

A G E N D A

FOR THE *REGULAR MEETING OF RED DEER CITY COUNCIL*

TO BE HELD IN THE COUNCIL CHAMBERS, CITY HALL

*TUESDAY, MARCH 29, 2005*

COMMENCING AT *4:30 P.M.*

- (1) Confirmation of the Regular Meeting of Monday, March 14, 2005
- (2) **UNFINISHED BUSINESS**
1. Permits & Licensing Supervisor – Re: *Red Deer Parking Management Analysis Report* . .1
- (3) **PUBLIC HEARINGS**
1. Parkland Community Planning Services – Re: *Land Use Bylaw Amendment 3156/B-2005 / Rezoning of Approx. 8.392 ha of Land From A1 Future Urban Development District to R1 Residential Low Density District, R1N Residential Narrow Lot District and P1 Parks and Recreation District / Inglewood East – Phase 1 / Melcor Developments Ltd.*  
(Consideration of 2<sup>nd</sup> & 3<sup>rd</sup> Readings) . .2

2. **Parkland Community Planning Services – *Land Use Bylaw Amendment 3156/C-2005 / Rezoning of Approx. 11.283 ha of Land from A1 Future Urban Development District to R1 Residential Low Density District, R1N Residential Narrow Lot District, R1A Residential (Semi-Detached Dwelling) District, and P1 Parks and Recreation District / Johnstone Crossing – Phases 5 & 6 / City of Red Deer***  
(Consideration of 2<sup>nd</sup> & 3<sup>rd</sup> Readings) . .6

**(4) REPORTS**

1. **Controller, Treasury Services – Re: *Short Term Borrowing Bylaw 3343/2005***  
(Consideration of 3 Readings of the Bylaw) . .9

**(5) CORRESPONDENCE**

**(6) PETITIONS AND DELEGATIONS**

**(7) NOTICES OF MOTION**

**(8) WRITTEN INQUIRIES**

**(9) BYLAWS**

1. **3156/B-2005 – Land Use Bylaw Amendment / Rezoning of Approx. 8.392 ha of Land From A1 Future Urban Development District to R1 Residential Low Density District, R1N Residential Narrow Lot District and P1 Parks and Recreation District / Inglewood East – Phase 1 / Melcor Developments Ltd**  
(2<sup>nd</sup> & 3<sup>rd</sup> Readings) . .11  
. .3

2.     **3156/C-2005** – Land Use Bylaw Amendment / Rezoning of  
Approx. 11.283 ha of Land from A1 Future Urban  
Development District to R1 Residential Low Density District,  
R1N Residential Narrow Lot District, R1A Residential (Semi-  
Detached Dwelling) District, and P1 Parks and Recreation  
District / Johnstone Crossing – Phases 5 & 6 / City of Red  
Deer  
(2<sup>nd</sup> & 3<sup>rd</sup> Readings) ..13  
..6
  
3.     **3343/2005** – Short Term Borrowing Bylaw  
(3 Readings) ..15  
..9



**DATE:** March 22, 2005  
**TO:** Kelly Kloss - Legislative & Administrative Services Manager  
**FROM:** Joyce Boon - Inspections & Licensing Department  
**RE:** Red Deer Parking Management Analysis Report

At the January 17, 2005 Council Meeting, Council passed the following resolution:

*"Resolved that Council of the City of Red Deer having considered the correspondence from the Red Deer Downtown Business Association, dated January 7, 2005, re: Downtown Red Deer Parking Management Analysis, hereby receives the Downtown Red Deer Parking Management Analysis as information and directs City Administration to provide a financial analysis and implementation schedule for consideration by Council by no later than March 29, 2005."*

Due to time constraints within the Inspections & Licensing Department we are unable to have this report ready for Council.

A financial analysis and implementation schedule is not anticipated to come before Council until April 25, 2005.

A handwritten signature in cursive script, appearing to read 'J. Boon'.

Joyce Boon  
Permits & Licensing Supervisor  
Inspections & Licensing Department

*Comments:*

This is being provided for Council's information.

"Morris Flewwelling"  
Mayor

## Legislative &amp; Administrative Services

**DATE:** March 30, 2005

**TO:** Joyce Boon, Permits & Licensing Supervisor

**FROM:** Kelly Kloss, Legislative & Administrative Services Manager

**SUBJECT:** Red Deer Parking Management Analysis Report

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*Reference Report:*

Permits & Licensing Supervisor, dated March 22, 2005

*Report Back to Council:* Yes

*Comments/Further Action:*

A financial analysis and implementation schedule is to be presented to the April 25, 2005 Council Meeting.

*for:*   
Kelly Kloss  
Manager

/chk

c Director of Development Services  
Inspections & Licensing Manager



**Legislative & Administrative Services**

**DATE:** March 21, 2005  
**TO:** City Council  
**FROM:** Kelly Kloss, Legislative & Administrative Services Manager  
**SUBJECT:** Land Use Bylaw Amendment 3156/B-2005  
Portion of SE ¼ Sec. 3-38-27-W4M  
Inglewood East – Phase 1  
Melcor Developments Ltd.

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***History***

At the Monday, February 28, 2005 meeting of Council, Land Use Bylaw Amendment 3156/B-2005 was given first reading.

Land Use Bylaw Amendment 3156/B-2005 provides for the development of Phase 1 of the Inglewood East Neighbourhood. Approximately 8.392 ha (20.74 ac) of land will be rezoned from A1 Future Urban Development District to R1 Residential Low Density District, R1N Residential Narrow Lot District, and P1 Parks and Recreation District to create 104 low density residential lots, 1 social/day care site, 1 municipal reserve lot and 1 public utility lot.

***Public Consultation Process***

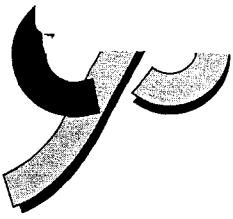
A Public Hearing has been advertised for the above noted bylaw to be held on Tuesday, March 29, 2005 at 7:00 p.m. in the Council Chambers, during Council's regular meeting. The owners of the properties bordering the site have been notified by letter of the Public Hearing.

***Recommendations***

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

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

Kelly Kloss  
Manager



**LAND  
COMMUNITY  
PLANNING  
SERVICES**

**P4**

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

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**DATE:** February 9, 2005

**TO:** Kelly Kloss, Legislative and Administrative Services Manager

**FROM:** Martin Kvapil, Planning Assistant

**RE:** Land Use Bylaw Amendment No. 3156/B-2005  
Portion of SE ¼ Sec. 3-38-27-W4M  
Inglewood East – Phase 1  
Melcor Developments Ltd.

