

CITY COUNCIL

AGENDA

Monday, April 30, 2012 – Council Chambers, City Hall

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

1. IN CAMERA MEETING

1.1. Land Matter

1.2. Financial Matter

2. MINUTES

2.1. Confirmation of the Minutes of the Monday, April 16, 2012 Regular Council Meeting

(Agenda Pages 1 – 15)

3. POINT OF INTEREST

4. CORRESPONDENCE

4.1. The Way Forward: Housing Delivery in Red Deer under the Alberta Housing Act

(Agenda Pages 16 – 24)

5. REPORTS - ADDITIONAL ITEM

5.1. Capital Project to Renovate Station #3 (Mountview)
Net Zero Overage Expenditure Approval Request

(Agenda Pages 25 – 26)

6. UNFINISHED BUSINESS

7. REPORTS

- 7.1. Francophone K-12 School - 4810 - 35 Street
Development Permit Application
(Report to be provided at the Monday, April 30, 2012 Council Meeting)
- 7.2. Election: At Large versus Ward System of Voting
(Agenda Pages 27 – 41)
- 7.3. 2012 Change in Seating Arrangement for Councillors
(Agenda Pages 42 – 43)

8. BYLAWS

- 8.1. 2012 Tax Rate Bylaw 3481/2012
Consideration of Second and Third Readings of the Bylaw
(Report to be provided at the Monday, April 30, 2012 Council Meeting)
- 8.2. Proposed 2012 Off-Site Levy Rates
2012 Off Site Levy Bylaw 3480/2012
Consideration of Second and Third Readings of the Bylaw
(Agenda Pages 44 – 71)
- 8.3. Land Use Bylaw Amendment 3357/E-2012
Rezone from R1A to R1A with a site exception to allow a multi-attached dwelling unit as a discretionary use
Located at 3818 - 44 Street
Consideration of First Reading of the Bylaw
(Agenda Pages 72 – 86)

9. PUBLIC HEARINGS

- 9.1. Land Use Bylaw Amendment 3357/C-2012
Rezoning of Phase 3 of the Lancaster/Vanier NASP
Consideration of Second and Third Readings of the Bylaw
(Agenda Pages 87 – 93)

- 9.2. Land Use Bylaw Amendment 3357/D-2012
Rezoning of Phase 5 of the Timberstone Park NASP
Consideration of Second and Third Readings of the Bylaw
(Agenda Pages 94 – 99)
- 9.3. Lancaster/Vanier East NASP Amendment 3217/B-2012
Land Use Bylaw Amendment 3357/F-2012 - PUL Rezoning
(Agenda Pages 100 – 109)
 - 9.3.a. Lancaster/Vanier East Neighbourhood Area Structure Plan Amendment
3217/B-2012
Consideration of Second and Third Readings of the Bylaw
 - 9.3.b. Land Use Bylaw Amendment 3357/F-2012
Consideration of Second and Third Readings of the Bylaw
- 9.4. Partial Road Closure & Redesignation of a Portion of Plan H at Cenotaph on
Ross Street and 49th Street
(Agenda Pages 110 – 119)
 - 9.4.a. Road Closure Bylaw 3479/2012
Consideration of Second and Third Readings of the Bylaw
 - 9.4.b. Land Use Bylaw Amendment 3357/G-2012
Consideration of Second and Third Readings of the Bylaw

10. PETITIONS AND DELEGATIONS

11. REPORTS - CONTINUED

- 11.1. Environmental Advisory Committee 2011 Annual Report
(Agenda Pages 120 – 125)

12. NOTICES OF MOTION

13. ADMINISTRATIVE INQUIRIES

14. ADJOURNMENT

15. ATTACHMENTS

- 15.1. Attachment A
2012 Tax Rate Bylaw 3481/2012
Consideration of Second and Third Readings of the Bylaw
(Agenda Pages 126 – 156)



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 Monday, April 16, 2012
commenced at 2:05 P.M.

Present:

Mayor Morris Flewwelling (arrived 6:00 p.m.)

Councillor Buck Buchanan (Deputy Mayor)

Councillor Paul Harris

Councillor Cindy Jefferies

Councillor Lynne Mulder

Councillor Chris Stephan

Councillor Tara Veer

Councillor Frank Wong

Councillor Dianne Wyntjes

City Manager, Craig Curtis

Director of Community Services, Greg Scott

Director of Corporate Services, John Knoch

Director of Development Services, Paul Goranson

Acting Director of Planning Services, Charity Dyke

Human Resources Manager, Marge Wray

Legislative & Governance Services Manager, Elaine Vincent

Deputy City Clerk, Frieda McDougall

City Solicitor, Michelle Baer

City Planning Manager, Tara Lodewyk

Planner, Quincy Brown

Senior Planner, Tony Lindhout

Major Projects Planner, Angus Schaffenburg

Corporate Controller, Michelle Andrew

Financial Services Manager, Dean Krecji

Land Services Specialist, Liz Soley

Land Coordinator, Joe D'Onofrio

HR Team Leader, Greg LeBlanc

Electric, Light & Power Manager, Jim Jorgenson

Land & Economic Development Manager, John Sennema



I. IN CAMERA MEETING

Moved by Councillor Lynne Mulder, seconded by Councillor Dianne Wyntjes

Resolved that Council of The City of Red Deer agrees to enter into an In-Camera meeting of Council on Monday, April 16, 2012 at 2:05 p.m. and hereby agrees to exclude the following:

All members of the media; and
All members of the public.

IN FAVOUR: Deputy Mayor Buck Buchanan, Councillor Paul Harris, Councillor Cindy Jefferies, Councillor Lynne Mulder, Councillor Chris Stephan, Councillor Tara Veer, Councillor Frank Wong, Councillor Dianne Wyntjes

ABSENT: Mayor Morris Flewwelling

MOTION CARRIED

Moved by Councillor Chris Stephan, seconded by Councillor Dianne Wyntjes

Resolved that Council of The City of Red Deer agrees to revert to an open meeting of Council on Monday, April 16, 2012 at 3:01 p.m.

IN FAVOUR: Deputy Mayor Buck Buchanan, Councillor Paul Harris, Councillor Cindy Jefferies, Councillor Lynne Mulder, Councillor Chris Stephan, Councillor Tara Veer, Councillor Frank Wong, Councillor Dianne Wyntjes

ABSENT: Mayor Morris Flewwelling

MOTION CARRIED

Council recessed at 3:01 and reconvened at 3:09 p.m.



2. MINUTES

2.1. Confirmation of the Minutes of the Monday, April 2, 2012 Regular Council Meeting

Moved by Councillor Lynne Mulder, seconded by Councillor Dianne Wyntjes

Resolved that the Minutes of the Monday, April 2, 2012 Regular Council Meeting be approved as transcribed.

IN FAVOUR: Deputy Mayor Buck Buchanan, Councillor Paul Harris, Councillor Cindy Jefferies, Councillor Lynne Mulder, Councillor Chris Stephan, Councillor Tara Veer, Councillor Frank Wong, Councillor Dianne Wyntjes

ABSENT: Mayor Morris Flewwelling

MOTION CARRIED

3. POINTS OF INTEREST

Deputy Mayor Buck Buchanan on a Point of Interest indicated that the Red Deer Chamber of Commerce hosted a dinner with the Edmonton Chamber of Commerce and shared the message that the City of Red Deer is open for business. Deputy Mayor Buchanan also spoke of the upcoming opening of the safety center that will provide a one stop location for community groups. Deputy Mayor Buchanan then invited all citizens to attend Let's Talk at the Parkland Mall on Saturday, April 21, 2012. City Council, senior administration and representatives of all City departments will be in attendance to provide an opportunity to ask questions and share ideas.

On a Point of Interest Councillor Dianne Wyntjes shared that she, Mayor Morris Flewwelling and Councillor Buck Buchanan attended the ground breaking for the Enmax Centrium expansion project on April 16, 2012. Councillor Wyntjes on a Point of Interest congratulated



Re-think Red Deer on their nomination and being short listed for the community group category for the Emerald Awards - a provincial environmental leadership award. The award will be announced June 6. Councillor Wyntjes then reminded the community that Green Deer, The City's annual clean up, begins April 16 until June 17. This is an opportunity for schools, business, local groups, community associations and residents to join and clean up litter in our parks and neighborhoods. On a final note, Councillor Wyntjes invited the citizens and their families to celebrate Earth Day on Sunday, April 22nd at Kerry Wood Nature Centre from noon to 4:00 pm with activities such as nature walks, composting demonstrations and learning about ways to impact environmental issues.

On Point of Interest, Councillor Frank Wong shared that he and Councillor Stephan attended the Optimist Club of Red Deer's Salute to Youth Dinner this past Saturday. Following Councillor Wong's greetings, the audience was updated on the City's Fee Assistance Program which provided 3,100 opportunities to access recreation, parks and culture facilities and programs in 2011. The program received assistance from the Canadian Tire Jump Start Fund and the Community Foundation Endowment Fund.

4. UNFINISHED BUSINESS

4.1. River Bend Golf and Recreation Area - Deferral of Loan Payment for 2008 - 2011

Moved by Deputy Mayor Buck Buchanan, seconded by Councillor Lynne Mulder

Resolved that Council of The City of Red Deer, hereby agrees to lift from the table consideration of a report regarding River Bend Golf and Recreation Area deferral of loan payment for 2008 - 2011.

IN FAVOUR:

Deputy Mayor Buck Buchanan, Councillor Paul Harris, Councillor Cindy Jefferies, Councillor Lynne Mulder, Councillor Chris Stephan, Councillor Tara Veer, Councillor Frank Wong, Councillor Dianne Wyntjes

ABSENT:

Mayor Morris Flewwelling

**MOTION TO LIFT FROM THE TABLE CARRIED**

Moved by Councillor Cindy Jefferies, seconded by Councillor Tara Veer

Resolved that Council of The City of Red Deer, having considered the report from the Recreation, Parks and Culture department, dated March 28, 2012, hereby agrees to re-table consideration of the River Bend Golf and Recreation Area Deferral of Loan Payment for 2008 – 2011 report to the Monday, June 25, 2012 Council Meeting to provide more time for administration to complete the report.

IN FAVOUR: Deputy Mayor Buck Buchanan, Councillor Paul Harris, Councillor Cindy Jefferies, Councillor Lynne Mulder, Councillor Chris Stephan, Councillor Tara Veer, Councillor Frank Wong, Councillor Dianne Wyntjes

ABSENT: Mayor Morris Flewwelling

MOTION TO TABLE CARRIED**5. REPORTS****5.1. 2011 Annual Financial Statements**

Moved by Councillor Tara Veer, seconded by Councillor Chris Stephan

Resolved that Council of The City of Red Deer, having considered the report from the Financial Services department dated April 4, 2012 re: 2011 Annual Financial Statements, hereby:

1. Accepts the 2011 Financial Statements and Annual Financial Report for distribution to the public and other interested parties;
2. Authorizes the Mayor and one Councillor from the Audit Committee to sign the 2011 Financial Statements on behalf of Council; and
3. Authorizes Administration to forward the 2011 Financial Statements to Alberta

**Municipal Affairs by May 1, 2012.**

IN FAVOUR: Deputy Mayor Buck Buchanan, Councillor Paul Harris, Councillor Cindy Jefferies, Councillor Lynne Mulder, Councillor Chris Stephan, Councillor Tara Veer, Councillor Frank Wong, Councillor Dianne Wyntjes

ABSENT: Mayor Morris Flewwelling

MOTION CARRIED

5.2. Red Deer Regional Airport / First Quarter 2012 Update

Mr. R.J. Seenstra, Chief Executive Officer and Bernie Papp, Chairman of the Board of the Red Deer Regional Airport were in attendance to present the report and respond to questions of Council. Following discussion Council agreed to accept the report as information.

5.3. Garden Heights Lot Pricing

Moved by Councillor Dianne Wyntjes, seconded by Councillor Tara Veer

Resolved that Council of The City of Red Deer, having considered the report from Land and Economic Development department, dated March 15, 2012, re Garden Heights Lot Pricing, hereby approves the market values for the lots to be based on an appraisal dated April 20, 2011 and any subsequent updates, with further adjustments to the individual lot prices.

IN FAVOUR: Deputy Mayor Buck Buchanan, Councillor Paul Harris, Councillor Cindy Jefferies, Councillor Lynne Mulder, Councillor Chris Stephan, Councillor Tara Veer, Councillor Frank Wong, Councillor Dianne Wyntjes

ABSENT: Mayor Morris Flewwelling



MOTION CARRIED

5.4. 2012 Exempt Staff Salary Treatment

Moved by Councillor Cindy Jefferies, seconded by Councillor Paul Harris

Resolved that Council of The City of Red Deer having considered the report from the Human Resources Manager and Human Resources Team Leader, dated April 3, 2012 re: 2012 Exempt Staff Salary Treatment hereby approves a 3% general salary increase for Exempt Staff effective January 1, 2012.

IN FAVOUR: Deputy Mayor Buck Buchanan, Councillor Paul Harris, Councillor Cindy Jefferies, Councillor Lynne Mulder, Councillor Tara Veer, Councillor Frank Wong, Councillor Dianne Wyntjes

OPPOSED: Councillor Chris Stephan

ABSENT: Mayor Morris Flewwelling

MOTION CARRIED

Council recessed at 5:10 p.m. and reconvened at 6:05 p.m.

7. PUBLIC HEARINGS**7.1. Proposed Francophone School: 4810 - 35 Street / Land Use Bylaw Amendment 3357/I-2012 / Direct Control District 31**

Mayor Morris Flewwelling declared open the Public Hearing for Land Use Bylaw Amendment 3357/I-2012 which provides for the rezoning of approximately 9.4 acres of City owned land zoned A2 Environmental Preservation District and approximately 3.3 acres of school owned land zoned PS – Public Service District to create Direct Control District 31. This is to facilitate the establishment of a new K-12 Francophone school located at 4810 – 35 Street. As no one was in attendance to speak for or against the Bylaw amendment Mayor Flewwelling declared the Public Hearing closed.



Council agreed to consider 2nd and 3rd reading of the Bylaw at this time.

Moved by Councillor Dianne Wyntjes, seconded by Councillor Buck Buchanan

SECOND READING: That Land Use Bylaw Amendment 3357/I-2012 (Establishment of Direct Control District 31/ to Accommodate a Proposed Francophone School) be read a second time.

IN FAVOUR: Mayor Morris Flewwelling, Councillor Buck Buchanan, Councillor Paul Harris, Councillor Cindy Jefferies, Councillor Lynne Mulder, Councillor Chris Stephan, Councillor Tara Veer, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

Moved by Councillor Dianne Wyntjes, seconded by Councillor Buck Buchanan

THIRD READING: That Land Use Bylaw Amendment 3357/I-2012 be read a third time.

IN FAVOUR: Mayor Morris Flewwelling, Councillor Buck Buchanan, Councillor Paul Harris, Councillor Cindy Jefferies, Councillor Lynne Mulder, Councillor Chris Stephan, Councillor Tara Veer, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

A subsequent motion was introduced and passed.

Moved by Councillor Lynne Mulder, seconded by Councillor Dianne Wyntjes

Resolved that Council of The City of Red Deer, having considered the report from the Planning department dated April 13, 2012 re: Update on the Proposed Francophone School 4810 35 Street hereby directs Administration to enter into a partnership agreement with the Conseil scolaire Centre-Nord, Alberta Infrastructure and Alberta



Education with respect to the design, construction, and maintenance of the following items:

1. Class A Soccer Field;
2. Relocation of the Existing Playground;
3. Parking Lot Construction and Maintenance;
4. Relocation of the rink to a temporary location site.

IN FAVOUR: Mayor Morris Flewwelling, Councillor Buck Buchanan, Councillor Paul Harris, Councillor Cindy Jefferies, Councillor Lynne Mulder, Councillor Chris Stephan, Councillor Tara Veer, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

5. REPORTS - continued

5.5. City of Red Deer Transmission Master Plan

Moved by Councillor Cindy Jefferies, seconded by Councillor Dianne Wyntjes

Resolved that Council of The City of Red Deer, having considered the report from Electric Light and Power department, dated April 5, 2012, re: City of Red Deer Transmission Master Plan, hereby approves the 2011 – 2025 Transmission Master Plan as a planning document for the Electric Light and Power Department.

IN FAVOUR: Mayor Morris Flewwelling, Councillor Buck Buchanan, Councillor Paul Harris, Councillor Cindy Jefferies, Councillor Lynne Mulder, Councillor Chris Stephan, Councillor Tara Veer, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

5.6. Transmission Line - Riverlands

Moved by Councillor Buck Buchanan, seconded by Councillor Cindy Jefferies



Resolved that Council of The City of Red Deer, having considered the report from the Planning Services division, dated April 2, 2012 re: Transmission Line – Riverlands, hereby authorizes The City of Red Deer to enter into an agreement with AltaLink for the full burial of the 700m of transmission line through the Riverlands District at an estimated cost of \$8.7 million, +/- 30%, with \$8.1 million from approved land bank funding and the remainder up to \$3.2 million is to be transferred from the 2013 Capital Plan to the 2012 Capital Plan to be funded from the Capital Projects Reserve.

IN FAVOUR: Mayor Morris Flewwelling, Councillor Buck Buchanan, Councillor Paul Harris, Councillor Cindy Jefferies, Councillor Lynne Mulder, Councillor Tara Veer, Councillor Frank Wong, Councillor Dianne Wyntjes

OPPOSED: Councillor Chris Stephan

MOTION CARRIED

5.7. Request Regarding Combative Sports Events

Moved by Councillor Chris Stephan, seconded by Councillor Tara Veer

Resolved that Council of The City of Red Deer having considered the report from Legislative and Governance Services department, dated April 2, 2012, re: Request Regarding Combative Sport Events, hereby provides no objection to the Central Combative Sport Commission's oversight of the following events within the city of Red Deer:

May 11, 2012:	PFC 9 (Professional & Amateur Mixed Martial Arts)
August 25, 2012:	Boxing (Professional & Amateur Boxing)
December 14, 2012:	PFC 10 (Professional & Amateur Mixed Martial Arts)

IN FAVOUR: Mayor Morris Flewwelling, Councillor Buck Buchanan, Councillor Paul Harris, Councillor Cindy Jefferies, Councillor Lynne Mulder, Councillor Chris Stephan, Councillor Tara Veer, Councillor Frank Wong, Councillor Dianne Wyntjes



MOTION CARRIED

5.8. Extra Responsibility Pay for Council

Moved by Councillor Buck Buchanan, seconded by Councillor Dianne Wyntjes

Resolved that Council of The City of Red Deer, having considered the report from Legislative & Governance Services department, dated April 2, 2012, re: Extra Responsibility Pay for Council for members participation on external boards or committees, hereby agrees to adopt Council Policy 7002-C as amended to reflect extra responsibility pay for Council member participation on external board meetings to which they have been formally appointed by Council with the amendments as follows:

- Item 15 to reflect this provision when doing City business
- Appendix to include Mayor and Council salaries

IN FAVOUR: Mayor Morris Flewwelling, Councillor Buck Buchanan, Councillor Paul Harris, Councillor Cindy Jefferies, Councillor Lynne Mulder, Councillor Tara Veer, Councillor Frank Wong, Councillor Dianne Wyntjes

OPPOSED: Councillor Chris Stephan

MOTION CARRIED

Moved by Councillor Cindy Jefferies, seconded by Councillor Buck Buchanan

Resolved that Council of The City of Red Deer, having considered the report from Legislative & Governance Services department, dated April 2, 2012, re: Extra Responsibility Pay for Council for members participating on external boards or committees, hereby agrees that an operating base budget adjustment in the amount of \$9,860 be made to provide for per diems with funding for 2012 to be allocated through the Tax Stabilization Reserve.

IN FAVOUR: Mayor Morris Flewwelling, Councillor Buck Buchanan,



Councillor Paul Harris, Councillor Cindy Jefferies, Councillor Lynne Mulder, Councillor Tara Veer, Councillor Frank Wong, Councillor Dianne Wyntjes

OPPOSED: Councillor Chris Stephan

MOTION CARRIED

5.9. Council Representation on Federation of Canadian Municipalities

Moved by Councillor Dianne Wyntjes, seconded by Councillor Cindy Jefferies

Resolved that Council of The City of Red Deer hereby agrees to lift from the table consideration of the report from the Legislative & Governance Services department, dated March 14, 2012, regarding Council Representation on Federation of Canadian Municipalities.

IN FAVOUR: Mayor Morris Flewwelling, Councillor Buck Buchanan, Councillor Paul Harris, Councillor Cindy Jefferies, Councillor Lynne Mulder, Councillor Chris Stephan, Councillor Tara Veer, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION TO LIFT FROM THE TABLE CARRIED

Moved by Councillor Dianne Wyntjes, seconded by Councillor Lynne Mulder

Resolved that Council of The City of Red Deer, having considered the report from Legislative & Governance Services, dated March 14, 2012, re: Council Representation on Federation of Canadian Municipalities (FCM), hereby agrees:

1. That Council assumes costs up to \$1,000 related to a campaign for election of FCM's Board of Directors by Councillor Paul Harris; and
2. That Council endorses Councillor Paul Harris to stand for election on FCM's Board of Directors; and



3. That Council assumes all costs associated with Councillor Paul Harris attending FCM's Board of Directors meetings.

IN FAVOUR: Mayor Morris Flewwelling, Councillor Buck Buchanan, Councillor Paul Harris, Councillor Cindy Jefferies, Councillor Lynne Mulder, Councillor Tara Veer, Councillor Frank Wong, Councillor Dianne Wyntjes

OPPOSED: Councillor Chris Stephan

MOTION CARRIED

4. UNFINISHED BUSINESS - continued

4.2. Notice of Motion Submitted by Councillor Paul Harris - Solar Ready Requirements for New Home Construction

Moved by Councillor Buck Buchanan, seconded by Councillor Tara Veer

Resolved that Council of The City of Red Deer, hereby agrees to lift from the table consideration of the Notice of Motion submitted by Councillor Paul Harris re Solar Ready Requirements for New Home Construction.

IN FAVOUR: Mayor Morris Flewwelling, Councillor Buck Buchanan, Councillor Paul Harris, Councillor Cindy Jefferies, Councillor Lynne Mulder, Councillor Chris Stephan, Councillor Tara Veer, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION TO LIFT FROM THE TABLE CARRIED

Moved by Councillor Paul Harris, seconded by Councillor Cindy Jefferies



Whereas climate change is becoming of increasing concern to the Red Deer citizens and individuals worldwide; and

Whereas the burning of fossil fuels for electricity and heating significantly affects the air quality and contributes to climate change; and

Whereas the housing industry has an opportunity to change building practices at little additional cost during construction to allow for future solar technologies; and

Whereas the strategic direction of Red Deer urges our community to look for ways to conserve environmental resources; and

Whereas the Environmental Master Plan suggests that we reduce our dependency on fossil fuels as soon as possible; and

Whereas there has been a 50% decrease in solar panel costs in 2011 with costs expected to continue to fall, and

Whereas solar energy is expected to be less expensive than coal fire electricity by the end of this decade, and

Whereas building homes which are solar-ready is being considered best practice in many parts of Canada and the world, and

Whereas building solar-ready reduces the cost and environmental impacts of retrofitting homes later enabling citizens to adapt more easily to climate change, and rising energy costs, and

Whereas solar-ready homes could create a competitive advantage in the building industry.

Therefore be it resolved that Council of The City of Red Deer direct administration to consider solar-ready requirements in the context of the development of the Design Charter and design guidelines.



IN FAVOUR: Mayor Morris Flewwelling, Councillor Paul Harris, Councillor Cindy Jefferies, Councillor Lynne Mulder, Councillor Dianne Wyntjes

OPPOSED: Councillor Buck Buchanan, Councillor Chris Stephan, Councillor Tara Veer, Councillor Frank Wong,

MOTION CARRIED

8. ADJOURNMENT

Moved by Councillor Tara Veer, seconded by Councillor Lynne Mulder

Resolved that the April 16, 2012 Regular Meeting of Red Deer City Council be adjourned at 8:26 p.m.

IN FAVOUR: Mayor Morris Flewwelling, Councillor Buck Buchanan, Councillor Paul Harris, Councillor Cindy Jefferies, Councillor Lynne Mulder, Councillor Chris Stephan, Councillor Tara Veer, Councillor Frank Wong, Councillor Dianne Wyntjes

MOTION CARRIED

MAYOR

CITY CLERK



April 17, 2012

The Way Forward

Housing Delivery in Red Deer Under the Alberta Housing Act

Legislative & Governance Services

Report Summary & Recommendation:

Summary:

The report attached has been prepared jointly by The Province of Alberta and The City of Red Deer.

Recommendation:

That Council approve The Way Forward as a planning tool and direct Administration to proceed with discussions and negotiations as outlined in the report.

City Manager Comments:

I support the recommendation to approve The Way Forward as a planning tool and that Administration proceed with discussions and negotiations as outlined in the report.

Craig Curtis
City Manager

Proposed Resolution:

Resolved that Council of The City of Red Deer having considered the report from the Legislative & Governance Services department dated March 27, 2012 hereby agrees that both the Province of Alberta and The City of Red Deer Council approve *The Way Forward* as a planning tool and direct administration to proceed with discussions and negotiations as outlined in the report.

The Way Forward

Housing Delivery in Red Deer under the Alberta Housing Act

March 27, 2012

Background

- The community of Red Deer is currently served by two housing management bodies established by Ministerial Order – the Red Deer Housing Authority, and the Piper Creek Foundation.
- The City of Red Deer is the sole “member” under Ministerial Orders to both management bodies.
- The concept of an amalgamation* has been considered over the past year by all parties – The City of Red Deer, the Province of Alberta, the Red Deer Housing Authority, and the Piper Creek Foundation.
- The conversation between the two existing management bodies regarding amalgamation has been ‘on hold’ for the past couple months as The Province and The City have been considering options; this has created a heightened level of uncertainty among the organizations.
- This position of uncertainty is leading to angst and confusion; it is critical that all players come together to have a discussion about the future of housing delivery in Red Deer.
- Both levels of government have met to discuss a common understanding of the processes necessary to support amalgamation of the Red Deer Housing Authority and the Piper Creek Foundation.
- An ad-hoc strategy team for the two levels of government has been struck and consists of:
 - Annemarie Hamilton, Alberta Municipal Affairs
 - Phil Henke, Alberta Municipal Affairs
 - Scott Cameron, City of Red Deer
 - Greg Scott, City of Red Deer
 - Elaine Vincent, City of Red Deer

This strategy team has met and authored this document. This document forms a common position for both the provincial and municipal governments to advance discussions with the Red Deer Housing Authority and the Piper Creek Foundation.

*** Amalgamation:** For the purposes of this report, the term ‘amalgamation’ has been used to articulate the process of *coming together* as a single entity. This term was chosen over the word *merger* which suggests the absorption of one organization into another.

A Vision for the Future

Both orders of government acknowledge that housing is essential to citizen's quality of life. Further, The City of Red Deer acknowledges that the Province of Alberta has the legislated responsibility for housing, the municipality has a vested interest in housing delivery and this role is reflected in the role of member in both organizations' ministerial order.

The Province of Alberta and the City of Red Deer have been in discussion to ensure that both parties have the same goals and outcomes for the proposed amalgamation. Both levels of government believe the following:

Beliefs:

1. That the Piper Creek Foundation & the Red Deer Housing Authority provide excellent service for Red Deer residents, and have done so for many years.
2. Both The Province of Alberta and The City of Red Deer support the concept of service provision through community organizations over the concept of direct service provision where appropriate.
3. That the delivery of housing services in the community should be vision driven. The Province of Alberta and The City of Red Deer have a role to play in helping to set and support that community vision.
4. That citizens will benefit from a unified service delivery mechanism that could be accomplished by bringing the services of the two organizations together under a common structure – a single point of entry that decreases confusion among citizens and increases opportunities to leverage resources.
5. A need exists in Red Deer for a public housing entity that can manage existing housing assets, administer government housing supports and assume a development role to regenerate housing stock in the community.
6. Services to citizens are central to the development of a new ministerial order.

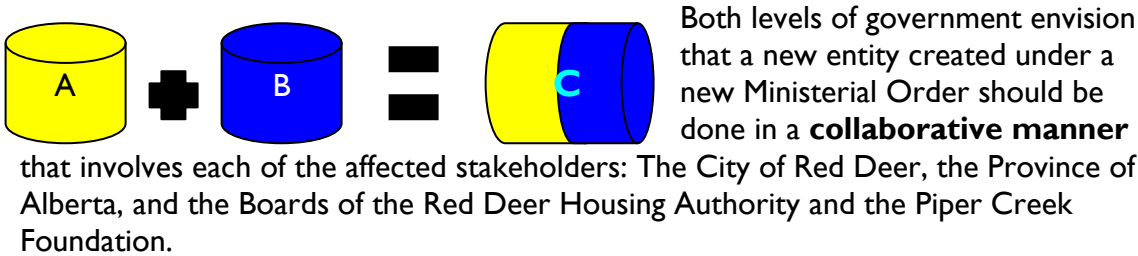
Moving Forward

Both levels of government envision a process that would include the following steps:

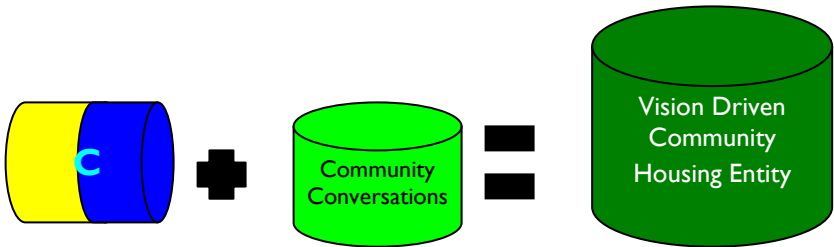
1. The Province of Alberta and The City of Red Deer meet to discuss the process and protocol for moving forward. This protocol for moving forward would be approved by both orders of government and would dedicate a team of individuals to work with the two boards to continue the discussions on the amalgamation. This document represents a completion of this step.
 2. The Provincial and City representatives meet with the boards of the two housing entities to discuss a plan to move forward. This work may be assisted by an external facilitator.
 3. Begin work on a revised Ministerial Order and establish processes for appointment of a new entity board. In the interim, board positions of RDHA will be extended.
 4. A phased approach would be recommended as follows:
 - a. Phase One: Use a collaborative approach in re-writing the ministerial order that brings together the existing services of the two management bodies; addresses governance, accountability and program delivery/administrative structures and processes; appointment of new Board
 - b. Phase Two: engagement of the broader community in development of a long-term vision for the new entity and address such items as:
 - i. Broad housing roles and responsibilities
 - ii. Housing stock development and re-development
 - iii. Planning
 - iv. Regional expansion and service delivery
- The new Board under the new Ministerial Order would have responsibility to develop the new vision.

Process and Protocol

The amalgamation of two separate and distinct organizations can present both opportunities and challenges. As both organizations have strong histories and purpose in the community we believe that it would be advantageous to support the **creation of a new entity** that would represent the combined programs and services of the two organizations.



Both levels of government believe that a new entity created under a new Ministerial Order will assume broad roles and responsibilities for housing delivery in the community. These roles and responsibilities would be defined and articulated by the community.



Both orders of government are prepared to provide support for the Board of this new entity in facilitating the community conversations, and in participating as stakeholders in the discussions with the new Board.

Governance and Accountability Recommendations

In reviewing the background ministerial orders and the draft housing merger report prepared by the CAO's of Piper Creek and the Red Deer Housing Authority, the Provincial and Municipal Governments would make the following recommendations in relation to governance and accountability:

	Piper Creek Foundation	Red Deer Housing Authority	CEO Recommendation Of RDHA and Piper Creek	Governmental Recommendation (Provincial and City)
Member	City of Red Deer	City of Red Deer	City of Red Deer	City of Red Deer
Board Size	7	7	7	7
Composition	1 Lodge Resident 1 Member of City Council 5 community members	7 community members	1 City Council Rep 6 Community Reps	1 City Council Rep 6 Community Reps * 2 non-voting liaisons considered as ex-officio to the Board: The Province of Alberta will appoint one representative and The City of Red Deer will appoint the other.
Appointment Method	Board has sole discretion to appoint community members and lodge member	Appointing committee made up of Red Deer North and South MLA's and Mayor	Appointing committee made up of Red Deer North and South MLA's and Mayor	Applications will follow the same process for recruitment and appointment of City Committees. Boards identify competencies needed for committee. Applications will be received by City of Red Deer, reviewed by the Nominations Review Committee and

				recommendations made to City Council for appointment.
Term	3 years	2 years	3 years	3 years
Reappointment	2 terms	2 terms	2 terms	2 terms
Executive Officers	Elected by the Board	Elected by the Board	Elected by the Board	Elected by the Board
Requisition	May requisition City of Red Deer for lodge program	N/A	May requisition City of Red Deer for lodge program	May requisition City of Red Deer for lodge program (authority granted in provincial legislation)

Conclusion

The Way Forward represents the collective views and perspectives provided by members of Red Deer City Council and representatives from the Province of Alberta Municipal Affairs from a workshop conducted in Red Deer on February 22, 2012. This report considers the content and direction presented to each of the management bodies by their respective Executive Directors in a 2011 report entitled *Merger Board Report*.

Recommendations

That both the Province of Alberta and The City of Red Deer Council approve *The Way Forward* as a planning tool and direct administration to proceed with discussions and negotiations as outlined in the report.

LEGISLATIVE & GOVERNANCE SERVICES

May 3, 2012

Ms. Annamarie Hamilton
Housing Advisor - North Operations
Municipal Affairs
3rd Floor 44 Capital Boulevard
10044 108 Street
Edmonton, AB T5J 5E6

• Sent electronic-
ally to Annamarie
and Don Squire
Mike Leatherwood
Philip Heake-BG

Re: The Way Forward
Housing Delivery in Red Deer under the Alberta Housing Act

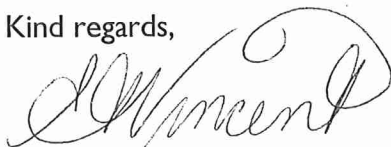
Dear Annamarie,

At the Monday, April 30, 2012 Red Deer City Council Meeting the following resolution was passed:

Resolved that Council of The City of Red Deer having considered the joint report from the Government of Alberta – Municipal Affairs and The City of Red Deer dated March 27, 2012 re: The Way Forward: Housing Delivery in Red Deer under the Alberta Housing Act hereby adopts *The Way Forward* as a collaborative planning tool and direct administrations to proceed with discussions and negotiations as outlined in the report.

I know that you and Scott Cameron, Social Planning Manager, are working on the details and we look forward to working with you in the implementation of this process. If you need additional information, don't hesitate to contact either myself at 403.342.8134 or Scott Cameron at 403.342.8101.

Kind regards,



Elaine Vincent
Legislative & Governance Services Manager

c: Director of Community Services
 Social Planning Manager

DATE: May 2, 2012
TO: Frieda McDougall, Deputy City Clerk
FROM: Elaine Vincent, Legislative & Governance Services Manager
SUBJECT: The Way Forward
Housing Delivery in Red Deer under the Alberta Housing Act

Reference Report:

Legislative & Governance Services department letter dated April 25, 2012

Resolution:

The following resolution was passed during the Regular Council meeting held on Monday, April 30, 2012:

Resolved that Council of The City of Red Deer having considered the joint report from the Government of Alberta – Municipal Affairs and The City of Red Deer dated March 27, 2012 re: The Way Forward: Housing Delivery in Red Deer under the Alberta Housing Act hereby adopts *The Way Forward* as a collaborative planning tool and direct administrations to proceed with discussions and negotiations as outlined in the report.

Report back to Council: No

Comments/Further Action:

Administration will follow up with the recommendation of Council.



Elaine Vincent
Legislative & Governance Services Manager

c: Director of Community Services
Social Planning Manager

Christine Kenzie

From: Scott Cameron
Sent: April 27, 2012 3:16 PM
To: Frieda McDougall; 'Annamarie Hamilton'; Don Squire; 'Mike Leathwood'; Christine Kenzie
Subject: DMPROD-#1218156-v1-Apr_27__2012
_-_The_Way_Forward_presentation_to_City_Council.PPT

Attachments: DMPROD-#1218156-v1-Apr_27__2012
_-_The_Way_Forward_presentation_to_City_Council.PPT

Good afternoon, all -

Frieda and Christine, here is the revised powerpoint presentation for the housing amalgamation item on Monday's Council agenda. Annamarie Hamilton and Don Squire will be in attendance to support the presentation and questions. We had an opportunity to discuss the presentation on Monday. I will initiate the items and introduce Annamarie and Don, then Don will work through the majority of the slides. I will conclude the presentation before handing it back to Council for any questions/comments. I think we're good to go!

Thanks Mike, Annamarie and Phil for the discussion and comments to finalize this presentation. Safe travels, Mike.

Scott Cameron, Manager
Social Planning Department
The City of Red Deer
Phone: (403) 342-8101
E-mail: scott.cameron@reddeer.ca
Web: www.reddeer.ca/socialplanning

Go green! Go paperless!



DMPROD-#121815
5-v1-Apr_27__201..

Backup

Christine Kenzie

From: Michelle Baer [Mbaer@chapmanriebeek.com]
Sent: April 25, 2012 8:54 AM
To: Frieda McDougall
Cc: Christine Kenzie
Subject: RE: Agenda April 30 - Resolution #2

You bet.

From: Frieda McDougall [mailto:Frieda.McDougall@reddeer.ca]
Sent: Tuesday, April 24, 2012 5:33 PM
To: Michelle Baer
Cc: Christine Kenzie
Subject: RE: Agenda April 30 - Resolution #2

Agreed – good catch – we can't actually comment on what the Province of Alberta is agreeing to. ☺
Can we say: Resolved that Council of the CORD, having considered the joint report from the Government of Alberta – Municipal Affairs and The City of Red Deer dated March 27, 2012 re: The Way Forward: Housing Delivery in Red Deer under the Alberta Housing Act hereby adopts The Way Forward as a collaborative planning tool and direct administrations to proceed with discussions and negotiations as outlined in the report?

Frieda McDougall
Deputy City Clerk
Legislative & Governance Services
Phone: 403-342-8136 Fax: 403-346-6195
Email: frieda.mcdougall@reddeer.ca

From: Michelle Baer [mailto:Mbaer@chapmanriebeek.com]
Sent: April 24, 2012 4:49 PM
To: Frieda McDougall
Subject: FW: Agenda April 30 - Resolution #2

Hi Frieda,

I have just reviewed the Agenda package for April 30th, and think that Resolution #2 needs rewording.

Currently, it reads:

Resolved that Council of the CORD, having considered the report from LGS dated March 27, 2012 hereby agrees that both the Province of Alberta and the City of Red Deer Council approve The Way Forward as a planning tool and direct administration to proceed with discussions and negotiations as outlined in the report.

Council cannot agree for the Province, and the Province cannot direct City administration, so I see problems. I would reword as follows:

2012/04/25

Resolved that Council of the CORD, having considered the report from LGS dated March 27, 2012 hereby ~~agrees that both the Province of Alberta and the City of Red Deer Council approve~~ accepts The Way Forward as a planning tool and directs administration to proceed with discussions and negotiations as outlined in the report.

Does that work for you?

Michelle

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

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

This e-mail is intended for the original recipient(s) only. If you have received it in error, please advise the sender and delete this message.

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

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

1. Why is The City involved in discussions of the amalgamation of the Piper Creek Foundation and the Red Deer Housing Authority?

Under the Ministerial Orders that establish both of these authorities, The City of Red Deer is appointed as the sole member. As the member, The City has responsibility for appointments to the Board and may also be called upon to collect on requisitions that are required for provision of Lodge services.

2. Why are The City of Red Deer and the Province interested in amalgamating the two boards?

The Piper Creek Foundation and the Red Deer Housing Authority were created to meet the needs of Red Deer citizens over 50 years ago. A service delivery system with two separate boards is not as beneficial today as having a single point of entry for housing. This new model offers several advantages:

1. A single point of access for citizens, which will reduce confusion.
2. An increased opportunity to provide for the collective housing needs of Red Deer residents through asset management, development and program delivery.

*Amalgamation: For the purposes of this report, the term 'amalgamation' has been used to articulate the process of coming together as a single entity. This term was chosen over the word merger which suggests the absorption of one organization into another.

3. How long has discussion about a proposed amalgamation been going on?

Community conversations about the creation of a housing development body have been ongoing for several years; however, in 2011 the amalgamation process was brought to the forefront again and considered by all involved parties – The City of Red Deer, the Province, Red Deer Housing Authority and the Piper Creek Foundation.

4. Has this happened anywhere else in the province?

Yes, having a service delivery system with two separate boards is not as beneficial today as having a single point of entry for housing. The creation of a new entity combines the program and services both organizations offer. The province has worked with other housing authorities to develop new models of service delivery.

4. What is the timeline for the proposed amalgamation?

No specific timeline has been determined, however, joint discussions between The Piper Creek Foundation and Red Deer Housing Authority in 2011 created the environment for this broader discussion.

5. Why has the Province and The City of Red Deer been silent on this issue?

It was critical for both the Province and The City to be on the same page regarding the proposed amalgamation. The work is complete and the next step in this process is to continue dialogue and discussion with the two impacted boards.

6. Is the City of Red Deer just trying to stop Piper Creek from requisitioning additional tax dollars?

The proposed amalgamation of the boards does not change the authorities granted under the Alberta Housing Act. Piper Creek's ability to requisition will also transition as the new board forms. This will happen once a new board is established under a new Ministerial Order.

7. Are The City and the Province prepared to force the amalgamation?

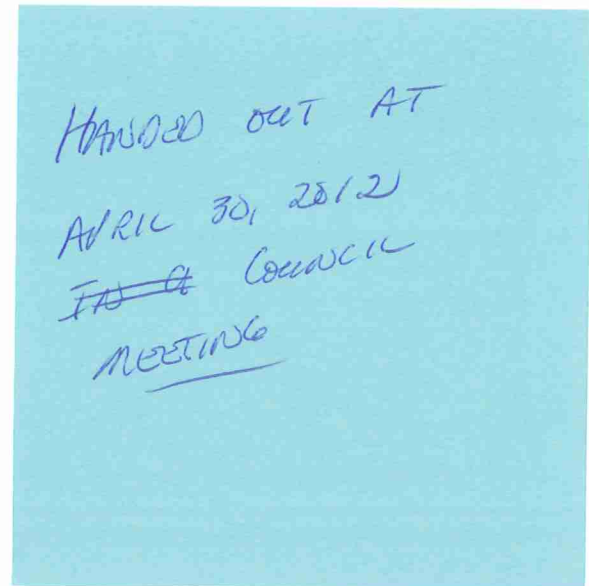
Yes, however, only if all other collaborative options to proceed have been exhausted.



LEGISLATIVE & GOVERNANCE SERVICES

April 26, 2012

Karen Burnand, Chair
Piper Creek Foundation
#301, 4719 – 48 Avenue
Red Deer, AB T4N 3T1



Dear Ms. Burnand:

Thank you for your letter dated April 16, 2012 in which you presented resolutions and comments of the Board of the Piper Creek Foundation in response to the proposed direction of the Province and City with respect to future delivery of housing in Red Deer.

We appreciate hearing the views and concerns of the Piper Creek Foundation and know that we will have opportunity to engage in meaningful conversations as the process unfolds. As expressed in our previous correspondence, we continue to see both the Piper Creek Foundation and the Red Deer Housing Authority as key stakeholders to this process and looking forward to a collaborative dialogue.

Your letter has been circulated to members of Council for their information.

Sincerely,

Frieda McDougall,
Deputy City Clerk

c. Red Deer Housing Authority
Housing, Municipal Affairs



PIPER CREEK FOUNDATION

#301 - 4719 - 48 AVENUE, RED DEER, ALBERTA T4N 3T1 PHONE: (403) 343-1077 FAX: (403) 343-2332

April 16, 2012

Mike Leathwood
Assistant Deputy Minister
Housing
Municipal Affairs
3rd fl 44 Capital Boulevard
10044 - 108 Street
Edmonton, AB
T5J 5E6

Elaine Vincent
Legislative and Governance Services
The City of Red Deer
Box 5008
Red Deer, AB, Canada
T4N 3T4

Tara Lodewyk
Red Deer Housing Authority
301, 4719-48 St.
Red Deer, AB T4N 3T1
RE: Proposed Amalgamation

Dear Partners:

Upon receiving the letter of April 4, 2012 from the Province and the City, the Piper Creek Foundation Board of Directors at its regular meeting discussed the issues raised in the letter and the subsequent report. Based on those discussions the Board passed three motions:

1. That the Piper Creek Foundation informs Alberta Municipal Affairs and the City of Red Deer that we do not support the recommendations of the co-authored report, *The Way Forward – Housing Delivery under the Alberta Housing Act*, as it compromises the autonomy of the Piper Creek Foundation.
2. The Piper Creek Foundation reaffirms its support of the process outlined in *Merger Board Report* from October 2012.
3. The Piper Creek Foundation withdraws its support and involvement in a merger between Red Deer Housing Authority and Piper Creek Foundation at this time.

The Board recognizes that a merger of two entities such as the Red Deer Housing Authority and

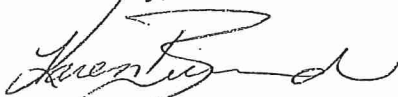
Piper Creek Foundation is a complicated matter. This is compounded by the fact that the City of Red Deer is the sole member and needs to be actively involved in this merger process; that the Province who funds most of the programs and owns most of the buildings must support any process leading to a merger. The board accepts these facts and supports any process that facilitates a transparent merger between the four parties.

The issues the Board has with this report and its recommendations can be succinctly described in two points.

1. While there was a need for the Province and the City to meet and develop a position on the merger; this should have happened within a broader process that involved the four partners. The Red Deer Housing Authority and the Piper Creek Foundation should have been aware of the working group and the issues that group was discussing. This report should not have been a surprise to the Foundation.
2. The framework for this merger has changed. When we were asked to consider a merger it was our understanding that some changes would be made to the Piper Creek Foundation Ministerial Order. The report now calls for the development of a new organization. While this seems easy on paper, the logistics of such an undertaking are immense and we cannot support spending the resources (staff, financial and volunteer) on this idea.

The Foundation did pass a motion to support the process of a merger in October 2011. That process called for the four partners to appoint members to a committee to help manage the issues of a merger. This morning, the Foundation reaffirmed its support of that process. A successful merger process will only occur with a transparent collaborative process. It must begin and end with all four parties at the table.

Sincerely,

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

Karen Burnand
Chair

Cc: PCF Board of Directors
G. Olson, CAO PCF
S. Brandt, CAO RDHA
A. Hamilton, Housing Advisor



April 25, 2012

Capital Project to Renovate Station #3 (Mountview) – Net Zero Overage Expenditure Approval Request

Emergency Services

Report Summary & Recommendation:

The project's original general contractor (Trumbley & Hampton) defaulted on the project and the Bond Company (BBCG) retained Dawson Wallace to complete the project. Dawson Wallace is charging the Bond Company more than the original contract price to finish the project, however, The City is ultimately only responsible for the original contract amount. The Bond Company is responsible for the overage.

Because the project's construction contract is between The City and Dawson Wallace, The City must pay Dawson Wallace the full amount and be reimbursed the overage amount by the Bond Company. The time frame between paying out to Dawson Wallace and receiving from BBCG should be minimal. Since the overage expenditure amount causes the gross project cost to exceed the original 2010 Capital Budget amount approved by Council, as per the MGA Council must approve any expenditure over this original amount, regardless of reimbursement.

Council approval is being requested to authorize Emergency Services to pay the new General Contractor (Dawson Wallace) \$675,924 more than the original contract price with Trumbley & Hampton, prior to The City being reimbursed the overage, or \$675,924, by the Bond Company.

The City's total share will not exceed the original \$2,500,000 project amount.

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 Emergency Services, dated April 25, 2012, Re: Capital Project to Renovate Station #3 (Mountview) - Net Zero Overage Expenditure Approval Request, hereby authorizes, in accordance with the Municipal Government Act, an overage of \$675,924 to the Station #3 Capital Project recognizing that reimbursements will result in the project remaining within Council's 2010 approved Capital Budget.



Report Details

Background:

City Council approved the Station 3 Renovation Project as part of the 2010 Budget process in the amount of \$2,500,000. The contract was ultimately awarded to Trumbley & Hampton with a scheduled completion date of September 2011. In October of 2011 their bond was pulled and the bonding company (BBCG) became involved. Trumbley & Hampton voluntarily defaulted on this project, as well as thirteen others across Canada.

BBCG appointed Dawson Wallace as the new general contractor, and on January 16, 2012, Dawson Wallace commenced their operations and substantial completion is now slated for May 11, 2012. While the contract is behind its original schedule, it is on budget – that is the financial protection provided to The City by the performance bond process.

Dawson Wallace's total bid to complete the project was higher than the balance remaining from the original contract with Trumbley & Hampton by \$675,924. BBCG is responsible for this amount. BBCG will only reimburse The City for the overage of \$675,924. The City must pay Dawson Wallace the full amount and receive reimbursement from the bond company for its share.

As a result the gross expenditures will exceed the Capital Project amount of \$2,500,000 until recovered. Emergency Services requires City Council approval to pay the overage of \$675,924 even though the net amount will not exceed \$2,500,000.

Discussion:

Legal, Financial Services, and Purchasing were consulted to confirm this is the appropriate process and conforms to performance bond requirements and obligations as well.

The City, BBCG, and Dawson Wallace have worked cooperatively to ensure successful completion of the project. A Progress Claim from Dawson Wallace has been submitted to The City, has been verified, and has been forwarded to BBCG for payment of its share.

Analysis:

The Municipal Government Act requires City Council approval for all expenditures, typically done during budget deliberations. The overage (\$675,924) causes total project expenditures to exceed the budget-approved amount and therefore needs Council approval.



April 2, 2012

Election: At Large versus Ward System of Voting

Legislative & Governance Services

Report Summary & Recommendation:

Council has requested that an analysis be undertaken to determine the viability and impacts of establishing a ward system of voting for The City of Red Deer. This report provides that analysis.

The final outcome of the analysis is that the fundamental question of at-large versus wards, regardless of the arguments presented, continues to be one of perception and experience.

Based on this, and as an election is fundamentally an exercise of grassroots democracy, it could be recommended that the question of an at-large versus a ward system of voting be taken to the electorate by way of a question on the ballot at the next municipal election. However, when considering the strategic priorities of Council and the pending decision on fluoride, which may go to plebiscite, Administration would recommend that the decision making process on the voting system be made by plebiscite at a future election. There are risks if two plebiscites move forward in 2013 and Council will need to determine if both, one or none of the issues should be considered for plebiscite at the time of the 2013 election. Although the question of wards continues to come up after every election, our analysis shows there is no 'trigger' that defines when a ward system should be implemented. We may need to consider this approach as the City of Red Deer grows however at this point we can't make the case in a definitive way for or against wards today.

City Manager Comments:

Although there are many exceptions, the move from an at-large to a ward system is usually driven at a certain population threshold. At a certain size, a ward system becomes an essential mechanism for effective government. I do not believe that Red Deer has yet reached the size at which the present system no longer works. Both systems have their merit and the direction of Council is requested.

Craig Curtis
City Manager



Election: At Large versus Ward System

Page 2

Proposed Resolution:

Resolved that Council of The City of Red Deer, having considered the report from the Legislative & Governance Services department dated April 2, 2012, Re: Election: At Large versus Ward System of Voting hereby agrees that:

- 1) The decision on a ward system or at large system of voting be conducted via a plebiscite and that further the timing of the plebiscite be determined based on:
 - a. A consideration of the strategic priorities of Council;
 - b. A consideration of the chosen decision making process for fluoride; and
 - c. A consideration of input from citizens which should be built into Councils dialogue plan for 2013-2016.

Background:

An election is a formal decision-making process by which a population chooses an individual to hold public office. A municipal election is grass roots democracy in action as it allows local citizens to make a direct contribution to their community.

The City of Red Deer has traditionally run at-large elections where the electors of the whole municipality elect councillors for the whole municipality.

Following each election, questions arise with respect to the viability of establishing a ward system with the city. This report will endeavor to respond to this question through the analysis of a number of reports and academic papers and in consultation undertaken with other Alberta municipalities.

Legislative Review:

The *Municipal Government Act* (MGA) in section 147(2) states that the election is to be by a vote of the electors of the whole municipality unless the municipality is divided into wards....' Section 148(2) provides that a council may by bylaw divide the municipality into wards and establish their boundaries. Also in this section the permitted variations of elections are outlined, as follows:

1. at-large elections where the electors of the whole municipality elect councillors for the whole municipality
2. at-large election of a specific number of councillors for the whole municipality who are voted for by all electors in the municipality, in addition to councillors elected for each ward by:
 - a. all electors in the municipality, or
 - b. only those electors living within the ward



Election: At Large versus Ward System

Page 3

3. councillors are elected by ward and only residents in the ward may vote for a councillor in that ward
4. councillors are elected by ward by the electors of the whole municipality

The *Local Authorities Elections Act* (LAEA) is additional legislation which governs the conduct of municipal elections in Alberta. Section 21(2) states that 'a candidate for councillor is not required to be a resident of the ward in either a general election or a by-election, but must be a resident of the city. The situation in municipalities is not unlike that provincially or federally - candidates are permitted to run in whichever constituency they choose provided they meet certain qualifications. These qualifications are not related to any residency requirements as normally understood, that is actually residing through home ownership or tenancy within the ward they seek to represent. This means that a councillor can live in one part of the city and run for election in a totally different ward.

An at-large election is always held for the election of the chief elected officer (mayor) unless a bylaw is passed requiring council to appoint the chief elected officer from among the councillors.

Consultation:

Consultation was undertaken with Alberta municipalities that currently use the ward system: Calgary, Edmonton, Regional Municipality of Wood Buffalo and Parkland County. The Red Deer similar-sized counterparts of Lethbridge, Medicine Hat, Grande Prairie, St. Albert and Lloydminster utilize an at-large system of voting.

In addition to the input provided from these municipalities which will be consolidated below, the following reports also informed the information provided within this report:

- 2004 City of Vancouver report on the Question on Wards for the Opinion of Electors. This report considered holding a plebiscite on wards and researched 50 North American municipalities and the trends and issues with respect to wards.
- 2003 Edmonton Ward Boundary Review report. The purpose of this report was to review ward boundaries but also evaluated various election systems employed by other municipalities. The report evaluated 28 US and Canadian cities however; the smallest city represented was London, Ontario with a population of 336,000.
- The City of Brandon's 2001 Enhancing Grassroots Democracy and Strengthening the Policy-Making Role of Brandon City Council report. Established by Brandon (MB) City Council this committee was charged with the task of recommending measures that would provide Brandon's citizens with 'more effective representation on Council and a stronger voice in civic affairs'. Brandon's report surveyed municipalities with populations ranging from 30,000 to 100,000.



Election: At Large versus Ward System

Page 4

Discussion:

Most city governments in North America are elected according to three main systems:

- At-large systems in which all eligible voters within the city boundaries vote on the same list of candidates
- Ward systems in which a city is broken down into smaller areas (wards), and voters living in each ward vote on their own list of candidates who wish to represent their ward on council (wards may be single or multi-member)
- Mixed systems which include some members elected at large and some by ward

Each system has its proponents and opponents and individual cities' experiences with different systems have been highly varied. Following are some of the major arguments which have been made in this long-running debate with respect to these systems:

At-Large Elections:

At-large elections became popular as part of the urban reform movement which sought to create more efficient, professional city governments and reduce the power of ward 'bosses.' Those in favour of the at-large system argue that city-wide election results in a city council which views the city's needs as a whole, and from a long-term view. Councillors are said to be better able to concentrate on city-wide issues, particularly budgetary ones, and make balanced decisions about services affecting all parts of the city such as public transport, policing and fire services, and libraries. The argument is occasionally made that the system may elect better qualified candidates since they must have the confidence of the entire city. The system is administratively simple compared to alternatives and easy for voters to understand.

One of the main arguments against the at-large system is that it leads to city councils which under-represent minority groups. Another argument against at-large elections is that city-wide campaigning is more expensive than it would be if candidates ran on a ward basis. This is said to favour the election of candidates with greater financial resources and reduce the feeling of ordinary citizens that they might ever be able to run for office.

Ward Elections:

Electing councils by ward became widespread in the 19th century. Unlike at-large elections which have historically under-represented even large communities or minority groups, wards ensure greater balance of representation for all geographic areas of a city.

Those in favour of the system argue that it brings politics 'closer to the people,' that voters in wards know more about the candidates they have to choose from, and that the person elected will be more knowledgeable about the needs and concerns of voters. There is a perception that the accountability of councillors is increased because voters know who 'their' representative is



Election: At Large versus Ward System

Page 5

and can monitor his or her voting record. Ward elections ensure that different parts of a city are represented on council and may lead to a higher turnout of voters. Ward campaigns are held to be less expensive than at-large campaigns for the individual candidate since the number of people and the physical area a candidate must address is smaller. This makes participation in politics more accessible to a wider range of people and groups.

In contrast, one political scientist speaks against wards as follows:

Opponents of wards claim that ward elections tend to perpetuate and even accentuate divisions within the municipality. It is argued that a ward council is very parochial in outlook with councillors worrying about their individual bailiwicks wherein they must seek re-election rather than being concerned about the good of the whole community. It is also argued that some representatives get elected on a ward basis who would not have been chosen if they were running over the entire municipality. (Tindal, p. 102-103)

Both opponents and proponents of wards agree that creating wards can be difficult, both technically and politically. Ideal wards are impossible.

Mixed or Partial Ward Systems:

While used increasingly in the United States, there are only a few municipalities in Canada utilizing this type of structure. The main argument in favour of mixed systems is that they provide the best of both worlds: the 'close to the people' benefits of the ward system and the city-wide outlook of at-large elections. Opponents assert that mixed systems create two 'classes' of councillors, with those elected at-large having more prestige and clout than those elected in wards.

The following is a table that summarizes the perceived advantages and disadvantages:

	At-Large Elections	Ward Elections
Advantages	<ul style="list-style-type: none"> • Electors can vote for all council positions • Broader community view required • More accountable to entire electorate • Better candidates • Public able to access more members for assistance • Easier to modify size and composition of Council 	<ul style="list-style-type: none"> • Traditional representation method in almost all larger municipalities • Less costly campaigns, better access to elected office for new candidates • More attentive/responsive to constituents • Give electors a greater sense of identification with their council representative • More efficient division of



Election: At Large versus Ward System

Page 6

		responsibilities among members <ul style="list-style-type: none"> • Maintains 'part-time' Councillor image • Less costly to support
Disadvantages	<ul style="list-style-type: none"> • Used rarely in larger municipalities • Campaign expenses much greater, may deter potential candidates from running • More difficult for electors to decide between a greater number of candidates • Elected members may be concentrated from a particular area • Decreases ability of minority/community of interest candidates to get elected • Broader community responsibilities may increase costs of supporting members' Full-time job with corresponding pay? • Lack of neighbourhood accountability and representation • Individuals who have a distinguishable name and/or reputation, will run for office and win • More candidates and longer ballots resulting in voter confusion 	<ul style="list-style-type: none"> • Limits the number of positions that electors can vote for • Members too 'parochial' and not as concerned for the overall welfare of the entire community/become very insular to their own ward • Electors limited to one or two votes in contrast to being able to vote for every member • Potential increase in acclamations thereby actually reducing vote turnout • Increased competitiveness between wards

Note that following each election, The City undertakes an analysis of the distribution of elected officials within the community to respond to community concerns such as those identified above that an at-large election can result in concentrations of elected officials within specific



Election: At Large versus Ward System

Page 7

areas. The analysis of the representation of council members is attached for information as Appendix A.

Analysis:

An online article entitled Election System Showdown: Ward vs At-Large provides this very interesting analysis of a Saint John survey:

Wards, wards, wards. It's all the rage in the Telegraph Journal this week! Saturday's story suggested that two-thirds of Saint John residents want councillors elected through a ward system. The poll surveyed 377 Saint John residents over the age of 18. A survey sample that size would be expected to be accurate to within five percentage points, 95 times out of 100. The poll, conducted from June 7 to June 21, showed that 66 per cent support a change to a ward system and 21 per cent oppose a change, with the remaining people either indifferent or unsure. My favorite part is that when voters were first asked if they were satisfied with the current 'at-large' system of electing councillors, two thirds also said, yes, they were satisfied. When presented with the idea of a ward system in a follow-up question, two-thirds supported the change. What does this tell us? Two-thirds of Saint John residents support change regardless of understanding our current system and the one being proposed.

This article demonstrates that the fundamental question of at-large versus wards, regardless of the arguments presented, continues to be one of perception and experience. Following is an analysis of some of the key considerations in Red Deer adopting a ward system:

Returning Officer for School Jurisdictions

In Red Deer, an important consideration to implementing a ward system would be the impact on the conduct of the election on behalf of the Red Deer Public School District and the Red Deer Regional Catholic School Division. The City of Red Deer acts as returning officer for both of these public bodies. The elections for the school boards are at-large elections and their local boundaries are contiguous with those of The City's. Voting subdivisions and stations are congruent and a voter can attend to their local voting station to cast their ballot for both municipal and school elections. The division of the city into wards may have impacts on the effective conduct of these elections. If boundaries are not consistent for all local elections voter confusion would ensue.



Election: At Large versus Ward System

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Population Distribution

When wards are established the expectation is that the total population of each ward is, as nearly as is reasonably practicable (within 10%), to be equal. This means that as areas develop and population density's increase or decrease wards need to be reconfigured.

Budget

The overall election budget will be impacted in the following areas:

Consultation/Plebiscite

Council has the ability to direct that wards be established. In most jurisdictions however, a question on the ballot has been utilized to determine the public's wishes in this regard. A plebiscite held on its own could cost in excess of \$150,000 but adding a question to the ballot during the next municipal election would result in nominal costs.

Voter Awareness

A significant public education campaign would need to be undertaken to help voters understand the change in process. Where in the past they voted for all members of Council electors under a ward system would be voting for only one or two candidates.

Ballot Printing

Under a ward system more ballot styles would be required but less ballots of each style resulting in increased costs. Previously only one ballot style was needed which was then mass produced resulting in economies of scale.

Mapping

The costs of mapping would increase significantly as work would need to be done to ensure that the school board at-large elections were able to be provided contiguously within the wards. This could be an ongoing increased cost based on population fluctuations.

Options:

Four options are outlined below. Potential ward boundary maps are attached as a visual aide to what is being described below:



Election: At Large versus Ward System

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Option 1 – maintain the status quo

- No change to the number of councillors
- All councillors represent the entire city
- Citizens vote for 8 councillors + 1 mayor and may live anywhere in the City
- No increase in councillor costs
- No awareness campaign necessary
- School Board boundaries are contiguous with municipal elections boundaries.

Option 2 – change to a ward system implementing two wards with four councillors per ward (Appendix B)

- Remain with 8 elected councillors, so no change to council member cost
- The four councillors would represent wards comprised of approximately 45,938 citizens
- Citizens in each ward would elect 4 councillors + 1 mayor and can only vote in the ward in which they reside; however, councillors do not have to reside in the ward in which they are running for office
- Increased cost to print ballots
- Potential for incongruence with School Board boundaries, causing confusion to citizens

Option 3 A– change to a ward system implementing three wards with three councillors per ward (Appendix C)

- Increase the number of councillors to nine and divide the City into three wards having three councillors/ward
- Increase to council costs
- The three councillors would represent 30,525 citizens
- Citizens in each ward would elect 3 councillors + 1 mayor and can only vote in the ward in which they reside, however councillors do not have to reside in the ward in which they are running for office
- Increased cost to print ballots
- Potential for incongruence with School Board boundaries, causing confusion to citizens
- Increased cost of another councillor. This would be approximately \$55,362.00/year

Option 3B- change to a ward system implementing three wards with two councillors per ward (Appendix C)

- Decrease the number of councillors to six and divide the City into three wards having two councillors per ward
- Decrease to council costs
- The two councillors would represent 30,525 citizens



Election: At Large versus Ward System

Page 10

- Citizens in each ward would elect 2 councillors + 1 mayor and can only vote in the ward in which they reside, however councillors do not have to reside in the ward in which they are running for office
- Increased cost to print ballots
- Potential for incongruence with School Board boundaries, causing confusion to citizens

Option 4 – change to a ward system implementing four wards with two councillors/ward (Appendix D)

- No increase in the cost of councillors but divide the City into four wards having two councillors/ward
- The two councillors in each ward would represent 22,969 citizens
- Citizens in each ward would elect two councillors + 1 mayor and only vote in the ward in which they reside, however councillors do not have to reside in the ward in which they are running for office
- Increased cost to print ballots
- Potential for incongruence with School Board boundaries, causing confusion to citizens

Decision Making Options

Council will have to determine the method in which it makes the decision on the system of voting to support future elections. Council has the option of making a decision today based on the information provided in the report or deferring decision making on the item either for public input or public input via plebiscite. Council will need to carefully consider the strategic priorities of Council and the priorities of consultation in 2012 and 2013. A special consideration will need to be the decision making process chosen for fluoride. There are risks if two plebiscites move forward in 2013 and Council will need to determine if both, one or none of the issues should be considered for plebiscite at the time of the 2013 election. Council will need to balance this risk with the risk of leaving the decision making outstanding on this item until a plebiscite can be held. After every election this question is raised and without having a final public decision or council decision, this issue will continue to be raised resulting in resources spent in responding to enquiries regarding a ward/at large system of voting.



