

CITY COUNCIL

AGENDA

Monday, March 03, 2014 – Council Chambers, City Hall

Call to Order:	2:30 PM
Recess:	5:00 PM to 6:00 PM
Public Hearing(s):	6:00 PM

1. IN CAMERA

1.1. Human Resources Matter (*FOIP - Section 24 (1)*)

1.2. Financial Matter (*FOIP - Section 25 (1)*)

2. MINUTES

2.1. Confirmation of the Minutes of the Tuesday, February 18, 2014 Regular Council Meeting

(Agenda Pages 1 – 8)

3. POINTS OF INTEREST

4. UNFINISHED BUSINESS

4.1. Central Alberta Theatre

(Agenda Pages 9 – 13)

4.1.a. Motion to Lift from the Table

4.1.b. Motion to Approve

- 4.1.c. Central Alberta Theatre - Loan Bylaw Amendment 3456/A-2014
Consideration of First Reading of the Bylaw
(Agenda Pages 14 – 16)

5. REPORTS

- 5.1. Property Tax Penalty Cancellation Requests
(Agenda Pages 17 – 21)
 - 5.1.a. Request 1: Eric Kamieniecki - 4406 - 35 Street
(Agenda Pages 22 – 22)
 - 5.1.b. Request 2: Reynaldo & Caroline Vibas - 90 Kidd Close
(Agenda Pages 23 – 24)
 - 5.1.c. Request 3: Servus Credit Union on Behalf of Mortgagee Chad Jensen
(Agenda Pages 25 – 25)
- 5.2. Amalgamated Transit Union Negotiations Mandate
(Agenda Pages 26 – 27)

6. BYLAWS

- 6.1. Land Use Bylaw Amendment 3357/B-2014
Rezoning within Laredo Phase I
Consideration of First Reading of the Bylaw
(Agenda Pages 28 – 31)

7. PUBLIC HEARINGS

- 7.1. Land Use Bylaw Amendment 3357/A-2014
Direct Control District No. 15 Site Exception
4922 - 55 Street
Consideration of Second and Third Reading of the Bylaw
(Agenda Pages 32 – 59)

7.1.a. Consideration of Second Reading of the Bylaw

7.1.b. Consideration of Third Reading of the Bylaw

8. NOTICES OF MOTION

9. ADJOURNMENT



U N A P P R O V E D M I N U T E S

**of The Red Deer City Council Regular Meeting
held on Tuesday, February 18, 2014
commenced at 2:39 p.m.**

Present:

Mayor Tara Veer
Councillor Buck Buchanan
Councillor Paul Harris
Councillor Ken Johnston
Councillor Lawrence Lee
Councillor Lynne Mulder
Councillor Frank Wong
Councillor Dianne Wyntjes

City Manager, Craig Curtis
Acting Director of Community Services, Shelley Gagnon
Director of Planning Services, Kim Fowler
Director of Development Services, Paul Goranson
Director of Human Resources, Kristy Svoboda
Acting Director of Communications & Strategic Planning, Charity Dyke
Director of Corporate Transformation, Lisa Perkins
City Clerk, Frieda McDougall
Deputy City Clerk, Jackie Kurylo
Corporate Meeting Coordinator, Christine Kenzie

Absent:

Councillor Tanya Handley

**I. IN CAMERA MEETING**

Moved by Councillor Ken Johnston, seconded by Councillor Dianne Wyntjes

Resolved that Council of The City of Red Deer agrees to enter into an In Camera Meeting on Tuesday, February 18, 2014 at 2:39 p.m. and hereby agrees to exclude the following:

All members of the Media; and

All members of the Public.

IN FAVOUR:

Mayor Tara Veer, Councillor Buck Buchanan, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

Moved by Councillor Lawrence Lee, seconded by Councillor Buck Buchanan

Resolved that Council of The City of Red Deer agrees to revert to an open meeting of Council on Tuesday, February 18, 2014, 3:44 p.m.

IN FAVOUR:

Mayor Tara Veer, Councillor Buck Buchanan, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

Council recessed at 3:45 p.m. and reconvened at 3:53 p.m.

2. MINUTES**2.1. Confirmation of the Minutes of the Thursday, January 9, 2014
Operating Budget Council Meeting**



Moved by Councillor Lawrence Lee, seconded by Councillor Buck Buchanan

Resolved that Council of The City of Red Deer hereby agrees to lift from the table consideration of the January 9, 2014 Operating Budget Council Meeting Minutes.

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION TO LIFT FROM THE TABLE CARRIED

Moved by Councillor Lynne Mulder, seconded by Councillor Dianne Wyntjes

Resolved that Council of The City of Red Deer hereby approves the Minutes of the January 9, 2014 Operating Budget Council Meeting as transcribed.

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

2.2. Confirmation of the Minutes of the Monday, February 3, 2014 Regular Council Meeting

Moved by Councillor Buck Buchanan, seconded by Councillor Paul Harris

Resolved that Council of The City of Red Deer hereby approves the Minutes of the February 3, 2014 Regular Council Meeting as transcribed.



IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

3. REPORTS

3.1. Citizen Representative Appointments to Committees

Moved by Councillor Frank Wong, seconded by Councillor Buck Buchanan

Resolved that Council of The City of Red Deer hereby appoints the following to serve as an aboriginal representative on the Community Housing Advisory Board for a term to expire as follows:

Jackie Norman	Aboriginal Representative (to fill the unexpired term of Tammy Lambert to the Organizational Meeting of 2014)
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IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

Moved by Councillor Frank Wong, seconded by Councillor Lawrence Lee

Resolved that Council of The City of Red Deer hereby appoints the following to serve as a citizen representative on the Library Board for a term to expire as follows:

Jackie Ammeter	Citizen Representative (to fill the unexpired term of Dilys Collier to the Organizational Meeting of 2014)
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IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

4. **BYLAWS**

4.1. 2014 Utility Bylaw Amendments - New Utility Bylaw 3514/2014

Moved by Councillor Ken Johnston, seconded by Councillor Frank Wong

SECOND READING: That Bylaw 3514/2014 (New Utility Bylaw, Repeal of Utility Bylaw 3464/2011, effective March 1, 2014) be read a second time.

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

Moved by Councillor Ken Johnston, seconded by Councillor Frank Wong

THIRD READING: That Bylaw 3514/2014 be read a third time.

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED



5. NOTICE OF MOTION

5.1. Notice of Motion Re: Submitted by Councillor Paul Harris and Councillor Dianne Wyntjes - Support for a National Housing Strategy

Moved by Councillor Paul Harris, seconded by Councillor Dianne Wyntjes

WHEREAS, a stable and secure housing system that creates and maintains jobs and allows for a range of living options is essential to attracting new workers, meeting the needs of young people and families and supporting seniors and vulnerable citizens; and

WHEREAS the high cost of housing is one of the most urgent financial issues facing both Canadians and Red Deerians with one in four people paying more than they can afford for housing, and mortgage debt held by Canadians now standing at just over \$1.1 trillion; and

WHEREAS housing costs and, as the Bank of Canada notes, household debt, are undermining Canadians' personal financial security, while putting our national economy at risk; and

WHEREAS those who cannot afford to purchase a home rely on the short supply of rental units, which is driving up rental costs, driving down vacancy rates and making it hard to house workers in regions experiencing strong economic activity such as Red Deer and Central Alberta; and

WHEREAS an inadequate supply of subsidized housing for those in need is pushing some of the most vulnerable Canadians on to the street, while \$1.7 billion annually in federal investments in social housing have begun to expire; and

WHEREAS coordinated action is required to prevent housing issues from being offloaded onto local governments and align the steps local governments have already taken with regard to federal/provincial/territorial programs and policies; and

WHEREAS, the Federation of Canadian Municipalities (FCM) has launched a housing campaign, "Fixing Canada's Housing Crunch," calling on the federal government to increase housing options for Canadians and to work with all orders of government to



develop a long-term plan for Canada's housing future; and

WHEREAS FCM has asked its member municipalities to pass a council resolution supporting the campaign; and

WHEREAS, our community has continuing affordable housing needs that can only be met through the kind of long-term planning and investment made possible by federal leadership;

THEREFORE BE IT RESOLVED that Red Deer City Council endorses the FCM housing campaign and urges the Minister of Employment and Social Development to develop a long-term plan for housing that puts core investments on solid ground, increases predictability, protects Canadians from the planned expiry of \$1.7 billion in social housing agreements and ensures a healthy stock of affordable rental housing for Canadians, and Red Deer citizens; and

BE IT FURTHER RESOLVED that a copy of this resolution be sent to: Minister Ken Hughes, Alberta Minister of Municipal Affairs; Member of Parliament, Earl Dreeshen; the Federation of Canadian Municipalities; the Alberta Urban Municipalities Association; the Alberta Association of Municipal Districts and Counties; the Red Deer Members of the Legislative Assembly; and the Honourable Jason Kenney, Minister of Employment and Social Development and Minister for Multiculturalism.

IN FAVOUR: Mayor Tara Veer, Councillor Buck Buchanan, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

6. ADJOURNMENT

Moved by Councillor Lawrence Lee, seconded by Councillor Buck Buchanan

Resolved that Council of The City of Red Deer hereby agrees to adjourn the February 18, 2014 Regular Council Meeting of Red Deer City Council at 4:31 p.m.



IN FAVOUR:

Mayor Tara Veer, Councillor Buck Buchanan, Councillor Paul Harris, Councillor Ken Johnston, Councillor Lawrence Lee, Councillor Lynne Mulder, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

MAYOR

CITY CLERK



February 3, 2014

Central Alberta Theatre

Recreation, Parks & Culture

Report Summary & Recommendation:

This report is in response to a letter received by Central Alberta Theatre (CAT) dated July 8th, 2013 with supplemental information received October 4, 2013 requesting The City forgive their outstanding loan in the amount of \$30,764.93 to support their ongoing sustainability.

Administration is recommending that the terms of CAT's loan be renegotiated; the new term would extend CAT's loan repayment to 7 years at 2.963% for an annual payment of \$4,931.08.

City Manager Comments:

I support the recommendation of Administration; forgiving the loan would set a precedent as The City has loans to various other non-profit groups such as the Red Deer Gymnastics Club, SPCA and River Bend Golf & Recreation Society. The proposal as presented appears reasonable and consistent with prior practices; it provides for payment over a longer term at a lower interest rate. The City will continue to work with Central Alberta Theatre to support their efforts to remain a viable contributor to our community's culture.

I support the recommendation of Administration to consider first reading of Loan Bylaw Amendment 3456/A-2014. Following first reading, this bylaw will be advertised for two weeks and come back to Council for consideration of second and third readings in six weeks' time. This timeframe will allow for the required 15 days for public comment following the required advertising period.

Craig Curtis
City Manager

Proposed Resolution

Resolved that Council of The City of Red Deer hereby agrees to lift from the table consideration of the request from the Central Alberta Theatre.

Resolved that Council of The City of Red Deer, having considered the report from the Recreation, Parks & Culture Department, dated February 3, 2014, re: Central Alberta Theatre, hereby agrees that the terms of Central Alberta Theatre's outstanding loan from The City of Red Deer, in the amount of \$30,764.93, be renegotiated with a new term that would extend the Central Alberta Theatre's loan repayment to 7 years at 2.963% for an annual payment of \$4,931.08.



Report Details

Background:

Central Alberta Theatre (CAT) was founded in 1970 and is in its 43rd season of providing community theatre in Red Deer. CAT is a volunteer, non-profit organization administered by an elected board of directors.

Since 1994 CAT has operated the City owned Memorial Centre, constructing an addition to the building in 2002 known as the C.A.T. Studios which is valued at approximately \$2.5 million. At the time of the addition, CAT received a loan from the City in the amount of \$250,000 with an interest rate of 6.5% and has since repaid the loan.

The Memorial Centre is used by CAT to present various events as well as stage any main stage productions. The venue is also used as rental space and theatre for both local and traveling artists and groups. C.A.T. Studios is used to house costumes, props, set pieces and workshop as well as office and rehearsal space. It also offers alternative performance and meeting spaces for the organization and the community.

In the fall of 2011 CAT opened the City Centre Stage in the building that formerly housed the Uptown Cinema. This project was planned to house CAT's dinner theatre series, which was losing its existing venue, as well as provide a downtown theatre space for concerts, shows and rentals. Due to construction overages and safety code challenges, the leasehold improvement expenses for this space placed CAT in a high debt load situation which led to a financial shortfall for operations. During project development the City of Red Deer loaned CAT \$40,000 towards the installation of a sprinkler system for the City Centre Stage. The current terms of the loan agreement signed in 2011 was a 4 year term at 5.33% per annum with annual payments. CAT has made one payment in 2012 on this loan in the amount of \$11,367.07.

On August 30, 2012 Council received a letter from CAT requesting operating capital in the amount of \$60,000. This was tabled by Council until such time as CAT had a solvency plan in place for their continued operations.

CAT has applied for provincial grants to assist them with their shortfall which are currently pending, have held fundraising events, appealed to their membership and the community at large and are working diligently in the implementation of their new operating model.

In October 2012, CAT made a formal proposal to its creditors under the Bankruptcy and Insolvency Act. The proposal was accepted, allowing CAT to continue their operations under a new three year business plan designed to support their sustainability. The City's outstanding loan was not compromised in the proposal, and the proposal provides for the complete repayment of same.

Discussion:

On July 8, 2013 the City received a letter from CAT formally requesting the forgiveness of their outstanding loan in the amount of \$30,765 (Outstanding principle: \$28,633; Interest: \$2,132). Since that letter was received administration has worked with the group to obtain and analyze relevant information including their financial statements, current budget, and five year solvency plan.



CAT has rescinded their original request for operating capital and is only seeking forgiveness of the outstanding loan. The letter is included as an attachment for your information. Attachments to the letter informed Financial Services' recommendations and are not included here.

Analysis:

Alternatives:

- Option 1 Forgive outstanding loan as requested
- Option 2 Propose an alternate repayment formula
- Option 3 Make no changes to the existing loan agreement

Administration is recommending Option 2 with a plan to extend the term of CAT's loan repayment to 7 years and reduce the annual interest rate to 2.963% for an annual payment of \$4,931.08. Through our analysis of relevant information including financial statements, current budget and CAT's five year plan, we believe that CAT can make the alternate loan repayments.

This approach reduces CAT's annual payment by half. Financial Services is cognizant of the requirements of CAT's Notice of Proposal to their other creditors, and is attempting to strike a balance between supporting CAT in their efforts to rebuild their financial future and protecting The City's interests regarding the loan outstanding. Based on the information received from CAT, Financial Services believes that both objectives can be achieved based on CAT's level of dedication thus far in this matter.

The change to the loan repayment schedule will require an amendment to be made to the existing borrowing bylaw.

Central Alberta Theatre
4214 - 58 street
Red Deer, AB
T4N 2L6

July 8, 2013

Kristina Oberg, Culture Superintendent
Recreation, Parks and Culture
City of Red Deer
Box 5008, Red Deer, AB
T4N3T4

Dear Kristina Oberg c/o City of Red Deer:

This is to formally request from the City of Red Deer forgiveness of our outstanding loan to Central Alberta Theatre.

At present CAT owes an outstanding balance of approximately \$28,000.00 to the City of Red Deer. A loan of \$45,000.00 was originally issued to CAT in late 2011 to help defray the costs of an unanticipated order invoked by Licensing and Inspections. This was due to the reclassification of the 400 seat auditorium in City Centre Stage and the requirement to install a new sprinkler system. The cost for the installation of the sprinkler system was in excess of \$110,000.00.

Since that time the volunteer board of directors has spent hundreds of hours this past theatre season to resolve our financial difficulties. The other volunteers in our society have contributed thousands of hours to have ensured a successful theatre season with a compliment of 7 shows and yet again another sold out run of our annual One Act Play Festival.

Additionally, our loyal staff and core of volunteers ensured that from September 2012 through to present the Memorial Centre remained operational, hosting over 120 events. All of these music, theatre, dance and public performance events would not have taken place had the Memorial Centre not remained open. The school boards, both Public and Catholic, and the cultural community as a whole would have been at a dramatic loss had CAT not kept itself operational despite our financial difficulties.