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**Proposal**

Melcor Developments Ltd. is proposing to develop Phase 1 of the Inglewood East neighbourhood. Phase 1 is located within the most southwesterly portion of the Inglewood East Neighbourhood Area Structure Plan. The applicant seeks to rezone approximately 8.392 ha (20.74 ac.) of land from A1 Future Urban Development District to R1 Residential Low Density District, R1N Residential Narrow Lot District, and P1 Parks and Recreation District in order to create one hundred four (104) low density residential lots, one (1) social/daycare site, one (1) municipal reserve lot, one (1) public utility lot, and a remainder.

**Staff Recommendation**

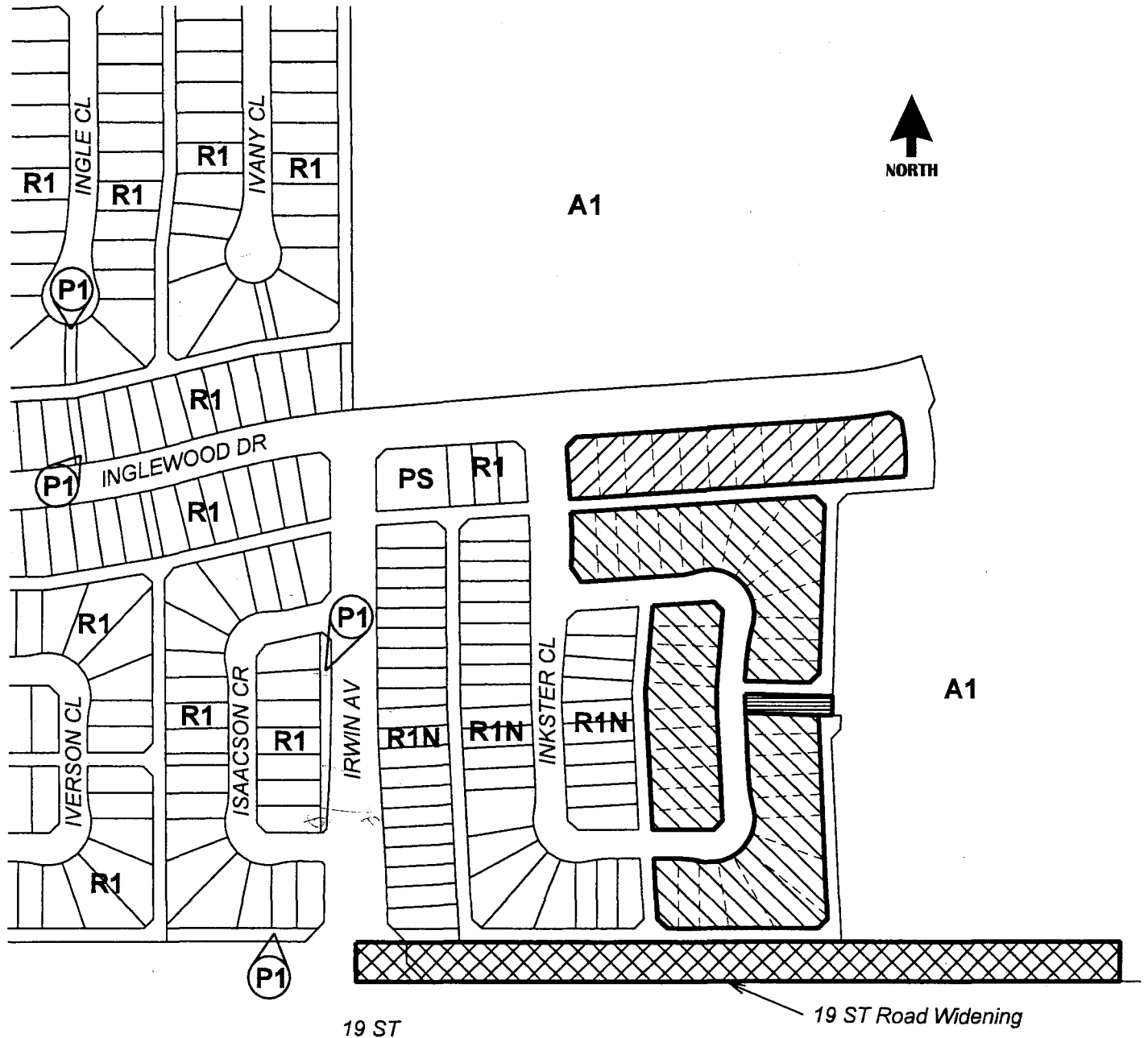
The proposal conforms with the Inglewood East Neighbourhood Area Structure Plan and therefore it is recommended that City Council proceed with first reading of Land Use Bylaw Amendment 3156/B-2005.

Martin Kvapil  
Planning Assistant

/attach.



# The City of Red Deer PROPOSED LAND USE BYLAW AMENDMENT<sup>P5</sup>



**AFFECTED DISTRICTS:**  
 A1 - Future Urban Development  
 R1 - Residential (Low Density)  
 R1N - Residential (Narrow Lot)  
 P1 - Parks and Recreation

Change from :

A1 to R1	
A1 to R1N	
A1 to P1	
A1 to Road	

MAP No. 2 / 2005  
 BYLAW No. 3156 / B - 2005



FILE

LEGISLATIVE & ADMINISTRATIVE SERVICES

March 30, 2005

Mr. G. Pelletier  
Melcor Developments Ltd.  
502, 4901 – 48 Street  
Red Deer, AB T4N 6M4

Dear Mr. Pelletier:

***Land Use Bylaw Amendment 3156/B-2005  
Inglewood East – Phase 1***

At the City of Red Deer's Council Meeting held March 29, 2005, a Public Hearing was held with respect to *Land Use Bylaw Amendment 3156/B-2005*. Following the Public Hearing, *Land Use Bylaw Amendment 3156/B-2005* was given second and third readings. For your information, a copy of the bylaw is attached.

*Land Use Bylaw Amendment 3156/B-2005* provides for the development of Phase 1 of the Inglewood East Neighbourhood. Approximately 8.392 ha (20.74 ac) of land will be rezoned from A1 Future Urban Development District to R1 Residential Low Density District, R1N Residential Narrow Lot District, and P1 Parks and Recreation District to create 104 low density lots, 1 social/day care site, 1 municipal reserve lot and 1 public utility lot.