Election: At Large versus Ward System

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Representation of Council in City

The tables below demonstrate Representation within the City based on the above noted areas for the 2010, 2007 and 2004 Elections. For this purpose, three specific areas are identified as follows:

North: north of the Red Deer River
 Central: Downtown, Parkvale, Waskasoo, Woodlea
 South: all areas south of the Red Deer River except those areas identified as Central

2010				
Area	Population	Percentage of Population	Number of Representatives	Percentage of Representatives
North	29,672	32.94%	1	11.11%
Central	4,908	5.45%	1	11.11%
South	55,504	61.61%	7	77.78%

2007				
Area	Population	Percentage of Population	Number of Representatives	Percentage of Representatives
North	28,913	33.74%	2	22.22%
Central	5,308	6.19%	1	11.11%
South	51,484	60.07%	6	66.67%

2004				
Area	Population	Percentage of Population	Number of Representatives	Percentage of Representatives
North	25,615	33.7%	3	33.3%
Central	5,467	7.2%	1	11.1%



Election: At Large versus Ward System

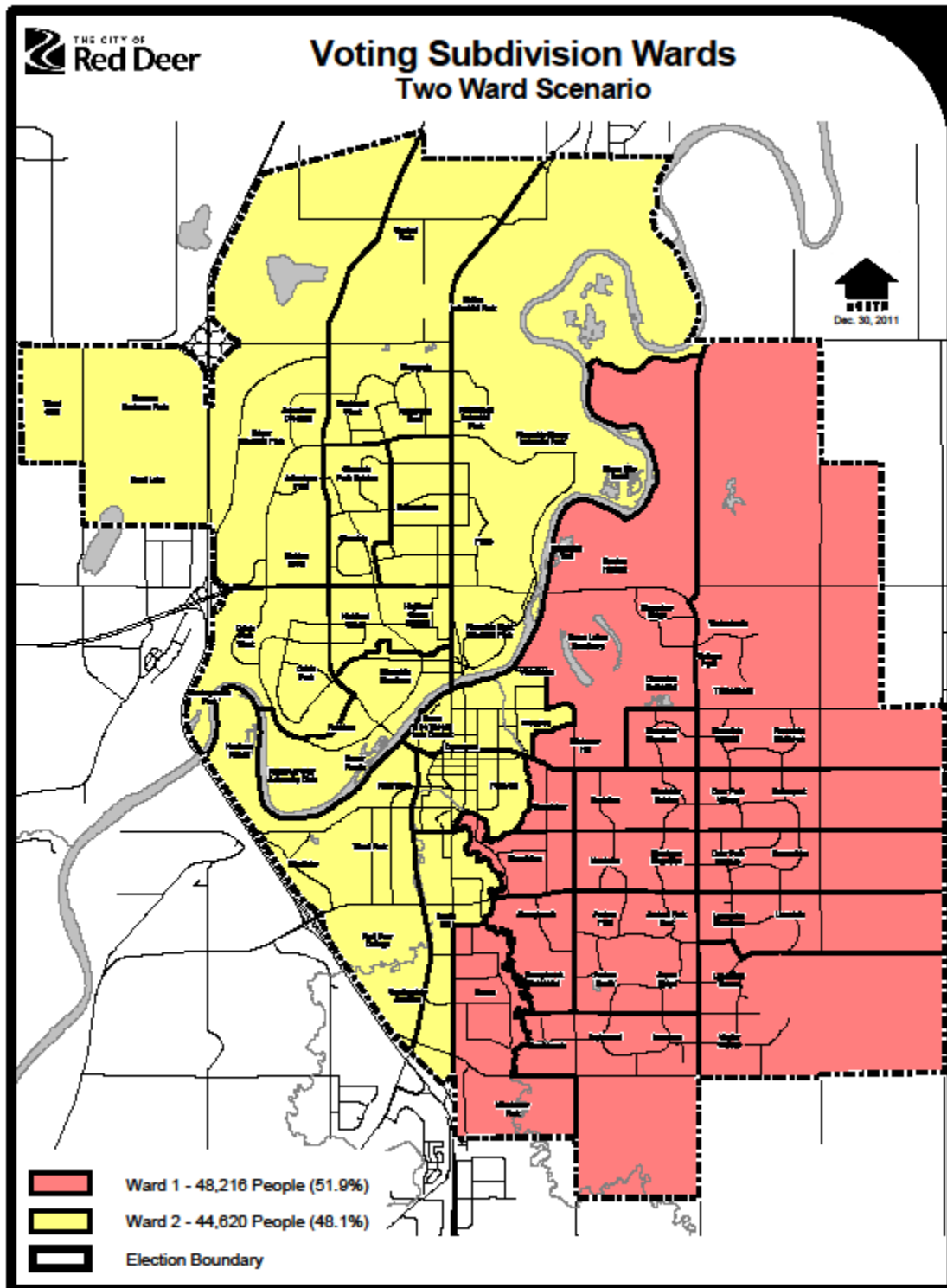
Page 12

South	44,841	59%	5	55.5%
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Note that until 2010, representation was fairly characteristic of population disbursement in the city. In 2010, the north area lost one representative which significantly alters the percentage of representation.

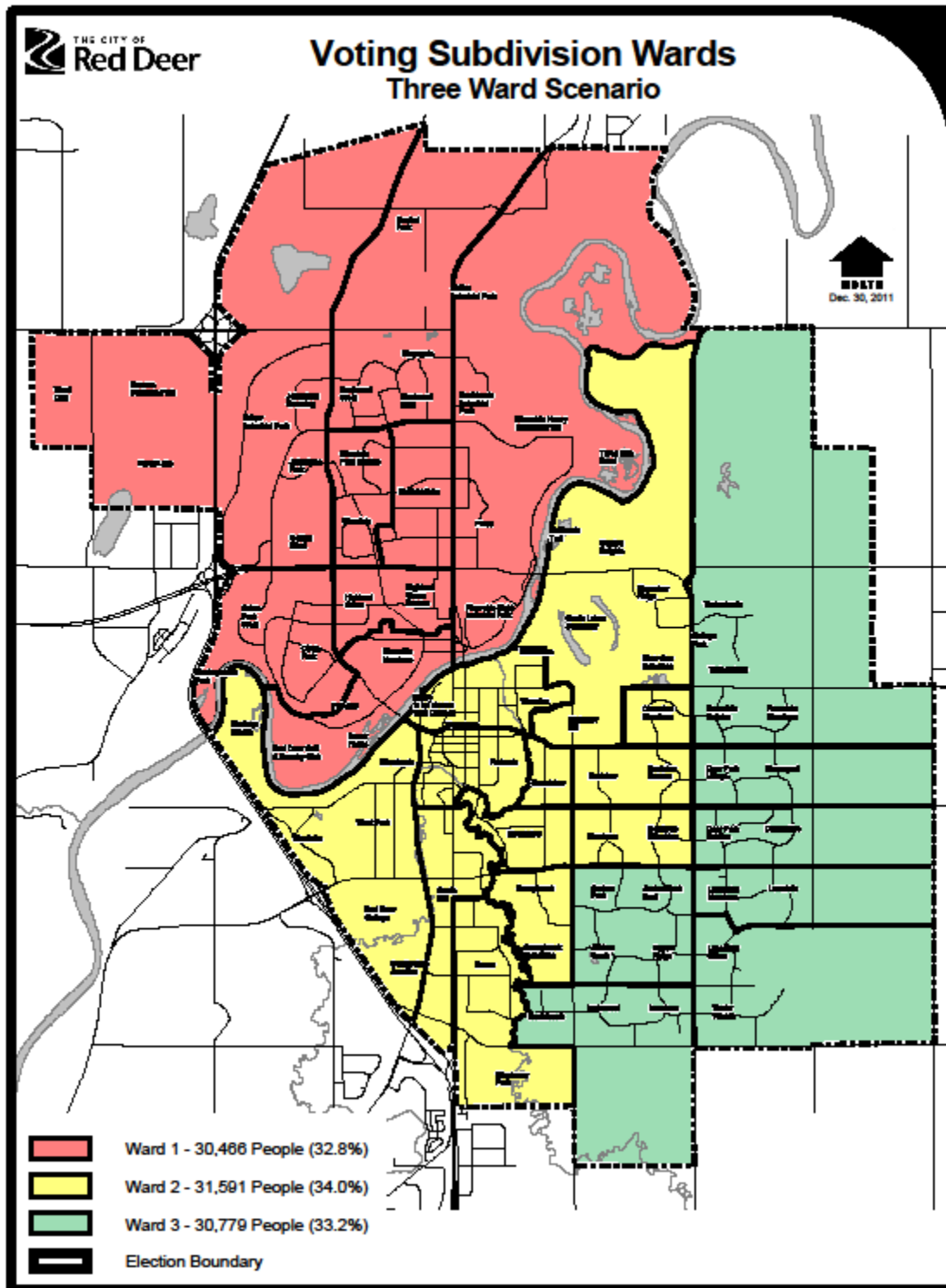


Appendix A



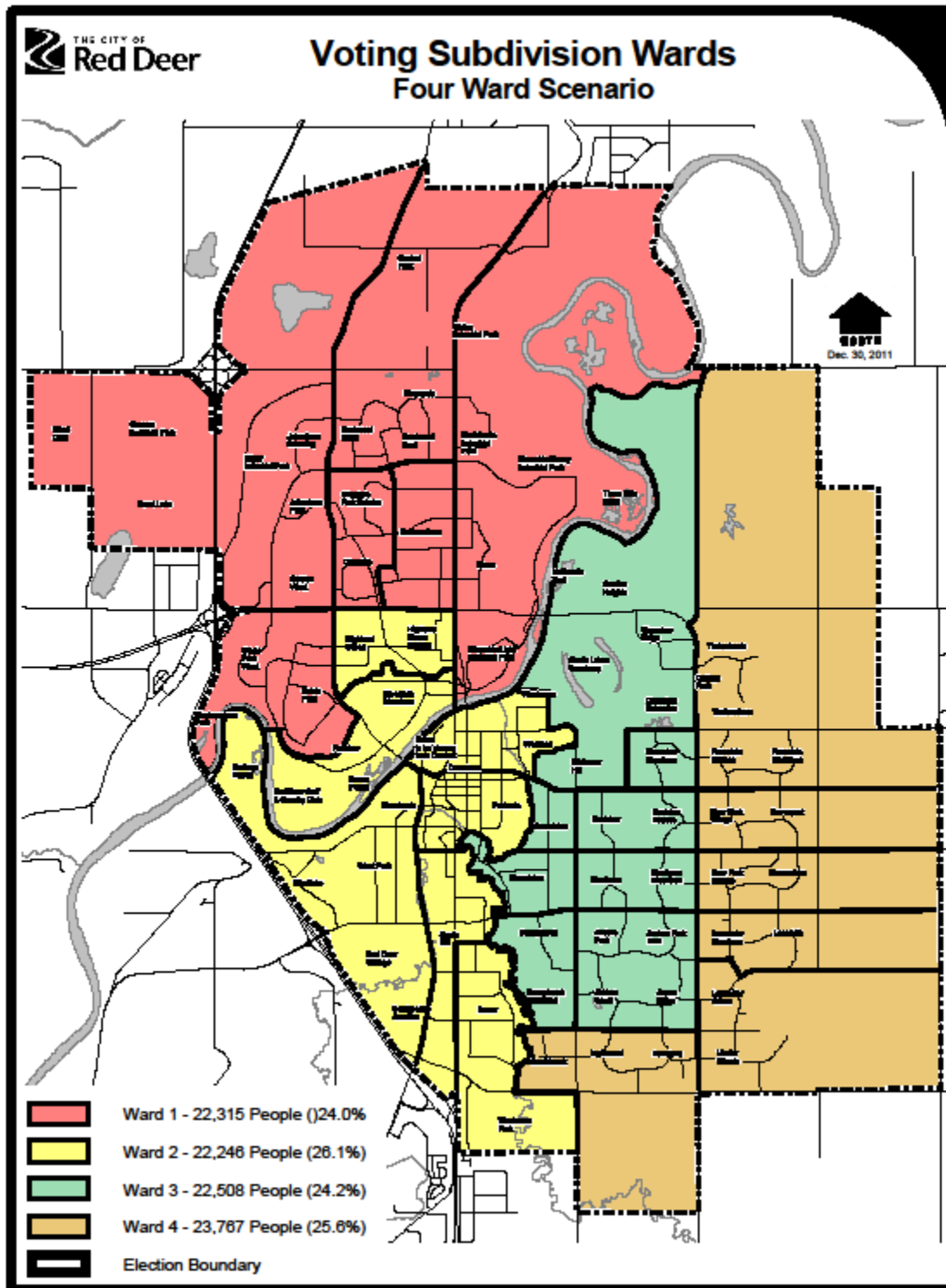


Appendix B





Appendix C



C: Kim Woods

COPY



Council Decision – April 30, 2012

DATE: May 2, 2012
TO: Frieda McDougall, Deputy City Clerk
FROM: Elaine Vincent, Legislative & Governance Services Manager
SUBJECT: Election: At Large versus Ward System of Voting

Reference Report:

Legislative & Governance Services department letter dated April 2, 2012

Resolution:

The following resolution was passed during the Regular Council meeting held on Monday, April 30, 2012:

Resolved that Council of The City of Red Deer, having considered the report from the Legislative & Governance Services department dated April 2, 2012, Re: Election: At Large versus Ward System of Voting hereby supports:

Option 3

Affirm at large representation.

Report back to Council: No

Comments/Further Action:

Administration will follow up with the recommendation of Council.

A handwritten signature in blue ink, appearing to read 'Elaine Vincent'.

Elaine Vincent
Legislative & Governance Services Manager



April 17, 2012

2012 Change in Seating Arrangement for Councillors

Legislative & Governance Services

Report Summary & Recommendation:

The new seating arrangement for Councillors in Council Chambers is attached. This is being provided for information purposes only.

Report Details

Background:

Traditionally at each Organizational meeting, the seating arrangement for Councillors is reconsidered.

At the 2010 Organizational Meeting, the Mayor requested that the seating arrangement be changed on a six month interval beginning with the first Council meeting in May of each year.

Discussion:

The seating arrangement is determined by placing the names of the Councillors into a box. The first name drawn is assigned the seat next to the north podium, the next name drawn is assigned the seat adjacent thereto, and so on.

The draw was recently conducted by Legislative & Governance Services staff with the new seating arrangement to take effect at the May 14, 2012 Council Meeting. Council may alter this arrangement if they choose.

The new seating arrangement is attached.

N

Podium

Councillor
Cindy Jefferies

Councillor
Tara Veer

Councillor
Chris Stephan

Councillor
Lynne Mulder

Councillor
Paul Harris

Councillor
Dianne Wyntjes

Councillor
Frank Wong

Councillor
Buck Buchanan



BACKUP INFORMATION
NOT SUBMITTED TO COUNCIL

Legislative & Governance Services

DATE: October 26, 2010
TO: Craig Curtis, City Manager
FROM: Elaine Vincent, Legislative & Governance Services Manager
RE: 2010/2011 Seating Arrangement for Councillors

Traditionally at each Organizational Meeting, the seating arrangement for Councillors is reconsidered.

The seating arrangement is determined by placing the names of the Councillors into a box. The first name drawn is assigned the seat next to the north podium, the next name drawn is assigned the seat adjacent thereto, and so on. This process is repeated annually at Council's Organizational Meeting.

The draw is conducted by Legislative & Governance Services staff prior to the meeting with the new seating arrangement to take effect at the November 1, 2010 Council Meeting. Council may alter this arrangement if they choose.

The new seating arrangement is attached.

The Mayor has requested that the seating arrangement be changed on a six month interval beginning with the first Council Meeting in May of 2011.

A handwritten signature in cursive script, appearing to read 'Elaine Vincent'.

Elaine Vincent
Manager



April 24, 2012

Proposed 2012 Off-Site Levy Rates

2012 Off-Site Levy Bylaw 3480/2012

Legislative & Governance Services

Report Summary & Recommendation:

Summary:

The report attached is being brought forward from the Monday, March 19, 2012 Council Meeting.

Recommendation:

That Council consider giving second and third readings to the 2012 Off-Site Levy Bylaw 3480/2012.

City Manager Comments:

I support the recommendation of Administration to proceed with second and third reading of Off-Site Levy Bylaw 3480/2012.

Craig Curtis
City Manager

Report Details

Background:

At the Monday, March 19, 2012 Council Meeting, Council gave first reading to 2012 Off-Site Levy Bylaw 3480/2012.

2012 Off-Site Levy Bylaw 3480/2012 provides for an increase of the off-site levy rate to \$197,379 per hectare. The City charges off-site levies on new development lands within the city to cover the cost of extending the trunk water, sanitary, and storm mains, arterial roadways and associated facilities to serve these areas.

Public Consultation Process

Advertisements were placed in the Red Deer Advocate on March 30, 2012 and April 6, 2012. No petitions were received during the 15 days after the last date of advertising.

It is recommended that Council consider second and third readings of the bylaw.



Report Originally Submitted to
the Monday, March 19, 2012
Council Meeting

February 29, 2012

Proposed 2012 Off-Site Levy Rates

Engineering Services

Report Summary & Recommendation:

The following report will provide information regarding Red Deer's off-site levy rates, including background, rate changes, proposed adjustments to each rate (water, sanitary, storm, and roads), rate review, identification of emerging issues, and make recommendations for the 2012 rates.

Engineering Services recommends that Council approve the proposed 2012 Off-Site Levy Rates (retroactive to January 1, 2012) as shown below and as outlined in the Bylaw attached:

• Water	\$ 15,592	(6.5% increase)
• Sanitary	\$ 21,012	(6.5% increase)
• Storm	\$ 65,721	(6.5% increase)
• Roads	<u>\$ 95,054</u>	(3.0% increase)

Total: **\$ 197,379/ ha** (4.8% increase)

City Manager Comments:

I support the recommendation of Administration that Council give first reading to 2012 Off Site Levy Bylaw 3480/2012. This bylaw would come back in six weeks time, to allow for advertising, for Council's consideration of second and third readings.

Proposed Resolution

That Council consider first reading of 2012 Off Site Levy Bylaw 3480/2012.



Report Details

Background:

The City charges off-site levies on new development lands within the City to cover the cost of extending trunk water, sanitary, and storm trunks, arterial roadways, and associated facilities to serve these areas. The cost of expanding water and wastewater treatment facilities are funded through utility rates, and are not included in the off-site levy calculation. The off-site levy rates are reviewed on an annual basis and adjusted as required.

2011 Approved Rate

In May, Council approved the 2011 levy rate of \$188,365 per hectare. This rate was based on three key assumptions:

- 2011 construction inflation estimated at 5%.
- Expansion of the levy service basins by the addition of Vanier East and Lancaster East Developments.
- Removal of some of the infrastructure from the calculations as it did not meet the definition of trunk criteria as defined in the Bylaw.

Discussion:

2012 Service Basin Changes

There are no changes proposed to the levy service basins for 2012. For reference, attached are Schedules A, B, C, and D, which illustrate service basin boundaries and infrastructure for the water, sanitary, storm and road basins respectively.

2012 Proposed Rate

Engineering Services consulted with local contractors, consultants and developers and estimated that construction inflation for 2012 is expected to be approximately 5 to 10 % for underground/earthwork projects, and up to 3 to 5% for surface work projects.

Engineering Services also consulted with the Urban Development Institute – Red Deer Chapter (UDI) during the preparation of the 2012 rates. Based on the discussions, the local development industry is generally accepting of the proposed rates for 2012.

In an ideal setting, the 2012 rates would be set later in the year after having time to observe how the estimates will be affected by actual tendered unit rates. Understandably, this approach does not serve the developer, new home owners or the levy rates. In all reality, the levy is an estimate, based on the best information at the time and is subject to change.



Based on an estimated 6.5% construction inflation increase on underground utility construction and an estimated 3% increase on roadway projects, changes resulted in the rates as follows:

• Water	\$ 15,592	(6.5% increase)
• Sanitary	\$ 21,012	(6.5% increase)
• Storm	\$ 65,721	(6.5% increase)
• Roads	<u>\$ 95,054</u>	(3% increase)
Total:	\$ 197,379 / ha	(4.8% increase)

Analysis:

Impact to the New Home Owner

As a gauge to measure the impact of new levy rates, these rates are often compared to the overall capital cost to construct a new residential home. On average, a new single family home including the lot cost would be in the order of \$350,000. Based on 14 residential lots per hectare, the 2011 levy rate of \$188,365/ha equates to \$13,455 per unit, while the proposed 2012 rate (4.8% increase from 2011) of \$197,379/ha equates to \$14,099 per unit. Although the proposed increase of \$644 per unit is significant, the overall cost associated with the proposed 2012 levy rate is still relatively small (4.0%) in comparison to the average cost of a home.

Emerging Issues

During our review, we identified a number of issues that could affect off-site levy rates in the future. Some of these issues are outlined below:

- a. The estimated off-site levy rates have been based on inflationary increases since 2011. For the 2013 rate setting, a detailed review of the off-site input factors is planned and there may be adjustments required due to detailed re-estimating of projects, reconciliation of expenses, and possible expansion of the basin.
- b. The slow recovery of land development within the city continues and has significantly lowered revenue for the off-site reserves. This has resulted in an under-recovery of expenditures made to date to open the two major development areas of Queens Industrial Park and East Hill Residential Area, and reduced ability of the reserves to “front end” trunk and arterial roadway projects without continued borrowing. There may also be inadequate off-site annual revenue to cover the yearly debenture payments for existing or future borrowings. A review of off-site levy reserves is ongoing and may result in amendments to practices and policy of how the rate is calculated and how projects are funded to ensure sustainability of the reserve. It is expected that direction will be sought from Council in the latter part of 2012.



- c. The addition of recently annexed areas and studies will result in a change in the service basin boundary resulting in increased capital projects and increased land area to spread the costs over. The net result will not be known until after the MASP's are prepared for the area North of Highway 11A and an extension to East Hill plan. Further work on the JPI study may also impact the future infrastructure requirements. These are tentatively to be completed in 2012.
- d. The Transportation Movement Study may impact the future roadway improvements that have been considered in setting the levy rate to date. As these yet to be determined improvements may be related to City growth, funding of all or a portion of such improvements should come from off-site levies.
- e. The adopted River Valley and Tributaries Park Concept Plan, prepared by O2 Planning and Design Inc. in July 2010, identifies a significant amount of future green space which may have an impact on the net developable land area upon which the levy rate has been determined to date. Further evaluation and discussion will need to occur in 2012 to determine the impact that this may have on future levy rates.
- f. The Environmental Master Plan will require The City to review its current stormwater management practices. This may impact existing storm water management practices; the off-site levy criteria associated storm infrastructure, and possibly the future levy rates.

600 – 4808 Ross Street
Red Deer AB T4N 1X5
Tel: (403) 341-3320
Fax: (403) 342-0969
brad.currie@stantec.com



March 1, 2012

City of Red Deer
Engineering Services
4914 – 48 Avenue
PO Box 5008
Red Deer AB T4N 3T4

Attention: Mr. Lee Birn

Dear Sir;

Reference: 2012 Offsite Levy Rates

We have reviewed your proposal to increase the City of Red Deer offsite levy rate to \$197,378 per hectare for 2012. This accounts for an approximate increase of 4.8% over last year's rate. This rate increase is acceptable to our membership.

If you have any questions, please contact me.

Regards,

A handwritten signature in black ink, appearing to read 'Brad Currie', is located below the 'Regards,' text.

Brad Currie, P.Eng.
Chairman, UDI Red Deer

BYLAW NO. 3467/2011

Strike through Copy of
2011 Off Site Levy Bylaw
3467/2011 with proposed
changes shown in red

Being a Bylaw of The City of Red Deer to provide a uniform levy of off-site costs in respect of previously undeveloped land.

- 1 WHEREAS pursuant to provisions of Section 648 of the Municipal Government Act, The City may by bylaw:
 - (a) Provide for the imposition and payment of a levy to be known as an “off-site levy” in respect of land that is to be developed or subdivided, and
 - (b) Authorize an agreement to be entered into in respect of the payment of the levy.
- 2 An off-site levy may be used only to pay for all or part of the capital cost of any or all of the following:
 - (a) New or expanded facilities for the storage, transmission, treatment, or supplying of water;
 - (b) New or expanded facilities for the treatment, movement, or disposal of sanitary sewage;
 - (c) New or expanded storm sewer drainage facilities;
 - (d) New or expanded roads required for or impacted by a subdivision or development;
 - (e) Land required for or in connection with any facilities described in clauses (a) to (d);

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

1 This bylaw may be cited as "The Off-Site Levy Bylaw".

2 Definitions:

For the purpose of this bylaw:

(1) "Development" shall mean:

(a) a change of use of land, or an act done in relation to land that results in or is likely to result in a change in the use of the land, or

(b) a change in the intensity of the use of land or an act done in relation to land that results in, or is likely to result in, a change of the intensity of the use of the said land.

(2) "Gross Development Area" means each and every hectare or part thereof as shown on the Plan of Subdivision for a development which has been approved by the Municipal Planning Commission, including any area which may be dedicated for roads, lanes, walkways, parks, reserve parcels, schools, or any other public use.

3

Bylaw No. 3467/2011

- (3) “Net Development Area” means the area remaining after the deletion of the following lands (deemed undevelopable) from the Gross Development Area:
- (a) previously developed lands for which off-site levies have already been paid,
 - (b) expressway and arterial road right of ways as defined by The City,
 - (c) Environmental Reserves as defined in the Municipal Government Act (e.g. native wetlands, rivers, creeks, lakes, ravines, steeply sloped areas),
 - (d) major tree stands that are identified by the City for preservation and are in excess of the 10% municipal reserve dedication required by the MGA,
 - (e) The power transmission right of way extending across the south end of city. Parts of this land that are subdivided from the right of way for development purposes would not be excluded from the Gross Development Area.
- (4) “Trunk Water” means an existing or proposed water main; generally having an internal diameter of 350 mm or greater, complete with related pumping and storage facilities; that has been designated by The City as a trunk facility, the cost of same having been included in the calculation of the Water Off-site Levy rate.

- (5) “Trunk Water Off-site Levy Rate” means the amount to be assessed per hectare of developable land; the calculation of which is based on the actual or estimated cost of the Trunk Water facilities identified on Schedule “A” less the Water Off-site Levy revenues collected to date, plus interest on borrows funds, divided by the Net Development Area within the Basin Boundary identified on Schedule “A”.
- (6) “Trunk Sanitary” means an existing or proposed sanitary sewer; generally having an internal diameter of 375 mm or greater, or having a depth of cover greater than 6.0 m, complete with related pumping facilities; that has been designated by The City as a trunk facility, the cost of same having been included in the calculation of the Sanitary Off-site Levy rate.
- (7) “Trunk Sanitary Off-site Levy Rate” means the amount to be assessed per hectare of developable land; the calculation of which is based on the actual or estimated cost of the Trunk Sanitary facilities identified on Schedule “B” less the Sanitary Off-site Levy revenues collected to date, plus interest on borrows funds, divided by the Net Development Area within the Basin Boundary identified on Schedule “B”.
- (8) “Trunk Storm” means an existing or proposed storm sewer; generally defined as having an internal diameter of 1,200 mm or greater, as well as storm water storage facilities and associated outlet piping; that has been designated by The City as a trunk facility, the cost of same having been included in the calculation of the Storm Off-site Levy rate.

5

Bylaw No. 3467/2011

- (9) "Trunk Storm Off-site Levy Rate" means the amount to be assessed per hectare of developable land; the calculation of which is based on the actual or estimated cost of the Trunk Storm facilities identified on Schedule "C" less the Storm Off-site Levy revenues collected to date, plus interest on borrows funds, divided by the Net Development Area within the Basin Boundary identified on Schedule "C".
- (10) "Major Thoroughfare" means an existing or proposed expressway, divided arterial roadway, or undivided arterial roadway, including the land for right of way, storm drainage, traffic signals, and street lighting, that has been designated as a major thoroughfare by The City; the cost of same having been included in the calculation of the Major Thoroughfare off-site levy rate.
- (11) "Major Thoroughfare Off-site Levy Rate" means the amount to be assessed per hectare of developable land; the calculation of which is based on the actual or estimated cost of the Major Thoroughfare facilities identified on Schedule "D" less the Major Thoroughfare Off-site Levy revenues collected to date, plus interest on borrows funds, divided by the Net Development Area within the Basin Boundary identified on Schedule "D".

3

That effective January 1, 2014, ~~2011~~ The City of Red Deer hereby levies an off-site levy upon all land within The City boundaries to be subdivided or developed within the areas described below and calculated as follows:

6

Bylaw No. 3467/2011

- (1) In all the area outlined in the attached Schedule "A", the sum of ~~\$14,640~~ **15,592** per hectare for each hectare or part thereof within the Net Development Area for Trunk Water Infrastructure (the "Trunk Water Off-site Levy Rate").
- (2) In all the area outlined in the attached Schedule "B", the sum of ~~\$19,730~~ **21,012** for each hectare or part thereof within the Net Development Area for Trunk Sanitary Sewer Infrastructure (the "Trunk Sanitary Off-site Levy Rate").
- (3) In all the area outlined in the attached Schedule "C", the sum of ~~\$61,710~~ **65,721** for each hectare or part thereof within the Net Development Area for Trunk Storm Sewer Infrastructure (the "Trunk Storm Off-site Levy Rate").
- (4) In all the area outlined in the attached Schedule "D", the sum of ~~\$92,285~~ **95,054** for each hectare or part thereof within the Net Development Area for Major Thoroughfares (the "Major Thoroughfare Off-site Levy Rate").

- 4 Service Basin areas lying beyond City limits are used for purposes related to calculation of Off Site Levy rates only. Off-site Levies shall not apply to areas beyond The City's jurisdiction.
- 5 All levies imposed under this bylaw shall be in addition to the fee payable for development permits or building permits, and shall be paid to The City following approval of a subdivision plan and prior to the issuance of a development permit or a building permit, as the case may be.

7

Bylaw No. 3467/2011

6 Off-site levies imposed and collected under Bylaw ~~3452/2010~~ **3467/2011** shall be deemed to have been imposed and collected under this Bylaw.

7 Bylaw ~~3452/2010~~ **3467/2011** is hereby repealed.

READ A FIRST TIME IN OPEN COUNCIL this 21st day of March 2011.

READ A SECOND TIME IN OPEN COUNCIL this 2nd day of May 2011.

READ A THIRD TIME IN OPEN COUNCIL this 2nd day of May 2011.

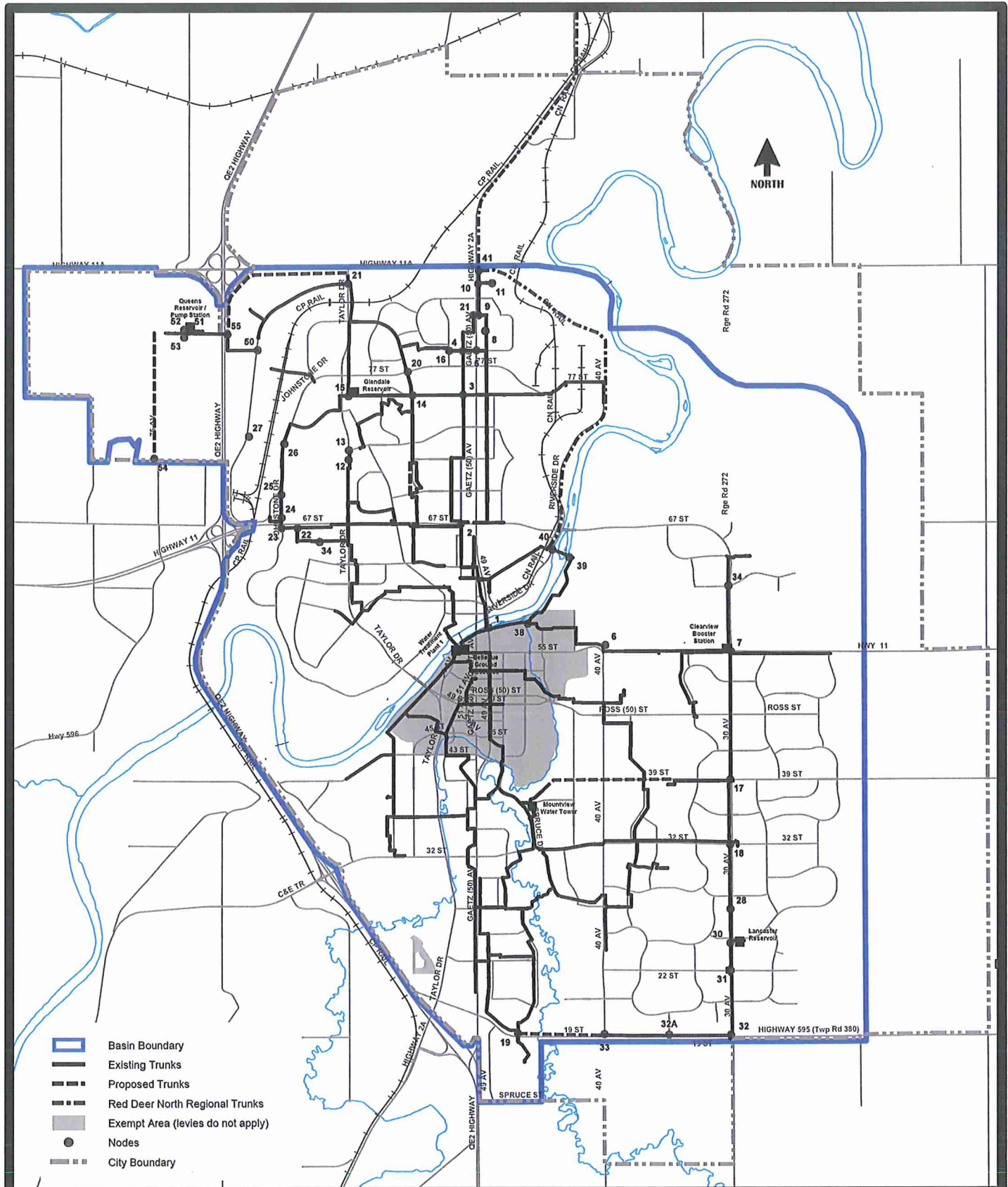
AND SIGNED BY THE MAYOR AND CITY CLERK this 2nd day of May 2011.

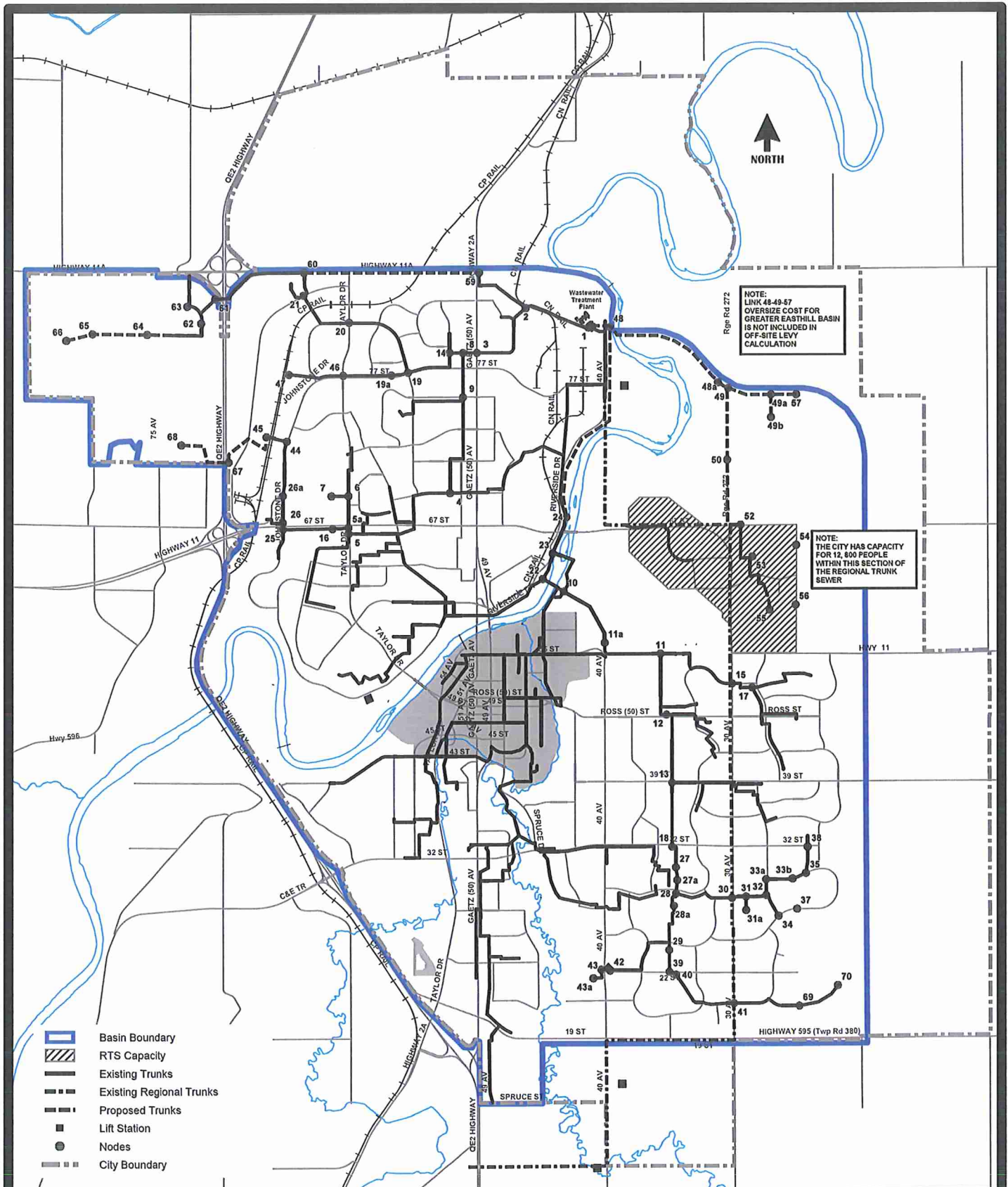
"Morris Flewwelling"

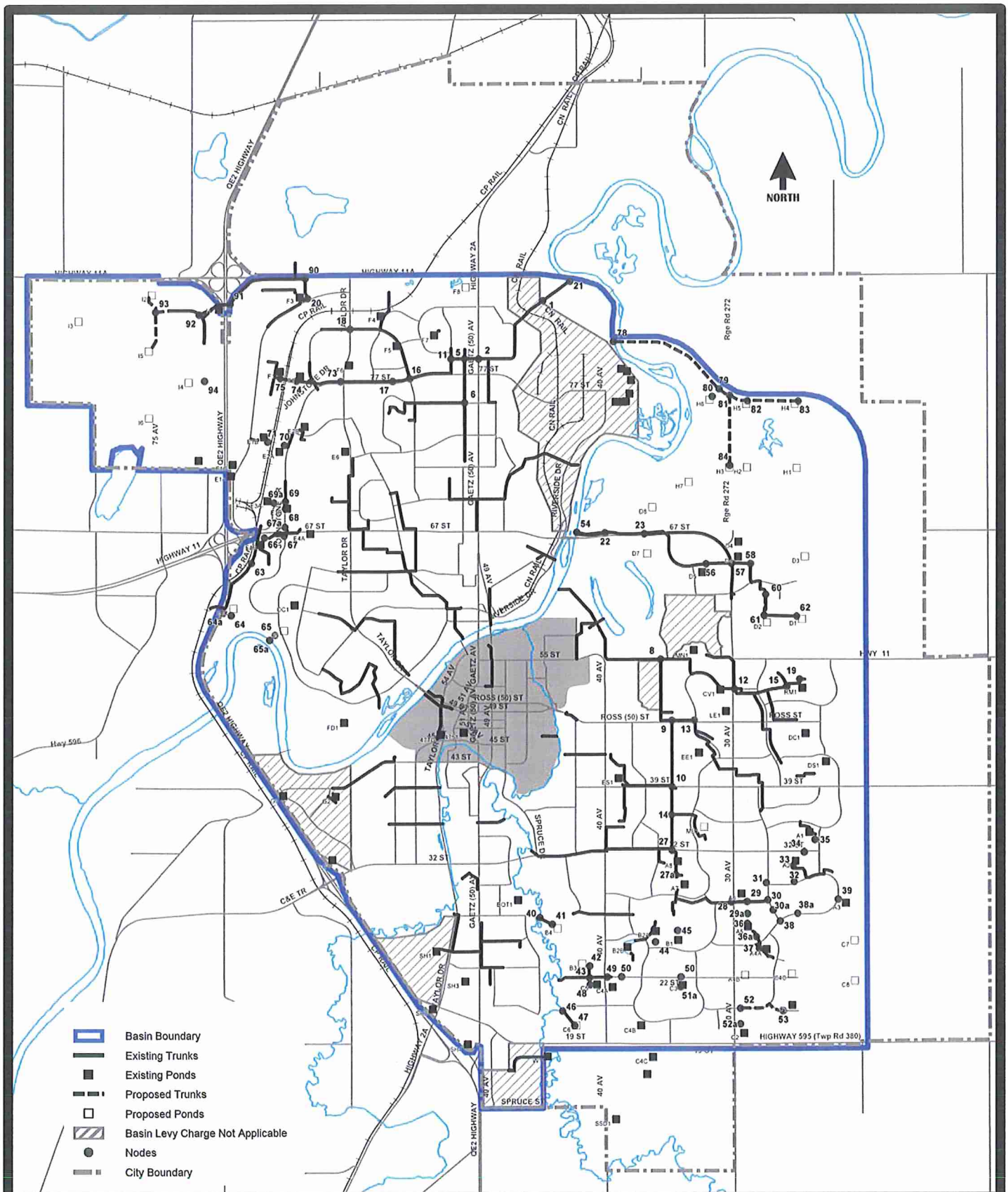
MAYOR

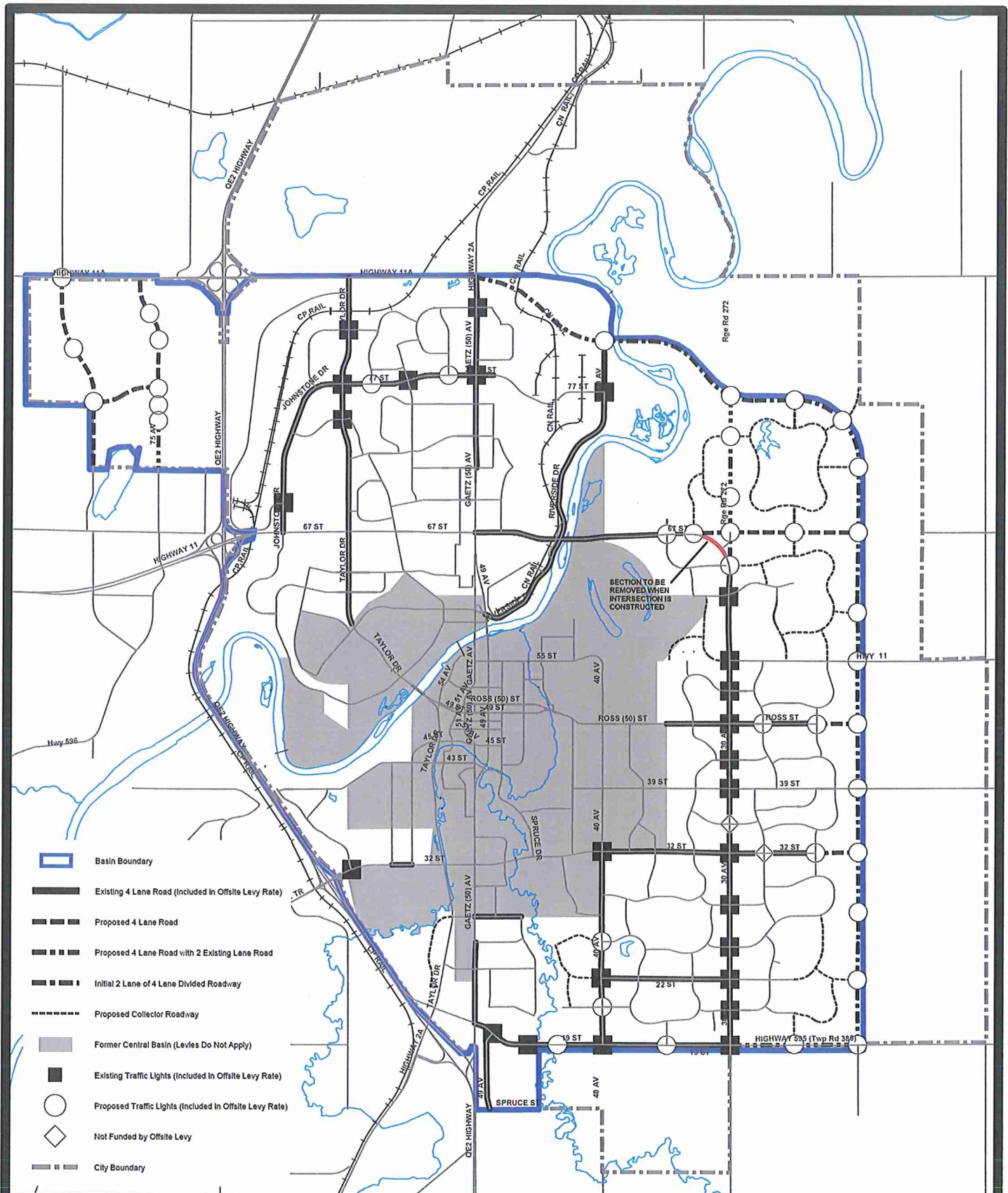
"Elaine Vincent"

CITY CLERK









MAJOR THOROUGHFARE

Not to Scale

March 2011

OFF-SITE LEVY
BYLAW 3467 / 2011
SCHEDULE "D"

BYLAW NO. 3480/2012

Being a Bylaw of The City of Red Deer to provide a uniform levy of off-site costs in respect of previously undeveloped land.

- 1 WHEREAS pursuant to provisions of Section 648 of the Municipal Government Act, The City may by bylaw:
 - (a) Provide for the imposition and payment of a levy to be known as an “off-site levy” in respect of land that is to be developed or subdivided, and
 - (b) Authorize an agreement to be entered into in respect of the payment of the levy.
- 2 An off-site levy may be used only to pay for all or part of the capital cost of any or all of the following:
 - (a) New or expanded facilities for the storage, transmission, treatment, or supplying of water;
 - (b) New or expanded facilities for the treatment, movement, or disposal of sanitary sewage;
 - (c) New or expanded storm sewer drainage facilities;
 - (d) New or expanded roads required for or impacted by a subdivision or development;
 - (e) Land required for or in connection with any facilities described in clauses (a) to (d);

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

1 This bylaw may be cited as "The Off-Site Levy Bylaw".

2 Definitions:

For the purpose of this bylaw:

(1) "Development" shall mean:

(a) a change of use of land, or an act done in relation to land that results in or is likely to result in a change in the use of the land, or

(b) a change in the intensity of the use of land or an act done in relation to land that results in, or is likely to result in, a change of the intensity of the use of the said land.

(2) "Gross Development Area" means each and every hectare or part thereof as shown on the Plan of Subdivision for a development which has been approved by the Municipal Planning Commission, including any area which may be dedicated for roads, lanes, walkways, parks, reserve parcels, schools, or any other public use.

3

Bylaw No. 3480/2012

- (3) “Net Development Area” means the area remaining after the deletion of the following lands (deemed undevelopable) from the Gross Development Area:
- (a) previously developed lands for which off-site levies have already been paid,
 - (b) expressway and arterial road right of ways as defined by The City,
 - (c) Environmental Reserves as defined in the Municipal Government Act (e.g. native wetlands, rivers, creeks, lakes, ravines, steeply sloped areas),
 - (d) major tree stands that are identified by the City for preservation and are in excess of the 10% municipal reserve dedication required by the MGA,
 - (e) The power transmission right of way extending across the south end of city. Parts of this land that are subdivided from the right of way for development purposes would not be excluded from the Gross Development Area.
- (4) “Trunk Water” means an existing or proposed water main; generally having an internal diameter of 350 mm or greater, complete with related pumping and storage facilities; that has been designated by The City as a trunk facility, the cost of same having been included in the calculation of the Water Off-site Levy rate.

- (5) “Trunk Water Off-site Levy Rate” means the amount to be assessed per hectare of developable land; the calculation of which is based on the actual or estimated cost of the Trunk Water facilities identified on Schedule “A” less the Water Off-site Levy revenues collected to date, plus interest on borrows funds, divided by the Net Development Area within the Basin Boundary identified on Schedule “A”.
- (6) “Trunk Sanitary” means an existing or proposed sanitary sewer; generally having an internal diameter of 375 mm or greater, or having a depth of cover greater than 6.0 m, complete with related pumping facilities; that has been designated by The City as a trunk facility, the cost of same having been included in the calculation of the Sanitary Off-site Levy rate.
- (7) “Trunk Sanitary Off-site Levy Rate” means the amount to be assessed per hectare of developable land; the calculation of which is based on the actual or estimated cost of the Trunk Sanitary facilities identified on Schedule “B” less the Sanitary Off-site Levy revenues collected to date, plus interest on borrows funds, divided by the Net Development Area within the Basin Boundary identified on Schedule “B”.
- (8) “Trunk Storm” means an existing or proposed storm sewer; generally defined as having an internal diameter of 1,200 mm or greater, as well as storm water storage facilities and associated outlet piping; that has been designated by The City as a trunk facility, the cost of same having been included in the calculation of the Storm Off-site Levy rate.

5

Bylaw No. 3480/2012

- (9) "Trunk Storm Off-site Levy Rate" means the amount to be assessed per hectare of developable land; the calculation of which is based on the actual or estimated cost of the Trunk Storm facilities identified on Schedule "C" less the Storm Off-site Levy revenues collected to date, plus interest on borrows funds, divided by the Net Development Area within the Basin Boundary identified on Schedule "C".
- (10) "Major Thoroughfare" means an existing or proposed expressway, divided arterial roadway, or undivided arterial roadway, including the land for right of way, storm drainage, traffic signals, and street lighting, that has been designated as a major thoroughfare by The City; the cost of same having been included in the calculation of the Major Thoroughfare off-site levy rate.
- (11) "Major Thoroughfare Off-site Levy Rate" means the amount to be assessed per hectare of developable land; the calculation of which is based on the actual or estimated cost of the Major Thoroughfare facilities identified on Schedule "D" less the Major Thoroughfare Off-site Levy revenues collected to date, plus interest on borrows funds, divided by the Net Development Area within the Basin Boundary identified on Schedule "D".

3

That effective January 1, 2012, The City of Red Deer hereby levies an off-site levy upon all land within The City boundaries to be subdivided or developed within the areas described below and calculated as follows:

6

Bylaw No. 3480/2012

- (1) In all the area outlined in the attached Schedule "A", the sum of \$15,592 per hectare for each hectare or part thereof within the Net Development Area for Trunk Water Infrastructure (the "Trunk Water Off-site Levy Rate").
- (2) In all the area outlined in the attached Schedule "B", the sum of \$21,012 for each hectare or part thereof within the Net Development Area for Trunk Sanitary Sewer Infrastructure (the "Trunk Sanitary Off-site Levy Rate").
- (3) In all the area outlined in the attached Schedule "C", the sum of \$65,721 for each hectare or part thereof within the Net Development Area for Trunk Storm Sewer Infrastructure (the "Trunk Storm Off-site Levy Rate").
- (4) In all the area outlined in the attached Schedule "D", the sum of \$95,054 for each hectare or part thereof within the Net Development Area for Major Thoroughfares (the "Major Thoroughfare Off-site Levy Rate").

- 4 Service Basin areas lying beyond City limits are used for purposes related to calculation of Off Site Levy rates only. Off-site Levies shall not apply to areas beyond The City's jurisdiction.
- 5 All levies imposed under this bylaw shall be in addition to the fee payable for development permits or building permits, and shall be paid to The City following approval of a subdivision plan and prior to the issuance of a development permit or a building permit, as the case may be.

7

Bylaw No. 3480/2012

6 Off-site levies imposed and collected under Bylaw 3467/2011 shall be deemed to have been imposed and collected under this Bylaw.

7 Bylaw 3467/2011 is hereby repealed.

READ A FIRST TIME IN OPEN COUNCIL this 19 day of March 2012.

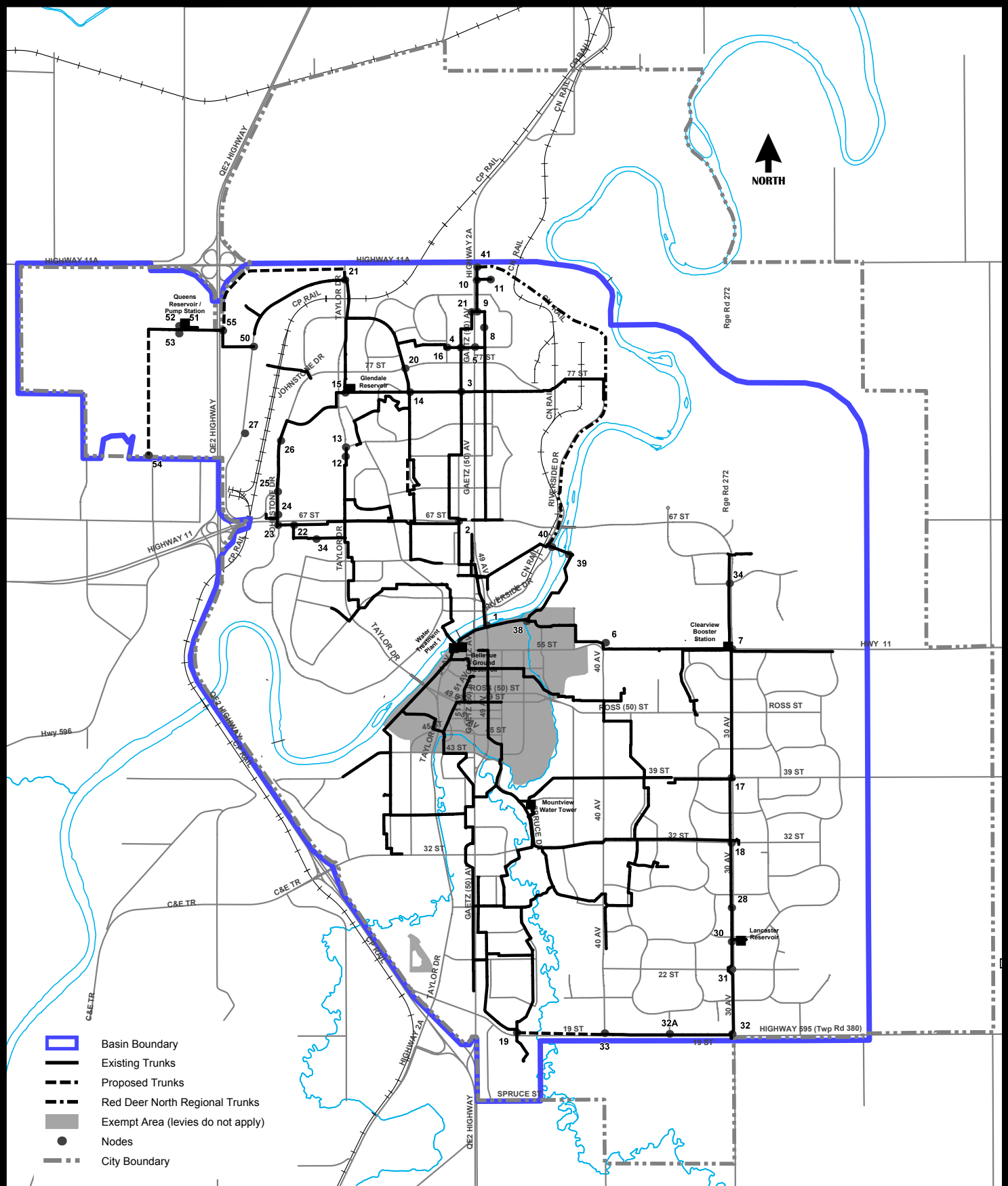
READ A SECOND TIME IN OPEN COUNCIL this day of 2012.

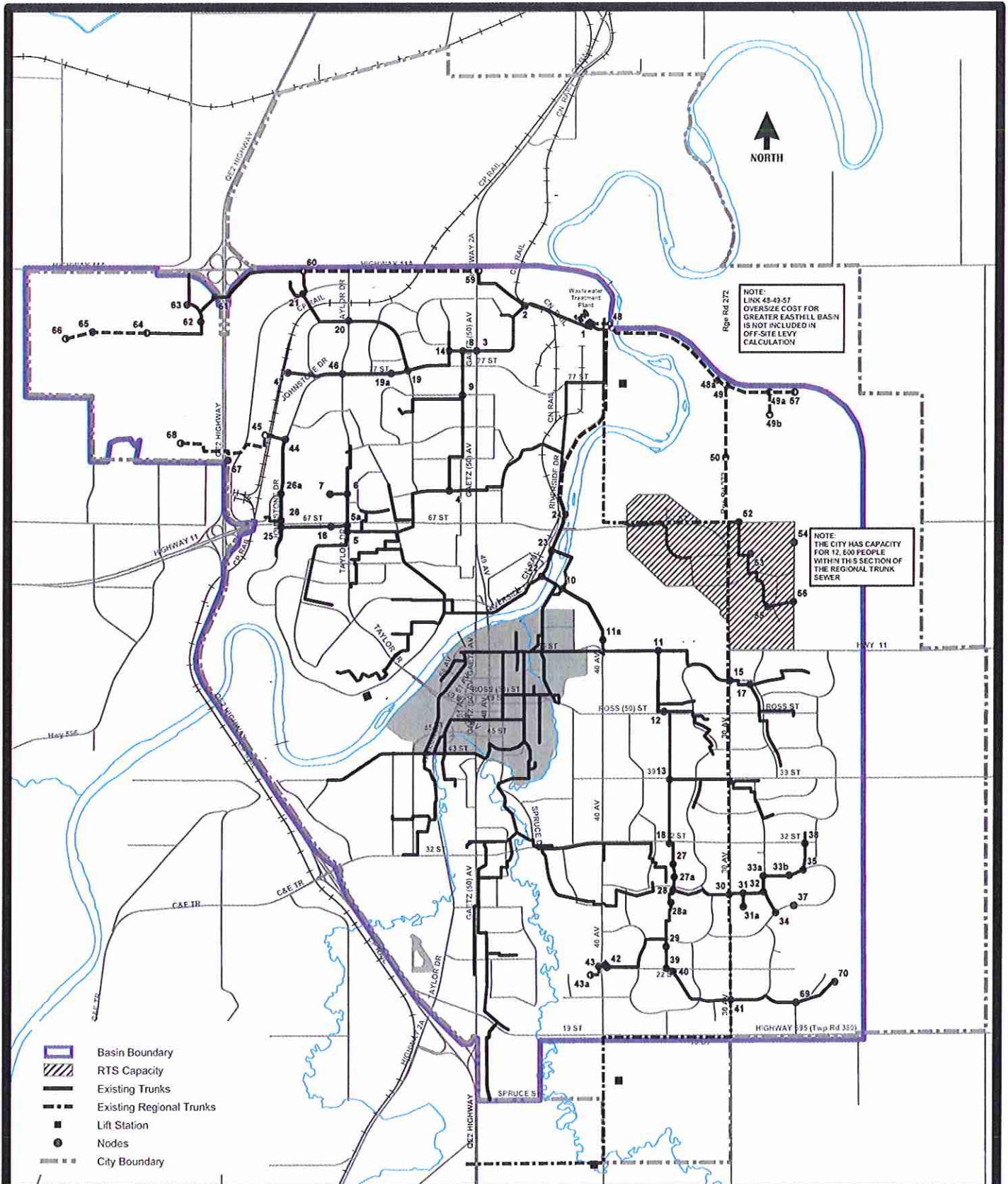
READ A THIRD TIME IN OPEN COUNCIL this day of 2012.

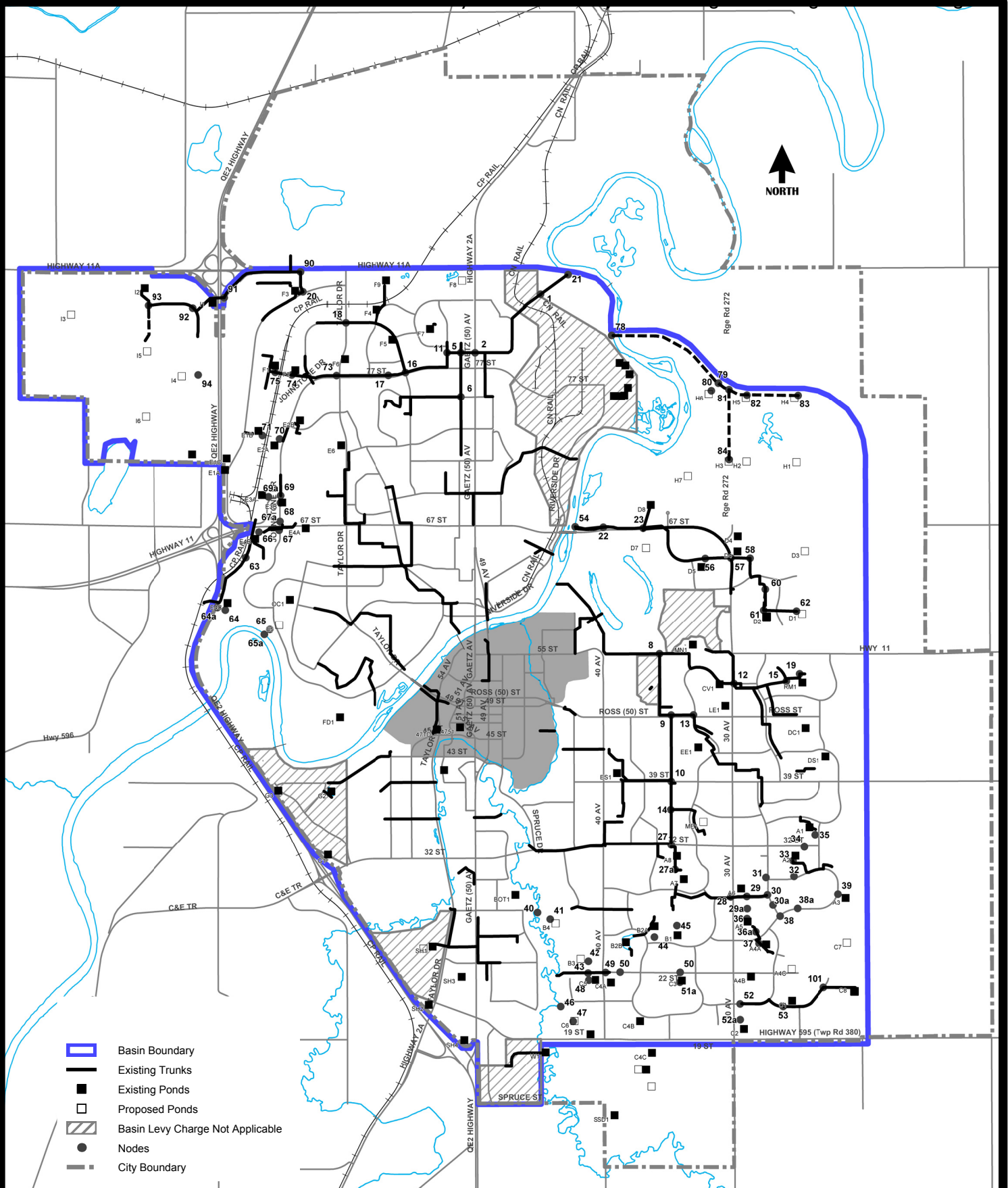
AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2012.

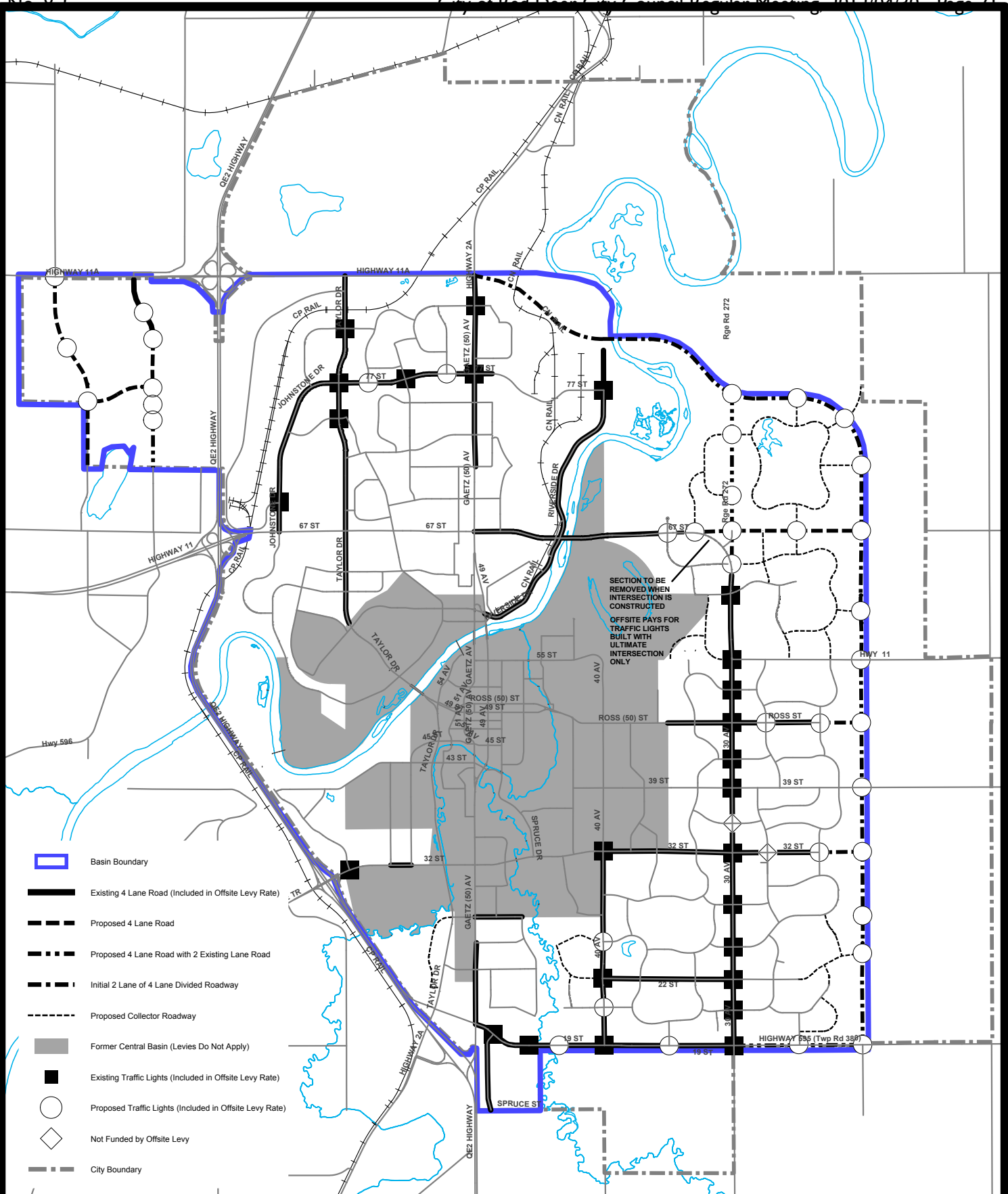
MAYOR

CITY CLERK









COPY

Council Decision – April 30, 2012

DATE: May 2, 2012
TO: Frank Colosimo, Engineering Services Manager
FROM: Elaine Vincent, Legislative & Governance Services Manager
SUBJECT: 2012 Off-Site Levy Bylaw 3480/2012

Reference Report:

Legislative & Governance Services letter dated April 24, 2012

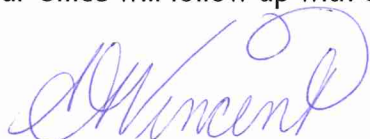
Bylaw Reading:

At the Monday, April 30, 2012, Council gave second and third reading to the 2012 Off-Site Levy Bylaw 3480/2012, a bylaw to authorize an increase of the off-site levy rate per hectare. A copy of the approved bylaw is attached.