We took great pride in our ability to create a proposal to our creditors that would satisfy them for the debt that was owed. Such a plan was accepted in the spring of 2013 and we are currently in a move-forward position with them. We have successfully made monthly payments to them since May of 2013. Our debt will be repaid to them over the next five years.

As recipients of funding from the Province of Alberta through Alberta Foundation of the Arts as well as other granting departments, CAT has had to submit regular financial reports to them. We are in good standing with our report writing and continue to honor the Ministry of Culture by remaining clear and transparent with them. Additionally, as indicated by the Minister of Culture the Hon. Heather Klimchuk in her address at the culture forum hosted by Red Deer College in Feb 2012, CAT is endeavoring to

implement her challenge to the communities. She has requested that those who operate Arts and Cultural Facilities make every effort possible to collaborate and enter into partnerships with other arts and cultural organizations hence minimizing the need for duplication of services and costs for delivery of arts and cultural programs. Providing CAT with complete or partial debt forgiveness can help in achieving that end.

Currently CAT has planned another theatre season with 7 shows and will also host the ever successful run of the One Act Play Festival. Additionally, we are entering into an agreement with Red Deer College for the use of City Centre Stage for a minimum of two or three shows. This is part of our ongoing solvency plan and follows suit with our original plan to help to reinvigorate the downtown of Red Deer.

In a move-forward position, CAT will again have in place an Operations and Facilities Manager to oversee the general operations of the business of CAT. We are confident that our vetting process is thorough and we have done our due diligence as a board of directors in hiring that qualified person.

Attached you will find our five year solvency plan in both a narrative and spreadsheet format. It was determined to be credible and thorough, subsequently being accepted by our creditors in the spring of 2013. Also attached is our current budget for 2013-14 which was drafted and accepted by our members at our AGM on June 2013.

Of note is that our budget includes repayment to the city of Red Deer of the loan for the sprinkler system installed in City Centre Stage which of course is now owned and operated by Red Deer College. In this regard CAT is practicing good faith with the City of Red Deer as owners of the Memorial Centre and CAT Studios. We remain clear and transparent in providing our documents to you in our request for debt forgiveness should you wish so.

We hope that you as a council can see the wisdom in helping Central Alberta Theatre move forward as a vital and integral part of the cultural community of Red Deer and area through your forgiveness of the loan.

Respectfully,

Paolo Mancuso, President
Central Alberta Theatre



February 21, 2014

Central Alberta Theatre – Loan Bylaw Amendment 3456/A-2014

FINANCIAL SERVICES

Background:

In the report from the Recreation Parks and Culture Department, dated February 3, 2014, it is recommended that City Council approve the amendment of the loan to Central Alberta Theatre as follows:

- Extend the term of the loan from 4 to 7 years, and
- Reduce the interest from 5.33% to 2.963%.

Discussion:

Section 606 of the MGA requires that the bylaw be advertised for 2 consecutive weeks before second and third readings.

The amended loan agreement will be signed by both parties prior to second and third readings coming back to Council.

Recommendation:

That Council approve first reading of Loan Bylaw Amendment 3456/A-2014 at this time.

Original Loan Bylaw
3456/2010 – Central
Alberta Theatre

BYLAW NO. 3456/2010

Being a bylaw to authorize The City of Red Deer to lend the amount of forty thousand dollars (\$40,000.00) to Central Alberta Theatre, a non-profit organization in the City of Red Deer.

Section 265 of the Municipal Government Act authorizes a municipality to lend money to a non-profit organization provided the loan is authorized by bylaw.

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

1. Council hereby authorizes a loan to Central Alberta Theatre in the amount of up to \$40,000.00 to be used to pay for servicing and fire suppression apparatus in order to meet the requirements of the Alberta Building Code, on the following terms:
 - (a) Minimum rate of interest: 5.33% per annum
 - (b) Term of loan: 4 years
 - (e) Repayment: loan to be repaid as funds are raised, and in any event not less than \$11,367.07 per year.
2. The source of the funds to be loaned shall be the Tax Stabilization Reserve.
3. City administration is authorized to enter into a loan agreement with the Society on the terms set out in this bylaw and in a form satisfactory to the City Solicitor.

READ A FIRST TIME IN OPEN COUNCIL this 27 day of October 2010.

READ A SECOND TIME IN OPEN COUNCIL this 13 day of December 2010.

READ A THIRD TIME IN OPEN COUNCIL this 13 day of December 2010.

AND SIGNED BY THE MAYOR AND CLERK this 13 day of December 2010.

"Morris Flewwelling"

MAYOR

"Elaine Vincent"

CITY CLERK

Proposed
Amendment to
Loan Bylaw
3456/2010

BYLAW NO. 3456/A-2014

Being a bylaw to amend Bylaw No. 3456/2010 to authorize The City of Red Deer to change the repayment terms for the loan to Central Alberta Theatre Society, a non-profit organization in the City of Red Deer.

Background

Following a request by Central Alberta Theatre Society, the City has agreed to modify the terms of its loan to the Society by reducing the rate of interest, and extending the term of the loan.

COUNCIL OF THE CITY OF RED DEER, ALBERTA, HEREBY AMENDS BYLAW 3456/2010 AS FOLLOWS:

1. Section 1, subsections (a), (b) and (e) are deleted and replaced with the following new subsections:

(a) Minimum rate of interest:

2.963% per annum

(b) Term of loan:

7 years

(c) Repayment:

loan to be repaid as funds are raised, and in any event not less than \$4,931.08 per year.
2. In all other respects, Bylaw 3456/2010 is hereby ratified and confirmed.

READ A FIRST TIME IN OPEN COUNCIL this

day of

2014.

READ A SECOND TIME IN OPEN COUNCIL this

day of

2014.

READ A THIRD TIME IN OPEN COUNCIL this

day of

2014.

AND SIGNED BY THE MAYOR AND CITY CLERK this

day of

2014.

MAYOR

CITY CLERK

LEGISLATIVE SERVICES

March 7, 2014

Mr. Paolo Mancuso
President
Central Alberta Theatre
4214 – 58 Street
Red Deer, AB T4N 2L6

Dear Mr. Mancuso:

**Re: Council Decision
Central Alberta Theatre – Loan Bylaw Amendment 3456/A-2014**

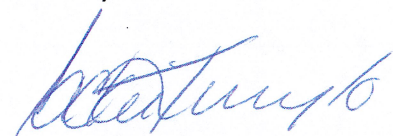
At The City of Red Deer's Regular Council Meeting held on Monday, March 3, 2014 the following resolution was passed:

Resolved that Council of The City of Red Deer, having considered the report from the Recreation, Parks & Culture Department, dated February 3, 2014, re: Central Alberta Theatre, hereby agrees that the terms of Central Alberta Theatre's outstanding loan from The City of Red Deer, in the amount of \$30,764.93, be renegotiated with a new term that would extend the Central Alberta Theatre's loan repayment to 7 years at 2.963% for an annual payment of \$4,931.08.

Council also gave first reading to Bylaw 3456/A-2014, an amendment to Loan Bylaw 3456/2010 to change repayment terms and interest rate for the loan to Central Alberta Theatre Society. Consideration of second and third readings to the bylaw amendment will be held on Monday, April 14, 2014 during Council's regular meeting.

If you require any further information, please feel free to contact Ms. Shelley Gagnon, Acting Director of Community Services at 403.342.8308.

Sincerely,



for:
Frieda McDougall
Legislative Services Manager

c: S. Gagnon, Acting Director of Community Services
D. Krejci, Chief Financial Officer



Council Decision – March 3, 2014

DATE: March 7, 2014
TO: Shelley Gagnon, Acting Director of Community Services
FROM: Frieda McDougall, Legislative Services Manager
SUBJECT: Central Alberta Theatre – Loan Bylaw Amendment 3456/A-2014

Reference:

Recreation, Parks & Culture, dated February 3, 2014

Resolution:

At the Monday, March 3, 2014 Regular Council Meeting, Council passed the following resolution:

Resolved that Council of The City of Red Deer, having considered the report from the Recreation, Parks & Culture Department, dated February 3, 2014, re: Central Alberta Theatre, hereby agrees that the terms of Central Alberta Theatre's outstanding loan from The City of Red Deer, in the amount of \$30,764.93, be renegotiated with a new term that would extend the Central Alberta Theatre's loan repayment to 7 years at 2.963% for an annual payment of \$4,931.08.

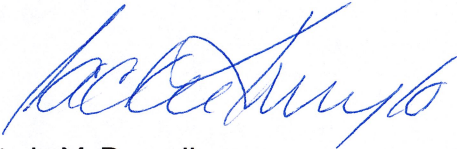
Bylaw Reading:

At the Monday, March 3, 2014 Regular Red Deer City Council meeting, Council gave first reading to Loan Bylaw Amendment 3456/A-2014 (Amendment to Loan Bylaw 3456/2010 to change repayment terms and interest rate for the loan to Central Alberta Theatre Society).

Report back to Council: Yes

Comments/Further Action:

This office will advertise for two consecutive weeks for the Loan Bylaw Amendment 3456/A-2014; consideration of second and third readings will be held on Monday, April 14, 2014 during Council's regular meeting.



for:
Frieda McDougall
Manager

- c: Director of Corporate Services
 Chief Financial Officer
 M. Andrew, Corporate Controller
 K. Oberg, Culture Superintendent
 Corporate Meeting Coordinator



February 12, 2014

Property Tax Penalty Cancellation

Revenue and Assessment Services

Report Summary & Recommendation:

The City has recently received 3 requests for property tax penalty cancellations. Administration has reviewed the accounts and referenced The City's Property Tax Cancellation Policy in the preparation of this report to Council.

Given the unusual timing of these requests (historically tax cancellation requests are received in the summer and early fall), Administration is bringing them forward to Council at this time to provide a timely resolution for the property owners.

Recommendation:

Given the direction provided in The City's Property Tax Cancellation Policy, wherein Council will only consider tax relief for penalty cancellation when the responsibility for the penalty being incurred rests with The City, Administration respectfully recommends that the tax penalties applied under Request 1 and 2 not be waived and remain payable by the property owners. As The City bore responsibility under Request 3, we recommend cancellation of penalties.

City Manager Comments:

I support the recommendations of Administration.

Craig Curtis
City Manager

Proposed Resolution

Resolved that Council of The City of Red Deer, having considered the report from the Revenue and Assessment Services Department, dated February 12, 2014, re: Property Tax Penalty Cancellation – Request 1 – Eric Kamieniecki – 4406 – 35 Street, hereby agrees that the tax penalties not be waived.

Resolved that Council of The City of Red Deer, having considered the report from the Revenue and Assessment Services Department, dated February 12, 2014, re: Property Tax Penalty Cancellation – Request 2 – Reynaldo & Caroline Vivas – 90 Kidd Close, hereby agrees that the tax penalties not be waived.

Resolved that Council of The City of Red Deer, having considered the report from the Revenue and Assessment Services Department, dated February 12, 2014, re: Property Tax Penalty Cancellation – Request 3 – Servus Credit Union on behalf of mortgagee Chad Jensen, hereby agrees to cancel the tax penalties for this property as the responsibility for the penalty being incurred rests with The City.



Report Details

Background:

Three property owners have contacted the City and have requested property tax penalty cancellations totaling \$3,647.48 as follows:

Request	Owner Name	Penalty Amount *	Penalty Timeframe
1	Eric Kamieniecki	\$ 406.99	2013 to date
2	R & C Vibas	\$2,832.45	2010 to date
3	Chad Jensen	\$ 408.04	2013 to date
Total		\$3,647.48	

*Represents penalty totals as of the date this report was prepared. If balances remain unpaid an additional penalty of 2% will be applied on March 1, 2014.

Legislative Framework:

Under the Municipal Government Act (MGA) only Council has the statutory authority to make the decision to cancel, reduce or defer taxes. The MGA specifically restricts Council from delegating this authority to Administration. The Act also states that a penalty imposed is deemed to be part of the tax in respect of which it is imposed. As a result, all requests for property tax penalty cancellation must also be decided by Council.

The Property Tax Cancellation Policy was adopted by Council on September 30, 2013 to provide guidance in responding to requests for levy and penalty cancellations. Section 3 of the policy states

3.1 Responsibility for late payment will be the determinant as to whether the tax penalty is cancelled

3.1.1 Council will consider tax relief only when the responsibility for the penalty being incurred rests with The City

The policy also states that Council will take into account the following Generally Accepted Principles of Taxation when considering property tax cancellation requests:

1. Fairness and equity to all taxpayers
2. Sustainability of revenues raised
3. Simplicity, transparency and efficiency of the tax system
4. Predictability and stability
5. Competitiveness



Discussion:

There is no dispute that all the property tax payments included in this report were made late. All the owners, or their designates who have written on their behalf, freely admit this in their letters to Council. However for a variety of reasons, the owners are requesting that Council cancel the penalties that have been added to their tax accounts.

Administration has reviewed the requests and grouped them into a single report to facilitate Council's review and consideration of the requests:

Request 1: Eric Kamieniecki, owner of 4406 – 35 Street

In his letter to Council, Mr. Kamieniecki states that he didn't receive his notices and statements from the City and because of this he didn't pay his taxes before the due date and was penalized. He is requesting the cancellation of all penalties applied to his account (\$399.01 as of December 18, 2013; \$406.99 as of Feb 10, 2014.)

Our analysis indicates that in this case the City sent the notices and statements as required and responsibility for the penalty being incurred does not rest with The City.

Administration reviewed the Municipal Government Act (MGA) to determine what The City's responsibilities are in regards to the sending and receiving of tax notices.

- Section 333(1) of the MGA indicates that The City's responsibility is to annually prepare tax notices and send the notices to taxpayers
- Section 336(2) states The City must certify the date the tax notices are sent as evidence the notices have been sent and the taxes imposed and
- Section 337 states that the tax notice is deemed to have been received within seven days after it is sent.

In this case the 2013 Tax Notice and 3 tax statements were all mailed to 4406 35 Street, which is the correct mailing address, fulfilling The City's responsibility under Section 333(1) of the MGA. The City fulfilled its responsibility under Section 336(2) when the designated signing officer for The City certified that the 2013 property tax notices were mailed on May 22, 2013. Although Mr. Kamieniecki indicates in his letter that he did not receive a property tax notice, the MGA deems it to have been received before the end of May 2013.

Mr. Kamieniecki indicates in his letter that he has experienced other problems with his mail delivery and that it is possible that the post office lost or did not deliver his City notices, a situation that is unfortunate but is not The City's responsibility. In an attempt to inform both new and existing property owners about taxes every year, The City prepares an extensive communications and advertising plan utilizing multiple forms of communication to advise new and existing property owners about their taxes, due dates, penalties and various payment methods. Additionally Administration does make a concerted effort to ensure that



tax notices and statements are delivered to property owners by following up on all mail that is returned by Canada Post. In this case, there was no returned mail.

In response to Mr. Kamieniecki's suggestion that The City should have employed phone calls or alternative methods to reach him, similar to those employed by businesses; Administration can advise that the tax recovery process is not easily comparable to debt recovery in the business world, primarily because tax recovery is highly regulated. As well, the mailing address is the only contact information The City receives from the Land Titles Office when an owner purchases a property, limiting our ability to follow up by other means.

Given that the responsibility for the penalty being incurred does not rest with The City, the property owner's responsibility for timely payment of taxes and equity to all taxpayers, Administration respectfully recommends that the tax penalties applied under this request, not be waived and remain payable by the property owner.

Request 2: Reynaldo & Caroline Vibas, owners of 90 Kidd Close

Although it is not totally clear in their letter, Administration has contacted Reynaldo and Caroline Vibas, and confirmed they are requesting that The City assist them by cancelling the penalties that have been added to their tax account since December 2010 – these total \$2,832.45. They also requested The City reduce the penalty rate to 4 to 6% per year or consider tying penalty rates to the bank rate or home equity loan rates.