Please call me if you have any questions or require additional information.

Sincerely,

*K. Kloss*  
fw: Kelly Kloss  
Manager

/attach.

c Parkland Community Planning Services  
C. Adams, Administrative Services

Legislative & Administrative Services

**DATE:** March 30, 2005

**TO:** Martin Kvapil, Parkland Community Planning Services

**FROM:** Kelly Kloss, Legislative & Administrative Services Manager

**SUBJECT:** Land Use Bylaw Amendment 3156/B-2005  
Portion of SE ¼ Sec. 3-38-27-W4M  
Inglewood East – Phase 1  
Melcor Developments Ltd.

---

*Reference Report:*

Parkland Community Planning Services, dated February 9, 2005.

*Bylaw Readings:*

Land Use Bylaw Amendment 3156/B-2005 was given second and third readings. A copy of the bylaw is attached.

*Report Back to Council:* No

*Comments/Further Action:*

Land Use Bylaw Amendment 3156/B-2005 provides for the development of Phase 1 of the Inglewood East Neighbourhood. Approximately 8.392 ha (20.74 ac) of land will be rezoned from A1 Future Urban Development District to R1 Residential Low Density District, R1N Residential Narrow Lot District, and P1 Parks and Recreation District to create 104 low density residential lots, 1 social/day care site, 1 municipal reserve lot and 1 public utility lot. This office will amend the Land Use Bylaw and distribute copies in due course.

*fw:*   
Kelly Kloss  
Manager

/chk  
/attach.

c Director of Development Services  
Inspections & Licensing Manager  
Land & Economic Development Manager  
City Assessor  
D. Kutinsky, Graphics Designer  
B. Greter, Clerk Steno

**BYLAW NO. 3156/B-2005**

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

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


1. That "Use District Map J4" contained within "Schedule B" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 2/2005 attached hereto and forming part of the bylaw.

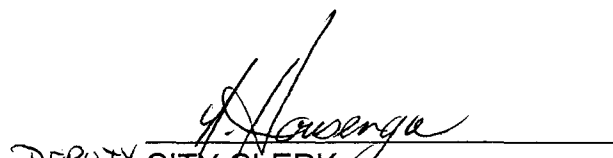
READ A FIRST TIME IN OPEN COUNCIL this 28<sup>th</sup> day of February 2005.

READ A SECOND TIME IN OPEN COUNCIL this 29<sup>th</sup> day of March 2005.

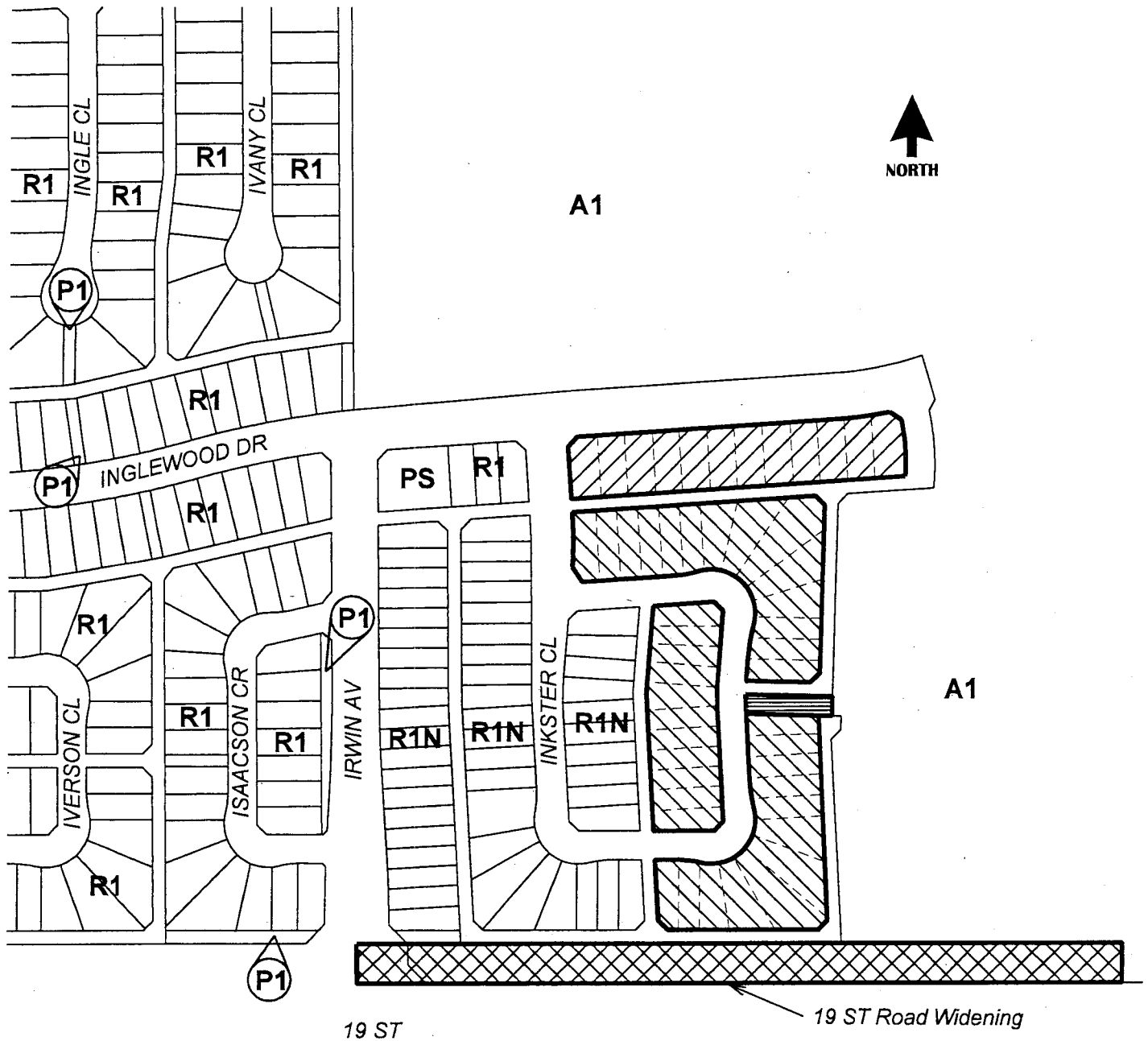
READ A THIRD TIME IN OPEN COUNCIL this 29<sup>th</sup> day of March 2005.