Report back to Council: No

Comments/Further Action:

Our office will follow up with distribution of this bylaw in due course.



Elaine Vincent
Legislative & Governance Services Manager
/attach

c: Director of Development Services
Director of Corporate Services
Financial Services Manager

COPY

Council Decision – April 30, 2012

DATE: May 2, 2012
TO: Joanne Parkin, Revenue & Assessment Manager
FROM: Elaine Vincent, Legislative & Governance Services Manager
SUBJECT: 2012 Tax Rate Bylaw 3481/2012

Reference Report:

Legislative & Governance Services letter dated April 24, 2012

Bylaw Reading:

At the Monday, April 30, 2012, Council gave second and third reading to the 2012 Tax Rate Bylaw 3481/2012, a bylaw to authorize the rates of taxation levied against assessable properties in The City of Red Deer. A copy of the approved bylaw is attached.

Report back to Council: No

Comments/Further Action:

Our office will follow up with distribution of this bylaw in due course.



Elaine Vincent
Legislative & Governance Services Manager
/attach

c: Director of Corporate Services
Financial Services Manager



Council Decision – March 19, 2012

DATE: March 21, 2012
TO: Frank Colosimo, Engineering Services Manager
FROM: Elaine Vincent, Legislative & Governance Services Manager
SUBJECT: Proposed 2012 Off-Site Levy Rates Bylaw 3480/2012

Reference Report:

Engineering Services Department letter dated February 29, 2012

Bylaw Reading:

At the Monday, March 19, 2012 Red Deer City Council Meeting the 2012 Off-Site Levy Bylaw 3480/2012 received first reading. A copy of the bylaw is attached.

Report back to Council: Yes.

Comments/Further Action:

This office will proceed with advertising and the bylaw will come back to Council for consideration of second and third reading at the Monday, April 30, 2012 Council Meeting.

A handwritten signature in cursive script, appearing to read 'Elaine Vincent'.

Elaine Vincent
Legislative & Governance Services Manager
/attach.

c: Director of Development Services
Director of Corporate Services
Financial Services Manager
Corporate Meeting Coordinator

April 26, 2012
Christine Kenzie

BACKUP INFORMATION
NOT SUBMITTED TO COUNCIL

BACKUP

To: Mayor and Councillors; Corporate Leadership Team
Subject: Additional Agenda for the Monday, April 30th Council Meeting
Attachments: April 30 2012 Additional Council Agenda.pdf; DMPROD-#1217032-v1-April 30 2012 Council Agenda - Public Attachment A - 2012 Tax Rate Bylaw.pdf

Attached is an additional agenda for the Monday, April 30, 2012 Council Meeting regarding "Capital Project to Renovate Station #3 (Mountview) - Net Zero Overage Expenditure Approval Request".



April 30 2012
Additional Council...

Also attached is Attachment "A" containing the report from the April 23rd Council Meeting regarding the 2012 Tax Rate Bylaw that is to be considered for second and third readings at the Monday, April 30, 2012 Council Meeting.



DMPROD-#121703
2-v1-April 30 20...

There will also be an In Camera Meeting - starting at 2:00 P.M. on April 30th. This meeting will include a presentation regarding the Riverview Park Slope Slippage and discussion on the Capital Project to Renovate Station #3 (Mountview) item on the additional agenda. The agenda for the In Camera meeting is not compiled as yet and will be emailed when complete.

Paper copies of all these documents will be couriered to Council members and put in the internal mail for members of CLT either late this afternoon or early tomorrow morning (Friday, April 27th).

Copies of the proposed schedule for the April 30th Council Meeting will be forwarded via a separate email once the April 30th Regular and Additional Agendas are posted to the City's website this afternoon.

Let me know if you have any questions.

Christine Kenzie | Corporate Meeting Coordinator

Legislative & Governance Services | The City of Red Deer

D 403.356.8978 | F 403.346.6195

christine.kenzie@reddeer.ca

Backup

Christine Kenzie

From: Christine Kenzie
Sent: April 27, 2012 10:27 AM
To: Mayor and Councillors; Corporate Leadership Team
Cc: Don Simpson; Michelle Baer; Joanne Parkin; Brian Lutz; Deb Stott; Joni Baillie; Linda Rehn; Carolyn Rothenbacher
Subject: Revised Public Attachment "A" - 2012 Tax Rate Bylaw
Attachments: April 30 2012 Council Agenda - Public Attachment A - 2012 Tax Rate Bylaw - Revised April 27 2012.pdf



April 30 2012
Council Agenda -...

Attached is a REVISED Public Attachment "A" regarding the 2012 Tax Rate Bylaw. The document emailed to you yesterday and the document you will receive today, has the tax rate bylaws at the back of the document all labeled "Option 1". They should have been labeled Option 1 through to Option 5.

A revised paper copy of the attachment will be distributed at the Monday, April 30th Council meeting.

Let me know if you have any questions.

Christine Kenzie | Corporate Meeting Coordinator

Legislative & Governance Services | The City of Red Deer

D 403.356.8978 | F 403.346.6195

christine.kenzie@reddeer.ca

Christine Kenzie

To: Joanne Parkin
Cc: Deb Stott; Elaine Vincent
Subject: FW: 2012 Tax Rate Bylaw

BACKUP INFORMATION
NOT SUBMITTED TO COUNCIL

Attachments: Picture (Metafile)

Joanne, you can use Bylaw No. 3481/2012 for the 2012 Tax Rate Bylaw.

I'll let Elaine respond to the request for a Special Council Meeting on May 7th.

Christine Kenzie | Corporate Meeting Coordinator

Legislative & Governance Services | The City of Red Deer

D 403.356.8978 | F 403.346.6195

christine.kenzie@reddeer.ca

From: Joanne Parkin
Sent: Wednesday, February 22, 2012 10:57 AM
To: Legislative Services
Cc: Elaine Vincent; Deb Stott
Subject: 2012 Tax Rate Bylaw

Can you please provide a bylaw number for the upcoming 2012 Tax Rate Bylaw?

We are scheduling at this juncture to go to Council for first reading on April 30 and to have second and third reading at a **Special Council meeting on May 7**. I provide advance notice so that Council time can be reserved for the Special Meeting. Due to the severe time restrictions surrounding the information required to draft this bylaw we will require a special meeting in order to meet Council's requirement to have this go to two meetings.

Joanne

Joanne Parkin, CGA
Manager - Revenue & Assessment Services
(403) 342-8124 p
(403) 342-8199 f
joanne.parkin@reddeer.ca



Visit our web site at <http://www.reddeer.ca/>

Christine Kenzie

From: Legislative Services
Sent: February 22, 2012 1:45 PM
To: Christine Kenzie
Subject: FW: 2012 Tax Rate Bylaw

Attachments: Picture (Metafile)

3481/2012
G. repeats 3470/2011
20 " Tax Rate Bylaw

Did you get this already?

From: Joanne Parkin
Sent: Wednesday, February 22, 2012 10:57 AM
To: Legislative Services
Cc: Elaine Vincent; Deb Stott
Subject: 2012 Tax Rate Bylaw

Can you please provide a bylaw number for the upcoming 2012 Tax Rate Bylaw?

We are scheduling at this juncture to go to Council for first reading on April 30 and to have second and third reading at a **Special Council meeting on May 7**. I provide advance notice so that Council time can be reserved for the Special Meeting. Due to the severe time restrictions surrounding the information required to draft this bylaw we will require a special meeting in order to meet Council's requirement to have this go to two meetings.

Joanne

Joanne Parkin, CGA
Manager - Revenue & Assessment Services
(403) 342-8124 p
(403) 342-8199 f
joanne.parkin@reddeer.ca



Visit our web site at <http://www.reddeer.ca/>

Christine Kenzie

From: Joanne Parkin
Sent: April 27, 2012 9:15 AM
To: Christine Kenzie
Subject: RE: April 30, 2012 Council Meeting Agendas and Schedule

Hi Christine,

I am back in the office today and had a chance to look at this and we have a small problem. For some reason, each of the bylaws is labeled Option 1 but each have the different tax rates so they are labeled incorrectly. If you go back to the original submission they were labeled properly, so I am not sure how this occurred or what needs to be done to correct it. The good news is that Option 5 is actually labeled correctly. I'm happy to help if I can.

J

From: Christine Kenzie
Sent: April 26, 2012 2:47 PM
To: Joanne Parkin
Cc: Brian Lutz; Deb Stott
Subject: RE: April 30, 2012 Council Meeting Agendas and Schedule

I just have your name on the schedule so the Mayor knows who to go to for questions if they arise when the item is discussed.

I have attached a copy of the attachment regarding the reports being brought back for 2nd and 3rd readings of the Tax Rate Bylaw --- for your info. This document will be provided to Council tomorrow along with the additional agenda. There will be some extra copies at the Council meeting on Monday.

Let me know if you have any other questions.

Christine Kenzie | Corporate Meeting Coordinator
Legislative & Governance Services | The City of Red Deer
D 403.356.8978 | F 403.346.6195
christine.kenzie@reddeer.ca

From: Joanne Parkin
Sent: April 26, 2012 2:42 PM
To: Christine Kenzie
Subject: RE: April 30, 2012 Council Meeting Agendas and Schedule

Hi Christine

I am not sure if this matters, but there will be no additional presentation for tax rate bylaws at this meeting as this is for second and third reading and the presentations were done on April 23. Is there something we need to do to communicate this or is someone expecting a presentation?

Joanne

2012/04/27

Sent from my Windows® phone.

From: Christine Kenzie <Christine.Kenzie@reddeer.ca>

Sent: April 26, 2012 2:31 PM

To: Mayor and Councillors <MayorandCouncil@reddeer.ca>; Corporate Leadership Team <CLT@crdnet.ca>; Operational Leadership Team <OLT@crdnet.ca>; Don Simpson <Don.Simpson@reddeer.ca>; Michelle Baer <Michelle.Baer@reddeer.ca>

Cc: Michael Williston <Michael.Williston@reddeer.ca>; Jordan Furness <Jordan.Furness@reddeer.ca>; Liz Soley <Liz.Soley@reddeer.ca>; Quincy Brown <Quincy.Brown@reddeer.ca>; Linda Rehn <Linda.Rehn@reddeer.ca>; Joni Baillie <Joni.Baillie@reddeer.ca>; Carolyn Rothenbacher <Carolyn.Rothenbacher@reddeer.ca>; Nancy Hackett <Nancy.Hackett@reddeer.ca>

Subject: April 30, 2012 Council Meeting Agendas and Schedule

Good afternoon:

The April 30, 2012 Regular Council Meeting Agenda and Additional Council Meeting Agendas are now posted to the City's Website and can be accessed via the following link:

<http://meeting.reddeer.ca/meetresults.aspx>

Staff are encouraged to view/print their respective reports from this link.

A copy of the schedule is also attached. Paper copies will be provided at Monday's meeting. There will be an In Camera meeting starting at 2:00 PM to approximately 3:30 PM. The open portion of the meeting will commence after the In Camera portion.

Let me know if you have any questions.

Christine Kenzie | Corporate Meeting Coordinator

Legislative & Governance Services | The City of Red Deer

D 403.356.8978 | F 403.346.6195

christine.kenzie@reddeer.ca

**2012 Off Site Levy Bylaw
3480/2012**

DESCRIPTION: Increasing off-site levy rate to \$197,379 per hectare. Off-site levies charged on new development lands within the City.

FIRST READING: March 19, 2012

FIRST PUBLICATION: March 30, 2012

SECOND PUBLICATION: April 5, 2012

PUBLIC HEARING & SECOND READING: April 30, 2012

THIRD READING: _____

LETTERS REQUIRED TO PROPERTY OWNERS: YES ☐ ☒ NO

DEPOSIT: YES ☐ \$ _____ NO ☒

COST OF ADVERTISING RESPONSIBILITY OF: City of Red Deer

ACTUAL COST OF ADVERTISING:

\$ _____ X 2 TOTAL: \$ _____

MAP PREPARATION: \$ _____

TOTAL COST: \$ _____

LESS DEPOSIT RECEIVED: \$ _____

AMOUNT OWING/ (REFUND): \$ _____

INVOICE NO.: _____

BATCH NO.: _____

(Advertising Revenue to 180.5901)

2012 OFF-SITE LEVY BYLAW 3480/2012

Red Deer City Council proposes to pass Bylaw 3480/2012, the 2012 Off-Site Levy Bylaw which provides for the proposed increase of the Off-Site Levy rate to: \$197,379 per hectare. The City charges off-site levies on new development lands within the City to cover the cost of extending the trunk water, sanitary, and storm mains, arterial roadways, and associated facilities to serve these areas.

The public may inspect the proposed bylaw at Legislative & Governance Services, 2nd Floor of City Hall during regular office hours.

The electors may submit a petition calling for a vote of the electors to determine whether the proposed bylaw should be passed. The petition must meet the formal requirements of sections 221-226 of the Municipal Government Act and be filed with the Legislative & Governance Services Manager within 15 days after the last date the proposed bylaw is advertised. The last date of advertisement for this bylaw is **April 5, 2012**. Any petition will be public information. The bylaw will be considered by Red Deer City Council at the Monday, **April 30, 2012** Council Meeting. If you have any questions regarding the petition process or the use of the petition please contact the Legislative & Governance Services Manager at 342-8132.

Advertising Dates: March 30, 2012 & April 5, 2012



April 05, 2012

Land Use Bylaw Amendment 3357/E-2012

Rezone from R1A to R1A with a site exception to allow a multi-attached dwelling unit as a discretionary use

Planning Department

Report Summary & Recommendation:

An application was received from Habitat for Humanity to rezone a lot in Eastview, 3818 44 Street, in order to allow construction of a three unit row house. Bylaw 3357/E-2012 proposes to create a site exception to add “three (3) unit row house” as an additional discretionary use for the R1A (semi-detached dwelling) zoned property.

The Planning department supports the rezoning for the following reasons:

- Granting the site exception would provide an opportunity for Habitat for Humanity to build three, instead of two, affordable housing units.
- The larger than average site and proposed footprint of the three unit row house, shown in Figure 1, can be built without relaxations to any Land Use Bylaw regulation such as property setbacks, site coverage or parking requirements.
- It encourages efficient use of land and infrastructure.
- It encourages a mix of housing types in neighbourhood.

The Planning department recommends Council approve Land Use Bylaw Amendment 3357/E-2012 to create a site exception to allow a “three (3) unit row house” as a discretionary use at 3818 44 Street.

City Manager Comments:

I support the recommendations of Administration that Council give First Reading to Land Use Bylaw Amendment 3357/E-2012, a bylaw to allow for a site exception for a three unit row house as a discretionary use at 3818 44 Street. A Public Hearing will be held on Monday, May 28, 2012 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/E-2012.



Report Details

Background:

The purpose of this Land Use Bylaw Amendment is to determine if it is appropriate to grant the Development Authority permission to consider a development permit application for a three unit row house at 3818 44 Street in the Eastview neighbourhood.

The property owner, Habitat for Humanity, has applied to add a site exception to the existing R1A – (semi-detached residential) zone of the property. The site exception would add “three (3) unit row house” to the existing list of R1A discretionary uses. The site exception was chosen instead of a rezoning application to R2-medium density because the variety of multi-family dwellings permitted in R2 would be less suited to the neighbourhood than the current proposal.

The subject site is vacant following demolition of a single detached dwelling that contained a suspected illegal basement suite in 2010. Figure 1 shows Habitat’s proposed site layout for a three unit rowhouse. As per the Land Use Bylaw, a basement suite would not be allowed in a row house development. Figure 2 contains photos showing the site and some of the adjacent development.

As indicated on the amendment map, there is R1A zoning to the west, north and east of the subject site with R1 zoning to the south. To the southwest is the Bethany Baptist Church.

The *2011 Municipal Census Report* indicates that between 2006 and 2011 the population of Eastview declined by approximately 86 people.

2006	2007	2008	2009	2010	2011
1,772	1,744	1,673	1,721	1,584	1,686

Circulation Comments

Three letters were received from the property owners within 100 metres. One supported the proposal. One requested that they be kept informed as the application moves forward. One opposed it citing the existing “oversaturation of multi-use dwellings” and a neighbourhood rezoning to R1A several years ago that involved substantial community consultation.

There were no objections to the rezoning proposal when circulated to City Departments and external groups. The Transit department indicated that the area is served by routes 6&9 and supports residential intensification as it will lead to higher ridership.



The applicant has provided a letter outlining their rationale for the application and their plans for the property which is attached.

Discussion:

Relevant City Plans

The third guiding principle of the *Municipal Development Plan* (MDP) states:

Ensure the efficient use of land for urban purposes by encouraging integration of uses, increased densities and innovative designs.

Relevant policies of the MDP include:

5.10 Efficient Utilization of Infrastructure

The City shall give priority to the efficient utilization of existing and planned capacity in utility and transportation infrastructure in determining appropriate short-term growth directions

10.3 Housing Mix

The City shall continue to require a mix of housing types and forms in all residential neighbourhoods.

10.6 Affordable Housing and Special Needs Housing

The City shall partner with other orders of government and private, public and non-profit organizations in the creation of affordable housing and special needs housing as described in the Community Housing Plan, as amended from time to time. For this purpose, affordable housing shall be defined as dwelling units that are designed to be both adequate in meeting the size and safety needs of individuals and families, and affordable to households with income at or below Red Deer's median income, without spending more than 30% of the income on housing.

10.9 Infill and Intensification in Established Neighbourhoods

Intensification shall be encouraged in established neighbourhoods through residential and mixed use infill projects where there is adequate capacity in major municipal infrastructure.

There is strong policy support from the MDP to allow a three unit row house at this site. The census statistics showing the population of Eastview is declining supports finding opportunities to allow new infill development and in order to ensure existing infrastructure (underground and road) and neighbourhood amenities are being utilized, which reduces the demand for outlying Greenfield development.

There is no area redevelopment or area structure plan applicable to the subject site.



Site Suitability

The size of the lot adequately accommodates three units. The subject lot is 22.86 m (75 ft) wide. The minimum width/frontage for one half of a semi-detached property is 7.6 m (25 ft) or 1/3 the width of the subject site, as per the Land Use Bylaw.

The proposal allows the same housing density that the current R1A district permits when 7.6m (25 ft) of frontage is provided. Inspections & Licensing indicated that the site could accommodate the proposed 3 unit rowhouse without requiring any relaxations to the applicable development standards.

Inspections and Licensing indicated that there are a number of secondary suites in the vicinity of the subject site. During the recent review of 500+ secondary suites throughout Red Deer one of the most frequently cited concerns was their effect on parking. Therefore the provision of off-street parking and existing capacity for additional on-street parking were analyzed. The site is served by a lane and two off-street stalls can be provided at the rear. Front driveways would not be permitted if a rowhouse was developed therefore the property's frontage will contribute 4 on-street parking stalls, up from the three stalls currently available due to the previous single detached dwelling having a front driveway.

Neighbourhood Input

The neighbourhood was consulted prior to first reading, with the one concern noted above regarding an abundance of multi-family dwellings. 2011

Census statistics indicate that of the 783 dwelling units in Eastview, 55.5% are single detached dwellings without a suite. The housing distribution for the neighbourhood is listed below.

Dwelling unit type	Apartment	Duplex	Triplex/ Fourplex	Single detached	Single detached with Suite	Row house	Total
# of units	75	42	75	435	66	90	783
% of total	9.6%	5.4%	9.6%	55.6%	8.4%	11.5%	100%

Analysis:

The Planning department is supportive of the proposed site exception for the following reasons:

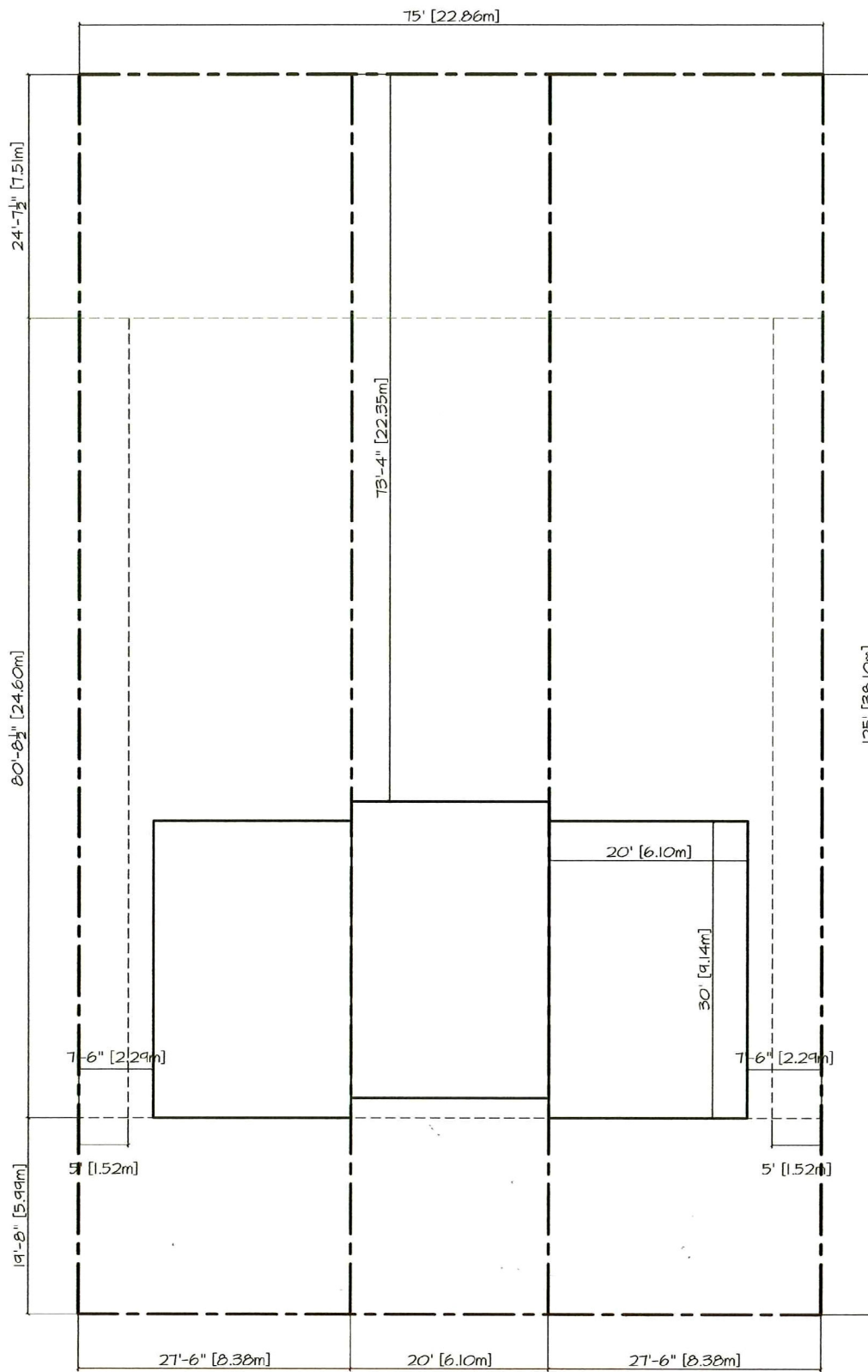
I. The size of the lot will allow three units to be built without relaxations to the LUB development standards including frontage, parking and area.



2. The lot is located near an intersection and church which makes the site suitable for residential intensification.
3. The population of Eastview has been declining for several years. The *Municipal Development Plan's Principles and Policies* encourage sensitive intensification throughout all City neighbourhoods as well as the efficient use of land and infrastructure.
4. The *Report to the Community: Homelessness and Affordable Housing Initiative 2010-2011* encourages provision of a broad range of housing options and support services for people attempting to secure housing in Red Deer.
5. Neighbouring landowners will be able to provide input into the design and site plan when the development permit application goes before the Municipal Planning Commission.



Figure 1 – Proposed Plot Plan for 3 Unit Row House at 3818 44 St



38 St



Figure 2 – Site Photos of 3818 44 St



Adjacent Duplex to the West



Adjacent Single Detached Dwelling to the East



3818 44 St



3818 44 St looking east across site



Adjacent Duplex to the West



3818 44 St viewed from the lane



Looking west on 38 St. Bethany Baptist Church visible



Looking south down 38a Ave from 3818 44 St

Schedule "A" – page one of two

Habitat for Humanity Red Deer Region Society
4732 78A Street Close
Red Deer, Alberta, T4P 2J2

January 30, 2012

Re: Application for re-zoning of land located at 3818 44th Street, Red Deer, Alberta
Lots 9 to 11, Block 24, Plan 5555AF
Applicant's Rationale

Habitat Red Deer makes application to re-zone the property listed above in order to permit more affordable housing for citizens of Red Deer.

Our intent is to build a triplex property on the land, which will afford three, two storey, attached homes of approximately 1,200 square feet each. Homes will be owner occupied by families who meet certain and stringent criteria including but not limited to: being gainfully employed, having a child(ren) under 18 years old, who are Canadian citizens or permanent residents, and who exhibit the ability to maintain the home, related taxes, and utilities.

Further, Habitat intends to build the homes to specifications that will complement the surrounding neighbourhood, including front yard landscaping, the maintaining of existing mature trees (or replacement with young trees if unable to do so), back yard parking spaces, and home frontage that echoes the designs of the homes surrounding it.

We note that the previous home on the lot was a duplex that was renter occupied and of substandard quality. The addition of our triplex will replace two substandard rental properties with three owner families who have a vested interest in the community.

Habitat for Humanity turns low income earners with little opportunity for financial success into home owners and tax-paying citizens who traditionally work towards bettering their respective communities and the City of Red Deer as a whole. Our organization has a history of success in changing our families' futures to include financial assets and college educations for the children of Habitat parents, thereby breaking the cycle of poverty.

We note from the City of Red Deer and Red Deer and District Community Foundation's *Report to the Community: Homelessness and Affordable Housing Initiative 2010-2011*, the goals of the five year plan to end homelessness include that the City have sufficient housing options to meet the diverse and changing needs of our community, and that there are sufficient support services to...find permanent housing. In this report, the City acknowledges Habitat Red Deer as one of the factors in the success of the plan so far.

Stats Canada's Year Book 2011 outlines that *"home ownership rates vary with income level. Over the last 35 years, home ownership rates have declined among Canada's lowest-income group, whereas the rate has increased among higher-income groups."* This unfortunate trend is one that Habitat for Humanity International has been working to eliminate since its inception in 1976.



Schedule "A" continued – page two of two

The future of these homes as "Habitat homes" is secured in as much as Habitat Red Deer retains first right of refusal on the sale of the homes. Our homes are always owner occupied, which helps ensures the security of the neighbourhood long after the first Habitat family moves on.

C. de la...

COMMENTS RECEIVED

FROM THE PUBLIC

REGARDING

LAND USE BYLAW AMENDMENT 3357/E-2012

**REZONING FROM R1A TO R1A WITH SITE
EXCEPTION
TO ALLOW A MULTI-ATTACHED DWELLING
UNIT
AS A DISCRETIONARY USE
AT 3818 – 44 STREET**

**Proposed Amendment to the
the Land Use Bylaw
3818 44 St**



COMMENT SHEET

Your Name: Ken & MELBA STUART

Mailing Address: _____

Postal Code: _____

Comments:

We object to this application to amend the land use bylaw. We do applaud the work Habitat for Humanity does however the area in which they want to amend the land use bylaw is over saturated with multi use dwellings. It took time to get the current bylaw in place to stop anything built bigger than a duplex. Our feeling is that there are to many empty lots waiting for an opportunity like to this happen in our area so we would like the city to respect the current bylaw in place.

Please return this comment sheet no later than **March 15, 2012** to Jordan Furness, Senior Planner, The City of Red Deer Planning Department, Box 5008, Red Deer, Alberta T4N 3T4, or fax to: 403-342-8200 or e-mail your comments to: jordan.furness@reddeer.ca.

The City is collecting your information to help make decisions on proposed programs, services, and/or plans in/for the city of Red Deer. The personal information on this form is collected under the authority of the *Municipal Government Act, Section 3* and is protected under the provisions of the *Freedom of Information and Protection of Privacy (FOIP) Act*. An individual choosing to provide a comment to a member of Council, to a member of a committee and/or to City of Red Deer administration must understand that comments, including personal information could be publicly disclosed. The City will seek to balance the dual objectives of open government and protection of privacy. When disclosing public comments, The City will endeavor to disclose only the author's name, unless there is a legislative, privacy or public interest reason to disclose more or less information. If you have any questions about the collection, use and protection of this information, please contact the Manager of the Planning Department, 3rd floor, City Hall, 4914 - 48 Ave, Red Deer, AB 403-406-8700.

Planning Department 4914 - 48 Avenue Phone: 403-406-8700 Fax: 403-342-8200 E-mail: planning@reddeer.ca

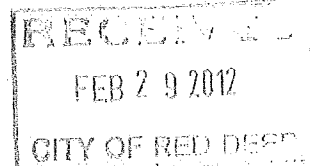
The City of Red Deer Box 5008 Red Deer, AB T4N 3T4 www.reddeer.ca

**Proposed Amendment to the
the Land Use Bylaw
3818 44 St**



FILE 3357/E-2012

COMMENT SHEET



Your Name: CYNTHIA deBOER

Mailing Address: _____

Postal Code: T7N 1A7

Comments:

AS A RESIDENT OF EASTVIEW LIVING A FEW HOMES AWAY FROM
THE ABOVE SITE, AND AS THE EXECUTIVE DIRECTOR OF HABITAT
FOR HUMANITY RED DEER, I AM VERY HAPPY TO SUPPORT THIS
PROPOSAL IN MY NEIGHBORHOOD.

Cynthia deBoer

Please return this comment sheet **no later than March 15, 2012** to Jordan Furness, Senior Planner, The City of Red Deer Planning Department, Box 5008, Red Deer, Alberta T4N 3T4, or fax to: 403-342-8200 or e-mail your comments to: jordan.furness@reddeer.ca.

The City is collecting your information to help make decisions on proposed programs, services, and/or plans in/for the city of Red Deer. The personal information on this form is collected under the authority of the *Municipal Government Act, Section 3* and is protected under the provisions of the *Freedom of Information and Protection of Privacy (FOIP) Act*. An individual choosing to provide a comment to a member of Council, to a member of a committee and/or to City of Red Deer administration must understand that comments, including personal information could be publicly disclosed. The City will seek to balance the dual objectives of open government and protection of privacy. When disclosing public comments, The City will endeavor to disclose only the author's name, unless there is a legislative, privacy or public interest reason to disclose more or less information. If you have any questions about the collection, use and protection of this information, please contact the Manager of the Planning Department, 3rd floor, City Hall, 4914 - 48 Ave, Red Deer, AB 403-406-8700.

Planning Department 4914 - 48 Avenue Phone: 403-406-8700 Fax: 403-342-8200 E-mail: planning@reddeer.ca

The City of Red Deer Box 5008 Red Deer, AB T4N 3T4 www.reddeer.ca

Jordan Furness

From: Larry Power [mailto:lpower@reddeer.ca]
Sent: March 19, 2012 11:27 AM
To: Jordan Furness
Subject: Fw: File#: 3357/E-2012

Hi Jordan,

Thank you for notifying me of the proposed rezoning at 3818-44 St. (File#: 3357/E-2012). I am an area landowner.

Please keep me informed as to when it will be heard for 2nd and 3rd reading and provide me with a copy of the package that would go forward to council at that time with administration's recommendations.

Thank you
John Power

cc: Jordan Furness

cc:

cc:

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

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

BYLAW NO. 3357/E -2012

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 following new subsection is added to Section 8.22 (1) (e):
 - (v) three-unit multi-attached building on:
 - (1) Lots 9-11, Block 24, Plan 5555AF (3818 44 Street)
- 2 The "Land Use District Map O14" contained in "Schedule A" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map 5-2012 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this day of 2012.

READ A SECOND TIME IN OPEN COUNCIL this day of 2012.

READ A THIRD TIME IN OPEN COUNCIL this day of 2012.

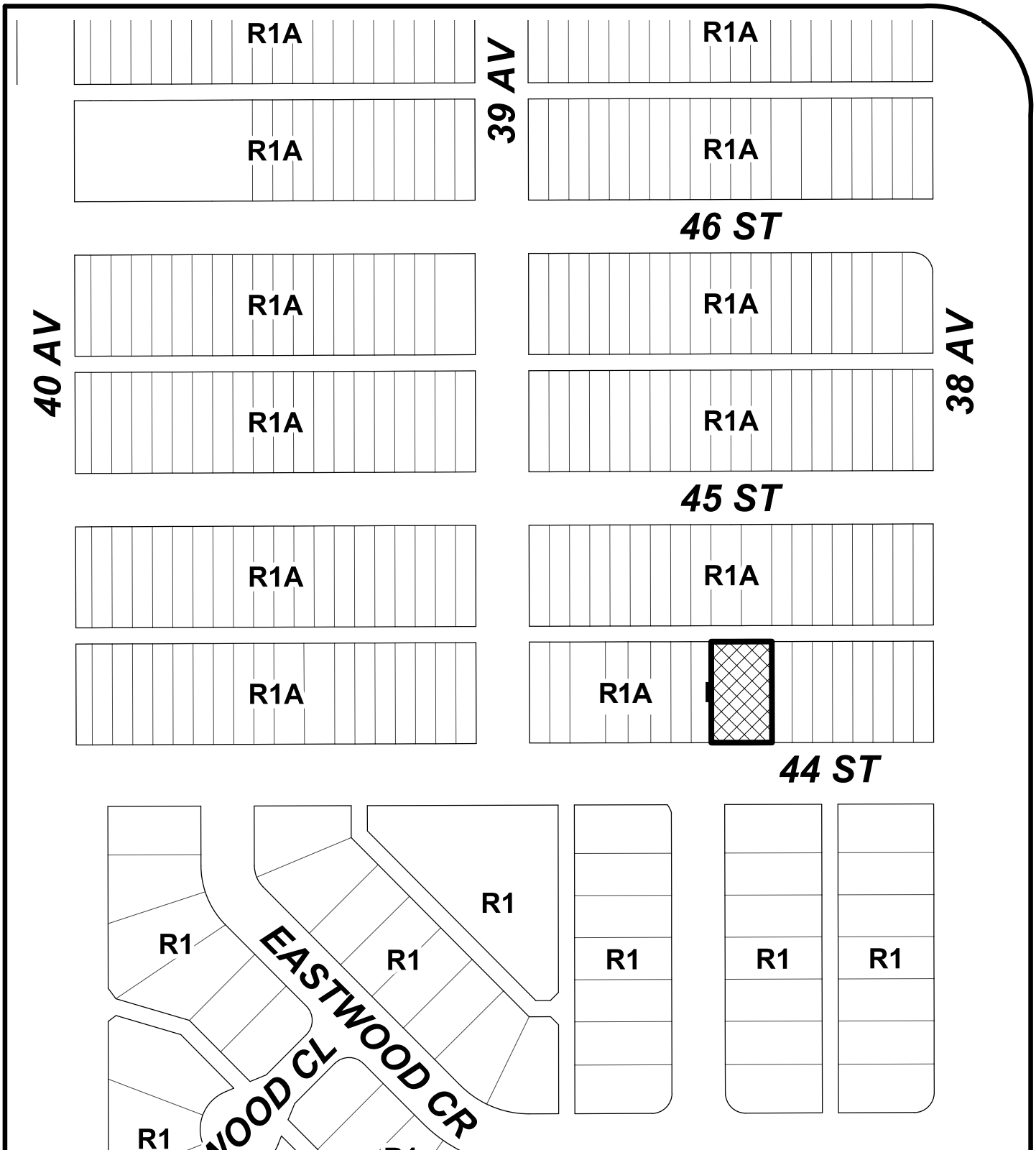
AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2012.

MAYOR

CITY CLERK



Proposed Amendment to Land Use Bylaw 3357/2006



Change District from:

Affected District:



R1A to R1A (e)(v)

R1A - Residential (Semi-Detached Dwelling) District

Proposed Amendment

Map: **5 / 2012**

Bylaw: **3357 / E-2012**

Date: **Feb 23, 2012**



Council Decision – April 30, 2012

DATE: May 2, 2012
TO: Jordan Furness, Planner
FROM: Elaine Vincent, Legislative & Governance Services Manager
SUBJECT: Rezone from RIA to RIA with a site exception at 3818 44 Street
Land Use Bylaw Amendment 3357E-2012

Reference Report:

Planning Department dated April 5, 2012.

Bylaw Reading:

At the Monday, April 30, 2012, Council gave first reading to Land Use Bylaw Amendment 3357/E-2012, a bylaw to allow for a site exception for a three unit row house as a discretionary use at 3814 44 Street. A copy of the bylaw is attached.

Report back to Council: Yes

Comments/Further Action:

This office will proceed with advertising for the Public Hearing to be held on Monday, May 28, 2012 at 6:00 p.m. during Council's regular meeting.

A handwritten signature in blue ink, appearing to read 'Elaine Vincent', written over a faint, larger version of the same signature.

Elaine Vincent
Legislative & Governance Services Manager
/attach

c: Director of Planning Services
Planning Department Manager
Corporate Meeting Coordinator

3351/E-2012
map 5/2012
BACKUP

BACKUP INFORMATION
NOT SUBMITTED TO COUNCIL

Christine Kenzie

From: Jordan Furness
Sent: February 16, 2012 5:15 PM
To: Christine Kenzie; Katy Balunda
Subject: Bylaw and map number

Hi Christine, Katy

Could I get a bylaw number, map number and rezoning map for a **proposed rezoning in Eastview?**

Address is:

3818 44 st

lots 9-11, block 24, plan 5555AF

The applicant, Habitat for Humanity, would like to add a site exception on this R1A lot to allow a multi-attached dwelling unit building as a discretionary use. This property would go from:

R1A to R1A + 8.22(1)a(iv)

where 8.22(1)(a) is modified by adding:

(iv) lots 9-11, block 24, plan 5555AF (3818 44 st) multi-attached dwelling unit building

The contact info for the applicant is:

Cynthia deBoer

4732 78A St Cl

Red Deer, AB

403-309-0998

Thanks,

Jordan Furness RPP, MCIP

Senior Planner

Planning Department

City of Red Deer

ph. 403-406-8701

fx. 403-342-8200

www.reddeer.ca



April 24, 2012

Land Use Bylaw Amendment 3357/C-2012

Rezoning of Phase 3 of the Lancaster/Vanier NASP

Legislative & Governance Services

Report Summary & Recommendation:

Summary:

The report attached is being brought forward from the Monday, April 2, 2012 Council Meeting.

Recommendation:

That Council consider giving second and third readings to Land Use Bylaw Amendment 3357/C-2012.

City Manager Comments:

I support the recommendations of Administration to proceed with Second and Third Reading.

Craig Curtis
City Manager

Report Details

Background:

At the Monday, April 2, 2012 Council Meeting, Council gave first reading to Land Use Bylaw Amendment 3357/C-2012

Land Use Bylaw Amendment 3357/C-2012 provides for rezoning of approximately 26.44 ha of land in Phase 3 of the Lancaster/Vanier Neighbourhood Area Structure Plan for a variety of residential lots, public open space and environmental preservation areas.

Public Consultation Process

A Public Hearing has been advertised for Land Use Bylaw Amendment 3357/C-2012 to be held on Monday, April 30, 2012 at 6:00 P.M. during Council's regular meeting. Advertisements were placed in the Red Deer Advocate on April 13, 2012 and April 20, 2012. Letters were sent to property owners adjacent to the site.



Report Originally Submitted to the
Monday, April 2, 2012 Council Meeting

March 12, 2012

Rezoning of Phase 3 of the Lancaster/Vanier NASP

Planning Department

Report Summary & Recommendation:

Bylaw 3357/C-2012 proposes to rezone the remainder of the south half of the land shown in the Lancaster/Vanier Neighbourhood Area Structure Plan (NASP) for a variety of residential lots, public open space, environmental preservation areas.

As the rezoning complies with the adopted NASP, the Planning Department recommends Council support Bylaw 3357/C-2012

City Manager Comments:

I support the recommendation of Administration that Council give First Reading to Land Use Bylaw Amendment 3357/C-2012 – Rezoning of Phase 3 of the Lancaster/Vanier Neighbourhood Area Structure Plan. A Public Hearing would be held on Monday, April 30, 2012 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/C-2012.



Report Details

Background:

The Lancaster/Vanier NASP was adopted by Council in June 2011 and sets out the future development of two quarter sections of land for a variety of residential, commercial and open space uses. Phases 1 & 2 received rezoning and subdivision approval in 2011. The rezoning is required to facilitate subdivision and development of the land in 2012.

Discussion:

Currently, the land is zoned AG – Agriculture District which was the district in place when the City annexed the subject lands from Red Deer County.

The rezoning includes the following land use districts:

- RI – Residential (Low Density)
- RIA – Residential (Semi-detached Dwelling)
- RIG – Residential (Small Lot)
- RIN – Residential (Narrow Lot)
- R3 – Residential (Multiple Family)
- PI – Parks and Recreation District
- A2 – Environmental Preservation District

Analysis:

The proposed rezoning 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.

Recommendation:

The Planning Department recommends Council support Bylaw 3357/C-2012 to rezone phase 3 of Lancaster/Vanier NASP.

BYLAW NO. 3357/C-2012

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 in grey in the sketch attached as Schedule A to this Bylaw is redesignated from AG (Agriculture (Red Deer County) District to P1 (Parks and Recreation) District.
2. The land shown by vertical lines in the sketch attached as Schedule A to this Bylaw is redesignated from AG (Agriculture (Red Deer County) District to R1 (Residential – Low Density) District.
3. The land shown cross-hatched in the sketch attached as Schedule A to this Bylaw is redesignated AG (Agriculture (Red Deer County) District to R1A (Residential – Semi-detached) District
4. The land shown by horizontal lines in the sketch attached as Schedule A to this Bylaw is redesignated from AG (Agriculture (Red Deer County) District to R1G (Residential – Small Lot) District.
5. The land shown in black in the sketch attached as Schedule A to this Bylaw is redesignated from AG (Agriculture (Red Deer County) District to R1N (Residential – Narrow Lot) District
6. The land shown by forward slash lines in the sketch attached as Schedule A to this Bylaw is redesignated from AG (Agriculture (Red Deer County) District to R3 (Residential – Multiple Family) District.
7. The land shown by back slash lines in the sketch attached as Schedule A to this Bylaw is redesignated from AG (Agriculture (Red Deer County) District to A2 (Environmental Preservation) District.
8. The “Land Use District Map R10” contained in “Schedule A” of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map 2-2012 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 2nd day of April 2012.

READ A SECOND TIME IN OPEN COUNCIL this day of 2012.

READ A THIRD TIME IN OPEN COUNCIL this day of 2012.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2012.

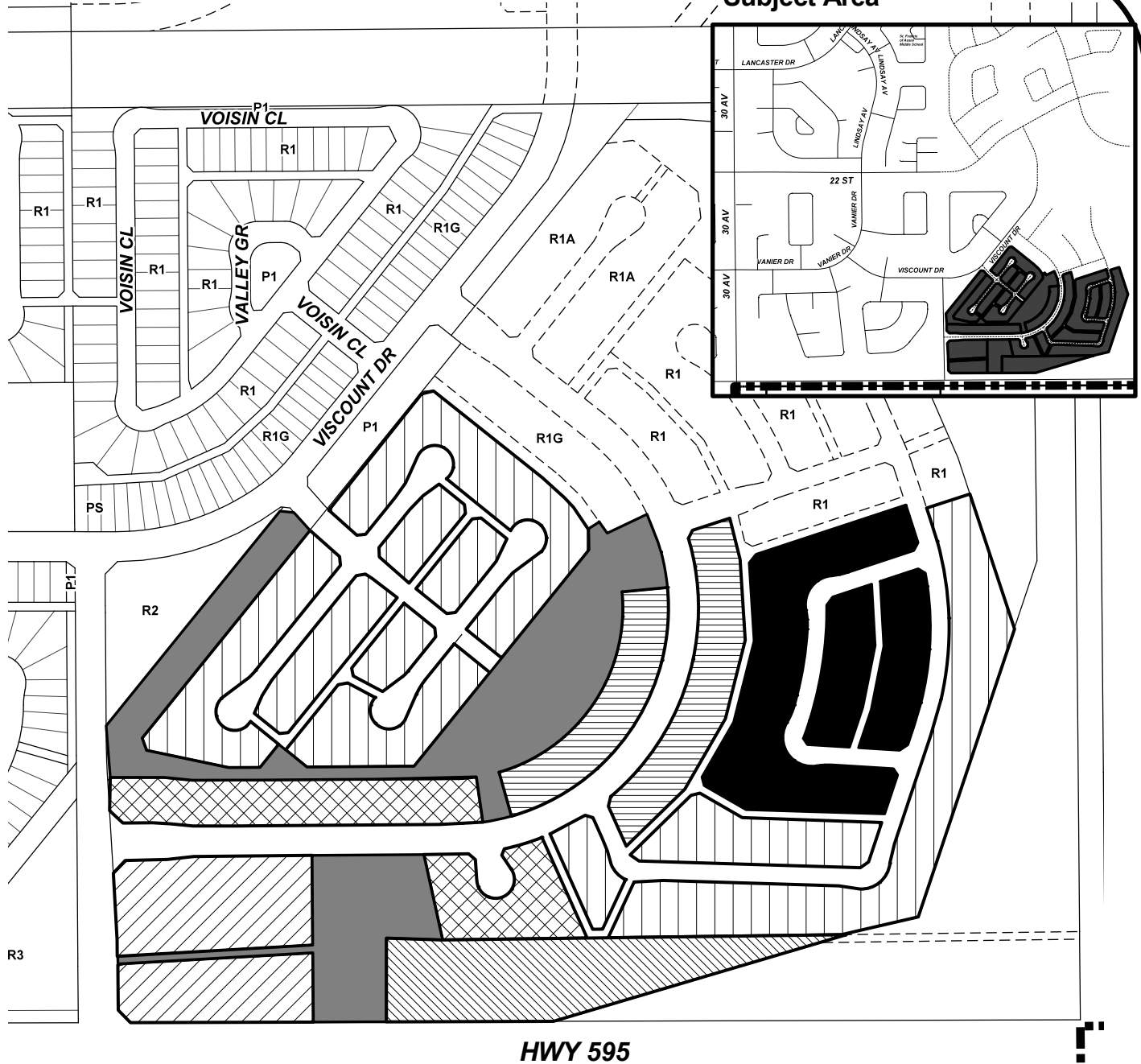
MAYOR

CITY CLERK

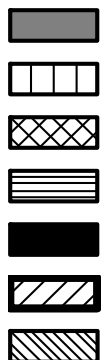


Proposed Amendment to Land Use Bylaw 3357/2006

Subject Area



Supersede District to:



AG to P1
 AG to R1
 AG to R1A
 AG to R1G
 AG to R1N
 AG to R3
 AG to A2

Affected District:

AG - Agriculture District (Red Deer County)
 P1 - Parks and Recreation District
 R1 - Residential (Low Density) District
 R1A - Residential (Semi-Detached Dwelling) District
 R1G - Residential (Small Lot) District
 R1N - Residential (Narrow Lot) District
 R3 - Residential (Multiple Family) District
 A2 - Environmental Preservation District

Proposed Amendment
 Map: **2 / 2012**
 Bylaw: **3357 / C-2012**
 Date: **Feb 10, 2012**



Figure 5.0

Concept Plan

Lancaster/Vanier East

Prepared for:
Melcor Dev. Ltd
Red Deer, Alberta
403.343.0617

Stantec
400-4808 Ross Street Red Deer, AB T4N 1A5
P: (403) 341-3300 F: (403) 343-0768

DRAWN BY: SAS
CHECKED BY: BC
SCALE: NTS
PROJECT #: 112870983

June, 2011

LEGISLATIVE & GOVERNANCE SERVICES

May 2, 2012

Mr. Shane Stafford
Stantec Engineering
600, 4808 Ross Street
Red Deer, AB T4N 1X5

Dear Mr. Stafford:

Re: *Land Use Bylaw Amendment 3357/C-2012*
Rezoning of Phase 3 of the Lancaster/Vanier Neighbourhood Area Structure Plan

Dear Shane,

At the Monday, April 30, 2012 Red Deer City Council Meeting a Public Hearing was held with respect to *Land Use Bylaw Amendment 3357/C-2012*. Following the Public Hearing, Land Use Bylaw Amendment 3357/C-2012 was given second and third readings. A copy of the bylaw is attached.

Land Use Bylaw Amendment 3357/C-2012 provides for the rezoning of Phase 3 of the Lancaster / Vanier Neighbourhood Area Structure Plan from Agriculture (Red Deer County) District to the following new districts: Parks and Recreation (P1); Residential – Low Density (R1); Residential – Semi-detached (RIA); Residential – Small Lot (RIG); Residential – Narrow Lot (RIN); Residential – Multi-Family (R3) and Environmental Preservation (A2).

If you have any questions or require further clarification please contact Mr. Jordan Furness, Senior Planner directly at 403.406.8701 regarding these amendments.

Sincerely,



Elaine Vincent
Legislative & Governance Services Manager

c: Director of Planning Services
 Senior Planner



Council Decision – April 30, 2012

DATE: May 2, 2012

TO: Jordan Furness, Senior Planner

FROM: Elaine Vincent, Legislative & Governance Services Manager

SUBJECT: Rezoning of Phase 3 of the Lancaster / Vanier NASP
Land Use Bylaw Amendment 3357/C-2012

Reference Report:

Legislative & Governance Services letter dated April 24, 2012

Bylaw Reading:

At the Monday, April 30, 2012, Council gave second and third reading to Land Use Bylaw Amendment 3357/C-2012, a bylaw to provide for rezoning Phase 3 of the Lancaster/Vanier Neighbourhood Area Structure Plan. A copy of the approved bylaw is attached.

Report back to Council: No

Comments/Further Action:

Our office will follow up with distribution of this bylaw in due course.

A handwritten signature in blue ink, appearing to read 'Elaine Vincent', written in a cursive style.

Elaine Vincent
Legislative & Governance Services Manager
/attach

c: Director of Planning Services
Planning Department Manager
Client Services Support

**LAND USE BYLAW AMENDMENT 3357/C- 2012
LANCASTER/VANIER NASP – PHASE 3**

DESCRIPTION: Rezoning of land from AG – Agriculture District to R1, R1A, R1G, R1N, R3, P1 and A2 – for Phase 3 of Lancaster/Vanier NASP. – South half of land for residential lots, public open space, and environmental preservation areas.

FIRST READING: April 2, 2012

FIRST PUBLICATION: April 13, 2012

SECOND PUBLICATION: April 20, 2012

PUBLIC HEARING & SECOND READING: April 30, 2012

THIRD READING: APRIL 30, 2012

LETTERS REQUIRED TO PROPERTY OWNERS: YES ☐ ☒ NO

DEPOSIT: YES ☐ \$ _____ NO ☒

COST OF ADVERTISING RESPONSIBILITY OF: **Stantec**

ACTUAL COST OF ADVERTISING:

\$ ~~399.84~~ X 2 429.30 TOTAL: \$ 858.60

MAP PREPARATION: \$ _____

TOTAL COST: \$ 858.60

LESS DEPOSIT RECEIVED: \$ _____

AMOUNT OWING/ (REFUND): \$ _____

INVOICE NO.: 292936

BATCH NO.: 1247050

(Advertising Revenue to 180.5901)

Land Use Bylaw Amendment 3357/C-2012
Phase 3 – Lancaster/Vanier Neighbourhood

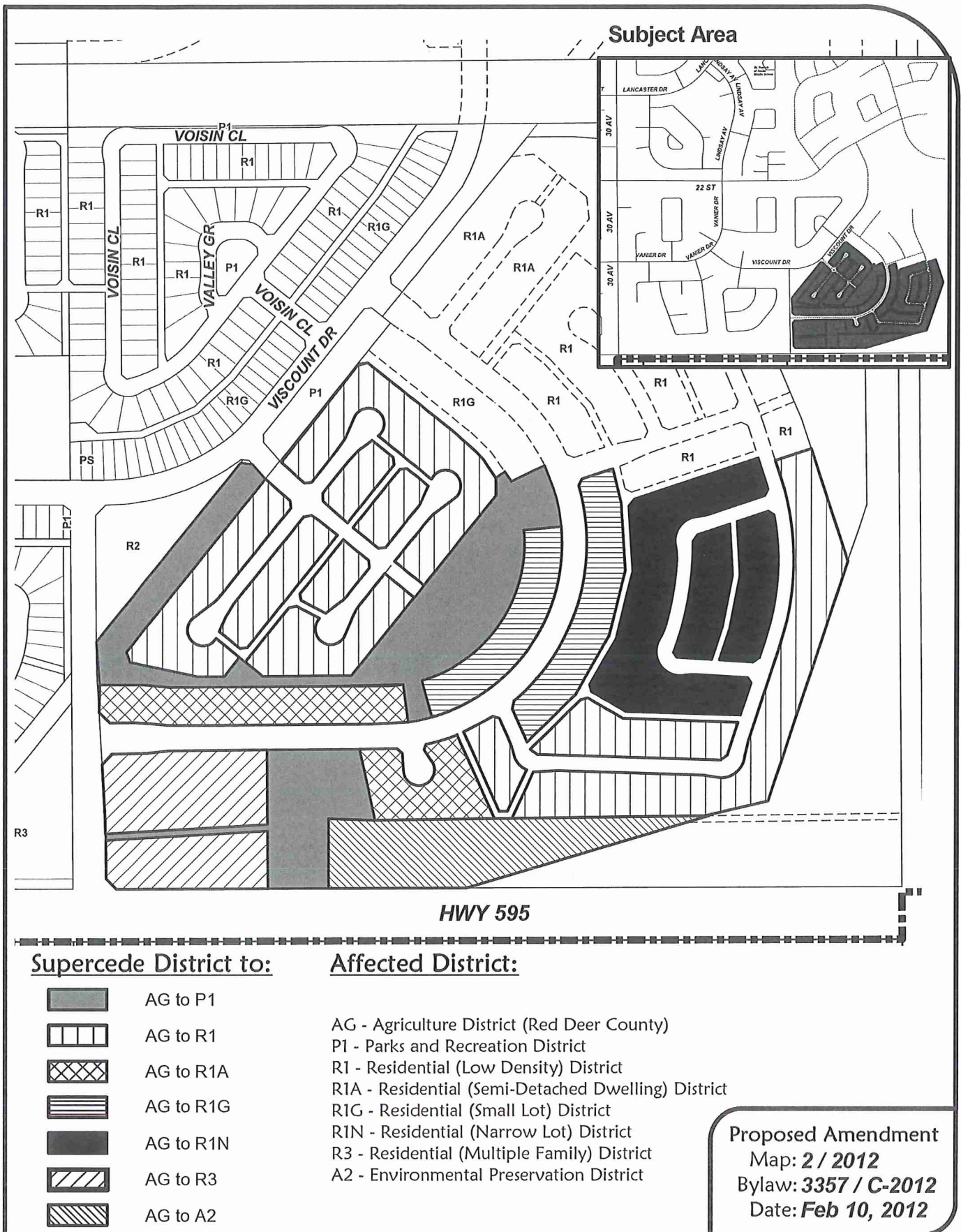
City Council proposes to pass Land Use Bylaw Amendment 3357/C-2012 which provides for rezoning of approximately 26.44 ha of land located at SE ¼ 2-38-27-W/4 (Phase 3) in the Lancaster/Vanier Neighbourhood Area Structure Plan for a variety of residential lots, public open space and environmental preservation areas. The land is currently zoned AG – Agriculture District which was the district in place when The City annexed the lands from Red Deer County. This Land Use Bylaw Amendment includes rezoning the land from AG-Agriculture District to R1 Residential (Low Density), R1A Residential (Semi-detached Dwelling), R1G Residential (Small Lot), R1N Residential (Narrow Lot), R3 Residential (Multiple Family) P1 Parks and Recreation District and A2 Environmental Preservation District.

(Insert Map here — DM 1203930)

The proposed bylaw may be inspected at Legislative & Governance 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 a Public Hearing on **Monday, April 30 2012** at 6:00 p.m. in Council Chambers, 2nd Floor at City Hall. If you want your letter or petition included on the Council agenda you must submit it to the Manager, Legislative & Governance Services by **Tuesday, April 24, 2012**. Otherwise, you may submit your letter or petition at the Council meeting 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 & Governance Services at 403-342-8132.

(Publication Dates: April 13 and April 20, 2012)



LEGISLATIVE & GOVERNANCE SERVICES

April 3, 2012

Mr. Shane Stafford
Stantec Engineering
600, 4808 Ross Street
Red Deer, AB T4N 1X5

Dear Mr. Stafford:

Re: Land Use Bylaw Amendment 3357/C-2012
Rezoning of Phase 3 of the Lancaster/Vanier Neighbourhood Area Structure Plan

Red Deer City Council gave first reading to *Land Use Bylaw Amendment 3357/C-2012* at the City of Red Deer's Council meeting held Monday, April 2, 2012. For your information a copy of the bylaw is attached.

City Council proposes to pass *Land Use Bylaw Amendment 3357/C-2012* which provides for rezoning of approximately 26.44 ha of land located at SE ¼ 2-38-27-W/4 (Phase 3) in the Lancaster/Vanier Neighbourhood Area Structure Plan for a variety of residential lots, public open space and environmental preservation areas. The land is currently zoned AG – Agriculture District which was the district in place when The City annexed the lands from Red Deer County. This Land Use Bylaw Amendment includes rezoning the land from AG-Agriculture District to R1 Residential (Low Density), R1A Residential (Semi-detached Dwelling), R1G Residential (Small Lot), R1N Residential (Narrow Lot), R3 Residential (Multiple Family) P1 Parks and Recreation District and A2 Environmental Preservation District.

Council must hold a Public Hearing before giving second and third readings to the bylaw. This office will now advertise for a Public Hearing to be held on Monday, April 30, 2012 at 6:00 p.m. in Council Chambers during Council's regular meeting.

You are responsible for the advertising costs and will be invoiced for this cost which we estimate to be approximately \$800.00. If you have any questions or require additional information, please contact me at 403.342.8132.

Sincerely,



Christine Kenzie
Corporate Meeting Coordinator
/attach.

cc: J. Furness, Planning Services

BYLAW NO. 3357/C - 2012

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 grey in the sketch attached as Schedule A to this Bylaw is superseded from AG (Agriculture (Red Deer County) District to P1 (Parks and Recreation) District.
2. The land shown by vertical lines in the sketch attached as Schedule A to this Bylaw is superseded from AG (Agriculture (Red Deer County) District to R1 (Residential – Low Density) District.
3. The land shown cross-hatched in the sketch attached as Schedule A to this Bylaw is superseded AG (Agriculture (Red Deer County) District to R1A (Residential – Semi-detached) District
4. The land shown by horizontal lines in the sketch attached as Schedule A to this Bylaw is superseded from AG (Agriculture (Red Deer County) District to R1G (Residential – Small Lot) District.
5. The land shown in black in the sketch attached as Schedule A to this Bylaw is superseded from AG (Agriculture (Red Deer County) District to R1N (Residential – Narrow Lot) District
6. The land shown by forward slash lines in the sketch attached as Schedule A to this Bylaw is superseded from AG (Agriculture (Red Deer County) District to R3 (Residential – Multiple Family) District.
7. The land shown by back slash lines in the sketch attached as Schedule A to this Bylaw is superseded from AG (Agriculture (Red Deer County) District to A2 (Environmental Preservation) District.
8. The “Land Use District Map R10” contained in “Schedule A” of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map 2-2012 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this day of 2012.

READ A SECOND TIME IN OPEN COUNCIL this day of 2012.

READ A FIRST TIME IN OPEN COUNCIL this 2nd day of April 2012.

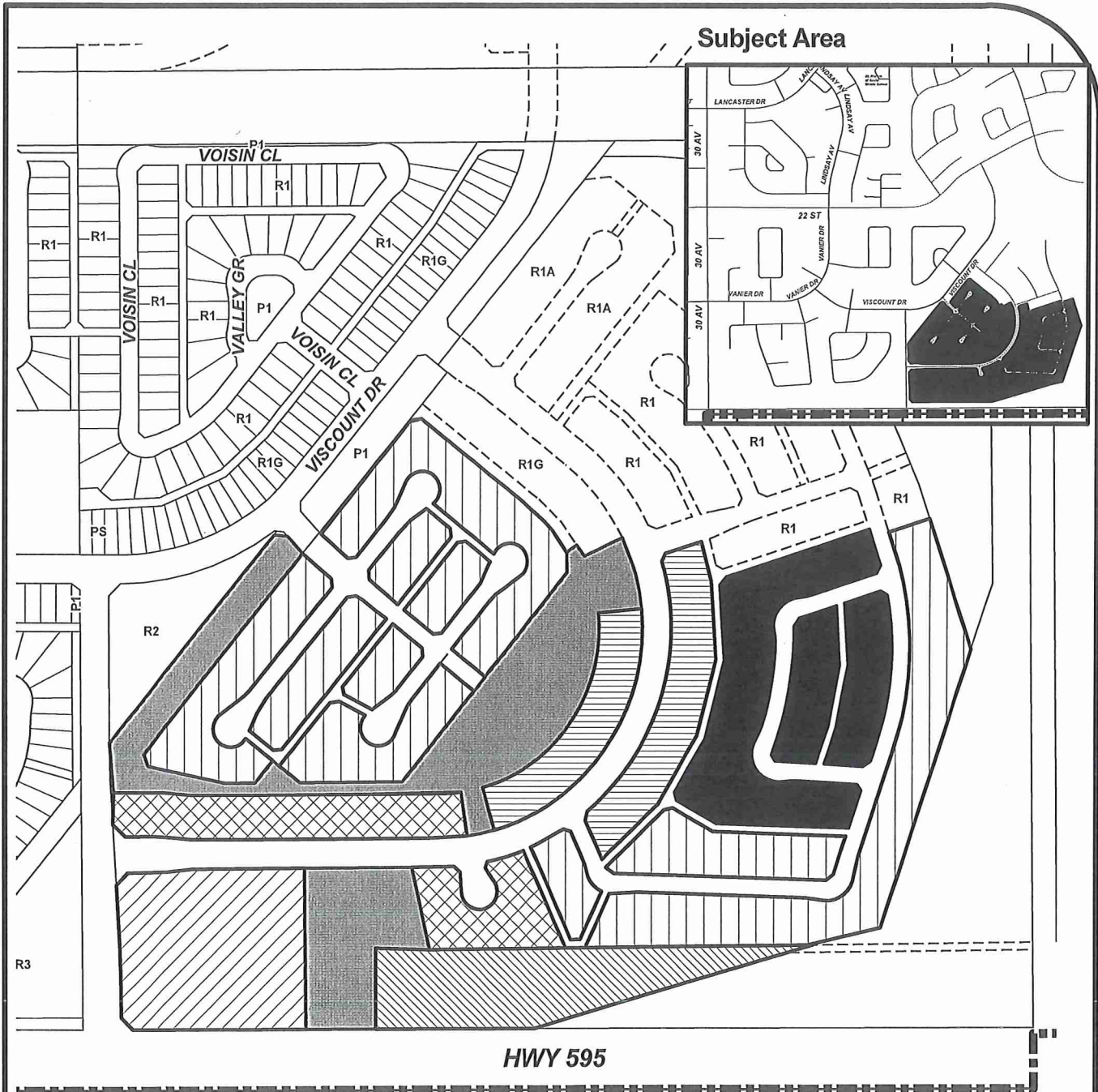
READ A SECOND TIME IN OPEN COUNCIL this day of 2012.

READ A THIRD TIME IN OPEN COUNCIL this day of 2012.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2012.

MAYOR

CITY CLERK



Supercede District to:

Affected District:



AG to P1
AG to R1
AG to R1A
AG to R1G
AG to R1N
AG to R3
AG to A2

AG - Agriculture District (Red Deer County)
P1 - Parks and Recreation District
R1 - Residential (Low Density) District
R1A - Residential (Semi-Detached Dwelling) District
R1G - Residential (Small Lot) District
R1N - Residential (Narrow Lot) District
R3 - Residential (Multiple Family) District
A2 - Environmental Preservation District

Proposed Amendment
Map: **2 / 2012**
Bylaw: **3357 / C-2012**
Date: **April 2, 2012**

April 3, 2012

Mr. Shane Stafford
Stantec Engineering
600, 4808 Ross Street
Red Deer, AB T4N 1X5

Dear Mr. Stafford:

**Re: Land Use Bylaw Amendment 3357/C-2012
Rezoning of Phase 3 of the Lancaster/Vanier Neighbourhood Area Structure Plan**

Red Deer City Council gave first reading to *Land Use Bylaw Amendment 3357/C-2012* at the City of Red Deer's Council meeting held Monday, April 2, 2012. For your information a copy of the bylaw is attached.

City Council proposes to pass *Land Use Bylaw Amendment 3357/C-2012* which provides for rezoning of approximately 26.44 ha of land located at SE ¼ 2-38-27-W/4 (Phase 3) in the Lancaster/Vanier Neighbourhood Area Structure Plan for a variety of residential lots, public open space and environmental preservation areas. The land is currently zoned AG – Agriculture District which was the district in place when The City annexed the lands from Red Deer County. This Land Use Bylaw Amendment includes rezoning the land from AG-Agriculture District to R1 Residential (Low Density), R1A Residential (Semi-detached Dwelling), R1G Residential (Small Lot), R1N Residential (Narrow Lot), R3 Residential (Multiple Family) P1 Parks and Recreation District and A2 Environmental Preservation District.

Council must hold a Public Hearing before giving second and third readings to the bylaw. This office will now advertise for a Public Hearing to be held on Monday, April 30, 2012 at 6:00 p.m. in Council Chambers during Council's regular meeting.

You are responsible for the advertising costs and will be invoiced for this cost which we estimate to be approximately \$800.00. If you have any questions or require additional information, please contact me at 403.342.8132.