The focus of this report is to respond to the penalty cancellation portion of the owners request and provide Council with information relevant to that decision. However in light of the request raised by the Vibas family concerning The City's penalty rates, Administration reviewed the penalty rates of surrounding municipalities and municipalities of similar size and can advise that The City's penalty rates are comparable to or less than most of the municipalities surveyed, including Calgary and Edmonton. Additionally we found that none of the municipality rates appeared to be linked to either the bank rate or the home equity loan rate.

Responding to the penalty cancellation portion of the request, our analysis indicates that in this case the responsibility for the penalty being incurred does not rest with The City.

Administration's review of the tax account for this property indicates that levies, penalties and payments were all processed in accordance with legislation and bylaws. It also appears that all the notices and statements were received by the Vibas family as there has been no returned mail on this account and our recent contact with them indicated that they were aware of their outstanding tax balance.

It appears from the letter that the reason for the penalty cancellation request is that the family is having difficulty making the payments on their account. Cancelling penalties in this situation would set the expectation for penalties to be cancelled for other property owners as well. In order to provide Council with the magnitude of what that impact might be, we can provide the following information:



- On July 1, 2013, The City penalized more than 2,200 accounts when taxes were unpaid
- On November 1, 2013, The City penalized more than 1,300 unpaid tax accounts

Given that the responsibility for the penalty being incurred does not rest with The City, the property owner's responsibility for timely payment of taxes and equity to all taxpayers, Administration respectfully recommends that the tax penalties applied under this request not be waived and remain payable by the property owners.

Request 3: Servus Credit Union on behalf of its mortgagee Chad Jensen

Servus Credit Union, the mortgage company for Chad Jensen (owner of 99 Cooper Close), is requesting the cancellation of penalties in the amount of \$408.04. In their letter the Credit Union advises that penalties were incurred as a result of being provided with incorrect information by The City.

Our review indicates that during the tax payment period, the Credit Union inquired about the taxes owing for this property and indicated that they would be paying any taxes owing on behalf of their mortgagee. In error The City advised the Credit Union that there was no balance owing with the result that no payment was made and penalties were incurred. Had The City provided the correct information the account would have been paid by Servus Credit Union and no penalty incurred.

This was an isolated error resulting from a manual process with information going back and forth to numerous mortgage companies. Although it is an isolated error, we will be reviewing the process to determine what changes could be put in place to prevent this type of error from occurring in the future.

Given that the responsibility for the penalty being incurred rests with The City, Administration recommends cancellation of the tax penalties in this instance.

From: eric kamieniecki
Sent: December 18, 2013 8:47 AM
To: Legislative Services
Subject: Eric Kamieniecki Tax penalty dispute

Dear City Council,

I am writing you as a citizen in complaint with my current tax penalties, all three of them to be exact, for a total of \$399.01. Up until December 13th I was totally unaware of ANY of my tax implications to the city of red deer, because I did not receive one single piece of literature regarding anything of my taxes. No tax assessment, nor the first, second or third late payment. I did however receive my fourth penalty bill, and as you can imagine I was shocked when I seen I owed an additional 399.01 dollars.

Yesterday (December 17th 2013) I went to city hall to straighten things out. I got a print out of my tax assessment, which I did not have any complaints with. However I did question to why I was not contacted by phone after the city did not receive ANY of my payments? especially considering that from the date of the tax assessment to when I actually received anything in the mail was over 7 months. The response I received was that it would take to much "man power" to phone about late payments.

I found this ridiculous, when any other bills are overdue by 1-2months the company takes steps to ensure they receive payment, ie. usually another form of communication, not just tacking on a penalty using the original way of contact.

I did not receive 4 letters from the City of Red Deer. Coincidence? perhaps. Did the post office loose all four letters? maybe, they have lot some of my mail before.

But the fact still remains that I did not receive the first four notifications for my taxes. Should I have known what dates my taxes should be done? well considering last year I moved to Red Deer and that this was my first year of actually paying taxes, no I did not know when taxes are due.

Discussing my situation with Jody and Andrea of the legislative services, and realizing that Christmas is coming up and nothing will be looked at until the new year, I decided to pay the original tax assessment of 3203.49. I hope that the council realizes how frustrating this ordeal has been for me, especially with budgeting this payment in with Christmas shopping.

Please put yourselves in my shoes and understand how you would feel, receiving your FIRST bill, and having an additional 400 dollars tacked on for late payment.

Thank You

Eric Kamieniecki

January 17, 2014

Reynaldo & Caroline Vibas
90 Kidd Close
Red Deer, AB T4P 4A7

THE CITY OF RED DEER	
Legislative & Administrative Services	
RECEIVED	
TIME	2:50 pm
DATE	Jan. 17/14
BY	J Zeniuk

re: Roll Number 3216610,
lot-58 BK-8 PL-0322653

Dear Mayor and City Council,

We, Reynaldo and Caroline Vibas, hereby appealing at your good office to please help us on the penalties on our property tax.

And we can please ask your kind understanding and consideration to please reduce your penalty rate for the property tax payer, especially for people like us who has default and trying to catch up and cope to pay it all out. Is there by any chance you can tie up the bank rate on home equity loan rate? We think this is fair, especially for people who doesn't know that you can avail a heloc of your home or those who won't approve... Anyway the assessment value is all up on your assessor and assessment services.

Thank You. Hoping for your kind

understanding and response to this letter.
And can we please hear it not later than
the mid^(14th) of February, 2014.

Again, Thank You.

Cordially,

g/v -1-17-14
Cano line Vibas


Reynaldo Vibas

From: Jenny Cherviakoff [mailto:jcherviakoff@servuscreditunion.com]
Sent: January 30, 2014 2:14 PM
To: Legislative Services
Subject: Request for Cancellation of Penalties for Chad Jensen (Property Taxes)

Dear Sir or Madam;

As per earlier discussions with Katie Holmes (Tax Collection Officer) in regards to the above noted member, it has been found that Servus Credit Union had been given incorrect information in June 2013 and there are now outstanding penalties accrued.

Acting on behalf of Servus Credit Union, I would like to request the Cancellation of the Property Tax Penalties for Chad Jensen.

Regards,

JENNY CHERVIAKOFF

Document Coordinator, Loan Maintenance
Lending Support Services, 01629-LSS
Servus Credit Union
#201 4001 - 48 Street, Red Deer, AB T4N 6M4
T 403.341.1111

feel good about your money.

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LEGISLATIVE SERVICES

March 7, 2014

Ms. Jenny Cherviakoff, Document Coordinator
Lending Support Services
Servus Credit Union
#201, 4901 – 48 Street
Red Deer, AB T4N 6M4

Dear Ms. Cherviakoff:

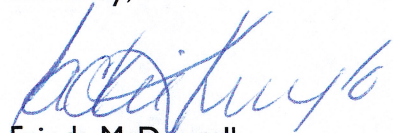
RE: Council Decision
Property Tax Penalty Cancellation Request – Chad Jensen – 99 Cooper Close

Thank you for your letter to Red Deer City Council requesting the cancellation of the property tax penalties on. At The City of Red Deer's Regular Council Meeting held on Monday, March 3, 2014, Council considered your request and the following resolution was passed:

Resolved that Council of The City of Red Deer, having considered the report from the Revenue and Assessment Services Department, dated February 12, 2014, re: Property Tax Penalty Cancellation – Request 3 – Servus Credit Union on behalf of mortgagee Chad Jensen, hereby agrees to cancel the tax penalties for this property as the responsibility for the penalty being incurred rests with The City.

If you require any further information, please feel free to contact Ms. Deb Stott, Controller-Property Taxation at 403.342.8123

Sincerely,



for: Frieda McDougall
Legislative Services Manager

c: J. Parkin, Revenue & Assessment Manager
D. Stott, Controller-Property Taxation
D. Krejci, Chief Financial Officer

LEGISLATIVE SERVICES

March 7, 2014

Mr. Eric Kamieniecki
4406-35 Street
Red Deer, AB T4N 0R4

Dear Mr. Kamieniecki:

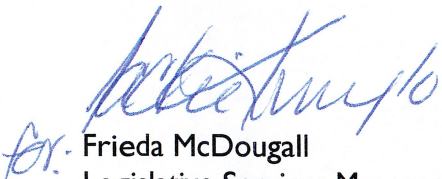
**RE: Council Decision
Property Tax Penalty Cancellation Request**

Thank you for your letter to Red Deer City Council requesting the cancellation of the property tax penalties on 4406-35 Street. At The City of Red Deer's Regular Council Meeting held on Monday, March 3, 2014, Council considered your request and the following resolution was passed:

Resolved that Council of The City of Red Deer, having considered the report from the Revenue and Assessment Services Department, dated February 12, 2014, re: Property Tax Penalty Cancellation – Request 1 – Eric Kamieniecki – 4406 – 35 Street, hereby agrees that the tax penalties not be waived.

If you require any further information, please feel free to contact Ms. Deb Stott, Controller-Property Taxation at 403.342.8123.

Sincerely,



for Frieda McDougall
Legislative Services Manager

c: J. Parkin, Revenue & Assessment Manager
D. Stott, Controller-Property Taxation
D. Krejci, Chief Financial Officer

LEGISLATIVE SERVICES

March 7, 2014

Reynaldo & Caroline Vibas
90 Kidd Close
Red Deer, AB T4P 4A7

Dear Mr. & Mrs. Vibas:

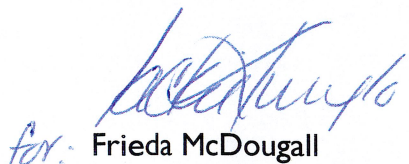
RE: Council Decision
Property Tax Penalty Cancellation Request

Thank you for your letter to Red Deer City Council requesting the cancellation of the property tax penalties on 90 Kidd Close. At The City of Red Deer's Regular Council Meeting held on Monday, March 3, 2014, Council considered your request and the following resolution was passed:

Resolved that Council of The City of Red Deer, having considered the report from the Revenue and Assessment Services Department, dated February 12, 2014, re: Property Tax Penalty Cancellation – Request 2 – Reynaldo & Caroline Vibas – 90 Kidd Close, hereby agrees that the tax penalties not be waived.

If you require any further information, please feel free to contact Ms. Deb Stott, Controller-Property Taxation at 403.342.8123.

Sincerely,



for: Frieda McDougall
Legislative Services Manager

c: J. Parkin, Revenue & Assessment Manager
D. Stott, Controller-Property Taxation
D. Krejci, Chief Financial Officer



Council Decision – March 3, 2014

DATE: March 7, 2014
TO: Joanne Parkin, Revenue & Assessment Manager
FROM: Frieda McDougall, Legislative Services Manager
SUBJECT: Property Tax Penalty Cancellation Requests

Reference:

Legislative Services, dated February 4, 2014

Resolution:

At the Monday, March 3, 2014 Regular Council Meeting, Council passed the following resolutions:

Resolved that Council of The City of Red Deer, having considered the report from the Revenue and Assessment Services Department, dated February 12, 2014, re: Property Tax Penalty Cancellation – Request 1 – Eric Kamieniecki – 4406 – 35 Street, hereby agrees that the tax penalties not be waived.

Resolved that Council of The City of Red Deer, having considered the report from the Revenue and Assessment Services Department, dated February 12, 2014, re: Property Tax Penalty Cancellation – Request 2 – Reynaldo & Caroline Vibas – 90 Kidd Close, hereby agrees that the tax penalties not be waived.

Resolved that Council of The City of Red Deer, having considered the report from the Revenue and Assessment Services Department, dated February 12, 2014, re: Property Tax Penalty Cancellation – Request 3 – Servus Credit Union on behalf of mortgagee Chad Jensen, hereby agrees to cancel the tax penalties for this property as the responsibility for the penalty being incurred rests with The City.

Report back to Council: No

for: 
Frieda McDougall
Manager

c: D. Stott, Controller – Property Taxation



February 24, 2014

Amalgamated Transit Union (ATU) Negotiations Mandate

Legislative Services

Report Summary & Recommendation:

That Council endorses the recommendations of the Human Resources Department as submitted to an In Camera meeting of Council on March 3, 2014.

City Manager Comments:

I support the recommendation of Administration.

Craig Curtis
City Manager

Proposed Resolution

Resolved that Council of the City of Red Deer having considered the report from the Human Resources Department, dated March 3, 2014 re: Amalgamated Transit Union (ATU) Negotiations Mandate, hereby endorses the recommendation as submitted to the In Camera meeting on March 3, 2014.



Report Details

Background:

Council has been provided In-Camera with information relating to a mandate for negotiations with ATU.

Discussion:

The recommendations contained in the report will remain confidential under the provisions of the Freedom of Information & Protection of Privacy Act which provides that:

- 24(1) The head of a public body may refuse to disclose information to an applicant if the disclosure could reasonably be expected to reveal:
- (a) advice, proposals, recommendations, analyses or policy options developed by or for a public body

FILE COPY



Council Decision – March 3, 2014

DATE: March 7, 2014
TO: Kristy Svoboda, Director of Human Resources
FROM: Frieda McDougall, Legislative Services Manager
SUBJECT: Amalgamated Transit Union Negotiations Mandate

Reference:

Legislative Services, dated February 24, 2014

Resolution:

At the Monday, March 3, 2014 Regular Council Meeting, Council passed the following resolution:

Resolved that Council of The City of Red Deer having considered the report from the Human Resources Department, dated March 3, 2014 re: Amalgamated Transit Union (ATU) Negotiations Mandate, hereby endorses the recommendation as submitted to the In Camera meeting on March 3, 2014.

Report back to Council: No

for: 
Frieda McDougall
Manager

c: J. Carpenter, HR Team Leader – Consulting & Labour Relations



February 06, 2014

Rezoning within Laredo Phase I Land Use Bylaw Amendment 3357/B-2014

Planning Department

Report Summary & Recommendation:

Bylaw 3357/B-2014 proposes to rezone four PS (Public Service) parcels to R I G Residential (Small Lot), a total of 0.16 hectares of land, in accordance with the approved Lancaster/Vanier East Neighbourhood Area Structure Plan (NASP).

As the rezoning complies with the adopted NASP, the Planning Department recommends Council support Bylaw 3357/B-2014.

City Manager Comments:

I support the recommendation of Administration that Council consider first reading of Land Use Bylaw Amendment 3357/B-2014, for rezoning of four Public Service parcels to R I G Residential (Small Lot) within Laredo Phase I. If first reading of the bylaw amendment is given, a Public Hearing would then be advertised for two consecutive weeks to be held on Monday, March 31, 2014 at 6:00 p.m. during Council's regular meeting.

Craig Curtis
City Manager

Proposed Resolution

That Council consider first reading of Land Use Bylaw Amendment 3357/B-2014 at this time.



Report Details

Background:

The Lancaster/Vanier East NASP was adopted by Council in June 2011 and sets out the future development on NE 2-38-27-4 and SE 2-38-27-4 for a variety of residential, commercial and open space uses.

Rezoning is required to facilitate residential development of the land.

Discussion:

The rezoning of 3357/B-2014 includes the following land use districts:

RIG – Residential (Small Lot) District

Currently, the land is zoned PS – Public Service District. The existing social care site was identified within the NASP on the lands being rezoned to RIG – Residential (Small Lot). Prior to this site being reverted to a residential land use, the site must be advertised for a one-year period. This advertising requirement was completed December 13, 2013.

Analysis:

The proposed rezoning application conforms to the adopted NASP for the area and no objections were received from any City departments or external agencies. The rezoning application was not required to be referred to adjacent landowners because it does not deviate from the approved NASP.

BYLAW NO. 3357/B – 2014

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

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

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

1. The land shown cross hatched in the sketch attached as Schedule A to this Bylaw is redesignated from PS (Public Service) District to R1G (Residential – Small Lot) District
2. The “Land Use District Map R11” contained in “Schedule A” of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map 1-2014 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this day of 2014.

READ A SECOND TIME IN OPEN COUNCIL this day of 2014.

READ A THIRD TIME IN OPEN COUNCIL this day of 2014.