AND SIGNED BY THE MAYOR AND CITY CLERK this 29<sup>th</sup> day of March 2005.

  
MAYOR

  
DEPUTY CITY CLERK

# The City of Red Deer *PROPOSED LAND USE BYLAW AMENDMENT*



## AFFECTED DISTRICTS:

A1 - Future Urban Development  
 R1 - Residential (Low Density)  
 R1N - Residential (Narrow Lot)  
 P1 - Parks and Recreation

## Change from :

A1 to R1	
A1 to R1N	
A1 to P1	
A1 to Road	

MAP No. 2 / 2005  
 BYLAW No. 3156 / B - 2005

**Legislative & Administrative Services**

**DATE:** March 21, 2005

**TO:** City Council

**FROM:** Legislative & Administrative Services Manager

**SUBJECT:** Land Use Bylaw Amendment 3156/C-2005  
Portion of Lot 1, Block 1, Plan 972 0461; Lot 1, Block 4, Plan 822 0501; Road  
Plan 822 0501; Lot 5PUL, Block 4, Plan 902 0499  
Johnstone Crossing – Phases 5 & 6  
City of Red Deer

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***History***

At the Monday, February 28, 2005 meeting of Council, Land Use Bylaw Amendment 3156/C-2005 was given first reading.

Land Use Bylaw Amendment 3156/C-2005 provides for the development of Phases 5 & 6 of the Johnstone Crossing Neighbourhood. Approximately 11.283 ha (27.88 ac) of land will be rezoned from A1 Future Urban Development District to R1 Residential Low Density District, R1N Residential Narrow Lot District, R1A Residential (Semi-Detached Dwelling) District, P1 Parks and Recreation District, and PS Public Service (Institutional or Governmental) District to create 120 low density residential lots, 3 municipal reserve lots, 1 public utility lot, 1 fire hall site and 2 remainders.

***Public Consultation Process***

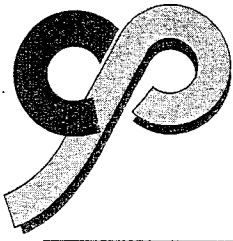
A Public Hearing has been advertised for the above noted bylaw to be held on Tuesday, March 29, 2005 at 7:00 p.m. in the Council Chambers, during Council's regular meeting. The owners of the properties bordering the site have been notified by letter of the Public Hearing.

***Recommendations***

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

A handwritten signature in black ink, appearing to read "Kelly Kloss".

Kelly Kloss  
Manager



**DATE:** February 24, 2005

**TO:** Kelly Kloss, Legislative and Administrative Services Manager

**FROM:** Martin Kvapil, Planning Assistant

**RE:** Land Use Bylaw Amendment No. 3156/C-2005  
Portion of Lot 1, Block 1, Plan 972 0461; Lot 1, Block 4, Plan 822 0501; Road Plan 822 0501; Lot 5PUL, Block 4, Plan 902 0499  
Johnstone Crossing – Phases 5 & 6  
The City of Red Deer

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**Proposal**

The City of Red Deer is proposing to develop Phases 5 and 6 of the Johnstone Crossing neighbourhood. Phases 5 and 6 are located within the westerly portion of the Johnstone Crossing Neighbourhood Area Structure Plan. Rezoning is being sought for approximately 11.283 ha (27.88 ac.) of land from A1 Future Urban Development District to R1 Residential Low Density District, R1N Residential Narrow Lot District, R1A Residential (Semi-Detached Dwelling) District, P1 Parks and Recreation District, and PS Public Service (Institutional or Governmental) District in order to create one hundred twenty (120) low density residential lots, three (3) municipal reserve lots, one (1) public utility lot, one (1) fire hall site, and two (2) remainders.

**Staff Recommendation**

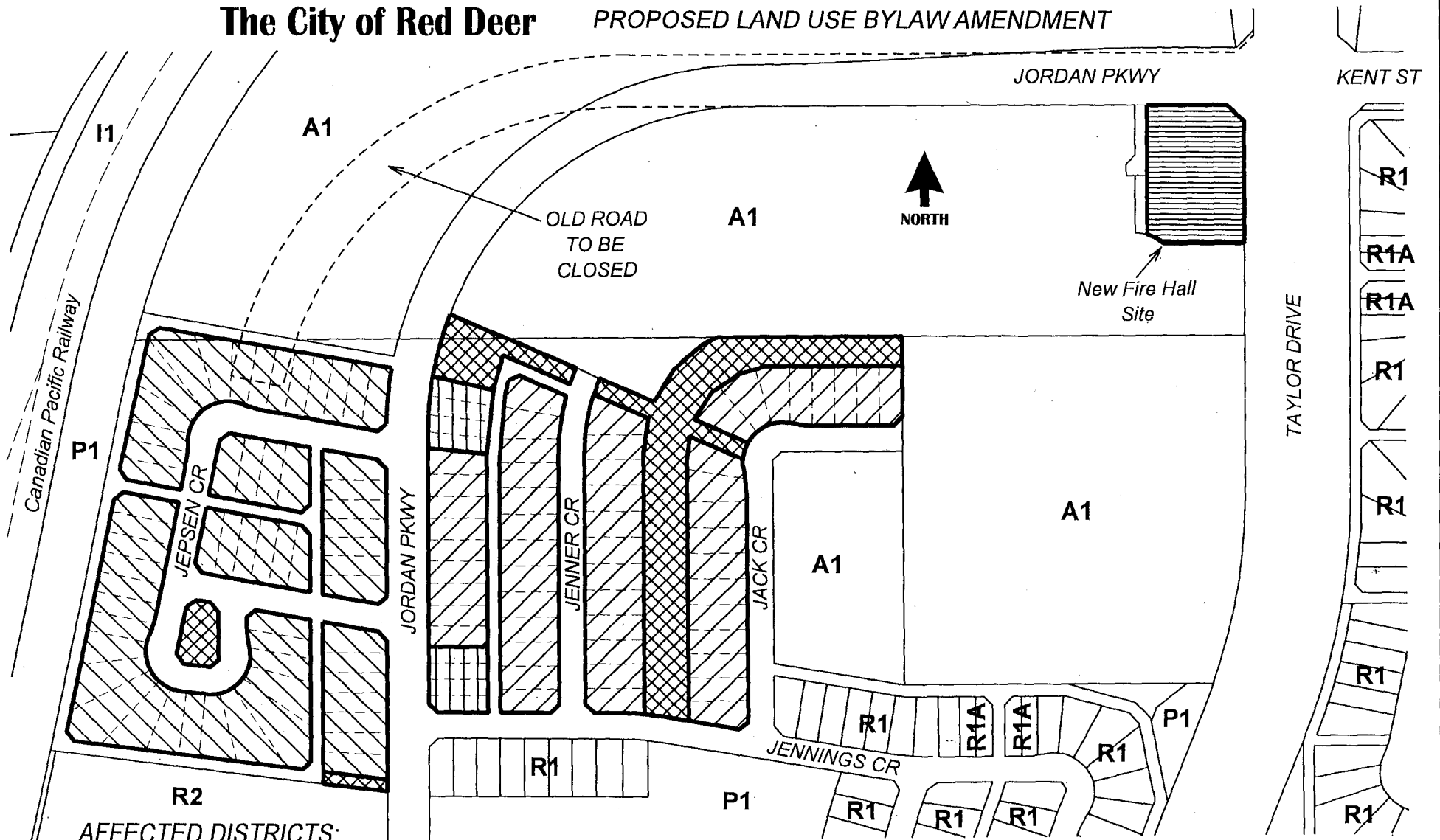
The proposal conforms with the Johnstone Crossing Neighbourhood Area Structure Plan and therefore it is recommended that City Council proceed with first reading of Land Use Bylaw Amendment 3156/C-2005.

