THE CITY OF Red Deer

AGENDA

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

TO BE HELD IN THE COUNCIL CHAMBERS, CITY HALL

MONDAY, APRIL 22, 2002

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

(1) Confirmation of the Minutes of the regular meeting of Monday, April 8, 2002.

Page #

(2) **UNFINISHED BUSINESS**

(3) **PUBLIC HEARINGS**

1. City Clerk - re: ***BRZ Boundary Change /Bylaw 2827/A-2002/ Amendment to the Downtown Business Revitalization Zone Bylaw 2827/83.***
   (Consideration of 2nd & 3rd Readings of the Bylaw) . .1

2. City Clerk – re: ***Land Use Bylaw Amendment 3156/F-2002 / Revisions to the Existing Bed & Breakfast Regulations.***
   (Consideration of 2nd and 3rd Readings of the Bylaw) . .9

3. City Clerk – re: ***Land Use Bylaw Amendment 3156/L-2002 /Lot 15, Block 7, Plan 982 3791 / Anders South (Anders on the Lake) – Phase 12 / Redbrook Group 2 Corp.***
(Consideration of 2nd & 3rd Readings of the Bylaw) . .18

4. City Clerk – re: ***Neighbourhood Area Structure Plan Amendment 3217/B-2002 / Deer Park Southeast (Devonshire)***
(Consideration of 2nd & 3rd Readings of the Bylaw) . .21

5. City Clerk – re: ***Land Use Bylaw Amendment 3156/K-2002 / Deer Park Southeast (Devonshire) Subdivision – Phase 10 / Melcor Developments Ltd.***
(Consideration of 2nd & 3rd Readings of the Bylaw) . .26

(4) REPORTS

1. Westpark Extension Neighbourhood Area Structure Plan:

   (a) Parkland Community Planning Services - ***Re: Westpark Extension Neighbourhood Area Structure Plan / Bylaw Amendment 3217/C-2002***
   (Consideration of 1st Reading of the Bylaw) . .30

   (b) Parkland Community Planning Services – ***Re: Land Use Bylaw Amendment 3156/P-2002 / Portion of 60th Avenue South of Wishart Street and Part of the E ½ Sec. 7-38-27-4 / West Park Extension – Phase 1 / Trademark Western Properties Inc.***
   (Consideration of 1st Reading of the Bylaw) . .38

   (c) Land & Economic Development Manager and Engineering Services Manager – ***Re: West Park Extension Neighbourhood Area Structure Plan – Proposed 60th Street Road Closure Bylaw 3296/2002***
   (Consideration of 1st Reading of the Bylaw) . .40

2. Parkland Community Planning Services – ***Re: Land Use Bylaw Amendment 3156/N-2002 / Rezoning of 4.84 ac from A1 Future Urban Development to R1 Residential Low Density / Anders South (Anders on the Lake) – Phase 13 / Redbrook Group 2 Corp.***
(Consideration of 1st Reading of the Bylaw) . .45

3. Parkland Community Planning Services – ***Re: Land Use Bylaw Amendment 3156/O-2002 / Rezoning of 2.09 ac from A1 Future Urban Development to R1A Residential (Semi-Detached Dwelling) District / Kentwood Subdivision – Phase 19 / Laebon Developments Ltd.***
(Consideration of 1st Reading of the Bylaw) . .49

4. EL & P Manager – ***Re: Revision to Regulated Rate Option Tariff / Electric Utility Bylaw Amendment 3273/B-2002 / Revision to Schedule "D"***
(Consideration of 3 Readings of the Bylaw) . .53

5. City Assessor & Tax Collector – ***Re: 2002 Tax Rate Bylaw / Bylaw 3295/2002***
(Consideration of 3 Readings of the Bylaw) . .64
(Please note there is no Page 67)

6. Public Works Manager – ***Re: Water Utility Bylaw Change – Granting Permission to Re-sell Water / Utility Bylaw Amendment 3215/B-2002***
(Consideration of 3 Readings of the Bylaw) . .69

7. Engineering Services Manager – ***Re: Amendments to Traffic Bylaw 3186/97– Bylaw Amendment 3186/B-2002/ Removal of Truck Route in Riverside Meadows Subdivision / Addition of High Wide Load Corridor Operational Requirements / Update of Recreation, Parks & Culture Tree Maintenance Requirements***
(Consideration of 3 Readings of the Bylaw) . .73

8. Director of Corporate Services – ***Re: 2001 Audited Annual Report / City of Red Deer*** . .81

9. Community Services Director – ***Re: Approval of Visitor and Convention Bureau Agreement*** . .83

10. Social Planning Manager – ***Re: 20% Matching For New FCSS Funding*** . .94

(5) **CORRESPONDENCE**

(6) **PETITIONS AND DELEGATIONS**

(7) **NOTICES OF MOTION**

(8) **WRITTEN INQUIRIES**

(9) **BYLAWS**

1. ***2827/A-2002*** – BRZ Boundary Change / Amendment to the Downtown Business Revitalization Zone Bylaw 2827/83 (2nd & 3rd Reading) . .103
. .1

2. ***3156/F-2002*** – Land Use Bylaw Amendment /Revision to the Existing Bed & Breakfast Regulations (2nd & 3rd Readings) . .105
. .9

3. ***3217/B-2002*** – Neighbourhood Area Structure Plan Amendment / Deer Park Southeast (Devonshire) (2nd & 3rd Readings) . .109
. .21

4. ***3156/K-2002*** – Land Use Bylaw Amendment / Deer Park Southeast (Devonshire) Subdivision – Phase 10 / Melcor Developments Ltd. (2nd & 3rd Readings) . .115
. .26

5. ***3156/L-2002*** – Land Use Bylaw Amendment /Lot 15, Block 7, Plan 982 3791 / Anders South (Anders on the Lake) – Phase 12 / Redbrook Group 2 Corp.
(2nd & 3rd Readings) ..117
..18

6. ***3156/N-2002*** – Land Use Bylaw Amendment - Rezoning of 4.84 ac from A1 Future Urban Development to R1 Residential Low Density / Anders South (Anders on the Lake) – Phase 13 / Redbrook Group 2 Corp.
(1st Reading) ..119
..45

7. ***3156/O-2002*** – Land Use Bylaw Amendment - Rezoning of 2.09 ac from A1 Future Urban Development to R1A Residential (Semi-Detached Dwelling) District / Kentwood Subdivision – Phase 19 / Laebon Developments Ltd.
(1st Reading) ..121
..49

8. ***3217/C-2002*** – West Park Extension Neighbourhood Area Structure Plan Amendment
(1st Reading) ..123
..30

9. ***3156/P-2002*** – Land Use Bylaw Amendment – Portion of 60th Avenue South of Wishart Street and Part of the E ½ Sec. 7-38-27-4 / West Park Extension – Phase 1 / Trademark Western Properties Inc.
(1st Reading) ..124
..38

10. ***3296/2002*** – Road Closure Bylaw – Portion of 60th Street / Re: West Park Extension Neighbourhood Area Structure Plan Amendment
(1st Reading) ..126
..40

11. **3186/*B-2002*** – Traffic Bylaw Amendment – Truck Route / High Wide Corridor / Tree Maintenance
(3 Readings) ..127
..73

12. ***3215/B-2002*** – Utility Bylaw Amendment – Granting Permission to Re-sell Water
(3 Readings) ..133
..69

13. ***3273/B-2002*** – Electric Utility Bylaw Amendment / Revision to Regulated Rate Option Tariff / Schedule "D"
(3 Readings) ..134
..53

14. ***3295/2002*** – Tax Rate Bylaw for 2002
(3 Readings) ..143
..64

DATE: **March 21, 2002**

TO: **City Council**

FROM: **City Clerk**

RE: **BRZ Boundary Change**
Bylaw 2827/A-2002
Amendment to the Downtown Business Revitalization Zone Bylaw 2827/83

History

At the Monday, January 14, 2002 meeting of Council, Bylaw 2827/A-2002 was given first reading.

The Red Deer Downtown Business Association is requesting to amend the current BRZ Bylaw to provide for changes in boundary to match the boundary adopted for the Greater Downtown Action Plan. If the new boundary is adopted, we estimate that the number of businesses within the Zone would increase from 500 to approximately 750 – 800.

Bylaw 2827/A-2002, an Amendment to the Downtown Business Revitalization Zone Bylaw 2827/83, has been prepared that incorporates the changes in boundary on the revised "Schedule 'A'".

Public Consultation Process

Following first reading of Bylaw 2827/A-2002, the Downtown Business Association prepared and distributed information packages to businesses in the proposed expansion area. An Open House was held on Wednesday, March 13, 2002 to answer questions and provide additional information as required. The City of Red Deer gave formal notice to business operators of the proposed BRZ expansion and advised them of a Public Hearing to be held on Monday, April 22, 2002 at 7:00 p.m. in Council Chambers during Council's regular meeting.

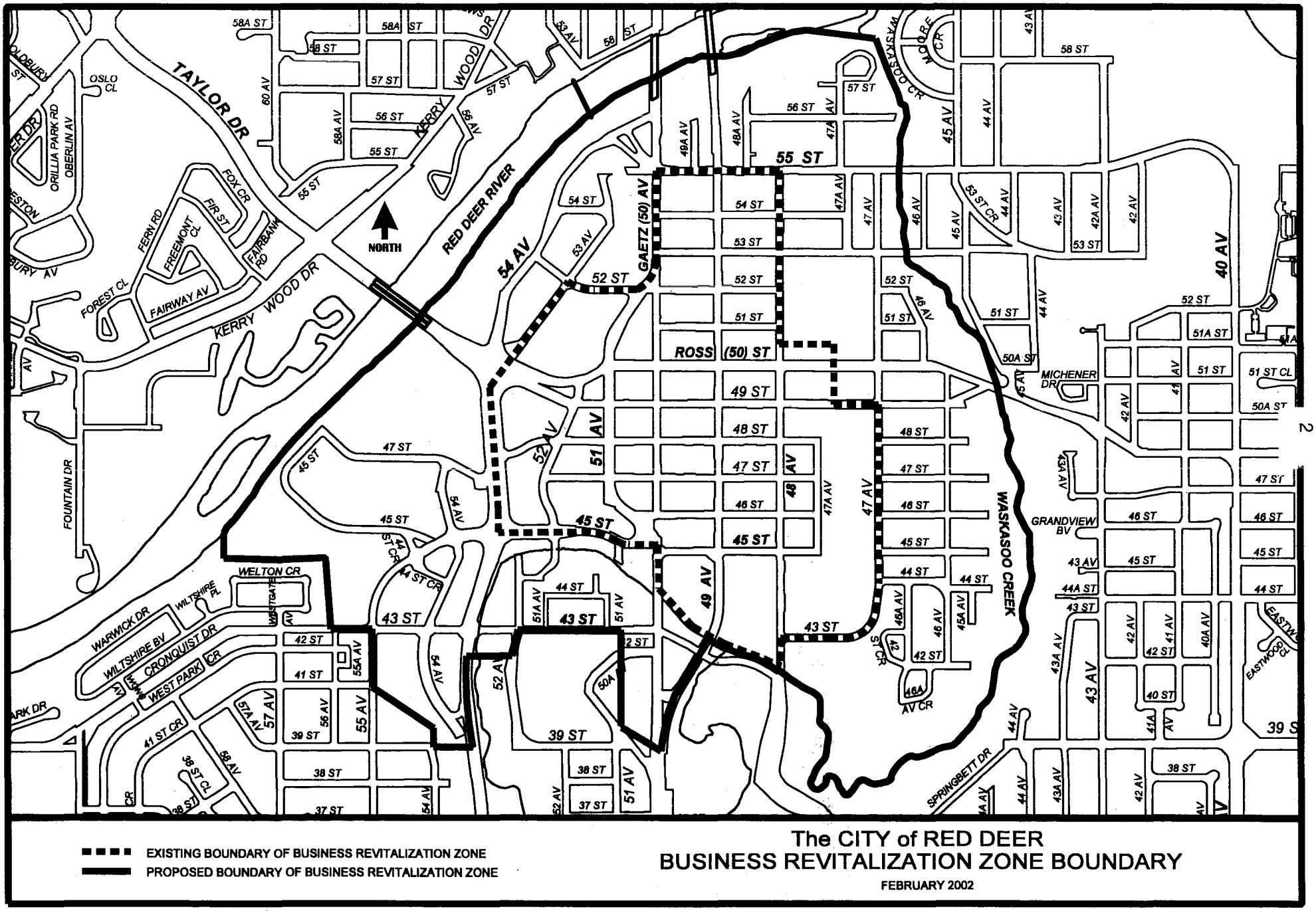
Public Comments

Submitted as an attachment to the Agenda are the comments received from the public regarding the proposed change.