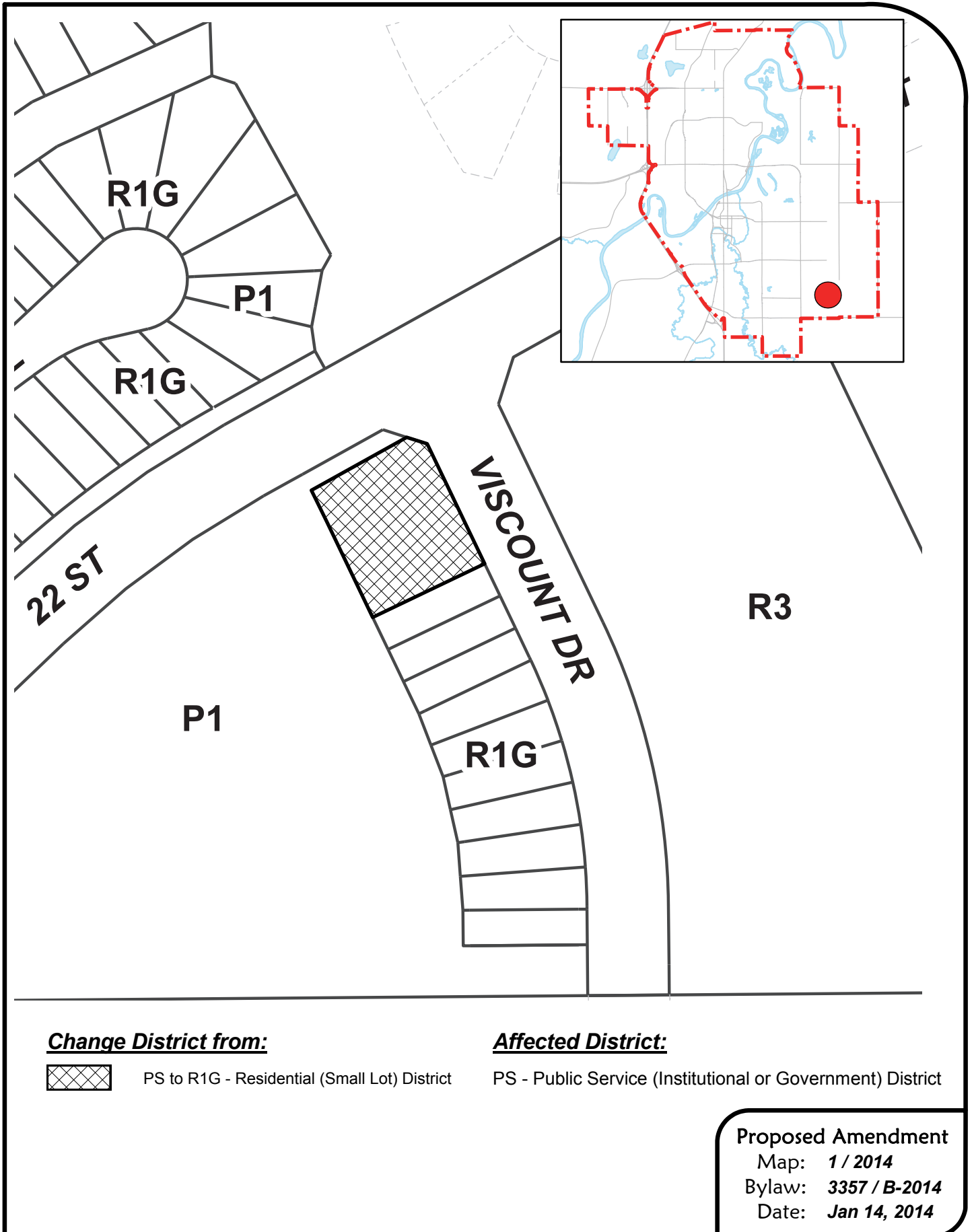
AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2014.

MAYOR

CITY CLERK



Proposed Amendment to Land Use Bylaw 3357/2006



FILE COPY



Council Decision – March 3, 2014

DATE: March 7, 2014
TO: Tara Lodewyk, Manager of Planning
FROM: Frieda McDougall, Legislative Services Manager
SUBJECT: Land Use Bylaw Amendment 3357/B-2014 – Rezoning within Laredo Phase I

Reference Report:

Planning Department, dated February 6, 2014

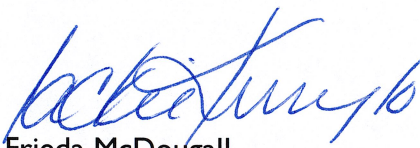
Bylaw Reading:

At the Monday, March 3, 2014 Regular Red Deer City Council meeting, Council gave first reading to Land Use Bylaw Amendment 3357/B-2014 (Land Use Bylaw Amendment - Rezoning within Phase I of Laredo).

Report back to Council: Yes

Comments/Further Action:

This office will advertise for a Public Hearing for Land Use Bylaw Amendment 3357/B-2014 – Rezoning within Laredo Phase I to be held on Monday, March 31, 2014 at 6:00 p.m. during Council's regular meeting.

for: 
Frieda McDougall
Manager

c: C. Fidek, Planner
Client Support Services
Corporate Meeting Coordinator

DM 1483878



February 21, 2014

Land Use Bylaw Amendment 3357/A-2014

Direct Control District No. 15 Site Exception: 4922 – 55 Street

Consideration of Second & Third Reading

Legislative Services

Report Summary & Recommendation:

Summary:

The attached report is being brought forward from the Monday, February 3, 2014 Regular Council meeting. Comments received from the public are also attached.

Recommendation:

The Council consider giving second and third readings to Land Use Bylaw Amendment 3357/A-2014.

City Manager Comments:

Council's consideration of second and third reading for Land Use Bylaw Amendment 3357/A-2014, an amendment for Direct Control District No. 15 Site Exception at 4922 – 55 Street, addition of health and medical services as a discretionary use, is requested.

Craig Curtis
City Manager

Report Details

Background:

At the Monday, February 3, 2016 Regular Council Meeting, Council gave first reading to Land Use Bylaw Amendment 3357/A-2014. Land Use Bylaw Amendment 3357/A-2014 provides for an amendment for Direct Control District No. 15 Site Exception at 4922 – 55 Street, addition of health and medical services as a discretionary use.

In accordance with Section 606 of the Municipal Government Act, this bylaw is required to be advertised for two consecutive weeks. Advertisements were placed in the Red Deer Advocate on February 14 and February 21, 2014. A Public Hearing will be held on Monday, March 3, 2014 at 6:00 p.m. during Council's regular meeting. Letters were sent to the owners of properties in the affected area.

COMMENTS RECEIVED

FROM THE PUBLIC

REGARDING PUBLIC HEARING FOR

LAND USE BYLAW AMENDMENT 3357/A-2014

DIRECT CONTROL DISTRICT NO. 15

SITE EXCEPTION: 4922 – 55 STREET

Subject: FW: Land Use Bylaw Amendment 3357/A2014 - Please add letter and pictures to Council Agenda
Attachments: 4922 55 Street Off Street Garage Parking.JPG; 4922 55 Str View from alley along street.JPG; 4922 55 Str View of off street parking at Garage.JPG; 4922 55 Str View looking towards 55 Street.JPG; City landowner comment sheet 3.docx

From: Eric Colberg eric.colberg@reddeer.ca
Sent: February 21, 2014 1:17 PM
To: Legislative Services
Subject: Land Use Bylaw Amendment 3357/A2014 - Please add letter and pictures to Council Agenda

Regarding: Site Exception at 4922-55 Street/Land Use Bylaw.

Please add the attached pictures and letter to the Council Agenda for the Public Hearing on March 3 at 6 pm.

As well, myself or my husband will also speak during this hearing and we are aware of the process to do so.

Thank you,

Eric and Tina Colberg
5518-49A Ave

legislativeservices@reddeer.ca

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Area Landowner Comment Sheet

Proposed Bylaw 3357/DD-2013 re 4922-55 Street (Lots 5-6, Block 2, Plan 7075AE) A proposed Land Use Bylaw Amendment to the Direct Control District No. 15 (zoning) to add "Health and Medical Services" as a Discretionary Use on 4922-55 Street.

Name: Eric and Tina Colberg

Address: 5518-49A Ave

Attachments: Proposal from owner at 4922-55 Street on her business.

Comments: We have a vested interest and concern with this proposal as we live two doors to the North of this property. Our main concern is the lack of parking on our street and the inability to safely turn around at the dead end portion. Due to the business located at 4914 55 St, we find that their clients do not use the provided parking in the business parking lot or the parking lot is full; therefore the clients use up all of the street parking available. As a result of this business, during tax season, we find parking on 49A Ave near impossible as it is congested in the early morning, during the day and into the evening causing actual residents residing on this street to find alternate parking which is unacceptable. We also find that the Apartment Building located at 4911 55 Street and the Women's Shelter at 4917 55 Street (even though they have an adjacent parking lot) use our street for parking and then walks across 55 Street. There is a fire hydrant at the dead end street as well as cement barricades which some people block and a reasonable driver with a small car has difficulty turning around. The two driveways for the last two residents at the dead end are usually full with vehicles and some vehicles hang out past the sidewalk. Please keep in mind that during the winter months for snow clearing the "windrows" also provides challenges for parking and safe maneuvering at the dead end. Other factors to consider are the overgrown trees at the dead end which make visibility difficult, the no parking signs in front of an entrance to a driveway that doesn't exist and stops at the sidewalk, and the back alley entrances all take away from the available parking. At the stop sign from 49A Ave onto 55 Street (the corner where the proposed business is located) it is illegal to park within 3 meters of the sign, which limits the business down to one parking stall parked directly outside the business. As per the City's Home Business License conditions "Not more than one business vehicle used for the home occupation may be parked on site or any adjacent street". As well the City's Home Business License conditions also state "The peace, quiet, and dignity of the neighborhood must not be disturbed by...noise...or traffic resulting from the home occupation." Where does this leave her one or two clients that she proposes will be utilizing her business to park? Will they be taking away our on street parking as residents of this little neighborhood?

Other factors weighing in on this proposal are the hours of operation proposed by the new owner to operate her business. She proposes a Monday to Friday 0600hrs (6:00 am) to 2200hrs (10:00 pm) and Saturday and Sunday 1000hrs (10:00 am) to 1900hrs (7:00 pm) hours of operation. These hours are too early and too late for a residential area like ours. As indicated above, the City's Home Business License conditions state "The peace, quiet, and dignity of the neighborhood must not be disturbed by...noise...or traffic resulting from the home occupation." I think it is safe to say that the resulting traffic and parking

issues created by this proposed business will certainly disturb the neighborhoods' peace quiet and dignity.

It is also stated in the City's Home Business License conditions that "Signs cannot be placed on the site to advertise the home occupation". The owner placed a big red sign on the front lawn stating "Chinese Massage 403-986-1691" with a smaller white sign attached indicating "Coming Soon". As well she posted two small signs in the windows facing 49A Ave indicating the same. After these signs were posted, I phoned the City Licensing Department (October 1, 2013) to inquire about these distasteful and unsightly signs from a proposed new business that none of us local residents had been advised of. Unfortunately the clerk lacked information on this property so I was left to research it on my own accord. So my question from this is, if there are signs being placed when there are no signs allowed then how will we regulate the other conditions set out for a home business to make sure she is following them? She has printed color business cards before even having a home business permit.

One may ask what the difference is between this business and the one next to it in terms of its affects on our neighborhood. The simple answer is that the business next to it has ample parking as well as direct access off of 55th street such that additional traffic and parking on our street is not an issue.

We are not in favor of having this type of home based business in our neighborhood and having it affect our daily activities. We encourage city council to deny this application and keep our little neighborhoods' peace quiet and dignity intact.

Sincerely, Eric and Tina Colberg

In addition to the above letter sent into the City on November 22, 2013 and in response to the City's letter dated February 6, 2014 we have added concerns about the parking situation during the winter. As the pictures indicate, this resident is not using her only means of off street parking, so, how will she provide the three off street parking stalls required by the city. (Health and Medical Uses – 1 stall, Residential Use – 2 stalls). Furthermore, one stall for business use will still mean that customers will be parking on the street as it is likely patients will overlap their arrival and departure times. Our concern is that the residence at 4922 55th street, effectively, does not have any off street parking at this time. With the layout and elevation of the property it will not be possible to provide 3 functional off street parking spots without disturbing the dignity of the neighborhood as nearly the entire back yard would need to be leveled for parking.

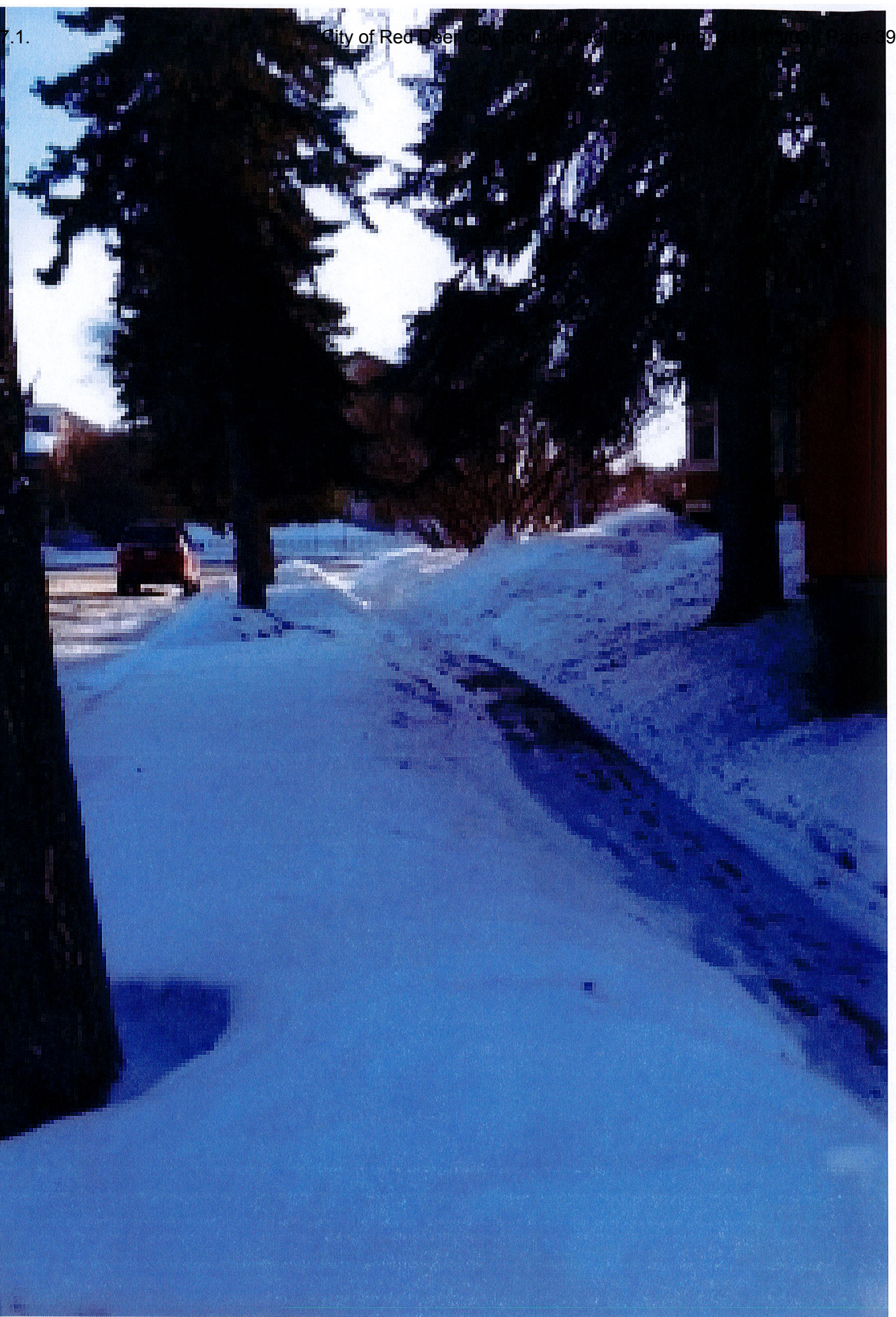
As well it has been noted on atleast two separate occasions that this resident leaves notes on peoples vehicles that are parked beside her home on "her side of the street". One of the notes states in part, "Please move your car...based on your car you have you're not poor. I pray for you. Your car really make mine the neighbor business staffs and I have a hard time to make a turn. Owner of property 4922 55 Str". The note indicates that by the owner of 4922 55th street's admission, there is currently an issue with there being enough parking on 49 A Avenue. They are also stating that turning around on 49A Avenue is difficult. There is no reasonable way to solve this problem and the proposed amendment

will serve to frustrate the existing issue for home owners on 49A Ave as well the patrons of the business located at 4914 49A Ave.