  
Martin Kvapil  
Planning Assistant

/attach.

# The City of Red Deer






## PROPOSED LAND USE BYLAW AMENDMENT



### AFFECTED DISTRICTS:

- A1 - Future Urban Development
- R1 - Residential (Low Density)
- R1N - Residential (Narrow Lot)
- R1A - Residential (Semi-Detached Dwelling)
- P1 - Parks and Recreation
- PS - Public Service (Institutional or Governmental)

### Change from :

- A1 to R1 
- A1 to R1N 
- A1 to R1A 
- A1 to P1 
- A1 to PS 

MAP No. 3 / 2005  
BYLAW No. 3156 / C-2005



Legislative & Administrative Services

**DATE:** March 30, 2005

**TO:** Martin Kvapil, Parkland Community Planning Services

**FROM:** Kelly Kloss, Legislative & Administrative Services Manager

**SUBJECT:** Land Use Bylaw Amendment 3156/C-2005  
Portion of Lot 1, Block 1, Plan 972 0461; Lot 1, Block 4, Plan 822 0501; Road  
Plan 822 0501; Lot 5PUL, Block 4, Plan 902 0499  
Johnstone Crossing – Phases 5 & 6  
The City of Red Deer

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***Reference Report:***

Parkland Community Planning Services, dated February 24, 2005.

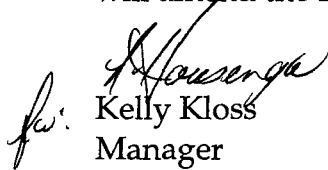
***Bylaw Readings:***

Land Use Bylaw Amendment 3156/C-2005 was given second and third readings. A copy of the bylaw is attached.

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

***Comments/Further Action:***

Land Use Bylaw Amendment 3156/C-2005 provides for the development of Phases 5 & 6 of the Johnstone Crossing Neighbourhood. Approximately 11.283 ha (27.88 ac) of land will be rezoned from A1 Future Urban Development District to R1 Residential Low Density District, F1N Residential Narrow Lot District, R1A Residential (Semi-Detached Dwelling) District, P1 Parks and Recreation District, and PS Public Service (Institutional or Governmental) District to create 120 low density residential lots, 3 municipal reserve lots, 1 public utility lot, 1 fire hall site and 2 remainders. This office will amend the Land Use Bylaw and distribute copies in due course.

  
Kelly Kloss

Manager

/chk

/attach.

c     Director of Development Services  
        Inspections & Licensing Manager  
        Land & Economic Development Manager  
        City Assessor  
        D. Kutinsky, Graphics Designer  
        B. Greter, Clerk Steno

**BYLAW NO. 3156/C-2005**

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

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

1. That "Use District Map D14" and "Use District Map D15" contained within "Schedule B" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 3/2005 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 28<sup>th</sup> day of February 2005.

READ A SECOND TIME IN OPEN COUNCIL this 29<sup>th</sup> day of March 2005.

READ A THIRD TIME IN OPEN COUNCIL this 29<sup>th</sup> day of March 2005.