Sincerely,

Christine Kenzie
Corporate Meeting Coordinator
/attach.
cc: J. Furness, Planning Services



LEGISLATIVE & GOVERNANCE SERVICES

April 2012

Dear Sir/Madam:

**Re: Land Use Bylaw Amendment 3357/C-2012
Rezoning of Phase 3 of Lancaster/Vanier Neighbourhood Area Structure Plan**

Red Deer City Council proposes to pass Land Use Bylaw Amendment 3357/C-2012 which provides for rezoning of approximately 26.44 ha of land located at SE ¼ 2-38-27-W/4 (Phase 3) in the Lancaster/Vanier Neighbourhood Area Structure Plan for a variety of residential lots, public open space and environmental preservation areas. The land is currently zoned AG – Agriculture District which was the district in place when The City annexed the lands from Red Deer County. This Land Use Bylaw Amendment includes rezoning the land from AG-Agriculture District to R1 Residential (Low Density), R1A Residential (Semi-detached Dwelling), R1G Residential (Small Lot), R1N Residential (Narrow Lot), R3 Residential (Multiple Family) P1 Parks and Recreation District and A2 Environmental Preservation 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 & Governance 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, April 30, 2012 at 6:00 p.m. in Council Chambers, 2nd floor City Hall. If you would like a letter or petition included on the Council agenda it must be submitted to our office by Tuesday, April 24, 2012. You may also submit your letter or petition 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 & Governance Services at 403.342.8132.

Yours truly,

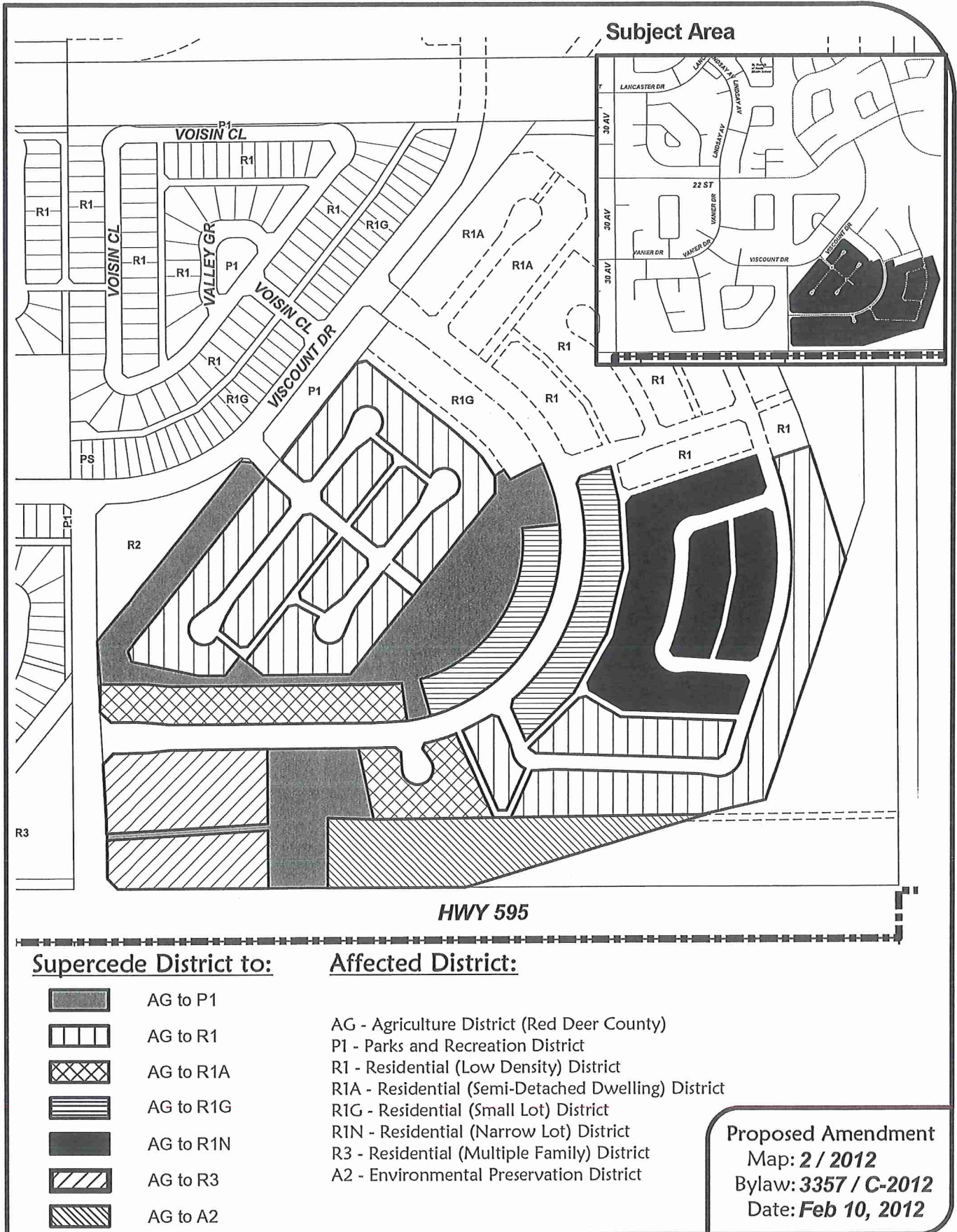
A handwritten signature in black ink, appearing to read 'Elaine Vincent'.

Elaine Vincent
Legislative & Governance Services Manager

attach.

D.M. 1208164

Letter to ~~Residents~~
Residents





LEGISLATIVE & GOVERNANCE SERVICES

April 2012

Dear Sir/Madam:

**Re: Land Use Bylaw Amendment 3357/C-2012
Rezoning of Phase 3 of Lancaster/Vanier Neighbourhood Area Structure Plan**

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City Council will hear from any person claiming to be affected by the proposed bylaw at a Public Hearing on Monday, April 30, 2012 at 6:00 p.m. in Council Chambers, 2nd floor City Hall. If you would like a letter or petition included on the Council agenda it must be submitted to our office by Tuesday, April 24, 2012. You may also submit your letter or petition 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 & Governance Services at 403.342.8132.

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Elaine Vincent
Legislative & Governance Services Manager

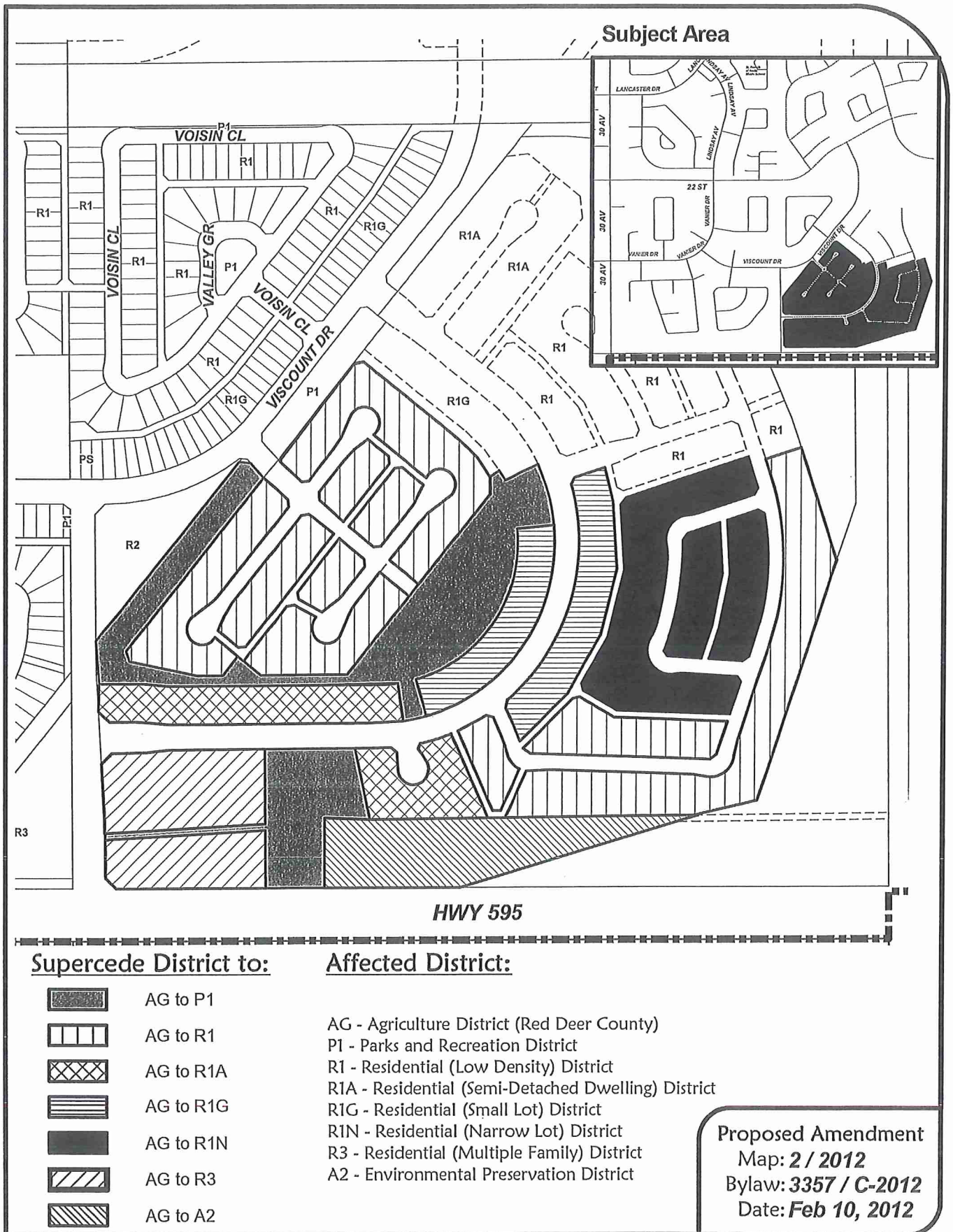
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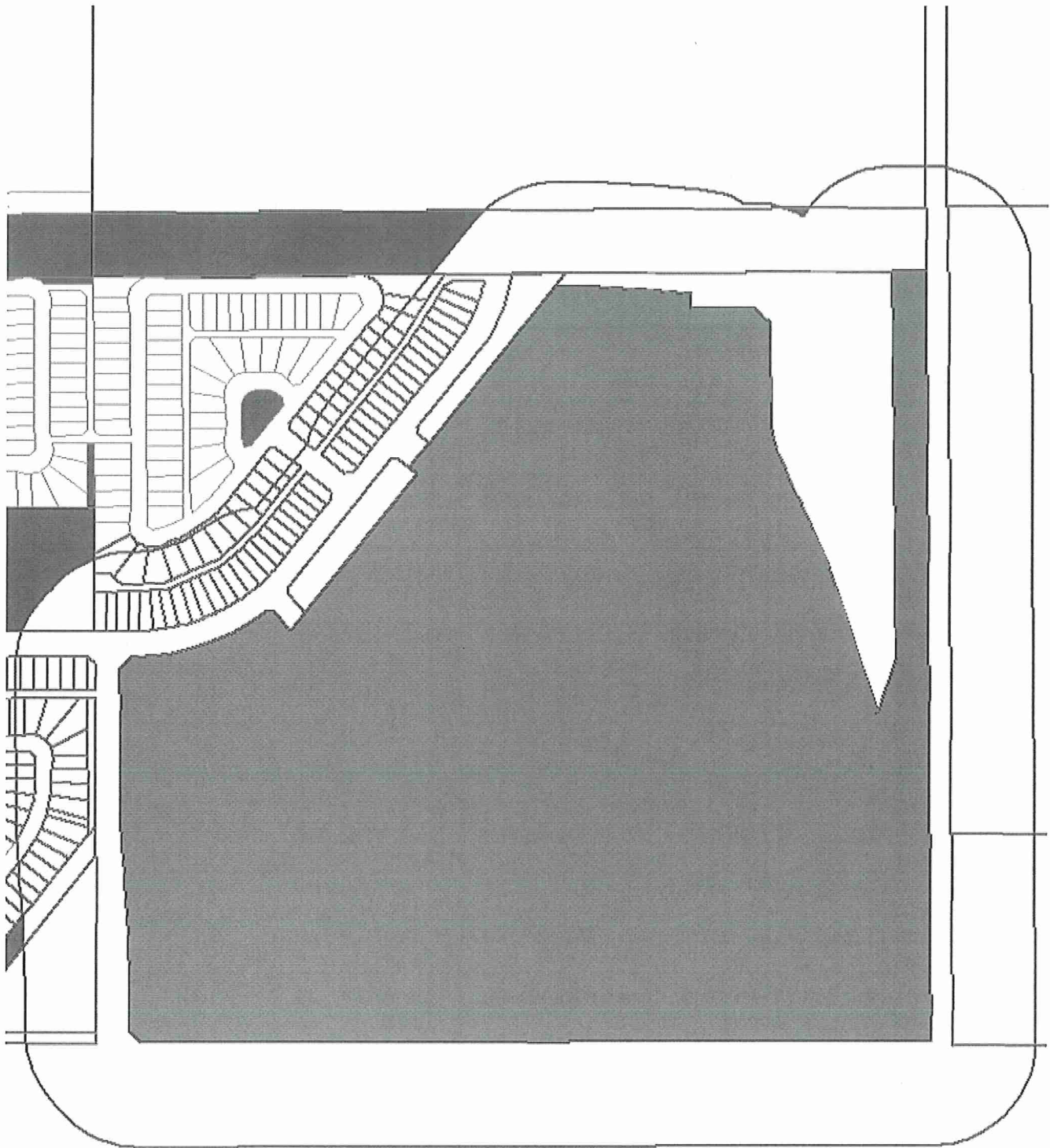
DM. 1208164

0340202

0005

121476 merge





 [Export Data To Excel](#)

Parcels Touching The Buffer Zone - 100 Metres Around 595 HWY 27114

Address	Prime Owner Name	Owner Address 1	Owner Address 2	Owner Address 3	Owner Address 4
27114 595 HWY	HOM FARMS LTD	6-5202 FARRELL AVE	RED DEER, AB T4N 7B5		
251 VISCOUNT DR	CITY OF RED DEER	BOX 5008	RED DEER, AB T4N 3T4		
27076 TWP 380 RD	RICHARD & SHIRLEY LODEWYK	BOX 914	RED DEER, AB T4N 5H3		
179 VOISIN CL	MELCOR DEVELOPMENTS LTD	900-10310 JASPER AVE	EDMONTON, AB T5J 1Y8		
171 VOISIN CL	MELCOR DEVELOPMENTS LTD	900-10310 JASPER AVE	EDMONTON, AB T5J 1Y8		
262 VISCOUNT DR	MELCOR DEVELOPMENTS LTD	900-10310 JASPER AVE	EDMONTON, AB T5J 1Y8		
266 VISCOUNT DR	MELCOR DEVELOPMENTS LTD	900-10310 JASPER AVE	EDMONTON, AB T5J 1Y8		
270 VISCOUNT DR	MELCOR DEVELOPMENTS LTD	900-10310 JASPER AVE	EDMONTON, AB T5J 1Y8		
274 VISCOUNT DR	MELCOR DEVELOPMENTS LTD	900-10310 JASPER AVE	EDMONTON, AB T5J 1Y8		
191 VOISIN CL	MELCOR DEVELOPMENTS LTD	900-10310 JASPER AVE	EDMONTON, AB T5J 1Y8		
195 VOISIN CL	MELCOR DEVELOPMENTS LTD	900-10310 JASPER AVE	EDMONTON, AB T5J 1Y8		
199 VOISIN CL	MELCOR DEVELOPMENTS LTD	900-10310 JASPER AVE	EDMONTON, AB T5J 1Y8		
203 VOISIN CL	MELCOR DEVELOPMENTS LTD	900-10310 JASPER AVE	EDMONTON, AB T5J 1Y8		
207 VOISIN CL	MELCOR DEVELOPMENTS LTD	900-10310 JASPER AVE	EDMONTON, AB T5J 1Y8		
211 VOISIN CL	MELCOR DEVELOPMENTS LTD	900-10310 JASPER AVE	EDMONTON, AB T5J 1Y8		
215 VOISIN CL	MELCOR DEVELOPMENTS LTD	900-10310 JASPER AVE	EDMONTON, AB T5J 1Y8		
106 VISCOUNT DR	MELCOR DEVELOPMENTS LTD	900-10310 JASPER AVE	EDMONTON, AB T5J 1Y8		
110 VISCOUNT DR	MELCOR DEVELOPMENTS LTD	900-10310 JASPER AVE	EDMONTON, AB T5J 1Y8		
114 VISCOUNT DR	MELCOR DEVELOPMENTS LTD	900-10310 JASPER AVE	EDMONTON, AB T5J 1Y8		
118 VISCOUNT DR	MELCOR DEVELOPMENTS LTD	900-10310 JASPER AVE	EDMONTON, AB T5J 1Y8		
122 VISCOUNT DR	BRUCE DALE & LACEY LAVONNE JONAS	122 VISCOUNT DR	RED DEER, AB T4R 0G6		
126 VISCOUNT DR	MELCOR DEVELOPMENTS LTD	900-10310 JASPER AVE	EDMONTON, AB T5J 1Y8		

130 VISCOUNT DR	MELCOR DEVELOPMENTS LTD	900-10310 JASPER AVE	EDMONTON, AB T5J 1Y8		
134 VISCOUNT DR	MELCOR DEVELOPMENTS LTD	900-10310 JASPER AVE	EDMONTON, AB T5J 1Y8		
138 VISCOUNT DR	MELCOR DEVELOPMENTS LTD	900-10310 JASPER AVE	EDMONTON, AB T5J 1Y8		
142 VISCOUNT DR	MELCOR DEVELOPMENTS LTD	900-10310 JASPER AVE	EDMONTON, AB T5J 1Y8		
146 VISCOUNT DR	MELCOR DEVELOPMENTS LTD	900-10310 JASPER AVE	EDMONTON, AB T5J 1Y8		
150 VISCOUNT DR	MELCOR DEVELOPMENTS LTD	900-10310 JASPER AVE	EDMONTON, AB T5J 1Y8		
154 VISCOUNT DR	MELCOR DEVELOPMENTS LTD	900-10310 JASPER AVE	EDMONTON, AB T5J 1Y8		
3 VOISIN CL	MELCOR DEVELOPMENTS LTD	900-10310 JASPER AVE	EDMONTON, AB T5J 1Y8		
7 VOISIN CL	MELCOR DEVELOPMENTS LTD	900-10310 JASPER AVE	EDMONTON, AB T5J 1Y8		
11 VOISIN CL	MELCOR DEVELOPMENTS LTD	900-10310 JASPER AVE	EDMONTON, AB T5J 1Y8		
15 VOISIN CL	MELCOR DEVELOPMENTS LTD	900-10310 JASPER AVE	EDMONTON, AB T5J 1Y8		
19 VOISIN CL	MELCOR DEVELOPMENTS LTD	900-10310 JASPER AVE	EDMONTON, AB T5J 1Y8		
23 VOISIN CL	MELCOR DEVELOPMENTS LTD	900-10310 JASPER AVE	EDMONTON, AB T5J 1Y8		
27 VOISIN CL	MELCOR DEVELOPMENTS LTD	900-10310 JASPER AVE	EDMONTON, AB T5J 1Y8		
31 VOISIN CL	MELCOR DEVELOPMENTS LTD	900-10310 JASPER AVE	EDMONTON, AB T5J 1Y8		
35 VOISIN CL	MELCOR DEVELOPMENTS LTD	900-10310 JASPER AVE	EDMONTON, AB T5J 1Y8		
39 VOISIN CL	MELCOR DEVELOPMENTS LTD	900-10310 JASPER AVE	EDMONTON, AB T5J 1Y8		
43 VOISIN CL	MELCOR DEVELOPMENTS LTD	900-10310 JASPER AVE	EDMONTON, AB T5J 1Y8		
47 VOISIN CL	PLATINUM HOMES & DEVELOPMENTS CORP	5-4669 62 ST	RED DEER, AB T4N 2R4		
51 VOISIN CL	MELCOR DEVELOPMENTS LTD	900-10310 JASPER AVE	EDMONTON, AB T5J 1Y8		
158 VISCOUNT DR	MELCOR DEVELOPMENTS LTD	900-10310 JASPER AVE	EDMONTON, AB T5J 1Y8		
166 VISCOUNT DR	MELCOR DEVELOPMENTS LTD	900-10310 JASPER AVE	EDMONTON, AB T5J 1Y8		
170 VISCOUNT DR	MELCOR DEVELOPMENTS LTD	900-10310 JASPER AVE	EDMONTON, AB T5J 1Y8		
174	MELCOR DEVELOPMENTS	900-10310 JASPER	EDMONTON, AB		

VISCOUNT DR	LTD	AVE	T5J 1Y8		
178 VISCOUNT DR	MELCOR DEVELOPMENTS LTD	900-10310 JASPER AVE	EDMONTON, AB T5J 1Y8		
182 VISCOUNT DR	MELCOR DEVELOPMENTS LTD	900-10310 JASPER AVE	EDMONTON, AB T5J 1Y8		
186 VISCOUNT DR	MELCOR DEVELOPMENTS LTD	900-10310 JASPER AVE	EDMONTON, AB T5J 1Y8		
190 VISCOUNT DR	MELCOR DEVELOPMENTS LTD	900-10310 JASPER AVE	EDMONTON, AB T5J 1Y8		
191 VISCOUNT DR	CITY OF RED DEER	BOX 5008	RED DEER, AB T4N 3T4		
194 VISCOUNT DR	MELCOR DEVELOPMENTS LTD	900-10310 JASPER AVE	EDMONTON, AB T5J 1Y8		
198 VISCOUNT DR	MELCOR DEVELOPMENTS LTD	900-10310 JASPER AVE	EDMONTON, AB T5J 1Y8		
202 VISCOUNT DR	MELCOR DEVELOPMENTS LTD	900-10310 JASPER AVE	EDMONTON, AB T5J 1Y8		
206 VISCOUNT DR	MELCOR DEVELOPMENTS LTD	900-10310 JASPER AVE	EDMONTON, AB T5J 1Y8		
210 VISCOUNT DR	MELCOR DEVELOPMENTS LTD	900-10310 JASPER AVE	EDMONTON, AB T5J 1Y8		
214 VISCOUNT DR	MELCOR DEVELOPMENTS LTD	900-10310 JASPER AVE	EDMONTON, AB T5J 1Y8		
218 VISCOUNT DR	MELCOR DEVELOPMENTS LTD	900-10310 JASPER AVE	EDMONTON, AB T5J 1Y8		
222 VISCOUNT DR	MELCOR DEVELOPMENTS LTD	900-10310 JASPER AVE	EDMONTON, AB T5J 1Y8		
226 VISCOUNT DR	MELCOR DEVELOPMENTS LTD	900-10310 JASPER AVE	EDMONTON, AB T5J 1Y8		
230 VISCOUNT DR	MELCOR DEVELOPMENTS LTD	900-10310 JASPER AVE	EDMONTON, AB T5J 1Y8		
234 VISCOUNT DR	MELCOR DEVELOPMENTS LTD	900-10310 JASPER AVE	EDMONTON, AB T5J 1Y8		
242 VISCOUNT DR	MELCOR DEVELOPMENTS LTD	900-10310 JASPER AVE	EDMONTON, AB T5J 1Y8		
246 VISCOUNT DR	MELCOR DEVELOPMENTS LTD	900-10310 JASPER AVE	EDMONTON, AB T5J 1Y8		
250 VISCOUNT	MELCOR DEVELOPMENTS	900-10310 JASPER	EDMONTON, AB		

DR	LTD	AVE	T5J 1Y8		
254 VISCOUNT DR	MELCOR DEVELOPMENTS LTD	900-10310 JASPER AVE	EDMONTON, AB T5J 1Y8		
103 VISCOUNT DR	DARREN ZAITZ	103 VISCOUNT DR	RED DEER, AB T4R 0G3		
105 VISCOUNT DR	THE CITY OF RED DEER	C/O PO BOX 5008	RED DEER, AB T4N 3T4		
258 VISCOUNT DR	MELCOR DEVELOPMENTS LTD	900-10310 JASPER AVE	EDMONTON, AB T5J 1Y8		
60 VISCOUNT DR	THE CITY OF RED DEER	C/O PO BOX 5008	RED DEER, AB T4N 3T4		
83 VISCOUNT DR	BENJAMIN & KIMBERLY TANG	83 VISCOUNT DR	RED DEER, AB T4R 0G6		
87 VISCOUNT DR	SHELDON & HEATHER RURYK	87 VISCOUNT DR	RED DEER, AB T4R 0G6		
91 VISCOUNT DR	TODD L MARSHALL	91 VISCOUNT DR	RED DEER, AB T4R 0G6		
95 VISCOUNT DR	JACK DALLAS WALTER MCCARTHY	95 VISCOUNT DR	RED DEER, AB T4R 0G6		
99 VISCOUNT DR	KEVIN B & KIMBERLEY D WALSH	99 VISCOUNT DR	RED DEER, AB T4R 0G6		
100 VANSON CL	FRANCOIS HENRI J PICHE	100 VANSON CL	RED DEER, AB T4R 0G9		
56 VANSON CL	ANTHONY STOCK	56 VANSON CLOSE	RED DEER, AB T4R 0G9		
60 VANSON CL	NATHAN D CROWE- SWORDS & JAIMIE CROWER-SWORDS	60 VANSON CL	RED DEER, AB T4R 0G9		
64 VANSON CL	JAIME LYNN ANASTASI	64 VANSON CLOSE	RED DEER, AB T4R 0G9		
68 VANSON CL	ALAN RONALD & MARILYN J HILSABECK	68 VANSON CLOSE	RED DEER, AB T4R 0G9		
70 VANSON CL	THE CITY OF RED DEER	C/O PO BOX 5008	RED DEER, AB T4N 3T4		
72 VANSON CL	JEFFREY KENNETH CONKLIN & DANIELLE LEE RICHARD	72 VANSON CLOSE	RED DEER, AB T3R 0G9		
238 VISCOUNT DR	MELCOR DEVELOPMENTS LTD	900-10310 JASPER AVE	EDMONTON, AB T5J 1Y8		
76 VANSON CL	KENT DOUGLAS & SHARON MARIE FULLER	76 VANSON CLOSE	RED DEER, AB T4R 0G9		
162 VISCOUNT DR	MELCOR DEVELOPMENTS LTD	900-10310 JASPER AVE	EDMONTON, AB T5J 1Y8		
104 VANSON CL	JEFFREY & JANICE FOSS & EMMALINE E GREAVES	104 VANSON CLOSE	RED DEER, AB T4R 0G9		

108 VANSON CL	PHILIP ERDMAN & SUSAN ALICE NEUFELD	PO BOX 161	RED DEER, AB T4N 5E8		
112 VANSON CL	CHRISTOPHER J & SHANNON M EVANS	112 VANSON CLOSE	RED DEER, AB T4R 0G9		
116 VANSON CL	KYLE A REIMER	116 VANSON CLOSE	RED DEER, AB T4R 0G9		
120 VANSON CL	DONALD J & VIRGINIA LAURIN	120 VANSON CLOSE	RED DEER, AB T4R 0G9		
130 VANSON CL	CITY OF RED DEER	BOX 5008	RED DEER, AB T4N 3T4		
167 VOISIN CL	MELCOR DEVELOPMENTS LTD	900-10310 JASPER AVE	EDMONTON, AB T5J 1Y8		
ROLL 8700020	FARM AIR PROPERTIES INC	210-5324 CALGARY TRAIL	EDMONTON, AB T6H 4J8		
ROLL 8700085	JOHN PATRICK BRETT	RR 3	RED DEER, AB T4N 5E3		
ROLL 8700090	MELCOR DEVELOPMENTS LTD	502 PARKLAND SQUARE	4901 48 ST	RED DEER, AB T4N 6M4	
2506 19 ST	GERALD W & SHIRLEY A NEUFELD	2506 19 ST	RED DEER, AB T4R 2T3		
2512 19 ST	CITY OF RED DEER	BOX 5008	RED DEER, AB T4N 3T4		
187 VOISIN CL	MELCOR DEVELOPMENTS LTD	900-10310 JASPER AVE	EDMONTON, AB T5J 1Y8		
79 VANSON CL	LOUIE & LAIHLANI ESGUERRA	79 VANSON CLOSE	RED DEER, AB T4R 0G8		
80 VANSON CL	RENE & DANA RONDEAU	80 VANSON CLOSE	RED DEER, AB T4R 0G9		
83 VANSON CL	M MICHAEL SZEWCZUK & LINDSAY	CERY S WILLIAMS	83 VANSON CLOSE	RED DEER, AB T4R 0G8	
84 VANSON CL	TREENA MILLER	84 VANSON CLOSE	RED DEER, AB T4R 0G9		
87 VANSON CL	ROBERT & LISA SANDERSON	87 VANSON CLOSE	RED DEER, AB T4R 0G8		
88 VANSON CL	COLIN C & TAMMY L STERLING	88 VANSON CLOSE	RED DEER, AB T4R 0G9		
90 VANSON CL	THE CITY OF RED DEER	C/O PO BOX 5008	RED DEER, AB T4N 3T4		
91 VANSON CL	ERIN L & BRYAN J BOORMAN	91 VANSON CLOSE	RED DEER, AB T4R 0G8		
92 VANSON CL	CAROLE ANNE & RYAN LLOYD MORCOM	92 VANSON CLOSE	RED DEER, AB T4R 0G9		
95 VANSON CL	SCOTT & MICHELLE LOUCKS	95 VANSON CLOSE	RED DEER, AB T4R 0G8		
96 VANSON CL	JAMES AARON & GAYLE DENISE YOUNG	96 VANSON CLOSE	RED DEER, AB T4R 0G9		
99 VANSON CL	SCOTT GROZELLE	99 VANSON CLOSE	RED DEER, AB T4R 0G8		
175 VOISIN CL	MELCOR DEVELOPMENTS LTD	900-10310 JASPER AVE	EDMONTON, AB T5J 1Y8		
183 VOISIN CL	MELCOR DEVELOPMENTS LTD	900-10310 JASPER AVE	EDMONTON, AB T5J 1Y8		
ROLL 8700096	ALTALINK MANAGEMENT LTD.	C/O AEC INTERNATIONAL	100 SHEPPARD AVE E, SUITE 760	TORONTO, ON M2N 6N5	



April 24, 2012

Land Use Bylaw Amendment 3357/D-2012

Rezoning of Phase 5 of the Timberstone Park NASP

Legislative & Governance Services

Report Summary & Recommendation:

Summary:

The report attached is being brought forward from the Monday, April 2, 2012 Council Meeting.

Recommendation:

That Council consider giving second and third readings to Land Use Bylaw Amendment 3357/D-2012.

City Manager Comments:

I support the recommendations of Administration to proceed with Second and Third Reading.

Craig Curtis
City Manager

Report Details

Background:

At the Monday, April 2, 2012 Council Meeting, Council gave first reading to Land Use Bylaw Amendment 3357/D-2012

Land Use Bylaw Amendment 3357/D-2012 provides for rezoning of approximately 8.37 ha of land in Phase 5 of the Timberstone Park Neighbourhood Area Structure Plan from AI - Future Urban Development to R1 Residential (Low Density), R1N Residential (Narrow Lot), PS Public Service (Institutional or Governmental) and PI Parks and Recreation District.

Public Consultation Process

A Public Hearing has been advertised for Land Use Bylaw Amendment 3357/D-2012 to be held on Monday, April 30, 2012 at 6:00 P.M. during Council's regular meeting. Advertisements were placed in the Red Deer Advocate on April 13, 2012 and April 20, 2012. Letters were sent to property owners adjacent to the site.



Report Originally Submitted to the
Monday, April 2, 2012 Council
Meeting

March 12, 2012

Rezoning of Phase 5 of the Timberstone Park NASP

Planning Department

Report Summary & Recommendation:

Bylaw 3357/D-2012 proposes to rezone 8.37 ha of land as phase 5 of the Timberstone Park Neighbourhood Area Structure Plan (NASP) to create R1 and R1N residential areas, a social care site, and public open space.

As the rezoning complies with the adopted NASP, the Planning Department recommends Council support Bylaw 3357/D-2012

City Manager Comments:

I support the recommendation from Administration that Council give First Reading to Land Use Bylaw Amendment 3357/D-2012 - Rezoning of Phase 5 of the Timberstone Park Neighbourhood Area Structure Plan. A Public Hearing would be held on Monday, April 30, 2012 at 6:00 P.M. during Council's regular meeting.

Proposed Resolution

That Council consider First Reading of Land Use Bylaw Amendmeng 3357/D-2012.



Report Details

Background:

The Timberstone Park Neighbourhood Area Structure Plan (NASP) was adopted by Council in June 2008 and sets out the future development of a quarter section of land for a variety of residential and open space uses. The rezoning is required to facilitate subdivision and development of the land in 2012.

Discussion:

Currently, the land is zoned A1 – Future Urban Development which is a place holding district within the Land Use Bylaw prior to development of an area.

The rezoning includes the following land use districts:

RI – Residential (Low Density)

RIN – Residential (Narrow Lot)

PS – Public Service (Institutional or Governmental)

PI – Parks and Recreation District

Analysis:

The proposed rezoning 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.

Recommendation:

The Planning Department recommends Council support Bylaw 3357/D-2012 to rezone phase 5 of Timberstone Park NASP.

BYLAW NO. 3357/D-2012

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 in grey in the sketch attached as Schedule A to this Bylaw is redesignated from A1 (Future Urban Development) to P1 (Parks and Recreation) District
2. The land shown cross-hatched in the sketch attached as Schedule A to this Bylaw is redesignated from A1 (Future Urban Development) District to PS (Public Service – Institutional or Governmental) District.
3. The land shown by horizontal lines in the sketch attached as Schedule A to this Bylaw is redesignated from A1 (Future Urban Development) District to R1 (Residential – Low Density) District
4. The land shown in black in the sketch attached as Schedule A to this Bylaw is redesignated from A1 (Future Urban Development) District to R1N (Residential – Narrow Lot) District.
5. The “Land Use District Map Q16” contained in “Schedule A” of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map 3-2012 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 2nd day of April 2012.

READ A SECOND TIME IN OPEN COUNCIL this day of 2012.

READ A THIRD TIME IN OPEN COUNCIL this day of 2012.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2012.

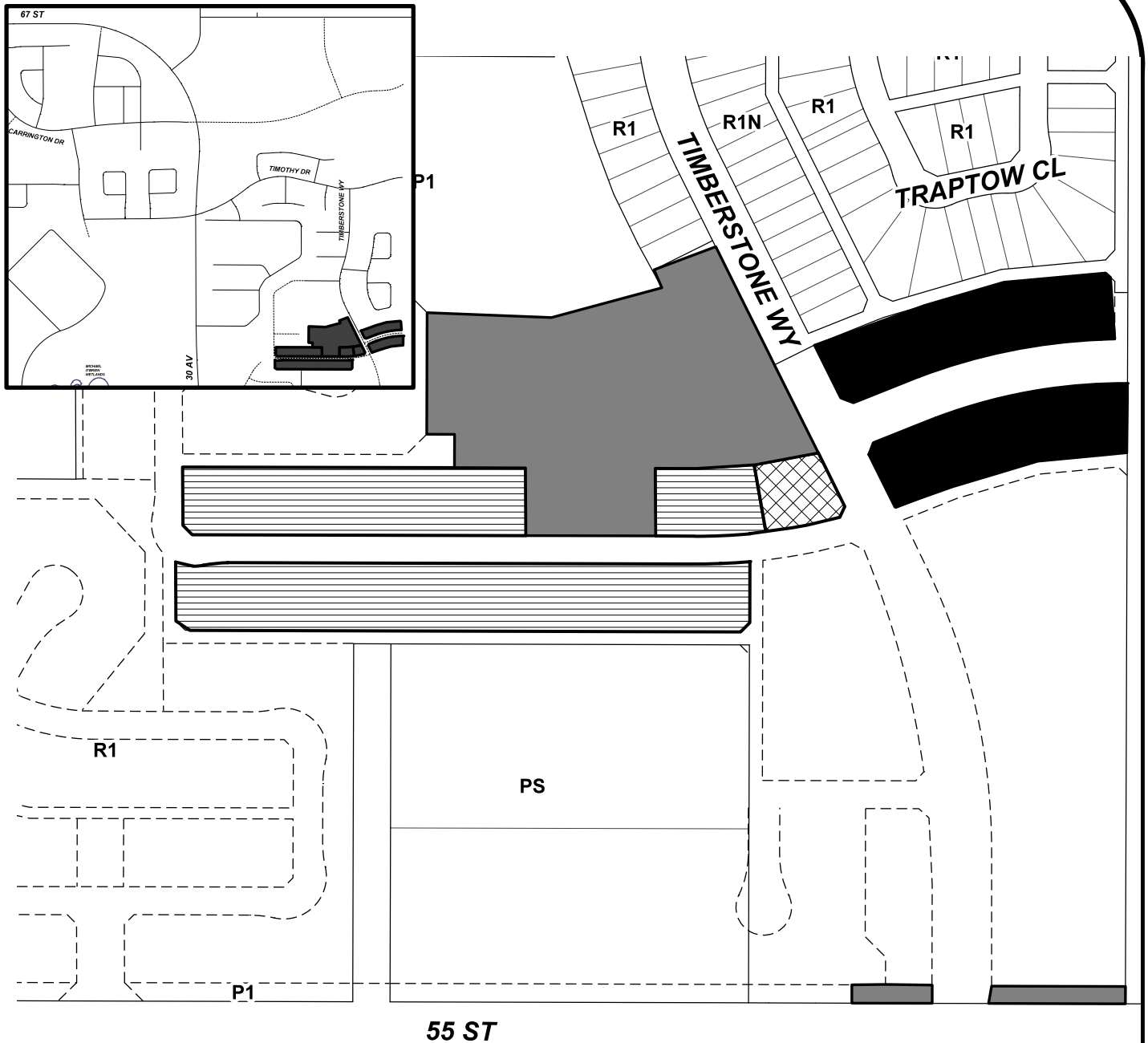
MAYOR

CITY CLERK



Proposed Amendment to Land Use Bylaw 3357/2006

Subject Area



P1

Supersede District to:



A1 to P1



A1 to PS



A1 to R1



A1 to R1N

Affected District:

A1 - Future Urban Development District

P1 - Parks and Recreation District

PS - Public Service (Institutional or Governmental) District

R1 - Residential (Low Density) District

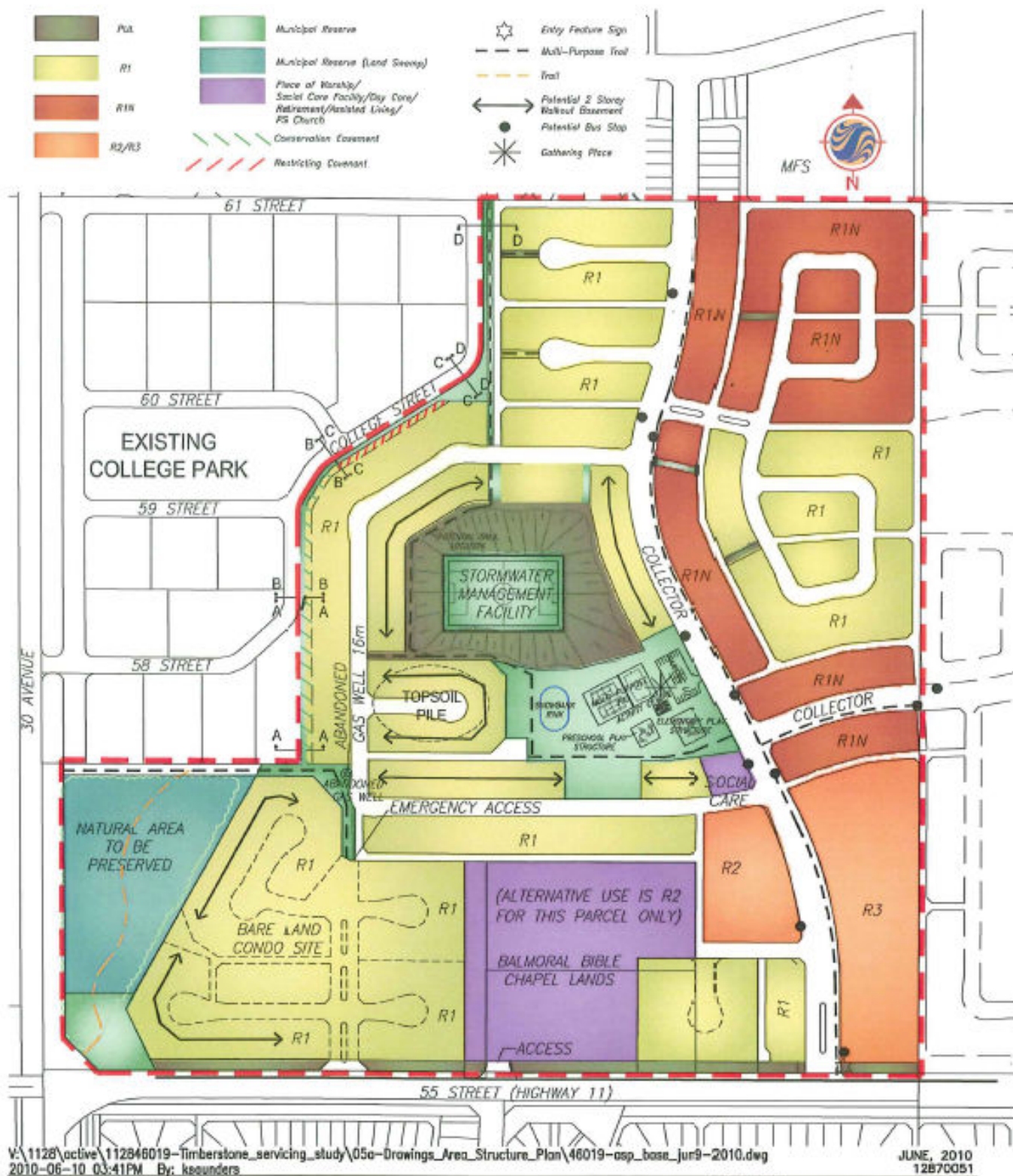
R1N - Residential (Narrow Lot) District

Proposed Amendment

 Map: **3 / 2012**

 Bylaw: **3357 / D-2012**

 Date: **April 2, 2012**



Stantec

Stantec Consulting Ltd.
600, 4808 Ross Street
Red Deer AB Canada
T4N 1X5
Tel. 403.341.3320
Fax. 403.342.0969
www.stantec.com

Client/Project

TIMBERSTONE PARK
DEVELOPMENTS LTD.
TIMBERSTONE PARK

Figure No.

4.0

Title

DEVELOPMENT
CONCEPT

LEGISLATIVE & GOVERNANCE SERVICES

May 2, 2012

Mr. Steve Bontje
Laebon Developments
289, 28042 Highway #11
Red Deer, AB T4S 2L4

Re: *Land Use Bylaw Amendment 3357/D-2012*
Rezoning of Phase 5 of Timberstone Park Neighbourhood Area Structure Plan

Dear Mr. Bontje,

At the Monday, April 30, 2012 Red Deer City Council Meeting a Public Hearing was held with respect to *Land Use Bylaw Amendment 3357/D-2012*. Following the Public Hearing, Land Use Bylaw Amendment 3357/D-2012 was given second and third readings. A copy of the bylaw is attached.

Land Use Bylaw Amendment 3357/D-2012 provides for the rezoning of land in Phase 5 of the Timberstone Park Neighbourhood Area Structure Plan from A1, Future Urban Development, to either Public Service (PS), Residential – Low Density (R1), or Residential – Narrow Lot (R1N).

If you have any questions or require further clarification please contact Mr. Jordan Furness, Senior Planner directly at 403.406.8701 regarding these amendments.

Sincerely,



Elaine Vincent
Legislative & Governance Services Manager

c: Director of Planning Services
 Senior Planner



Council Decision – April 30, 2012

DATE: May 2, 2012
TO: Jordan Furness, Senior Planner
FROM: Elaine Vincent, Legislative & Governance Services Manager
SUBJECT: Rezoning of Phase 5 of the Timberstone Park NASP
Land Use Bylaw Amendment 3357/D-2012

Reference Report:

Legislative & Governance Services letter dated April 24, 2012

Bylaw Reading:

At the Monday, April 30, 2012, Council gave second and third reading to Land Use Bylaw Amendment 3357/D-2012, a bylaw to rezone Phase 5 of the Timberstone Neighbourhood Area Structure Plan. A copy of the bylaw is attached.

Report back to Council: No

Comments/Further Action:

Our office will follow up with distribution of this bylaw in due course.

A handwritten signature in blue ink, appearing to read 'Elaine Vincent', written over a faint circular stamp.

Elaine Vincent
Legislative & Governance Services Manager
/attach

c: Director of Planning Services
Planning Department Manager
Client Services Support

**LAND USE BYLAW AMENDMENT 3357/D- 2012
TIMBERSTONE PARK NASP – PHASE 5**

DESCRIPTION: Rezoning of 8.37 ha of land from A1 – Future Urban Development to R1, R1N, PS and P1 – for Phase 5 of Timberstone Park NASP. – to create residential areas, a social care site and public open space

FIRST READING: April 2, 2012

FIRST PUBLICATION: April 13, 2012

SECOND PUBLICATION: April 20, 2012

PUBLIC HEARING & SECOND READING: April 30, 2012

THIRD READING: April 30, 2012

LETTERS REQUIRED TO PROPERTY OWNERS: YES ☐ ☒ NO

DEPOSIT: YES ☐ \$ _____ NO ☒

COST OF ADVERTISING RESPONSIBILITY OF: **LAEBON**

ACTUAL COST OF ADVERTISING:

\$ 391.14 X 2

TOTAL:

\$ 782.28

MAP PREPARATION:

\$ _____

TOTAL COST:

\$ 782.28

LESS DEPOSIT RECEIVED:

\$ _____

AMOUNT OWING/ (REFUND):

\$ _____

INVOICE NO.:

292935

BATCH NO.:

1247050

(Advertising Revenue to 180.5901)

Land Use Bylaw Amendment 3357/D-2012
Phase 5 – Timberstone Park Neighbourhood

City Council proposes to pass Land Use Bylaw Amendment 3357/D-2012 which provides for rezoning of 8.37 ha of land located at Block X, Plan 993AE as Phase 5 of the Timberstone Park Neighbourhood Area Structure Plan from A1 – Future Urban Development to R1 Residential (Low Density), R1N Residential (Narrow Lot), PS Public Service (Institutional or Governmental) and P1 Parks and Recreation District.

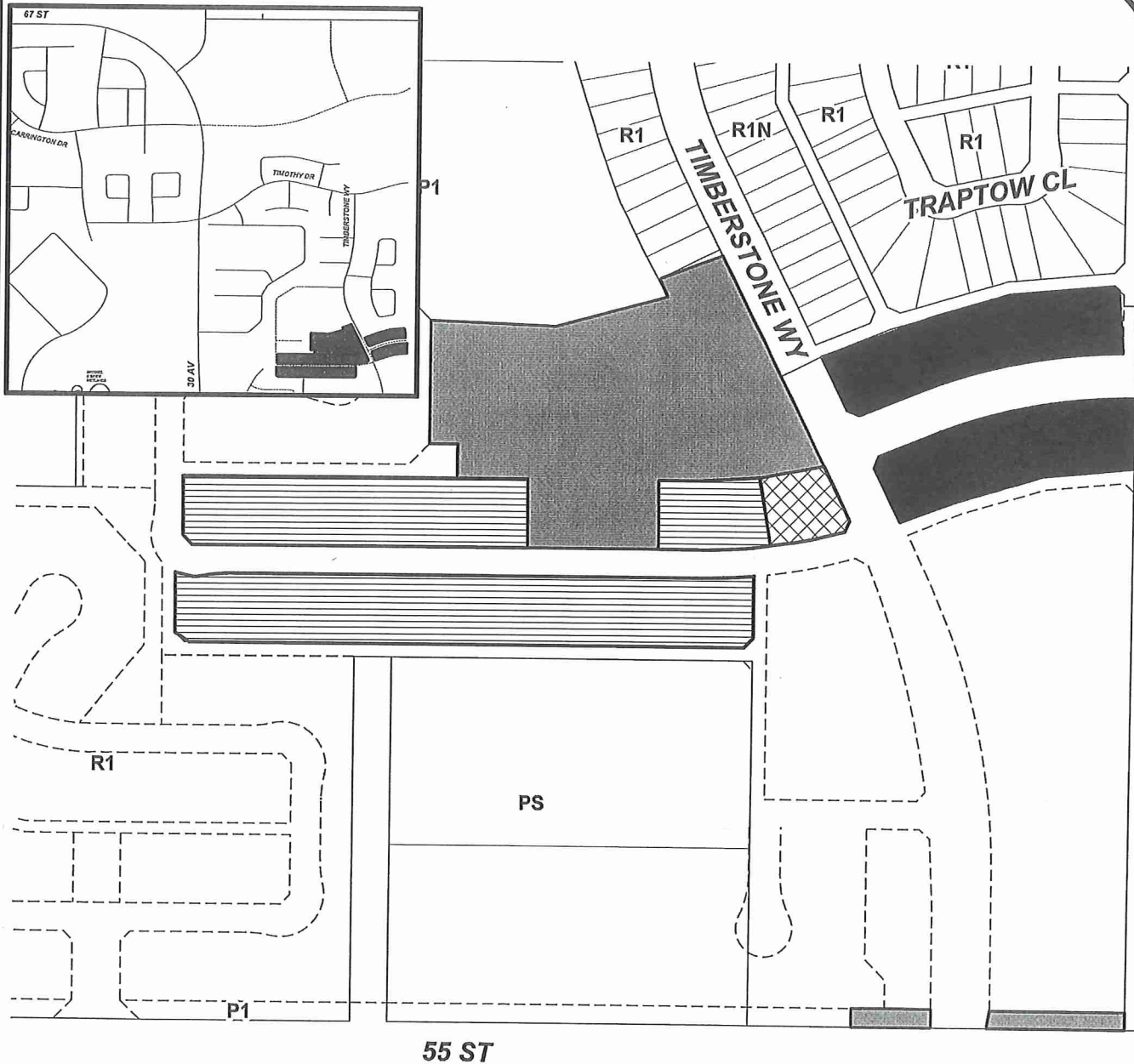
(Insert Map here — DM #1203937)

The proposed bylaw may be inspected at Legislative & Governance 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 a Public Hearing on **Monday, April 30 2012** at 6:00 p.m. in Council Chambers, 2nd Floor at City Hall. If you want your letter or petition included on the Council agenda you must submit it to the Manager, Legislative & Governance Services by **Tuesday, April 24, 2012**. Otherwise, you may submit your letter or petition at the Council meeting 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 & Governance Services at 403-342-8132.

(Publication Dates: April 13 and April 20, 2012)

Subject Area



P1

Supercede District to:

Affected District:



A1 to P1



A1 to PS



A1 to R1



A1 to R1N

A1 - Future Urban Development District

P1 - Parks and Recreation District

PS - Public Service (Institutional or Governmental) District

R1 - Residential (Low Density) District

R1N - Residential (Narrow Lot) District

Proposed Amendment

Map: **3 / 2012**

Bylaw: **3357 / D-2012**

Date: **April 2, 2012**



LEGISLATIVE & GOVERNANCE SERVICES

April 2012

Dear Sir/Madam:

**Re: Land Use Bylaw Amendment 3357/D-2012
Rezoning of Phase 5 of Timberstone Park Neighbourhood Area Structure Plan**

Red Deer City Council proposes to pass Land Use Bylaw Amendment 3357/D-2012 which provides for rezoning of 8.37 ha of land located at Block X, Plan 993AE as Phase 5 of the Timberstone Park Neighbourhood Area Structure Plan from AI – Future Urban Development to RI Residential (Low Density), RIN Residential (Narrow Lot), PS Public Service (Institutional or Governmental) and PI Parks and Recreation 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 & Governance 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, April 30, 2012 at 6:00 p.m. in Council Chambers, 2nd floor City Hall. If you would like a letter or petition included on the Council agenda it must be submitted to our office by Tuesday, April 24, 2012. You may also submit your letter or petition 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 & Governance Services at 403.342.8132.

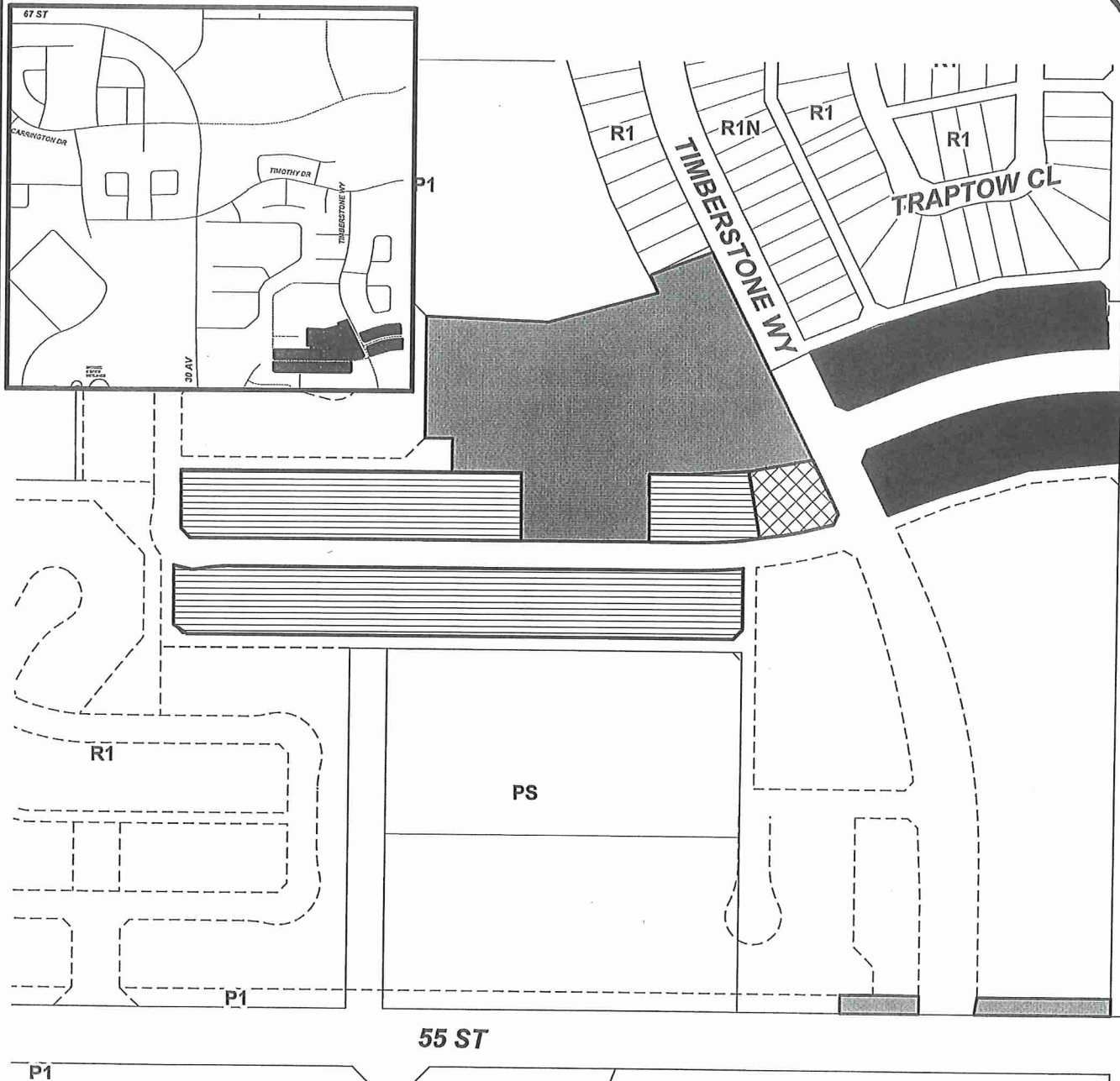
Yours truly,

A handwritten signature in cursive script, appearing to read 'Elaine Vincent'.

Elaine Vincent
Legislative & Governance Services Manager

attach.

Subject Area



Supercede District to:

Affected District:



A1 to P1

A1 to PS

A1 to R1

A1 to R1N

A1 - Future Urban Development District

P1 - Parks and Recreation District

PS - Public Service (Institutional or Governmental) District

R1 - Residential (Low Density) District

R1N - Residential (Narrow Lot) District

Proposed Amendment

Map: **3 / 2012**

Bylaw: **3357 / D-2012**

Date: **April 2, 2012**



LEGISLATIVE & GOVERNANCE SERVICES

April 4, 2012

****REVISED**

Mr. Steve Bontje
Laebon Developments
289, 28042 Highway #11
Red Deer, AB T4S 2L4

Dear Mr. Bontje:

**Re: Land Use Bylaw Amendment 3357/D-2012
Rezoning of Phase 5 of Timberstone Park Neighbourhood Area Structure Plan**

Red Deer City Council gave first reading to *Land Use Bylaw Amendment 3357/D-2012* at the City of Red Deer's Council Meeting held Monday, April 2, 2012. For your information a copy of the bylaw is attached.

City Council proposes to pass *Land Use Bylaw Amendment 3357/D-2012* which provides for rezoning of 8.37 ha of land located at Block X, Plan 993AE as Phase 5 of the Timberstone Park Neighbourhood Area Structure Plan from AI – Future Urban Development to R1 Residential (Low Density), R1N Residential (Narrow Lot), PS Public Service (Institutional or Governmental) and PIParks and Recreation District.

Council must hold a Public Hearing before giving second and third readings to the bylaw. This office will now advertise for a Public Hearing to be held on Monday, ****April 30, 2012** at 6:00 p.m. in Council Chambers during Council's regular meeting.

You are responsible for the advertising costs and will be invoiced for this cost which we estimate to be approximately \$800.00. If you have any questions or require additional information, please contact me at 403.342.8132.

Sincerely,

Christine Kenzie
Corporate Meeting Coordinator
/attach.

cc: H. Mountstephen, Planning Services

BYLAW NO. 3357/D-2012

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 in grey in the sketch attached as Schedule A to this Bylaw is redesignated from A1 (Future Urban Development) to P1 (Parks and Recreation) District
2. The land shown cross-hatched in the sketch attached as Schedule A to this Bylaw is redesignated from A1 (Future Urban Development) District to PS (Public Service – Institutional or Governmental) District.
3. The land shown by horizontal lines in the sketch attached as Schedule A to this Bylaw is redesignated from A1 (Future Urban Development) District to R1 (Residential – Low Density) District
4. The land shown in black in the sketch attached as Schedule A to this Bylaw is redesignated from A1 (Future Urban Development) District to R1N (Residential – Narrow Lot) District.
5. The “Land Use District Map Q16” contained in “Schedule A” of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map 3-2012 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 2nd day of April 2012.

READ A SECOND TIME IN OPEN COUNCIL this day of 2012.

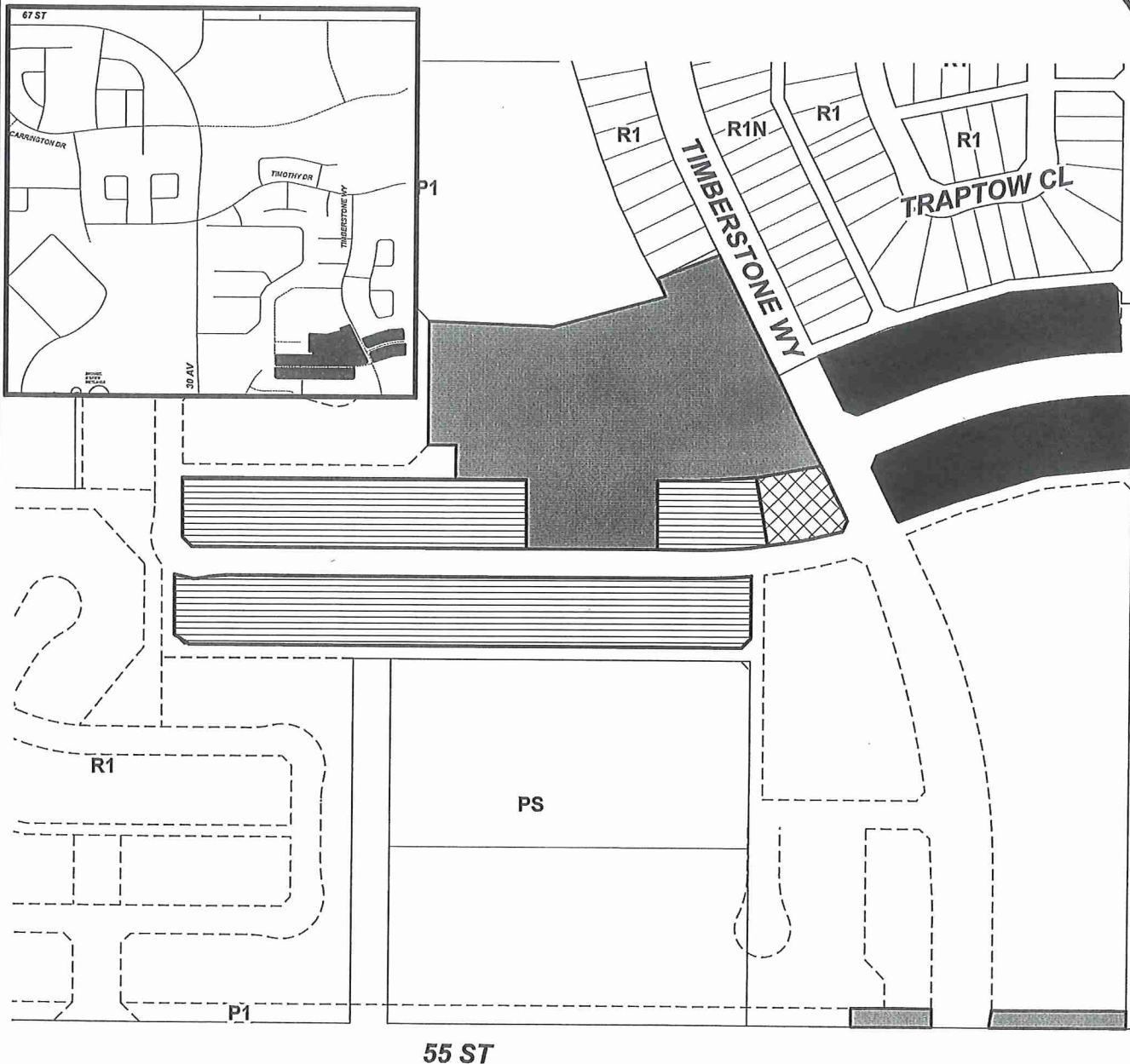
READ A THIRD TIME IN OPEN COUNCIL this day of 2012.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2012.

MAYOR

CITY CLERK

Subject Area



P1

Supersede District to:

Affected District:



A1 to P1



A1 to PS



A1 to R1



A1 to R1N

A1 - Future Urban Development District

P1 - Parks and Recreation District

PS - Public Service (Institutional or Governmental) District

R1 - Residential (Low Density) District

R1N - Residential (Narrow Lot) District

Proposed Amendment

Map: **3 / 2012**

Bylaw: **3357 / D-2012**

Date: **April 2, 2012**

LEGISLATIVE & GOVERNANCE SERVICES

April 3, 2012

Mr. Steve Bontje
Laebon Developments
289, 28042 Highway #11
Red Deer, AB T4S 2L4

Dear Mr. Bontje:

Re: Land Use Bylaw Amendment 3357/D-2012
Rezoning of Phase 5 of Timberstone Park Neighbourhood Area Structure Plan

Red Deer City Council gave first reading to *Land Use Bylaw Amendment 3357/D-2012* at the City of Red Deer's Council Meeting held Monday, April 2, 2012. For your information a copy of the bylaw is attached.

City Council proposes to pass *Land Use Bylaw Amendment 3357/D-2012* which provides for rezoning of 8.37 ha of land located at Block X, Plan 993AE as Phase 5 of the Timberstone Park Neighbourhood Area Structure Plan from AI – Future Urban Development to RI Residential (Low Density), RIN Residential (Narrow Lot), PS Public Service (Institutional or Governmental) and PI Parks and Recreation District.

Council must hold a Public Hearing before giving second and third readings to the bylaw. This office will now advertise for a Public Hearing to be held on Monday, April 2, 2012 at 6:00 p.m. in Council Chambers during Council's regular meeting.

You are responsible for the advertising costs and will be invoiced for this cost which we estimate to be approximately \$800.00. If you have any questions or require additional information, please contact me at 403.342.8132.

Sincerely,



Christine Kenzie
Corporate Meeting Coordinator
/attach.

cc: H. Mountstephen, Planning Services

BYLAW NO. 3357/D-2012

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 in grey in the sketch attached as Schedule A to this Bylaw is redesignated from A1 (Future Urban Development) to P1 (Parks and Recreation) District
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3. The land shown by horizontal lines in the sketch attached as Schedule A to this Bylaw is redesignated from A1 (Future Urban Development) District to R1 (Residential – Low Density) District
4. The land shown in black in the sketch attached as Schedule A to this Bylaw is redesignated from A1 (Future Urban Development) District to R1N (Residential – Narrow Lot) District.
5. The "Land Use District Map Q16" contained in "Schedule A" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map 3-2012 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 2nd day of April 2012.

READ A SECOND TIME IN OPEN COUNCIL this day of 2012.

