City Clerk

/fm
 attch.

BYLAW NO. 3209/A-98

Being a bylaw of The City of Red Deer to amend Road Closure Bylaw 3209/A-98.

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

That Bylaw 3209/98 is hereby amended as follows:

- 1 By deleting section on in its entirety and substituting therefore the following new section 1:

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

"All that part of lane, Plan 892 2465, lying within Plan _____ containing 0.020 hectares more or less."

READ A FIRST TIME IN OPEN COUNCIL this	day of	A.D. 1998.
READ A SECOND TIME IN OPEN COUNCIL this	day of	A.D. 1998.
READ A THIRD TIME IN OPEN COUNCIL this	day of	A.D. 1998.
AND SIGNED BY THE MAYOR AND CITY CLERK this	day of	A.D. 1998.

MAYOR

CITY CLERK

Comments:

I concur with the recommendations of the Deputy City Clerk.

"N. Van Wyk"
City Manager

Snell & Oslund Surveys (1979) Ltd.

LAND SURVEYORS AND PROFESSIONAL ENGINEERS

PHONE: (403) 342-1255

FAX: (403) 343-7025

P.O. BOX 610

#2, 5128 - 52 STREET

RED DEER, ALBERTA T4N 5G6

G. OSLUND, A.L.S., P.ENG.

D. VANDENBRINK, A.L.S., P.ENG.

July 30, 1998

Our File: 402-039

City of Red Deer

Box 5008

Red Deer AB T4N 3T4

ATTENTION: Pete Robinson, Land & Economic Development

RE: Subdivision of SW 1/4 14-38-27-4 Lancaster 7D ^{Deer Park}Disposal of Reserve / Road Closure By Law 3209/98

~~We have reviewed the descriptions on the above reserve disposal and Road Closure and the descriptions should be revised to be as follows:~~

Disposal of Reserve:

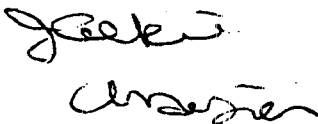
ALL THAT PART OF LOT 1 MR, BLOCK 11, PLAN 892 2465,
LYING WITHIN PLAN _____,
CONTAINING 18.50 m² MORE OR LESS

Road Closure:

ALL THAT PART OF LANE, PLAN 892 2465
LYING WITHIN PLAN _____,
CONTAINING 0.020 HECTARES MORE OR LESS

Should you have any further questions or concerns, please do not hesitate to contact our office at 342-1255.

Regards,



Jackie Misner

/jdm

via fax - original to follow

Culture
g 1998.
ated on
Rental
n Floor,
n. The

\$27.00
, Parks

ON

of the
d Deer
proving

home
g busi-

ie Red
Clerk's
May 1,
able at
please

Bylaw
inating
8 from
dential
District.
t of 58
nicipal
Outline

by the
ty Hall

hold a
of City
ie pur-
fected.
by the
prior to

CITY COUNCIL IN THE PARKLAND MALL SATURDAY, APRIL 25

City Council will be in the Parkland
Mall on Saturday, April 25.

Council will be joined by:

Transit: Drop by to discuss the new draft transit
schedule

Public Works: View and discuss the new draft
Solid Waste Master Plan

Planning: View and discuss the new draft
Municipal Development Plan

Both Council and staff are available to answer any
questions you might have and to hear your views.

See you there.

DECISIONS OF THE DEVELOPMENT OFFICER

On the 15th day of April, 1998 under the provisions of The
City of Red Deer Land Use Bylaw, 3156/96 the Development
Officer issued decisions for the following applications:

DEERPARK

1. Beta Surveys Limited - approval of a 1.05 metre rearyard
relaxation as it applies to the location of an existing rear
deck located at 51 Diamond Street Close, zoned R1.

MOUNTVIEW

2. Bemoco Land Surveying - approval of a 0.18 metre side-
yard relaxation as it applies to the location of an existing
detached garage located at 4452P -34 Street, zoned R1.