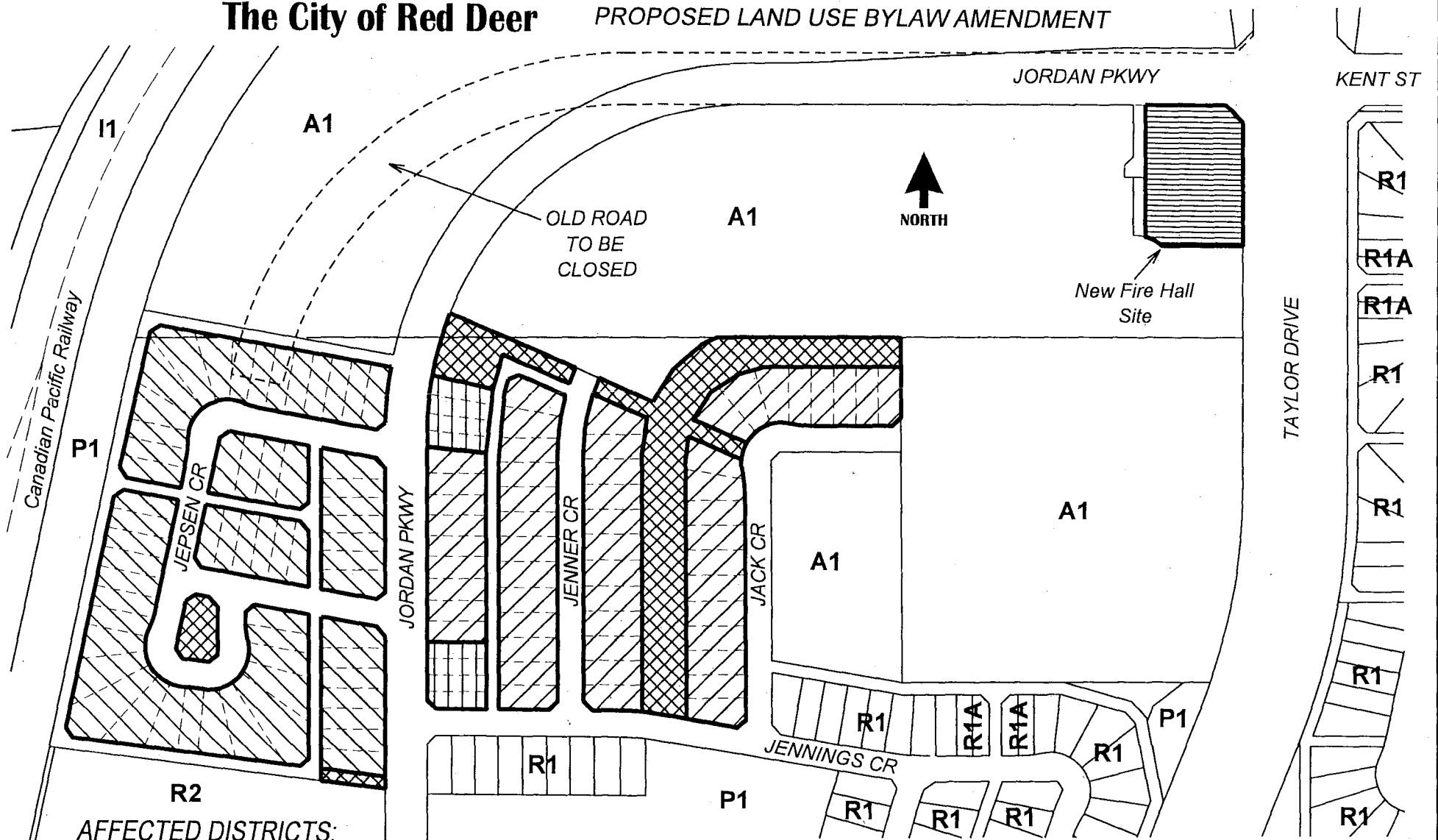
AND SIGNED BY THE MAYOR AND CITY CLERK this 29<sup>th</sup> day of March 2005.

  
MAYOR

  
Deputy CITY CLERK

# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT



### AFFECTED DISTRICTS:

A1 - Future Urban Development

R1 - Residential (Low Density)

R1N - Residential (Narrow Lot)

R1A - Residential (Semi-Detached Dwelling)

P1 - Parks and Recreation

PS - Public Service (Institutional or Governmental)

### Change from :

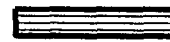
A1 to R1

A1 to R1N

A1 to R1A

A1 to P1

A1 to PS



MAP No. 3 / 2005  
BYLAW No. 3156 / C- 2005

**Treasury Services**

**DATE:** March 22, 2005  
**TO:** City Clerk  
**FROM:** Controller, Treasury Services  
**SUBJECT: Short Term Borrowing Bylaw**

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The Municipal Government Act (MGA) states that, "a municipality may only make a borrowing if the borrowing is authorized by a borrowing bylaw".

The City's investment strategy is to keep funds as fully invested as possible. This requires an estimate of future cash flows in order to determine how much can be invested and for what length of time. Occasionally an estimate of future cash flow is different from the actual cash flow to the point where a bank overdraft is created. The bank overdraft is, in effect, a borrowing from the bank to finance expenditures. Therefore, a borrowing bylaw is necessary to authorize the bank overdraft.

In the past two years, we have used this borrowing capability on five occasions for as long as three months. The maximum amount of borrowing during this period was \$8.8 million.

The MGA states that, "A borrowing bylaw does not have to be advertised if the term of the borrowing does not exceed 3 years". The MGA also requires the following to be set out in the bylaw: (i) the amount of money to be borrowed and the purpose for which the money is borrowed; (ii) the maximum rate of interest and terms of repayment of the borrowing; (iii) the source of money used to pay the principal; (iv) the total amount borrowed to finance operating expenditures must not exceed the amount the municipality estimates will be raised in taxes in the year the borrowing is made; and (v) the borrowing will not cause the municipality to exceed its debt limit.

All of these requirements have been incorporated into the bylaw. The maximum interest rate has been set at 10%. The actual rate charged is the bank's prime interest rate, which fluctuates over time.

**RECOMMENDATION**

That Council approves the Short Term Borrowing Bylaw No. 3343/2005 for the calendar years 2005 to 2007 inclusive.

Dean Krejci  
Controller  
Treasury Services

*Comments:*

I agree with the recommendation of the Controller, Treasury Services.

"Morris Flewwelling"  
Mayor



Council Decision – March 29, 2005

Legislative & Administrative Services

**DATE:** March 30, 2005  
**TO:** Dean Krejci, Controller, Treasury Services  
**FROM:** Kelly Kloss, Legislative & Administrative Services Manager  
**SUBJECT:** Short Term Borrowing Bylaw 3343/2005

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*Reference Report:*

Controller, Treasury Services, dated March 22, 2005.

*Bylaw Readings:*

Short Term Borrowing Bylaw 3343/2005 was given three readings. A copy of the bylaw is attached.

*Report Back to Council:* No

*fw:*  
  
Kelly Kloss  
Manager  
/chk

/attach.

c Director of Corporate Services  
City Treasurer

## **BYLAW NO. 3343/2005**

WHEREAS the amount of the taxes levied or estimated to be levied for the years 2005, 2006 and 2007 by The City of Red Deer (hereinafter called "the Corporation") for all purposes is in excess of sixty million dollars (\$60,000,000.00) each year;

AND WHEREAS the Council of the Corporation deems it necessary to borrow up to the sum of twenty-five million dollars (\$25,000,000.00) from time to time to meet its current year operating expenditures and obligations until such time as the taxes levied or to be levied can be collected;

AND WHEREAS the amount of temporary loans hereby authorized to be borrowed and outstanding will not exceed the amount of annual taxes levied or estimated to be levied;

AND WHEREAS the borrowing authorized will not cause the Corporation to exceed its debt limit;

NOW THEREFORE the Council of the Corporation enacts as follows:

1. That the Corporation borrow from time to time from the Bank of Montreal (hereinafter called "the Bank") a sum not exceeding twenty-five million dollars (\$25,000,000.00) which the Council deems necessary to meet the current expenditures and obligations of the Corporation for the years 2005, 2006 and 2007 until such time as the taxes levied can be collected.
2. That the Corporation agrees to pay interest thereon, either in advance of or at maturity and in either case after maturity, at the Bank prime rate, not to exceed 10% per annum. In the event the Bank prime rate did exceed 10% the loan would become payable immediately.