Recommendation

That following the Public Hearing, Council may proceed with 2nd and 3rd readings of the bylaw.

Kelly Kloss
City Clerk
/chk



EXISTING BOUNDARY OF BUSINESS REVITALIZATION ZONE

PROPOSED BOUNDARY OF BUSINESS REVITALIZATION ZONE

The CITY of RED DEER
BUSINESS REVITALIZATION ZONE BOUNDARY

FEBRUARY 2002

Box 5008
Red Deer, Alberta
T4N 3T4

The City of Red Deer

Office of the City Clerk

TO BUSINESS OWNER/OPERATOR
IMPORTANT NOTICE
FROM CITY COUNCIL
THIS IMPACTS YOUR BUSINESS

DATE: MARCH 19, 2002

RE: EXPANSION OF BUSINESS REVITALIZATION ZONE
OPPORUNITY TO COMMENT

SENT TO:

This notice is being delivered to:

(a) Those businesses now within the Zone, and
(b) Those businesses proposed to be included in the Zone.

DETAILS:

The Red Deer Downtown Business Association has requested City Council to pass a bylaw to expand the boundaries of the current Business Revitalization Zone. The attached map shows the existing Zone and the expanded Zone.

All businesses would pay a Business Revitalization Zone Tax that funds the operation of the Downtown Business Association within the current and expanded Zone.

COMMENTS/CONCERNS:

Council wants your feedback before deciding if this expansion should proceed. As a current or proposed taxpayer, you have an opportunity to comment on this change.

...2/

Red Deer
Downtown
Business Association

December 11, 2001

Mr. Kelly Kloss
City Clerk
City of Red Deer
4914 – 48th Avenue
Red Deer, Alberta T4N 3T4

Re: BRZ Boundary Change

The Board of Directors at their regular meeting held December 4, 2001 discussed the matter of a change to the existing BRZ boundary.

This discussion resulted in the following motion being passed by the Board of Directors;

"Moved by Ron LaRiviere and seconded by Dennis Zimmer that the Red Deer Downtown Business Association request the Council of the City of Red Deer to give first reading to a by-law to amend the current BRZ by-law to provide for a change in boundary to match the boundary adopted for the Greater Downtown Action Plan"

Enclosed is a map of the current BRZ boundary and the Greater Downtown Action Plan boundary.

Outlined below are the steps proposed and suggested dates to implement a change in the BRZ boundary.

Step 1. Downtown Business Association pass a motion requesting City Council to give first Reading to a by-law amending the BRZ boundary.
Suggested date: Dec. 4/2001

Step 2. Downtown Business Association submits request to City Council for Consideration.
Suggested date: mid Jan 2002

Step 3. Following 1st reading of the by-law to amend the BRZ boundary, the Downtown Business Association will prepare and distribute information packages to businesses in proposed expansion area.
Suggested date: Feb. 1, 2002

#9, 4921-49 Street • Red Deer, Alberta • T4N1V2
Phone (403) 340-8696 • Fax (403) 340-8699 • E-mail rd.downtown@home.com • www.downtown.red-deer.ab.ca

Step 4. Downtown Business Association arranges for Open House to answer questions and provide additional information as required.
Suggested date: Early March 2002

Step 5. Request City of Red Deer to give formal notice to business operators of proposed BRZ expansion and set date for public hearing.
Suggested date: Early March 2002

Step 6. City Council gives consideration to 2nd & 3rd reading of by-law amendment.
Suggested date: Early April 2002.

We would appreciate your assistance in arranging for the preparation of the necessary by-law amendment and scheduling of first reading.

Thanking you in advance.

Sincerely,

Ray Congdon
Executive Director

DATE: January 8, 2002

TO: City Council

FROM: City Clerk

RE: **Red Deer Downtown Business Association**
Request for BRZ Boundary Change
Bylaw 2827/A-2002 - Amendment to The Downtown Business Revitalization Zone Bylaw 2827/83

History

In 1984 Council received a request from businesses located in the Downtown area to establish a Business Revitalization Zone (BRZ) in accordance with the Municipal Government Act. Based on this request and input from the downtown businesses, Council agreed to establish this zone. The Downtown Business Association's Board of Directors is responsible for the management of this zone, including preparation and administration of its budget.

Although this Board operates autonomously from The City of Red Deer, we are linked in the following ways:

1. Council appoints the members of the Board

2. The BRZ budget is approved by Council

3. Any changes to the BRZ Bylaw, including its boundaries, must be approved by Council.

4. The City completes the business assessment, invoices and collects the BRZ Tax for the Board. These invoices are sent out in February of each year to every person assessed for business purposes in the BRZ. The due date for payment is always March 31st. The cost for this service is equally divided between the Downtown Business Association and the City. In 2002 the total cost is $10,000.

...2/

Discussion

The Red Deer Downtown Business Association is requesting to amend the current BRZ Bylaw to provide for changes in boundary to match the boundary adopted for the Greater Downtown Action Plan. If the new boundary is adopted, we estimate that the number of businesses within the Zone would increase from 500 to approximately 750 – 800.

Bylaw 2827/A-2002, an Amendment to The Downtown Business Revitalization Zone Bylaw 2827/83, has been prepared that incorporates the changes in boundary on the revised "Schedule A". If Council agrees to proceed with first reading of the Bylaw, the letter from the Downtown Business Association outlines the process to be followed.

Consultation

In accordance with the Municipal Government Act, before this Amendment could be given second or third reading, the City must take reasonable steps to ensure a notice of this change is mailed or delivered to every taxable business in the current and proposed Zone. If Council proceeds, this notice will be sent to business owners in the respective boundaries advising of a Public Hearing to be held at a future date.

Recommendation

That Council give first reading to Bylaw 2827/A-2002.

Kelly Kloss
City Clerk

KK/chk

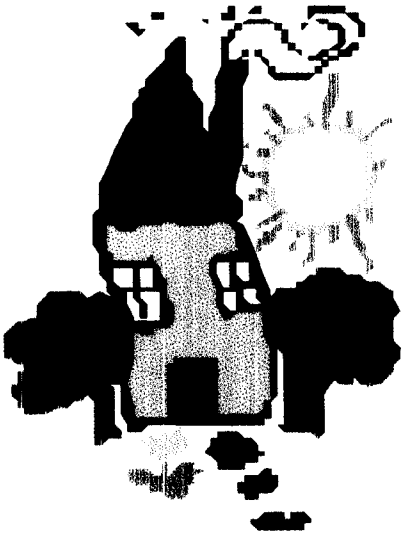
COUNCIL MEETING OF APRIL 22, 2002

ATTACHMENT

DOCUMENT STATUS: PUBLIC

REFERS TO: BRZ BOUNDARY CHANGE
BYLAW 2827/A-2002

THOSE NOT IN FAVOUR OF BRZ BOUNDARY CHANGE



Parkvale Community Association

April 15, 2002

Ray Congdon – Executive Director
Downtown Business Association
#9, 4921 – 49 St.
Red Deer, AB
T4N 1V2

Dear Ray,

Let me take this opportunity to applaud the DBA for the work they have been doing towards the revitalization of the downtown core. Your positive leadership provides an example that I am sure will continue to grow and continue to have an impact on the future of Red Deer.

Speaking of growth, the purpose of my letter today is with regards to the BRZ and the perceived affect it will have on our community. The Association has received calls from some residents who are concerned that this is simply another opening for commercial to move into our historical neighbourhood. Our executive discussed your Proposed Business Revitalization Zone Expansion at our last meeting. The unanimous decision was to recommend that the proposed boundaries be revised to omit the residential areas in the downtown area. We recognize the simplicity of using the boundaries as laid out by the Greater Downtown Action Plan however our association fails to see the benefits to home based businesses that may exits in our neighbourhood as they do not have storefronts that would gain exposure. We certainly can concede including the area identified as Low Impact Commercial but beyond that would not agree.

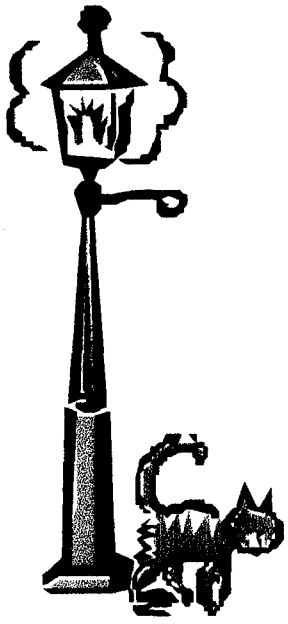
We recognize that the bordering neighbourhoods of Woodlea and Waskasoo could potentially be affected similarly and we also are aware that they do not have community associations to represent them therefore we would recommend that further consultation be sought before this proposal proceeds to council. If we can be of any assistance to that end please feel free to contact me.

We appreciate your interest in our neighbourhood and hope that we can be involved in the solution process.

Respectfully,

Dawna Barnes
President - Parkvale Community Association
4634 47 St.
Red Deer , AB
T4N 1R1
(403)341-5051
bertdawn@telusplanet.net

CC. Members of Red Deer City Council



Kelly Kloss

From: Ken Arnold
Sent: April 16, 2002 10:46 PM
To: cityclerk@city.red-deer.ab.ca
Subject: Re: BRZ discussion before council

Dear Mr. Kloss;

As a resident and home based business owner in Parkvale, I would like to register my opposition to having Parkvale included in the Business Revitalization Zone.

My first problem with the boundary change is that it is totally arbritrary and simply follows the boundaries defined by the Greater Downtown Action Plan. The only thing that the two documents/plans have in common is the business aspects of the downtown area. Outside of that, their purposes are different and to include Parlvale, a strictly residential area, in the BRZ simply because it is contained within the GDAP is not acceptable.

Next, by including a residential area in a zone whose raison d'etre is for the development of business is against the GDAP's recommendations for Parkvale. It also sends the wrong signal that Parkvale is "open for business".

Third, as an owner of a home based business, I predict that I would be required to join the Downtown Business Association. From the City's website, I quote the following about the purpose and goals of the DBA and BRZ:

Promotion and Marketing: to develop, promote and manage promotion and marketing approaches for the BRZ area. This includes commercial marketing as well as cultural growth and marketing. Using partnerships, cooperative approaches, and direct approaches, to position and maintain the BRZ as a viable and healthy business area. To promote the commercial, social, historical and cultural assets of the district.

Economic Restructuring/Development: to work toward the strengthening of existing business by use of seminars, workshops and physical improvements, in order to ensure that every business is as strong as possible. To fill vacancies in all categories of property in the district through programs, activities and projects that support investment and growth. To attract new business and investment in the district through programs, projects and activities that help create markets, or support the development of markets. To recruit business from other areas of the community, region or beyond, that will help fill the business gaps in the district.

As you can see, since most of these goals are understandably business oriented, they run strictly against the bylaws governing home based businesses and against the bylaws of a residential neighborhood. Clearly, the goals of the DBA and BRZ will be of no benefit to me or my home based business. If I can gain no benefit, then how can I be forced to become a member of such a group? If no home based businesses can be forced to become members (and that is the only kind of business allowed in a residential neighborhood) then why include Parkvale within the boundaries?

The northernmost block of Parkvale between 49 and Ross streets and 46 and 47 avenues is already designated as a zone which has a "low-impact commercial" discretionary usage. A case could be made for that area to be included in the new BRZ. Simply arbitrarily including the rest of Parkvale in the BRZ because it happens to be in the "downtown" area is totally unsupportable and without merit. Please leave it out of the BRZ. It has no "business" being there.