We would like to ask that City Council respectfully decline this application for a proposed bylaw amendment as it is not in congruence with the best interest of the other residents of 49A Ave. It will certainly disturb "The peace, quiet, and dignity of the neighborhood". If this amendment is put through, then where does it end? Will all of the homes on the street be allowed a discretionary use? Will the city monitor the functionality of the off-street parking? Clearly not as this would create traffic and parking issues that are not acceptable for our little dead-end street and administrative issues that the City of Red Deer should not be allocating man power too.

Sincerely, Eric and Tina Colberg











January 16, 2014

Report Originally Submitted
to the Monday, February 3,
2014 Council Meeting

Amendment to the Land Use Bylaw

Direct Control District No. 15 Site Exception

4922 – 55 Street

Bylaw 3357/A-2014

Planning Department

Report Summary & Recommendation:

Bylaw 3357/A-2014 proposes to add “Health and Medical Services” as a discretionary use on Lots 5-6, Block 2, Plan 7075AE (4922 – 55 Street). The proposed bylaw amendment would restrict “health and medical uses” to being secondary to the residential use (less than 50 percent of the dwelling’s habitable floor area) and would require a minimum of one additional off-street parking stall. This site is zoned Direct Control District No. 15 and contains the LaFrance house, which the Land Use Bylaw identifies as a historically significant house in the HS – Historical Significance Overlay District.

The Planning department recommends Council support Bylaw 3357/A-2014.

City Manager Comments:

I support the recommendation of Administration that Council consider first reading of Land Use Bylaw Amendment 3357/A-2014, to add “health and medical services” as a discretionary use at 4922 – 55 Street. If Council passes first reading, a Public Hearing would be held on Monday, March 3, 2014 at 6:00 p.m. in Council Chambers during Council’s regular meeting.

Craig Curtis
City Manager

Proposed Resolution

That Council consider first reading of Land Use Bylaw Amendment 3357/A-2014 at this time.



Report Details

Background:

In 2002 Council passed Bylaw 3156/OO-2002, which redesignated the subject site and ten other sites along 55 Street and 49A Avenue, from R2 – Residential (Medium Density) District to Direct Control District No. 17. The DC(17) district was subsequently renumbered to DC(15) when Land Use Bylaw 3357/2006 was adopted. The DC district was created to implement Policy 9.1 of the Greater Downtown Action Plan (GDAP), which stated that, “existing low density north downtown residential areas are to be retained as low density residential neighbourhoods.” The DC(15) purpose statement reflects this:

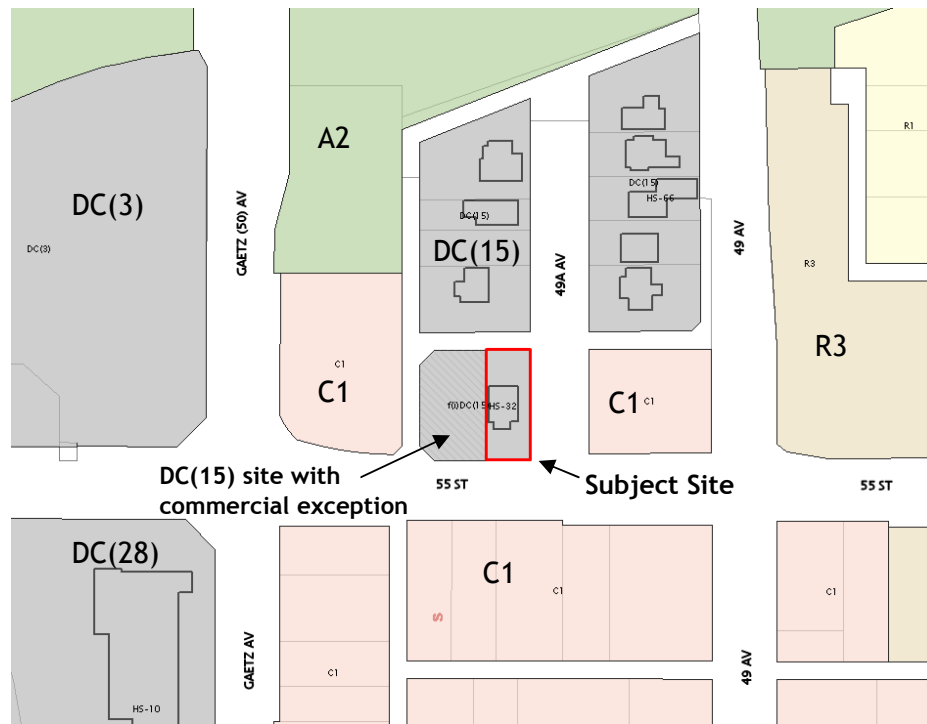
The general purpose of this District is to provide a low density residential area in the form of detached housing and at the same time control, regulate and encourage the development or redevelopment of detached housing in a manner that compliments and/or preserves the historic character and architecture of the existing built environment (buildings and street) and is compatible with the policies of the Greater Downtown Action Plan.

The GDAP was reviewed and revised in 2008 resulting in its status changing from statutory plan to non-statutory plan and Policy 9.1 being taken out of the plan.

Any development or redevelopment on the subject site would also have to meet the requirements of the HS – Historical Significance Overlay District. The HS overlay district encourages, but does not require, that any renovations undertaken be sympathetic to the historical integrity of the site. A development permit on an identified site is referred to the planning department for review and administration will work with the land owner to encourage the preservation of the character of defining elements that contribute to the historical value of the site.

Unlike the majority of DC(15) properties that focus onto 49A Avenue, the subject site focuses onto 55 Street. Its neighbour to the east is a commercial use and the parcel adjacent to the west is zoned DC(15) with an exception for a commercial use.

The sketch below shows zoning in the immediate area.





Discussion:

The owner of 4922 – 55 Street has requested an amendment to the DC(15) district to list “health and medical services” as a discretionary use on this site. In the Land Use Bylaw “health and medical services”:

means a development used for services related to the physical or mental health of individuals on an out-patient basis. Services may be preventative, diagnostic, treatment, therapeutic, rehabilitative in nature or may consist of treatment or counseling. Uses may include but are not limited to clinics, dental clinics, optometrists, chiropractic and psychiatric or medical counselling services.

An amendment to allow a health and medical services use was circulated to 54 landowners within 100 metres of the site. Four written responses were received. Key concerns expressed include:

- Potential impact on on-street parking.
- Difficulty for vehicles to turn around at the north end of the 49A Avenue cul-de-sac.
- Potential hours of operation.

There was some minor confusion in two of the written comment sheets stemming from a typo in the FOIP statement at the bottom of the comment sheet that accidentally referred to a bed and breakfast. Planning staff responded to those two landowners to clarify the mistake.

Planning has modified the proposed amendment based upon the feedback received.

- To address parking concerns the revised amendment includes the requirement of a minimum of one additional off-street parking stall for the health and medical services use. This is in addition to the two residential off-street parking stalls that are required for the residential use. The configuration of the off-street parking stalls would be addressed as part of the development permit process.
- Planning has also modified the amendment to limit the size of the health and medical services use to no more than 50 percent of the detached dwelling’s habitable floor area. This will ensure that it is secondary to the primary use, which is residential.
- The purpose statement of the DC(15) district has been modified to help clarify that properties along 55 Street provide a transition between the commercial areas along 55 Street and the residential area fronting onto 49A Avenue.
- The subject site is on a corner and has lane access that should allow traffic to access the site and circulate without the need to turn around at the north end of the 49A Avenue cul-de-sac.
- The concern expressed about hours of operation is also a development permit issue. Since the proposed amendment would make “health and medical services” a discretionary use, the development authority has the ability to impose conditions on operational aspects including hours of operation.
- The HS – Historical Significance Overlay District has no direct impact at this time. The requirements of the HS overlay district would be triggered at the development permit stage.



Analysis:

Planning staff believe that in the context of the commercial zoning along 55 Street it is reasonable to allow a mix of residential and small scale commercial uses on this site. Such a mixed use would act as a transition from the commercial area along 55 Street to the residential area along 49A Avenue.

BYLAW NO. 3357/A - 2014

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

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

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

1. Section 8.15 Direct Control District No. 15 DC(15) General Purpose Statement is amended by adding the following sentence at the end of the General Purpose Statement:

Properties fronting 55th Street provide a transition between commercial uses along 55th Street and residential uses along 49 A Avenue.

2. Section 8.15 Direct Control District No. 15 DC(15) is amended by adding the following discretionary use to subsection (1)(b):

- (vi) Health and Medical Services, secondary to a residential use, occupying no more than 50 percent of the habitable floor area of the detached dwelling and providing a minimum of one additional off-street parking stall on Lots 5-6, Block 2, Plan 7075AE (4922 – 55 Street).

READ A FIRST TIME IN OPEN COUNCIL this 3rd day of February 2014.

READ A SECOND TIME IN OPEN COUNCIL this day of 2014.

READ A THIRD TIME IN OPEN COUNCIL this day of 2014.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2014.

MAYOR

CITY CLERK

4922 – 55 Street



Orlando Toews

From:
Sent: November 21, 2013 5:08 PM
To: Orlando Toews
Subject: Area Landowner Comment Sheet

Landowner Response #1

Proposed Bylaw 3357/DD-2013 Re: 4922-55st (Lots 5-6, Block 2, Plan 7075AE)

A Proposed Land Use Bylaw Amendment to the Direct Control District No. 15 (zoning) to add "Health and Medical Services" as a discretionary use on 4922-55st.

Good afternoon Orlando, I received a letter from you regarding the above application for a Land Use Bylaw Amendment to add "Health and Medical Services" as a discretionary use on the property across the street from my office.

Your letter does explain why there was a large sign in the picture window of the property across the street a number of weeks ago when the new owners took possession reading "**CHINESE MASSAGE**". I concerns that this new business was being started up across the street without any consultation by the city with the neighbors. It appears perhaps the new owners simply assumed they would be running a massage parlor in the near future. I assume "Chinese Massage" falls under Health & Medical Services. My concern with granting this amendment would be around parking. As it is currently both sides of the street are lined with parked cars most of the day between 8:00 a.m. & 5:00 p.m. specifically right in front of the property that is applying for the amendment and there simply is nowhere to park additional vehicles. I assume it was the lady/owner of the property that was shouting & screaming at one of my staff that was parking there a couple weeks ago that she can't park in front of her house. The previous "new owner" actually put garbage cans on the street so people wouldn't park there during the day...they have since sold the property to these new owners I assume. I provide 26 parking stalls on my office site for staff and clients but some staff and clients do end up parking on the street. This has worked fine (other than the lady who put garbage cans on the street for a month or so...) for over 15 years without too much trouble. I have no issues with the type of business applied for but simply that the parking would definitely be an issue and make it impossible to run a business such as a massage parlor that would have several clients coming and going all day that need a place to park.

Respectfully submitted.

.ca

ee and is not for public distribution. The sender is not responsible for
ssee intended. All information in this message is confidential to

October 30, 2013
Page 5 of 5

Landowner Response #2

Area Landowner Comment Sheet

Proposed Bylaw 3357/DD-2013 re 4922 – 55 Street (Lots 5-6, Block 2, Plan 7075AE)

A Proposed Land Use Bylaw Amendment to the Direct Control District No. 15 (zoning) to add "Health and Medical Services" as a Discretionary Use on 4922 – 55 Street.

Your Name*: _____

Your Property address*: _____

Your Mailing address (if different from above)*: _____

Comments:

I don't agree with having a bed & breakfast at this facility. I think that all customers should be on a short term basis & no over-night.

* required

Any personal information on this form is collected under authority of section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act for the purpose of reviewing and analyzing the proposed Land Use Bylaw amendment. Your comments may be used anonymously and collectively in publications or reports related to the proposed bed and breakfast. If you have any questions regarding the collection, use and protection of this information, please contact the Planning Services Division located on the third floor of City Hall, 4914 – 48 Avenue, Red Deer, Alberta, ph. 403-406-8700.

Please return this comment sheet no later than **November 22, 2013.**

Mail: The City of Red Deer, Planning Department, Box 5008, Red Deer, Alberta, T4P 3T4
Drop off: Planning Department, 3rd Floor, City Hall
Email: orlando.toews@reddeer.ca
Fax: 403.342.8200

October 30, 2013
Page 5 of 5

Landowner Response #3, page 1

Area Landowner Comment Sheet

Proposed Bylaw 3357/DD-2013 re 4922 – 55 Street (Lots 5-6, Block 2, Plan 7075AE)

A Proposed Land Use Bylaw Amendment to the Direct Control District No. 15 (zoning) to add "Health and Medical Services" as a Discretionary Use on 4922 – 55 Street.

Your Name*: _____

Your Property address*: _____

Your Mailing address (if different from above)*: _____

Comments: I am a paying taxpayer in City of Red Deer.

No. I oppose the proposed by-law be adopted by City Council. Leave the bylaw as it is. I want to keep the character + integrity of this downtown area as quaint + historic downtown. I'm confused: the re: line of Oct. 31 correspondence references "add Health & Medical Services" and further into this letter defines this "physical or mental health of individuals on an out-patient basis." So then below, it indicates that this is a proposed bed and breakfast. *Which is it?*

I ask that Council strongly review & Scrutinize 2x + 3x over, this bylaw proposal prior to accepting any amendments.

Any personal information on this form is collected under authority of section 33(c) of the Freedom of Information and Protection of Privacy (FOIP) Act for the purpose of reviewing and analyzing the proposed Land Use Bylaw amendment. Your comments may be used anonymously and collectively in publications or reports related to the proposed bed and breakfast. If you have any questions regarding the collection, use and protection of this information, please contact the Planning Services Division located on the third floor of City Hall, 4914 – 48 Avenue, Red Deer, Alberta, ph. 403-406-8700.

And I think this should be resent
Please return this comment sheet no later than **November 22, 2013.**

Mail: The City of Red Deer, Planning Department, Box 5008, Red Deer, Alberta, T4P 3T4
Drop off: Planning Department, 3rd Floor, City Hall
Email: orlando.toews@reddeer.ca
Fax: 403.342.8200

to Landowners
Correctly, and
begin this process at
the beginning.

And then again,
inform Landowners
within 480 metres prior
to final decision making, and
let us know the more accurate
facts of this Proposal. Thanks.

*Landowner Response #3, page 2***Orlando Toews**

From: Orlando Toews
Sent: November 22, 2013 1:44 PM
To:
Subject: RE: Area Land Owner Comment Sheet, (two attached)

Hi

I just want to clarify the "Health and Medical Services" versus "Bed and Breakfast" issue. As indicated in the cover letter and at the top of the comment sheet the proposal is for a "Health and Medical Services" use at 4922 – 55 Street. The reference to "bed and breakfast" in the Freedom of Information and Protection of Privacy (FOIP) Act statement at the bottom of the comment sheet was an unintended oversight that I failed to correct from our comment sheet template. I apologize for any confusion this error may have caused. Please let me know if you wish to provide any additional comments in light of this clarification.

Your neighbour phoned me a few days ago and I tried to clarify with her that the proposed "Health and Medical Services" use would not allow for any overnight stays by clients.

Thank you for your consideration in this matter.

Sincerely,

Orlando Toews
Senior Planner
City of Red Deer
403-406-8704

From:
Sent: November 22, 2013 1:17 PM
To: Orlando Toews
Subject: Area Land Owner Comment Sheet, (two attached)

Hello Orlando: How are you?