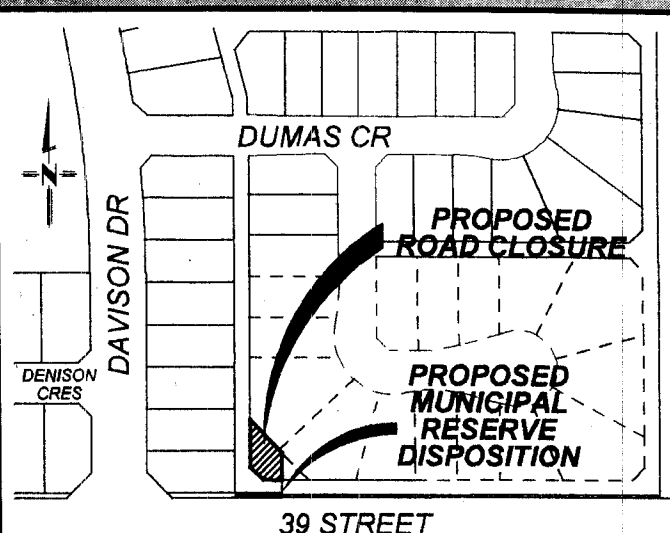
A person may appeal the above decision to the Red Deer
Subdivision & Development Appeal Board, City Clerk's
Department, City Hall, **prior to 4:30 p.m. on Friday, May 1,
1998.** Appeal forms (noting the appeal fees) are available at
the City Clerk's Department. For further information phone
342-8192.

1998 SPRING YARD CLEAN-UP

OPTIONS:

1. The City encourages **composting** right there in your own
back yard. It is easy to do and provides nutrients to your
gardens year after year. For more information on com-
posting, please phone 340-BLUE. Compost Awareness
Week is May 4 to May 10, 1998.
2. **Yard Waste Collection Program:** Place all yard waste in a
marked separate plastic or metal garbage container. Do
not use plastic bags. Simply set your yard waste contain-
er out beside your regular garbage on garbage day. Mark
the container with the "Yard Waste" stickers included with
your last utility bill. Additional stickers are available from
the Public Works Department, phone 340-BLUE.
3. The **"burning"** of shrubbery, tree pruning, weeds, grass
cuttings and garden waste outside of a building in resi-
dential areas of the City shall be permitted from **Saturday,
April 25 to Monday, May 18, 1998,** and no permit shall
be required for such burning. This time period will be strictly
adhered to due to environmental concerns/complaints
and fire trucks arriving at a residence unnecessarily. Any
person who is burning shrubbery, etc. shall at all times
keep a competent person in charge of the fire and shall
ensure the fire is completely extinguished before leaving it
unattended.

WORKING HOURS
MAY 4, 1998 TO OCTOBER 31, 1998
MONDAY THROUGH FRIDAY 7:00 A.M. TO 7:30 P.M.
SATURDAYS 7:00 A.M. TO 5:30 P.M.
FOR MORE INFORMATION PHONE 340-2583



PARTIAL DISPOSAL OF MUNICIPAL RESERVE AND PROPOSED ROAD CLOSURE DEER PARK ESTATES — PHASE 7D

Pursuant to the provisions of The Municipal Government Act
of the Province of Alberta, Section 674, the Council of The
City of Red Deer, at its meeting of April 6, 1998, passed a res-
olution indicating its intention to dispose of a portion of munic-
ipal reserve in Deer Park Estates - Phase 7D, Dietz Close, as
outlined in the above-noted plan and described as Part of Lot
1 MR, Block 11, Plan 892-2465, containing 18.50m².

Pursuant to the provisions of Section 22 of the Municipal
Government Act, the Council of The City of Red Deer intend
to pass Bylaw 3209/98 which, if finally passed, will provide for
the closure of a portion of part of the lane turn-around, regis-
tered by Plan 892-2465 as shown on the above-noted plan,
to facilitate a residential development by Melcor
Developments in Deer Park Estates - Phase 7D - Dietz Close.

The Council of The City of Red Deer will hold a Public
Hearing in the Council Chambers of City Hall, Red Deer, on
Monday, May 4, 1998 at 7:00 p.m., for the purpose of hear-
ing any person claiming to be affected by the Road Closure
or Disposal of Municipal Reserve. Letters or petitions are also
acceptable if received by the City Clerk no later than 4:30
p.m. on the Monday prior to the date of the Public Hearings.

KELLY KLOSS, CITY CLERK

INVITATION TO TENDER 1998 INFRASTRUCTURE IMPROVEMENTS

Sealed Tenders clearly marked **"1998 INFRASTRUCTURE
IMPROVEMENTS - APRIL 30, 1998 2:00 p.m."**, addressed to

City Clerk
The City of Red Deer
City Hall, 4914 - 48th Avenue
Red Deer, Alberta, T4N 3T4

and received before 2:00 p.m. local time on April 30, 1998,
will be opened in public immediately thereafter. Tenders
received and not conforming to the foregoing will be returned
to the Tenderer(s) without consideration.