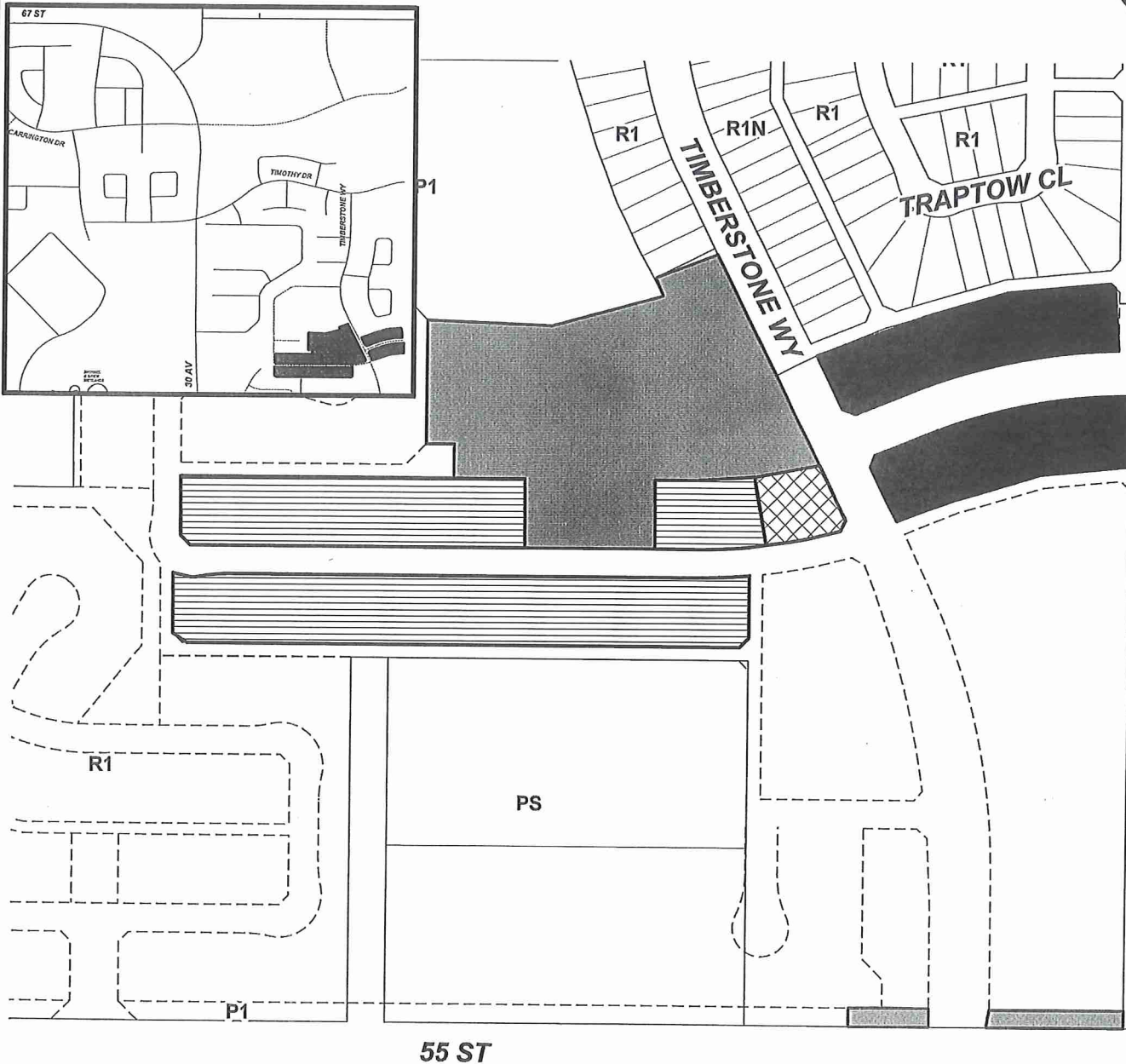
READ A THIRD TIME IN OPEN COUNCIL this day of 2012.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2012.

MAYOR





CITY CLERK

Subject Area



Supercede District to:

Affected District:

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

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

Proposed Amendment
Map: **3 / 2012**
Bylaw: **3357 / D-2012**
Date: **April 2, 2012**



LEGISLATIVE & GOVERNANCE SERVICES

April 2012

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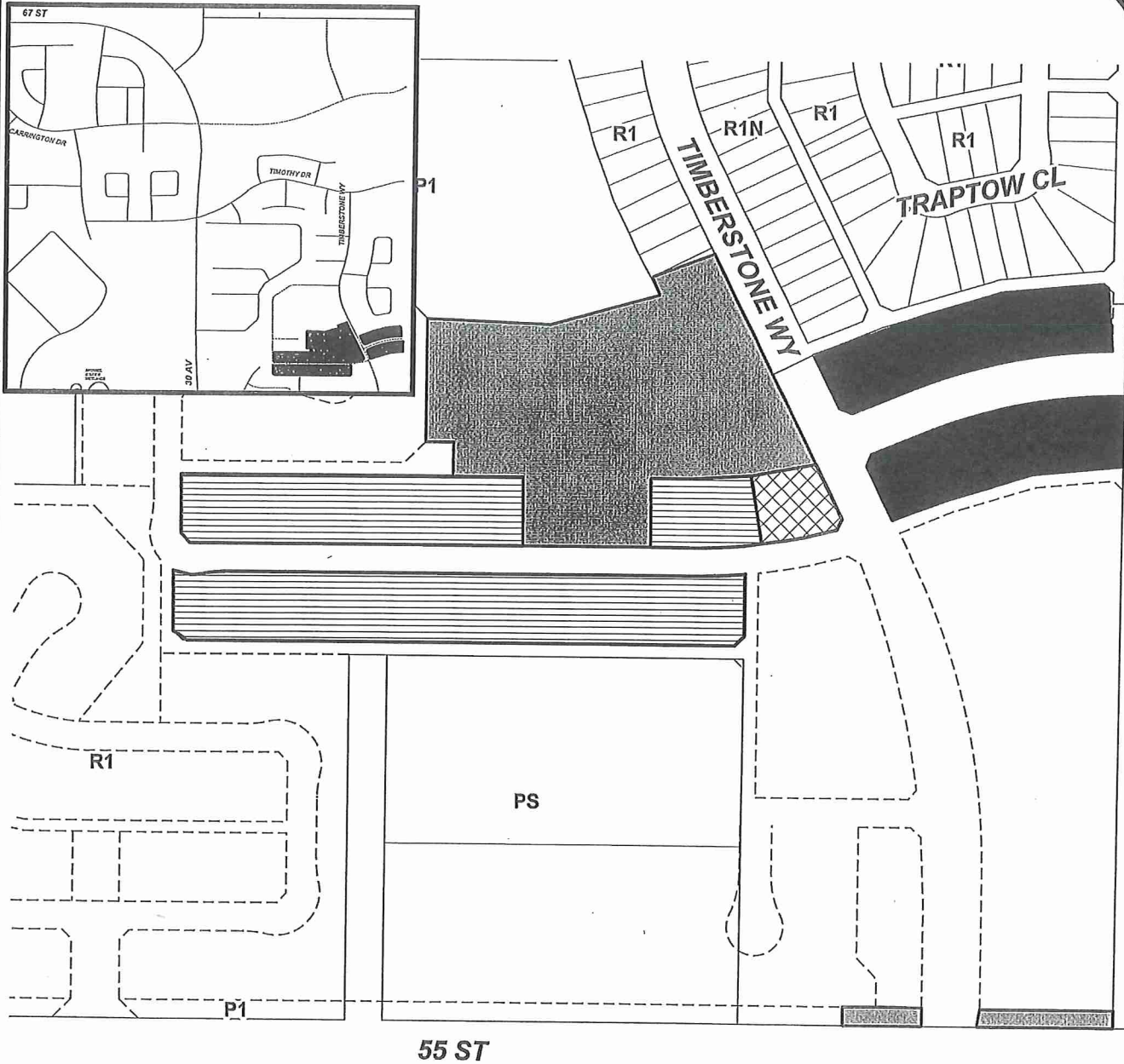
Yours truly,

A handwritten signature in cursive script, appearing to read 'Elaine Vincent'.

Elaine Vincent
Legislative & Governance Services Manager

attach.

Subject Area



P1

Supercede District to:



A1 to P1



A1 to PS



A1 to R1



A1 to R1N

Affected District:

A1 - Future Urban Development District

P1 - Parks and Recreation District

PS - Public Service (Institutional or Governmental) District

R1 - Residential (Low Density) District

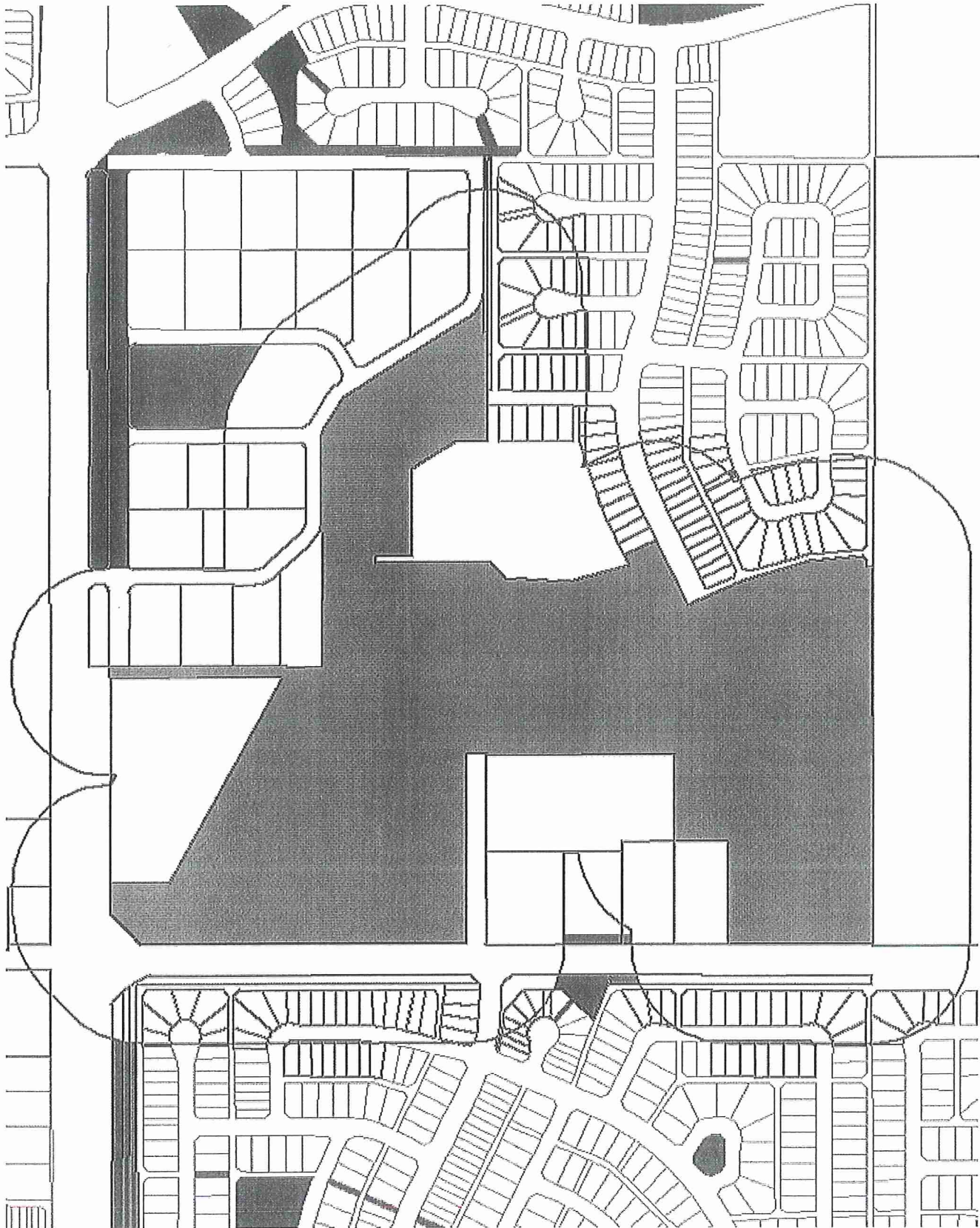
R1N - Residential (Narrow Lot) District


Proposed Amendment

Map: 3 / 2012

Bylaw: 3357 / D-2012

Date: April 2, 2012



 [Export Data To Excel](#)

Parcels Touching The Buffer Zone - 100 Metres Around ROLL 2320130

Address	Prime Owner Name	Owner Address 1	Owner Address 2	Owner Address 3	Owner Address 4
102 ROBINSON CR	HENRY A & DAWN REAY	102 ROBINSON CRES	RED DEER, AB T4P 3N7		
308 71 COSGROVE CR	CRAIG JONATHAN MACDONALD	308 71 COSGROVE CRES	RED DEER, AB T4P 2Z6		
70 RUTLEDGE CR	JOHN J TERRENZIO & CAROL LYNN GILCHRIST	70 RUTLEDGE CRES	RED DEER, AB T4P 3K2		
73 RUTLEDGE CR	DENNIS & BETTY MARIE BELL	73 RUTLEDGE CRES	RED DEER, AB T4P 3K2		
85 RUTLEDGE CR	JOEL DOUGLAS NELSON	85 RUTLEDGE CRES	RED DEER, AB T4P 3K2		
86 RUTLEDGE CR	SPENCER T & JULIE Y HIGGINSON	86 RUTLEDGE CRES	RED DEER, AB T4P 3K2		
89 RUTLEDGE CR	WILLIAM J MEIR	89 RUTLEDGE CRES	RED DEER, AB T4P 3K2		
90 RUTLEDGE CR	DANNY N DEMBROWSKI	90 RUTLEDGE CRES	RED DEER, AB T4P 3K2		
97 RUTLEDGE CR	LEE WERNER	97 RUTLEDGE CRES	RED DEER, AB T4P 3K2		
29 THOMAS PL	CHAD & VERONICA MOORE	29 THOMAS PL	RED DEER, AB T4P 0L7		
20 RUSSELL CR	GORDON MOWBRAY	20 RUSSELL CRES	RED DEER, AB T4P 3C1		
108 91 COSGROVE CR	ARLENE HOLLINGSWORTH	108-91 COSGROVE CRES	RED DEER, AB T4P 2Z6		
207 91 COSGROVE CR	RN HOLDINGS INC	1081 ISLAND VIEW DR	MANOTICK, ON K4M 1J8		
60 RAMSEY CL	JOYCE MARION MOORE	60 RAMSEY CLOSE	RED DEER, AB T4P 3K1		
28 RICHARDS CL	TREVOR & DOREEN KRAUSE	24 DUFFY CL	RED DEER, AB T4R 2S2		
32 RICHARDS CL	KYLE & TRACY MCCLELLAND	32 RICHARDS CLOSE	RED DEER, AB T4P 3L2		
18 RUSSELL CR	SEAN P O'REILLY	18 RUSSELL CRES	RED DEER, AB T4P 3C1		
22 RUSSELL CR	DAVID KENNETH BONIN	22 RUSSELL CRES	RED DEER, AB T4P 3C1		
30 RUSSELL CR	EDNA M WARRINER	30 RUSSELL CRESCENT	RED DEER, AB T4P 3C1		
32 RUSSELL CR	ROBERT DOUGLAS HALDANE	32 RUSSELL CRES	RED DEER, AB T4P 3C1		
215 MEDLEY DR	HER MAJESTY THE QUEEN IN RIGHT OF ALBERTA	C/O INFRASTRUCTURE PROPERTIES	DIVISION	4920 51 ST	RED DEER, AB T4N 6K8
5330 30 AV	CITY OF RED DEER	BOX 5008	RED DEER, AB T4N 3T4		
5340 30 AV	CITY OF RED DEER	BOX 5008	RED DEER, AB T4N 3T4		
109 RUTLEDGE CR	ROGER BORDEN FISHER	BOX 305 STN POSTAL BOX CTR	RED DEER, AB T4N 5E9		
105 RUTLEDGE CR	BENJAMIN & RALPH & SUSAN HUHNS	105 RUTLEDGE CRES	RED DEER, AB T4R 3K2		
96 TIMBERSTONE WY	TIMBERSTONE PARK DEVELOPMENTS LTD	289-28042 HIGHWAY #11	RED DEER COUNTY, AB T4S 2L4		

73 TIMBERSTONE WY	TIMBERSTONE PARK DEVELOPMENTS LTD	289-28042 HIGHWAY #11	RED DEER COUNTY, AB T4S 2L4		
ROLL 2320005	1104275 ALBERTA LTD	BOX 735	RED DEER, AB T4N 5H2		
6 COLLEGE PARK CL	JAMES PATRICK LUNDY	6 COLLEGE PARK CL	RED DEER, AB T4P 0M7		
5751 30 AV	CITY OF RED DEER	BOX 5008	RED DEER, AB T4N 3T4		
14 COLLEGE PARK CL	BARRY JOHN DANILUK	14 COLLEGE PARK CL	RED DEER, AB T4P 0M7		
97 TIMBERSTONE WY	TIMBERSTONE PARK DEVELOPMENTS LTD	289-28042 HIGHWAY #11	RED DEER COUNTY, AB T4S 2L4		
34 COLLEGE PARK DR	CITY OF RED DEER	BOX 5008	RED DEER, AB T4N 3T4		
81 TIMBERSTONE WY	TIMBERSTONE PARK DEVELOPMENTS LTD	289-28042 HIGHWAY #11	RED DEER COUNTY, AB T4S 2L4		
54 TRAPTOW CL	TIMBERSTONE PARK DEVELOPMENTS LTD	289-28042 HIGHWAY #11	RED DEER COUNTY, AB T4S 2L4		
66 TRAPTOW CL	TIMBERSTONE PARK DEVELOPMENTS LTD	289-28042 HIGHWAY #11	RED DEER COUNTY, AB T4S 2L4		
67 TRAPTOW CL	TIMBERSTONE PARK DEVELOPMENTS LTD	289-28042 HIGHWAY #11	RED DEER COUNTY, AB T4S 2L4		
74 TRAPTOW CL	TIMBERSTONE PARK DEVELOPMENTS LTD	289-28042 HIGHWAY #11	RED DEER COUNTY, AB T4S 2L4		
82 TRAPTOW CL	TIMBERSTONE PARK DEVELOPMENTS LTD	289-28042 HIGHWAY #11	RED DEER COUNTY, AB T4S 2L4		
90 TRAPTOW CL	TIMBERSTONE PARK DEVELOPMENTS LTD	289-28042 HIGHWAY #11	RED DEER COUNTY, AB T4S 2L4		
30 THOMAS PL	TIMOTHY A & CHERYL A CHRISTENSEN	30 THOMAS PLACE	RED DEER, AB T4P 0L7		
38 THOMAS PL	JACQUELINE & DALLAS KOBAR	38 THOMAS PL	RED DEER, AB T4N 4C6		
95 TIMBERSTONE WY	TIMBERSTONE PARK DEVELOPMENTS LTD	289-28042 HIGHWAY #11	RED DEER COUNTY, AB T4S 2L4		
21 TALSON PL	LAEBON DEVELOPMENTS LTD	289-28042 HWY 11	RED DEER COUNTY, AB T4S 2L4		
261 THOMPSON CR	TIMBERSTONE PARK DEVELOPMENTS LTD	289-28042 HIGHWAY #11	RED DEER COUNTY, AB T4S 2L4		
93 TIMBERSTONE WY	TIMBERSTONE PARK DEVELOPMENTS LTD	289-28042 HIGHWAY #11	RED DEER COUNTY, AB T4S 2L4		
35 THOMAS PL	THE CITY OF RED DEER	C/O PO BOX 5008	RED DEER, AB T4N 3T4		
166 RUTHERFORD	GRIFFIN CONSTRUCTION	4-4705 60 ST	RED DEER, AB T4N 2N8		

DR	LIMITED				
170 RUTHERFORD DR	FRANK JUNIOR GILLINGHAM &	HOLLY O C GUENTHER	170 RUTHERFORD DR	RED DEER, AB T4P 3C3	
2627 55 ST	CITY OF RED DEER	BOX 5008	RED DEER, AB T4N 3T4		
3030 55 ST	HER MAJESTY THE QUEEN IN RIGHT OF ALBERTA	C/O MINSTER OF INFRASTRUCTURE	17TH FLR COMMERCE PL	10155 102 ST	EDMONTON, AB T5J 4L4
102 71 COSGROVE CR	THOMAS GARY & GEORGETTE CECILE MURRAY	102 71 COSGROVE CRES	RED DEER, AB T4P 2Z6		
103 71 COSGROVE CR	AMANDA VOOYS	60B IVERSON CL	RED DEER, AB T4R 3M9		
206 71 COSGROVE CR	MICHAEL KEITH & MARJORIE LOUISE GAVIGAN	206-71 COSGROVE CRES	RED DEER, AB T4P 2Z6		
207 71 COSGROVE CR	ALEX & EILEEN ARCHUTICK	207 71 COSGROVE CRES	RED DEER, AB T4P 2Z6		
208 71 COSGROVE CR	733644 ALBERTA LTD	2079 50 AV	RED DEER, AB T4R 1Z4		
57 RUTLEDGE CR	DONALD B. & JUDITH D. FALK	57 RUTLEDGE CRES	RED DEER, AB T4P 3K2		
208 91 COSGROVE CR	A MARDEL STEEVES	208-91 COSGROVE CRES	RED DEER, AB T4P 2Z6		
48 RAMSEY CL	PETER & LILLIAN BENCHARSKY & LORRAINE SHEREMATA &	DARLENE SPEARIN	48 RAMSEY CLOSE	RED DEER, AB T4P 3K1	
52 RAMSEY CL	THERESA M. MURPHY	52 RAMSEY CLOSE	RED DEER, AB T4P 3K1		
21 RUSSELL CR	PHILIP G LESTER	21 RUSSELL CRESCENT	RED DEER, AB T4P 3B2		
25 RUSSELL CR	CHRISTOPHER M JONES & TRACY A DODD	104 BROWN CL	RED DEER, AB T4R 1K4		
34 RUSSELL CR	EUGENE PAUL & LOIS MAY ANDERSEN	34 RUSSELL CRES	RED DEER, AB T4P 3C1		
46 TRAPTOW CL	TIMBERSTONE PARK DEVELOPMENTS LTD	289-28042 HIGHWAY #11	RED DEER COUNTY, AB T4S 2L4		
37 TALSON PL	STEVEN & KATHRYN MCEACHERN	37 TALSON PL	RED DEER, AB T4P 0L6		
22 38317 HWY 272	THE CHRISTIAN BRETHREN OF RED DEER	RR 2 LCD 1	RED DEER COUNTY, AB T4N 5E2		
22 THOMAS PL	KELLIE LINES & DWAYNE PASSINGHAM	22 THOMAS PL	RED DEER, AB T4P 0L7		
304 71 COSGROVE CR	DARCY & CARISSA NOTLAND	75 LANDRY CLOSE	RED DEER, AB T4R 0H3		
307 71 COSGROVE CR	WAYNE F PRICE & DEBBIE C EWANIUK	307-71 COSGROVE CRES	RED DEER, AB T4P 2Z6		
202 91 COSGROVE CR	STEPHEN J CONNOLLY	461 RTE 105 RR 2	LOW, QC J0X 2C0		
36 RICHARDS CL	JAMES A & GENEVIEVE A GLASS	36 RICHARDS CLOSE	RED DEER, AB T4P 3L2		

52 RICHARDS CL	MAXWELL & APRIL HISCOCK	52 RICHARDS CLOSE	RED DEER, AB T4P 3L2		
5320 30 AV	CITY OF RED DEER	BOX 5008	RED DEER, AB T4N 3T4		
61 RUTLEDGE CR	WILLIAM ROTH & HEATHER MAE ENSSLIN	61 RUTLEDGE CRES	RED DEER, AB T4P 3K2		
74 RUTLEDGE CR	PAUL COAD & CAROLYN HOLMES	74 RUTLEDGE CRES	RED DEER, AB T4P 3K2		
25 TALSON PL	TIMBERSTONE PARK DEVELOPMENTS LTD	289-28042 HIGHWAY #11	RED DEER COUNTY, AB T4S 2L4		
302 71 COSGROVE CR	DOUGLAS ROY KEMP	302-71 COSGROVE CRES	RED DEER, AB T4P 2Z6		
105 91 COSGROVE CR	RUTH PHYLLIS MARSH	105-91 COSGROVE CRES	RED DEER, AB T4P 2Z6		
302 91 COSGROVE CR	DARRYL E KOOPMANS	302-91 COSGROVE CRES	RED DEER, AB T4P 2Z6		
48 RICHARDS CL	JOHN JOSEPH & HEATHER MARIE TOMS	48 RICHARDS CLOSE	RED DEER, AB T4P 3A7		
12 RUSSELL CR	DAVID WILLIAM & CHERYL LYNN MCMECHAN	12 RUSSELL CRESCENT	RED DEER, AB T4P 3C1		
16 RUSSELL CR	STACY DEAN WILLIAMS & KAREN MICHELLE GORUK	16 RUSSELL CRES	RED DEER, AB T4P 3C1		
29 RUSSELL CR	WILFRED L & JOANNE K LUTZ	29 RUSSELL CRES	RED DEER, AB T4P 3B2		
210 MEDLEY DR	HER MAJESTY THE QUEEN IN RIGHT OF ALBERTA	C/O INFRASTRUCTURE PROPERTIES	DIVISION	4920 51 ST	RED DEER, AB T4N 6K8
202 MEADOWVIEW RD	HER MAJESTY THE QUEEN IN RIGHT OF ALBERTA	C/O INFRASTRUCTURE PROPERTIES	DIVISION	4920 51 ST	RED DEER, AB T4N 6K8
203 MEADOWVIEW RD	HER MAJESTY THE QUEEN IN RIGHT OF ALBERTA	C/O INFRASTRUCTURE PROPERTIES	DIVISION	4920 51 ST	RED DEER, AB T4N 6K8
79 TIMBERSTONE WY	TIMBERSTONE PARK DEVELOPMENTS LTD	289-28042 HIGHWAY #11	RED DEER COUNTY, AB T4S 2L4		
26 TRAPTOW CL	TIMBERSTONE PARK DEVELOPMENTS LTD	289-28042 HIGHWAY #11	RED DEER COUNTY, AB T4S 2L4		
34 TRAPTOW CL	TIMBERSTONE PARK DEVELOPMENTS LTD	289-28042 HIGHWAY #11	RED DEER COUNTY, AB T4S 2L4		
ROLL 2320125	BRIAN & MELBA VEER	RR 2 LCD 1	RED DEER, AB T4N 5E2		
ROLL 2320130	PETER & KATHY LACEY	RR 2 SITE 19 BOX 6	RED DEER, AB T4N 5E2		
19 COLLEGE PARK DR	BARRY & SHERRY DANILUK	14 COLLEGE PARK CLOSE	RED DEER, AB T4P 0M7		
4 COLLEGE PARK DR	JAN & ANITA G JENSEN	5474 POWER DAM DR	LONG SAULT, ON K0C 1P0		
82 TIMBERSTONE WY	TIMBERSTONE PARK DEVELOPMENTS LTD	289-28042 HIGHWAY #11	RED DEER COUNTY, AB T4S 2L4		

91 TIMBERSTONE WY	TIMBERSTONE PARK DEVELOPMENTS LTD	289-28042 HIGHWAY #11	RED DEER COUNTY, AB T4S 2L4		
29 TALSON PL	LAEBON DEVELOPMENTS LTD	289-28042 HIGHWAY 11	RED DEER COUNTY, AB T4S 2L4		
42 COLLEGE PARK DR	BRIAN D & ELIZABETH KATHERINE MARIE URLACHER	42 COLLEGE PARK DR	RED DEER, AB T4P 0M7		
50 TRAPTOW CL	LAEBON DEVELOPMENTS LTD	289-28042 HIGHWAY 11	RED DEER COUNTY, AB T4S 2L4		
58 TRAPTOW CL	TIMBERSTONE PARK DEVELOPMENTS LTD	289-28042 HIGHWAY #11	RED DEER COUNTY, AB T4S 2L4		
59 TRAPTOW CL	TIMBERSTONE PARK DEVELOPMENTS LTD	289-28042 HIGHWAY #11	RED DEER COUNTY, AB T4S 2L4		
205 MEADOWVIEW RD	HER MAJESTY THE QUEEN IN RIGHT OF ALBERTA	C/O INFRASTRUCTURE PROPERTIES	DIVISION	4920 51 ST	RED DEER, AB T4N 6K8
43 TALSON PL	THE CITY OF RED DEER	C/O PO BOX 5008	RED DEER, AB T4N 3T4		
10 RUSSELL CR	805660 ALBERTA LTD	BOX 1687	OKOTOKS, AB T1S 1B6		
94 ROBINSON CR	JOHN A & MONICA E HOPKINSON	94 ROBINSON CRESCENT	RED DEER, AB T4P 3N7		
257 THOMPSON CR	TIMBERSTONE PARK DEVELOPMENTS LTD	289-28042 HIGHWAY #11	RED DEER COUNTY, AB T4S 2L4		
269 THOMPSON CR	TIMBERSTONE PARK DEVELOPMENTS LTD	289-28042 HIGHWAY #11	RED DEER COUNTY, AB T4S 2L4		
270 THOMPSON CR	TIMBERSTONE PARK DEVELOPMENTS LTD	289-28042 HIGHWAY #11	RED DEER COUNTY, AB T4S 2L4		
274 THOMPSON CR	TIMBERSTONE PARK DEVELOPMENTS LTD	289-28042 HIGHWAY #11	RED DEER COUNTY, AB T4S 2L4		
277 THOMPSON CR	TIMBERSTONE PARK DEVELOPMENTS LTD	289-28042 HIGHWAY #11	RED DEER COUNTY, AB T4S 2L4		
33 THOMAS PL	AARON & SHAUNA MARTIN	33 THOMAS PLACE	RED DEER, AB T4P 0L7		
162 RUTHERFORD DR	COLLEEN VEENSTRA	162 RUTHERFORD DRIVE	RED DEER, AB T4P 3B5		
58 COLLEGE PARK DR	MARLENE KALLSTROM-BARRITT &	BRIAN BARRITT	58 COLLEGE PARK DR	RED DEER, AB T4P 0M7	
307 91 COSGROVE CR	BRANT KEITH GRANLUND	307 91 COSGROVE CRES	RED DEER, AB T4P 2Z6		
69 TIMBERSTONE WY	TIMBERSTONE PARK DEVELOPMENTS LTD	289-28042 HIGHWAY #11	RED DEER COUNTY, AB T4S 2L4		
71 TIMBERSTONE	TIMBERSTONE PARK	289-28042 HIGHWAY	RED DEER COUNTY, AB T4S		

WY	DEVELOPMENTS LTD	#11	2L4		
14 RUSSELL CR	ROBERT GEORGE MCCULLOCH	14 RUSSELL CRESCENT	RED DEER, AB T4P 3C1		
212 MEDLEY DR	HER MAJESTY THE QUEEN IN RIGHT OF ALBERTA	C/O INFRASTRUCTURE PROPERTIES	DIVISION	4920 51 ST	RED DEER, AB T4N 6K8
86 TIMBERSTONE WY	TIMBERSTONE PARK DEVELOPMENTS LTD	289-28042 HIGHWAY #11	RED DEER COUNTY, AB T4S 2L4		
50 COLLEGE PARK DR	ALBINO ARTURO & LILIAN DINORA LEMUS	50 COLLEGE PARK DR	RED DEER, AB T4P 0M7		
70 TRAPTOW CL	TIMBERSTONE PARK DEVELOPMENTS LTD	289-28042 HIGHWAY #11	RED DEER COUNTY, AB T4S 2L4		
44 RAMSEY CL	CAROL JOYCE PAYNE	44 RAMSEY CLOSE	RED DEER, AB T4P 3K1		
105 71 COSGROVE CR	ERIC & JANE MUELLER	105-71 COSGROVE CRES	RED DEER, AB T4P 3N6		
102 91 COSGROVE CR	DARLA HILDEBRANT	102-91 COSGROVE CRES	RED DEER, AB T4P 2Z6		
8 RUSSELL CR	JOSEPH WADE & DONNA LORRAINE GALLANT	8 RUSSELL CRES	RED DEER, AB T4P 3C1		
18 THOMAS PL	MICHAEL & JANNA SIMMERSON	18 THOMAS PL	RED DEER, AB T4P 0L7		
305 91 COSGROVE CR	FELICE & LILJANA & RANDY LADIC	67 OLYMPIC GREEN	RED DEER, AB T4P 1S7		
26 THOMAS PL	MATTHEW & KIMBERLY WALLACE	26 THOMAS PL	RED DEER, AB T4P 0L7		
B 78 RUTLEDGE CR	AUGUST W M YASINSKI	78 RUTLEDGE CRES	RED DEER, AB T4P 3K2		
27 COLLEGE PARK DR	1484224 ALBERTA LTD	RR 4 SITE 19 BOX 20	RED DEER, AB T4N 5E4		
90 TIMBERSTONE WY	TIMBERSTONE PARK DEVELOPMENTS LTD	289-28042 HIGHWAY #11	RED DEER COUNTY, AB T4S 2L4		
62 TRAPTOW CL	LAEBON DEVELOPMENTS LTD	289-28042 HWY 11	RED DEER COUNTY, AB T4S 2L4		
47 TALSON PL	THE CITY OF RED DEER	C/O PO BOX 5008	RED DEER, AB T4N 3T4		
90 ROBINSON CR	SHAUN & DAWNE ADKINS	90 ROBINSON CRES	RED DEER, AB T4P 3N7		
3250 55 ST	HER MAJESTY THE QUEEN IN RIGHT OF ALBERTA	C/O INFRASTRUCTURE PROPERTIES	DIVISION	4920 51 ST	RED DEER, AB T4N 6K8
204 71 COSGROVE CR	DAVID S WILCOTT	248 SANDPIPER CIRCLE NW	CALGARY, AB T3K 3K9		
6 RUSSELL CR	MICHELLE SULLIVAN	6 RUSSELL CRESCENT	RED DEER, AB T4P 3C1		
75 TIMBERSTONE WY	TIMBERSTONE PARK DEVELOPMENTS LTD	289-28042 HIGHWAY #11	RED DEER COUNTY, AB T4S 2L4		
77 TIMBERSTONE WY	TIMBERSTONE PARK DEVELOPMENTS LTD	289-28042 HIGHWAY #11	RED DEER COUNTY, AB T4S 2L4		
30 TRAPTOW	TIMBERSTONE PARK	289-28042 HIGHWAY	RED DEER		

CL	DEVELOPMENTS LTD	#11	COUNTY, AB T4S 2L4		
255 THOMPSON CR	TIMBERSTONE PARK DEVELOPMENTS LTD	289-28042 HIGHWAY #11	RED DEER COUNTY, AB T4S 2L4		
266 THOMPSON CR	TIMBERSTONE PARK DEVELOPMENTS LTD	289-28042 HIGHWAY #11	RED DEER COUNTY, AB T4S 2L4		
201 71 COSGROVE CR	EDMOND ROBERT & DEBORAH JUNE LA CROIX	53 ROWELL CLOSE	RED DEER, AB T4P 3P4		
94 TIMBERSTONE WY	TIMBERSTONE PARK DEVELOPMENTS LTD	289-28042 HIGHWAY #11	RED DEER COUNTY, AB T4S 2L4		
40 RAMSEY CL	SHERRY LOUISE & BRADLEY JAMES HEFFERNAN	40 RAMSEY CL	RED DEER, AB T4P 3K1		
11 COLLEGE PARK DR	MARY E & MARTHA ANNE KJORVEN	11 COLLEGE PARK DR	RED DEER, AB T4P 0M7		
53 RUTLEDGE CR	MARC & MARGARETTE PERREAULT	53 RUTLEDGE CRES	RED DEER, AB T4P 3K2		
78 RUTLEDGE CR	AUGUST W M YASINSKI	78 RUTLEDGE CRES	RED DEER, AB T4P 3K2		
303 71 COSGROVE CR	MURIEL LEONA LEE	303, 71 COSGROVE CRES	RED DEER, AB T4P 2Z6		
204 91 COSGROVE CR	TRENTON THOMAS LEACH	204 91 COSGROVE CRES	RED DEER, AB T4P 2Z6		
205 91 COSGROVE CR	ADA LOUISA VAN STEINBURG	4404 46 AVE	RED DEER, AB T4N 3M8		
44 RICHARDS CL	DELBERT & ALANNA DUKES	44 RICHARDS CLOSE	RED DEER, AB T4P 3L2		
26 RUSSELL CR	COLIN A M & LYNDAM DYKES	26 RUSSELL CRES	RED DEER, AB T4P 3C1		
5051 30 AV	THE CITY OF RED DEER	C/O PO BOX 5008	RED DEER, AB T4N 3T4		
66 COLLEGE PARK DR	DAVID G & LESLEY P PARFETT	66 COLLEGE PARK DR	RED DEER, AB T4P 0M7		
216 MEDLEY DR	HER MAJESTY THE QUEEN IN RIGHT OF ALBERTA	C/O INFRASTRUCTURE PROPERTIES	DIVISION	4920 51 ST	RED DEER, AB T4N 6K8
217 MEDLEY DR	HER MAJESTY THE QUEEN IN RIGHT OF ALBERTA	C/O INFRASTRUCTURE PROPERTIES	DIVISION	4920 51 ST	RED DEER, AB T4N 6K8
101 RUTLEDGE CR	DERRICK WILLIAM RICHARDS & KIM MARIE STENNES	101 RUTLEDGE CRES	RED DEER, AB T4P 3K2		
206 MEADOWVIEW RD	HER MAJESTY THE QUEEN IN RIGHT OF ALBERTA	C/O INFRASTRUCTURE PROPERTIES	DIVISION	4920 51 ST	RED DEER, AB T4N 6K8
25 THOMAS PL	LAEBON DEVELOPMENTS LTD	289-28042 HWY 11	RED DEER COUNTY, AB T4S 2L4		
36 RUSSELL CR	JOANNE K MOORE	36 RUSSELL CRESCENT	RED DEER, AB T4P 3C1		
37 RUSSELL CR	WILLIAM I & MARY L KINVIG	37 RUSSELL CRES	RED DEER, AB T4P 3B2		

80 TIMBERSTONE WY	TIMBERSTONE PARK DEVELOPMENTS LTD	289-28042 HIGHWAY #11	RED DEER COUNTY, AB T4S 2L4		
88 TIMBERSTONE WY	TIMBERSTONE PARK DEVELOPMENTS LTD	289-28042 HIGHWAY #11	RED DEER COUNTY, AB T4S 2L4		
86 TRAPTOW CL	LAEBON DEVELOPMENTS LTD	289-28042 HWY 11	RED DEER COUNTY, AB T4S 2L4		
22 TRAPTOW CL	TIMBERSTONE PARK DEVELOPMENTS LTD	289-28042 HIGHWAY #11	RED DEER COUNTY, AB T4S 2L4		
39 TALSON PL	THE CITY OF RED DEER	C/O PO BOX 5008	RED DEER, AB T4N 3T4		
262 THOMPSON CR	TIMBERSTONE PARK DEVELOPMENTS LTD	289-28042 HIGHWAY #11	RED DEER COUNTY, AB T4S 2L4		
265 THOMPSON CR	TIMBERSTONE PARK DEVELOPMENTS LTD	289-28042 HIGHWAY #11	RED DEER COUNTY, AB T4S 2L4		
34 THOMAS PL	JOHN MICHAEL & ROCHELLE CYNTHIA BELDER	34 THOMAS PLACE	RED DEER, AB T4P 0L7		
85 TIMBERSTONE WY	TIMBERSTONE PARK DEVELOPMENTS LTD	289-28042 HIGHWAY #11	RED DEER COUNTY, AB T4S 2L4		
87 TIMBERSTONE WY	TIMBERSTONE PARK DEVELOPMENTS LTD	289-28042 HIGHWAY #11	RED DEER COUNTY, AB T4S 2L4		
174 RUTHERFORD DR	JODY R HERMARY	174 RUTHERFORD DR	RED DEER, AB T4P 3C3		
175 RUTHERFORD DR	CITY OF RED DEER	BOX 5008	RED DEER, AB T4N 3T4		
71 COSGROVE CR					
18 COLLEGE PARK DR	BRUCE & WENDY OLSON	18 COLLEGE PARK DR	RED DEER, AB T4P 0M7		
3010 55 ST	CITY OF RED DEER	BOX 5008	RED DEER, AB T4N 3T4		
104 71 COSGROVE CR	CODY FISKE	104 - 71 COSGROVE CR	RED DEER, AB T4P 2Z6		
107 71 COSGROVE CR	DANNY & DELLA & AMANDA WRZOSEK	10309 152 AVE	GRANDE PRAIRIE, AB T8X 0J5		
205 71 COSGROVE CR	DOUGLAS N & JANICE R BUECHLER	15 ROBINSON CRES	RED DEER, AB T4N 3N9		
84 TIMBERSTONE WY	TIMBERSTONE PARK DEVELOPMENTS LTD	289-28042 HIGHWAY #11	RED DEER COUNTY, AB T4S 2L4		
36 RAMSEY CL	HELEN R ELEFSON	36 RAMSEY CLOSE	RED DEER, AB T4P 3K1		
56 RAMSEY CL	DONNA JEAN & KAREN JEAN MULLANEY	56 RAMSEY CLOSE	RED DEER, AB T4P 3K1		
	CHANTHAVANH &	28 RUSSELL	RED DEER, AB		

28 RUSSELL CR	ORANONG CHANMINARAJ	CRESCENT	T4P 3C1		
38 TRAPTOW CL	TIMBERSTONE PARK DEVELOPMENTS LTD	289-28042 HIGHWAY #11	RED DEER COUNTY, AB T4S 2L4		
9 COLLEGE PARK PL	BYRON & MELINDA SETTERS	9 COLLEGE PARK PL	RED DEER, AB T4P 0M7		
83 TIMBERSTONE WY	TIMBERSTONE PARK DEVELOPMENTS LTD	289-28042 HIGHWAY #11	RED DEER COUNTY, AB T4S 2L4		
281 THOMPSON CR	TIMBERSTONE PARK DEVELOPMENTS LTD	289-28042 HIGHWAY #11	RED DEER COUNTY, AB T4S 2L4		
17 THOMAS PL	DEMING XU & KELING XI	17 THOMAS PL	RED DEER, AB T4P 0L7		
82 RUTLEDGE CR	IRENE RUTH RUMBLE	82 RUTLEDGE CRES	RED DEER, AB T4P 3K2		
93 RUTLEDGE CR	WADE HARESTAD	93 RUTLEDGE CRES	RED DEER, AB T4P 3K2		
45 RUSSELL CR	RAQUEL FRAN BAUTISTA &	MARLENE REBOLLIDO BAUTISTA	45 RUSSELL CRES	RED DEER, AB T4P 3B2	
ROLL 2320115	BRIAN & MELBA VEER	RR 2 LCD 1	RED DEER, AB T4N 5E2		
3 COLLEGE PARK DR	GERARD & TAWNIE HERMARY	3 COLLEGE PARK DR	RED DEER, AB T4P 0M7		
55 TRAPTOW CL	TIMBERSTONE PARK DEVELOPMENTS LTD	289-28042 HIGHWAY #11	RED DEER COUNTY, AB T4S 2L4		
21 THOMAS PL	RYAN STANLEY	21 THOMAS PL	RED DEER, AB T4P 0L7		
308 91 COSGROVE CR	DEBORAH FAY HANSEN	60 CRAWFORD ST	RED DEER, AB T4P 2G5		
65 RUTLEDGE CR	MONTY & RACHEL RUELLE BUCHINSKI	65 RUTLEDGE CRES	RED DEER, AB T4P 3K2		
66 RUTLEDGE CR	CATHERINE TINORDI	66 RUTLEDGE CR	RED DEER, AB T4P 3K2		
81 RUTLEDGE CR	JAMES R & ROXANNE M L CRIPPEN	81 RUTLEDGE CRES	RED DEER, AB T4P 3K2		
301 71 COSGROVE CR	DEVIN FRANCON	301-71 COSGROVE CRES	RED DEER, AB T4P 2Z6		
104 91 COSGROVE CR	JEAN PERCY	104 91 COSGROVE CRES	RED DEER, AB T4P 2Z6		
306 71 COSGROVE CR	LEON & NANCY GRAHAM	BOX 5 SITE 3 RR 2	SUNDRE, AB T0M 1X0		
107 91 COSGROVE CR	RN HOLDINGS INC	1081 ISLAND VIEW DR	MANOTICK, ON K4M 1J8		
201 91 COSGROVE CR	SCOTT & SONYA ELIAS	BOX 272	STANDARD, AB T0J 3G0		
206 91 COSGROVE CR	BRENT ZELMER	146 NEW BRIGHTON CIR SE	CALGARY, AB T2Z 4B4		
303 91 COSGROVE CR	CARLY ROY BOURNE	303-91 COSGROVE CRES	RED DEER, AB T4P 2Z6		
306 91 COSGROVE CR	SCOTT & SONYA ELIAS	BOX 272	STANDARD, AB T0J 3G0		
40 RICHARDS	GUY W GEDASCHKE &	40 RICHARDS	RED DEER, AB		

CL	SHAWNA R BAUER	CLOSE	T4P 3L2		
17 RUSSELL CR	NICOLE RENEE ELLIOT	17 RUSSELL CRES	RED DEER, AB T4P 3B2		
24 RUSSELL CR	DENISH & CELIA ABALOS	24 RUSSELL CRES	RED DEER, AB T4P 3C1		
211 MEDLEY DR	HER MAJESTY THE QUEEN IN RIGHT OF ALBERTA	C/O INFRASTRUCTURE PROPERTIES	DIVISION	4920 51 ST	RED DEER, AB T4N 6K8
213 MEDLEY DR	HER MAJESTY THE QUEEN IN RIGHT OF ALBERTA	C/O INFRASTRUCTURE PROPERTIES	DIVISION	4920 51 ST	RED DEER, AB T4N 6K8
214 MEDLEY DR	HER MAJESTY THE QUEEN IN RIGHT OF ALBERTA	C/O INFRASTRUCTURE PROPERTIES	DIVISION	4920 51 ST	RED DEER, AB T4N 6K8
218 MEDLEY DR	HER MAJESTY THE QUEEN IN RIGHT OF ALBERTA	C/O INFRASTRUCTURE PROPERTIES	DIVISION	4920 51 ST	RED DEER, AB T4N 6K8
201 MEADOWVIEW RD	HER MAJESTY THE QUEEN IN RIGHT OF ALBERTA	C/O INFRASTRUCTURE PROPERTIES	DIVISION	4920 51 ST	RED DEER, AB T4N 6K8
204 MEADOWVIEW RD	HER MAJESTY THE QUEEN IN RIGHT OF ALBERTA	C/O INFRASTRUCTURE PROPERTIES	DIVISION	4920 51 ST	RED DEER, AB T4N 6K8
42 TRAPTOW CL	TIMBERSTONE PARK DEVELOPMENTS LTD	289-28042 HIGHWAY #11	RED DEER COUNTY, AB T4S 2L4		
32 TRAPTOW CL	TIMBERSTONE PARK DEVELOPMENTS LTD	289-28042 HIGHWAY #11	RED DEER COUNTY, AB T4S 2L4		
5901 30 AV	CITY OF RED DEER	BOX 5008	RED DEER, AB T4N 3T4		
89 TIMBERSTONE WY	TIMBERSTONE PARK DEVELOPMENTS LTD	289-28042 HIGHWAY #11	RED DEER COUNTY, AB T4S 2L4		
98 TIMBERSTONE WY	TIMBERSTONE PARK DEVELOPMENTS LTD	289-28042 HIGHWAY #11	RED DEER COUNTY, AB T4S 2L4		
100 TIMBERSTONE WY	TIMBERSTONE PARK DEVELOPMENTS LTD	289-28042 HIGHWAY #11	RED DEER COUNTY, AB T4S 2L4		
33 TALSON PL	TANYA LAYNE & BLAINE MATTHEW HEATHER	33 TALSON PL	RED DEER, AB T4P 0L7		
26 COLLEGE PARK DR	NORMAN PATRICK & ARLENE IVY COSTIGAN	26 COLLEGE PARK DR	RED DEER, AB T4P 0M7		
278 THOMPSON CR	THE CITY OF RED DEER	C/O PO BOX 5008	RED DEER, AB T4N 3T4		
258 THOMPSON CR	TIMBERSTONE PARK DEVELOPMENTS LTD	289-28042 HIGHWAY #11	RED DEER COUNTY, AB T4S 2L4		
273 THOMPSON CR	TIMBERSTONE PARK DEVELOPMENTS LTD	289-28042 HIGHWAY #11	RED DEER COUNTY, AB T4S 2L4		
5515 27 AV	THE CHRISTIAN BRETHREN OF RED DEER	RR 2 LCD 1	RED DEER COUNTY, AB T4N 5E2		

176 RUTHERFORD DR	CITY OF RED DEER	BOX 5008	RED DEER, AB T4N 3T4		
91 COSGROVE CR					
101 71 COSGROVE CR	JO-ANNE E & GAUKE DEVRIES	101-71 COSGROVE CRES	RED DEER, AB T4P 2Z6		
106 71 COSGROVE CR	TERRI L KONDRAT	106 71 COSGROVE CRES	RED DEER, AB T4P 2Z6		
108 71 COSGROVE CR	MELISSA CHOW- LEMUS & ANDRE LEMUS	112 DICKENSON CRES	RED DEER, AB T4R 1Y5		
202 71 COSGROVE CR	LYNN NICOLE RICHARDS	202 - 71 COSGROVE CRES	RED DEER, AB T4P 2Z6		
203 71 COSGROVE CR	FELICIA BRONSWYK	PO BOX 324	LESLIEVILLE, AB T0M 1H0		
101 91 COSGROVE CR	NATHEN & TANYA SNELSON	21 KENNINGS CR	RED DEER, AB T4P 3M8		
103 91 COSGROVE CR	MARILYN JOY HOERLE	BOX 3114	BLACKFALDS, AB T0M 0J0		
32 RAMSEY CL	DEBORAH GUSE	32 RAMSEY CLOSE	RED DEER, AB T4P 3K1		
77 RUTLEDGE CR	VINH HOANG & NAVY KHEAN	77 RUTLEDGE CRES	RED DEER, AB T4P 3K2		
42 TALSON PL	MYKOLA RICHARD & DENISE LYNN ROMANIW	42 TALSON PL	RED DEER, AB T4P 0L6		
305 71 COSGROVE CR	PATRICK HARPER	305 71 COSGROVE CRES	RED DEER, AB T4P 2Z6		
106 91 COSGROVE CR	SURAFEL ALEMAYEHU	106-91 COSGROVE CRES	RED DEER, AB T4P 2Z6		
301 91 COSGROVE CR	DOUGLAS & KAREN ANDERSON	9 FIELDSTONE CRES	SPRUCE GROVE, AB T7X 3C1		
209 MEDLEY DR	HER MAJESTY THE QUEEN IN RIGHT OF ALBERTA	C/O INFRASTRUCTURE PROPERTIES	DIVISION	4920 51 ST	RED DEER, AB T4N 6K8
208 MEADOWVIEW RD	HER MAJESTY THE QUEEN IN RIGHT OF ALBERTA	C/O INFRASTRUCTURE PROPERTIES	DIVISION	4920 51 ST	RED DEER, AB T4N 6K8
92 TIMBERSTONE WY	TIMBERSTONE PARK DEVELOPMENTS LTD	289-28042 HIGHWAY #11	RED DEER COUNTY, AB T4S 2L4		
78 TRAPTOW CL	LAEBON DEVELOPMENTS LTD	289-28042 HIGHWAY 11	RED DEER COUNTY, AB T4S 2L4		
207 MEADOWVIEW RD	HER MAJESTY THE QUEEN IN RIGHT OF ALBERTA	C/O INFRASTRUCTURE PROPERTIES	DIVISION	4920 51 ST	RED DEER, AB T4N 6K8
86 ROBINSON CR	BAN TRAN & TU ANH HOANG	86 ROBINSON CRES	RED DEER, AB T4P 3N7		
69 RUTLEDGE CR	LINDA E NEALE & RODDY V LIDBERG	69 RUTLEDGE CRES	RED DEER, AB T4P 3K2		
203 91 COSGROVE CR	HEIDI D SMETHURST & TAMMIE L GINTER	3827 40 AVENUE	RED DEER, AB T4N 2W4		
304 91 COSGROVE CR	STEVEN C VAN TETERING	35 WOODROW CLOSE	RED DEER, AB T4N 7G1		
33 RUSSELL CR	HUGH WILLIAM &	33 RUSSELL	RED DEER, AB		

	JULIE ROSE MCKENNA	CRESCENT	T4P 3B2		
41 RUSSELL CR	SUSAN L TAYLOR	41 RUSSELL CRES	RED DEER, AB T4P 3B2		
63 TRAPTOW CL	LAEBON DEVELOPMENTS LTD	289-28042 HWY 11	RED DEER COUNTY, AB T4S 2L4		
98 ROBINSON CR	KENNETH A & ALBERTINA VANDEN BRINK	98 ROBINSON CRES	RED DEER, AB T4P 3N7		



April 24, 2012

Lancaster/Vanier East NASP Bylaw Amendment 3217/B-2012

Land Use Bylaw Amendment 3357/F-2012

Public Utility Lot Rezoning – Vista Close

Legislative & Governance Services

Report Summary & Recommendation:

Summary:

The report attached is being brought forward from the Monday, April 2, 2012 Council Meeting.

Recommendation:

That Council consider giving second and third readings to Lancaster/Vanier East NASP Bylaw Amendment 3217/B-2012 and Land Use Bylaw Amendment 3357/F-2012.

City Manager Comments:

I support the recommendations of Administration to proceed with Second and Third Readings.

Craig Curtis
City Manager

Report Details

Background:

At the Monday, April 2, 2012 Council Meeting, Council gave first reading to Lancaster/Vanier East NASP Bylaw Amendment 3217/B-2012 and Land Use Bylaw Amendment 3357/F-2012

Lancaster/Vanier East NASP Bylaw Amendment 3217/B-2012 and Land Use Bylaw Amendment 3357/F-2012 provides for rezoning of a public utility lot located at the northeast corner of Vista Close from P1 Parks and Recreation District to R1A Residential (Semi-Detached Dwelling) District.



Public Consultation Process

A Public Hearing has been advertised for Lancaster/Vanier East NASP Amendment 3217/B-2012 and Land Use Bylaw Amendment 3357/F-2012 to be held on Monday, April 30, 2012 at 6:00 P.M. during Council's regular meeting. Advertisements were placed in the Red Deer Advocate on April 13, 2012 and April 20, 2012. Letters were sent to property owners adjacent to the site.



Report Originally Submitted to the
Monday, April 2, 2012 Council
meeting

March 15, 2012

Lancaster/Vanier East NASP Amendment 3217/B-2012 Land Use Bylaw Amendment 3357/F-2012 - PUL Rezoning

Planning Department

Report Summary & Recommendation:

A public utility lot is used in area structure plans to show where utilities are located. These are often leased from The City for a fee by the adjacent property owner. They are not included in the municipal reserve (MR) calculation unless used as a formalized pedestrian connection. The Planning Department has received an application from Melcor Developments to allow a public utility lot on Vista Close in the Lancaster Vanier East neighbourhood to be consolidated with the adjacent lot and shown as an easement on the title of property. This change requires amendments to the Lancaster Vanier East NASP and the Land Use Bylaw.

Planning is recommending that City Council give first reading to:

- 1) Bylaw Amendment 3217/B-2012 to amend the Lancaster/Vanier East NASP.
- 2) Land Use Bylaw Amendment 3357/F-2012, to rezone the public utility lot located at the northeast corner of Vista Close from PI (Parks and Recreation) District to R1A Residential (Semi-Detached Dwelling) District.

City Manager Comments:

I support the recommendation of Administration that Council give First Reading to Lancaster / Vanier East Neighbourhood Area Structure Plan Bylaw Amendment 3217/B-2012 and Land Use Bylaw Amendment 3357/F-2012. Public Hearings would be held on Monday, April 30, 2012 at 6:00 P.M. during Council's regular meeting.

Craig Curtis
City Manager

Proposed Resolution

That Council consider First Readings of Lancaster/Vanier East Neighbourhood Area Structure Plan Bylaw Amendment 3217/B-2012 and Land Use Bylaw Amendment 3357/F-2012.



Report Details

Background:

During the planning process consideration is given to how utilities are connected within a new neighbourhood. In many instances utilities require additional rights of ways to maintain utility connectivity through developments. Permanent structures are not permitted in these rights of ways. These rights of ways are protected in two ways.

The first more common approach is to have the City of Red Deer own the public utility lot (PUL) and therefore zone it PI Parks and Recreation District. Adjacent landowners then have the option of leasing the lot from The City for a nominal fee.

The second option is to create an easement for the utility lot which is registered on the land title. The City does not maintain ownership therefore it cannot be zoned PI Parks and Recreation District.

The Lancaster Vanier East NASP shows the utility lot as Parks and Recreation District. The lots are not included in the municipal reserve (MR) calculation. A formalized trail is not shown through the parcel.

The applicant would like to exercise the second option, to allow the adjacent lot owner to purchase the land as part of the private lot. To do this, the applicant needs to rezone the public utility lot located at the northeast corner of Vista Close from PI Parks and Recreation District to RIA Residential (Semi-Detached Dwelling) District. An amendment to the NASP is required to maintain consistency. Refer to Figure I for the location of the PUL.

In the neighbourhood planning process, best practice would be to zone the public utility lot the same as the adjacent land use and identify the utility lot with a cross hatch. This approach has been done in other neighbourhoods (Garden Heights) and will be the Planning Departments practice in future neighbourhood plans. This will ensure that there is no public misconception that the area will remain as 'green' as the intended use is for the provision of utilities.

Discussion:

The Planning Department completed an internal circulation of the proposed amendment to City Departments.

No circulation to adjacent landowners was required as the applicant owns the adjacent properties within 100m of the site.

**Analysis:**

The Planning Department is supportive of the amendments for the following reasons:

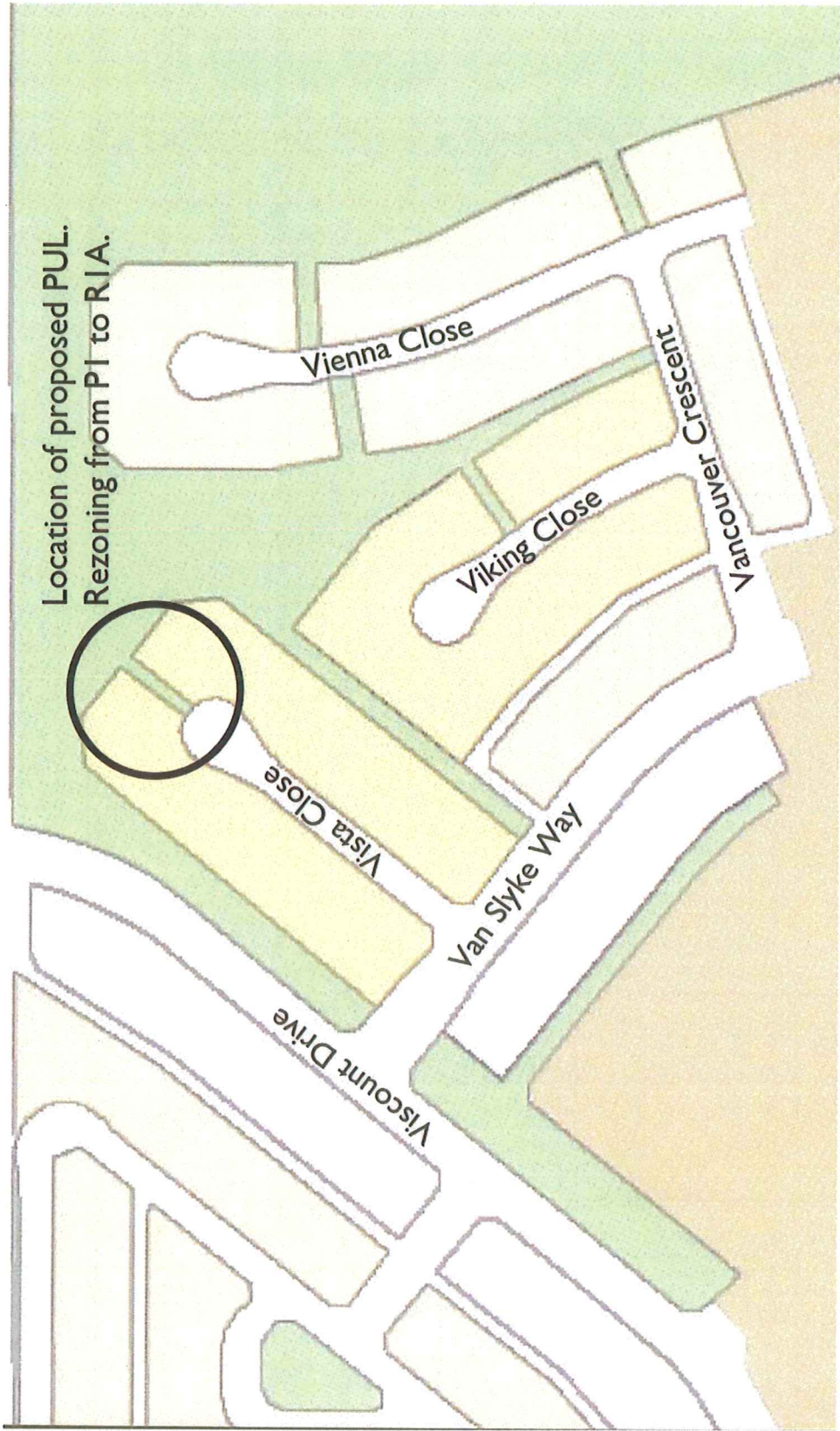
- 1) The public utility lot (PUL) is not dedicated as municipal reserve or shown as a trail linkage in the NASP.
- 2) Under the MGA (section 662) up to 30% of land in a neighbourhood can be provided for the use of roads and public utilities. In the Lancaster/Vanier East Neighbourhood the land being dedicated as either PUL or road exceeds the 30% limit. The City of Red Deer will be required to purchase the excess land. By eliminating the PUL on Vista Close and protecting the utilities through an easement the amount of land required to be purchased will be reduced.
- 3) Strong pedestrian connections exist to the north and south of Vista Close including a formalized trail and sidewalk. The applicant has indicated that residential lots on Vista Close will have a rear gate for residents to access the adjacent green spaces. It is often common practice for the City to lease utility lots to adjacent residents.

Recommendation

Planning is recommending that City Council give first reading to:

- 1) Bylaw Amendment 3217/B-2012 to amend the Lancaster/Vanier East NASP.
- 2) Land Use Bylaw Amendment 3357/F-2012, to rezone the public utility lot located at the northeast corner of Vista Close from PI (Parks and Recreation) District to R1A Residential (Semi-Detached Dwelling) District.

Lancaster/Vanier East - PUL rezoning



Existing Vanier East with Public Utility Lot on Vista Close

Figure 1.0

BYLAW NO. 3217/B-2012

Being a Bylaw to amend Bylaw No. 3217/98, the bylaw containing The City of Red Deer Neighbourhood Area Structure Plan.

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

Bylaw no. 3217/98 is hereby amended as follows:

1. The existing Figure 5.0 (Concept Plan) of the Lancaster Vanier East Neighbourhood Area Structure Plan is DELETED.
2. The Lancaster Vanier East Neighbourhood Area Structure Plan is amended by the ADDITION of the attached Figure 5.0 (Concept Plan).

READ A FIRST TIME IN OPEN COUNCIL this 2nd day of April 2012.

READ A SECOND TIME IN OPEN COUNCIL this day of 2012.

READ A THIRD TIME IN OPEN COUNCIL this day of 2012.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2012.

MAYOR

CITY CLERK

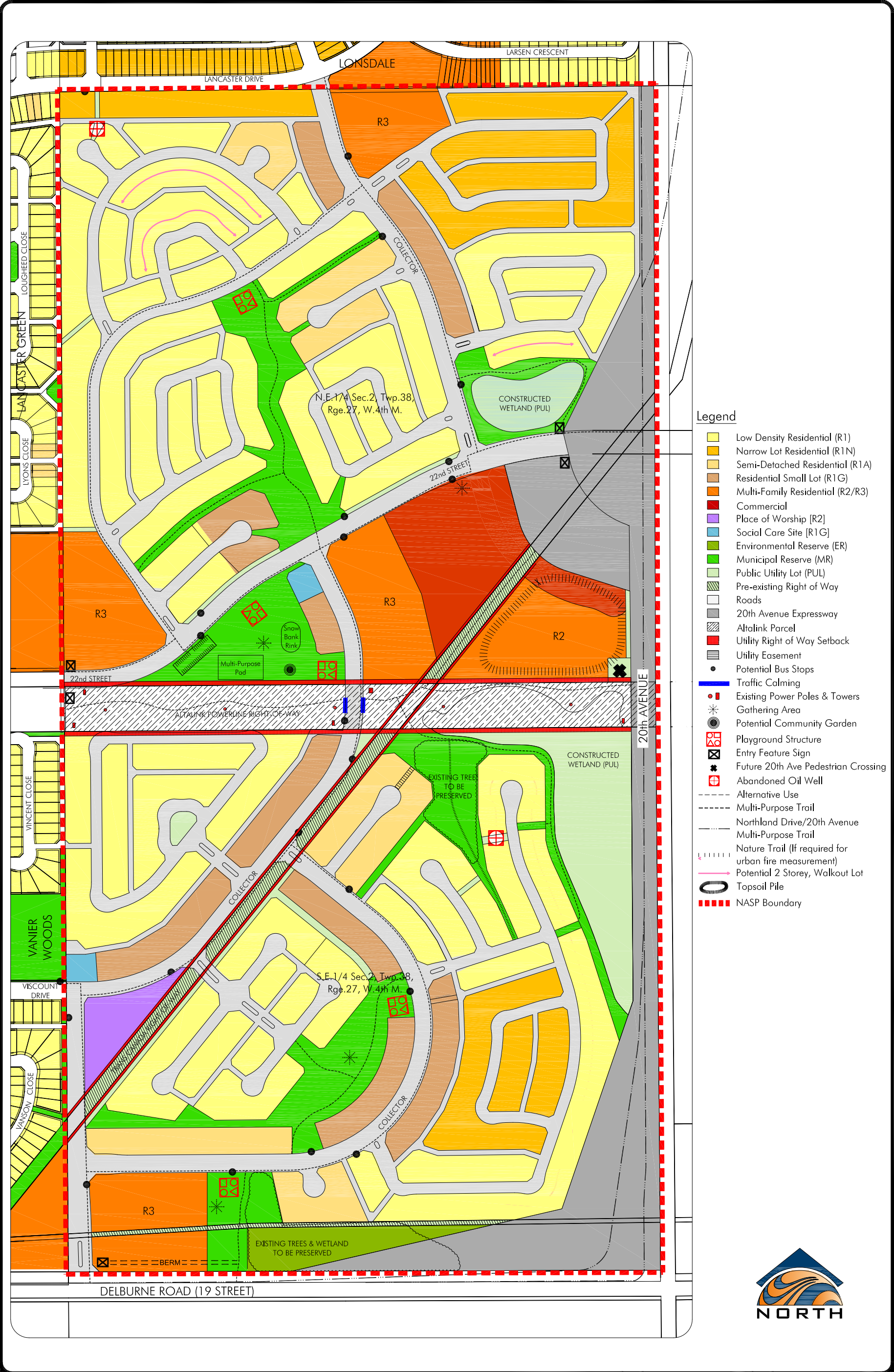


Figure 5.0
Concept Plan
Lancaster/Vanier East

Prepared for:
Melcor Dev. Ltd
Red Deer, Alberta
403.343.0817

Stantec
600-4808 Ross Street Red Deer, AB T4N1X5
Ph:(403) 341-3320 Fx:(403) 342-0969

DRAWN BY: SAS
CHECKED BY: BC
SCALE: NTS
PROJECT #: 112870983

Updated March 2012

BYLAW NO. 3357/F-2012

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 rezoned from P1 (Parks and Recreation) District to R1A (Semi-Detached Dwelling) District).
- 2. The “Land Use District Map R10” contained in “Schedule A” of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map 6/2012 attached hereto and forming part of the bylaw.