3. That the Corporation pledges to the Bank the whole of the unpaid taxes and penalties on taxes for the years 2005, 2006 and 2007 as collateral security for the payment of the moneys to be borrowed hereunder and interest thereon.
4. That principal and interest owing under the borrowing authorized by this Bylaw shall be paid from general tax revenue.

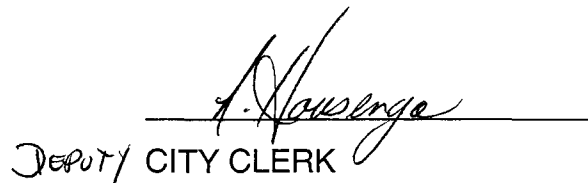
READ A FIRST TIME IN OPEN COUNCIL this 29<sup>th</sup> day of March, 2005.

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READ A THIRD TIME IN OPEN COUNCIL this 29<sup>th</sup> day of March, 2005.

AND SIGNED BY THE MAYOR AND CITY CLERK this 29<sup>th</sup> day of March, 2005.

  
MAYOR

  
Deputy CITY CLERK



**BYLAW NO. 3156/C-2005**

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

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

1. That "Use District Map D14" and "Use District Map D15" contained within "Schedule B" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 3/2005 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 28<sup>th</sup> day of February 2005.

READ A SECOND TIME IN OPEN COUNCIL this day of 2005.

READ A THIRD TIME IN OPEN COUNCIL this day of 2005.

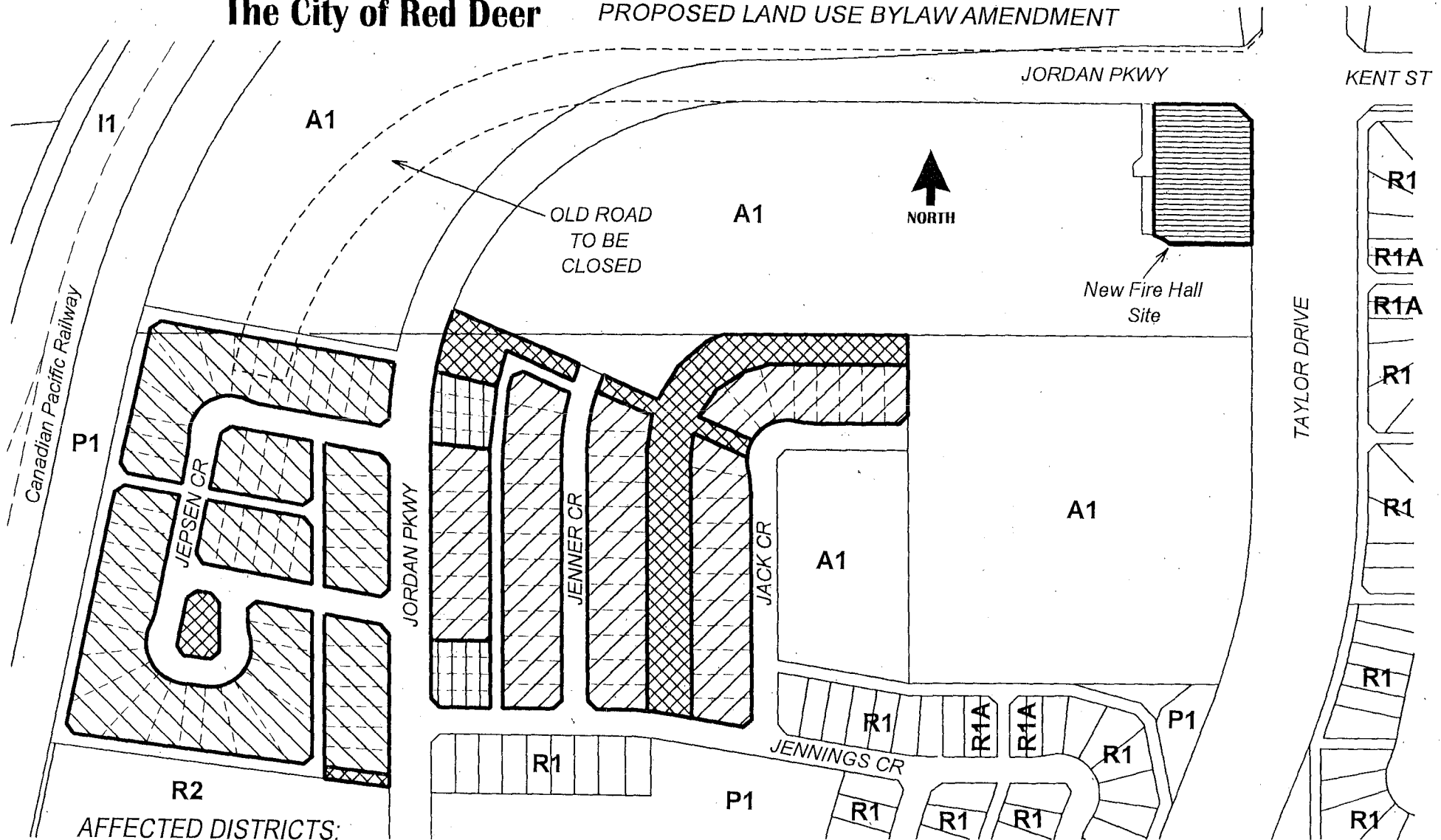
AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2005.