Please find attached two PDF's (your form), filled out in response to:

4922 - 55 Street (Lot 5-6, Block 2, Plan 7075AE)

Proposed Bylaw 3357 / DD-2013

A Proposed Land Use Bylaw Amendment to Direct Control District No. 15 zoning, to add "Health and Medical Services" as a Discretionary Use on this Site.

I am submitting one from myself, and one on behalf of my neighbor, who does not have email, and is periodically shut in.

Please keep my email address for future correspondence on this.

Sincerely,

Landowner response #4, page 1

Orlando Toews

From:
Sent: November 22, 2013 9:16 AM
To: Orlando Toews
Subject: Reply to Landowner Survey - 4922 55 Street
Attachments: City Landowner Comment Sheet.2.docx; 4922 55 Str Neighborhood Survey.pdf; photo.JPG

Importance: High

Hello Orlando,

I believe this is the last day to get our submissions in regarding the proposed Bylaw 3357/DD-2013 re 4922-55 Street (Lots 5-6, Block 2, Plan 7075AE) A proposed Land Use Bylaw Amendment to the Direct Control District No. 15 (zoning) to add "Health and Medical Services" as a Discretionary Use on 4922-55 Street.

I have attached our comment sheet as well as a picture and information from the owner at 4922-55 Street.

Please include this in your discussions regarding this proposal and we would be happy to attend any meeting you have in regards to this property in our neighborhood.

Thank you for your time,

[This message has been scanned for security content threats and viruses.]

[The City of Red Deer I.T. Services asks that you consider the environment before printing this e-mail.]

*Landowner response #4, page 2*Area Landowner Comment Sheet

Proposed Bylaw 3357/DD-2013 re 4922-55 Street (Lots 5-6, Block 2, Plan 7075AE) A proposed Land Use Bylaw Amendment to the Direct Control District No. 15 (zoning) to add "Health and Medical Services" as a Discretionary Use on 4922-55 Street.

Name: |

Address:

Attachments: Proposal from owner at 4922-55 Street on her business.

Comments: We have a vested interest and concern with this proposal as we live two doors to the North of this property. Our main concern is the lack of parking on our street and the inability to safely turn around at the dead end portion. Due to the business located at 4914 55 St, we find that their clients do not use the provided parking in the business parking lot or the parking lot is full therefore the clients use up all the street parking. For this business, during tax season, we find parking on 49A Ave near impossible as it is congested in the early morning, during the day and into the evening causing actual residents residing on this street to find alternate parking which is unacceptable. We also find that the Apartment Building located at 4911 55 Street and the Womens Shelter at 4917 55 Street (even though they have an adjacent parking lot) use our street for parking and then walks across 55 Street. There is a fire hydrant at the dead end street as well as cement barricades which some people block and a reasonable driver with a small care has difficulty turning around. The two driveways for the last two residents at the dead end are usually full with vehicles and some vehicles hang out past the sidewalk. Please keep in mind that during the winter months for snow clearing the "windrows" also provides challenges for parking and safe maneuvering at the dead end. Other factors to consider are the over grown trees at the dead end which make visibility difficult, the no parking signs in front of an entrance to a driveway that doesn't exist and stops at the sidewalk, and the back alley entrances all take away from the available parking. At the stop sign from 49A Ave onto 55 Street (the corner where the proposed business is located) it is illegal to park within 3 meters of the sign, which limits the business down to one parking stall parked directly outside the business. As per the City's Home Business License conditions "Not more than one business vehicle used for the home occupation may be parked on site or any adjacent street". As well the City's Home Business License conditions also state "The peace, quiet, and dignity of the neighborhood must not be disturbed by...noise...or traffic resulting from the home occupation." Where does this leave her one or two clients that she proposes will be utilizing her business to park? Will they be taking away our on street parking as residents of this little neighborhood?

Other factors weighing in on this proposal are the hours of operation proposed by the new owner to operate her business. She proposes a Monday to Friday 0600hrs (6:00 am) to 2200hrs (10:00 pm) and Saturday and Sunday 1000hrs (10:00 am) to 1900hrs (7:00 pm) hours of operation. These hours are too early and too late for a residential area like ours. As indicated above, the City's Home Business License conditions state "The peace, quiet, and dignity of the neighborhood must not be disturbed by...noise...or traffic resulting from the home occupation." I think it is safe to say that the resulting traffic and parking

Landowner response #4, page 3

issues created by this proposed business will certainly disturb the neighborhoods' peace quiet and dignity.

It is also stated in the City's Home Business License conditions that "Signs cannot be placed on the site to advertise the home occupation". The owner placed a big red sign on the front lawn stating "Chinese Massage 403-986-1691" with a smaller white sign attached indicating "Coming Soon". As well she posted two small signs in the windows facing 49A Ave indicating the same. After these signs were posted, I phoned the City Licensing Department (October 1, 2013) to inquire about these distasteful and unsightly signs from a proposed new business that none of use local residents had been advised of. Unfortunately the clerk lacked information on this property so I was left to research it on my own accord. So my question from this is, if there are signs being placed when there are no signs allowed then how will be regulate the other conditions set out for a home business to make sure she is following them? She has printed color business cards before even having a home business permit.

One may ask what the difference is between this business and the one next to it in terms of its affects on our neighborhood. The simple answer is that the business next to it has ample parking as well as direct access off of 55th street such that additional traffic and parking on our street is not an issue.

We are not in favor of having this type of home based business in our neighborhood and having it affect our daily activities. We encourage city council to deny this application and keep our little neighborhoods' peace quiet and dignity intact.

Sincerely,

Landowner response #4, page 4

Neighbourhood Survey

Dear Neighbour:

A Health Care Clinic (OFFERS TCM, LENSEN & OSTEOPHY) is forming in our neighbourhood.

The Health care Clinic offers TCM, LENSEN & OSTEOPATHY (see appendix A for all the concepts) is a health care facility that is primarily devote to the care of outpatients, privately operated, and cover primary health care needs of populations in local communities, will be able to cover all the related insurance till earlier next June..

The clinic is operated in-house by employers and owner of the house Lihua Cindy **See attachments* Chen, a RMTA member, a TCM Therapeutic massage therapist and an osteopathy doctor in two years. She will ideally make it much more attractive, she has plans of **how/when will u see it.* making the rear yard a soothing, tranquil, beautiful garden with flowers and the pond. She wants to live in it and operate business.

She wants to keep the property immaculate; the clinic will not be a large clinic and will only have 1-2 customers at any one time. *How will we know this?*

We need your help to make all these benefits become true for the entire neighborhoods.

Do you mind this clinic which can bring you're a lot of benefit open at the walkout basement of the property 4922 55 sty Red Deer T4N 2J5?

Yes ☒ No ☐

If you choose yes, please specify your concerns:

Concerned About: Parking as there is not enough for residents let alone "clients". During tax time there is NO PARKING.

Name

Address:

Signature:

Date:

Hours of operation - 6 am weekdays to 10pm seems too early & too late.

Signage that was up... No signage allowed → see attachment



Landowner response #4, page 5

Thanks for all your time and consideration, We're looking forward to hearing from you, call us and talk about your concerns, we'll try our best to cooperate with all the neighbours and make the whole neighbourhood more beautiful and attractive.

Appendix A

TCM Traditional Chinese medicine (TCM is a broad range of medicine practices sharing common concepts which have been developed in China and are based on a tradition of more than 5,000 years, including various forms of herbal medicine, acupuncture, massage (Tui na), exercise (qigong), and dietary therapy.

Lensen provides training in manual osteopathic techniques used to realign bones, joints and muscles.

Manual Osteopathy is dedicated to maintaining the structural balance of all body systems in order to maintain health.

Your new neighbor

4922 55 Street
Red Deer T4N 2J5

Hours - Mon - Fri 6-10pm
Sat - Sun 10-7pm

*Landowner response #4, page 6***Home Business License****What is a home occupation license?**

In Red Deer, a home occupation license allows residents to run a small-scale business out of their home.

How much is a home occupation license?

The cost of a home occupation license is \$165 or \$275 depending on whether or not the business activities are considered "permitted" or "discretionary" under the Land Use Bylaw.

What conditions apply to home occupations?

- Home occupations can be staffed by up to two adults. These adults must be occupants of the residence. Signs cannot be placed on the site to advertise the home occupation.
- The peace, quiet and dignity of the neighbourhood must not be disturbed by dust, noise, odour, smoke or traffic resulting from the home occupation.
- Not more than one business vehicle used for the home occupation may be parked on the site or any adjacent street. Outdoor storage of materials or equipment is not permitted.

Where can I apply for a home business license?

If you are applying for a home business license, contact the Inspections & Licensing Department

Office Hours: Monday to Friday, 8:00 a.m. - 4:30 p.m.
E-mail: licensing@reddeer.ca

Phone: 403-342-8182
403-342-8182
Fax: 403-342-8200

Street Address: Third floor, City Hall
4914-48 Avenue

Mailing Address: Inspections & Licensing
P.O. Box 5008
Red Deer, AB, Canada
T4N 3T4

Staffed - Occupants of residence > how will we know
- Not more than 2
Parking/Noise - Hours 6-10pm > really early & really late
Sat 10-7pm

Landowner response #4, page 7



LEGISLATIVE SERVICES

March 7, 2014

Ms. Cindy (Lihua) Chen
4922-55 Street
Red Deer, AB T4N 2J5

RE: Council Decision
Land Use Bylaw Amendment 3357/A-2014
Direct Control District No. 15 – Site Exception 4922-55 Street

At The City of Red Deer's Regular Council Meeting held on Monday, March 3, 2014 the following resolution was passed:

Resolved that Council of The City of Red Deer, hereby agrees to amend Land Use Bylaw Amendment 3357/A-2014 to reflect the following:

1. Hours of operation of the Health and Medical Services use restricted to 9:00 a.m. to 7:00 p.m.;
2. In addition to the two residential off-street parking stalls, there shall be a minimum of two more off-street parking stalls provided for the exclusive and unrestricted use of the Health and Medical Services use during its hours of operation.

Council then gave second and third reading to Land Use Bylaw Amendment 3357/A-2014, Direct Control District No. 15 – Site Exception 4922-55 Street, as amended.

If you require any further information, please contact Mr. Orlando Toews, Senior Planner, Senior Planner at 403.406.8704.

Sincerely,


Frieda McDougall
Legislative Services Manager

c: O. Toews, Senior Planner, Planning Services

BYLAW NO. 3357/A - 2014

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

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

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

1. Section 8.15 Direct Control District No. 15 DC(15) General Purpose Statement is amended by adding the following sentence at the end of the General Purpose Statement:

Properties fronting 55th Street provide a transition between commercial uses along 55th Street and residential uses along 49 A Avenue.

2. Section 8.15 Direct Control District No. 15 DC(15) is amended by adding the following discretionary use to subsection (1)(b):

Health and Medical Services, secondary to a residential use, occupying no more than 50 percent of the habitable floor area of the detached dwelling on Lots 5-6, Block 2, Plan 7075AE (4922 – 55 Street) subject to the following restrictions:

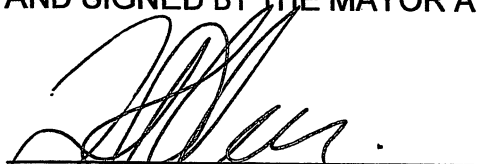
1. Hours of operation of the Health and Medical Services use restricted to 9:00 a.m. to 7:00 p.m.;
2. In addition to the two residential off-street parking stalls, there shall be a minimum of two more off-street parking stalls provided for the exclusive and unrestricted use of the Health and Medical Services use during its hours of operation.

READ A FIRST TIME IN OPEN COUNCIL this 3rd day of February 2014.

READ A SECOND TIME IN OPEN COUNCIL this 3rd day of March 2014.

READ A THIRD TIME IN OPEN COUNCIL this 3rd day of March 2014.

AND SIGNED BY THE MAYOR AND CITY CLERK this 3rd day of March 2014.


MAYOR


DEPUTY CITY CLERK



Council Decision – March 3, 2014

DATE: March 7, 2014

TO: Tara Lodewyk, Manager of Planning

FROM: Frieda McDougall, Legislative Services Manager

SUBJECT: Land Use Bylaw Amendment 3357/A-2014 – Direct Control
District No. 15 Site Exception 4922-55 Street

Reference Report:

Planning Department, dated February 3, 2014

Resolution:

At the Monday, March 3, 2014 Regular Council Meeting, Council passed the following resolution:

Resolved that Council of The City of Red Deer, hereby agrees to amend Land Use Bylaw Amendment 3357/A-2014 to reflect the following:

1. Hours of operation of the Health and Medical Services use restricted to 9:00 a.m. to 7:00 p.m.;
2. In addition to the two residential off-street parking stalls, there shall be a minimum of two more off-street parking stalls provided for the exclusive and unrestricted use of the Health and Medical Services use during its hours of operation.

Bylaw Reading:

At the Monday, March 3, 2014 Regular Red Deer City Council meeting, Council gave second and third readings to Land Use Bylaw Amendment 3357/A-2014, (Land Use Bylaw Amendment - Direct Control District No. 15 Site Exception at 4922 – 55 Street), as amended.

Report back to Council: No

Council Decision – March 3, 2014

Land Use Bylaw Amendment 3357/A-2014 – Direct Control District No. 15 Site
Exception 4922-55 Street

Page 2

Comments/Further Action:

This office will amend the Land Use Bylaw and distribute copies in due course.


for: Frieda McDougall
Manager

c: O. Toews, Senior Planner
Client Support Services

BYLAW NO. 3357/A - 2014

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

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

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

1. Section 8.15 Direct Control District No. 15 DC(15) General Purpose Statement is amended by adding the following sentence at the end of the General Purpose Statement:

Properties fronting 55th Street provide a transition between commercial uses along 55th Street and residential uses along 49 A Avenue.

2. Section 8.15 Direct Control District No. 15 DC(15) is amended by adding the following discretionary use to subsection (1)(b):

Health and Medical Services, secondary to a residential use, occupying no more than 50 percent of the habitable floor area of the detached dwelling on Lots 5-6, Block 2, Plan 7075AE (4922 – 55 Street) subject to the following restrictions:

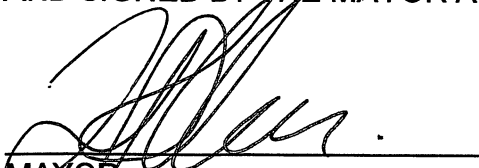
1. Hours of operation of the Health and Medical Services use restricted to 9:00 a.m. to 7:00 p.m.;
2. In addition to the two residential off-street parking stalls, there shall be a minimum of two more off-street parking stalls provided for the exclusive and unrestricted use of the Health and Medical Services use during its hours of operation.

READ A FIRST TIME IN OPEN COUNCIL this 3rd day of February 2014.

READ A SECOND TIME IN OPEN COUNCIL this 3rd day of March 2014.

READ A THIRD TIME IN OPEN COUNCIL this 3rd day of March 2014.

AND SIGNED BY THE MAYOR AND CITY CLERK this 3rd day of March 2014.


MAYOR


DEPUTY CITY CLERK

C# 1854956

**SITE EXCEPTION – 4922 – 55 STREET
LAND USE BYLAW AMENDMENT 3357/A-2014 4**

DESCRIPTION: Land Use Bylaw Amendment 3357/A-2014 proposes to add “health and medical” services as a discretionary use on Lots 5-6, Block 2, Plan 7075AE (4922 – 55 Street). Health and medical uses would be restricted to being secondary to the residential use and would require a minimum of one additional off-street parking stall. The site is zoned Direct Control District 15 and contains the LaFrance House which is identified as a historically significant house in the HS-Historical Significance Overlay District.