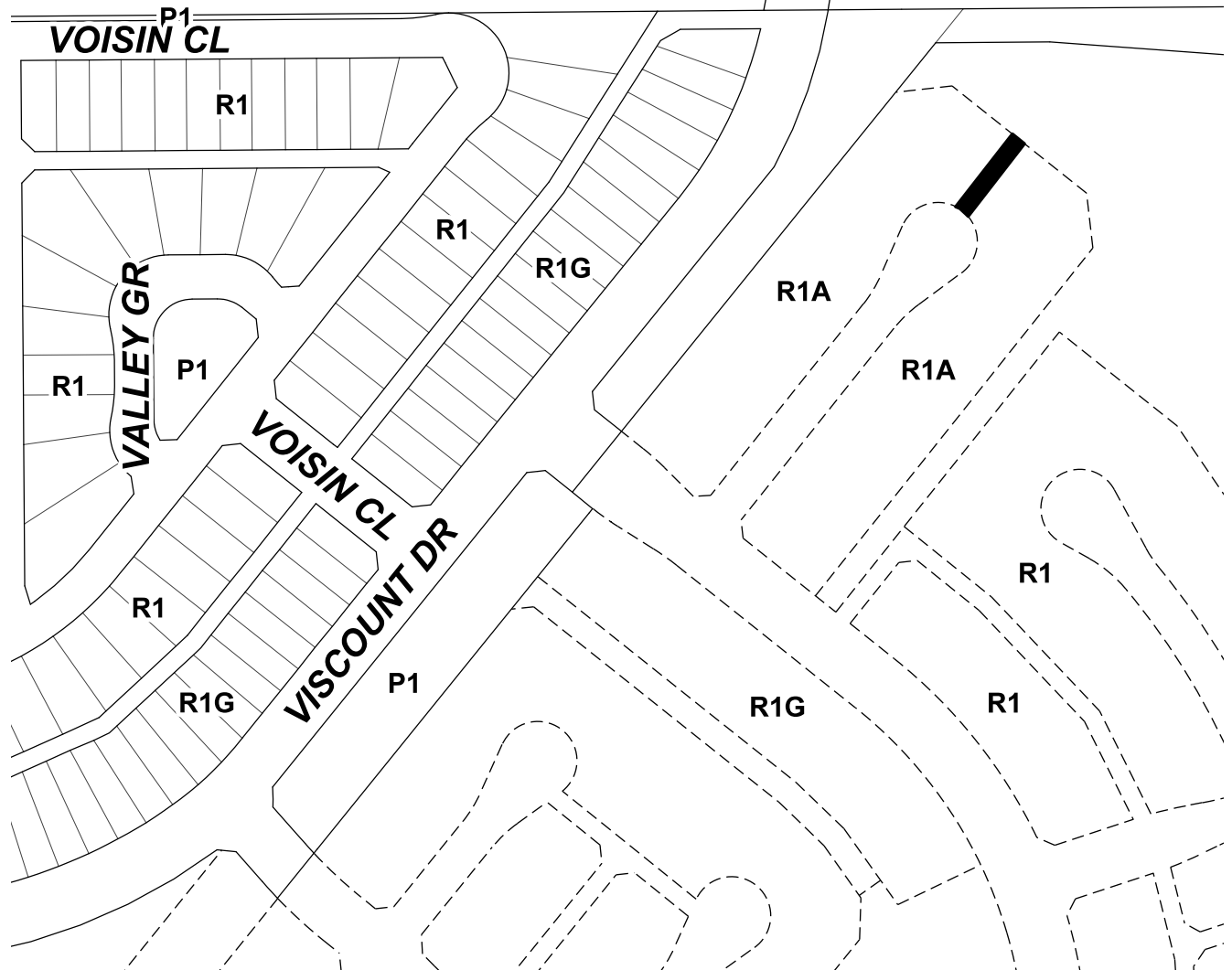
READ A FIRST TIME IN OPEN COUNCIL this 2nd day of April 2012.
READ A SECOND TIME IN OPEN COUNCIL this day of 2012.
READ A THIRD TIME IN OPEN COUNCIL this day of 2012.
AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2012.

MAYOR

CITY CLERK



Proposed Amendment to Land Use Bylaw 3357/2006



Change District from:



P1 to R1A

Affected District:

P1 - Parks and Recreation District

R1A - Residential (Semi-Detached Dwelling) District

Proposed Amendment

Map: **6 / 2012**

Bylaw: **3357 / F-2012**

Date: **Feb 29, 2012**



COPY

LEGISLATIVE & GOVERNANCE SERVICES

May 2, 2012

Mr. Gregg Broks
Melcor Developments
502 Parkland Square
4901 – 48 Street
Red Deer, AB T4N 6M4

**Re: Lancaster/Vanier East Neighbourhood Area Structure Plan Bylaw Amendment 3217/B-2012 and Land Use Bylaw Amendment 3357/F-2012
Public Utility Lot Rezoning – Vista Close in Lancaster Vanier East Neighbourhood**

Dear Mr. Broks,

At the Monday, April 30, 2012 Red Deer City Council Meeting a Public Hearing was held with respect to *Lancaster/Vanier East Neighbourhood Area Structure Plan Bylaw Amendment 3217/B-2012 and Land Use Bylaw Amendment 3357/F-2012*. Following the Public Hearings both the land use bylaw and the neighbourhood area structure plan were given second and third readings. Copies of the bylaws are attached.

The Lancaster / Vanier East Neighbourhood Area Structure Plan Bylaw Amendment 3217/B-2012 provides for the replacement of Figure 5.0 and encompasses the change noted on Land Use Bylaw Amendment 3357/F-2012, rezoning of land from Parks & Recreation (PI) to Semi-Detached Dwelling (RIA).

If you have any questions or require further clarification please contact Mr. Quincy Brown, Senior Planner directly at 403.406.8707 regarding these amendments.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Elaine Vincent'.

Elaine Vincent
Legislative & Governance Services Manager

c: Director of Planning Services
Senior Planner

DATE: May 2, 2012
TO: Quincy Brown, Planner
FROM: Elaine Vincent, Legislative & Governance Services Manager
SUBJECT: Lancaster/Vanier East NASP Amendment 3217/B-2012
PUL Rezoning - Land Use Bylaw Amendment 3357/F-2012

Reference Report:

Legislative & Governance Services dated April 24, 2012

Bylaw Reading:

At the Monday, April 30, 2012, Council gave second and third reading to Lancaster/Vanier East Neighbourhood Area Structure Plan Amendment 3217/B-2012 and Land Use Bylaw Amendment 3357/F-2012, a bylaw to rezone the public utility lot located on Vista Close from PI (Parks and Recreation) to R1A (Semi-detached Dwelling) District. A copy of the bylaw is attached.

Report back to Council: No

Comments/Further Action:

Our office will follow up with distribution of this bylaw in due course.



Elaine Vincent
Legislative & Governance Services Manager
/attach

c: Director of Planning Services
Planning Department Manager
Client Services Support

LANCASTER/VANIER EAST NASP 3217/B-2012
LAND USE BYLAW AMENDMENT 3357/F- 2012
PUBLIC UTILITY LOT ON VISTA CLOSE

DESCRIPTION: Rezoning of public utility lot located at northeast corner of Vista Close from P1 Parks and Recreation District to R1A Residential (Semi-Detached Dwelling) District

FIRST READING: April 2, 2012

FIRST PUBLICATION: April 13, 2012

SECOND PUBLICATION: April 20, 2012

PUBLIC HEARING & SECOND READING: April 30, 2012

THIRD READING: APRIL 30, 2012

LETTERS REQUIRED TO PROPERTY OWNERS: YES ☐ ☒ NO

DEPOSIT: YES ☐ \$ _____ NO ☒

COST OF ADVERTISING RESPONSIBILITY OF: LAEBOON MIZCOX.

ACTUAL COST OF ADVERTISING:

\$ 391.14 X 2

TOTAL: \$ 782.28

MAP PREPARATION: \$ _____

TOTAL COST: \$ 782.28

LESS DEPOSIT RECEIVED: \$ _____

AMOUNT OWING/ (REFUND): \$ _____

INVOICE NO.: 292996 ~~292935~~

BATCH NO.: 1247631 ~~1247050~~

(Advertising Revenue to 180.5901)

Lancaster/Vanier East NASP Bylaw Amendment 3217/B-2012
Land Use Bylaw Amendment 3357/F-2012
Lancaster/Vanier East Neighbourhood

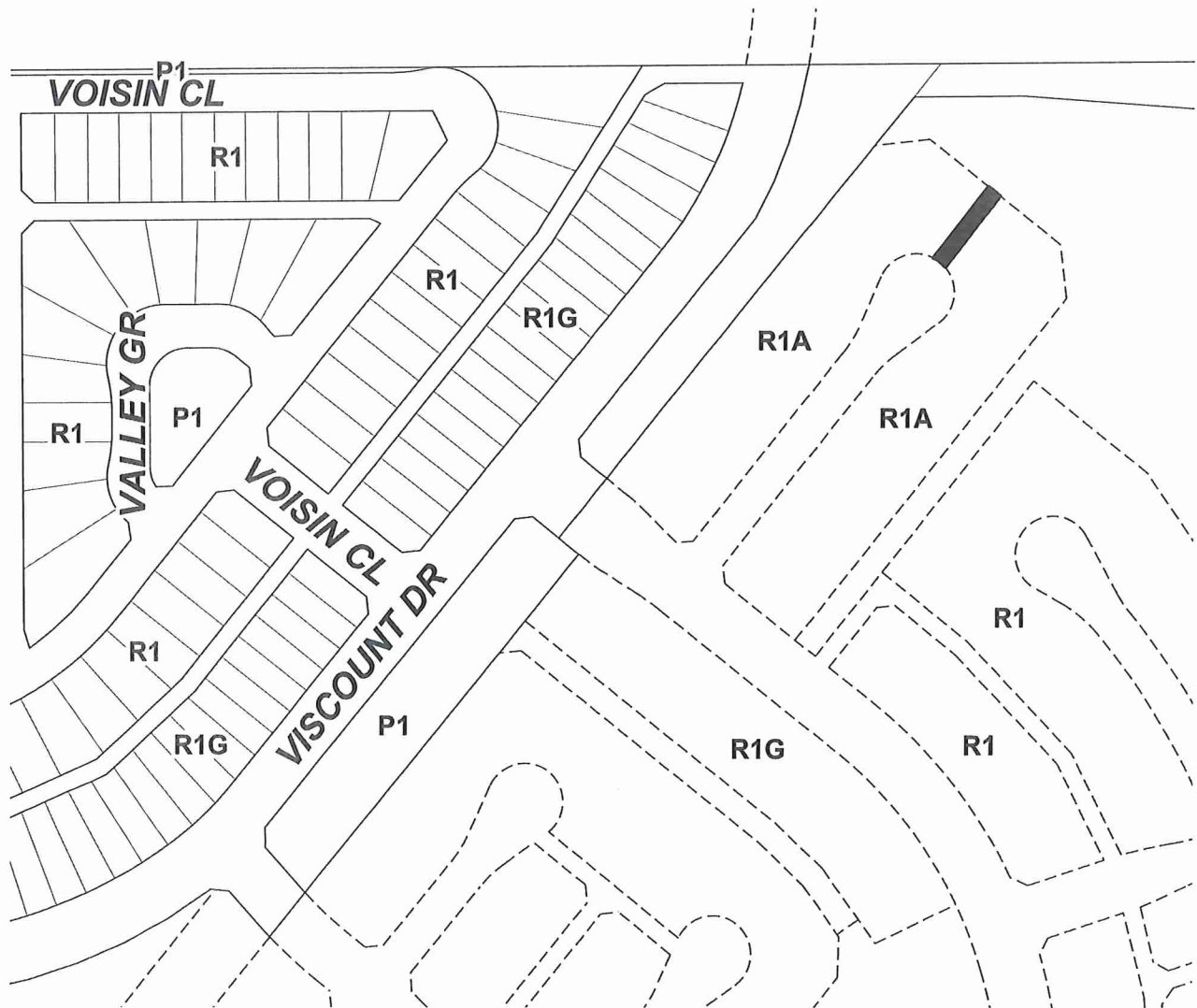
City Council proposes to pass Lancaster/Vanier East Neighbourhood Area Structure Plan Bylaw Amendment 3217/B-2012 and Land Use Bylaw Amendment 3357/F-2012 which provides for rezoning of a public utility lot located at the northeast corner of Vista Close from PI Parks and Recreation District to R1A Residential (Semi-Detached Dwelling) District .

(Insert Map here — DM #1205350)

The proposed bylaw may be inspected at Legislative & Governance 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 a Public Hearing on **Monday, April 30 2012** at 6:00 p.m. in Council Chambers, 2nd Floor at City Hall. If you want your letter or petition included on the Council agenda you must submit it to the Manager, Legislative & Governance Services by **Tuesday, April 24, 2012**. Otherwise, you may submit your letter or petition at the Council meeting 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 & Governance Services at 403-342-8132.

(Publication Dates: April 13 and April 20, 2012)



Change District from:



P1 to R1A

Affected District:

P1 - Parks and Recreation District

R1A - Residential (Semi-Detached Dwelling) District

Proposed Amendment

Map: **6 / 2012**

Bylaw: **3357 / F-2012**

Date: **Feb 29, 2012**

LEGISLATIVE & GOVERNANCE SERVICES

April 3, 2012

Mr. Gregg Broks
Melcor Developments
502 Parkland Square
4901 – 48 Street
Red Deer, AB T4N 6M4

Dear Mr. Broks:

Re: Lancaster/Vanier East Neighbourhood Area Structure Plan Bylaw Amendment 3217/B-2012
Land Use Bylaw Amendment 3357/F-2012
Public Utility Lot Rezoning – Vista Close in Lancaster Vanier East Neighbourhood

Red Deer City Council gave first reading to *Lancaster/Vanier East Neighbourhood Area Structure Plan Bylaw Amendment 3217/B-2012* and *Land Use Bylaw Amendment 3357/F-2012* at the City of Red Deer's Council meeting held Monday, April 2, 2012. For your information copies of the bylaws are attached.

City Council proposes to pass *Lancaster/Vanier East Neighbourhood Area Structure Plan Bylaw Amendment 3217/B-2012* and *Land Use Bylaw Amendment 3357/F-2012* which provides for rezoning of a public utility lot located at the northeast corner of Vista Close from PI Parks and Recreation District to R1A Residential (Semi-Detached Dwelling) District.

Council must hold a Public Hearing before giving second and third readings to the bylaws. This office will now advertise for Public Hearings to be held on Monday, April 30, 2012 at 6:00 p.m. in Council Chambers during Council's regular meeting.

You are responsible for the advertising costs and will be invoiced for this cost which we estimate to be approximately \$800.00. If you have any questions or require additional information, please contact me at 403.342.8132.

Sincerely,



Christine Kenzie
Corporate Meeting Coordinator
/attach.

cc: Q. Brown, Planning Services

BYLAW NO. 3217/B-2012

Being a Bylaw to amend Bylaw No. 3217/98, the bylaw containing The City of Red Deer Neighbourhood Area Structure Plan.

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

Bylaw no. 3217/98 is hereby amended as follows:

1. The existing Figure 5.0 (Concept Plan) of the Lancaster Vanier East Neighbourhood Area Structure Plan is DELETED.
2. The Lancaster Vanier East Neighbourhood Area Structure Plan is amended by the ADDITION of the attached Figure 5.0 (Concept Plan).

READ A FIRST TIME IN OPEN COUNCIL this 2nd day of April 2012.

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READ A THIRD TIME IN OPEN COUNCIL this day of 2012.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2012.

MAYOR

CITY CLERK

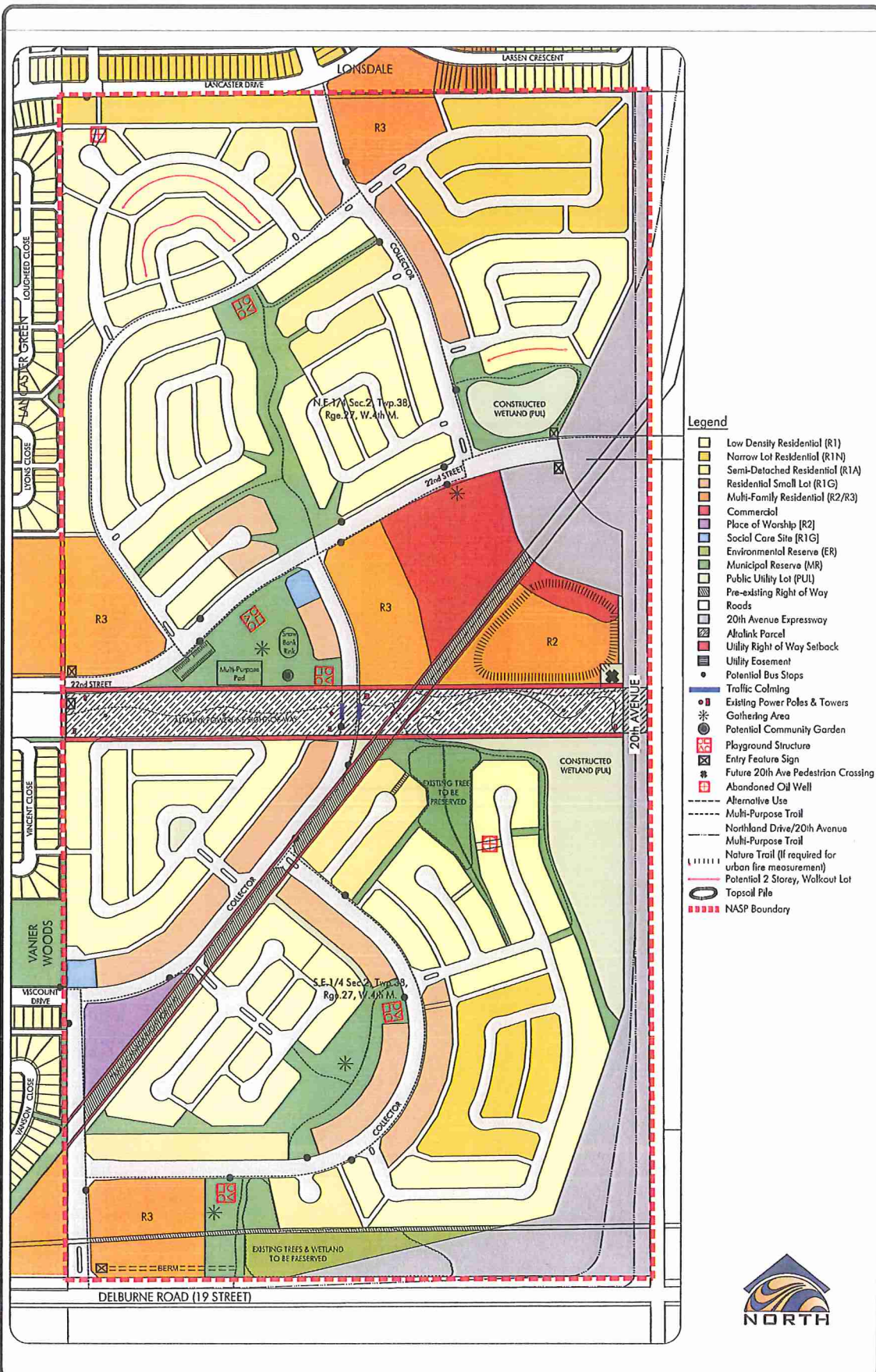


Figure 5.0
Concept Plan
 Lancaster/Vanier East

Prepared for:
Melcor Dev. Ltd
 Red Deer, Alberta
 403.343.0817

Stantec
 603.4625 Ross Street, Red Deer, AB T4N 1R5
 PH: (403) 341-3330 FX: (403) 347-0959

DRAWN BY: SAS
 CHECKED BY: BC
 SCALE: NTS
 PROJECT #: 112870983

Updated March 2012

BYLAW NO. 3357/F-2012

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 rezoned from P1 (Parks and Recreation) District to R1A (Semi-Detached Dwelling) District).
2. The "Land Use District Map R10" contained in "Schedule A" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map 6/2012 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 2nd day of April 2012.

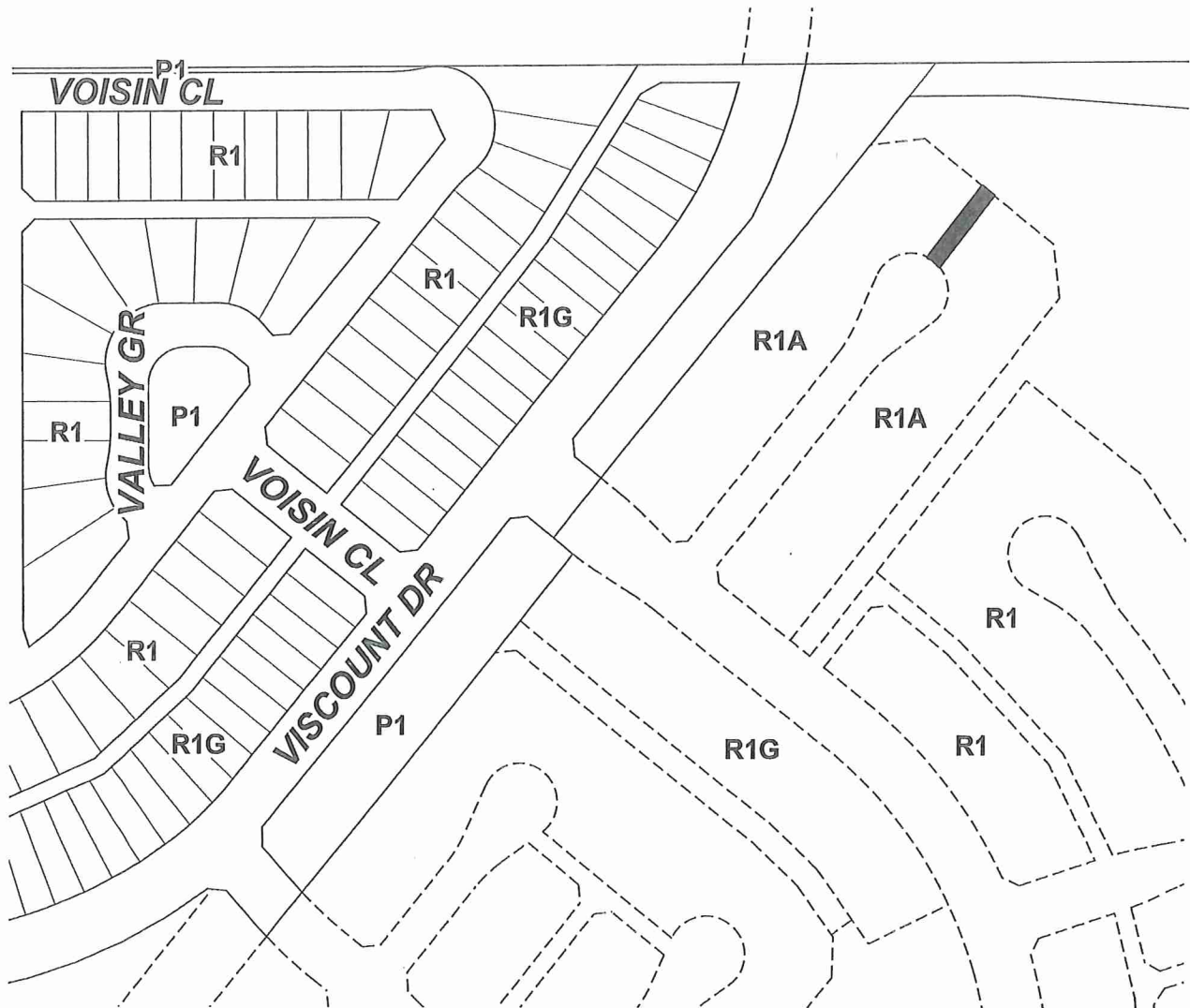
READ A SECOND TIME IN OPEN COUNCIL this day of 2012.

READ A THIRD TIME IN OPEN COUNCIL this day of 2012.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2012.

MAYOR

CITY CLERK



Change District from:



P1 to R1A

Affected District:

P1 - Parks and Recreation District

R1A - Residential (Semi-Detached Dwelling) District

Proposed Amendment

Map: **6 / 2012**

Bylaw: **3357 / F-2012**

Date: **Feb 29, 2012**



LEGISLATIVE & GOVERNANCE SERVICES

April 2012

Dear Sir/Madam:

**Re: Lancaster/Vanier East Neighbourhood Area Structure Plan Bylaw Amendment 3217/B-2012
Land Use Bylaw Amendment 3357/F-2012
Public Utility Lot Rezoning – Vista Close in Lancaster Vanier East Neighbourhood**

Red Deer City Council proposes to pass Lancaster/Vanier East Neighbourhood Area Structure Plan Bylaw Amendment 3217/B-2012 and Land Use Bylaw Amendment 3357/F-2012 which provides for rezoning of a public utility lot located at the northeast corner of Vista Close from PI Parks and Recreation District to R1A Residential (Semi-Detached Dwelling) 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 Bylaws may be inspected at Legislative & Governance Services, 2nd Floor of City Hall or for more information contact City of Red Deer Planning Services at 403.406.8700.

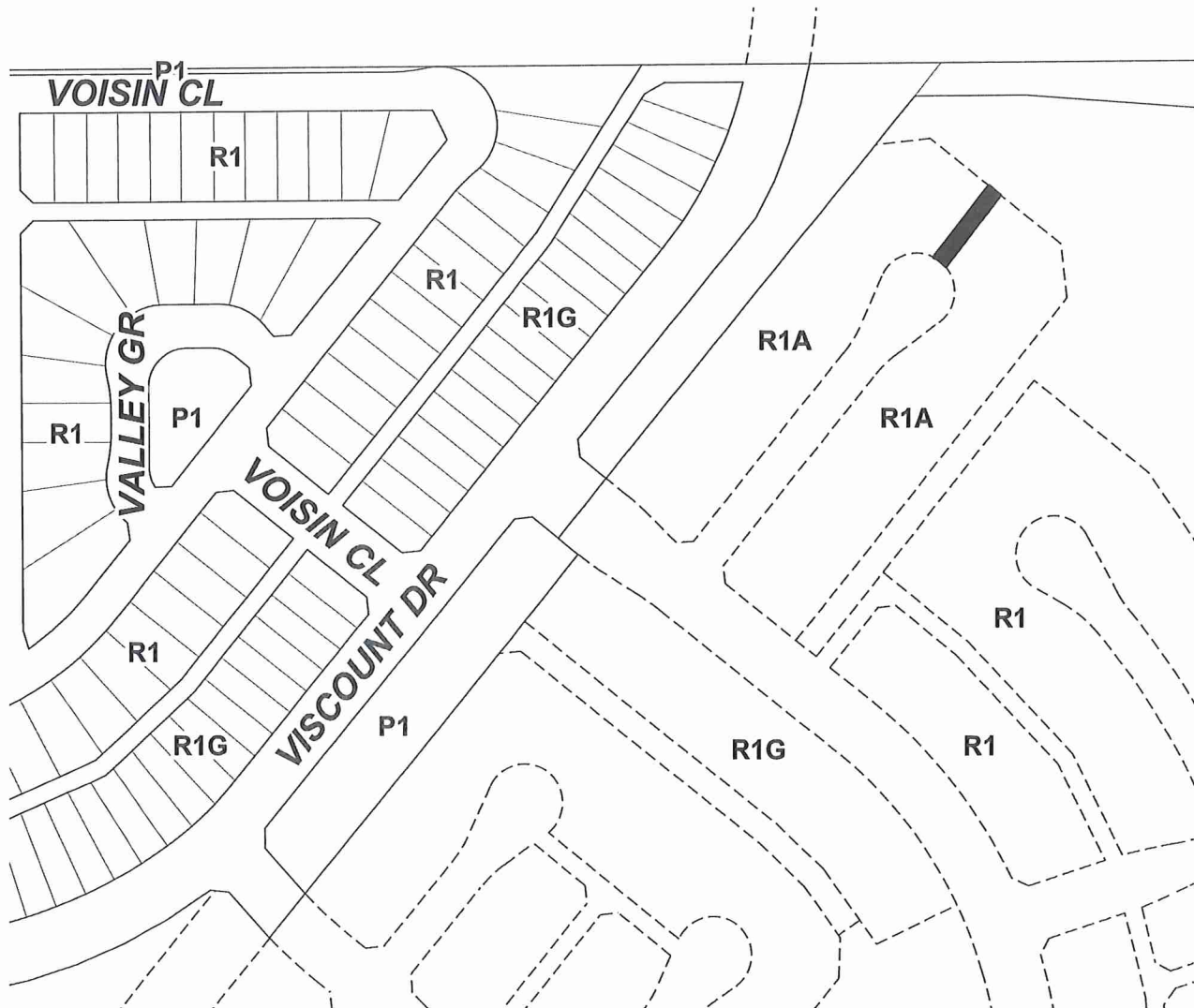
City Council will hear from any person claiming to be affected by the proposed bylaws at Public Hearings on Monday, April 30, 2012 at 6:00 p.m. in Council Chambers, 2nd floor City Hall. If you would like a letter or petition included on the Council agenda it must be submitted to our office by Tuesday, April 24, 2012. You may also submit your letter or petition 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 & Governance Services at 403.342.8132.

Yours truly,

A handwritten signature in black ink, appearing to read 'Elaine Vincent'.

Elaine Vincent
Legislative & Governance Services Manager

attach.



Change District from:



P1 to R1A

Affected District:

P1 - Parks and Recreation District

R1A - Residential (Semi-Detached Dwelling) District

Proposed Amendment

Map: **6 / 2012**

Bylaw: **3357 / F-2012**

Date: **Feb 29, 2012**

LEGISLATIVE & GOVERNANCE SERVICES

April 2012

Dear Sir/Madam:

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Land Use Bylaw Amendment 3357/F-2012
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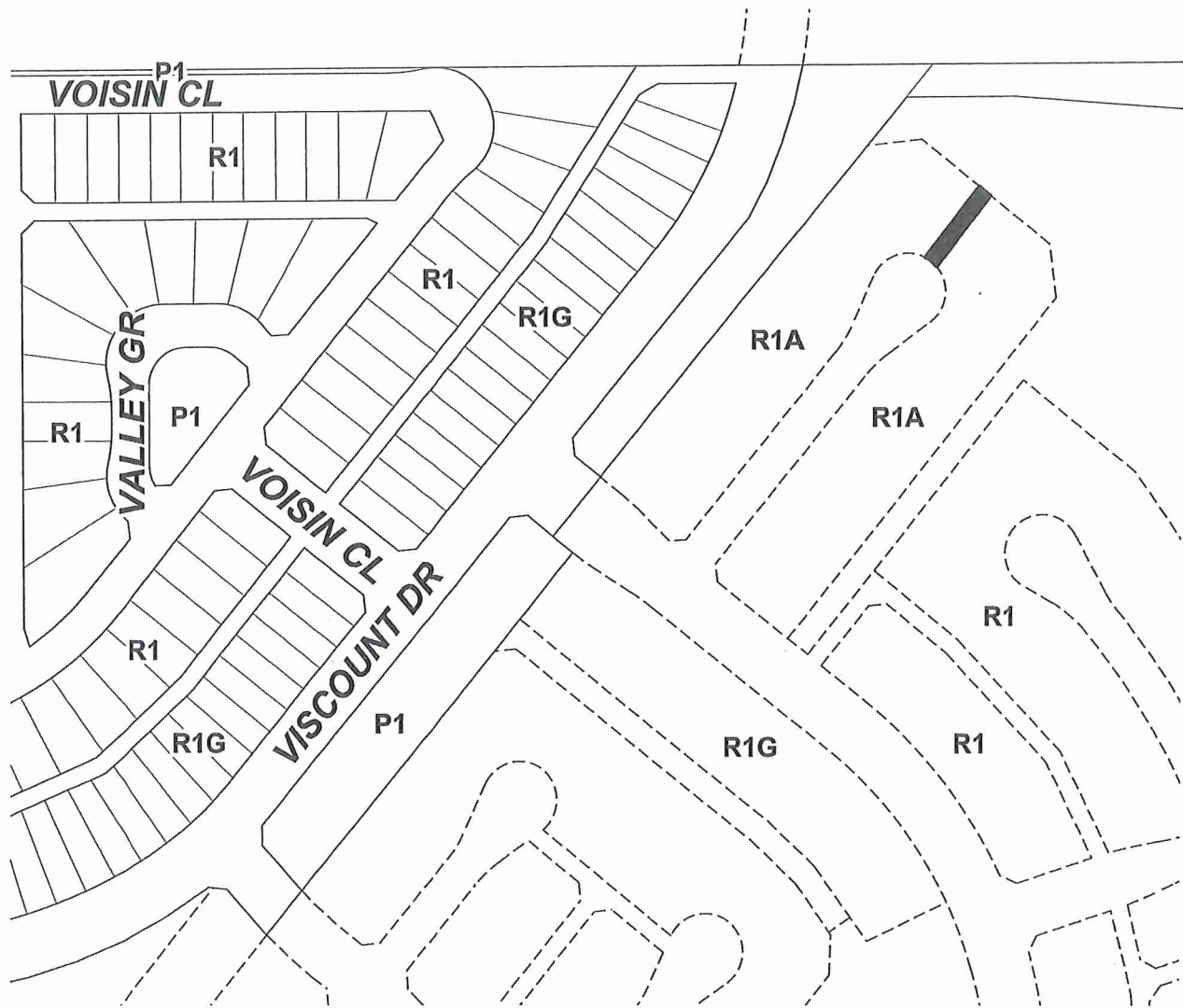
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Yours truly,



Elaine Vincent
Legislative & Governance Services Manager

attach.



Change District from:



P1 to R1A

Affected District:

P1 - Parks and Recreation District

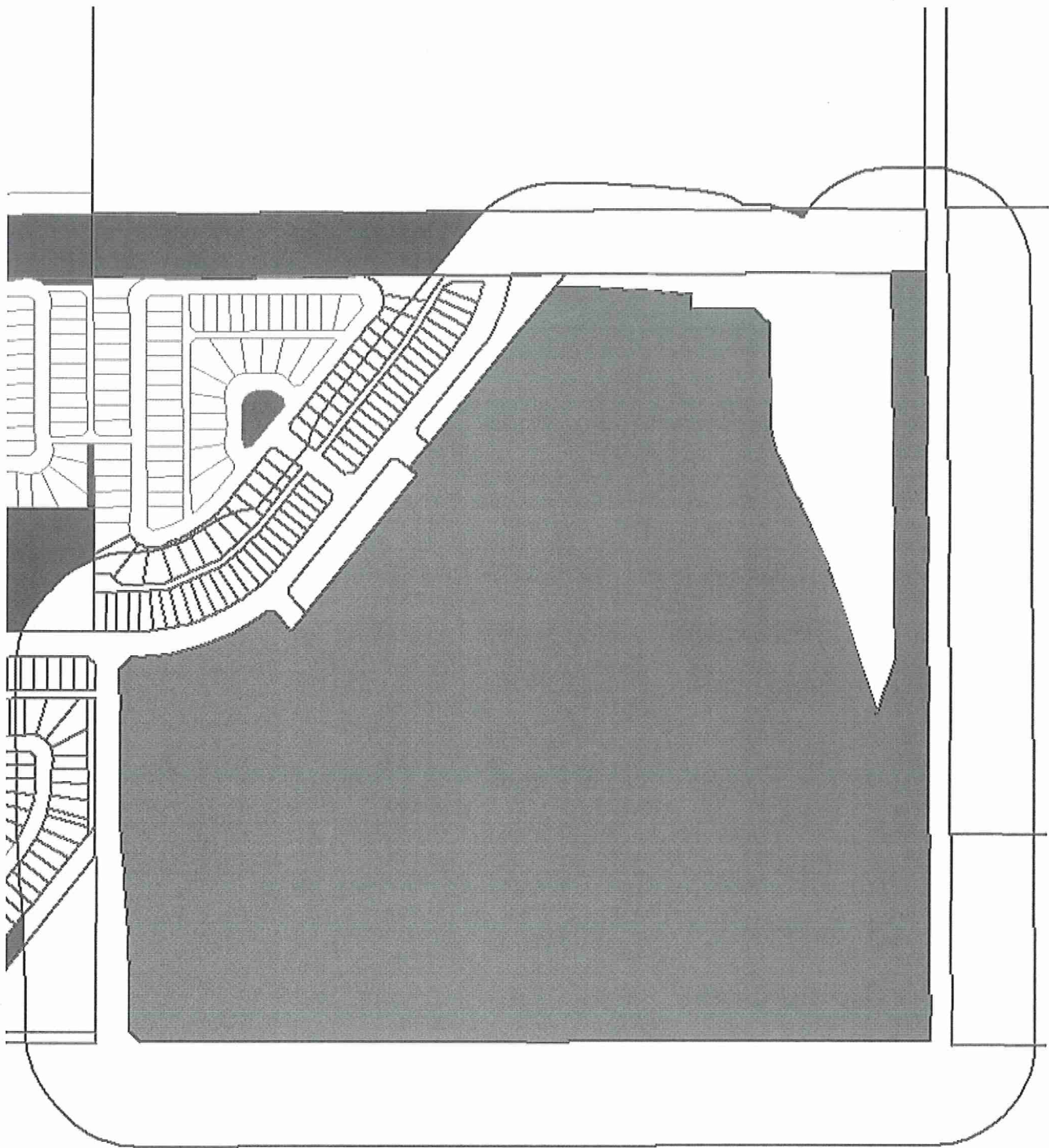
R1A - Residential (Semi-Detached Dwelling) District

Proposed Amendment

Map: **6 / 2012**

Bylaw: **3357 / F-2012**

Date: **Feb 29, 2012**



 [Export Data To Excel](#)

Parcels Touching The Buffer Zone - 100 Metres Around 595 HWY 27114

Address	Prime Owner Name	Owner Address 1	Owner Address 2	Owner Address 3	Owner Address 4
27114 595 HWY	HOM FARMS LTD	6-5202 FARRELL AVE	RED DEER, AB T4N 7B5		
251 VISCOUNT DR	CITY OF RED DEER	BOX 5008	RED DEER, AB T4N 3T4		
27076 TWP 380 RD	RICHARD & SHIRLEY LODEWYK	BOX 914	RED DEER, AB T4N 5H3		
179 VOISIN CL	MELCOR DEVELOPMENTS LTD	900-10310 JASPER AVE	EDMONTON, AB T5J 1Y8		
171 VOISIN CL	MELCOR DEVELOPMENTS LTD	900-10310 JASPER AVE	EDMONTON, AB T5J 1Y8		
262 VISCOUNT DR	MELCOR DEVELOPMENTS LTD	900-10310 JASPER AVE	EDMONTON, AB T5J 1Y8		
266 VISCOUNT DR	MELCOR DEVELOPMENTS LTD	900-10310 JASPER AVE	EDMONTON, AB T5J 1Y8		
270 VISCOUNT DR	MELCOR DEVELOPMENTS LTD	900-10310 JASPER AVE	EDMONTON, AB T5J 1Y8		
274 VISCOUNT DR	MELCOR DEVELOPMENTS LTD	900-10310 JASPER AVE	EDMONTON, AB T5J 1Y8		
191 VOISIN CL	MELCOR DEVELOPMENTS LTD	900-10310 JASPER AVE	EDMONTON, AB T5J 1Y8		
195 VOISIN CL	MELCOR DEVELOPMENTS LTD	900-10310 JASPER AVE	EDMONTON, AB T5J 1Y8		
199 VOISIN CL	MELCOR DEVELOPMENTS LTD	900-10310 JASPER AVE	EDMONTON, AB T5J 1Y8		
203 VOISIN CL	MELCOR DEVELOPMENTS LTD	900-10310 JASPER AVE	EDMONTON, AB T5J 1Y8		
207 VOISIN CL	MELCOR DEVELOPMENTS LTD	900-10310 JASPER AVE	EDMONTON, AB T5J 1Y8		
211 VOISIN CL	MELCOR DEVELOPMENTS LTD	900-10310 JASPER AVE	EDMONTON, AB T5J 1Y8		
215 VOISIN CL	MELCOR DEVELOPMENTS LTD	900-10310 JASPER AVE	EDMONTON, AB T5J 1Y8		
106 VISCOUNT DR	MELCOR DEVELOPMENTS LTD	900-10310 JASPER AVE	EDMONTON, AB T5J 1Y8		
110 VISCOUNT DR	MELCOR DEVELOPMENTS LTD	900-10310 JASPER AVE	EDMONTON, AB T5J 1Y8		
114 VISCOUNT DR	MELCOR DEVELOPMENTS LTD	900-10310 JASPER AVE	EDMONTON, AB T5J 1Y8		
118 VISCOUNT DR	MELCOR DEVELOPMENTS LTD	900-10310 JASPER AVE	EDMONTON, AB T5J 1Y8		
122 VISCOUNT DR	BRUCE DALE & LACEY LAVONNE JONAS	122 VISCOUNT DR	RED DEER, AB T4R 0G6		
126 VISCOUNT DR	MELCOR DEVELOPMENTS LTD	900-10310 JASPER AVE	EDMONTON, AB T5J 1Y8		

130 VISCOUNT DR	MELCOR DEVELOPMENTS LTD	900-10310 JASPER AVE	EDMONTON, AB T5J 1Y8		
134 VISCOUNT DR	MELCOR DEVELOPMENTS LTD	900-10310 JASPER AVE	EDMONTON, AB T5J 1Y8		
138 VISCOUNT DR	MELCOR DEVELOPMENTS LTD	900-10310 JASPER AVE	EDMONTON, AB T5J 1Y8		
142 VISCOUNT DR	MELCOR DEVELOPMENTS LTD	900-10310 JASPER AVE	EDMONTON, AB T5J 1Y8		
146 VISCOUNT DR	MELCOR DEVELOPMENTS LTD	900-10310 JASPER AVE	EDMONTON, AB T5J 1Y8		
150 VISCOUNT DR	MELCOR DEVELOPMENTS LTD	900-10310 JASPER AVE	EDMONTON, AB T5J 1Y8		
154 VISCOUNT DR	MELCOR DEVELOPMENTS LTD	900-10310 JASPER AVE	EDMONTON, AB T5J 1Y8		
3 VOISIN CL	MELCOR DEVELOPMENTS LTD	900-10310 JASPER AVE	EDMONTON, AB T5J 1Y8		
7 VOISIN CL	MELCOR DEVELOPMENTS LTD	900-10310 JASPER AVE	EDMONTON, AB T5J 1Y8		
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19 VOISIN CL	MELCOR DEVELOPMENTS LTD	900-10310 JASPER AVE	EDMONTON, AB T5J 1Y8		
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39 VOISIN CL	MELCOR DEVELOPMENTS LTD	900-10310 JASPER AVE	EDMONTON, AB T5J 1Y8		
43 VOISIN CL	MELCOR DEVELOPMENTS LTD	900-10310 JASPER AVE	EDMONTON, AB T5J 1Y8		
47 VOISIN CL	PLATINUM HOMES & DEVELOPMENTS CORP	5-4669 62 ST	RED DEER, AB T4N 2R4		
51 VOISIN CL	MELCOR DEVELOPMENTS LTD	900-10310 JASPER AVE	EDMONTON, AB T5J 1Y8		
158 VISCOUNT DR	MELCOR DEVELOPMENTS LTD	900-10310 JASPER AVE	EDMONTON, AB T5J 1Y8		
166 VISCOUNT DR	MELCOR DEVELOPMENTS LTD	900-10310 JASPER AVE	EDMONTON, AB T5J 1Y8		
170 VISCOUNT DR	MELCOR DEVELOPMENTS LTD	900-10310 JASPER AVE	EDMONTON, AB T5J 1Y8		
174	MELCOR DEVELOPMENTS	900-10310 JASPER	EDMONTON, AB		

VISCOUNT DR	LTD	AVE	T5J 1Y8		
178 VISCOUNT DR	MELCOR DEVELOPMENTS LTD	900-10310 JASPER AVE	EDMONTON, AB T5J 1Y8		
182 VISCOUNT DR	MELCOR DEVELOPMENTS LTD	900-10310 JASPER AVE	EDMONTON, AB T5J 1Y8		
186 VISCOUNT DR	MELCOR DEVELOPMENTS LTD	900-10310 JASPER AVE	EDMONTON, AB T5J 1Y8		
190 VISCOUNT DR	MELCOR DEVELOPMENTS LTD	900-10310 JASPER AVE	EDMONTON, AB T5J 1Y8		
191 VISCOUNT DR	CITY OF RED DEER	BOX 5008	RED DEER, AB T4N 3T4		
194 VISCOUNT DR	MELCOR DEVELOPMENTS LTD	900-10310 JASPER AVE	EDMONTON, AB T5J 1Y8		
198 VISCOUNT DR	MELCOR DEVELOPMENTS LTD	900-10310 JASPER AVE	EDMONTON, AB T5J 1Y8		
202 VISCOUNT DR	MELCOR DEVELOPMENTS LTD	900-10310 JASPER AVE	EDMONTON, AB T5J 1Y8		
206 VISCOUNT DR	MELCOR DEVELOPMENTS LTD	900-10310 JASPER AVE	EDMONTON, AB T5J 1Y8		
210 VISCOUNT DR	MELCOR DEVELOPMENTS LTD	900-10310 JASPER AVE	EDMONTON, AB T5J 1Y8		
214 VISCOUNT DR	MELCOR DEVELOPMENTS LTD	900-10310 JASPER AVE	EDMONTON, AB T5J 1Y8		
218 VISCOUNT DR	MELCOR DEVELOPMENTS LTD	900-10310 JASPER AVE	EDMONTON, AB T5J 1Y8		
222 VISCOUNT DR	MELCOR DEVELOPMENTS LTD	900-10310 JASPER AVE	EDMONTON, AB T5J 1Y8		
226 VISCOUNT DR	MELCOR DEVELOPMENTS LTD	900-10310 JASPER AVE	EDMONTON, AB T5J 1Y8		
230 VISCOUNT DR	MELCOR DEVELOPMENTS LTD	900-10310 JASPER AVE	EDMONTON, AB T5J 1Y8		
234 VISCOUNT DR	MELCOR DEVELOPMENTS LTD	900-10310 JASPER AVE	EDMONTON, AB T5J 1Y8		
242 VISCOUNT DR	MELCOR DEVELOPMENTS LTD	900-10310 JASPER AVE	EDMONTON, AB T5J 1Y8		
246 VISCOUNT DR	MELCOR DEVELOPMENTS LTD	900-10310 JASPER AVE	EDMONTON, AB T5J 1Y8		
250 VISCOUNT	MELCOR DEVELOPMENTS	900-10310 JASPER	EDMONTON, AB		

DR	LTD	AVE	T5J 1Y8		
254 VISCOUNT DR	MELCOR DEVELOPMENTS LTD	900-10310 JASPER AVE	EDMONTON, AB T5J 1Y8		
103 VISCOUNT DR	DARREN ZAITZ	103 VISCOUNT DR	RED DEER, AB T4R 0G3		
105 VISCOUNT DR	THE CITY OF RED DEER	C/O PO BOX 5008	RED DEER, AB T4N 3T4		
258 VISCOUNT DR	MELCOR DEVELOPMENTS LTD	900-10310 JASPER AVE	EDMONTON, AB T5J 1Y8		
60 VISCOUNT DR	THE CITY OF RED DEER	C/O PO BOX 5008	RED DEER, AB T4N 3T4		
83 VISCOUNT DR	BENJAMIN & KIMBERLY TANG	83 VISCOUNT DR	RED DEER, AB T4R 0G6		
87 VISCOUNT DR	SHELDON & HEATHER RURYK	87 VISCOUNT DR	RED DEER, AB T4R 0G6		
91 VISCOUNT DR	TODD L MARSHALL	91 VISCOUNT DR	RED DEER, AB T4R 0G6		
95 VISCOUNT DR	JACK DALLAS WALTER MCCARTHY	95 VISCOUNT DR	RED DEER, AB T4R 0G6		
99 VISCOUNT DR	KEVIN B & KIMBERLEY D WALSH	99 VISCOUNT DR	RED DEER, AB T4R 0G6		
100 VANSON CL	FRANCOIS HENRI J PICHE	100 VANSON CL	RED DEER, AB T4R 0G9		
56 VANSON CL	ANTHONY STOCK	56 VANSON CLOSE	RED DEER, AB T4R 0G9		
60 VANSON CL	NATHAN D CROWE- SWORDS & JAIMIE CROWER-SWORDS	60 VANSON CL	RED DEER, AB T4R 0G9		
64 VANSON CL	JAIME LYNN ANASTASI	64 VANSON CLOSE	RED DEER, AB T4R 0G9		
68 VANSON CL	ALAN RONALD & MARILYN J HILSABECK	68 VANSON CLOSE	RED DEER, AB T4R 0G9		
70 VANSON CL	THE CITY OF RED DEER	C/O PO BOX 5008	RED DEER, AB T4N 3T4		
72 VANSON CL	JEFFREY KENNETH CONKLIN & DANIELLE LEE RICHARD	72 VANSON CLOSE	RED DEER, AB T3R 0G9		
238 VISCOUNT DR	MELCOR DEVELOPMENTS LTD	900-10310 JASPER AVE	EDMONTON, AB T5J 1Y8		
76 VANSON CL	KENT DOUGLAS & SHARON MARIE FULLER	76 VANSON CLOSE	RED DEER, AB T4R 0G9		
162 VISCOUNT DR	MELCOR DEVELOPMENTS LTD	900-10310 JASPER AVE	EDMONTON, AB T5J 1Y8		
104 VANSON CL	JEFFREY & JANICE FOSS & EMMALINE E GREAVES	104 VANSON CLOSE	RED DEER, AB T4R 0G9		

108 VANSON CL	PHILIP ERDMAN & SUSAN ALICE NEUFELD	PO BOX 161	RED DEER, AB T4N 5E8		
112 VANSON CL	CHRISTOPHER J & SHANNON M EVANS	112 VANSON CLOSE	RED DEER, AB T4R 0G9		
116 VANSON CL	KYLE A REIMER	116 VANSON CLOSE	RED DEER, AB T4R 0G9		
120 VANSON CL	DONALD J & VIRGINIA LAURIN	120 VANSON CLOSE	RED DEER, AB T4R 0G9		
130 VANSON CL	CITY OF RED DEER	BOX 5008	RED DEER, AB T4N 3T4		
167 VOISIN CL	MELCOR DEVELOPMENTS LTD	900-10310 JASPER AVE	EDMONTON, AB T5J 1Y8		
ROLL 8700020	FARM AIR PROPERTIES INC	210-5324 CALGARY TRAIL	EDMONTON, AB T6H 4J8		
ROLL 8700085	JOHN PATRICK BRETT	RR 3	RED DEER, AB T4N 5E3		
ROLL 8700090	MELCOR DEVELOPMENTS LTD	502 PARKLAND SQUARE	4901 48 ST	RED DEER, AB T4N 6M4	
2506 19 ST	GERALD W & SHIRLEY A NEUFELD	2506 19 ST	RED DEER, AB T4R 2T3		
2512 19 ST	CITY OF RED DEER	BOX 5008	RED DEER, AB T4N 3T4		
187 VOISIN CL	MELCOR DEVELOPMENTS LTD	900-10310 JASPER AVE	EDMONTON, AB T5J 1Y8		
79 VANSON CL	LOUIE & LAIHLANI ESGUERRA	79 VANSON CLOSE	RED DEER, AB T4R 0G8		
80 VANSON CL	RENE & DANA RONDEAU	80 VANSON CLOSE	RED DEER, AB T4R 0G9		
83 VANSON CL	M MICHAEL SZEWCZUK & LINDSAY	CERY S WILLIAMS	83 VANSON CLOSE	RED DEER, AB T4R 0G8	
84 VANSON CL	TREENA MILLER	84 VANSON CLOSE	RED DEER, AB T4R 0G9		
87 VANSON CL	ROBERT & LISA SANDERSON	87 VANSON CLOSE	RED DEER, AB T4R 0G8		
88 VANSON CL	COLIN C & TAMMY L STERLING	88 VANSON CLOSE	RED DEER, AB T4R 0G9		
90 VANSON CL	THE CITY OF RED DEER	C/O PO BOX 5008	RED DEER, AB T4N 3T4		
91 VANSON CL	ERIN L & BRYAN J BOORMAN	91 VANSON CLOSE	RED DEER, AB T4R 0G8		
92 VANSON CL	CAROLE ANNE & RYAN LLOYD MORCOM	92 VANSON CLOSE	RED DEER, AB T4R 0G9		
95 VANSON CL	SCOTT & MICHELLE LOUCKS	95 VANSON CLOSE	RED DEER, AB T4R 0G8		
96 VANSON CL	JAMES AARON & GAYLE DENISE YOUNG	96 VANSON CLOSE	RED DEER, AB T4R 0G9		
99 VANSON CL	SCOTT GROZELLE	99 VANSON CLOSE	RED DEER, AB T4R 0G8		
175 VOISIN CL	MELCOR DEVELOPMENTS LTD	900-10310 JASPER AVE	EDMONTON, AB T5J 1Y8		
183 VOISIN CL	MELCOR DEVELOPMENTS LTD	900-10310 JASPER AVE	EDMONTON, AB T5J 1Y8		
ROLL 8700096	ALTALINK MANAGEMENT LTD.	C/O AEC INTERNATIONAL	100 SHEPPARD AVE E, SUITE 760	TORONTO, ON M2N 6N5	



April 24, 2012

Road Closure Bylaw 3479/2012

Land Use Bylaw Amendment 3357/G-2012

Partial Road Closure and Redesignation of a Portion of Plan H at Cenotaph on Ross Street and 49th Street

Legislative & Governance Services

Report Summary & Recommendation:

Summary:

The report attached is being brought forward from the Monday, April 2, 2012 Council Meeting.

Recommendation:

That Council consider giving second and third readings to Road Closure Bylaw 3479/2012 and Land Use Bylaw Amendment 3357/G-2012.

City Manager Comments:

I support the recommendations of Administration to proceed with Second and Third Readings.

Craig Curtis
City Manager

Report Details

Background:

At the Monday, April 2, 2012 Council Meeting, Council gave first reading to Road Closure Bylaw 3479/2012 and Land Use Bylaw Amendment 3357/G-2012

Road Closure Bylaw 3479/2012 and Land Use Bylaw Amendment 3357/G-2012 provides for the closing of 19.29 square metres of road and rezoning of the parcel to P1 Parks and Recreation District with a Historical Preservation Overlay District of HP-16. The Cenotaph was designated as a Municipal Historic Resource under the Alberta Historical Resources Act in 2010. The Alberta Historical Resources Act requires that the designation is registered on the title of any resource that is designated. Currently the Cenotaph is technically located on a road right of way and does not have a separate title or underlying zoning. The closure of road and rezoning is required in order to create a separate title for the Cenotaph.



Public Consultation Process

A Public Hearing has been advertised for Road Closure Bylaw 3479/2012 and Land Use Bylaw Amendment 3357/G-2012 to be held on Monday, April 30, 2012 at 6:00 P.M. during Council's regular meeting. Advertisements were placed in the Red Deer Advocate on April 13, 2012 and April 20, 2012. Letters were sent to property owners adjacent to the site.



Report Originally Submitted
to the Monday, April 2, 2012
Council Meeting

March 15, 2012

Partial Road Closure & Redesignation of a Portion of Plan H at Cenotaph on Ross Street and 49th Street

Land and Economic Development

Report Summary & Recommendation:

That City Council proceed with first reading of Road Closure Bylaw 3479/2012 and Map 4.

That City Council proceed with first reading of Land Use Bylaw Amendment 3357/G-2012 and Map 7/2012.

City Manager Comments:

I support the recommendation of Administration that Council give First Reading to Road Closure Bylaw 3479/2012 and Land Use Bylaw Amendment 3357/G-2012. This is a housekeeping issue to enable the redesignation of the Cenotaph as per Council's previous direction. Public Hearings would be held on Monday, April 30, 2012 at 6:00 P.M. during Council's regular meeting.

Craig Curtis
City Manager

Proposed Resolution

That Council give First Reading to Road Closure Bylaw 3479/2012.

That Council give First Reading to Land Use Bylaw Amendment 3357/G-2012.



Report Details

Background:

The Cenotaph was designated as a Municipal Historic Resource under the *Alberta Historical Resources Act* by Council on January 11, 2010 with Bylaw 3442/2010. The Historical Preservation Overlay District of HP-16 was also added to the site in the *Land Use Bylaw* at that time with Bylaw 3357/A-2010. This overlay is The City's tool for identifying sites designated under the Province's *Alberta Historical Resources Act*.

The *Alberta Historical Resources Act* requires that the designation is registered on the title of any resource that is designated. Currently the Cenotaph is technically located in a road right of way and does not have a separate title or underlying zoning.

The Planning and Land and Economic Development Departments have submitted a road closure application and rezoning for Council's consideration. This is the first step in creating a separate title for the Cenotaph. The portion of road to be closed and rezoned consists of 19.29 square metres which is a 4.87 meter by 3.96 meter rectangle.

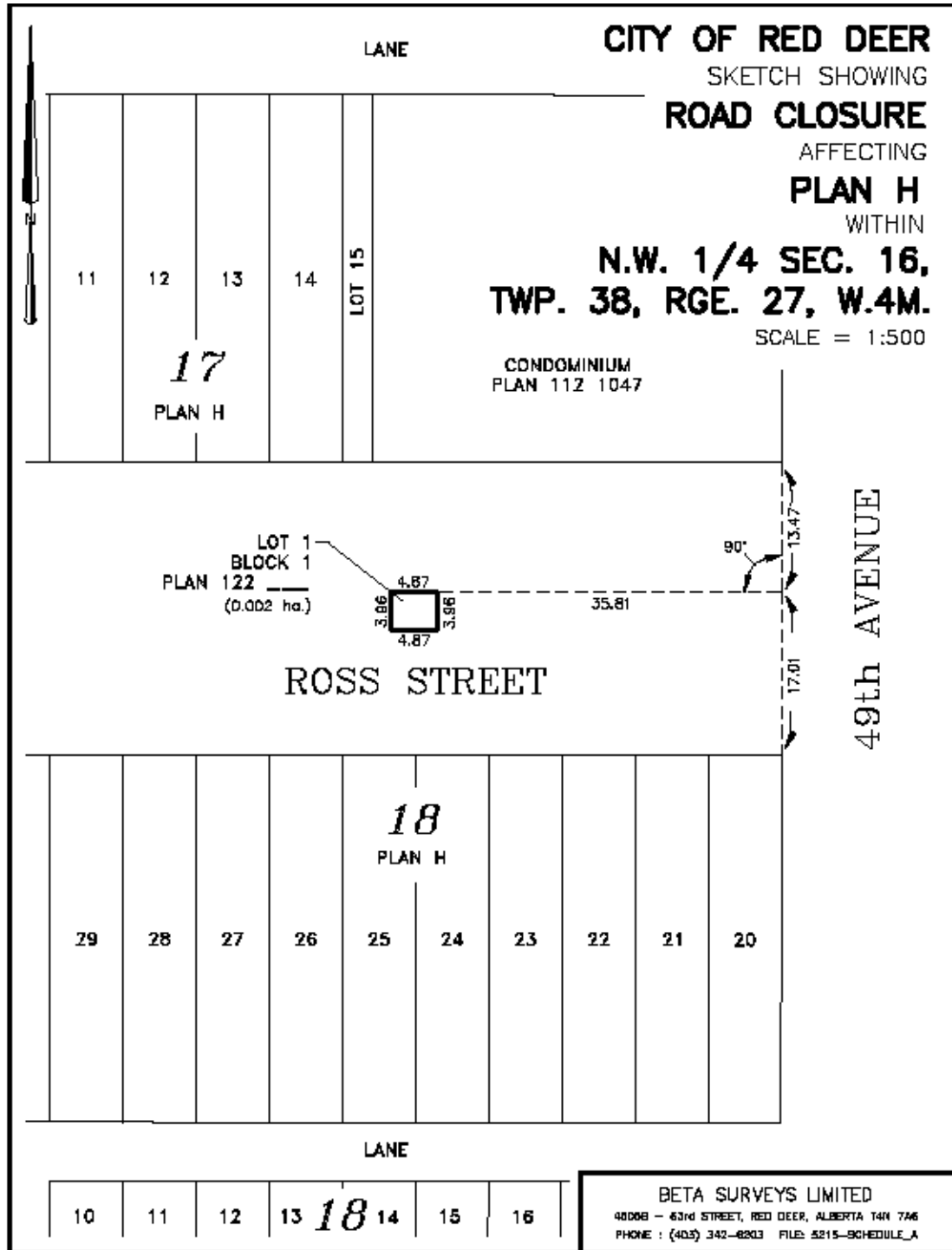
If approved by Council, the next step will be processing a subdivision application for consideration by the Municipal Planning Commission. This approval will allow the creation of a separate title for the Cenotaph and the Municipal Historic Resources caveat will then be registered fulfilling the requirements under the *Alberta Resources Act*.

There are two separate bylaws for Council's consideration. The road closure is executed via Road Closure Bylaw 3479/2012. The parcel is proposed to be zoned Parks and Recreation District (P1) with an Historical Preservation Overlay District of HP-16 as shown on the accompanying Land Use Bylaw Amendment 3357/G-2012 and Map (4/2012)

This land will remain under the ownership of The City and Engineering has agreed that the \$750.00 generated by the 207 square feet paid at fair market value is not required to be paid by the Heritage Preservation Committee to the Road Right of Way Reserve Fund. They have asked that we ensure that if the land used by the Cenotaph is no longer required that it divert back to road without any cost to Engineering or the Road Right of Way Reserve Fund.



Schedule A
Sketch of Property



SCHEDULE 'A'



BYLAW NO. 3442/2010

Being a bylaw to designate the Red Deer Cenotaph located within that portion of road right of way (known as "Ross Street" or "50th Street") as shown on Plan H lying between Block 17, Plan 072 8266 and Block 18, Plan H within NW1/4 Section 16, Township 38, Range 27, West of the 4th Meridian containing 2.0 m² and as shown on attached Schedule 'A' as a Municipal Historic Resource.

1. WHEREAS Section 26 of the Alberta Historical Resources Act, Revised Statutes of Alberta 2000, permits Council to designate any historic resource within the City of Red Deer whose preservation Council considers to be in the public interest, together with any land in or on which it is located, as a Municipal Historic Resource;
2. AND WHEREAS the preservation of the Red Deer Cenotaph in the city of Red Deer appears to be in the public interest;

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

1. The monument known as the Red Deer Cenotaph located within that portion of road right of way (known as "Ross Street" or "50th Street") as shown on Plan H lying between Block 17, Plan 072 8266 and Block 18, Plan H within NW1/4 Section 16, Township 38, Range 27, West of the 4th Meridian containing 2.0 m² and as shown on attached Schedule 'A' in the city of Red Deer is hereby designated as a Municipal Historic Resource. A plan of survey shall determine the legal location.
2. This Bylaw shall come into force upon the final passing hereof.

READ A FIRST TIME IN OPEN COUNCIL this 11 day of January 2010.

READ A SECOND TIME IN OPEN COUNCIL this 11 day of January 2010.

READ A THIRD TIME IN OPEN COUNCIL this 11 day of January 2010.

AND SIGNED BY THE MAYOR AND CITY CLERK this 11 day of January 2010.


MAYOR


CITY CLERK

BYLAW NO. 3479/2012

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

COUNCIL OF THE CITY OF RED DEER ENACTS AS FOLLOWS:

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

All that portion of Ross Street in the approximate location shown in sketch attached as Schedule A, as shown on Plan K, lying within Lot 1, Block 1, Plan 122_____, containing 0.002 ha.

Excepting thereout all mines and minerals.

READ A FIRST TIME IN OPEN COUNCIL this 2nd day of April 2012.

READ A SECOND TIME IN OPEN COUNCIL this day of 2012.

READ A THIRD TIME IN OPEN COUNCIL this day of 2012.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2012.