Thank you.

Sincerely,

Ken Arnold
4205 46 Ave.
Red Deer
T4N 3M7

Kelly Kloss

From: l tempas
Sent: March 27, 2002 11:38 AM
To: City of RD
Subject: Expansion of Business Revitalization Zone

Hi Folks

Thanks for your letter dated March 19, 2002. I received it on March 26, 2002. I have been told that there was another package sent to the businesses in the area that I have never received. I have also been told that there has already been one meeting that has taken place.

Is this letter sent by the City of Red Deer (at the tax payers expense) or has the Down Town Group paid for it through there subsidy from the City or Government? Whenever I want to make any changes the city requires that I advertise in the local papers and give notice in writing to my neighbors. Does the Down Town Group fall within these guide lines or is there an exception being made?

A couple of concerns that I have regarding the subject

1) Is this a proposal from the Down Town group or has someone from the outside area requested to be come part of the organization?
2) Does this mean we will get side walks in front of our properties so customers can walk between buildings and not on the streets? Does the Conquist area get side walks? There are residential, restaurants, and a school to think about.
3) Will there become street parking for customers or do we continue to share our parking with our neighbors?
4) Will the distances be lessened between light standards to give better lighting leading to a safer area?
5) Will we benefit from more police patrols in our area to equal the same number that is needed to take place in the club area?
6) Will there be flowers hung to beautify our area and who will pay for the maintenance?
7) Not having sidewalks, how would anyone use the recycle bins and where would they be placed?
8) What are the benefits to the business owners in the proposed area? All that I see is monies generated going to the area now in place. Why should I pay for their needs??

This does appear to me as an idea to generate a high cash flow that the Down Town Organization can use to pay for what is already in place or to subsidize the administration future spending needs. I do not support this endeavor and believe that council should vote no.

This & That
#1 5202-54 Ave
Len Tenpas (owner operator)

Kelly Kloss
To: I tempas
Cc: Downtown Business Association
Subject: RE: Expansion of Business Revitalization Zone

Dear Sir,

Thank you for your feedback. Your email will be submitted to Council on April 22, 2002. Some of your questions I can answer. With regard to the others, I have sent a copy of this email to the Downtown Business Association to respond to you.

First I will outline some history with respect to the Zone:

History
In 1984 Council received a request from businesses located in the Downtown area to establish a Business Revitalization Zone (BRZ) in accordance with the Municipal Government Act. Based on this request and input from the downtown businesses, Council agreed to establish this zone. The Downtown Business Association's Board of Directors is responsible for the management of this zone, including preparation and administration of its budget.

Although this Board operates autonomously from The City of Red Deer, we are linked in the following ways:

1. Council appoints the members of the Board.

2. The BRZ budget is approved by Council.

3. Any changes to the BRZ Bylaw, including its boundaries, must be approved by Council. Costs related to the changes are that of the Association.

4. The City completes the business assessment, invoices and collects the BRZ Tax for the Board. These invoices are sent out in February of each year to every person assessed for business purposes in the BRZ. The due date for payment is always March 31st.

Costs
As outlined above, all costs related to the expansion of the zone will be paid for by the Downtown Business Association.

Notification
Provincial legislation outlines how notification for various issues must happen. With respect to changes in Zone boundaries, advertising is not required however a notice of the change must be sent by the City of Red Deer to all current businesses within the Zone and all businesses who are within the proposed new zone.

Proposal
The proposal to expand the Zone was initiated by the Downtown Business Association.

Other
Questions 2 through 8 I will defer to the Association

Kelly Kloss
City Clerk, City of Red Deer
Phone: (403) 342-8134
Fax: (403) 346-6195
Email: kellyk@city.red-deer.ab.ca

From: ltenpas
ltenpas@telusplanet.net
Sent: March 27, 2002 11:38 AM
To: City of RD
Subject: Expansion of Business Revitalization Zone

Hi Folks

Thanks for your letter dated March 19, 2002. I received it on March 26, 2002. I have been told that there was another package sent to the businesses in the area that I have never received. I have also been told that there has already been one meeting that has taken place.

Is this letter sent by the City of Red Deer (at the tax payers expense) or has the Down Town Group paid for it through there subsidy from the City or Government? Whenever I want to make any changes the city requires that I advertise in the local papers and give notice in writing to my neighbors. Does the Down Town Group fall within these guide lines or is there an exception being made?

A couple of concerns that I have regarding the subject

1) Is this a proposal from the Down Town group or has someone from the outside area requested to be come part of the organization?
2) Does this mean we will get side walks in front of our properties so customers can walk between buildings and not on the streets? Does the Conquist area get side walks? There are residential, restaurants, and a school to think about.
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This does appear to me as an idea to generate a high cash flow that the Down Town Organization can use to pay for what is already in place or to subsidize the administration future spending needs. I do not support this endeavor and believe that council should vote no.

This & That
#1 5202-54 Ave
Len Tenpas (owner operator)

Kelly Kloss

From: Adviser Graphics
Sent: March 26, 2002 1:02 PM
To: cityclerk@city.red-deer.ab.ca
Subject: expansion of BRZ

Please record our opposition to the expansion of the BRZ.

Thank you.

Keith Rideout
President
Adviser Graphics
#3-4940-54th Ave
Red Deer, Ab

PROPERTY TEAM INC.

Group Real Estate Investment Services

file - Council

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

April 29, 2002

Office of the City Clerk
The City of Red Deer
Box 5008
Red Deer, AB T4N 3T4

Dear Sir or Madam:

RE: Expansion of Business Revitalization Zone
Opportunity to Comment

We received a copy of your letter dated March 19, 2002 regarding the expansion of the Business Revitalization Zone. In your letter you stated that the notice was being delivered to businesses now within the zone and businesses proposed to be included in the zone.

We have reviewed the boundary map and found that our business does not fall, and will not fall, within the Revitalization zone. Please remove our name and address from any future mailings.

Thank you for your time. If you have any questions, you can reach us at the number below.

Yours truly,

Denise Jeffrey
Executive Administrator

/dj

RECEIVED
MAY 0 3 2002
The City of Red Deer

10/2

FROM ONE STOP NEW & USED. MARCH 27/02

BAY 8 - 5579 - 47ST.
RED DEER, ALBERTA.

THE PROPOSED EXPANSION of the DOWNTOWN EXPANSION OF BUSINESS REVITALIZATION ZONE, IS NOTHING MORE THAN A CASH GRAB FOR A FEW WHINING DOWNTOWN BUSINESSES.

WE ARE DEFINETLY NOT KNOWN FOR BEING DOWNTOWN - IN FACT FOR MOST CUSTOMERS, THEY FIND IT VERY HARD TO FIND MY BUSSINESS BECAUSE IT IS NOT DOWNTOWN.

IF WE HAD THE LUXURY OF BEING IN DOWNTOWN, WE WOULD GLADLY BE IN THE MOOD TO PAY A LITTLE EXTRA FOR THE TRAFFIC FLOW, BUT WE ARE NOT AND NEVER WILL BE CLASSIFIED TO THE REGULAR CUSTOMER AS BEING DOWNTOWN NO MATTER WHERE YOU SET THE BOUNDARIES.

IF DOWNTOWN BUSSINESS PAY A LITTLE MORE FOR RENT ETC. IT'S BECAUSE OF DOWNTOWN TRAFFIC FLOW.

WE DO NOT AND NEVER WILL HAVE THE TRAFFIC FLOW OF DOWNTOWN NO MATTER WHERE YOU PUT THE BOUNDARIES.

Boo-Hoo to those Downtown Businesses
That pay a little extra for the
Downtown traffic flow,

Boo-Hoo to us that have to pay
lots of advertising and continuity
explain where we are because we
do not have that privilege.
Just saying that we are Downtown
No-Dq. is not going to change that.
So why should we have to
pay more so that Downtown
Businesses can pay less for "their"
privelege and with no benefit
to us. (as we will never be known
as Downtown no matter
what anyone says, or how
many boundaries you put up.)

I am totally opposed to paying
extra for being in an out of
the-way location, just
Because you want to call it
Downtown.!

Sincerely
Daniel W. Crabbe
owner operator of
ONE STOP NEW & USED!

Valpak
OF CENTRAL ALBERTA
An Independent Valpak® Franchise

6, 5579 - 47th Street
Red Deer, AB T4N 1S1
(403) 346-3611 • Fax (403) 346-2885
centralalberta@valpak.com • www.valpak.com/centralalberta

March 27, 2002

RECEIVED
MAR 28 2002
The City of Red Deer

Red Deer City Council
PO Box 5008
4914 - 48th Ave.
Red Deer, AB T4N 3T4
Fax (403) 346-6195

Attention: Mayor and Councillors
Re: Downtown Business Association proposed boundary change

Dear Council Members,

As an owner and operator of a business within Cronquist Business Park, I feel the proposed boundary change to include Cronquist Business Park in to the Red Deer Downtown Business Association should be denied at this time for many reasons including:

- Cronquist Business Park is not considered part of the downtown by the general public therefore it will not receive any benefit from promotion of the downtown.
- My business does not receive any benefit from retail pedestrian traffic as everyone who comes to Cronquist Business Park does so by vehicle and will for as long as there is a major obstacle such as Taylor Drive and until sidewalks are developed in this area.
- One purpose for the expansion is to increase the revenue for the downtown business association so they may decrease the taxes of current members rather than provide services which will directly benefit my business.
- My business does not benefit from downtown business association initiatives such as free one-hour parking, the ghost collection, sidewalk and street light programs, underground electrical grid, etc.
- My business is already taxed enough! I will support and applaud initiatives to decrease my tax burden.
- Once the boundary changes to include Cronquist Business Park neither my business nor any other business is permitted to opt out if we choose, regardless of the benefit or lack thereof membership provides to my business.

www.valpak.com
There are more savings online for you

- My property will become more difficult to rent or sell than it is currently due to the higher cost to locate and operate a business within the downtown business association boundary therefore decreasing my income potential and property value.
- The City of Red Deer yards in Cronquist Business Park prevents any major change in use for this area therefore making it unlikely direct promotion of Cronquist Business Park will change the character and type of business located here.

Until many of these barriers are removed and major redevelopment occurs including pedestrian retail traffic, I am opposed to any inclusion of Cronquist Business Park into the boundaries of the Red Deer Downtown Business Association.

Sincerely,

Jeffrey Dawson
President

Kelly Kloss

From: Bill Watson
Sent: April 01, 2002 6:28 PM
To: cityclerk@city.red-deer.ab.ca
Cc: rd.downtown@shaw.ca
Subject: Downtown revitalization zone expansion

Further to your letter sent to me last week regarding the possible expansion of the downtown business zone, I would need more infomation as to the cost/benefits before I could give you an educated opinion as to whether this is a good idea or not.

At this stage I could only wonder as to why I would pay extra taxes to support the dowtown business area of which I am outside of.

I am sending a copy of this email to the downtown business asssociation in hopes that they might send me some information in regards to this.

Thanks Bill Watson The Mortgage Centre

CREMAC METAL PRODUCTS LTD.
SERVICE — QUALITY — DEPENDABILITY

#3, 5571 - 45th Street
Red Deer, Alberta T4N 1L2
Phone: (403) 343-2044
Fax: (403) 346-6365
E-mail: cremac@telusplanet.net

April 4, 2002

Red Deer City Council
PO Box 5008
4914 - 48th Avenue
Red Deer, Alberta T4N 3T4
Fax: (403)346-6195

Attention: Mayor and Councilors

Re: Downtown Business Association Proposed Boundary Changes

Dear Council Members:

As a business owner, I am in opposition to the proposed boundary changes that will include the consolidation of Cronquist Business Park into the Red Deer Downtown Business Association. This change does not have the best interests of the majority of businesses in this area and thusly should not be approved.

I am operating a commercial business in a commercial business park and I would like it to remain this way. My company would not receive any benefits from the promotion of the downtown or potential retail pedestrian traffic, nor do we desire it. Therefore, it does not make sense for us to agree to pay higher taxes when they are already too high so that those in the downtown business association may pay less.