The Project consists of rehabilitating existing roads and utili-
ties in three different locations within the City of Red Deer.
The Work includes the following approximate quantities:

FILE

Council Decision - May 4, 1998 Meeting

DATE: May 5, 1998

TO: Land & Economic Development Manager

FROM: City Clerk

RE:

1. *Partial Disposal of Municipal Reserve / Part of Lot 1 MR, Block 11, Plan 892-2465 / Deer Park Estates - Phase 7D / Melcor Developments / Dietz Close*
2. *Request for Closure of Part of Lane Turn Around / Plan 892-2465 / Deer Park Estates - Phase 7D / Road Closure Bylaw No. 3209/98*

Reference Report: City Clerk dated April 7, 1998

Resolution:

"RESOLVED that Council of the City of Red Deer, having considered report from the Land and Economic Development Manager dated March 24, 1998, re: Partial Disposal of Municipal Reserve - Part of Lot 1 MR, Plan 892-2465 / Deer Park Estates - Phase 7D / Dietz Close (Melcor Developments), hereby approves the disposal of municipal reserve lands described as:

Part of Lot 1 MR, Block 11, Plan 892-2465, containing 18.50 m². "

Bylaw Readings:

Road Closure Bylaw No. 3209/98 was given 2nd & 3rd Readings following the Public Hearing, a copy of which is attached hereto.

Report Back to Council Required: No

Comments/Further Action:

Road Closure Bylaw No. 3209/98 provides for the closure of part of the lane turn around, registered by Plan 892-2465 to facilitate a residential development by Melcor Developments in Deer Park Estates, Dietz Close - Phase 7D.

The Disposal of Municipal Reserve regarding Part of Lot 1 MR, Block 11, Plan 892-2465 is also being requested to facilitate this residential development in Deer Park Estates - Phase 7D, Dietz Close.

Land and Economic Development Manager
Page 2
May 5, 1998

Public Hearings were held with respect to Road Closure Bylaw No. 3209/98 and the Disposal of Municipal Reserve as noted above. Following the Public Hearings, Road Closure Bylaw No. 3209/98 was given 2nd & 3rd Readings and the noted resolution was passed, agreeing to the disposal of the noted municipal reserve.

A certified copy of Road Closure Bylaw No. 3209/98 and the Municipal Reserve Affidavit are attached hereto.



Kelly Kloss
City Clerk

/clr
attchs.

- c Director of Development Services
- Director of Community Services
- E. L. & P. Manager
- Fire Chief/Manager Emergency Services
- City Assessor
- Land and Appraisal Coordinator
- Leigh-Ann Khoshaba, Graphics Designer
- Council and Committee Secretary, S. Ladwig
- C. Rausch

CANADA)	
)	IN THE MATTER OF SECTION 674
PROVINCE OF ALBERTA)	
)	OF THE MUNICIPAL GOVERNMENT
TO WIT:)	
)	ACT, 1994, CHAPTER M-26.1

I, Kelly Kloss, of the City of Red Deer, in the Province of Alberta, DO SOLEMNLY DECLARE:

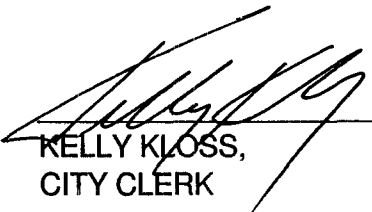
1. THAT I am the duly appointed City Clerk of The City of Red Deer and its proper designated officer in this behalf.
2. THAT the Council of The City of Red Deer wishes to dispose of a municipal reserve.
3. THAT The City of Red Deer has complied with the provisions of Section 674 of the Municipal Government Act, 1994, Chapter M-26.1.
4. THAT The City of Red Deer, in accordance with Section 675(1) of the Municipal Government Act, requests the removal of the designation of municipal reserve from the lands described as follows:

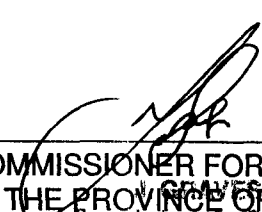
"Part of Lot 1 MR, Block 11, Plan 892-2465, containing 18.50 m²"

AND I MAKE THIS SOLEMN DECLARATION conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of The Canada Evidence Act.

DECLARED before me at the City of
Red Deer, in the Province of Alberta,
this 5th day of May, A.D. 1998.

)
)
)
)
)
)
)


KELLY KLOSS,
CITY CLERK


A COMMISSIONER FOR OATHS IN AND
FOR THE PROVINCE OF ALBERTA

Commissioner for Oaths in
and for the Province of Alberta
My Commission Expires
12-10-2002

BYLAW NO. 3209/98

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:

"Part of Lot 1 MR, Block 11, Plan 892-2465, containing 18.50 m²".

READ A FIRST TIME IN OPEN COUNCIL this 6 day of April A.D. 1998.

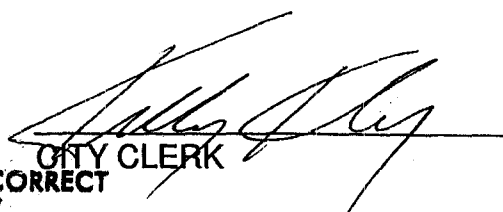
READ A SECOND TIME IN OPEN COUNCIL this 4 day of May A.D. 1998.