FIRST READING:

February 3, 2014

FIRST PUBLICATION:

February 14, 2014

SECOND PUBLICATION:

February 21, 2014

PUBLIC HEARING & SECOND READING:

MARCH 3, 2014

THIRD READING:

MARCH 3, 2014

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

Yes

DEPOSIT: YES ☐ \$ _____ **NO** ☒

COST OF ADVERTISING RESPONSIBILITY OF:

Cindy (Lihua) Chen

ACTUAL COST OF ADVERTISING:

\$ 337.08 X 2

TOTAL:

\$ 674.16

MAP PREPARATION:

\$ _____

TOTAL COST:

\$ _____

LESS DEPOSIT RECEIVED:

\$ _____

AMOUNT OWING/ (REFUND):

\$ _____

INVOICE NO.:

330811

BATCH NO.:

1388223

(Advertising Revenue to 180.5901)

Land Use Bylaw Amendment 3357/A-2014
Site Exception at 4922 – 55 Street

City Council is considering amending the Land Use Bylaw by adding “health and medical services” as a discretionary use on Lots 5-6, Block 2, Plan 7075AE (4922 – 55 Street). Health and medical uses would be restricted to being secondary to the residential use and would require a minimum of one additional off-street parking stall (in addition to the two off-street parking stalls required for the residential use). The site is zoned Direct Control District 15 and contains the LaFrance House which is identified as a historically significant house in the HS-Historical Significance Overlay District.

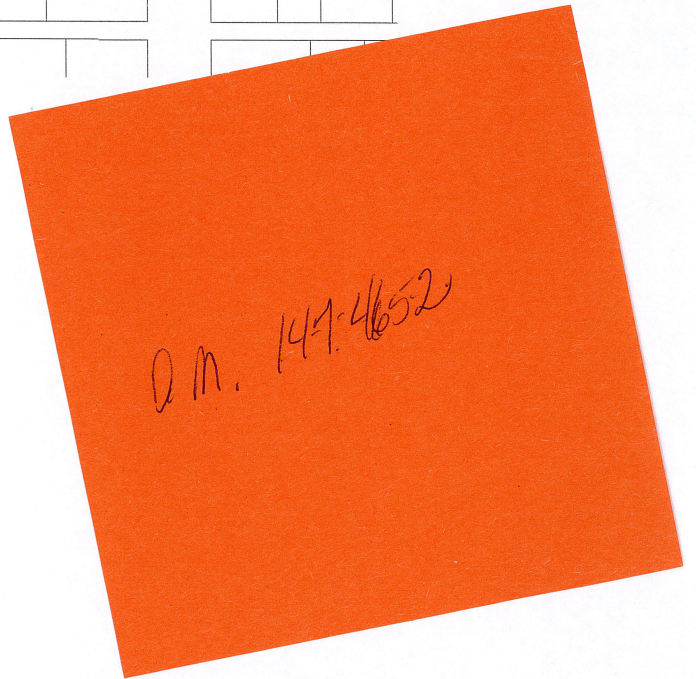
(Insert Map here – DM #1474652)

The proposed bylaw may be inspected at Legislative Services, 2nd Floor City Hall during regular office hours or for more details, contact City of Red Deer Planning Services at 403-406-8700.

City Council will hear from any person claiming to be affected by the proposed bylaw at the Public Hearing on **Monday, March 3, 2014** at 6:00 p.m. in Council Chambers, 2nd Floor at City Hall. If you want your letter included in the Council agenda you must submit it to the Manager, Legislative Services by **Friday, February 21, 2014**. You may also submit your letter at the Public Hearing, or you can simply tell Council your views at the Public Hearing. Council’s Procedure Bylaw indicates that each presentation is limited to 10 minutes. Any submission will be public information. If you have any questions regarding the use of this information please contact the Manager, Legislative Services at 403-342-8132.

(Publication Dates: February 14 and February 21, 2014)

Location of Subject Site



February 10, 2014

«Prime_Owner_Name»
«Owner_Address_1»
«Owner_Address_2», «Owner_Address_3»
«Owner_Address_4_»

Dear Sir/Madam:

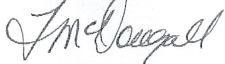
Re: Land Use Bylaw Amendment 3357/A-2014
Site Exception at 4922 – 55 Street
Your property at «Owner_Address_5_»

Red Deer City Council is considering amending the Land Use Bylaw by adding “health and medical services” as a discretionary use on Lots 5-6, Block 2, Plan 7075AE (4922 – 55 Street). Health and medical uses would be restricted to being secondary to the residential use and would require a minimum of one additional off-street parking stall (in addition to the two off-street parking stalls required for the residential use). The site is zoned Direct Control District 15 and contains the LaFrance House which is identified as a historically significant house in the HS-Historical Significance Overlay District.

As a property owner in the area of the proposed changes you have an opportunity to ask questions about the intended use and to let Council know your views. The proposed Bylaw may be inspected at Legislative Services, 2nd Floor of City Hall or for more information contact City of Red Deer Planning Services at 403.406.8700.

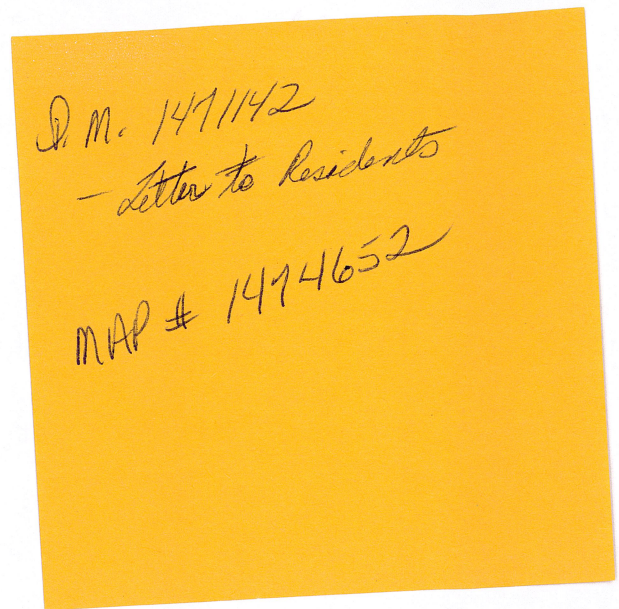
City Council will hear from any person claiming to be affected by the proposed bylaw at a Public Hearing on Monday, March 3, 2014 at 6:00 p.m. in Council Chambers, 2nd Floor of City Hall. If you would like a letter included on the Council agenda it must be submitted to our office by Friday, February 21, 2014. You may also submit your letter at the Public Hearing, or you can simply tell Council your views at the Public Hearing. Council's Procedure Bylaw indicates that each presentation is limited to 10 minutes and any submission will be public information. If you have any questions regarding the use of this information, please contact Legislative Services at 403.342.8132.

Yours truly,



Frieda McDougall
Legislative Services Manager

attach.





FILE COPY

LEGISLATIVE SERVICES

February 4, 2014

Cindy (Lihua) Chen
4922 - 55 Street
Red Deer, AB T4N 2J5

Dear Ms Chen:

**Re: Proposed Land Use Bylaw Amendment 3357/A-2014
Site Exception at 4922 – 55 Street**

Red Deer City Council gave first reading to *Land Use Bylaw Amendment 3357/A-2014* at the Monday, February 3, 2014 Regular Council Meeting. Land Use Bylaw Amendment 3357/A-2014 proposes to add "health and medical services" as a discretionary use on Lots 5-6, Block 2, Plan 7075AE (4922 – 55 Street). Health and medical uses would be restricted to being secondary to the residential use and would require a minimum of one additional off-street parking stall (in addition to the two off-street parking stalls required for the residential use). The site is zoned Direct Control District 15 and contains the LaFrance House which is identified as a historically significant house in the HS-Historical Significance Overlay District.

Council will now hold a Public Hearing before giving second and third readings to Land Use Bylaw Amendment 3357/A-2014. This office will advertise for the Public Hearing to be held on Monday, March 3, 2014 at 6:00 p.m. in Council Chambers during Council's regular meeting.

The Municipal Government Act requires The City to advertise for Public Hearings. As the developer bringing forward this amendment, you are responsible for the advertising costs which we estimate to be approximately \$800.00 and you will be invoiced for these costs after the Public Hearing is held. If you have any concerns related to these charges, have other questions or require additional information, please contact me at your earliest convenience at 403.356-8978.

Sincerely,

Christine Kenzie
Corporate Meeting Coordinator

/attach.

D.M. 1491172

BYLAW NO. 3357/A - 2014

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

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

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1. Section 8.15 Direct Control District No. 15 DC(15) General Purpose Statement is amended by adding the following sentence at the end of the General Purpose Statement:

Properties fronting 55th Street provide a transition between commercial uses along 55th Street and residential uses along 49 A Avenue.

2. Section 8.15 Direct Control District No. 15 DC(15) is amended by adding the following discretionary use to subsection (1)(b):

- (vi) Health and Medical Services, secondary to a residential use, occupying no more than 50 percent of the habitable floor area of the detached dwelling and providing a minimum of one additional off-street parking stall on Lots 5-6, Block 2, Plan 7075AE (4922 – 55 Street).

READ A FIRST TIME IN OPEN COUNCIL this 3rd day of February 2014.

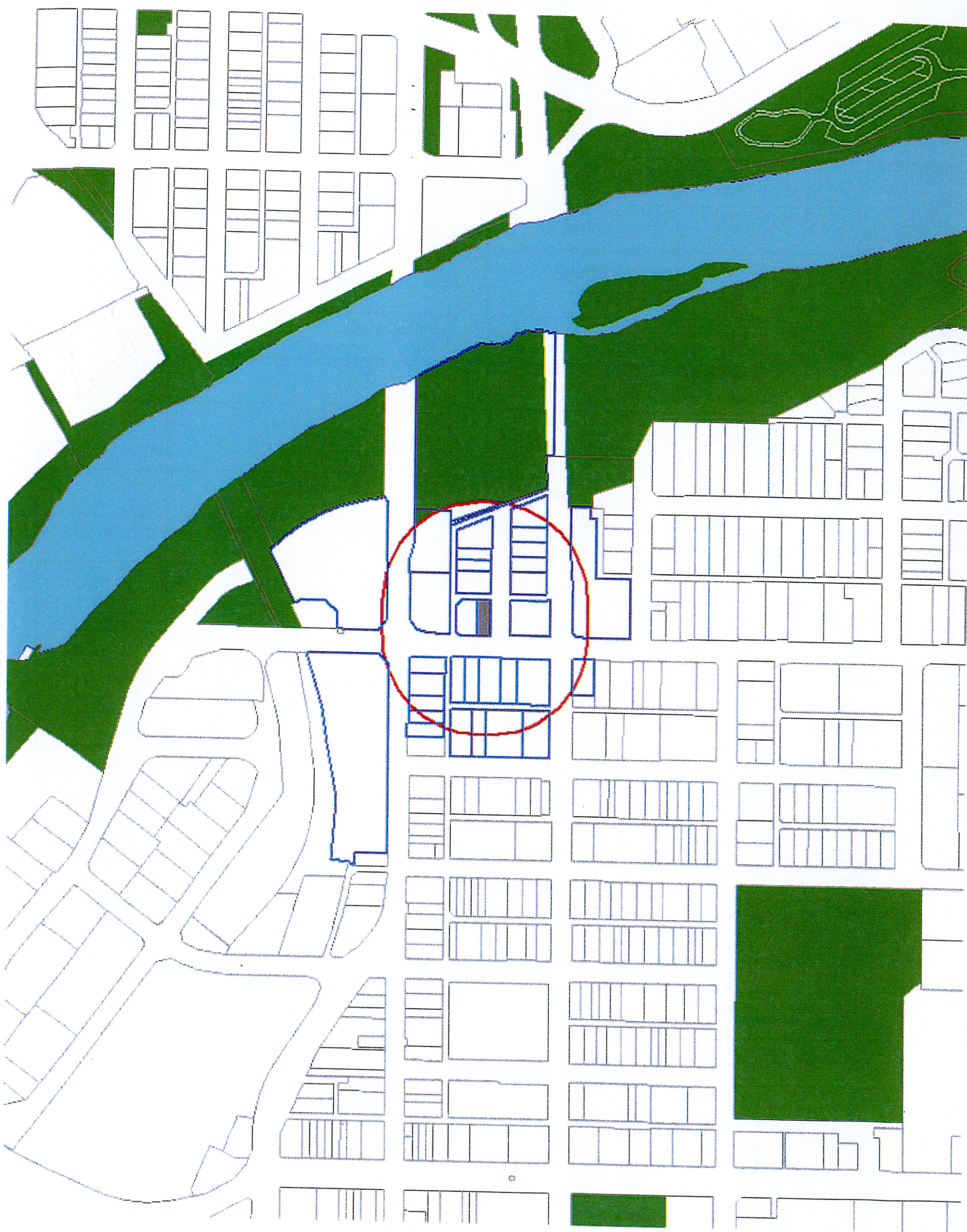
READ A SECOND TIME IN OPEN COUNCIL this day of 2014.

READ A THIRD TIME IN OPEN COUNCIL this day of 2014.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2014.

MAYOR

CITY CLERK



 [Export Data To Excel](#)

Parcels Touching The Buffer Zone - 100 Metres Around 55 ST 4922

Address	Prime Owner Name	Owner Address 1	Owner Address 2	Owner Address 3	Owner Address 4
5527 49A AV	SENA WALKER	135 DUSTON ST	RED DEER, AB T4R 2V9		
105 4904 54 ST	RICHARD C MOJE	29 MARTIN CLOSE	RED DEER, AB T4N 0G9		
201 4904 54 ST	MIRIAM O SEMELEER	201-4904 54 ST	RED DEER, AB T4N 2G8		
202 4904 54 ST	MARILEEN WINIFRED COWAN	202 - 4904 54 ST	RED DEER, AB T4N 2G8		
303 4904 54 ST	DONALD KROETSCH	30 FOXBORO GROVE	SHERWOOD PARK, AB T8A 6K6		
105 4912 54 ST	DARRELL R & SHARON D MOORE	3509 44A AVE	RED DEER, AB T4N 3K4		
304 4912 54 ST	DARRELL R & SHARON D MOORE	3509 44A AVE	RED DEER, AB T4N 3K4		
503 5002 55 ST	CLINT ALEXANDER & TAMARA JOANN PIDHERNEY	6015 43 AVE CLOSE	ROCKY MOUNTAIN HOUSE, AB T4		
4816 55 ST	THE CATHOLIC PARISH OF THE SACRED HEART	5508 48A AVE	RED DEER, AB T4N 3V6		
5525B 49A AV	X-COM HOLDINGS INC	2236 31 AVE SW	CALGARY, AB T2T 1T6		
240 5002 55 ST	1228405 ALBERTA LTD	72-39200 RANGE ROAD 282	RED DEER COUNTY, AB T4S 2C4		
5407 50 AV	ENA WAMSTEEKER	408 4512 52 AV	RED DEER, AB T4N 7B9		
5410 50 AV	ALIMENTS SAPUTO LIMITEE/SAPUTO FOODS LIMITED	6869 METROPOLITAN BLVD E	ST-LEONARD, QC H1P 1X8		
5411 50 AV	RED DEER FAMILY SERVICE BUREAU	5409 50 AVE	RED DEER, AB T4N 4B7		
4920 54 ST	PARKLAND YOUTH HOMES SOCIETY	4920 54 ST	RED DEER, AB T4N 2G8		
4926 54 ST	LETEAM EQUITIES (RD4915/4926) LTD	103 ASPEN STONE TERRACE SW	CALGARY, AB T3H 5Z1		
170 5002 55 ST	DOUBLE O HOLDINGS LTD	89 AINSWORTH CRES	RED DEER, AB T4R 3B1		
302 5002 55 ST	ARTHUR & GAIL ANASTASI	302-5002 55 ST	RED DEER, AB T4N 7A4		
306 4912 54 ST	DARRELL R & SHARON D MOORE	3509 44A AVE	RED DEER, AB T4N 3K4		
5517 49A AV	BRIAN C FLANAGAN	5310 - 45 AVE	RED DEER, AB T4N 3L5		
5558 49A AV	CITY OF RED DEER	C/O LAND & ECONOMIC DEV	PO BOX 5008	RED DEER, AB T4N 3T4	
1 5511 50 AV	1279223 ALBERTA LTD	221 SPRUCE ST	RED DEER COUNTY, AB T4E 1B4		
3 5511 50 AV	1335053 ALBERTA LTD	3-5511 50 AVE	RED DEER, AB T4N 4B8		
4 5511 50 AV	1335053 ALBERTA LTD	3-5511 50 AVE	RED DEER, AB T4N 4B8		
6 5511 50 AV	HAMBRE ENERGY LTD	R R 2	RED DEER, AB T4N 5E2		