With the scenic City of Red Deer yards that are located in Cronquist and the unlikelyhood that they will be relocated it is doubtful that this area will ever be able to be slated as anything other than commercial. However should you be successful in passing this proposal it is probable that we will have to look to relocating our business outside of this City's limits.

Yours truly,

Allan Ward
Cremac Metal Products Ltd.

Kelly Kloss

From: David Mousseau
Sent: April 04, 2002 5:38 PM
To: cityclerk@city.red-deer.ab.ca
Subject: Downtown Business Association - comments

To Whom It Might Concern,

My name is David Mousseau and I own Procom Insurance Brokers located at 5406 - 43 Street across from "The Vat" west of taylor drive. I received correspondence from the Downtown Business Association advising that they wish to increase the size of the Downtown "tax Zone". I encourage their desire to spruce up the downtown and if done I am sure that it will encourage people to patronize their stores & offices. However, I do not consider anything west of Taylor drive to be downtown and I object to the fact that they want to tax my business to suit their needs. Thank you for considering my comments and trust that will appreciate my opinion. Thanks

David Mousseau

I SUPPORT ORBIS
EDWIN P SKOCHYLAS
5201 43 STREET SUITE 100
RED DEER AB T4N 1C7

Office of the City Clerk

Box 5008
Red Deer, Alberta
T4N 3T4

The City of Red Deer

TO BUSINESS OWNER/OPERATOR
IMPORTANT NOTICE
FROM CITY COUNCIL
THIS IMPACTS YOUR BUSINESS

RECEIVED
APR 0 5 2002
The City of Red Deer

DATE: MARCH 19, 2002

RE: EXPANSION OF BUSINESS REVITALIZATION ZONE
OPPORUNITY TO COMMENT

SENT TO:

This notice is being delivered to:

(a) Those businesses now within the Zone, and
(b) Those businesses proposed to be included in the Zone.

DETAILS:

why and what is the purpose of the expansion? proposed benefits

The Red Deer Downtown Business Association has requested City Council to pass a bylaw to expand the boundaries of the current Business Revitalization Zone. The attached map shows the existing Zone and the expanded Zone.

All businesses would pay a Business Revitalization Zone Tax that funds the operation of the Downtown Business Association within the current and expanded Zone.

COMMENTS/CONCERNS:

More advise of an approximate cost

Council wants your feedback before deciding if this expansion should proceed. As a current or proposed taxpayer, you have an opportunity to comment on this change.

In general suppression - AGAINST PROPOSAL ...2/

E. Skochylas
#100, 5211-43rd St
Red Deer Ab
T4N 1C7

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

Ducks Unlimited Canada

#1, 5550 – 45 Street
Red Deer, Alberta T4N 1L1
T: (403) 342-1314 F: (403) 346-1211

April 4, 2002

Red Deer City Council
P.O. Box 5008
4914 – 48th Avenue
Red Deer, AB T4N 3N4

Attention: Mayor and Councilors

Re: Opposition to the Downtown Business Association proposed boundary change

Dear Council Members,

Ducks Unlimited Canada is a non-profit conservation organization currently leasing space in the Cronquist Business Park. We are not a retail business. We do not rely on walk-in traffic. We feel the proposed boundary change to include Cronquist Business Park in the Red Deer Downtown Business Association offers us no benefit. We do not support this proposal and recommend council reject it.

Ducks Unlimited recommends that until the downtown business association can extend the benefits the current members enjoy (the ghost collection sidewalk and street light programs, free one hour parking, underground electrical grid, etc.) to the proposed new boundary businesses, this proposal would be an unfair tax. Therefore, the proposal should be denied.

If the current proposal were amended to provide equal benefit to all members, for all downtown business association initiatives, Ducks Unlimited Canada would reconsider our position and office location at that time.

Sincerely,

Ken Penney
Team Leader
Ducks Unlimited Canada
Red Deer Office

KP/sg

RECEIVED
APR 0 8 2002
The City of Red Deer

You're Special Health Services Inc.

April 03, 2002

Red Deer City Council
c/o: City Clerk
Box 5008, Red Deer, Ab.
T4N 3T4

Dear City Council:

Re: Expansion of Business Revitalization Zone

I have already sent a letter of protest (see enclosed) to Ray Congdon opposing, at least, a portion of the afore mentioned expansion. I am quite vehemently opposed to any group, that would arbitrarily decide to expand its boundaries, and carry the weight of City Council to collect a mandated membership fee (tax).

As the enclosed explains, myself and several other business owners in this area do not believe the Cronquest business area (everything West of Taylor Drive) can be considered as part of the "Downtown". Taylor Drive forms such a major barrier as to preclude any sensible person from thinking of our area as part of the "Downtown".

The Downtown Business Association is a "feel good" group that by its name "Association" should be a voluntary membership. This statement is not meant to detract from the efforts and successes of this group of dedicated business people, but lets keep it to the "City Core - Business Area".

Yours Truly,

Gary A. Willmer B.Comm. HCA

RECEIVED
APR 0 8 2002
The City of Red Deer

5406 - 43 Street Red Deer, Alberta T4N 1C9 Phone (403) 342-1808

You're Special Health Services Inc.

February 15, 2002

Downtown Business Association
#9, 4921 - 49th Street
Red Deer, Alberta
T4N 1V2

Attention: Ray Congdon

Dear Sirs:

Re: Proposed Business Revitalization Zone Expansion

First let me simply and clearly say I do not support this proposal at all. I view it as a tax grab that offers no appreciable return.

As a small business, you need to be very astute concerning cash flow so as to ensure the "most bang for the buck". After carefully reviewing your proposal package, I have reached several conclusions:

1) Cronquest Business Park really can't be considered part of the Downtown as a major division such as Taylor Drive separates both physically and mentally from thinking of this areas as having anything to do with downtown.
2) This specific area has always been considered the business fringe to West Park residential area.
3) The business owners stand to receive no benefits from being added into this Association.
4) Any future major issues that require a forum for discussion, such as the recent Half Way House, can be adequately presented without the DBA's voice needed.

5406 - 43 Street Red Deer, Alberta T4N 1C9 Phone (403) 342-1808

5) From the "Benefits of a Strong Downtown Business Association" items listed in the package are simply another way of saying $$$.

6) This is a bad proposal that will meet with resistance if anybody takes the time to read through the proposal package. Perhaps some of the expansion area is practical, but definately not this area (Cronquist).

Yours truly,

GARY A. WILLMER

GAW/dgw

cc Kevin Beattie
Soren Hansen
Dwayne Holland
Brad Romans
Ron LaRiviere
Robert Riley
Richard Roth
George Berry
Sharon Fisher
Dennis Zimmer
Bev Hughes

Tagish
Engineering Ltd
CONSULTING ENGINEERS

April 4, 2002

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

Attention: Mayor and Council Members

Re: Downtown Business Association Boundary Change

As a new owner of property in Cronquist Business Park, I feel the proposed boundary change to include Cronquist Business Park in the Downtown Business Association should be denied for the following reasons:

1. Taylor Drive severs Cronquist Business Park from the Downtown Area and we do not believe that the general public will recognize it as part of the Downtown Area.
2. It is a light Industrial Area and not part of Downtown Business. The area projects a predominantly industrial image, which is in no way associated with Downtown activity.
3. We do not derive business, (walk in or drive in) from the Downtown Area
4. If Cronquist Business Park becomes part of the Downtown Business area operating expenses will increase but there will be no increased benefit to my business.
5. The area's tax rate structure will be adversely affected and its present distinct identity will be lost at the same time.
6. There appears to be no way in which the Downtown Business Association "initiatives" can benefit this location and therefore it would be inappropriate to be forced to contribute to them.
7. A significant factor in deciding to locate in Cronquist Business Park was that it is **not** in the "Downtown" area.
8. We are in agreement with and support comments in the ValPak (Jeffery Dawson) letter of March 27, 2002.

In summary we am opposed to this possible boundary change and do not see any benefit to the business from being forced to contribute to an Association that does not represent the identity of this area.

Yours truly,
Tagish Engineering Ltd

Wes Williams, P.Eng.

cc: Business in Unit G

dbbc1-wes.doc

RECEIVED
APR 0 3 2002
The City of Red Deer

G4, 5550 46th Street
Red Deer, Alberta T4N 1S2
Phone: 403-346-7710 Fax: 403-341-8062
E-mail: tagish@tagish-engineering.com

Kelly Kloss

From: Ryan Hornett
Sent: April 08, 2002 10:37 PM
To: cityclerk@city.red-deer.ab.ca
Subject: EXPANSION OF BUSINESS REVITALIZATION ZONE OPPORTUNITY TO COMMENT

Members of Council,

It is my pleasure to comment on the proposed expansion of the downtown zone.

I am strongly against the proposed tax increase through the expansion of the downtown zone for the following reasons:

- EXCESSIVE TAXATION IS COUNTERPRODUCTIVE. I believe the citizens of Red Deer are overtaxed. It appalls me that members of the Downtown Business Association would be in support of a tax increase. As a small business owner, I feel the grip of municipal, provincial, and federal taxation programs. The current tax regime does not allow for innovation and growth; it promotes status quo and stagnancy in our economy.
- NO PURPOSE FOR THE INCOME: If the Downtown Business Association had any good ideas for the increased revenue, I expect they would have included it in the information package. It seems to me the expansion of the tax zone is simply for the sake of increasing revenue.
- IT IS NOT A SMALL INCREASE IN TAXATION. I do not agree with the Downtown Business Associations suggestion that the monetary amount of the tax increase is negligible. As a small business owner I operate on small margins. Every dollar I can save is a dollar I can re-invest in the infrastructure of my business.
- I DO NOT BELIEVE I AM A PART OF THE DOWNTOWN CORE. My business is located west of Taylor Drive, which I do not consider to be part of the downtown core.

In January 2001 I moved my business from the downtown core (CO-OP Plaza) to decrease my fixed costs. Please do not allow this proposal to proceed!

Leslee Thorpe
Owner
Doggy Doos and Kitties Too!
119A Taylor Drive

Caroline Petroleums(1985)Ltd.
#9-5579 – 47th Street
Red Deer, AB. T4N 1S1

April 4, 2002

Red Deer City Council
PO Box 5008
4914 – 48th Avenue
Red Deer, AB. T4N 3T4
Fax (403) 346-6195

Re: Downtown Business Association proposed boundary change

Dear Council Members,

I attended the annual meeting for owners of the condos in Bldg. D, Cronquist Professional Center. Of the twenty business owners in the building, eighteen were present at the meeting. The proposed boundary change to include Cronquist Business Park was discussed and there was not one person in the room in favor of it. No one could conceive of any possible benefit from this for our area. The consensus was this is a tax that would benefit the Downtown Business Association only. I urge you to reconsider including Cronquist Business Park in your boundary change.

Respectfully yours,

Bob Mullen
Caroline Petroleums(1985)Ltd.

RECEIVED
APR 0 9 2002
The City of Red Deer

#201, 5301 - 43 St.
Red Deer, Alberta
T4N 1C8

285319
Alberta Ltd.

Phone (403)343-6099
Fax (403)347-4980

April 8, 2002

City Council
c/o City Clerk
Box 5008
Red Deer, Alberta
T4N 3T4

Dear Mayor and Councilors,

This letter is in response to your request for feedback regarding the expansion of the business revitalization zone. 285319 Alberta Ltd. is the company that owns and manages the Old Brew Plaza (former Carling Brewery)on 43 Street and Taylor Drive. We are the landlord for twenty businesses encompassing over 50,000 ft^2.

We strongly oppose the expansion of the Business Revitalization Zone. Our reasons are as follows:

We are not part of the downtown core. When the Downtown Business Association was started it was because Red Deer's downtown core was in trouble. The association was a reasonable solution to that problem and continues to do a good job promoting the downtown core. Our building has never had the challenges the downtown core has had because we are not part of the Downtown Core.