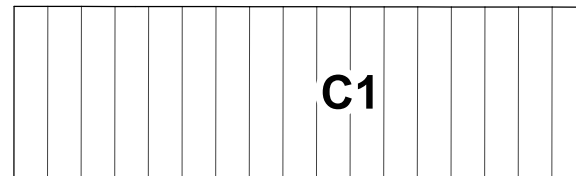
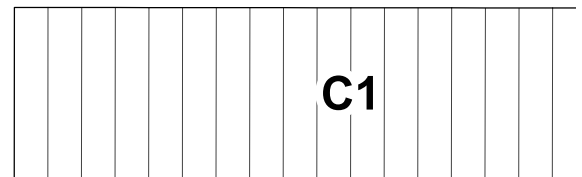
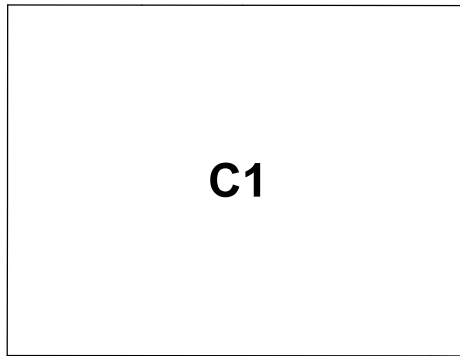
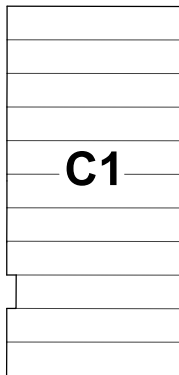
MAYOR

CITY CLERK

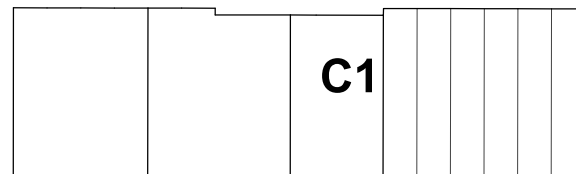
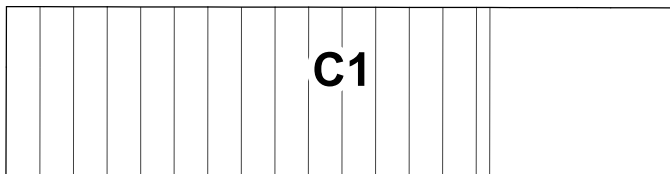
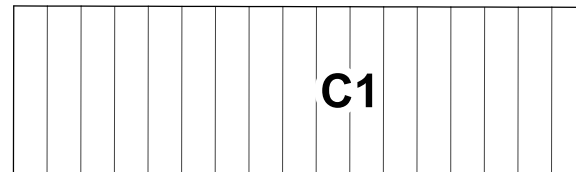
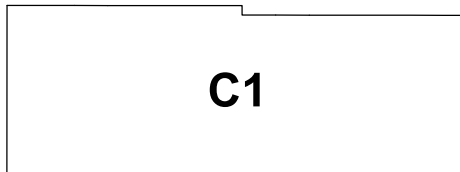
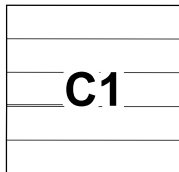


Road Closure Bylaw 3479/2012

GAETZ (50) AV

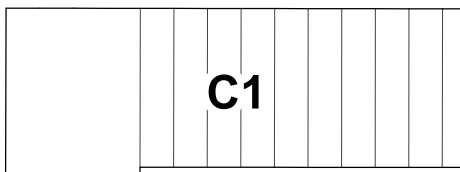
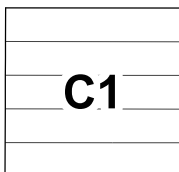
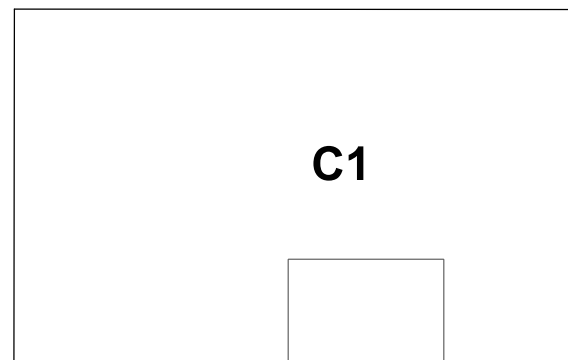
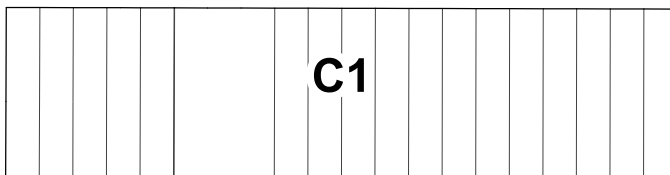


51 ST



Road to be closed → ■

ROSS (50) ST



49 ST

**Road Closure Bylaw:
3479/2012
Map 4/2012
Mar 12, 2012**

BYLAW NO. 3357/G-2012

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 in black in the sketch attached as Schedule A to this Bylaw is redesignated from Road to P1 (Parks and Recreation District) with Historical Preservation Overlay District HP-16.
2. The "Land Use District Map 7/2012 contained in "Schedule A" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map 7/2012 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 2nd day of April 2012.

READ A SECOND TIME IN OPEN COUNCIL this day of 2012.

READ A THIRD TIME IN OPEN COUNCIL this day of 2012.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2012.

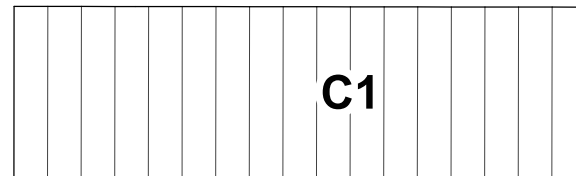
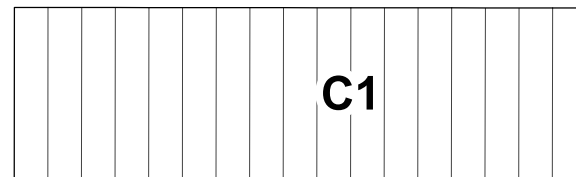
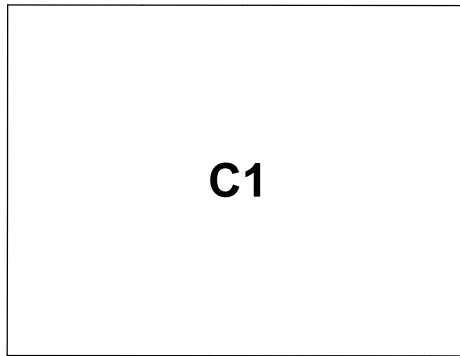
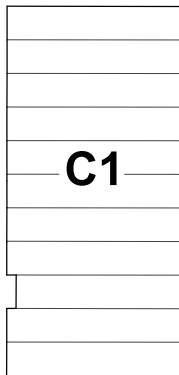
MAYOR

CITY CLERK

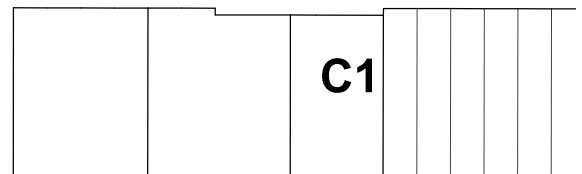
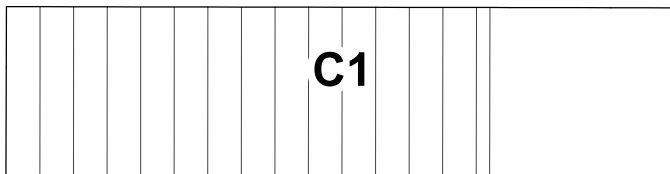
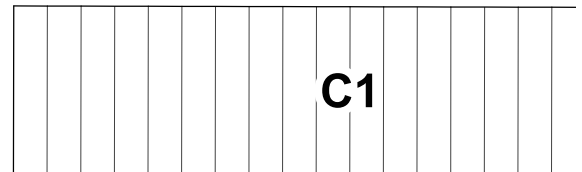
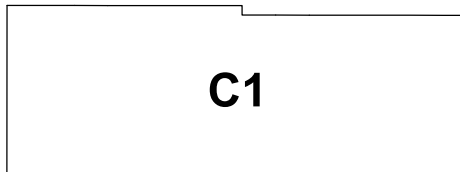
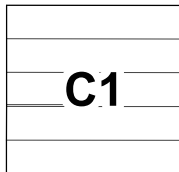


Proposed Amendment to Land Use Bylaw 3357/2006

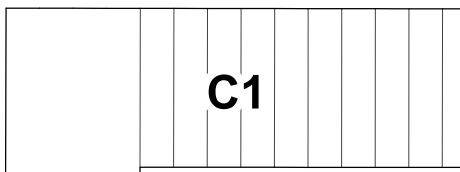
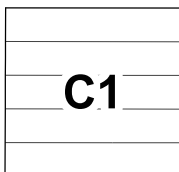
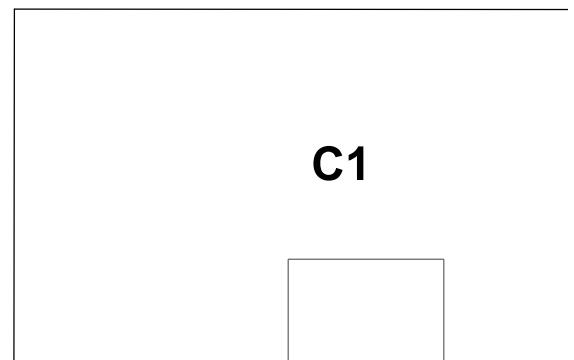
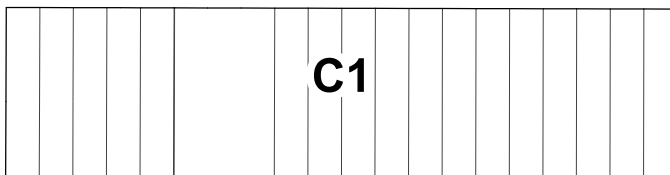
GAETZ (50) AV



51 ST



ROSS (50) ST



49 ST

Change District from:

Affected District:



Road to P1 HP-16

P1 - Parks and Recreation District

Proposed Amendment

Map: **7 / 2012**

Bylaw: **3357 / G-2012**

Date: **April 2, 2012**



Council Decision – April 30, 2012

DATE: May 2, 2012

TO: Liz Soley, Land Services Specialist

FROM: Elaine Vincent, Legislative & Governance Services Manager

SUBJECT: Partial Road Closure & Redesignation of a Portion of Plan H at
Cenotaph on Ross Street and 49 Street
Road Closure Bylaw 3479/2012 and
Land Use Bylaw Amendment 3357/G-2012

Reference Report:

Legislative & Governance Services dated April 24, 2012

Bylaw Reading:

At the Monday, April 30, 2012, Council gave second and third reading to Road Closure Bylaw 3479/2012 and Land Use Bylaw Amendment 3357/G-2012, a bylaw to allow for the redesignation of land from Road to PI (Parks and Recreation District) to allow for a portion of the road to be closed on Ross Street. Copies of the bylaws, including a certified copy sent under separate cover, are attached.

Report back to Council: No

Comments/Further Action:

Our office will follow up with distribution of this bylaw in due course.

A handwritten signature in blue ink, appearing to read 'Elaine Vincent', written over a faint circular stamp.

Elaine Vincent
Legislative & Governance Services Manager
/attach

c: Director of Planning Services
Land & Economic Development Manager
Client Services Support

Christine Kenzie

From: Liz Soley
Sent: April 03, 2012 10:16 AM
To: Christine Kenzie
Subject: RE: Updated Cenotaph report

Yes ma'am, that is the only change.

Liz Soley

From: Christine Kenzie
Sent: April 03, 2012 10:14 AM
To: Liz Soley
Subject: RE: Updated Cenotaph report

I'll just change your original report as it will be brought forward to April 30th. That was the only change??

Christine Kenzie | Corporate Meeting Coordinator
Legislative & Governance Services | The City of Red Deer
D 403.356.8978 | F 403.346.6195
christine.kenzie@reddeer.ca

From: Liz Soley
Sent: April 03, 2012 9:59 AM
To: Christine Kenzie
Subject: Updated Cenotaph report

Good day, there is a small error on the last page, the 27.29 square feet - was a typo.... Should have been 207.

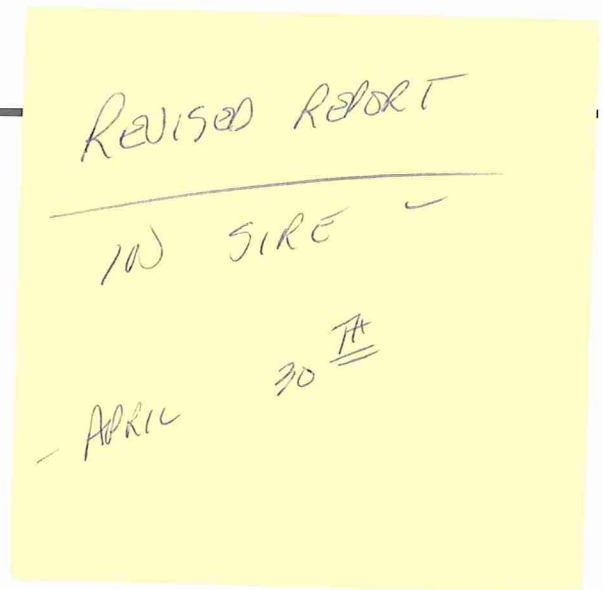
<< File: DMPROD-#1198789-v2-March_15_2012_to_City_Manager_re___partial_road_closure_for_Cenotaph.DOC >>

I have fixed it in the report, it will be correct for 2nd and 3rd reading

Tara just called me on the recommended changes on the Garden Heights report, the verbal diarrhea on the back page will be replaced with minimal detail.

Will fix it and reload it as soon as I can.

Have a good day and be thankful you weren't at Council last night - I sure was!!



March 15, 2012

PARTIAL ROAD CLOSURE & REDESIGNATION OF A PORTION OF PLAN H
AT CENOTAPH ON ROSS STREET AND 49th STREET

Land and Economic Development

Report Summary & Recommendation:

That City Council proceed with first reading of Road Closure Bylaw 3479/2012 and Map 4.

That City Council proceed with first reading of Land Use Bylaw Amendment 3357/G-2012 and Map 7/2012.

City Manager Comments:

LGS Only - City Manager Comments

Proposed Resolution

LGS Only - Proposed Resolutions

Report Details

Background:

The Cenotaph was designated as a Municipal Historic Resource under the *Alberta Historical Resources Act* by Council on January 11, 2010 with Bylaw 3442/2010. The Historical Preservation Overlay District of HP-16 was also added to the site in the *Land Use Bylaw* at that time with Bylaw 3357/A-2010. This overlay is The City's tool for identifying sites designated under the Province's *Alberta Historical Resources Act*.

The *Alberta Historical Resources Act* requires that the designation is registered on the title of any resource that is designated. Currently the Cenotaph is technically located in a road right of way and does not have a separate title or underlying zoning.

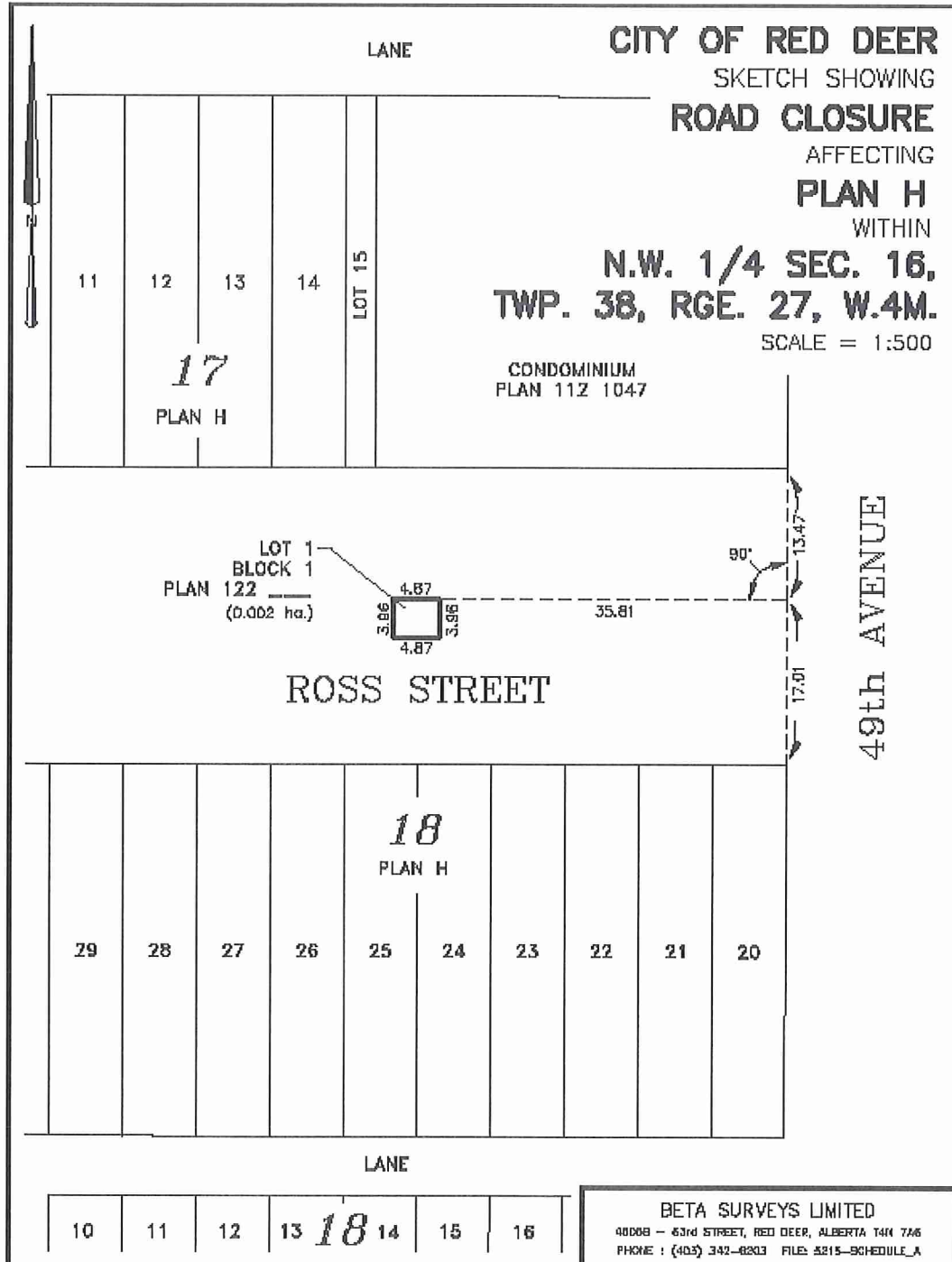
The Planning and Land and Economic Development Departments have submitted a road closure application and rezoning for Council's consideration. This is the first step in creating a separate title for the Cenotaph. The portion of road to be closed and rezoned consists of 19.29 square metres which is a 4.87 meter by 3.96 meter rectangle.

If approved by Council, the next step will be processing a subdivision application for consideration by the Municipal Planning Commission. This approval will allow the creation of a separate title for the Cenotaph and the Municipal Historic Resources caveat will then be registered fulfilling the requirements under the *Alberta Resources Act*.

There are two separate bylaws for Council's consideration. The road closure is executed via Road Closure Bylaw 3479/2012. The parcel is proposed to be zoned Parks and Recreation District (PI) with an Historical Preservation Overlay District of HP-16 as shown on the accompanying Land Use Bylaw Amendment 3357/G-2012 and Map (4/2012)

This land will remain under the ownership of The City and Engineering has agreed that the \$750.00 generated by the 207 square feet paid at fair market value is not required to be paid by the Heritage Preservation Committee to the Road Right of Way Reserve Fund. They have asked that we ensure that if the land used by the Cenotaph is no longer required that it divert back to road without any cost to Engineering or the Road Right of Way Reserve Fund.

Schedule A



SCHEDULE 'A'

BYLAW NO. 3442/2010

Being a bylaw to designate the Red Deer Cenotaph located within that portion of road right of way (known as "Ross Street" or "50th Street") as shown on Plan H lying between Block 17, Plan 072 8266 and Block 18, Plan H within NW1/4 Section 16, Township 38, Range 27, West of the 4th Meridian containing 2.0 m² and as shown on attached Schedule 'A' as a Municipal Historic Resource.

1. WHEREAS Section 26 of the Alberta Historical Resources Act, Revised Statutes of Alberta 2000, permits Council to designate any historic resource within the City of Red Deer whose preservation Council considers to be in the public interest, together with any land in or on which it is located, as a Municipal Historic Resource;
2. AND WHEREAS the preservation of the Red Deer Cenotaph in the city of Red Deer appears to be in the public interest;

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

1. The monument known as the Red Deer Cenotaph located within that portion of road right of way (known as "Ross Street" or "50th Street") as shown on Plan H lying between Block 17, Plan 072 8266 and Block 18, Plan H within NW1/4 Section 16, Township 38, Range 27, West of the 4th Meridian containing 2.0 m² and as shown on attached Schedule 'A' in the city of Red Deer is hereby designated as a Municipal Historic Resource. A plan of survey shall determine the legal location.
2. This Bylaw shall come into force upon the final passing hereof.

READ A FIRST TIME IN OPEN COUNCIL this 11 day of January 2010.

READ A SECOND TIME IN OPEN COUNCIL this 11 day of January 2010.

READ A THIRD TIME IN OPEN COUNCIL this 11 day of January 2010.

AND SIGNED BY THE MAYOR AND CITY CLERK this 11 day of January 2010.


MAYOR


CITY CLERK

**ROAD CLOSURE BYLAW 3479/2012
LAND USE BYLAW AMENDMENT 3357/G- 2012
PARTIAL ROAD CLOSURE & REDESIGNATION OF PORTION OF PLAN H
AT CENOTAPH ON ROSS STREET AND 49 STREET**

DESCRIPTION: Approximately 19.29 square metres of road to be closed and rezoned to P1 - Parks and Recreation District with an Historical Preservation Overlay District of HP-16 at the location of the Cenotaph on Ross Street and 49 Street. This is to accommodate the registration of a Municipal Historic Resource on the title of land where the Cenotaph is located.

FIRST READING: April 2, 2012

FIRST PUBLICATION: April 13, 2012

SECOND PUBLICATION: April 20, 2012

PUBLIC HEARING & SECOND READING: April 30, 2012

THIRD READING: _____

LETTERS REQUIRED TO PROPERTY OWNERS: YES ☐ ☒ NO

DEPOSIT: YES ☐ \$ _____ NO ☒

COST OF ADVERTISING RESPONSIBILITY OF: CITY OF RED DEER

ACTUAL COST OF ADVERTISING:

\$ _____ X 2

TOTAL: \$ _____

MAP PREPARATION: \$ _____

TOTAL COST: \$ _____

LESS DEPOSIT RECEIVED: \$ _____

AMOUNT OWING/ (REFUND): \$ _____

INVOICE NO.: _____

BATCH NO.: _____

(Advertising Revenue to 180.5901)

**Road Closure Bylaw 3479/2012
Land Use Bylaw Amendment 3357/G-2012
Cenotaph on Ross Street and 49th Street**

City Council proposes to pass Road Closure Bylaw 3479/2012 and Land Use Bylaw Amendment 3357/G-2012 which provides for the closing of 19.29 square metres of road and rezoning of the parcel to PI Parks and Recreation District with a Historical Preservation Overlay District of HP-16. The Cenotaph was designated as a Municipal Historic Resource under the *Alberta Historical Resources Act* in 2010. The *Alberta Historical Resources Act* requires that the designation is registered on the title of any resource that is designated. Currently the Cenotaph is technically located in a road right of way and does not have a separate title or underlying zoning. The closure of road and rezoning is required in order to create a separate title for the Cenotaph.

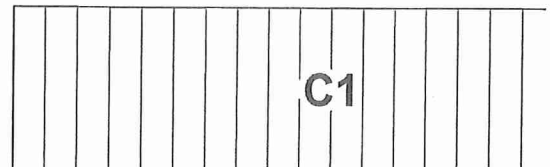
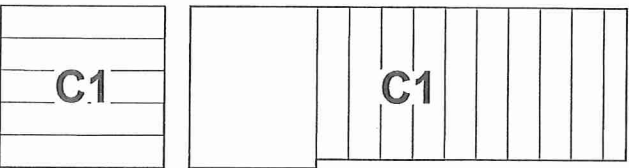
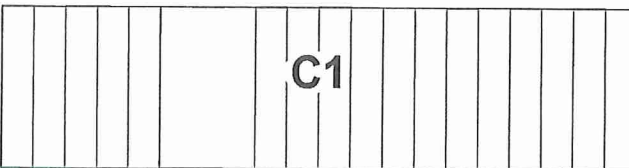
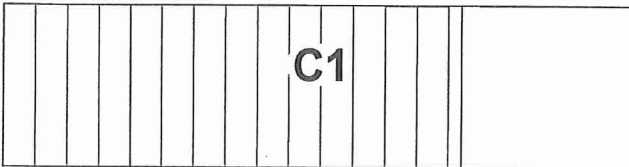
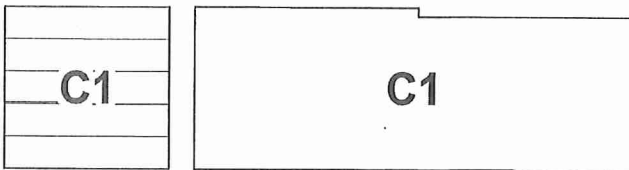
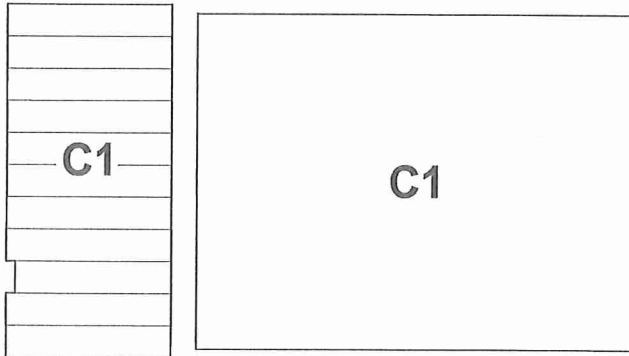
(Insert Map here — DM #1205198)

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

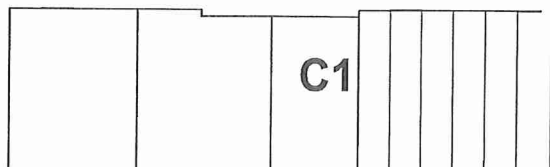
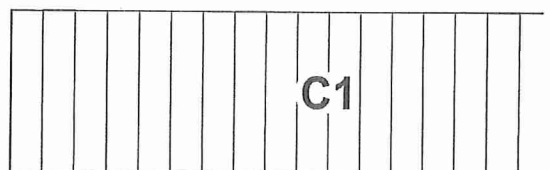
City Council will hear from any person claiming to be affected by the proposed bylaw at a Public Hearing on **Monday, April 30 2012** at 6:00 p.m. in Council Chambers, 2nd Floor at City Hall. If you want your letter or petition included on the Council agenda you must submit it to the Manager, Legislative & Governance Services by **Tuesday, April 24, 2012**. Otherwise, you may submit your letter or petition at the Council meeting 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 & Governance Services at 403-342-8132.

(Publication Dates: April 13 and April 20, 2012)

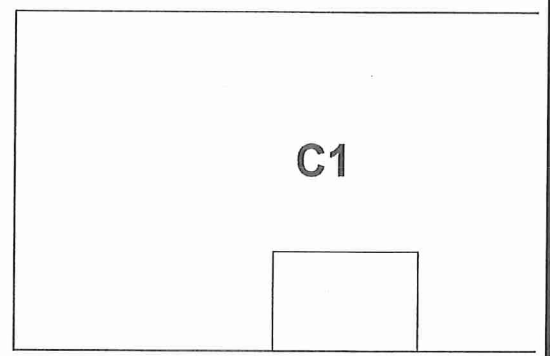
GAETZ (50) AV



51 ST



ROSS (50) ST



49 ST

Change District from:

Affected District:



Road to P1 HP-16

P1 - Parks and Recreation District

Proposed Amendment

Map: 7 / 2012

Bylaw: 3357 / G-2012

Date: April 2, 2012



LEGISLATIVE & GOVERNANCE SERVICES

April 2012

P. M. #1210667

Dear Sir/Madam:

**Re: Road Closure Bylaw 3479/2012
Land Use Bylaw Amendment 3357/G-2012
Partial Road Closure and Redesignation of a Portion of Plan H at Cenotaph on Ross Street
and 49th Street**

Red Deer City Council proposes to pass Road Closure Bylaw 3479/2012 and Land Use Bylaw Amendment 3357/G-2012 which provides for the closing of 19.29 square metres of road and rezoning of the parcel to PI Parks and Recreation District with an Historical Preservation Overlay District of HP-16. The Cenotaph was designated as a Municipal Historic Resource under the *Alberta Historical Resources Act* in 2012. The *Alberta Historical Resources Act* requires that the designation is registered on the title of any resource that is designated. Currently the Cenotaph is technically located in a road right of way and does not have a separate title or underlying zoning. The closure of road and rezoning is required in order to create a separate title for the Cenotaph.

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 & Governance 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, April 30, 2012 at 6:00 p.m. in Council Chambers, 2nd floor City Hall. If you would like a letter or petition included on the Council agenda it must be submitted to our office by Tuesday, April 24, 2012. You may also submit your letter or petition 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 & Governance Services at 403.342.8132.

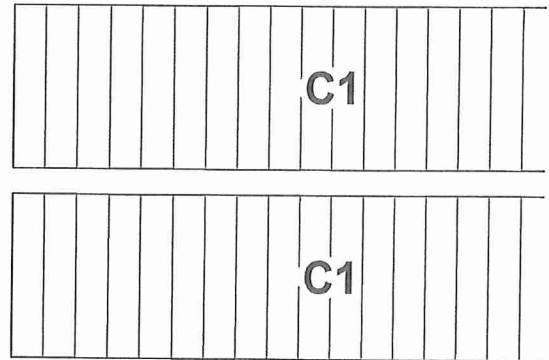
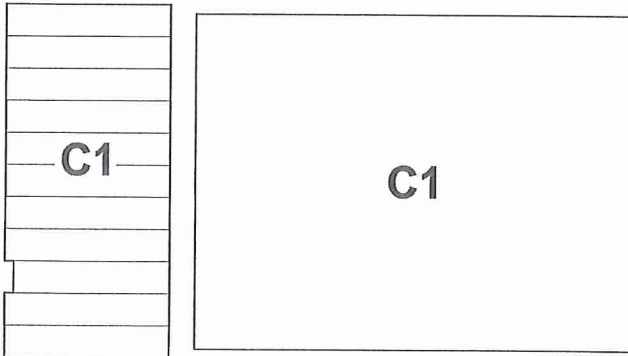
Yours truly,

A handwritten signature in cursive script, appearing to read 'Elaine Vincent'.

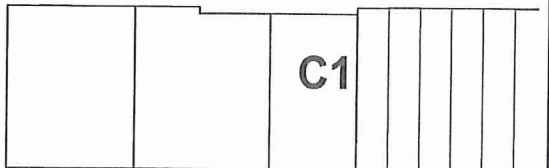
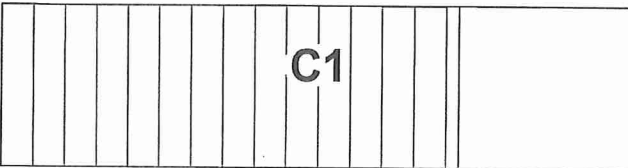
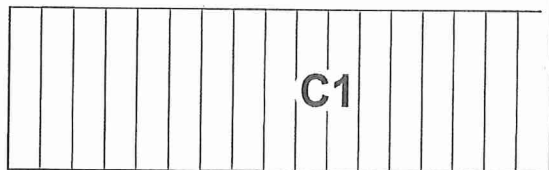
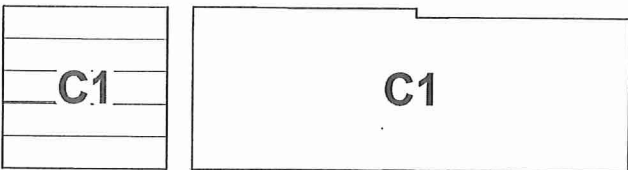
Elaine Vincent
Legislative & Governance Services Manager

attach.

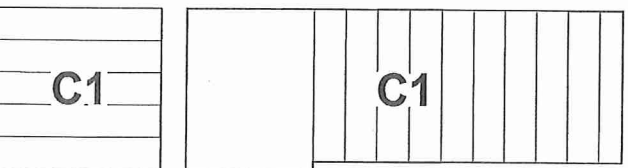
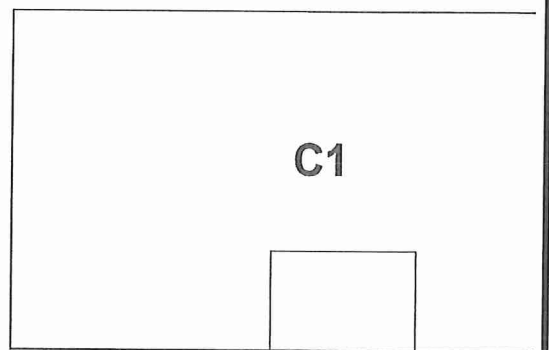
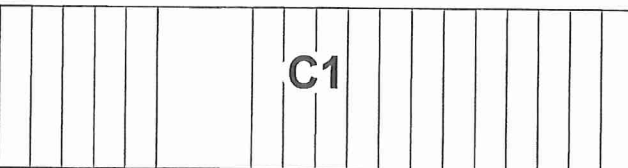
GAETZ (50) AV



51 ST



ROSS (50) ST



49 ST

Change District from:

Affected District:



Road to P1 HP-16

P1 - Parks and Recreation District

Proposed Amendment

Map: **7 / 2012**

Bylaw: **3357 / G-2012**

Date: **April 2, 2012**



LEGISLATIVE & GOVERNANCE SERVICES

April 2012

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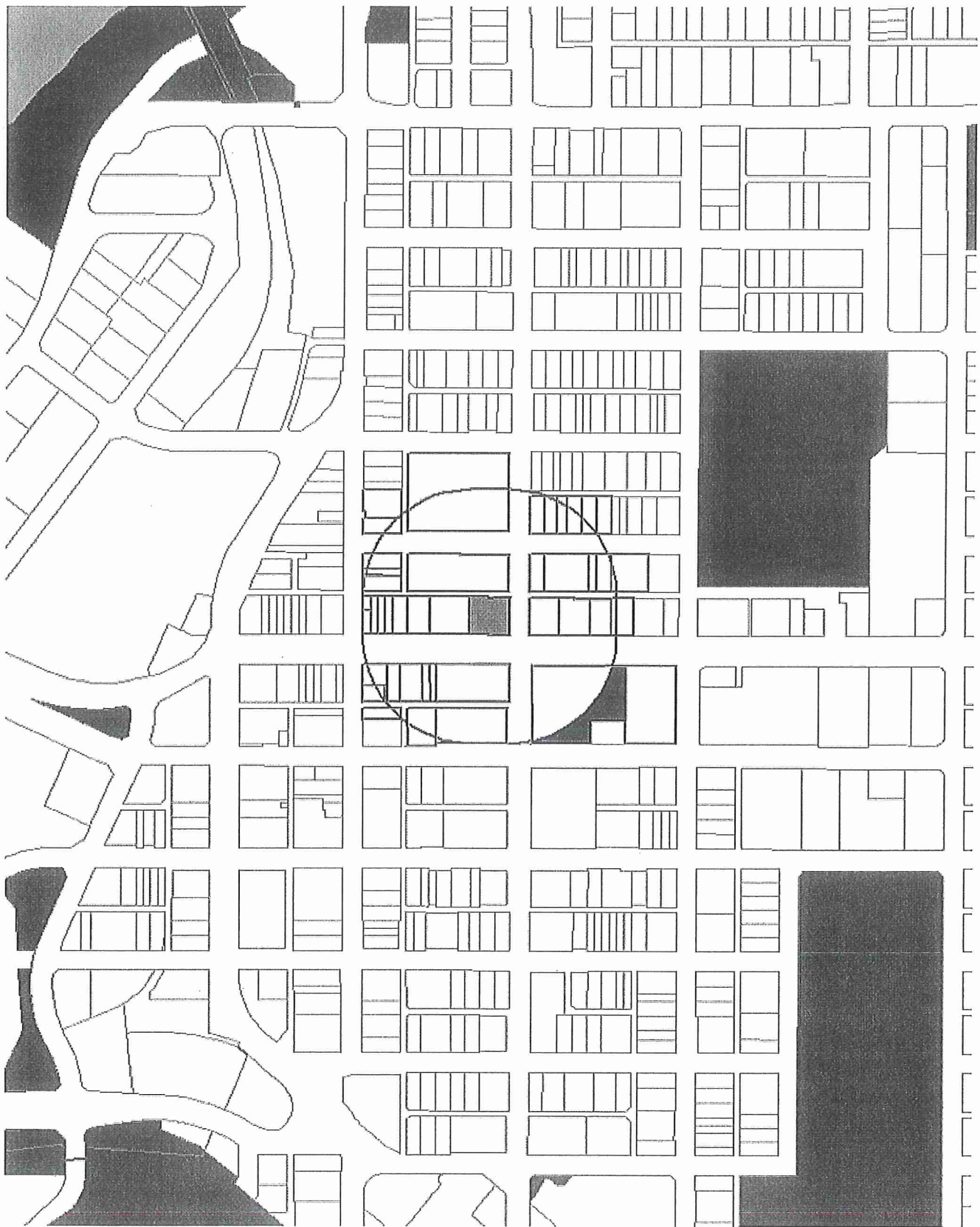
Yours truly,

A handwritten signature in dark ink, appearing to read 'Elaine Vincent'.

Elaine Vincent
Legislative & Governance Services Manager

attach.

A yellow rectangular sticky note with the handwritten text 'D.M. 1210667' in dark ink. A horizontal line is drawn below the text.



 [Export Data To Excel](#)

Parcels Touching The Buffer Zone - 110 Metres Around 50 ST 4900 1000

Address	Prime Owner Name	Owner Address 1	Owner Address 2	Owner Address 3	Owner Address 4
103 4929 50 ST	SAVANNAH PROPERTIES INC	102-4919 49 ST	RED DEER, AB T4N 1V2		
106 4929 50 ST	SAVANNAH PROPERTIES INC	102-4919 49 ST	RED DEER, AB T4N 1V2		
203 4929 50 ST	SAVANNAH PROPERTIES INC	102-4919 49 ST	RED DEER, AB T4N 1V2		
206 4929 50 ST	SAVANNAH PROPERTIES INC	102-4919 49 ST	RED DEER, AB T4N 1V2		
4914 48 AV	CITY OF RED DEER	BOX 5008	RED DEER, AB T4N 3T4		
BMT 4822 51 ST	MAN MAN MA & JOE MAH	4822 51 ST	RED DEER, AB T4N 2A4		
4921 51 ST	FIRST RED DEER PLACE LTD	101 4911 51 ST	RED DEER, AB T4N 6V4		
1 4935 51 ST	573985 ALBERTA LTD	C/O STANLEY SCHALK	RR 3	RED DEER, AB T4N 5E3	
5 4940 51 ST	644771 B C LTD	3922 PINE STREET	BURNABY, BC V5G 1Z2		
7 4940 51 ST	644771 B C LTD	3922 PINE STREET	BURNABY, BC V5G 1Z2		
8 4940 51 ST	644771 B C LTD	3922 PINE STREET	BURNABY, BC V5G 1Z2		
600 4900 50 ST	RD EXECUTIVE PLACE LTD	1-5100 LAKESHORE DR	SYLVAN LAKE, AB T4S 2L7		
5 4935 51 ST	573985 ALBERTA LTD	C/O STANLEY SCHALK	RR 3	RED DEER, AB T4N 5E3	
9 4935 51 ST	573985 ALBERTA LTD	C/O STANLEY SCHALK	RR 3	RED DEER, AB T4N 5E3	
1 4919 50 ST	871454 ALBERTA LTD	4919 50 ST	RED DEER, AB T4N 1X8		
A 4814 50 ST	835799 ALBERTA LTD	300-4814 50 ST	RED DEER, AB T4N 1X4		
4824 51 ST	PATRICIA E B MACSWEEN	4824 51 ST	RED DEER, AB T4N 2A5		
4832 51 ST	S. J. SULEMAN INVESTMENTS LTD	4520 76 AVE	EDMONTON, AB T6B 0A5		
4920 51 ST	HER MAJESTY THE QUEEN IN RIGHT OF ALBERTA	AS REPRESENTED BY THE MINISTER	OF INFRASTRUCTURE OF C/O	PROPERTIES DIVISION	EDMONTON, AB T6H 5V7
4935 51 ST	573985 ALBERTA LTD	C/O STANLEY SCHALK	RR 3	RED DEER, AB T4N 5E3	
4819 51 ST	DRUGS BY BISHOP LTD	C/O 50-28364 TWP RD 384	RED DEER COUNTY, AB T4S 2B5		
103 4836 50 ST	OLD COURT HOUSE PROFESSIONAL CENTRE LTD	202 4836 50 ST	RED DEER, AB T4N 1X4		
4822 51 ST	MAN MAN MA & JOE MAH	4822 51 ST	RED DEER, AB T4N 2A4		
4823 51	BIRCHMOUNT	64 PATTERSON	CALGARY, AB T3H		

ST	PROPERTIES LIMITED	MEWS SW	2C6		
106 4836 50 ST	OLD COURT HOUSE PROFESSIONAL CENTRE LTD	202 4836 50 ST	RED DEER, AB T4N 1X4		
108 4836 50 ST	OLD COURT HOUSE PROFESSIONAL CENTRE LTD	202 4836 50 ST	RED DEER, AB T4N 1X4		
200 4836 50 ST	OLD COURT HOUSE PROFESSIONAL CENTRE LTD	202 4836 50 ST	RED DEER, AB T4N 1X4		
204 5017 50 AV	STANLEY RICHARD SCHALK & 573985 ALBERTA LTD &	CANADIAN MENTAL HEALTH ASSOC	ALBERTA CENTRAL REGION 1991	C O RR 3 LCD 1	RED DEER, AB T4N 5E3
205 5017 50 AV	STANLEY RICHARD SCHALK & 573985 ALBERTA LTD &	CANADIAN MENTAL HEALTH ASSOC	ALBERTA CENTRAL REGION 1991	C O RR 3 LCD 1	RED DEER, AB T4N 5E3
206 5017 50 AV	STANLEY RICHARD SCHALK & 573985 ALBERTA LTD &	CANADIAN MENTAL HEALTH ASSOC	ALBERTA CENTRAL REGION 1991	C O RR 3 LCD 1	RED DEER, AB T4N 5E3
3 5117 50 AV	WEIS WESTERN WEAR (1996) LTD	5115 50 AVE	RED DEER, AB T4N 4B3		
1 4840 51 ST	856204 ALBERTA LTD	BOX 159	RED DEER, AB T4N 5E8		
603 4911 51 ST	FIRST RED DEER PLACE LTD	101 4911 51 ST	RED DEER, AB T4N 6V4		
4925 51 ST	FIRST RED DEER PLACE LTD	101 4911 51 ST	RED DEER, AB T4N 6V4		
11 4935 51 ST	573985 ALBERTA LTD	C/O STANLEY SCHALK	RR 3	RED DEER, AB T4N 5E3	
5117 50 AV	WEIS WESTERN WEAR (1996) LTD	5115 50 AVE	RED DEER, AB T4N 4B3		
200 4814 50 ST	835799 ALBERTA LTD	300-4814 50 ST	RED DEER, AB T4N 1X4		
402 4814 50 ST	835799 ALBERTA LTD	300-4814 50 ST	RED DEER, AB T4N 1X4		
206 4926 50 ST	936851 ALBERTA LTD	4924 50 STREET	RED DEER, AB T4N 1X7		
101 4929 50 ST	SAVANNAH PROPERTIES INC	102-4919 49 ST	RED DEER, AB T4N 1V2		
110 4929 50 ST	SAVANNAH PROPERTIES INC	102-4919 49 ST	RED DEER, AB T4N 1V2		
111 4929 50 ST	SAVANNAH PROPERTIES INC	102-4919 49 ST	RED DEER, AB T4N 1V2		
11 4836 50 ST	OLD COURT HOUSE PROFESSIONAL CENTRE LTD	202 4836 50 ST	RED DEER, AB T4N 1X4		
12 4836 50 ST	OLD COURT HOUSE PROFESSIONAL CENTRE LTD	202 4836 50 ST	RED DEER, AB T4N 1X4		
13 4836	OLD COURT HOUSE		RED DEER, AB T4N		

50 ST	PROFESSIONAL CENTRE LTD	202 4836 50 ST	1X4		
UP 4930 50 ST	936851 ALBERTA LTD	4924 50 STREET	RED DEER, AB T4N 1X7		
BMT 4925 50 ST	TANZANITE HOLDINGS LTD	4913 50 AVE	RED DEER, AB T4N 4A6		
C 4930 50 ST	936851 ALBERTA LTD	4924 50 STREET	RED DEER, AB T4N 1X7		
UP 4940 50 ST	JAMES WILLIAM WALLACE	BOX 563	BUCK LAKE, AB T0C 0T0		
A 5005 50 AV	FRITZ WOERWAG	C/O MANOR MANAGEMENT LTD.	100 5229 50 AV	RED DEER, AB T4N 4B4	
800 4900 50 ST	RD EXECUTIVE PLACE LTD	1-5100 LAKESHORE DR	SYLVAN LAKE, AB T4S 2L7		
4916 50 ST	JOHN HOWARD SOCIETY OF RED DEER	4916 50 STREET	RED DEER, AB T4N 1X7		
4919 50 ST	871454 ALBERTA LTD	4919 50 ST	RED DEER, AB T4N 1X8		
4925 50 ST	TANZANITE HOLDINGS LTD	4913 50 AVE	RED DEER, AB T4N 4A6		
4929 50 ST	SAVANNAH PROPERTIES INC	102-4919 49 ST	RED DEER, AB T4N 1V2		
4940 50 ST	JAMES WILLIAM WALLACE	BOX 563	BUCK LAKE, AB T0C 0T0		
4942 50 ST	FRITZ WOERWAG (DR)	C/O MANOR MANAGEMENT LTD.	100 5229 50 AV	RED DEER, AB T4N 4B4	
4911 50 AV	JACKS MENS WEAR RED DEER LTD	C/O JAMES MING	4TH FLR 4943 50 ST	RED DEER, AB T4N 1Y1	
4913 50 AV	THAWER PROPERTY INVESTMENTS INC	4913 50 AVE	RED DEER, AB T4N 4A6		
5009 50 AV	T MAXWELL BROWN PROFESSIONAL CORPORATION	4313 GRANDVIEW BLVD	RED DEER, AB T4N 3E7		
5109 50 AV	WEIS WESTERN WEAR (1996) LTD	5115 50 AVE	RED DEER, AB T4N 4B3		
8 4836 50 ST	OLD COURT HOUSE PROFESSIONAL CENTRE LTD	202 4836 50 ST	RED DEER, AB T4N 1X4		
5027 50 AV	573985 ALBERTA LTD	C/O STANLEY SCHALK	RR 3	RED DEER, AB T4N 5E3	
5101 50 AV	644771 B C LTD	3922 PINE STREET	BURNABY, BC V5G 1Z2		
4 5101 50 AV	644771 B C LTD	3922 PINE STREET	BURNABY, BC V5G 1Z2		
6 5101 50 AV	644771 B C LTD	3922 PINE STREET	BURNABY, BC V5G 1Z2		
103 4916 50 ST	JOHN HOWARD SOCIETY OF RED DEER	4916 50 STREET	RED DEER, AB T4N 1X7		
303 4822 50 ST	BIRCHMOUNT PROPERTIES LIMITED	64 PATTERSON MEWS SW	CALGARY, AB T3H 2C6		
304	BIRCHMOUNT	64 PATTERSON	CALGARY, AB T3H		

4822 50 ST	PROPERTIES LIMITED	MEWS SW	2C6		
306 4822 50 ST	BIRCHMOUNT PROPERTIES LIMITED	64 PATTERSON MEWS SW	CALGARY, AB T3H 2C6		
307 4822 50 ST	BIRCHMOUNT PROPERTIES LIMITED	64 PATTERSON MEWS SW	CALGARY, AB T3H 2C6		
107 4929 50 ST	SAVANNAH PROPERTIES INC	102-4919 49 ST	RED DEER, AB T4N 1V2		
1 4929 50 ST	SAVANNAH PROPERTIES INC	102-4919 49 ST	RED DEER, AB T4N 1V2		
5 4929 50 ST	SAVANNAH PROPERTIES INC	102-4919 49 ST	RED DEER, AB T4N 1V2		
9 4929 50 ST	SAVANNAH PROPERTIES INC	102-4919 49 ST	RED DEER, AB T4N 1V2		
2 5105 50 AV	WEIS WESTERN WEAR (1996) LTD	5115 50 AVE	RED DEER, AB T4N 4B3		
4996 49 AV	HER MAJESTY THE QUEEN IN RIGHT OF CANADA	C/O PUBLIC WORKS CANADA	1000-9700 JASPER AVE	EDMONTON, AB T5J 4E2	
100 4911 51 ST	FIRST RED DEER PLACE LTD	101 4911 51 ST	RED DEER, AB T4N 6V4		
4919 51 ST	FIRST RED DEER PLACE LTD	101 4911 51 ST	RED DEER, AB T4N 6V4		
1 4940 51 ST	644771 B C LTD	3922 PINE STREET	BURNABY, BC V5G 1Z2		
300 4900 50 ST	RD EXECUTIVE PLACE LTD	1-5100 LAKESHORE DR	SYLVAN LAKE, AB T4S 2L7		
8 4935 51 ST	573985 ALBERTA LTD	C/O STANLEY SCHALK	RR 3	RED DEER, AB T4N 5E3	
4 4940 51 ST	644771 B C LTD	3922 PINE STREET	BURNABY, BC V5G 1Z2		
9 4940 51 ST	644771 B C LTD	3922 PINE STREET	BURNABY, BC V5G 1Z2		
4907 50 AV	JACKS MENS WEAR RED DEER LTD	C/O JAMES MING	4TH FLR 4943 50 ST	RED DEER, AB T4N 1Y1	
1000 4900 50 ST	RD EXECUTIVE PLACE LTD	1-5100 LAKESHORE DR	SYLVAN LAKE, AB T4S 2L7		
4836 51 ST	856204 ALBERTA LTD	BOX 159	RED DEER, AB T4N 5E8		
4911 51 ST	FIRST RED DEER PLACE LTD	101 4911 51 ST	RED DEER, AB T4N 6V4		
A 5017 50 AV	CITY OF RED DEER	BOX 5008	RED DEER, AB T4N 3T4		
212 4836 50 ST	OLD COURT HOUSE PROFESSIONAL CENTRE LTD	202 4836 50 ST	RED DEER, AB T4N 1X4		
213 4836 50 ST	OLD COURT HOUSE PROFESSIONAL CENTRE LTD	202 4836 50 ST	RED DEER, AB T4N 1X4		
205 4836 50	OLD COURT HOUSE PROFESSIONAL CENTRE	202 4836 50 ST	RED DEER, AB T4N 1X4		

ST	LTD				
208 4836 50 ST	OLD COURT HOUSE PROFESSIONAL CENTRE LTD	202 4836 50 ST	RED DEER, AB T4N 1X4		
210 4836 50 ST	OLD COURT HOUSE PROFESSIONAL CENTRE LTD	202 4836 50 ST	RED DEER, AB T4N 1X4		
1 5117 50 AV	WEIS WESTERN WEAR (1996) LTD	5115 50 AVE	RED DEER, AB T4N 4B3		
500 4911 51 ST	FIRST RED DEER PLACE LTD	101 4911 51 ST	RED DEER, AB T4N 6V4		
13 4935 51 ST	573985 ALBERTA LTD	C/O STANLEY SCHALK	RR 3	RED DEER, AB T4N 5E3	
UPI 4925 50 ST	TANZANITE HOLDINGS LTD	4913 50 AVE	RED DEER, AB T4N 4A6		
204 4926 50 ST	936851 ALBERTA LTD	4924 50 STREET	RED DEER, AB T4N 1X7		
207 4929 50 ST	SAVANNAH PROPERTIES INC	102-4919 49 ST	RED DEER, AB T4N 1V2		
A 4930 50 ST	936851 ALBERTA LTD	4924 50 STREET	RED DEER, AB T4N 1X7		
B 4930 50 ST	936851 ALBERTA LTD	4924 50 STREET	RED DEER, AB T4N 1X7		
205 4929 50 ST	SAVANNAH PROPERTIES INC	102-4919 49 ST	RED DEER, AB T4N 1V2		
4909 50 ST	HER MAJESTY THE QUEEN IN RIGHT OF CANADA	C/O PUBLIC WORKS CANADA	1000-9700 JASPER AVE	EDMONTON, AB T5J 4E2	
4924 50 ST	936851 ALBERTA LTD	4924 50 STREET	RED DEER, AB T4N 1X7		
4930 50 ST					
4908 49 ST	CITY OF RED DEER	BOX 5008	RED DEER, AB T4N 3T4		
4922 49 ST	SHELDON WILLIAM MAH	4910 46 ST	RED DEER, AB T4N 1N3		
4935 50 ST	945875 ALBERTA LTD	400 - 4943 50 ST	RED DEER, AB T4N 1Y1		
4813 51 ST	GOLD BAR INVESTMENTS LTD	3400 - 10205 100 AVE	EDMONTON, AB T5J 4B5		
5007 50 AV	FRITZ WOERWAG	C/O MANOR MANAGEMENT LTD.	100 5229 50 AV	RED DEER, AB T4N 4B4	
3 4836 50 ST	OLD COURT HOUSE PROFESSIONAL CENTRE LTD	202 4836 50 ST	RED DEER, AB T4N 1X4		
9 4836 50 ST	1311374 ALBERTA LTD	101 4836 50 ST	RED DEER, AB T4N 1X4		
4809 51 ST	GOLD BAR INVESTMENTS LTD	3400 - 10205 100 AVE	EDMONTON, AB T5J 4B5		
MN 4822 51	MAN MAN MA & JOE MAH	4822 51 ST	RED DEER, AB T4N 2A4		

ST					
3 5101 50 AV	644771 B C LTD	3922 PINE STREET	BURNABY, BC V5G 1Z2		
102 4916 50 ST	JOHN HOWARD SOCIETY OF RED DEER	4916 50 STREET	RED DEER, AB T4N 1X7		
112 4929 50 ST	SAVANNAH PROPERTIES INC	102-4919 49 ST	RED DEER, AB T4N 1V2		
2 4929 50 ST	SAVANNAH PROPERTIES INC	102-4919 49 ST	RED DEER, AB T4N 1V2		
2 4828 51 ST	856204 ALBERTA LTD	BOX 159	RED DEER, AB T4N 5E8		
4932 51 ST	644771 B C LTD	3922 PINE STREET	BURNABY, BC V5G 1Z2		
401 4911 51 ST	FIRST RED DEER PLACE LTD	101 4911 51 ST	RED DEER, AB T4N 6V4		
LO 4938 51 ST	644771 B C LTD	3922 PINE STREET	BURNABY, BC V5G 1Z2		
3 4940 51 ST	644771 B C LTD	3922 PINE STREET	BURNABY, BC V5G 1Z2		
900 4900 50 ST	RD EXECUTIVE PLACE LTD	1-5100 LAKESHORE DR	SYLVAN LAKE, AB T4S 2L7		
C 5005 50 AV	FRITZ WOERWAG	C/O MANOR MANAGEMENT LTD.	100 5229 50 AV	RED DEER, AB T4N 4B4	
200 4900 50 ST	RD EXECUTIVE PLACE LTD	1-5100 LAKESHORE DR	SYLVAN LAKE, AB T4S 2L7		
102 4900 50 ST	RD EXECUTIVE PLACE LTD	1-5100 LAKESHORE DR	SYLVAN LAKE, AB T4S 2L7		
4 4935 51 ST	573985 ALBERTA LTD	C/O STANLEY SCHALK	RR 3	RED DEER, AB T4N 5E3	
6 4935 51 ST	573985 ALBERTA LTD	C/O STANLEY SCHALK	RR 3	RED DEER, AB T4N 5E3	
2 4940 51 ST	644771 B C LTD	3922 PINE STREET	BURNABY, BC V5G 1Z2		
6 4940 51 ST	644771 B C LTD	3922 PINE STREET	BURNABY, BC V5G 1Z2		
4836 50 ST	OLD COURT HOUSE PROFESSIONAL CENTRE LTD	202 4836 50 ST	RED DEER, AB T4N 1X4		
B2 4826 50 ST	DRUGS BY BISHOP LTD	C/O 50-28364 TWP RD 384	RED DEER COUNTY, AB T4S 2B5		
4915 50 AV	THAWER PROPERTY INVESTMENTS INC	4913 50 AVE	RED DEER, AB T4N 4A6		
3 4814 50 ST	835799 ALBERTA LTD	300-4814 50 ST	RED DEER, AB T4N 1X4		
4828 51 ST	856204 ALBERTA LTD	BOX 159	RED DEER, AB T4N 5E8		
104 4836 50 ST	OLD COURT HOUSE PROFESSIONAL CENTRE LTD	202 4836 50 ST	RED DEER, AB T4N 1X4		
207	OLD COURT HOUSE		RED DEER, AB T4N		

4836 50 ST	PROFESSIONAL CENTRE LTD	202 4836 50 ST	1X4		
201 5017 50 AV	STANLEY RICHARD SCHALK & 573985 ALBERTA LTD &	CANADIAN MENTAL HEALTH ASSOC	ALBERTA CENTRAL REGION 1991	C O RR 3 LCD 1	RED DEER, AB T4N 5E3
203 5017 50 AV	STANLEY RICHARD SCHALK & 573985 ALBERTA LTD &	CANADIAN MENTAL HEALTH ASSOC	ALBERTA CENTRAL REGION 1991	C O RR 3 LCD 1	RED DEER, AB T4N 5E3
101 4900 50 ST	RD EXECUTIVE PLACE LTD	1-5100 LAKESHORE DR	SYLVAN LAKE, AB T4S 2L7		
3 5115 50 AV	WEIS WESTERN WEAR (1996) LTD	5115 50 AVE	RED DEER, AB T4N 4B3		
2 4836 51 ST	856204 ALBERTA LTD	BOX 159	RED DEER, AB T4N 5E8		
2 4840 51 ST	856204 ALBERTA LTD	BOX 159	RED DEER, AB T4N 5E8		
UP 4928 51 ST	644771 B C LTD	3922 PINE STREET	BURNABY, BC V5G 1Z2		
2 4935 51 ST	573985 ALBERTA LTD	C/O STANLEY SCHALK	RR 3	RED DEER, AB T4N 5E3	
2 5117 50 AV	WEIS WESTERN WEAR (1996) LTD	5115 50 AVE	RED DEER, AB T4N 4B3		
4 5117 50 AV	WEIS WESTERN WEAR (1996) LTD	5115 50 AVE	RED DEER, AB T4N 4B3		
201 4926 50 ST	936851 ALBERTA LTD	4924 50 STREET	RED DEER, AB T4N 1X7		
203 4926 50 ST	936851 ALBERTA LTD	4924 50 STREET	RED DEER, AB T4N 1X7		
4928 50 ST	936851 ALBERTA LTD	4924 50 STREET	RED DEER, AB T4N 1X7		
102 4929 50 ST	SAVANNAH PROPERTIES INC	102-4919 49 ST	RED DEER, AB T4N 1V2		
201 4929 50 ST	SAVANNAH PROPERTIES INC	102-4919 49 ST	RED DEER, AB T4N 1V2		
204 4929 50 ST	SAVANNAH PROPERTIES INC	102-4919 49 ST	RED DEER, AB T4N 1V2		
UP2 4925 50 ST	TANZANITE HOLDINGS LTD	4913 50 AVE	RED DEER, AB T4N 4A6		
202 4926 50 ST	936851 ALBERTA LTD	4924 50 STREET	RED DEER, AB T4N 1X7		
UP 4946 50 ST	FRITZ WOERWAG	C/O MANOR MANAGEMENT LTD.	100 5229 50 AV	RED DEER, AB T4N 4B4	
211 4836 50 ST	OLD COURT HOUSE PROFESSIONAL CENTRE LTD	202 4836 50 ST	RED DEER, AB T4N 1X4		
5003 50 AV	FRITZ WOERWAG	C/O MANOR MANAGEMENT LTD.	100 5229 50 AV	RED DEER, AB T4N 4B4	

2 4919 50 ST	871454 ALBERTA LTD	4919 50 ST	RED DEER, AB T4N 1X8		
104 4929 50 ST	SAVANNAH PROPERTIES INC	102-4919 49 ST	RED DEER, AB T4N 1V2		
LO 4940 50 ST	JAMES WILLIAM WALLACE	BOX 563	BUCK LAKE, AB T0C 0T0		
4814 50 ST	835799 ALBERTA LTD	300-4814 50 ST	RED DEER, AB T4N 1X4		
4822 50 ST	BIRCHMOUNT PROPERTIES LIMITED	64 PATTERSON MEWS SW	CALGARY, AB T3H 2C6		
4826 50 ST	DRUGS BY BISHOP LTD	C/O 50-28364 TWP RD 384	RED DEER COUNTY, AB T4S 2B5		
4946 50 ST	FRITZ WOERWAG	C/O MANOR MANAGEMENT LTD.	100 5229 50 AV	RED DEER, AB T4N 4B4	
1100 4900 50 ST	RD EXECUTIVE PLACE LTD	1-5100 LAKESHORE DR	SYLVAN LAKE, AB T4S 2L7		
5017 50 AV	STANLEY RICHARD SCHALK & 573985 ALBERTA LTD &	CANADIAN MENTAL HEALTH ASSOC	ALBERTA CENTRAL REGION 1991	C O RR 3 LCD 1	RED DEER, AB T4N 5E3
5013 49 AV	RED DEER & DISTRICT BUSINESS DEV CORP	5013 49 AVE	RED DEER, AB T4N 3X1		
UP 4822 51 ST	MAN MAN MA & JOE MAH	4822 51 ST	RED DEER, AB T4N 2A4		
BMT 4828 51 ST	856204 ALBERTA LTD	BOX 159	RED DEER, AB T4N 5E8		
1 5101 50 AV	644771 B C LTD	3922 PINE STREET	BURNABY, BC V5G 1Z2		
2 5101 50 AV	644771 B C LTD	3922 PINE STREET	BURNABY, BC V5G 1Z2		
101 4916 50 ST	JOHN HOWARD SOCIETY OF RED DEER	4916 50 STREET	RED DEER, AB T4N 1X7		
105 4916 50 ST	JOHN HOWARD SOCIETY OF RED DEER	4916 50 STREET	RED DEER, AB T4N 1X7		
201 4916 50 ST	JOHN HOWARD SOCIETY OF RED DEER	4916 50 STREET	RED DEER, AB T4N 1X7		
4 5115 50 AV	WEIS WESTERN WEAR (1996) LTD	5115 50 AVE	RED DEER, AB T4N 4B3		
4A 4929 50 ST	SAVANNAH PROPERTIES INC	102-4919 49 ST	RED DEER, AB T4N 1V2		
4B 4929 50 ST	SAVANNAH PROPERTIES INC	102-4919 49 ST	RED DEER, AB T4N 1V2		
210 4929 50 ST	SAVANNAH PROPERTIES INC	102-4919 49 ST	RED DEER, AB T4N 1V2		
3 4929 50 ST	SAVANNAH PROPERTIES INC	102-4919 49 ST	RED DEER, AB T4N 1V2		
6 4929 50 ST	SAVANNAH PROPERTIES INC	102-4919 49 ST	RED DEER, AB T4N 1V2		
7 4929 50 ST	SAVANNAH PROPERTIES INC	102-4919 49 ST	RED DEER, AB T4N 1V2		

8 4929 50 ST	SAVANNAH PROPERTIES INC	102-4919 49 ST	RED DEER, AB T4N 1V2		
3 4840 51 ST	856204 ALBERTA LTD	BOX 159	RED DEER, AB T4N 5E8		
10 4935 51 ST	573985 ALBERTA LTD	C/O STANLEY SCHALK	RR 3	RED DEER, AB T4N 5E3	
600 4911 51 ST	FIRST RED DEER PLACE LTD	101 4911 51 ST	RED DEER, AB T4N 6V4		
4928 51 ST	644771 B C LTD	3922 PINE STREET	BURNABY, BC V5G 1Z2		
4909 50 AV	JACKS MENS WEAR RED DEER LTD	C/O JAMES MING	4TH FLR 4943 50 ST	RED DEER, AB T4N 1Y1	
5005 50 AV	FRITZ WOERWAG	C/O MANOR MANAGEMENT LTD.	100 5229 50 AV	RED DEER, AB T4N 4B4	
400 4900 50 ST	RD EXECUTIVE PLACE LTD	1-5100 LAKESHORE DR	SYLVAN LAKE, AB T4S 2L7		
500 4900 50 ST	RD EXECUTIVE PLACE LTD	1-5100 LAKESHORE DR	SYLVAN LAKE, AB T4S 2L7		
4902 48 AV	CITY OF RED DEER	BOX 5008	RED DEER, AB T4N 3T4		
4936 51 ST	644771 B C LTD	3922 PINE STREET	BURNABY, BC V5G 1Z2		
4938 51 ST	644771 B C LTD	3922 PINE STREET	BURNABY, BC V5G 1Z2		
4940 51 ST	644771 B C LTD	3922 PINE STREET	BURNABY, BC V5G 1Z2		
B1 4826 50 ST	DRUGS BY BISHOP LTD	C/O 50-28364 TWP RD 384	RED DEER COUNTY, AB T4S 2B5		
4831 51 ST	TELUS COMMUNICATIONS INC	ATT: MARIA COSENTINA-FAST	PO BOX 1552	EDMONTON, AB T5J 2N7	
101 4836 50 ST	1311374 ALBERTA LTD	101 4836 50 ST	RED DEER, AB T4N 1X4		
105 4836 50 ST	OLD COURT HOUSE PROFESSIONAL CENTRE LTD	202 4836 50 ST	RED DEER, AB T4N 1X4		
107 4836 50 ST	JASON STEPHAN PROFESSIONAL CORPORATION	2 SUNNYSIDE CRES	RED DEER, AB T4N 0E8		
202 4836 50 ST	RESERVE FUND PLANNERS LTD	202 4836 50 ST	RED DEER, AB T4N 1X4		
209 4836 50 ST	OLD COURT HOUSE PROFESSIONAL CENTRE LTD	202 4836 50 ST	RED DEER, AB T4N 1X4		
202 5017 50 AV	STANLEY RICHARD SCHALK & 573985 ALBERTA LTD &	CANADIAN MENTAL HEALTH ASSOC	ALBERTA CENTRAL REGION 1991	C O RR 3 LCD 1	RED DEER, AB T4N 5E3
MN 4828 51 ST	856204 ALBERTA LTD	BOX 159	RED DEER, AB T4N 5E8		
4840 51 ST	856204 ALBERTA LTD	BOX 159	RED DEER, AB T4N 5E8		

12 4935 51 ST	573985 ALBERTA LTD	C/O STANLEY SCHALK	RR 3	RED DEER, AB T4N 5E3	
14 4935 51 ST	573985 ALBERTA LTD	C/O STANLEY SCHALK	RR 3	RED DEER, AB T4N 5E3	
4812 50 ST	835799 ALBERTA LTD	300-4814 50 ST	RED DEER, AB T4N 1X4		
4816 50 ST	835799 ALBERTA LTD	300-4814 50 ST	RED DEER, AB T4N 1X4		
205 4926 50 ST	936851 ALBERTA LTD	4924 50 STREET	RED DEER, AB T4N 1X7		
105 4929 50 ST	SAVANNAH PROPERTIES INC	102-4919 49 ST	RED DEER, AB T4N 1V2		
10 4836 50 ST	1311374 ALBERTA LTD	101 4836 50 ST	RED DEER, AB T4N 1X4		
4950 50 ST	FRITZ WOERWAG	C/O MANOR MANAGEMENT LTD.	100 5229 50 AV	RED DEER, AB T4N 4B4	
4952 50 ST	FRITZ WOERWAG	C/O MANOR MANAGEMENT LTD.	100 5229 50 AV	RED DEER, AB T4N 4B4	
B1 4916 50 ST	JOHN HOWARD SOCIETY OF RED DEER	4916 50 STREET	RED DEER, AB T4N 1X7		
3 4935 51 ST	573985 ALBERTA LTD	C/O STANLEY SCHALK	RR 3	RED DEER, AB T4N 5E3	
7 4935 51 ST	573985 ALBERTA LTD	C/O STANLEY SCHALK	RR 3	RED DEER, AB T4N 5E3	
5105 50 AV	WEIS WESTERN WEAR (1996) LTD	5115 50 AVE	RED DEER, AB T4N 4B3		
4936 50 ST	HER MAJESTY THE QUEEN (ALBERTA	C/O ALBERTA MUNICIPAL AFFAIRS	17TH FLR COMMERCE PLACE	10155 102 ST	EDMONTON, AB T5J 4L4
1200 4900 50 ST	RD EXECUTIVE PLACE LTD	1-5100 LAKESHORE DR	SYLVAN LAKE, AB T4S 2L7		
4943 50 ST	945875 ALBERTA LTD	400 - 4943 50 ST	RED DEER, AB T4N 1Y1		
306 4909 50 AV	JACKS MENS WEAR RED DEER LTD	C/O JAMES MING	4TH FLR 4943 50 ST	RED DEER, AB T4N 1Y1	
1 4836 50 ST	OLD COURT HOUSE PROFESSIONAL CENTRE LTD	202 4836 50 ST	RED DEER, AB T4N 1X4		
3 4828 51 ST	856204 ALBERTA LTD	BOX 159	RED DEER, AB T4N 5E8		
5103 50 AV	644771 B C LTD	3922 PINE STREET	BURNABY, BC V5G 1Z2		
1 5105 50 AV	WEIS WESTERN WEAR (1996) LTD	5115 50 AVE	RED DEER, AB T4N 4B3		
A 5105 50 AV	WEIS WESTERN WEAR (1996) LTD	5115 50 AVE	RED DEER, AB T4N 4B3		
5107 50 AV	WEIS WESTERN WEAR (1996) LTD	5115 50 AVE	RED DEER, AB T4N 4B3		
5115 50 AV	WEIS WESTERN WEAR (1996) LTD	5115 50 AVE	RED DEER, AB T4N 4B3		
208	SAVANNAH		RED DEER, AB T4N		

4929 50 ST	PROPERTIES INC	102-4919 49 ST	1V2		
104 4916 50 ST	JOHN HOWARD SOCIETY OF RED DEER	4916 50 STREET	RED DEER, AB T4N 1X7		
100 4916 50 ST	JOHN HOWARD SOCIETY OF RED DEER	4916 50 STREET	RED DEER, AB T4N 1X7		
700 4900 50 ST	RD EXECUTIVE PLACE LTD	1-5100 LAKESHORE DR	SYLVAN LAKE, AB T4S 2L7		
301 4822 50 ST	BIRCHMOUNT PROPERTIES LIMITED	64 PATTERSON MEWS SW	CALGARY, AB T3H 2C6		
308 4822 50 ST	BIRCHMOUNT PROPERTIES LIMITED	64 PATTERSON MEWS SW	CALGARY, AB T3H 2C6		



February 29, 2012

Environmental Advisory Committee 2011 Annual Report

Environmental Services

Report Summary & Recommendation:

The Environmental Advisory Committee was established by City Council in 2009 as a means to represent a cross section of community views on the environment and provide an avenue for citizens to present environmental issues to Council and Administration. The committee is empowered to provide advice and make recommendations on environmental matters directly to Council. Over the past few years the committee has provided review and input to a number of key city environmental initiatives and has guided projects including the development of the City's Environmental Master Plan.