5405 50 AV	ENA WAMSTEEKER	408 4512 52 AV	RED DEER, AB T4N 7B9		
301 4904 54 ST	RYAN DONALD SPATT	BOX 1314	GENERAL DELIVERY	BLACKFALDS, AB T0M 0J0	
5508 48A AV	THE CATHOLIC PARISH OF THE SACRED HEART	5508 48A AVE	RED DEER, AB T4N 3V6		
203 4912 54 ST	DARRELL R & SHARON D MOORE	3509 44A AVE	RED DEER, AB T4N 3K4		
4917 55 ST	CENTRAL ALBERTA WOMEN'S OUTREACH SOCIETY	4101 54 AVE	RED DEER, AB T4N 7G3		
302 4904 54 ST	KHALIL CHAHINE	156 TEMPLEWOOD DR NE	CALGARY, AB T1Y 4G8		
103 4912 54 ST	DARRELL R & SHARON D MOORE	3509 44A AVE	RED DEER, AB T4N 3K4		
201 4912 54 ST	DARRELL R & SHARON D MOORE	3509 44A AVE	RED DEER, AB T4N 3K4		
302 4912 54 ST	DARRELL R & SHARON D MOORE	3509 44A AVE	RED DEER, AB T4N 3K4		
303 4912 54 ST	DARRELL R & SHARON D MOORE	3509 44A AVE	RED DEER, AB T4N 3K4		
1 4911 55 ST	1309272 ALBERTA LTD	200 - 136 17 AVE NE	CALGARY, AB T2E 1L6		
120 5002 55 ST	M B BOZDECH PROFESSIONAL CORPORATION	120-5002 55 ST	RED DEER, AB T4N 7A4		
5417 50 AV	G.D.I. DEVELOPMENT CORP	64 EDGEVALLEY PLACE NW	CALGARY, AB T3A 4Z1		
5521 50 AV	THE CITY OF RED DEER	PO BOX 5008	RED DEER, AB T4N 3T4		
201 5002 55 ST	1228405 ALBERTA LTD	72-39200 RANGE ROAD 282	RED DEER COUNTY, AB T4S 2C4		
4904 54 ST					
104 4904 54 ST	COURTNEY & CHRISTOPHER JONES	1627 17 AVE NW	CALGARY, AB T2M 0R8		
5518 49A AV	ERIC GEORGE COLBERG	5518 49A AVE	RED DEER, AB T4N 3X7		
5520 49A AV	MARGARET LEFEBVRE	5520 49A AVE	RED DEER, AB T4T 1A8		
5 5511 50 AV	RYSZARD & VIOLETTA KINGA RZEPKOWSKI	5 5511 50 AVE	RED DEER, AB T4N 4B8		
7 5511 50 AV	HAMBRE ENERGY LTD	R R 2	RED DEER, AB T4N 5E2		
5415 49 AV	JAMGAW MANAGEMENT COMPANY LTD.	143 PIPER DRIVE	RED DEER, AB T4P 1L5		
5420 49 AV	SUNCOR ENERGY INC	C/O LAND DEPARTMENT	PO BOX 2844	150 6 AVE SW	CALGARY, AB T2P 3E3
160 5002 55 ST	1228405 ALBERTA LTD	72-39200 RANGE ROAD 282	RED DEER COUNTY, AB T4S 2C4		
301 5002 55 ST	1228405 ALBERTA LTD	72-39200 RANGE ROAD 282	RED DEER COUNTY, AB T4S 2C4		
4911 55					

ST					
2 5425 50 AV	G.D.I. DEVELOPMENT CORP	64 EDGEVALLEY PLACE NW	CALGARY, AB T3A 4Z1		
101 4912 54 ST	DARRELL R & SHARON D MOORE	3509 44A AVE	RED DEER, AB T4N 3K4		
301 4912 54 ST	DARRELL R & SHARON D MOORE	3509 44A AVE	RED DEER, AB T4N 3K4		
270 5002 55 ST	DOUBLE O HOLDINGS LTD	89 AINSWORTH CRES	RED DEER, AB T4R 3B1		
4914 55 ST	PANGLE HOLDINGS LTD	2 - 4914 55 ST	RED DEER, AB T4N 2J4		
4921 55 ST	RED DEER FAMILY SERVICE BUREAU	5409 50 AVE	RED DEER, AB T4N 4B7		
4922 55 ST	LIHUA CHEN & JIZHU ZHANG	4922 55 ST	RED DEER, AB T4N 2J5		
4925 55 ST	BEVERLY MAY WILLIAMS	4925 55 ST	RED DEER, AB T4N 2J3		
200 5405 50 AV	ENA WAMSTEEKER	408 4512 52 AV	RED DEER, AB T4N 7B9		
102 4904 54 ST	MICHELLE L BREITKREUZ	102 - 4904 54 ST	RED DEER, AB T4N 2G8		
203 4904 54 ST	FARID MOHDNABI & KAMILA TAIMTOVA	88-5935 63 ST	RED DEER, AB T4N 6C1		
204 4904 54 ST	ROMULO TOBIAS & MARY GRACE MACABASCO-TOBIAS	10301 163 ST NW	EDMONTON, AB T5P 3N8		
205 4904 54 ST	JUDITH AULD & DONALD FURNESS	205-4904 54 ST	RED DEER, AB T4N 2G8		
304 4904 54 ST	TRT PROPERTIES INC	196 TUSCANY RAVINE TERRACE NW	CALGARY, AB T3L 2S6		
206 4912 54 ST	DARRELL R & SHARON D MOORE	3509 44A AVE	RED DEER, AB T4N 3K4		
305 4912 54 ST	DARRELL R & SHARON D MOORE	3509 44A AVE	RED DEER, AB T4N 3K4		
130 5002 55 ST	1228405 ALBERTA LTD	72-39200 RANGE ROAD 282	RED DEER COUNTY, AB T4S 2C4		
103 5002 55 ST	1228405 ALBERTA LTD	72-39200 RANGE ROAD 282	RED DEER COUNTY, AB T4S 2C4		
BMT 4925 55 ST	BEVERLY MAY WILLIAMS	4925 55 ST	RED DEER, AB T4N 2J3		
5 4911 55 ST	1309272 ALBERTA LTD	200 - 136 17 AVE NE	CALGARY, AB T2E 1L6		
150 5002 55 ST	1123846 ALBERTA LTD	150-5002 55 ST	RED DEER, AB T4N 7A4		
110 5002 55 ST	1228405 ALBERTA LTD	72-39200 RANGE ROAD 282	RED DEER COUNTY, AB T4S 2C4		
5533 50 AV	CITY OF RED DEER	C/O LAND & ECONOMIC DEV	PO BOX 5008	RED DEER, AB T4N 3T4	
303 5002 55 ST	1228405 ALBERTA LTD	72-39200 RANGE ROAD 282	RED DEER COUNTY, AB T4S 2C4		
304 5002		72-39200 RANGE	RED DEER		

55 ST	1228405 ALBERTA LTD	ROAD 282	COUNTY, AB T4S 2C4		
401 5002 55 ST	1228405 ALBERTA LTD	72-39200 RANGE ROAD 282	RED DEER COUNTY, AB T4S 2C4		
402 5002 55 ST	WILLIAM SCOTT DICKSON	14 LAGRANGE CRES	RED DEER, AB T4R 3K4		
403 5002 55 ST	BYRON LEE & DARLENE FLORENCE KINDOPP	403, 5002 55 ST	RED DEER, AB T4N 0C9		
404 5002 55 ST	1228405 ALBERTA LTD	72-39200 RANGE ROAD 282	RED DEER COUNTY, AB T4S 2C4		
104 5002 55 ST	1228405 ALBERTA LTD	72-39200 RANGE ROAD 282	RED DEER COUNTY, AB T4S 2C4		
5511 49A AV	BRIAN C FLANAGAN	5310 - 45 AVE	RED DEER, AB T4N 3L5		
5514 49A AV	PATRICK D WYCHOPEN	RR 2	WESTEROSE, AB T0C 2V0		
5521 49A AV	VALENTINE ANNETTE OWEN	5569 47 ST	RED DEER, AB T4N 1S1		
305 4904 54 ST	NATALIE LANGAN	305-4904 54 ST	RED DEER, AB T4N 2G8		
102 4912 54 ST	DARRELL R & SHARON D MOORE	3509 44A AVE	RED DEER, AB T4N 3K4		
4926 55 ST	908 ENGINEERING INCORPORATED	BOX 20020	RED DEER, AB T4N 6X5		
501 5002 55 ST	RIVER CITY DEVELOPMENTS LTD	BOX 101	RED DEER, AB T4N 5E7		
101 4904 54 ST	1196307 ALBERTA LTD	9927 51 AVE	EDMONTON, AB T6E 0A8		
103 4904 54 ST	COLETTE DESROSIERS & MICHAEL ROMANS	PO BOX 1076	PENHOLD, AB T0M 1R0		
204 4912 54 ST	DARRELL R & SHARON D MOORE	3509 44A AVE	RED DEER, AB T4N 3K4		
260 5002 55 ST	1228405 ALBERTA LTD	72-39200 RANGE ROAD 282	RED DEER COUNTY, AB T4S 2C4		
3 4911 55 ST	1309272 ALBERTA LTD	200 - 136 17 AVE NE	CALGARY, AB T2E 1L6		
2 4914 55 ST	PANGLE HOLDINGS LTD	2 - 4914 55 ST	RED DEER, AB T4N 2J4		
1 5425 50 AV	G.D.I. DEVELOPMENT CORP	64 EDGEVALLEY PLACE NW	CALGARY, AB T3A 4Z1		
140 5002 55 ST	JULCON HOLDINGS INC	68 ARCHER DR	RED DEER, AB T4R 3B2		
102 5002 55 ST	1228405 ALBERTA LTD	72-39200 RANGE ROAD 282	RED DEER COUNTY, AB T4S 2C4		
250 5002 55 ST	1228405 ALBERTA LTD	72-39200 RANGE ROAD 282	RED DEER COUNTY, AB T4S 2C4		
5409 50 AV	RED DEER FAMILY SERVICE BUREAU	5409 50 AVE	RED DEER, AB T4N 4B7		
5425 50 AV	G.D.I. DEVELOPMENT CORP	64 EDGEVALLEY PLACE NW	CALGARY, AB T3A 4Z1		

5511 50 AV					
4912 54 ST	DARRELL R & SHARON D MOORE	3509 44A AVE	RED DEER, AB T4N 3K4		
101 5002 55 ST	1228405 ALBERTA LTD	72-39200 RANGE ROAD 282	RED DEER COUNTY, AB T4S 2C4		
230 5002 55 ST	1228405 ALBERTA LTD	72-39200 RANGE ROAD 282	RED DEER COUNTY, AB T4S 2C4		
210 5002 55 ST	1228405 ALBERTA LTD	72-39200 RANGE ROAD 282	RED DEER COUNTY, AB T4S 2C4		
205 4912 54 ST	DARRELL R & SHARON D MOORE	3509 44A AVE	RED DEER, AB T4N 3K4		
5525 49A AV	X-COM HOLDINGS INC	2236 31 AVE SW	CALGARY, AB T2T 1T6		
5526 49A AV	AMANDAH ALDREN	5526 49A AVE	RED DEER, AB T4N 3X7		
2 5511 50 AV	1072155 ALBERTA LTD	C/O GRACE WATSON	73 AINSWORTH CRES	RED DEER, AB T4R 3A9	
8 5511 50 AV	1141361 ALBERTA LTD	202-12 AVE NE	CALGARY, AB T2E 1A2		
2 4911 55 ST	1309272 ALBERTA LTD	200 - 136 17 AVE NE	CALGARY, AB T2E 1L6		
5002 55 ST					
104 4912 54 ST	DARRELL R & SHARON D MOORE	3509 44A AVE	RED DEER, AB T4N 3K4		
106 4912 54 ST	DARRELL R & SHARON D MOORE	3509 44A AVE	RED DEER, AB T4N 3K4		
202 4912 54 ST	DARRELL R & SHARON D MOORE	3509 44A AVE	RED DEER, AB T4N 3K4		
4 4911 55 ST	1309272 ALBERTA LTD	200 - 136 17 AVE NE	CALGARY, AB T2E 1L6		
6 4911 55 ST	1309272 ALBERTA LTD	200 - 136 17 AVE NE	CALGARY, AB T2E 1L6		
1 4914 55 ST	PANGLE HOLDINGS LTD	2 - 4914 55 ST	RED DEER, AB T4N 2J4		

Notice of Motion — Election Signs
Submitted by Councillor Lawrence Lee

Whereas election signs are a form of freedom of speech which cannot be prohibited but can be regulated; and

Whereas The City's Land Use Bylaw regulates signs, including signs used by candidates in municipal, provincial and federal elections; and

Whereas specific regulations are adopted relative to sign size, height, and location from roadways and intersections to support the following criteria for designated sign locations:

- Main arterials to provide for maximum exposure to the public
- Aesthetics – designated locations large enough to accommodate signs without becoming cluttered or causing excessive visual blight
- Safety – does not interfere with traffic safety, block the view of traffic control devices, obstruct site lines, distract drivers, or impede vehicular or pedestrian traffic
- Ensure there is no conflict with underground lines and utilities

Whereas the current sign regulations do not respond to concerns that an overabundance of signs can contribute to sign pollution and visual blight; and

Whereas approved sign locations should allow for the fair and equitable presentation of signs by all candidates; and

Whereas signs are only one form of candidate advertising and the regulation of signs does not prohibit candidate's use of alternative forms of candidate promotions that may have less impact on the visual environment;

Therefore be it Resolved that Council of The City of Red Deer direct administration to prepare a Land Use Bylaw amendment that will:

1. Permit signs to be put into place as of nomination day in the year of a municipal election or on the dropping of the writ for provincial and federal elections; and
2. Limit the number of signs for any one candidate to one sign per contiguous designated sign location.

Pollinator Protection Notice of Motion
submitted by Councillor Paul Harris and Councillor Lynne Mulder

Whereas humanity relies upon bees and other pollinating insects to pollinate 2/3 of the world's food crops, and

Whereas pollinators are a keystone species upon which the health of many others species are dependent, and

Whereas pollinator habitat is being lost and threatened around the globe due to development and agricultural practice, including pesticide use, and

Whereas, the City of Red Deer would benefit by the identification, protection and enhancement of pollinator habitat, and

Whereas the economic value of native pollinators is estimated to be over \$3 billion per year in North America, and

Whereas fruits and seeds derived from insect pollination are a major part of the diet of approximately 25 percent of all birds, and of mammals ranging from red-backed voles to grizzly bears, and

Whereas native pollinators can be more efficient and effective pollinators than non-native species, and

Whereas some of our indigenous plant species rely on specific indigenous pollinator species for successful pollination and thus the continuation of their species, and

Whereas recently published research indicate a decrease in some of Alberta's indigenous bumblebee populations, including the rusty-patched bumblebee which is now listed as an endangered species in Canada, and

Whereas European honeybees, which are now used for pollination around the world, are also declining in numbers, and

Whereas plants play a key role in the prevention of soil erosion and fuel the nutrient cycle by decomposing and absorbing nutrients, and close to 70% of the world's plants rely on pollinators for fertilization and reproduction, and

Whereas pollinator gardens and parks throughout the city could provide habitat for native pollinators and an opportunity to create awareness in the community about the importance of pollinators and their habitat, and

Whereas the creation of pollinator parks and gardens that do not require the use of pesticides will therefore create a healthier environment to protect not only pollinators but also human health, and

Whereas the use of pesticides is one of the main hazards to pollinator health,
Therefore be it resolved that the City of Red Deer parks department explore the inclusion of dedicated pollinator parks for the purposes of creating pollinator habitats, and to help raise awareness in the community about the long term importance of the pollinator population, and