What is the benefit to non downtown core businesses? We do not see what the downtown business association will do for us or our tenants. We are members of the Red Deer Chamber of Commerce and any lobbying we require can be more efficiently handled by the Chamber. Downtown festivals and promotions are more for the benefit of the Ross Street and Gaetz Avenue businesses. I don't know if other downtown core businesses see any value from them.

Why now? We have never been considered part of the downtown before. Why now that the downtown seems to be doing very well do they want to expand? Do they need money for some project (eg. Alberta Main Street Program)? What exactly is their motivation?

Competitive Disadvantage. As a landlord we compete head-on with many exiting new developments in this city. It is Difficult to compete with Gaetz Crossing and Southpoint Common, this extra tax for our tenants and not theirs will weigh against us. We may even loose some tenants.

Why is this a mandatory Requirement? Now that the crisis that started this association is over and the downtown is doing very well should membership be mandatory. This is a democratic society and when someone takes away my right to choice I question it. The Red Deer Chamber of Commerce is a voluntary association that the Downtown Business association competes with. I believe that the Chamber loses the battle regularly because businesses making the decision are mandated (because of location) to be apart of the Downtown Business Association, and choose not to do both. If the association was to become voluntary their performance would be the key to their survival and if businesses outside the city downtown core thought they could do something for them they would join.

In closing I would like to thank you for the opportunity to voice our concerns regarding this issue. I trust you will make the decision that best reflects the views of the taxpayers concerned.

Sincerely,

Curtis Bouteiller, C.E.T.,
General Manager
285319 AB. Ltd. / Proform Concrete Services Inc.

Cc: Jan Fisher, Executive Director, Red Deer Chamber of Commerce
Cal Dallas, President, Red Deer Chamber of Commerce
George Berry BPS Architects
South Hill Window & Awning
Gus's Action
Chesterfield Clinic
Phone Experts
Red Deer Clinical Audiologists
Urlacher Photographic
Central Alberta Awards
Alberta Gold Taxi
Seven Star Praying Mantis Kung Fu
Red Deer Pet Center
Red Deer Publishing
The Vat
Associate Massage Therapy
Comfortec Heating
Country Lane Antiques
Doggie Doo's
Steeves Plumbing

Kelly Kloss

From: Kim Courte
Sent: April 09, 2002 3:11 PM
To: cityclerk@city.red-deer.ab.ca
Subject: Revitalization Zone Tax

April 9th, 2002

To City Council;

We, as a downtown business in the heart of Red Deer, find it necessary to respond to the Letter dated March 19, 2002 Regarding Expansion of Business Revitalization Zone opportunity to comment.

The word Revitalization takes on a negative meaning when used in conjunction with the block we operate our business on!!! Over the years we have gone from a proper downtown business area to one that is now comparable to Electric Avenue, for this we resent the extra taxes that are being forced upon us. In fact we resent the normal taxes that will be coming due and we resent the lack of concern that has created the mess we are in. Our building value is presently going downhill. Renting space in our building is becoming quite the painful experience.

We operate Courte Insurance and Financial Services Inc., of which I am sure everyone is familiar. Until such a time that the situation can be under control and we can feel safe when our children visit, or clients with children, or seniors, when we can come after hours and utilize our board room facilities, when we can set a purse on our desk for two minutes and it not be stolen, when we do not have to look at mattresses and camper units set up in the alley, when graffiti and garbage is not the normal, when we can keep our office doors unlocked, when we can clean our shrubs without fear for our lives, when we are not next door to the drug house that is so innocently described as an after hours dance club, we resent having to pay even one dollar in Taxes!!!!!

Thank you,

Kim Courte

April 09, 2002

City of Red Deer
Red Deer, AB

ATTENTION: K. Kloss, City Clerk

Dear Sir:

RE: LOW IMPACT COMMERCIAL & PARKVALE COMMUNITY

Low Impact Commercialism has been allowed to take over what we call our "Island", being the parcel between 49 Street and Ross Street and 46 and 47 Avenues. It seems that having a recommendation for a "Residential Component" in the By-Law is totally ineffective and needs to be revisited. I believe that the residents of Parkvale had allowed this component to be discretionary, relying on the City of Red Deer and the Municipal Planning Commision to act in **Good Faith**. However, this does not appear to be happening.

In retrospect we should have consulted our own Legal Counsel in this matter, possibly alleviating the problem. Instead we relied on the advice of Johan vander Bank from the Municipal Planning Commission. Our mistake.

Now that the "Island" is being turned commercial, as I can see no difference between Low Impact commercial and commercial, other than designated parking, the Downtown Business Association wants to expand their boundaries to take in Parkvale and a part of Waskasoo. I am attaching a copy of my correspondence to them, for your information.

I know that at least one member of the City Counsel believes that Parkvale shall be consumed by Commercial within the next few years, and from what I overheard him say, the residential community is unimportant in the scheme of things. He may wish to rethink this. Without residential there is no commercial, and without commercial there is no residential. We can co-exist, if allowed to do so.

Sincerely,

Karen Waite

cc: D. Barnes
Parkvale Community Association

RECEIVED
APR 10 2002
The City of Red Deer

April 09, 2002

Red Deer Downtown Business Association
Red Deer, AB

ATTENTION: R. Congdon

Dear Sir:

RE: Boundary Changes

I would like you to note that I am in total disagreement with the Downtown Business Association's boundaries encompassing residential areas such as Parkvale and Waskasoo. I believe that in doing so it will leave a perception with the public that it is allowable for commercial to move into our unique communities.

Business is very important to our downtown, but residential areas in the downtown are vital to those businesses. Larger centres such as Calgary and Edmonton are continually trying to attract people to take up residence in their downtown areas to keep them vibrant. In Red Deer we are unique in that we already have a wonderful co existence of residential and commercial. The problem is that the commercial aspect is continually threatening to take over the residential areas. I trust that you will look at this problem as a serious issue, as do the residents who live and work in the downtown core.

Sincerely,

Karen Waite

cc: D. Barnes
Parkvale Community Association

K. Kloss
City of Red Deer

Kelly Kloss

From: Karen Waite
Sent: April 10, 2002 8:52 AM
To: kellyk@city.red-deer.ab.ca
Subject: Correspondence of April 9, 2002.

In error I have noted Johan vander Bank as working for the Municipal Planning Commission. He is employed by the Parkland Planning Commission. I do not believe that he misled the community, however the residential clause should never have been discretionary as, as we have seen, There seems to be no follow through on having it in the by-law. It is just words with no teeth. This needs to be looked at, again.

I apologize for my error.

SOUTH HILL WINDOW & AWNING LTD.
#108 - 5301 - 43 Street, Red Deer, AB T4N 1C8
Tel. (403) 347-9320

April 08, 2002

Red Deer City Council
c/o City Clerk
Box 5008
Red Deer, AB T4N 3T4

RE: BOUNDARY EXPANSION OF BUSINESS REVITALIZATION ZONE

We are definitely against the above expansion. We have never been a part of the down-town core, and do not wish to subsidize those who are. The Business Revitalization Zone originated to give the downtown area assistance when the economy required it. We were not given the opportunity to benefit from the original plan, and are now expected to subsidize it. This plan would therefore cost us money, without giving us any benefits.

We ask that you reconsider the above expansion.

Yours truly,

David N. Jejna
Owner

RECEIVED
APR 10 2002
The City of Red Deer

Dr. William T. Okada, M.Sc., M.D. FRCS (C)
Ophthalmologist

Specializing in Diseases of the Eye

4, 5431 - 43 Street
Red Deer, AB
T4N 1C8

TEL (403) 340-3735
FAX (403) 343-2925

---

11 April 2002

Red Deer City Council
c/o City Clerk
Box 5008
Red Deer, AB
T4N 3T4

RE: Expansion of Business Revitalization Zone Opportunity to Comment

I am writing this letter to object to the inclusion of my medical office into the expanded region for which the Downtown Business Association proposes. My office, which is at the corner of 55 avenue and 43 street, I believe is in the West Park region of the city. I consider my office not in the downtown core nor even close to it unless you propose to expand your definition of what the downtown centre of the city of Red Deer is. My office is actually surrounded on three sides by residential area of West Park I believe.

Yours sincerely,

W. Okada

W.T. Okada, M.D., FRCS (C)

WTO/cc

RECEIVED
APR 15 2002
The City of Red Deer

E12, 5560 – 45th Street
Red Deer, Alberta
T4N 1L1
Phone (403) 343-0751
Fax (888) 343-0751

He-Man Western Products Inc.

April 8, 2002

Red Deer City Council
Box 5008
4914 – 48th Ave.
Red Deer, AB. T4N 3T4

Attention: Mayor and Councillors
Re: Downtown Business Association proposed boundary change

Dear Council Members,

We currently own and operate a business in the Cronquist Business Park and we oppose the proposed boundary change of the Downtown Business Association. We are not a retail business but a wholesaler/distributor and we do not benefit from any downtown developments. I feel that to make this a fair judgment there should be a vote held by the business owners that this new proposal would effect. Our current tax for this property is already overwhelming. If the council is looking for new ways to lower the tax for current downtown business owners you should look at a total tax reduction, not one that will be a detriment to one business in order for the next to benefit.

Sincerely,

Dennis Haw

RECEIVED
APR 1 2 2002
The City of Red Deer

Telephone (403) 343-6122

Satellite MECHANICAL SERVICES LTD.

#1, 5571 - 45 STREET
RED DEER, ALBERTA
T4N 1L2

April 10, 2002

Red Deer City Council
c/o City Clerk
Box 5008
Red Deer, Ab
T4N 3T4

ATTENTION: Mayor and Councilors

RE: DOWNTOWN BUSINESS ASSOCIATION PROPOSED BOUNDARY CHANGE

We are opposed to the Cronquist Business Park being included in the Downtown Business Association's proposed boundary changes.

Our business is located in the Cronquist Business Park, and is a service business, with the majority of our business being conducted away from our Cronquist location.

We have very little walk-in traffic and would not benefit from retail pedestrian traffic.

It would be very difficult to treat the Cronquist Business Park the same as the present downtown area where, sidewalks, streetlights, flowers, etc. are used for enhancement, and the enjoyment of the retail shopper.

The reason for the purposed change appears to be, the monetary benefit for existing members, and it is our belief that the cost to our business, **having** to be a member of the Downtown Business Association, would not bring us more business or enhance the business we already have.

Thank you for giving us the opportunity to give you our comments.

Sincerely,

Don Beedle

RECEIVED
APR 12 2002
The City of Red Deer

Loretta Fiorillo Professional Corporation

Pediatrician and Dermatologist

#804, 5010 - 43 Street
Red Deer, AB T4N 6H2

Telephone: (403) 314-0444
Fax: (403) 314-0552

9 April 2002

Red Deer City Council
c/o City Clerk
Box 5008
Red Deer, AB T4N 3T4

Dear Sir/Madam:

RE: Expansion of Business Revitalization Zone

I am against expansion of this zone to include 43 Street as its most southern boundary. I believe the southern boundary should remain at 45 Street as it is now.

Sincerely,

L Fiorillo

Loretta Fiorillo, M.D.
47141-2820

LF/ljc

RECEIVED
APR 11 2002
The City of Red Deer

DAVID THOMPSON
TOURIST COUNCIL
"Making Tourism Work For You"

April 8, 2002

Red Deer City Council
PO Box 5008
Red Deer, Alberta
T4N 3T4

Attention: Mayor Surkan and Members of Council

Re: Downtown Business Association proposed boundary change

As the Manager of a nonprofit Association within the Cronquist Business Centre, I feel the proposed boundary change to include Cronquist Business Centre in the Red Deer Downtown Business Association, should be denied at this time for many reasons, they are as follows:

- Cronquist Business Centre is not considered part of the downtown by the general public, therefore, it will not receive any benefit from downtown promotion.
- Our Association does not receive any benefit from retail pedestrian traffic, as everyone who comes to the Cronquist Business Centre does so by vehicle, and will, for as long as there are major obstacles such as, Taylor Drive and sidewalk development in this area.
- One purpose for the expansion is to increase the revenue for the Downtown Business Association so they may decrease the taxes of current members rather than provide services which will directly benefit my business.
- Our Association does not benefit from the Downtown Business Association initiatives, such as free one-hour parking, the ghost collection, sidewalk and street light programs, underground electrical, etc.
- Once the boundary changes to include Cronquist Business Centre, are implemented, neither our Association, nor any other business, is permitted to opt out if we choose regardless of the benefit (or lack thereof) that the membership provides to businesses.
- The City of Red Deer yards in Cronquist Business Centre prevents any major change in use for this area, therefore making it unlikely that direct promotion of Cronquist Business Centre will change the character and type of businesses located here.