\_\_\_\_\_  
MAYOR

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

# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT



### AFFECTED DISTRICTS:

- A1 - Future Urban Development
- R1 - Residential (Low Density)
- R1N - Residential (Narrow Lot)
- R1A - Residential (Semi-Detached Dwelling)
- P1 - Parks and Recreation
- PS - Public Service (Institutional or Governmental)

### Change from :

- A1 to R1
- A1 to R1N
- A1 to R1A
- A1 to P1
- A1 to PS

MAP No. 3 / 2005  
BYLAW No. 3156 / C- 2005

**BYLAW NO. 3156/B-2005**

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

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

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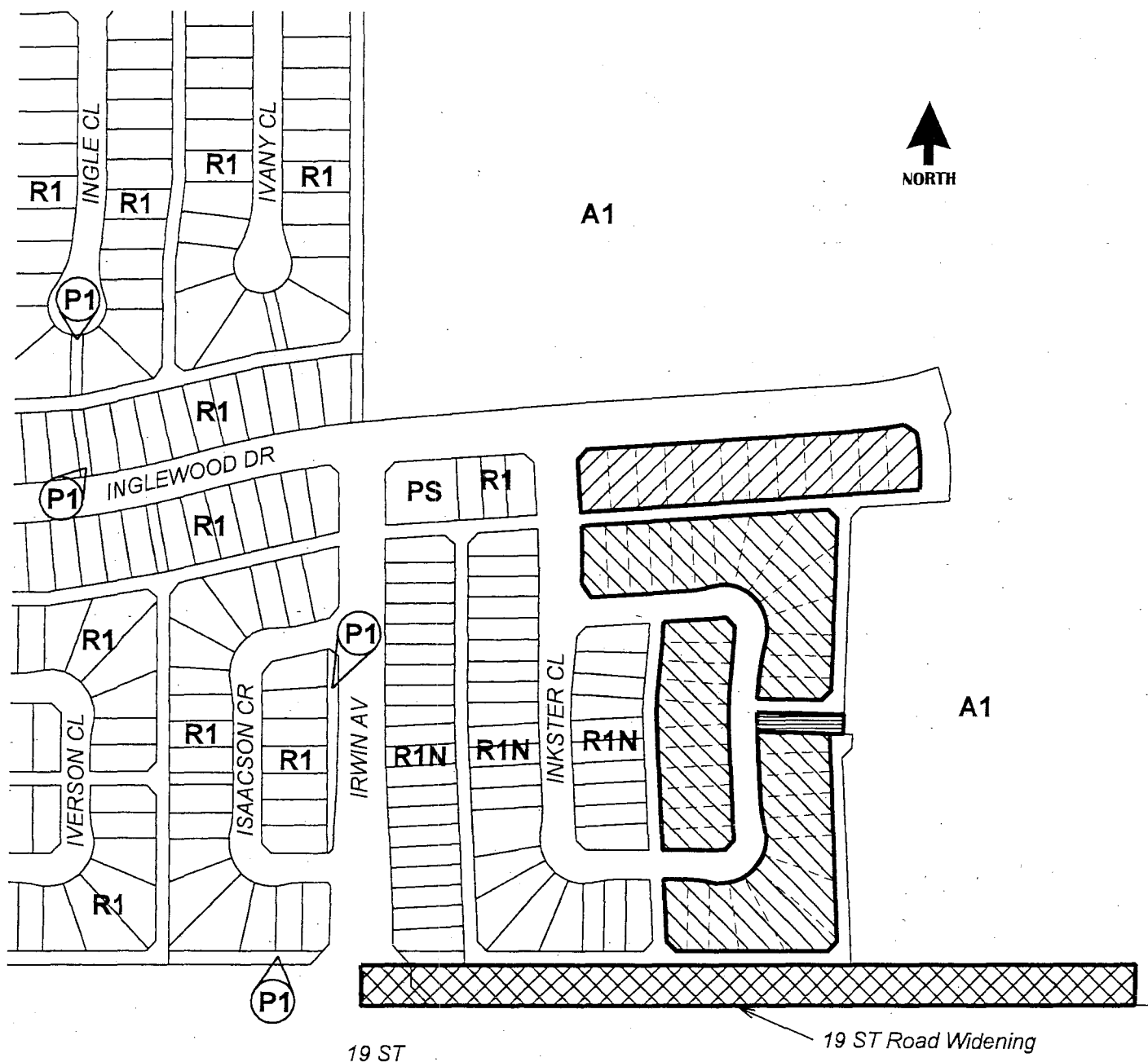
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MAYOR

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CITY CLERK


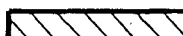


# The City of Red Deer P14 PROPOSED LAND USE BYLAW AMENDMENT



## AFFECTED DISTRICTS:

A1 - Future Urban Development  
 R1 - Residential (Low Density)  
 R1N - Residential (Narrow Lot)  
 P1 - Parks and Recreation

## Change from :

A1 to R1   
 A1 to R1N   
 A1 to P1   
 A1 to Road 

MAP No. 2 / 2005  
 BYLAW No. 3156 / B - 2005

**BYLAW NO. 3343/2005**

WHEREAS the amount of the taxes levied or estimated to be levied for the years 2005, 2006 and 2007 by The City of Red Deer (hereinafter called "the Corporation") for all purposes is in excess of sixty million dollars (\$60,000,000.00) each year;

AND WHEREAS the Council of the Corporation deems it necessary to borrow up to the sum of twenty-five million dollars (\$25,000,000.00) from time to time to meet its current year operating expenditures and obligations until such time as the taxes levied or to be levied can be collected;

AND WHEREAS the amount of temporary loans hereby authorized to be borrowed and outstanding will not exceed the amount of annual taxes levied or estimated to be levied;

AND WHEREAS the borrowing authorized will not cause the Corporation to exceed its debt limit;

NOW THEREFORE the Council of the Corporation enacts as follows:

1. That the Corporation borrow from time to time from the Bank of Montreal (hereinafter called "the Bank") a sum not exceeding twenty-five million dollars (\$25,000,000.00) which the Council deems necessary to meet the current expenditures and obligations of the Corporation for the years 2005, 2006 and 2007 until such time as the taxes levied can be collected.
2. That the Corporation agrees to pay interest thereon, either in advance of or at maturity and in either case after maturity, at the Bank prime rate, not to exceed 10% per annum. In the event the Bank prime rate did exceed 10% the loan would become payable immediately.

3. That the Corporation pledges to the Bank the whole of the unpaid taxes and penalties on taxes for the years 2005, 2006 and 2007 as collateral security for the payment of the moneys to be borrowed hereunder and interest thereon.
4. That principal and interest owing under the borrowing authorized by this Bylaw shall be paid from general tax revenue.

READ A FIRST TIME IN OPEN COUNCIL this            day of            2005.

READ A SECOND TIME IN OPEN COUNCIL this            day of            2005.

READ A THIRD TIME IN OPEN COUNCIL this            day of            2005.

AND SIGNED BY THE MAYOR AND CITY CLERK this            day of            2005.

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MAYOR

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CITY CLERK