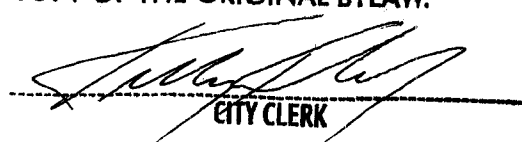
READ A THIRD TIME IN OPEN COUNCIL this 4 day of May A.D. 1998.

AND SIGNED BY THE MAYOR AND CITY CLERK this 4 day of May A.D. 1998.


MAYOR

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


CITY CLERK


CITY CLERK

FILE

Council Decision - August 10, 1998 Meeting

DATE: August 11, 1998
TO: Land & Appraisal Coordinator
FROM: Deputy City Clerk
RE: *Subdivision of SW ¼ 14-38-27-4 Deer Park Estates - Phase 7D / Disposal of Municipal Reserve / Road Closure Bylaw 3209/98 / Amendment to Council Decision of May 4, 1998*

Reference Report:

Deputy City Clerk dated August 5, 1998

Resolution:

"RESOLVED that Council of The City of Red Deer, having considered the report from the Deputy City Clerk dated August 5, 1998, re: Subdivision of SW ¼ 14-38-27-4 Deer Park Estates - Phase 7D / Disposal of Reserve, hereby agrees that the May 4, 1998 resolution of Council be amended by deleting the description of the reserve lands described as:

'Part of Lot 1 MR, Block 11, Plan 892-2465, containing 18.50 m²;

and substituting therefor:

'All that Part of Lot 1 MR, Block 11, Plan 892 2465, lying within Plan _____, containing 18.50 m² more or less.';

and as presented to Council August 10, 1998."

Bylaw Readings:

Road Closure Bylaw Amendment 3209/A-98 was given three Readings, a certified copy is attached hereto.

Report Back to Council Required: No

Comments/Further Action:

This is provided for your information and follow up.


Jeff Graves
Deputy City Clerk

/fm
attchs.

c Land & Economic Development Manager

BYLAW NO. 3209/A-98

Being a bylaw of The City of Red Deer to amend Road Closure Bylaw 3209/A-98.

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

That Bylaw 3209/98 is hereby amended as follows:

- 1 By deleting section on in its entirety and substituting therefore the following new section 1:

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

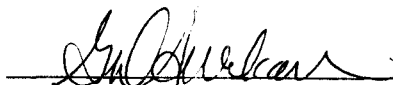
"All that part of lane, Plan 892 2465, lying within Plan _____ containing 0.020 hectares more or less."

READ A FIRST TIME IN OPEN COUNCIL this 10 day of August A.D. 1998.

READ A SECOND TIME IN OPEN COUNCIL this 10 day of August A.D. 1998.

READ A THIRD TIME IN OPEN COUNCIL this 10 day of August A.D. 1998.

AND SIGNED BY THE MAYOR AND CITY CLERK this 10 day of August A.D. 1998.


MAYOR


CITY CLERK *ASST*

CANADA)	
)	IN THE MATTER OF SECTION 674
PROVINCE OF ALBERTA)	
)	OF THE MUNICIPAL GOVERNMENT
TO WIT:)	
)	ACT, 1994, CHAPTER M-26.1


I, Jeff Graves, of the City of Red Deer, in the Province of Alberta, DO SOLEMNLY DECLARE:

1. THAT I am the duly appointed Deputy City Clerk of The City of Red Deer and its proper designated officer in this behalf.
2. THAT the Council of The City of Red Deer wishes to dispose of a municipal reserve.
3. THAT The City of Red Deer has complied with the provisions of Section 674 of the Municipal Government Act, 1994, Chapter M-26.1.
4. THAT The City of Red Deer, in accordance with Section 675(1) of the Municipal Government Act, requests the removal of the designation of municipal reserve from the lands described as follows:

"All that Part of Lot 1 MR, Block 11, Plan 892 2465, lying within
Plan _____, containing 18.50 m² more or less"

AND I MAKE THIS SOLEMN DECLARATION conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of The Canada Evidence Act.

DECLARED before me at the City of)
Red Deer, in the Province of Alberta,)
this 13th day of August, A.D. 1998.)



A COMMISSIONER FOR OATHS IN AND
FOR THE PROVINCE OF ALBERTA

May Mitchell, Commissioner for Oaths in and for
the Province of Alberta. My Commission Expires

the 23 day of May, 19 2000



JEFF GRAVES,
DEPUTY CITY CLERK