Until many of these barriers are removed and major redevelopment occurs, including pedestrian retail traffic, I am opposed to any inclusion of Cronquist Business Centre into the boundaries of the Red Deer Downtown Business Association.

Sincerely,

Tony Maxwell
Manager

RECEIVED
APR 11 2002
The City of Red Deer

#7, 5579 - 47 Street, Red Deer, Alberta Canada T4N 1S1 Mailing Address: Box 146, Red Deer, Alberta Canada T4N 5E7
Tel (403) 342-2032 Fax (403) 346-1290 E-mail dttc@ccinet.ab.ca

Kelly Kloss

From: David Hall
Sent: April 11, 2002 8:04 AM
To: cityclerk@city.red-deer.ab.ca
Subject: Buisiness Revitalization Zone Tax

Dear City Council

I am strongly against the addition of another tax to my business. I do not feel that my location is considered "downtown" and believe that any additional taxes should be levied against all business in Red Deer and not just an additional tax on a localized area.

I also am not sure what "revitalization" would be done to improve my situation. If I want to improve my Business's appeal to my clients I would perfer to spend my own money myself rather than have it go through the city council.

Dr David Hall

Kelly Kloss

From: Sandy Walowski
Sent: April 17, 2002 1:05 PM
To: kkloss@city.red-deer.ab.ca
Subject: RE: Revitalization Zoning for Cronquist

Yes there was a list of concerns that we have in regards to the revitalization proposal. We are planning on attending the meeting . So at this time I will just say that we are not in favor of being included in the downtown association , at least not at this time . There are too many things that need clarification and we do not feel that the city is in a position to address those concerns yet.

April 15, 2002

RECEIVED
APR 16 2002
The City of Red Deer

City Council
c/o City Clerk
Box 5008
Red Deer, Alberta, T4N 3T4

Re: Proposed expansion of Business Revitalization Zone

Dear Mayor and City Councilors

The letter is to express my opposition to the proposed expansion of the Business Revitalization Zone. I own a small business that will be effected by the proposed boundary changes.

The Red Deer Downtown Business Association has requested the boundary expansion on the grounds that the existing boundary includes only a portion of what THEY consider downtown Red Deer. I challenge that all areas within the proposed new boundary would be considered "downtown" Red Deer by most of the citizens of this city. Specifically the area comprised of the Cronquist Industrial Park where my business is located. This area is zoned Light Industrial. It has many businesses such as auto body repair shops, sheet metal fabrication shops, a sand and gravel business and the City of Red Deer yards and maintenance shops. This is NOT an area that would be considered "downtown" Red Deer by anyone but the Red Deer Downtown Business association looking for a tax grab from businesses that can get not benefits from the "taxes" they will pay to the Association. For example:

FREE One Hour parking in the downtown core. A large majority of the businesses in the Cronquist Industrial Park provide their own off street parking for both customers and employees.

Sidewalk and street lighting upgrade. Downtown banner and hanging flower basket program. The Cronquist Industrial Park is not and never will be an area that people will walk down the streets window shopping at any time, day or night. It's a Light Industrial Zone! The businesses here are not depending on window shoppers for business. The area never was and never will be designed for it. Because this area will never have "walk about" window shoppers what good will **Ghost Collection bronze sculptures** be? Nobody will get any enjoyment looking at them through their car windows as they drive by.

Promotion of Downtown and business involvement in development planning processes for downtown area. What the Cronquist Industrial Park needs is promotion of a Light Industrial Park, which is what it is, and business involvement in development planning processes for a light industrial park, which is what it is! We need **litter control and safety programs** designed for a light industrial area, that's what it is!

When city council makes it's decision on the boundary of the Business Revitalization Zone, I urge you to have the boundary include only those areas that can benefit from belonging to the Downtown Business Association. The area west of Taylor Drive won't. Everyday citizens of the city don't consider this area part of "downtown" Red Deer. Please **DO NOT** tax us unfairly.

Sincerely,

Beth Richardson
Central Alberta Awards & Signage

Kelly Kloss

From: Bob Nabata
Sent: April 04, 2002 9:08 AM
To: rd.downtown@shaw.ca
Cc: cityclerk@city.red-deer.ab.ca
Subject: Proposed Business Revitalization Zone Expansion

ATT00003.txt

ATT00004.htm

I have a few questions I would like answered regarding the Proposed Business Revitalization Zone Expansion
1) Looking at the budget for 2000-2002, this group has operated basically from the BRZ levy (98%) and kiosk rental (2%). Of that income, 75% has gone to administration costs. Why are the adminstration costs so high in comparison to the actual benefits recieved by its members? (note: items like the Alberta Main Street Program, the Environmental Contract, and the banner program which appear as revenues and expenditures have not been included)
2) The budget for the 2000-2002 shows an average adminstration cost of over $100k/year. For 2000, even using your Revenue and Expenditue values, this works out to over 57% of the budgeted expenses. Why can't these costs be cut to either provide more benefits to members or less cost to members?
3) What benefit would be received by those in the proposed expansion zone? None of the achievements listed in your brochure appear to be a benefit so far except to those in the existing downdown zone (especially given the expected cost of almost $3 million based on 16 years at $133k/year levy).
4) Has there been a survey asking businesses within the existing and the proposed zone if they wish this to continue? (We have not received one)
5) Has the Downtown Business Association members gone to the businesses in the proposed expansion zone to promote what they can do for us? (We were not contacted)
6) If the proposal goes through, has the Downtown Business Association indicated how the additional money will be spent? (not in the package sent out). Is administration cost going to go up proportionaly? How will the additional money provide benefits outside the original downtown zone? Will the assessment rate go down to keep the revenue the same?
7) If the proposal goes through, has the Downtown Business Association indicated how the businesses in the expanded zone will get a say in how the money is spent?
8) If the proposal goes through, will there be a chance for businesses to opt out of the plan?
9) Do we automatically become members of the Downtown Business Association if the proposal goes through? .
Bob Nabata

Kelly Kloss
From: Bob Nabata
Sent: April 08, 2002 4:33 PM
To: cityclerk@city.red-deer.ab.ca
Subject: Proposed Business Revitalization Zone Expansion

ATT00000.txt; charset = Windows-1252

ATT00001.htm; charset = Windows-1252

Members of Council

I would like to go on record expressing my strong opposition to the expansion of the Business Revitalization Zone. As you can read from the attached email, I asked the Red Deer Downtown Business Association a number of questions.

From the responses below, I can only conclude that the board is acting unilaterally in asking for the zone expansion, and that they have no idea of what they want this expansion for.

In terms of acting unilaterally, they have answered that they did not check with businesses in either the exisiting zone or the proposed zone asking for input (question 4), nor did they go to the businesses in the expanded zone promoting why we should be forced to join their group (question 5).

In terms of knowing what they will do with the zone increase, they have do not have a proposal on what they would do with the increased funding, and specifically what they would do to include the expanded zone in their benefits (question 6). They seem to be fairly definite that there would be increased revenue rather than maintaining the same budget. Based on the answer to number 7, the businesses in the expanded zone at this point do not have a say in how the money is spent.

Of equal concern is the non-response to the question of the administrative costs, where they did not respond to the question why between 57 to 76% of revenue goes to administration? As a business owner, I know that I could not exist with that adminstration burden, nor for a revenue stream of $130k would I have nine board of directors, an Executive Director and and Administrative Assistant.

Until the Board can come back with a plan why this expansion should take place, then City Council should deny their request. This plan should consist of at least:

1) Budget of where the revenue will go
2) Plan for incorporating new members into the board so that the whole zone would be represented
3) Documentation showing support from members of the proposed zone

I would also suggest City Council return to the Downtown Business Association a statement that they should raise funds by a voluntary contribution from the businesses that believe that they provide a value for that money.

Yours Truly

Bob Nabata
Kemex Engineering Services

----- Original Message -----
From: Ray Congdon
To: nabatab@kemex.com
Sent: Monday, April 08, 2002 9:48 AM
Subject: Re: Proposed Business Revitalization Zone Expansion

Bob

I have responed to your questions as outlined below.

Ray Congdon
----- Original Message -----
From: Janis Makofka
To: Ray Congdon
Sent: Monday, April 08, 2002 9:07 AM
Subject: FW: Proposed Business Revitalization Zone Expansion

Janis Makofka, Administrative Assistant
Downtown Business Association
#9, 4921 - 49th Avenue
Red Deer, Alberta T4N 1V2
Ph; (403) 340-8696
Fax: (403) 340-8699
Rd.downtown@shaw.ca <mailto:Rd.downtown@shaw.ca

-----Original Message-----
From: Bob Nabata [mailto:nabatab@kemex.com]
Sent: Thursday, April 04, 2002 9:08 AM
To: rd.downtown@shaw.ca
Cc: cityclerk@city.red-deer.ab.ca
Subject: Proposed Business Revitalization Zone Expansion

I have a few questions I would like answered regarding the Proposed Business Revitalization Zone Expansion

1) Looking at the budget for 2000-2002, this group has operated basically from the BRZ levy (98%) and kiosk rental (2%). Of that income, 75% has gone to administration costs. Why are the adminstration costs so high in comparison to the actual benefits recieved by its members?

(note: items like the Alberta Main Street Program, the Environmental Contract, and the banner program which appear as revenues and expenditures have not been included)

2) The budget for the 2000-2002 shows an average adminstration cost of over $100k/year. For 2000, even using your Revenue and Expenditue values, this works out to over 57% of the budgeted expenses. Why can't these costs be cut to either provide more benefits to members or less cost to members?

I am faxing you a copy of our 2002 Administratioon budget showing the expenditure details. Our Board would welcome suggestions on areas where we might be able to reduce and reallocate funds.

3) What benefit would be received by those in the proposed expansion zone? None of the achievements listed in your brochure appear to be a benefit so far except to those in the existing downdown zone (especially given the expected cost of almost $3 million based on 16 years at $133k/year levy).

I would expect that if the boundary request is approved the Board will want to arrange for input from the members on what are seen as the issues and develop a strategy on how to respond.

4) Has there been a survey asking businesses within the existing and the proposed zone if they wish this to continue? (We have not received one)

No

5) Has the Downtown Business Association members gone to the businesses in the proposed expansion zone to promote what they can do for us? (We were not contacted)

No

6) If the proposal goes through, has the Downtown Business Association indicated how the additional money will be spent? (not in the package sent out). Is administration cost going to go up proportionaly? How will the additional money provide benefits outside the original downtown zone? Will the assessment rate go down to keep the revenue the same?

The Board has not decided on where any additional revenue would be allocated. This will be done in the fall when the 2003 budget is developed.

7) If the proposal goes through, has the Downtown Business Association indicated how the businesses in the expanded zone will get a say in how the money is spent?

No. Would expect the input process refered to above could be one of the ways

8) If the proposal goes through, will there be a chance for businesses to opt out of the plan?

No

9) Do we automatically become members of the Downtown Business Association if the proposal goes through?

Yes .

COUNCIL MEETING OF APRIL 22, 2002

ATTACHMENT

DOCUMENT STATUS: PUBLIC

REFERS TO: BRZ BOUNDARY CHANGE BYLAW 2827/A-2002

THOSE IN FAVOUR OF BRZ BOUNDARY CHANGE

Kelly Kloss

From: Laverick, Jack
Sent: March 26, 2002 3:45 PM
To: 'cityclerk@city.red-deer.ab.ca'
Subject: BRZ Zone

I support the expansion of the zone and the proposed boundaries.