In 2011 the committee met nine times. Matters considered by the Committee were diverse, ranging from considering the Eco-city challenge issued by Grande Prairie to waste and recycling to wood smoke impacts on air quality. The committee has also been key in encouraging the adoption of and in supporting implementation of the new Environmental Master Plan this has included participation in community outreach events such as Let's Talk and a summer Red Deer Public Market display.

As the committee liaison, together with the members of the committee, I am pleased to provide City Council with the 2011 Environmental Advisory Committee annual report outlining committee activities in detail for Council's consideration.

Recommendation

The Environmental Advisory Committee annual report is provided to Council as an informational update only and does not require a specific decision.

City Manager Comments:

I support the recommendation of Administration and receive this report for information.

Craig Curtis
City Manager

Proposed Resolution

Resolved that Council of The City of Red Deer having considered the report from the Environmental Services department re: Environmental Advisory Committee 2011 Annual Report dated February 29, 2012 hereby agrees to accept the report as information.

Environmental Advisory Committee

Annual Report 2011

December 31, 2011

1. Establishment & Purpose

The Environmental Advisory Committee (EAC) was established by Council three years ago (in 2009). As outlined in the Committees Bylaw, The purpose of the EAC is:

- to recognize the importance of the environmental issues that Council and the community share;
- to enhance citizen engagement and decision making on environmental issues; and
- to enhance Council confidence in establishing environmental priorities and their impact on a vibrant, healthy and sustainable Red Deer.

The Committee will, in relation to environmental issues in Red Deer:

- act as a representative cross section of the community and provide a balanced viewpoint when reviewing environmental issues and priorities;
- act in an advisory role to Council on environmental policy issues as referred by Council;
- provide a mechanism for citizens to present environmental issues to Council and Administration;
- act in an advisory role to City Administration on issues that may impact the implementation or administration of policy when requested by Administration or referred by Council; and
- make recommendations on environmental issues outside Red Deer when The City has a direct interest, as referred by Council.

2. Committee Members

Committee members appointed by Council include:

- Two (2) members of Council
- Up to eight (8) Citizen Representative members, a majority of whom have experience with the types of environmental issues that would be considered by the Environmental Advisory Committee.

Council members are appointed for one year. All other members are appointed for two year terms. Appointments are staggered, meaning terms expire at different times, to allow for some year to year stability of membership. Given the staggered terms, the committee did experience membership change during the year.

Evan Bedford served as Chair, and Danielle Nederlof served as Vice-Chair until her resignation mid-way through the year. At that time Wayne Morrow took over the role of Vice-Chair. Following the November organizational meeting, Evan was re-elected as Chair and Cory Leniuk was elected as Vice-Chair. Full committee membership is detailed below:

Continuing Members 2010	Appointed	Term Ends
Councillor Frank Wong	November 2010	October 2012
Councillor Lynne Mulder	October 2011	October 2012
Evan Bedford, Chair	January 2009	October 2013
Cory Leniuk, Vice Chair	March 2011	October 2013
Wayne Morrow, Past Vice Chair	May 2010	October 2012
Kyla Belich, Citizen Representative	May 2009	October 2012
Wai Leong (Nick) Ng, Citizen Representative	October 2011	October 2013
Andrea Pagee, Citizen Representative	October 2011	October 2013
Rod Schumacher, Citizen Representative	November 2010	October 2012
Steve Wasson, Citizen Representative	October 2011	October 2013

Previous Members 2010	Appointed	Served Until
Councillor Dianne Wyntjes	November 2010	October 2011
Wayne Pander, Past Chair	January 2009	October 2011
Danielle Nederlof, Past Vice-Chair	November 2009	October 2011
Larry Pimm, Citizen Representative	November 2010	October 2011
Linda Cassidy, Citizen Representative	January 2009	March 2011

3. Ongoing Progress

The Environmental Advisory Committee successfully completed its third year operating as a council committee. Throughout the year, the Committee continued to review key environmental issues within the city and to provide advice to Council. In addition, the committee took an active role in engaging the public in community environmental initiatives through public outreach events such as *Let's Talk* in Bower Mall in March 2011 and the *Red Deer Public Market* during the summer of 2011.

Throughout the year the Committee received several educational presentations to build their knowledge base and acquaint them with key environmental issues facing the City of Red Deer. These presentations included: City pesticide/herbicide/parks management, City water and waste water, and Net Zero communities and Biomimicry.

The committee also provided ideas and input into several of the environmental initiatives being advanced by The City of Red Deer including: World Water Week, Kick it to the Curb, and World Car Free Day.

Environmental Master Plan

In the early part of the year the Environmental Advisory Committee was pivotal in advancing work on an Environmental Master Plan for the city. Prior to presenting the final plan to City Council for adoption in April, the Environmental Advisory Committee reviewed the plan, provided input, and shaped the plan's benchmarks, focus area actions, and metrics as well as the document's final recommendations.

Following plan adoption, the committee members became involved in implementation of the plan, specifically dealing with public awareness and community sustainability actions.

Waskasoo Park Interpretative Master Plan

The Environmental Advisory Committee was invited as stakeholders to name a representative to attend focus sessions on the development of this new plan for the Waskasoo park system. Member Larry Pimm represented the Committee at the October workshop and at stakeholder interviews.

Climate Change Adaptation and Mitigation

The Environmental Advisory Committee learned about the planning work that The City is undertaking on climate change adaptation and mitigation in partnership with ICLEI Canada. The committee passed a resolution supporting the work as part of implementation of the Environmental Master Plan specifically the actions around air quality and emissions. The committee recommended that Council endorse the planning process as outlined by ICLEI. In addition, the Environmental Advisory Committee agreed to be involved in reviewing the plan or providing input in the future as needed between 2011 and early 2013.

4. Issues Examined & Results

The EAC met nine times in 2011 and participated in two public outreach events (as noted above). In addition to contributing to the major projects of the Environmental Master Plan, Waskasoo Interpretative Master Plan, and the Climate Change Adaptation work, the Committee dealt with several other issues. A summary of these issues which came before the Committee and the resulting resolution or action follows:

Date	Item and Background	Resolution or Action
January 19, 2011	Waste and Recycling Collection Update: The committee received a Residential Waste Collection Bag Limit Presentation. The Residential Waste Collection limit has not been changed for 12 years and discussion regarding lowering the limit and increasing the amount of blue box plastics occurred.	<p><i>“Resolved that the Environmental Advisory Committee, having considered a presentation on Residential Waste Collection Limits by the Waste Management Superintendent hereby recommends to City Council that the current five bag limit for residential waste collection be lowered to three bags in 2011.”</i></p> <p><i>“Resolved that the Environmental Advisory Committee having considered a presentation on Residential Waste Collection Limits by the Waste Management Superintendent hereby recommends to City Council that additional plastics be added to the blue box program in 2011.”</i></p>
February 23, 2011	Wind Turbine Pilot Project Update: Planning staff provided an update of the conclusions of the wind turbine pilot project. The project was to consider procedures and regulations which would be necessary with regard to private wind turbines. After requesting participants, The City determined that the costs were too high for the installation to make this project feasible and that the amount of wind too low. The pilot was suspended until the future.	Received for information.
February 23, 2011	Greenest City/Green Grouch Challenge: The Committee considered a challenge received from The City of Grande Prairie to have residents participate in the Green Grouch project to be proclaimed as the Greenest City in Alberta.	<i>“Resolved that the Environmental Advisory Committee having considered the challenge from the City of Grande Prairie hereby recommends to City Council that The City of Red Deer accept the challenge put forth and participate in the challenge to be the Greenest city in Alberta.”</i>
March 16, 2011	Let's Talk De-brief: The committee reviewed their experiences at the Let's Talk event held by The City.	The results of the de-brief were provided to LGS for their consideration for future events.
April 20, 2011	Recyclable Plastics: The EAC discussed that citizens of Red Deer want and need better information about what items can and cannot be recycled and the reasons. Also information as to where the City of Red Deer is on the recycling continuum comparative to other cities in Alberta.	<i>“Resolved that the Environmental Advisory Committee having considered the citizen inquiry about plastic recycling that was presented by Councillor Dianne Wyntjes hereby requests that N. Hackett write a letter requesting information from Waste Management for the Environmental Advisory Committee to engage the community and to provide information regarding recycling options, why certain items are not accepted for recycling, and a comparative scale of recycling</i>

		for the City of Red Deer and other cities.”
May 18, 2011	Environment Week: The committee learned about the events planned for Environment Week including the public launch of the Environmental Master Plan at a special EnviroFair in City Hall Park.	Received for information.
June 15, 2011	Market Attendance and Planning: The committee considered the purpose and goals of having a booth at the Market this summer. They also looked at possible dates and the display style/format. It was determined that the purpose is to let the citizens of Red Deer know that there is an Environmental Advisory Committee and to promote the committee. It was decided that the committee would attend the Market on July 9, August 6, and September 10 weather permitting.	“Resolved that the Environmental Advisory Committee request that City of Red Deer Administration provide up to \$500 for the Environmental Advisory Committee to attend the Red Deer Market three times this summer. This money would be used to promote the Environmental Advisory Committee, the Environmental Master Plan, and City of Red Deer environmental initiatives. Specifically this money would be used to pay for the Market stall, display items, and promotional items.”
June 15, 2011	Garden Heights Development: Concerns were raised about the City’s adherence to the vision for the development being approved in the Garden Heights Neighbourhood Area Structure Plan. The Plan’s vision is: “a unique community that incorporates the expansive natural capital within an environmentally responsible development. Garden Heights is directly linked to the McKenzie natural area; one large node of the Waskasoo park system. This sustainable neighbourhood provides a mix of housing types and efficient land use while encouraging greener building practices thereby protecting and preserving the areas ecological features.” Haley Mountstephen of The Planning Department explained that this development was not intended to be an entirely “green” development. A steering committee was created to oversee the development with representatives from the developers, Planning Department, and Economic Development.	Received for information.
June 15, 2011	Clearview North Neighbourhood Area Structure Plane Update: An update about the Clearview North Neighbourhood Area Structure Plan was shared.	Received for information.
September 21, 2011	Citizen Pesticide Use Concerns: The committee received a complaint from a resident regarding use of pesticides at a	Action: N. Hackett to ensure the complaint was delivered to the Provincial facility manager.

	Provincially Owned facility. The concern was advanced to the property manager for response.	
October 19, 2011	Disposal of Medical Waste: In response to concerns relating to medical waste being sent to the waste management facility (landfill) the committee received a report from Environmental Services explaining the agreements and arrangements in place.	Action: After discussion of this item, J. Whitesell, Waste Management Superintendent agreed to confirm all procedures regarding hospital waste disposal were still in place, and that this item would return to the January 2012 meeting.
October 19, 2011 and November 16, 2011	Air Concerns Relating to Wood Smoke: Presentation by Mr. Alan Smith of the Clean Air Alliance outlining his concerns with wood burning smoke in urban environments and pointing to the banning of this practice occurring in other jurisdictions. Presentation by Mr. Kevin Warren of PAMZ identifying the monitoring work they undertaken within the region.	Received for information and tabled pending more information. This item would return to the January 2012 meeting.
November 16, 2011	Organizational Meeting: Orientation of Committee Roles and Responsibilities presented by LGS and Environmental Services Staff	Received for information.

5. On the Horizon: 2012

In 2012 the Environmental Advisory Committee anticipates:

- Playing an active role in the further implementation and reporting progress/annual reporting of the Environmental Master Plan
- Supporting the development of climate change adaptation planning
- Continuing to become informed around air quality issues in Red Deer, including opportunities to provide advice on the development of the Idle Free education campaign within the city.
- Providing input into the Waste Management Master Plan and waste related initiatives
- Participating in public outreach or engagement at events such as the Public (Farmer's) Market

6. In Conclusion

In conclusion, Environmental Advisory Committee members are pleased to provide City Council with an annual report summarizing their work for 2011. Members look forward to continuing to contribute to and support Red Deer's environmental sustainability during 2012.

Evan Bedford
Chair
Environmental Advisory Committee



Council Decision – April 30, 2012

DATE: May 2, 2012
TO: Nancy Hackett, Environmental Initiatives Coordinator
FROM: Elaine Vincent, Legislative & Governance Services Manager
SUBJECT: Environmental Advisory Committee 2011 Annual Report

Reference Report:

Environmental Services dated February 29, 2012

Report back to Council: No

Comments/Further Action:

The above report was presented by you and Mr. Evan Bedford, Chair of the Environmental Advisory Committee. The above report was received for information only.

A handwritten signature in blue ink, appearing to read 'Elaine Vincent', written in a cursive style.

Elaine Vincent
Legislative & Governance Services Manager
/attach

c: Director of Development Services
Environmental Services Manager
Evan Bedford, Chairman, Environmental Advisory Board



CITY COUNCIL ADDITIONAL AGENDA

Monday, April 30, 2012 – Council Chambers, City Hall

Call to Order: 2:00 PM

I. REPORTS

- I.1. Capital Project to Renovate Station #3 (Mountview)
Net Zero Overage Expenditure Approval Request

(Agenda Pages 1 – 2)



April 25, 2012

Capital Project to Renovate Station #3 (Mountview) – Net Zero Overage Expenditure Approval Request

Emergency Services

Report Summary & Recommendation:

The project's original general contractor (Trumbley & Hampton) defaulted on the project and the Bond Company (BBCG) retained Dawson Wallace to complete the project. Dawson Wallace is charging the Bond Company more than the original contract price to finish the project, however, The City is ultimately only responsible for the original contract amount. The Bond Company is responsible for the overage.

Because the project's construction contract is between The City and Dawson Wallace, The City must pay Dawson Wallace the full amount and be reimbursed the overage amount by the Bond Company. The time frame between paying out to Dawson Wallace and receiving from BBCG should be minimal. Since the overage expenditure amount causes the gross project cost to exceed the original 2010 Capital Budget amount approved by Council, as per the MGA Council must approve any expenditure over this original amount, regardless of reimbursement.

Council approval is being requested to authorize Emergency Services to pay the new General Contractor (Dawson Wallace) \$675,924 more than the original contract price with Trumbley & Hampton, prior to The City being reimbursed the overage, or \$675,924, by the Bond Company.

The City's total share will not exceed the original \$2,500,000 project amount.

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 Emergency Services, dated April 25, 2012, Re: Capital Project to Renovate Station #3 (Mountview) - Net Zero Overage Expenditure Approval Request, hereby authorizes, in accordance with the Municipal Government Act, an overage of \$675,924 to the Station #3 Capital Project recognizing that reimbursements will result in the project remaining within Council's 2010 approved Capital Budget.



Report Details

Background:

City Council approved the Station 3 Renovation Project as part of the 2010 Budget process in the amount of \$2,500,000. The contract was ultimately awarded to Trumbley & Hampton with a scheduled completion date of September 2011. In October of 2011 their bond was pulled and the bonding company (BBCG) became involved. Trumbley & Hampton voluntarily defaulted on this project, as well as thirteen others across Canada.

BBCG appointed Dawson Wallace as the new general contractor, and on January 16, 2012, Dawson Wallace commenced their operations and substantial completion is now slated for May 11, 2012. While the contract is behind its original schedule, it is on budget – that is the financial protection provided to The City by the performance bond process.

Dawson Wallace's total bid to complete the project was higher than the balance remaining from the original contract with Trumbley & Hampton by \$675,924. BBCG is responsible for this amount. BBCG will only reimburse The City for the overage of \$675,924. The City must pay Dawson Wallace the full amount and receive reimbursement from the bond company for its share.

As a result the gross expenditures will exceed the Capital Project amount of \$2,500,000 until recovered. Emergency Services requires City Council approval to pay the overage of \$675,924 even though the net amount will not exceed \$2,500,000.

Discussion:

Legal, Financial Services, and Purchasing were consulted to confirm this is the appropriate process and conforms to performance bond requirements and obligations as well.

The City, BBCG, and Dawson Wallace have worked cooperatively to ensure successful completion of the project. A Progress Claim from Dawson Wallace has been submitted to The City, has been verified, and has been forwarded to BBCG for payment of its share.

Analysis:

The Municipal Government Act requires City Council approval for all expenditures, typically done during budget deliberations. The overage (\$675,924) causes total project expenditures to exceed the budget-approved amount and therefore needs Council approval.

DATE: May 2, 2012
TO: Jack McDonald, Emergency Services Manager
FROM: Elaine Vincent, Legislative & Governance Services Manager
SUBJECT: Capital Project to Renovate Station #3 (Mountview)
Net Zero Overage Expenditure Approval Request

Reference Report:

Emergency Services department letter dated April 25, 2012

Resolution:

The following resolution was passed during the Regular Council meeting held on Monday, April 30, 2012:

Resolved that Council of The City of Red Deer having considered the report from Emergency Services, dated April 25, 2012, re: Capital Project to Renovate Station #3 (Mountview) – Net Zero Overage Expenditure Approval Request, hereby authorizes an increase to the 2012 Capital Budget by approving an overage of \$676,000 to the Station #3 Capital Project funded by insurance proceeds.

Report back to Council: No

Comments/Further Action:

Administration will follow up with the recommendation of Council.



Elaine Vincent
Legislative & Governance Services Manager

c: Director of Development Services
Director of Corporate Services
Financial Services Manager

Christine Kenzie

To: Frieda McDougall
Cc: Elaine Vincent
Subject: FW: Additional Agenda for the Monday, April 30th Council Meeting

See the proposed revised resolution from Mary Bovair -- re Emergency Services item.

I'll make the change and hand out revised copies for Monday.

Christine Kenzie | Corporate Meeting Coordinator

Legislative & Governance Services | The City of Red Deer

D 403.356.8978 | F 403.346.6195

christine.kenzie@reddeer.ca

From: Mary Bovair
Sent: April 27, 2012 3:00 PM
To: Christine Kenzie
Cc: Jack MacDonald
Subject: FW: Additional Agenda for the Monday, April 30th Council Meeting

I spoke to Purchasing (Shelley) and she verified that the funds were insurance proceeds.

So Christine please change the resolution to read as follows:

Resolved that Council of The City of Red Deer having considered the report from Emergency Services, dated April 25, 2012, re: Capital Project to Renovate Station #3 (Mountview) – Net Zero Overage Expenditure Approval Request, hereby authorizes, an increase to the 2012 Capital Budget by approving an overage of \$676,000 to the Station #3 Capital Project funded by insurance proceeds.

Mary G. Bovair
Phone: 403-309-8452

From: Jack MacDonald
Sent: April 27, 2012 2:54 PM
To: Mary Bovair
Subject: RE: Additional Agenda for the Monday, April 30th Council Meeting

Mary: I am fine with your changes, and hope Jelena can clarify the exact source of funding through the bond company; whether it is technically insurance or not. The intent is clear, and whatever language is used to communicate that to Council works for me. Thanks,

Jack

From: Mary Bovair
Sent: April 27, 2012 13:03

To: Jack MacDonald

Subject: FW: Additional Agenda for the Monday, April 30th Council Meeting

The first resolution is as stands in the report right now. But the overage actually needs to be part of a budget so we need some wording about increasing the budget – thus my suggestion in red text. If you are okay with my suggestion please let me know so I can advise Christine to fix it.

Mary G. Bovair

Phone: 403-309-8452

From: Christine Kenzie

Sent: April 27, 2012 11:08 AM

To: Mary Bovair; Frieda McDougall; Bev Greter

Subject: RE: Additional Agenda for the Monday, April 30th Council Meeting

Here is the resolution:

Resolved that Council of The City of Red Deer having considered the report from Emergency Services, dated April 25, 2012, re: Capital Project to Renovate Station #3 (Mountview) – Net Zero Overage Expenditure Approval Request, hereby authorizes, in accordance with the *Municipal Government Act*, an overage of \$675,924 to the Station #3 Capital Project recognizing that reimbursements will result in the project remaining within Council's 2010 approved Capital Budget.

Let me know your changes before Monday.

Resolved that Council of The City of Red Deer having considered the report from Emergency Services, dated April 25, 2012, re: Capital Project to Renovate Station #3 (Mountview) – Net Zero Overage Expenditure Approval Request, hereby authorizes, an increase to the 2012 Capital Budget by approving an overage of \$676,000 to the Station #3 Capital Project recognizing that reimbursements will fund the overage.

Jack MacDonald had indicated he had spoken to Finance about this item.....

Christine Kenzie | Corporate Meeting Coordinator

Legislative & Governance Services | The City of Red Deer

D 403.356.8978 | F 403.346.6195

christine.kenzie@reddeer.ca

From: Mary Bovair
Sent: April 27, 2012 11:06 AM
To: Frieda McDougall; Bev Greter; Christine Kenzie

Subject: FW: Additional Agenda for the Monday, April 30th Council Meeting

We need to add to the proposed resolution for the renovate station 3 report that is going to Council on Monday. Somehow neither John Fluney nor myself got notified from SIRE about this report.

Mary G. Bovair
Phone: 403-309-8452

From: John Knoch
Sent: April 26, 2012 5:24 PM
To: Mary Bovair
Cc: Dean Krejci
Subject: RE: Additional Agenda for the Monday, April 30th Council Meeting

Mary,
If someone from Finance could speak with LGS (Frieda, Bev or Christine as Elaine is away) and ensure we have the correct resolution that would be fine.

John

From: Mary Bovair
Sent: Thursday, April 26, 2012 3:39 PM
To: John Knoch
Cc: Dean Krejci
Subject: RE: Additional Agenda for the Monday, April 30th Council Meeting

John

The \$2.5 million mentioned in the report consists of \$50K from the CPR and the balance from AMIP grants.

Also want to bring to your attention that the proposed resolution must request an increase to the 2012 Capital Budget in the amount of \$676,000 with funding coming from insurance proceeds. Would you like me to contact Elaine about correcting the resolution?

Although the report points out that the net cost to the City is still within the original \$2.5 million the project and capital budget must reflect the total expenses offset by the total amount of funding.

Mary G. Bovair
Phone: 403-309-8452

From: Dean Krejci
Sent: April 26, 2012 1:33 PM
To: Mary Bovair
Cc: John Knoch
Subject: FW: Additional Agenda for the Monday, April 30th Council Meeting

Hi Mary,

Please have a look at this report since it does not appear to have come through the SIRE system and answer John's question. Thanks.

Dean
8204

From: John Knoch
Sent: April 26, 2012 12:52 PM
To: Dean Krejci
Subject: FW: Additional Agenda for the Monday, April 30th Council Meeting

Dean,
I just wanted to confirm that the source of funds for Station #3 is from the CPR. Is this project overage eligible for any government grants?

John

From: Christine Kenzie
Sent: Thursday, April 26, 2012 11:55 AM
To: Mayor and Councillors; Corporate Leadership Team
Cc: Don Simpson; Michelle Baer; Linda Rehn; Carolyn Rothenbacher; Joni Baillie
Subject: Additional Agenda for the Monday, April 30th Council Meeting

Attached is an additional agenda for the Monday, April 30, 2012 Council Meeting regarding "Capital Project to Renovate Station #3 (Mountview) - Net Zero Overage Expenditure Approval Request".

<< File: April 30 2012 Additional Council Agenda.pdf >>

Also attached is Attachment "A" containing the report from the April 23rd Council Meeting regarding the 2012 Tax Rate Bylaw that is to be considered for second and third readings at the Monday, April 30, 2012 Council Meeting.

There will also be an In Ca << File: DMPROD-#1217032-v1-April 30 2012 Council Agenda - Public Attachment A - 2012 Tax Rate Bylaw.pdf >> era Meeting - starting at 2:00 P.M. on April 30th. This meeting will include a presentation regarding the Riverview Park Slope Slippage and discussion on the Capital Project to Renovate Station #3 (Mountview) item on the additional agenda. The agenda for the In Camera meeting is not compiled as yet and will be emailed when complete.

Paper copies of all these documents will be couriered to Council members and put in the internal mail for members of CLT either late this afternoon or early tomorrow morning (Friday, April 27th).

Copies of the proposed schedule for the April 30th Council Meeting will be forwarded via a separate email once the April 30th Regular and Additional Agendas are posted to the City's website this afternoon.

Let me know if you have any questions.

Christine Kenzie | Corporate Meeting Coordinator

Legislative & Governance Services | The City of Red Deer

D 403.356.8978 | F 403.346.6195

christine.kenzie@reddeer.ca



Council Meeting of April 30, 2012

PUBLIC ATTACHMENT "A"

DOCUMENT STATUS: Public

REFERS TO: 2012 Tax Rate Bylaw 3481/2012
Consideration of 2nd and 3rd Readings
of the Bylaw



April 24, 2012

2012 Tax Rate Bylaw 3481/2012

Legislative & Governance Services

Report Summary & Recommendation:

Summary:

The report attached is being brought forward from the Monday, April 23, 2012 Special Council Meeting.

Recommendation:

That Council consider giving second and third readings to 2012 Tax Rate Bylaw 3481/2012 Option 5.

City Manager Comments:

I support the recommendation of Administration to proceed with second and third reading of 2012 Tax Rate Bylaw 3481/2012 Option 5.

Craig Curtis
City Manager

Report Details

Background:

At the Monday, April 23, 2012 Special Council Meeting, Council gave first reading to 2012 Tax Rate Bylaw 3481/2012 Option 5. A copy of the bylaw is attached.

2012 Tax Rate Bylaw 3481/2012 establishes the rate for the 2012 property taxation year.

BYLAW NO. 3481/2012

Being a bylaw to authorize the rates of taxation to be levied against assessable property within The City of Red Deer for the 2012 taxation year.

WHEREAS Council for The City of Red Deer (Council) is required by the provisions of Section 353 of the Municipal Government Act, Chapter M-26, R.S.A. 2000 (the Act) to pass a property tax bylaw every year once Council has adopted an operating and capital budget;

AND WHEREAS Council passed budget resolutions adopting an operating and capital budget for 2012, which provided for the raising of \$ 99,978,679 by general municipal taxation; which amount is to be raised from the following sources:

2012 General Property Tax Revenue	\$ 99,703,679
2012 Supplementary Tax Revenue	<u>\$ 275,000</u>
TOTAL TAX REVENUE	\$ 99,978,679

AND WHEREAS the requisitions that The City of Red Deer is required to collect under Section 326 of the Act on behalf of other organizations are as follows:

Alberta School Foundation Fund (ASFF)	\$33,513,777
Red Deer Catholic Regional Division	<u>\$ 4,633,739</u>
School requisitions	\$38,147,516
Management Bodies (Piper Creek Foundation)	<u>\$ 185,550</u>
TOTAL REQUISITIONS	\$38,333,066

AND WHEREAS Council is authorized under the Act to classify property for assessment purposes and to establish different rates of taxation for each class of property;

AND WHEREAS the assessed value of all taxable property in The City of Red Deer as shown on the assessment roll is:

Single Family Residential	\$ 9,003,487,850
Multiple Family Residential	\$ 740,082,600
Non Residential	\$ 3,286,750,840
Farm Land	\$ 1,957,830
Machinery & Equipment	<u>\$ 41,282,400</u>
TOTAL	\$ 13,073,561,520

AND WHEREAS Council has passed Bylaw 3477/2012 being a Bylaw authorizing the supplementary assessment of all improvements to properties which are completed or occupied or moved into The City in 2012, but not including machinery and equipment;

AND WHEREAS the taxation rates and taxation revenue for certain properties which were brought into The City of Red Deer as a result of annexation are governed by:

- Order in Council 432/2004, and
- Order in Council 531/2009 amended by Order in Council 477/2010 and further amended by Order in Council 103/2011.

THEREFORE COUNCIL OF THE CITY OF RED DEER ENACTS AS FOLLOWS:

1. This bylaw shall be known as the "Tax Rate Bylaw 2012".

Definitions

2. In this bylaw, the following terms shall have the meanings shown:

- (a) The following terms have the meanings set out in the Act:
 - "Designated manufactured home"
 - "Farm land"
 - "Machinery and equipment"
 - "Manufactured home community"
- (b) "Multiple Family Residential" property means:
 - (i) all residential property where the total number of dwelling units on the parcel of land, whether contained in a single building or more than one building, exceeds two dwelling units;
 - (ii) manufactured home communities, excluding the individual Designated Manufactured Homes;
 - (iii) vacant residential land held for the development of the above uses; and
 - (iv) the non-owner occupied residential portion of non-residential property.
- (c) "Non Residential" property means:
 - (i) any land and/or building used for a commercial, industrial, or other non-residential purpose or business venture, or any portion of that land and/or building as is used for such purpose or business venture;
 - (ii) any linear assessment; and
 - (iii) vacant land held for the development of the above uses.
- (d) "Single Family Residential" property means:
 - (i) residential property where the total number of dwelling units on the parcel of land, whether contained in a single building or more than one building, does not exceed two dwelling units;
 - (ii) registered residential condominium units;
 - (iii) single family dwelling with basement suite;
 - (iv) owner occupied portion of non-residential property;
 - (v) vacant residential land held for the development of the above uses; and
 - (vi) designated manufactured home located on a site in a manufactured home community.

Municipal Property Tax Rates

3. (1) Council authorizes the imposition of taxes for the purpose of raising revenue to be used towards the payment of the expenditures and transfers set out in the budget of the City of Red Deer, and taxes are hereby imposed on each class of assessed property within the City of Red Deer, whether listed in the assessment roll or supplementary assessment roll, at the rates for each class shown below:

General Municipal	Tax Levy	Taxable Assessment	Tax Rate
Single Family Residential	\$ 54,456,696	\$ 9,003,487,850	0.0060484
Multiple Family Residential	\$ 4,551,952	\$ 740,082,600	0.0061506
Non Residential	\$ 40,678,472	\$ 3,286,750,840	0.0123765
Farm Land	\$ 16,739	\$ 1,957,830	0.0085500
Machinery & Equipment	\$ -	\$ -	0.0123765
TOTAL TAX LEVY	\$ 99,703,859	\$ 13,032,279,120	
Approved tax requirement	\$ 99,703,679		
Over/(Under) Levy	\$ 180		

- (2) Notwithstanding the tax rate set for machinery and equipment, Council has passed Bylaw 3211/98 being a bylaw that Machinery and Equipment used for manufacturing and/or processing shall be exempt for purposes of municipal and requisition taxation.

School Requisitions

4. Council authorizes the imposition of taxes for the purpose of raising funds for the school requisitions and taxes are hereby imposed on each class of assessed property within The City of Red Deer, whether listed in the assessment roll or supplementary assessment roll, at the rates for each class shown below:

Alberta School Foundation Fund & Red Deer Catholic Regional Divison			
	Tax Levy	Taxable Assessment	Tax Rate
Single Family Residential	\$ 24,855,929	\$ 9,003,487,850	0.0027607
Multiple Family Residential	\$ 1,918,112	\$ 694,791,800	0.0027607
Non Residential	\$ 11,400,280	\$ 3,271,336,480	0.0034849
Farm Land	\$ 5,405	\$ 1,957,830	0.0027607
Machinery & Equipment	\$ -	\$ 41,282,400	0.0000000
TOTAL TAX LEVY	\$ 38,179,726	\$ 13,012,856,360	
Prior Year Over (Under) Levy	\$ (31,989)		
Requisition	\$ 38,147,516		
Over/(Under) Levy	\$ 221		

Management Bodies – Piper Creek Foundation Requisition

5. Council authorizes the imposition of taxes for the purpose of raising funds for the Piper Creek requisition and taxes are hereby imposed on each class of assessed property within The City of Red Deer, whether listed in the assessment roll or supplementary assessment roll, at the rate shown below:

	Tax Levy	Taxable Assessment	Tax Rate
TOTAL TAX LEVY	\$ 185,494	\$ 12,971,573,960	0.0000143
Prior Year Over (Under) Levy	\$ 129		
Requisition	\$ 185,550		
Over/(Under) Levy	\$ 73		

Annexed Property

6. Order in Council 432/2004 - annexed lands to the City of Red Deer in 2004 and requires the taxation of certain annexed properties at the lesser of Red Deer County or City of Red Deer municipal tax rates (expiry December 31, 2014 for non farm land and December 31, 2029 for farm land).
7. Order in Council 531/2009 – annexed lands to the City of Red Deer in 2009 and requires the taxation of certain properties at the Red Deer County municipal tax rate until December 31, 2034 as amended by:
 - Order in Council 477/2010
 - Order in Council 103/2011
8. Notwithstanding section 3 of this Bylaw the municipal tax rate of the Red Deer County for 2012, if lower than the municipal tax rate of the City of Red Deer for 2012, shall be in effect for applicable annexed properties for the year 2012 as specified in the Orders in Council referred to above.

READ A FIRST TIME IN OPEN COUNCIL this23rd day of April2012.

READ A SECOND TIME IN OPEN COUNCIL thisday of2012.

READ A THIRD TIME IN OPEN COUNCIL thisday of2012.

AND SIGNED BY THE MAYOR AND CITY CLERK thisday of2012.

MAYOR

CITY CLERK



April 12, 2012

Report Submitted to the Monday,
April 23, 2012 Special Council
Meeting Agenda

2012 Tax Rate Bylaw 3481/2012

Revenue & Assessment Services

Report Summary & Recommendation:

Administration recommends that Council give first reading to the 2012 Tax Rate Bylaw 3481/2012 using the tax rates in Option 1 to establish the rate for the 2012 property taxation year.

City Manager Comments:

I support Option 5 which gives the same tax increase to each class of property. It is highly desirable to keep a low ratio between residential and commercial and not follow the trend that has emerged across the province. The City's relatively low ratio was one of the main reasons The City of Red Deer was ranked in the top ten entrepreneurial cities in Canada.

As far as multi-family rates are concerned, I see no clear rational for increasing the ratio between single and multi-family as The City has clear policy to facilitate and encourage multi-family development. A relatively low rate can only assist in this regard; therefore, I recommend Option 5.

Craig Curtis
City Manager

Proposed Resolution

I support the recommendation of Administration to proceed with First Reading of the 2012 Tax Rate Bylaw 3481/2012, Option 1. This bylaw will come back to the April 30, 2012 Regular Council Meeting for consideration of second and third reading.



Report Details

Background:

The Municipal Government Act (MGA) requires Council to pass a property tax bylaw annually. The property tax bylaw authorizes Council to impose a tax in respect of property in the municipality to raise revenue. Property taxes are imposed for payment of expenditures and transfers set out in the budget of the municipality and also to collect required requisition revenue. The tax rate bylaw must set and show separately all of the tax rates to be imposed under the MGA to raise the revenue required.

Key processes must be complete in order to create the tax rate bylaw and levy taxes:

- **Property Assessment** – The annual assessment roll must be established.
- **Annual Budget** – Council must approve an annual budget to set the amount of general tax revenue required to fund City operations.
- **Education Requisition** – The requisition amount and education tax rates for residential and non-residential property must be set by The Province.
- **Piper Creek Requisition** – the Piper Creek Foundation, under provincial authority, can requisition The City of Red Deer by April 30 of each year to collect funds on their behalf.
- **County of Red Deer Tax Rate Bylaw** – The City must tax certain lands annexed into The City at County tax rates and therefore the County rates must be known.

Administration is able to prepare the analysis for the tax rate bylaw once assessed values, general tax revenue requirement, education tax rates, and the Piper Creek requisition are known.

After Council passes the tax rate bylaw, and County tax rates are set, taxes are calculated for each individual property. Property taxes are calculated by multiplying the assessed value of the property by the tax rate for the property type.

Administration will be mailing tax notices on May 25th in order to meet the legislated timelines. Taxes will be due June 29.

Discussion:

The 2012 Tax Rate Bylaw has three key components:

I. **Municipal Property Tax**

In the 2012 operating budget Council approved municipal tax revenue of \$99,978,679 which includes supplementary tax revenue of \$275,000. These funding requirements have been incorporated into the proposed 2012 Tax Rate Bylaw.



Percentage of municipal property tax from each class of property:

(Option 1)

	<u>2008</u>	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>
Residential	54.26%	54.70%	54.06%	54.29%	54.06%
Multiple Family	5.27%	4.31%	4.40%	4.56%	4.78%
Non-Residential	40.46%	40.98%	41.52%	41.13%	41.14%
Farm Land	.01%	0.01%	0.02%	0.02%	0.02%

2. Requisitions

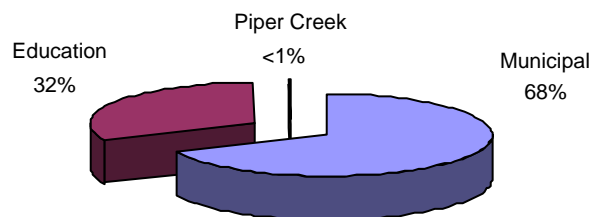
The Province of Alberta Education Requisition: \$38,147,516

This marks an 8.4% increase over 2011 and was set at the annual provincial budget process that took place in February.

The education amount is determined by the Province and must be collected and remitted by municipalities to the Province to fund education.

Piper Creek Foundation Requisition: \$185,550

The Piper Creek Foundation has requisitioned The City to collect funding for senior's lodge accommodations. The City is required by Ministerial Order to collect this on their behalf.



This year, requisitions comprise 32% of the average homeowner's tax bill while municipal taxes make up the remaining 68% of the total property tax bill.

3. Annexed Property

This section of the bylaw provides for taxation conditions for annexed property:

- Order in Council 432/2004 requires the taxation of certain 2004 annexed property at the lower of County or City tax rates.
- Order in Council 531/2009 amended by 477/2010 and subsequently 103/2011 requires the taxation of certain 2009 annexed property at County tax rates.



Analysis:

The Municipal Government Act requires that taxable property be classified into residential, non residential, farmland and machinery and equipment classes. Furthermore, Council has resolved that there will be a separate tax class for multi family properties - income producing properties with three or more units. It is these classes of property for which Council is required to set the tax rates.

There are a number of tools which are used to measure and compare the distribution of the tax requirement. One of the most useful ways to evaluate the options and impacts of tax distribution is to calculate and compare ratios. The two ratios utilized are the **multi family ratio** (multi family municipal tax rate divided by the residential municipal tax rate) and the **commercial ratio** (non residential municipal tax rate divided by the residential municipal tax rate). These ratios are a key indicator of how the tax burden is being distributed between the taxable classes of property and are also comparable to other municipalities.

A review of the multi family and commercial ratios of five other comparable cities in Alberta was undertaken using 2011 approved tax rates. Findings of this review indicated that the commercial tax ratio in The City of Red Deer is currently among the lowest in the province and has been dropping since 2008 when it was 2.80. A commercial ratio of 2.67 is the average for the comparable cities in 2011 and Red Deer was at 2.23. It is important to note that The City of Red Deer does not charge business tax or machinery & equipment tax which some of the comparison municipalities do and which would be in addition to the commercial ratio rates.

Comparison of the multi family ratio concluded that Red Deer has one of the most attractive rates for multi family property taxation with the average being 1.32 and Red Deer's ratio being 1.05.

Another good indicator of tax shifts is the chart at the top of page 2 of this report entitled 'Percentage of municipal property tax from each class of property' which compares the percentage of municipal property tax collected from each class. For 2012 the recommended option proposes to keep the non residential portion of the tax requirement the same as 2011 while shifting some of the tax distribution from residential to multi family in order to increase the multi family ratio slightly.

Finally, environmental scanning done through the surveys and reports prepared by third parties provides a barometer for how The City measures up against other municipalities in Alberta, and across the country. Some of these surveys include those done by the City of Edmonton, Ipsos Reid, Canadian Federation of Independent Business, and MoneySense magazine and all are indicating that The City has a reasonable residential tax rate and an attractive non residential tax rate.

The purpose in setting different tax rates for the different property classes is to balance the distribution of the tax among the classes with the following objectives in mind:

- maintaining reasonable residential tax rates,
- ensuring tax rates that are conducive for business, and
- tax rate stability for taxpayers.

With these objectives in mind Administration has prepared the options in Appendix A for Council's consideration.



Summary of Tax Rate Options for Council 2012

ADMINISTRATION
RECOMMENDATIONCITY MANAGER
RECOMMENDATION

	OPTION # 1	OPTION # 2	OPTION # 3	OPTION # 4	OPTION # 5
Residential (typical market change on \$100,000)					
2011 Assessment	Muni Only \$577 Muni & Ed & Piper 840	Muni Only \$577 Muni & Ed & Piper 840	Muni Only \$577 Muni & Ed & Piper 840	Muni Only \$577 Muni & Ed & Piper 840	Muni Only \$577 Muni & Ed & Piper 840
2012 Assessment	\$599 876 \$22 36	\$599 876 \$22 36	\$603 881 \$26 41	\$604 881 \$27 41	\$605 882 \$28 42
Tax Increase	3.80	3.80	4.57	4.70	4.87
Percent Increase	4.32	4.32	4.85	4.94	5.05
Multiple Family (typical market change on \$100,000)					
2011 Assessment	Muni Only \$592 Muni & Ed & Piper 850	Muni Only \$592 Muni & Ed & Piper 850	Muni Only \$592 Muni & Ed & Piper 850	Muni Only \$592 Muni & Ed & Piper 850	Muni Only \$592 Muni & Ed & Piper 850
2012 Assessment	\$644 921 \$51 71	\$629 906 \$36 56	\$619 897 \$27 47	\$634 912 \$42 62	\$615 893 \$23 43
Tax Increase	8.66	6.13	4.57	7.05	3.84
Percent Increase	8.41	6.65	5.56	7.29	5.05
MULTI FAMILY/RESIDENTIAL RATIO	1.08	1.05	1.03	1.05	1.02
Non-Residential (typical market change on \$100,000)					
2011 Assessment	Muni Only \$1,187 Muni & Ed & Piper 1,511	Muni Only \$1,187 Muni & Ed & Piper 1,511	Muni Only \$1,187 Muni & Ed & Piper 1,511	Muni Only \$1,187 Muni & Ed & Piper 1,511	Muni Only \$1,187 Muni & Ed & Piper 1,511
2012 Assessment	\$1,248 1,598 \$61 87	\$1,251 1,601 \$64 90	\$1,241 1,591 \$54 80	\$1,236 1,586 \$49 75	\$1,238 1,588 \$50 76
Tax Increase	5.13	5.41	4.57	4.11	4.25
Percent Increase	5.74	5.96	5.30	4.94	5.05
COMMERCIAL/RESIDENTIAL RATIO	2.08	2.09	2.06	2.05	2.05
Monthly tax increase for a \$300,000 property:					
RS	\$9.07	\$9.07	\$10.18	\$10.37	\$10.61
MF	\$17.86	\$14.12	\$11.80	\$15.48	\$10.73
NR	\$21.69	\$22.53	\$20.03	\$18.68	\$19.08

Monthly tax increase for a \$300,000 property:

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WHEREAS Council for The City of Red Deer (Council) is required by the provisions of Section 353 of the Municipal Government Act, Chapter M-26, R.S.A. 2000 (the Act) to pass a property tax bylaw every year once Council has adopted an operating and capital budget;

AND WHEREAS Council passed budget resolutions adopting an operating and capital budget for 2012, which provided for the raising of \$ 99,978,679 by general municipal taxation; which amount is to be raised from the following sources:

2012 General Property Tax Revenue	\$ 99,703,679
2012 Supplementary Tax Revenue	<u>\$ 275,000</u>
TOTAL TAX REVENUE	\$ 99,978,679

AND WHEREAS the requisitions that The City of Red Deer is required to collect under Section 326 of the Act on behalf of other organizations are as follows:

Alberta School Foundation Fund (ASFF)	\$33,513,777
Red Deer Catholic Regional Division	<u>\$ 4,633,739</u>
School requisitions	\$38,147,516
Management Bodies (Piper Creek Foundation)	<u>\$ 185,550</u>
TOTAL REQUISITIONS	\$38,333,066

AND WHEREAS Council is authorized under the Act to classify property for assessment purposes and to establish different rates of taxation for each class of property;

AND WHEREAS the assessed value of all taxable property in The City of Red Deer as shown on the assessment roll is:

Single Family Residential	\$ 9,003,487,850
Multiple Family Residential	\$ 740,082,600
Non Residential	\$ 3,286,750,840
Farm Land	\$ 1,957,830
Machinery & Equipment	<u>\$ 41,282,400</u>
TOTAL	\$ 13,073,561,520

AND WHEREAS Council has passed Bylaw 3477/2012 being a Bylaw authorizing the supplementary assessment of all improvements to properties which are completed or occupied or moved into The City in 2012, but not including machinery and equipment;

AND WHEREAS the taxation rates and taxation revenue for certain properties which were brought into The City of Red Deer as a result of annexation are governed by:

- Order in Council 432/2004, and
- Order in Council 531/2009 amended by Order in Council 477/2010 and further amended by Order in Council 103/2011.

THEREFORE COUNCIL OF THE CITY OF RED DEER ENACTS AS FOLLOWS:

1. This bylaw shall be known as the "Tax Rate Bylaw 2012".

Definitions

2. In this bylaw, the following terms shall have the meanings shown:

- (a) The following terms have the meanings set out in the Act:
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 - "Farm land"
 - "Machinery and equipment"
 - "Manufactured home community"
- (b) "Multiple Family Residential" property means:
 - (i) all residential property where the total number of dwelling units on the parcel of land, whether contained in a single building or more than one building, exceeds two dwelling units;
 - (ii) manufactured home communities, excluding the individual Designated Manufactured Homes;
 - (iii) vacant residential land held for the development of the above uses; and
 - (iv) the non-owner occupied residential portion of non-residential property.
- (c) "Non Residential" property means:
 - (i) any land and/or building used for a commercial, industrial, or other non-residential purpose or business venture, or any portion of that land and/or building as is used for such purpose or business venture;
 - (ii) any linear assessment; and
 - (iii) vacant land held for the development of the above uses.
- (d) "Single Family Residential" property means:
 - (i) residential property where the total number of dwelling units on the parcel of land, whether contained in a single building or more than one building, does not exceed two dwelling units;
 - (ii) registered residential condominium units;
 - (iii) single family dwelling with basement suite;
 - (iv) owner occupied portion of non-residential property;
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Municipal Property Tax Rates

3. (1) Council authorizes the imposition of taxes for the purpose of raising revenue to be used towards the payment of the expenditures and transfers set out in the budget of the City of Red Deer, and taxes are hereby imposed on each class of assessed property within the City of Red Deer, whether listed in the assessment roll or supplementary assessment roll, at the rates for each class shown below:

General Municipal	Tax Levy	Taxable Assessment	Tax Rate
Single Family Residential	\$ 53,902,981	\$ 9,003,487,850	0.0059869
Multiple Family Residential	\$ 4,763,098	\$ 740,082,600	0.0064359
Non Residential	\$ 41,020,951	\$ 3,286,750,840	0.0124807
Farm Land	\$ 16,739	\$ 1,957,830	0.0085500
Machinery & Equipment	\$ -	\$ -	0.0124807
TOTAL TAX LEVY	\$ 99,703,769	\$ 13,032,279,120	
Approved tax requirement	\$ 99,703,679		
Over/(Under) Levy	\$ 90		

- (2) Notwithstanding the tax rate set for machinery and equipment, Council has passed Bylaw 3211/98 being a bylaw that Machinery and Equipment used for manufacturing and/or processing shall be exempt for purposes of municipal and requisition taxation.

School Requisitions

4. Council authorizes the imposition of taxes for the purpose of raising funds for the school requisitions and taxes are hereby imposed on each class of assessed property within The City of Red Deer, whether listed in the assessment roll or supplementary assessment roll, at the rates for each class shown below:

Alberta School Foundation Fund & Red Deer Catholic Regional Divison			
	Tax Levy	Taxable Assessment	Tax Rate
Single Family Residential	\$ 24,855,929	\$ 9,003,487,850	0.0027607
Multiple Family Residential	\$ 1,918,112	\$ 694,791,800	0.0027607
Non Residential	\$ 11,400,280	\$ 3,271,336,480	0.0034849
Farm Land	\$ 5,405	\$ 1,957,830	0.0027607
Machinery & Equipment	\$ -	\$ 41,282,400	0.0000000
TOTAL TAX LEVY	\$ 38,179,726	\$ 13,012,856,360	
Prior Year Over (Under) Levy	\$ (31,989)		
Requisition	\$ 38,147,516		
Over/(Under) Levy	\$ 221		

Management Bodies – Piper Creek Foundation Requisition

5. Council authorizes the imposition of taxes for the purpose of raising funds for the Piper Creek requisition and taxes are hereby imposed on each class of assessed property within The City of Red Deer, whether listed in the assessment roll or supplementary assessment roll, at the rate shown below:

	Tax Levy	Taxable Assessment	Tax Rate
TOTAL TAX LEVY	\$ 185,494	\$ 12,971,573,960	0.0000143
Prior Year Over (Under) Levy	\$ 129		
Requisition	\$ 185,550		
Over/(Under) Levy	\$ 73		

Annexed Property

6. Order in Council 432/2004 - annexed lands to the City of Red Deer in 2004 and requires the taxation of certain annexed properties at the lesser of Red Deer County or City of Red Deer municipal tax rates (expiry December 31, 2014 for non farm land and December 31, 2029 for farm land).
7. Order in Council 531/2009 – annexed lands to the City of Red Deer in 2009 and requires the taxation of certain properties at the Red Deer County municipal tax rate until December 31, 2034 as amended by:

• Order in Council 477/2010

• Order in Council 103/2011
8. Notwithstanding section 3 of this Bylaw the municipal tax rate of the Red Deer County for 2012, if lower than the municipal tax rate of the City of Red Deer for 2012, shall be in effect for applicable annexed properties for the year 2012 as specified in the Orders in Council referred to above.

READ A FIRST TIME IN OPEN COUNCIL this

day of

2012.

READ A SECOND TIME IN OPEN COUNCIL this

day of

2012.

READ A THIRD TIME IN OPEN COUNCIL this

day of

2012.

AND SIGNED BY THE MAYOR AND CITY CLERK this

day of

2012.

MAYOR

CITY CLERK

BYLAW NO. 3481/2012

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AND WHEREAS Council passed budget resolutions adopting an operating and capital budget for 2012, which provided for the raising of \$ 99,978,679 by general municipal taxation; which amount is to be raised from the following sources:

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2012 Supplementary Tax Revenue	<u>\$ 275,000</u>
TOTAL TAX REVENUE	\$ 99,978,679

AND WHEREAS the requisitions that The City of Red Deer is required to collect under Section 326 of the Act on behalf of other organizations are as follows:

Alberta School Foundation Fund (ASFF)	\$33,513,777
Red Deer Catholic Regional Division	<u>\$ 4,633,739</u>
School requisitions	\$38,147,516
Management Bodies (Piper Creek Foundation)	<u>\$ 185,550</u>
TOTAL REQUISITIONS	\$38,333,066

AND WHEREAS Council is authorized under the Act to classify property for assessment purposes and to establish different rates of taxation for each class of property;

AND WHEREAS the assessed value of all taxable property in The City of Red Deer as shown on the assessment roll is:

Single Family Residential	\$ 9,003,487,850
Multiple Family Residential	\$ 740,082,600
Non Residential	\$ 3,286,750,840
Farm Land	\$ 1,957,830
Machinery & Equipment	<u>\$ 41,282,400</u>
TOTAL	\$ 13,073,561,520

AND WHEREAS Council has passed Bylaw 3477/2012 being a Bylaw authorizing the supplementary assessment of all improvements to properties which are completed or occupied or moved into The City in 2012, but not including machinery and equipment;

AND WHEREAS the taxation rates and taxation revenue for certain properties which were brought into The City of Red Deer as a result of annexation are governed by:

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- Order in Council 531/2009 amended by Order in Council 477/2010 and further amended by Order in Council 103/2011.

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1. This bylaw shall be known as the "Tax Rate Bylaw 2012".

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 - "Farm land"
 - "Machinery and equipment"
 - "Manufactured home community"
- (b) "Multiple Family Residential" property means:
 - (i) all residential property where the total number of dwelling units on the parcel of land, whether contained in a single building or more than one building, exceeds two dwelling units;
 - (ii) manufactured home communities, excluding the individual Designated Manufactured Homes;
 - (iii) vacant residential land held for the development of the above uses; and
 - (iv) the non-owner occupied residential portion of non-residential property.
- (c) "Non Residential" property means:
 - (i) any land and/or building used for a commercial, industrial, or other non-residential purpose or business venture, or any portion of that land and/or building as is used for such purpose or business venture;
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- (d) "Single Family Residential" property means:
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 - (ii) registered residential condominium units;
 - (iii) single family dwelling with basement suite;
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Municipal Property Tax Rates

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General Municipal	Tax Levy	Taxable Assessment	Tax Rate
Single Family Residential	\$ 53,902,981	\$ 9,003,487,850	0.0059869
Multiple Family Residential	\$ 4,652,307	\$ 740,082,600	0.0062862
Non Residential	\$ 41,131,715	\$ 3,286,750,840	0.0125144
Farm Land	\$ 16,739	\$ 1,957,830	0.0085500
Machinery & Equipment	\$ -	\$ -	0.0125144
TOTAL TAX LEVY	\$ 99,703,742	\$ 13,032,279,120	
Approved tax requirement	\$ 99,703,679		
Over/(Under) Levy	\$ 63		

- (2) Notwithstanding the tax rate set for machinery and equipment, Council has passed Bylaw 3211/98 being a bylaw that Machinery and Equipment used for manufacturing and/or processing shall be exempt for purposes of municipal and requisition taxation.

School Requisitions

4. Council authorizes the imposition of taxes for the purpose of raising funds for the school requisitions and taxes are hereby imposed on each class of assessed property within The City of Red Deer, whether listed in the assessment roll or supplementary assessment roll, at the rates for each class shown below:

Alberta School Foundation Fund & Red Deer Catholic Regional Divison			
	Tax Levy	Taxable Assessment	Tax Rate
Single Family Residential	\$ 24,855,929	\$ 9,003,487,850	0.0027607
Multiple Family Residential	\$ 1,918,112	\$ 694,791,800	0.0027607
Non Residential	\$ 11,400,280	\$ 3,271,336,480	0.0034849
Farm Land	\$ 5,405	\$ 1,957,830	0.0027607
Machinery & Equipment	\$ -	\$ 41,282,400	0.0000000
TOTAL TAX LEVY	\$ 38,179,726	\$ 13,012,856,360	
Prior Year Over (Under) Levy	\$ (31,989)		
Requisition	\$ 38,147,516		
Over/(Under) Levy	\$ 221		

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5. Council authorizes the imposition of taxes for the purpose of raising funds for the Piper Creek requisition and taxes are hereby imposed on each class of assessed property within The City of Red Deer, whether listed in the assessment roll or supplementary assessment roll, at the rate shown below:

	Tax Levy	Taxable Assessment	Tax Rate
TOTAL TAX LEVY	\$ 185,494	\$ 12,971,573,960	0.0000143
Prior Year Over (Under) Levy	\$ 129		
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Over/(Under) Levy	\$ 73		

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Non Residential	\$ 40,802,382	\$ 3,286,750,840	0.0124142
Farm Land	\$ 16,739	\$ 1,957,830	0.0085500
Machinery & Equipment	\$ -	\$ -	0.0124142
TOTAL TAX LEVY	\$ 99,703,833	\$ 13,032,279,120	
Approved tax requirement	\$ 99,703,679		
Over/(Under) Levy	\$ 154		

- (2) Notwithstanding the tax rate set for machinery and equipment, Council has passed Bylaw 3211/98 being a bylaw that Machinery and Equipment used for manufacturing and/or processing shall be exempt for purposes of municipal and requisition taxation.

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8. Notwithstanding section 3 of this Bylaw the municipal tax rate of the Red Deer County for 2012, if lower than the municipal tax rate of the City of Red Deer for 2012, shall be in effect for applicable annexed properties for the year 2012 as specified in the Orders in Council referred to above.

READ A FIRST TIME IN OPEN COUNCIL this	day of	2012.
READ A SECOND TIME IN OPEN COUNCIL this	day of	2012.
READ A THIRD TIME IN OPEN COUNCIL this	day of	2012.
AND SIGNED BY THE MAYOR AND CITY CLERK this	day of	2012.

MAYOR

CITY CLERK

BYLAW NO. 3481/2012

Being a bylaw to authorize the rates of taxation to be levied against assessable property within The City of Red Deer for the 2012 taxation year.

WHEREAS Council for The City of Red Deer (Council) is required by the provisions of Section 353 of the Municipal Government Act, Chapter M-26, R.S.A. 2000 (the Act) to pass a property tax bylaw every year once Council has adopted an operating and capital budget;

AND WHEREAS Council passed budget resolutions adopting an operating and capital budget for 2012, which provided for the raising of \$ 99,978,679 by general municipal taxation; which amount is to be raised from the following sources:

2012 General Property Tax Revenue	\$ 99,703,679
2012 Supplementary Tax Revenue	<u>\$ 275,000</u>
TOTAL TAX REVENUE	\$ 99,978,679

AND WHEREAS the requisitions that The City of Red Deer is required to collect under Section 326 of the Act on behalf of other organizations are as follows:

Alberta School Foundation Fund (ASFF)	\$33,513,777
Red Deer Catholic Regional Division	<u>\$ 4,633,739</u>
School requisitions	\$38,147,516
Management Bodies (Piper Creek Foundation)	<u>\$ 185,550</u>
TOTAL REQUISITIONS	\$38,333,066

AND WHEREAS Council is authorized under the Act to classify property for assessment purposes and to establish different rates of taxation for each class of property;

AND WHEREAS the assessed value of all taxable property in The City of Red Deer as shown on the assessment roll is:

Single Family Residential	\$ 9,003,487,850
Multiple Family Residential	\$ 740,082,600
Non Residential	\$ 3,286,750,840
Farm Land	\$ 1,957,830
Machinery & Equipment	<u>\$ 41,282,400</u>
TOTAL	\$ 13,073,561,520

AND WHEREAS Council has passed Bylaw 3477/2012 being a Bylaw authorizing the supplementary assessment of all improvements to properties which are completed or occupied or moved into The City in 2012, but not including machinery and equipment;

AND WHEREAS the taxation rates and taxation revenue for certain properties which were brought into The City of Red Deer as a result of annexation are governed by:

- Order in Council 432/2004, and
- Order in Council 531/2009 amended by Order in Council 477/2010 and further amended by Order in Council 103/2011.

THEREFORE COUNCIL OF THE CITY OF RED DEER ENACTS AS FOLLOWS:

1. This bylaw shall be known as the "Tax Rate Bylaw 2012".

Definitions

2. In this bylaw, the following terms shall have the meanings shown:

- (a) The following terms have the meanings set out in the Act:
 - "Designated manufactured home"
 - "Farm land"
 - "Machinery and equipment"
 - "Manufactured home community"
- (b) "Multiple Family Residential" property means:
 - (i) all residential property where the total number of dwelling units on the parcel of land, whether contained in a single building or more than one building, exceeds two dwelling units;
 - (ii) manufactured home communities, excluding the individual Designated Manufactured Homes;
 - (iii) vacant residential land held for the development of the above uses; and
 - (iv) the non-owner occupied residential portion of non-residential property.
- (c) "Non Residential" property means:
 - (i) any land and/or building used for a commercial, industrial, or other non-residential purpose or business venture, or any portion of that land and/or building as is used for such purpose or business venture;
 - (ii) any linear assessment; and
 - (iii) vacant land held for the development of the above uses.
- (d) "Single Family Residential" property means:
 - (i) residential property where the total number of dwelling units on the parcel of land, whether contained in a single building or more than one building, does not exceed two dwelling units;
 - (ii) registered residential condominium units;
 - (iii) single family dwelling with basement suite;
 - (iv) owner occupied portion of non-residential property;
 - (v) vacant residential land held for the development of the above uses; and
 - (vi) designated manufactured home located on a site in a manufactured home community.

Municipal Property Tax Rates

3. (1) Council authorizes the imposition of taxes for the purpose of raising revenue to be used towards the payment of the expenditures and transfers set out in the budget of the City of Red Deer, and taxes are hereby imposed on each class of assessed property within the City of Red Deer, whether listed in the assessment roll or supplementary assessment roll, at the rates for each class shown below:

General Municipal	Tax Levy	Taxable Assessment	Tax Rate
Single Family Residential	\$ 54,369,362	\$ 9,003,487,850	0.0060387
Multiple Family Residential	\$ 4,692,568	\$ 740,082,600	0.0063406
Non Residential	\$ 40,625,226	\$ 3,286,750,840	0.0123603
Farm Land	\$ 16,739	\$ 1,957,830	0.0085500
Machinery & Equipment	\$ -	\$ -	0.0123603
TOTAL TAX LEVY	\$ 99,703,895	\$ 13,032,279,120	
Approved tax requirement	\$ 99,703,679		
Over/(Under) Levy	\$ 216		

- (2) Notwithstanding the tax rate set for machinery and equipment, Council has passed Bylaw 3211/98 being a bylaw that Machinery and Equipment used for manufacturing and/or processing shall be exempt for purposes of municipal and requisition taxation.

School Requisitions

4. Council authorizes the imposition of taxes for the purpose of raising funds for the school requisitions and taxes are hereby imposed on each class of assessed property within The City of Red Deer, whether listed in the assessment roll or supplementary assessment roll, at the rates for each class shown below:

Alberta School Foundation Fund & Red Deer Catholic Regional Divison			
	Tax Levy	Taxable Assessment	Tax Rate
Single Family Residential	\$ 24,855,929	\$ 9,003,487,850	0.0027607
Multiple Family Residential	\$ 1,918,112	\$ 694,791,800	0.0027607
Non Residential	\$ 11,400,280	\$ 3,271,336,480	0.0034849
Farm Land	\$ 5,405	\$ 1,957,830	0.0027607
Machinery & Equipment	\$ -	\$ 41,282,400	0.0000000
TOTAL TAX LEVY	\$ 38,179,726	\$ 13,012,856,360	
Prior Year Over (Under) Levy	\$ (31,989)		
Requisition	\$ 38,147,516		
Over/(Under) Levy	\$ 221		

Management Bodies – Piper Creek Foundation Requisition

5. Council authorizes the imposition of taxes for the purpose of raising funds for the Piper Creek requisition and taxes are hereby imposed on each class of assessed property within The City of Red Deer, whether listed in the assessment roll or supplementary assessment roll, at the rate shown below:

	Tax Levy	Taxable Assessment	Tax Rate
TOTAL TAX LEVY	\$ 185,494	\$ 12,971,573,960	0.0000143
Prior Year Over (Under) Levy	\$ 129		
Requisition	\$ 185,550		
Over/(Under) Levy	\$ 73		

Annexed Property

6. Order in Council 432/2004 - annexed lands to the City of Red Deer in 2004 and requires the taxation of certain annexed properties at the lesser of Red Deer County or City of Red Deer municipal tax rates (expiry December 31, 2014 for non farm land and December 31, 2029 for farm land).
7. Order in Council 531/2009 – annexed lands to the City of Red Deer in 2009 and requires the taxation of certain properties at the Red Deer County municipal tax rate until December 31, 2034 as amended by:

• Order in Council 477/2010

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8. Notwithstanding section 3 of this Bylaw the municipal tax rate of the Red Deer County for 2012, if lower than the municipal tax rate of the City of Red Deer for 2012, shall be in effect for applicable annexed properties for the year 2012 as specified in the Orders in Council referred to above.

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TOTAL TAX LEVY	\$ 99,703,859	\$ 13,032,279,120	
Approved tax requirement	\$ 99,703,679		
Over/(Under) Levy	\$ 180		

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