Jack Laverick,
Crawford Adjusters Canada
Red Deer Office
PH. (403) 340 - 7354
FAX (403) 340 - 8190
jack.laverick@crawco.ca

100, 4825 - 47 STREET

ROBERT M. OXMAN B.A., L.LB.

Barrister, Solicitor, Notary
#201, 5005 Gaetz Avenue
Red Deer, Alberta
T4N 4B2

My File:
Your File:

Telephone: (403) 346-5500
Fax: (403) 347-5300

March 26th, 2002

VIA FAX: 346-6195

The City of Red Deer Council
c/o City Clerk
Box 5008,
Red Deer, Alberta T4N 3T4

Dear Sir or Madam:

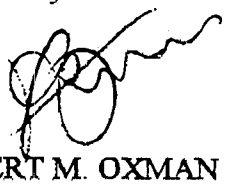
RE: EXPANSION OF BUSINESS REVITALIZATION ZONE

I am in receipt of your correspondence dated March 19th, 2002 with regards to the proposal to expand the business revitalization zone.

I am in favour of the proposed expansion and believe that the proposed expansion in fact reflects the reality of the downtown business zone as it has expanded in the last few years. I believe that the whole of the downtown business zone should be included in the revitalization zone and the proposed expansion would accomplish this.

Thank you for giving me the opportunity to express my opinion.

Yours truly



ROBERT M. OXMAN

RMO/cm

Kelly Kloss

From: Lorne Daniel
Sent: March 25, 2002 11:32 AM
To: cityclerk@city.red-deer.ab.ca
Cc: rd.downtown@shaw.ca
Subject: Expansion of BRZ

ATT00004.txt; charset = Windows-1252

In response to your letter of March 19, as the owner of a business located in the proposed expansion area, I support expansion of the BRZ.

Lorne Daniel
BizWerx Communication
Business Communication That Works!
http://www.bizwerx.com <http://www.bizwerx.com/>
403-346-6139

March 27, 2002

Red Deer City Council
c/o City Clerk
Box 508
Red Deer AB
T4N 3T4

Dear Sirs/Mesdames:

Re: Expansion of Business Revitalization Zone
Opportunity to Comment

As a member of the Towne Centre Association in the early nineties, this subject was often discussed then and my opinion is the same as now. The area should be expanded.

I recall discussing in particular the fact that the Port 'O Call Safeway, one of the largest businesses, was excluded and some businesses on one side of a street were excluded and the other side was included.

This is a far larger expansion than what was contemplated then but Red Deer downtown has grown greatly and it is only fair that all downtown business have to contribute (but in return receive the benefits).

Go for it!

Yours sincerely,

Alan J. Bowers, CMA

347-2456 (H)
342-2229 (B)
309-5019 (F)
E-mail at alanbowers@shaw.ca

RED DEER CHAMBER
of COMMERCE

"in business for business"

3017 Gaetz Ave., Red Deer, AB, Canada T4N 5Y6
Phone 403.347.4491 • Fax 403.343.6188
E-Mail: rdchamber@reddeerchamber.com
www.reddeerchamber.com

DATE: April 22, 2002

PAGES: 2

TO: City Council Public Hearing, 7:00 PM, Monday, April 22, 2002

FROM: Red Deer Chamber of Commerce
Presented by Cal Dallas, President (2001-2002)

RE: Proposed Expansion of the Downtown Business Association Boundaries

The Red Deer Chamber of Commerce represents the voice of our business community and in doing so, it is our duty to act on behalf of the many business owners within our membership and the business community at large regarding the proposed expansion of the Downtown Business Association.

In addition, a number of members of the Red Deer Chamber of Commerce have asked us to speak specifically to this issue.

It is our understanding that the Downtown Business Association has requested City Council pass a by-law to expand the boundaries of the current Business Revitalization Zone. To this end, the City of Red Deer advised all current and proposed taxpayers in the proposed area and provided them an opportunity to comment on this application.

The Chamber supports the initiatives of the Downtown Business Association in the existing core of our city. Its actions in crime reduction, visual improvement of the store-fronts, parking availability, and activities to draw retail shoppers into the area are commendable.

The issues outside the existing Downtown Business Association zone are somewhat different. Most of these businesses are not retail based and do not depend on walking traffic. It is unclear how these businesses would benefit from the current Downtown Business Association span of services. Further, while the Greater Downtown Action Plan does anticipate downtown expansion west to the river, it does not specify the specific benefits and implications for existing businesses in the area, timelines for redevelopment of the area, and a budget required to make the changes.

The Downtown Business Association's expansion proposal anticipates the introduction of a permanent mandatory tax on businesses to introduce benefits for which the impacted organizations have not asked. The Chamber philosophically opposes the introduction of new taxes, and particularly those to which stakeholder benefit cannot be directly linked.

The Red Deer Chamber of Commerce encourages the City of Red Deer and the Downtown Business Association to defer any decision to expand until such time as it can clearly outline the changes in the affected area, the benefits to the businesses in the area, and the amount of money it must accumulate in order to undertake them.

Further, the Chamber believes that the businesses should be polled once the changes, benefits and costs have been identified. The purpose is to determine if there is support for the proposed programs. We strongly believe that any financial contribution required of businesses to achieve the changes prescribed in any forthcoming redevelopment plan be sold on their merit and that the associated redevelopment fee be paid as a voluntary membership in the Downtown Business Association, based on the value the affected businesses attribute to the proposed changes.

In summary, the Red Deer Chamber of Commerce urges the City of Red Deer to defer the Downtown Business Association expansion until such time as a financial contribution can be justified and voluntarily supported through membership fees payable to the Downtown Business Association.

PRIVATE LABEL PHONE: (403) 340-3300 FAX: (403) 340-1463

JUST THE FAX.....ONLY THE FAX...III

TO: Red Deer City Council ★ For Meeting April 22 - 7pm

ATTN: City Clerk

FROM: PRIVATE LABEL 4909 48 ST., RED DEER, AB, T4N 1S8
PAT MOORE PHONE (403)340-3300
FAX (403)340-1463

DATE: April 22/02

NUMBER OF PAGES: 1

MESSAGE: Due to conflicting commitments, I am unable to attend tonights council meeting re: BRZ expansion and would like to make a comment in this regard.

I believe the BRZ expansion is necessary for the operation of a successful and growing Downtown + Downtown Association. As the downtown is revitalized and promoted, businesses in the downtown, whether presently in the zone or not can AND do benefit from the many services, activities and promotions provided by the association. These are funded only by the businesses presently designated by the boundary on paper. If everyone contributed, cost would be minimal & the ability to revitalize our downtown would be even more available. Businesses in the "downtown" as the public see it may not be in what is presently the designated Downtown Business Zone but definitely reap the benefits. The expansion of the boundary definition in conjunction with the Downtown Action Plan makes sense and benefits everyone and may even lower the tax for all. I support & recommend the expansion of the boundaries to more correctly define the Downtown.

Thanks. Pat Moore

THANKS,

Pat Moore

PAT MOORE
OWNER/MANAGER

PLEASE ACKNOWLEDGE RECEIPT OF THIS FAX

Kelly Kloss

From: Beverley Thomson
Sent: April 18, 2002 10:28 AM
To: cityclerk@city.red-deer.ab.ca
Subject: Re: Business Revitalization Zone

ATT00002.htm

City, Bus zoning.doc

To: Red Deer City Council:

Attached is a email regarding the proposed "Expansion of Business Revitalization Zone"

Even Though this does not fall under your proposed deadline, it is a message from concerned citizens in this city. Thank You

Susan Waters - Thomson Cabinets (1994) Ltd.

Thomson Cabinets (1994) Ltd.

5437 – 45 Street
Red Deer, Alberta T4N 1L2
PH. (403) 346-3543
FAX 346-3563

April 15, 2002
TO: Red Deer City Council
Attention: City Clerk
From: Dan & Susan Waters

We are writing in regard to your proposed Expansion of Business Revitalization Zone. We strongly object to your proposed boundary amendments, as it is not feasible to consider Conquest Business Park as part of the Downtown Business Association. The general public does not consider Conquest Business Park as part of the downtown business district and no businesses in this area receives the benefits of retail pedestrian traffic afforded to downtown merchants. I would also like to point out that there is not at present and will not be in the near future, any direct or indirect benefit to our business or any other from this proposed expansion. Most businesses in this area are of a commercial/industrial application and we would never benefit from local retail traffic, which probably explains why we are not located in the downtown district. Also, our location is too far away and most customers drive to our location, which is why we, as well as most businesses here, provide parking space on our own premises. Therefore, the one-hour free parking initiative is not value added to our business. We do not benefit from the promotional initiatives from the Downtown Business Association, we do not have sidewalks, street light programs or underground electrical grids. In essences, we do not receive the benefits that the members of the Downtown Association do and neither do we require them.

As well, Taylor Drive, a logical, obvious and self-evident boundary, distinctly separates Conquest Business Park from the downtown area to most city residents. Therefore, geographically this area should not be included in your Revitalization Zoning plans at this time. I understand that in future planning it would be ideal to recreate Conquest Business Park into a quasi-residential/retail district, with the first step being the newly constructed Quarry. If this is so, then at the present time efforts would be better utilized, on your part, by formulating positive incentives for industrial businesses to move to an area that might serve their business needs and requirements more appropriately. Instead, the opposite appears to be the prevailing agenda. Raising taxes inappropriately and disproportionately to a business area that cannot and will not benefit from being a part of the Downtown Business Association in possible hopes that the industrial sector will hasten its departure. This of course, can only be viewed as negative action. It is our contention that you will seriously re-consider which areas are, at the present time, part of the downtown business area and not ask other businesses on the periphery to pay for the benefits realized by only downtown merchants.

Sincerely

Susan and Dan Waters
THOMSON CABINETS (1994) LTD.

Kelly Kloss

From: RON BRAND
Sent: April 22, 2002 2:06 PM
To: cityclerk@city.red-deer.ab.ca
Subject: Expansion of Busniss Revitalization Zone - Opportunity to Comment

To Whom It May Concern:
Brand X Office Supplies Inc. is strongly opposed to expansion of the Business
Revitalization Zone into this area. Having discussed this expansion with other businesses
in the area, I see no real benefits to our business, whereas it would involve additional
expense.
Ron Brand, President.

Kelly Kloss
To: Lorne Daniel
Cc: Downtown Business Association
Subject: RE: Expansion of BRZ

Thank you for your feedback. Your email will be submitted to Council on April 22, 2002.

Kelly Kloss
City Clerk, City of Red Deer
Phone: (403) 342-8134
Fax: (403) 346-6195
Email: kellyk@city.red-deer.ab.ca

From: Lorne Daniel
Sent: March 25, 2002 11:32 AM
To: cityclerk@city.red-deer.ab.ca
Cc: rd.downtown@shaw.ca
Subject: Expansion of BRZ

In response to your letter of March 19, as the owner of a business located in the proposed expansion area, I support expansion of the BRZ.

Lorne Daniel
BizWerx Communication
Business Communication That Works!
http://www.bizwerx.com <http://www.bizwerx.com/>
403-346-6139

FOR YOUR INFORMATION

To: **Kelly Kloss**
Fax number: 346-6195

From:
Fax number:
Home phone:
Business phone:

Date & Time: 29/03/2002 12:07:27 PM
Pages sent: 2
Re: Expansion

Sorry you couldn't receive this before
Alan

Kelly Kloss
To: Laverick, Jack
Cc: Downtown Business Association
Subject: RE: BRZ Zone

Thank you for your feedback. Your email will be submitted to Council on April 22, 2002.

Kelly Kloss
City Clerk, City of Red Deer
Phone: (403) 342-8134
Fax: (403) 346-6195
Email: kellyk@city.red-deer.ab.ca

From: Laverick, Jack
Sent: March 26, 2002 3:45 PM
To: 'cityclerk@city.red-deer.ab.ca'
Subject: BRZ Zone

I support the expansion of the zone and the proposed boundaries.

Jack Laverick,
Crawford Adjusters Canada
Red Deer Office
PH. (403) 340 - 7354
FAX (403) 340 - 8190
jack.laverick@crawco.ca

Kelly Kloss
To: Gordon Bailey
Cc: Downtown Business Association
Subject: RE: Against expanded business Revitalization Zone

Dear Sir,

Thank you for your email. The Medical Centre at the top of the hill would not be included in the Business Revitalization Zone.

In the delivering of the notices, it was sent to this building in error. I apologize for the confusion.

Kelly Kloss
City Clerk, City of Red Deer
Phone: (403) 342-8134
Fax: (403) 346-6195
Email: kellyk@city.red-deer.ab.ca

From: Gordon Bailey
Sent: March 26, 2002 3:23 PM
To: 'cityclerk@city.red-deer.ab.ca'
Subject: Against expanded business Revitalization Zone

Physicians and other healthcare professionals should definitely not be further taxed to finance downtown business revitalization!

Dr Gordon Bailey
#108 3947 50A Ave
Red Deer

AGAINST
BRZ
(NOT IN ZONE
(FILE)

Kelly Kloss

From: Gordon Bailey
Sent: March 26, 2002 3:23 PM
To: 'cityclerk@city.red-deer.ab.ca'
Subject: Against expanded business Revitalization Zone

Physicians and other healthcare professionals should definitely not be further taxed to finance downtown business revitalization!

Dr Gordon Bailey

#108 3947 50A Ave

Red Deer

Kelly Kloss
To: Sreepati Dey
Cc: Downtown Business Association
Subject: Updated Email RE: EXPANSION OF BUSINESS REVITALIZATION ZONE

Further to my earlier email today. In review, the Medical Centre at the top of the hill would not be included in the Business Revitalization Zone.

In the delivering of the notices, it was sent to this building in error. I apologize for the confusion.

Kelly Kloss
City Clerk, City of Red Deer
Phone: (403) 342-8134
Fax: (403) 346-6195
Email: kellyk@city.red-deer.ab.ca

From: Sreepati Dey
Sent: March 31, 2002 6:57 PM
To: cityclerk@city.red-deer.ab.ca
Subject: EXPANSION OF BUSINESS REVITALIZATION ZONE - OPPORTUNITY TO COMMENT, Mar 19,2002

TO WHOM IT MAY CONCERN

I am responding on behalf of Hospital-Side Physiotherapy Clinic at Suite 102 & 104, Red Deer Medical Centre of 3947 - 50A Ave, Red Deer, T4N 6V7 regarding the subject mentioned above and would like to inform the council of our opposition to the inclusion of our business to the proposed expansion. Therefore, I would like to ask the city not to proceed with this expansion.

Yours truly,
Sreepati Dey,
Manager, Hosppital-Side Physiotherapy Clinic.

Kelly Kloss

From: Sreepati Dey
Sent: March 31, 2002 6:57 PM
To: cityclerk@city.red-deer.ab.ca
Subject: EXPANSION OF BUSINESS REVITALIZATION ZONE - OPPORTUNITY TO COMMENT, Mar 19,2002

TO WHOM IT MAY CONCERN

I am responding on behalf of Hospital-Side Physiotherapy Clinic at Suite 102 & 104, Red Deer Medical Centre of 3947 - 50A Ave, Red Deer, T4N 6V7 regarding the subject mentioned above and would like to inform the council of our opposition to the inclusion of our business to the proposed expansion. Therefore, I would like to ask the city not to proceed with this expansion.

Yours truly,

Sreepati Dey,

Manager, Hosppital-Side Physiotherapy Clinic.

Kelly Kloss
To: sabydent@telusplanet.net
Cc: Downtown Business Association
Subject: RE: expansion of business revitalization zone

Dear Sir,

Thank you for your email. The Medical Centre at the top of the hill would not be included in the Business Revitalization Zone.

In the delivering of the notices, it was sent to this building in error. I apologize for the confusion.

Kelly Kloss
City Clerk, City of Red Deer
Phone: (403) 342-8134
Fax: (403) 346-6195
Email: kellyk@city.red-deer.ab.ca

From: sabydent@telusplanet.net
Sent: March 27, 2002 1:05 PM
To: cityclerk@city.red-deer.ab.ca
Subject: expansion of business revitalization zone

Dear Sir:

I received the letter regarding the expansion of the downtown business revitalization zone. I practice in the Red Deer Medical Centre at 3947-50a Avenue. I cannot see the logic in including this business, located on the top of the south hill, as part of the downtown project. No one would even consider this to be in the downtown region. It would seem to me that a logical boundary for the zone would be 42 st. at the bottom of the hill.

The proposed boundary appears to be nothing more than an attempt to gain more tax. The zone is completely in the valley, misses the hospital, then has a finger that goes up the hill to include the two medical office buildings on top of the hill. The type of businesses represented in these buildings will not likely benefit from any projects undertaken in the downtown core.

I am requesting that you register my opposition to the inclusion of my business in the proposed zone.

Yours truly,

Brian Saby DDS

Kelly Kloss

From: Bill Watson
Sent: April 01, 2002 6:28 PM
To: cityclerk@city.red-deer.ab.ca
Cc: rd.downtown@shaw.ca
Subject: Downtown revitalization zone expansion

Further to your letter sent to me last week regarding the possible expansion of the downtown business zone, I would need more infomation as to the cost/benefits before I could give you an educated opinion as to whether this is a good idea or not.

At this stage I could only wonder as to why I would pay extra taxes to support the dowtown business area of which I am outside of.

I am sending a copy of this email to the downtown business asssociation in hopes that they might send me some information in regards to this.

Thanks Bill Watson The Mortgage Centre

Kelly Kloss
To: Jim Robertson
Subject: RE: Expansion of BRZ - Request for Comments

Hi Jim,

Yes you are outside. The notice was sent to you in error. Sorry for the confusion.

Kelly Kloss
City Clerk, City of Red Deer
Phone: (403) 342-8134
Fax: (403) 346-6195
Email: kellyk@city.red-deer.ab.ca

From: Jim Robertson
Sent: March 27, 2002 12:11 PM
To: cityclerk@city.red-deer.ab.ca
Subject: Expansion of BRZ - Request for Comments

The Kerry Wood Nature Centre received a notice that we are to be included in the BRZ, and were requested to comment.

The accompanying map shows us as being outside of the boundaries, however.

Due to our location and the nature of our business, I feel that we should be considered as being outside of the BRZ. Please ensure that your records reflect this, so that when the BRZ tax is levied, we are exempted from it.

Thank you!

Jim Robertson
Manager
Waskasoo Park Interpretive Program

Kelly Kloss

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To: cityclerk@city.red-deer.ab.ca
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Thank you!

Jim Robertson
Manager
Waskasoo Park Interpretive Program

Box 5008
Red Deer, Alberta
T4N 3T4

The City of Red Deer

Office of the City Clerk

April 3, 2002

Robert Furness, MD
210, 3947 – 50A Avenue
Red Deer, AB T4N 6V7

Dear Dr. Furness:

Re: Downtown Business Revitalization Zone Expansion

Thank you for your letter regarding the expansion of the Downtown Business Revitalization Zone.

The Medical Centre at the top of the hill would not be included in the expanded Business Revitalization Zone.

In the delivering of the notices, it was sent to this building in error. I apologize for the confusion.

Sincerely,

Kelly Kloss
City Clerk

/chk

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

Robert Furness MD

Professional Corporation

210, 3947 - 50A Ave
Red Deer, AB
T4N 6V7

403.342.4881 fax 403.340.1221

2002-03-29

Red Deer City Council
C/o City Clerk
Box 5008
Red Deer AB
T4N 3T4

Reference: Business Revitalization Zone

Dear Councilors

Thank you for the notice of expansion of the downtown business revitalization zone, as well as the opportunity to reply. My "business" is in fact a medical office, and its location is related to the hospital, rather than the downtown business zone. On examining the zone map supplied with your notice, the zone boundary specifically excludes the hospital and the adjacent medical office buildings on 50A Avenue. It would also appear that the only building that is included along 50A Avenue is in fact the Red Deer Medical Center (3947 – 50A Avenue), where my office is located. I think it inappropriate that my office will be subject to an added tax, where the offices in the neighbouring building will be excluded along with the hospital that we all serve.

I believe that I should pay my share of taxes, which I do through my City business tax as well as property taxes paid through Manor Management, which administers this building. I do not think it fair that another tax be levied on top of these when my office is not part of the downtown business community.

I see two possible remedies. The first would be to specifically exempt the offices in this building. The second would be to simply adjust the zone boundary so that the businesses at the foot of 42 St. along Gaetz Ave are captured, but the medical offices at the top of 42 St. , along 50A Avenue, are not.

I look forward to your reply.

Sincerely,

Robert Furness

C: Manor Management

RECEIVED
APR 0 3 2002
The City of Red Deer

Christine Kenzie

From: Kelly Kloss
Sent: April 04, 2002 8:41 AM
To: 'Hjertaas'
Cc: Christine Kenzie
Subject: RE: Expansion of business revitalization zone

Dear Ms. Hjertaas

Thank you for your email. The Medical Centre at the top of the hill would not be included in the Business Revitalization Zone.

In the delivering of the notices, it was sent to this building in error. I apologize for the confusion.

Kelly Kloss
City Clerk, City of Red Deer
Phone: (403) 342-8134
Fax: (403) 346-6195
Email: kellyk@city.red-deer.ab.ca

From: Hjertaas
Sent: April 03, 2002 8:32 PM
To: cityclerk@city.red-deer.ab.ca
Subject: Expansion of business revitalization zone

<<File: ATT00001.htm>>As a current part owner of the Red Deer Medical Centre, 3947-50ASt, Red Deer, I am writing regarding your notice of the expansion of the business revitalization zone to include our building.Based on the physical location of our building I do not see how we can be considered as part of the downtown area and therefore do not agree with the imposing of this tax.I would appreciate your including my objections in your discussions on this matter. Sincerely, Wendy Hjertaas.

Kelly Kloss
To: Adviser Graphics
Cc: Downtown Business Association
Subject: RE: expansion of BRZ

Thank you for your feedback. Your email will be submitted to Council on April 22, 2002.

Kelly Kloss
City Clerk, City of Red Deer
Phone: (403) 342-8134
Fax: (403) 346-6195
Email: kellyk@city.red-deer.ab.ca

From: Adviser Graphics
Sent: March 26, 2002 1:02 PM
To: cityclerk@city.red-deer.ab.ca
Subject: expansion of BRZ

Please record our opposition to the expansion of the BRZ.

Thank you.

Keith Rideout
President
Adviser Graphics
#3-4940-54th Ave
Red Deer, Ab

Kelly Kloss
From: Kelly Kloss
Sent: April 02, 2002 8:41 AM
To: 'Bill Watson'
Cc: 'Downtown Business Association'
Subject: RE: Downtown revitalization zone expansion

Thank you for your feedback. Your email will be submitted to Council on April 22, 2002.

Kelly Kloss
City Clerk, City of Red Deer
Phone: (403) 342-8134
Fax: (403) 346-6195
Email: kellyk@city.red-deer.ab.ca

From: Bill Watson
Sent: April 01, 2002 6:28 PM
To: cityclerk@city.red-deer.ab.ca
Cc: rd.downtown@shaw.ca
Subject: Downtown revitalization zone expansion

Further to your letter sent to me last week regarding the possible expansion of the downtown business zone, I would need more infomation as to the cost/benefits before I could give you an educated opinion as to whether this is a good idea or not.

At this stage I could only wonder as to why I would pay extra taxes to support the dowtown business area of which I am outside of.

I am sending a copy of this email to the downtown business asssociation in hopes that they might send me some information in regards to this.

Thanks Bill Watson The Mortgage Centre

Box 5008
Red Deer, Alberta
T4N 3T4

The City of Red Deer

Office of the City Clerk

April 23, 2002

Mr. R. Congdon, Executive Director
Red Deer Downtown Business Association
#9, 4921 – 49 Street
Red Deer, AB T4N 1V2

Dear Ray:

Re: BRZ Boundary Change – Bylaw 2827/A-2002
Amendment to the Downtown Business Revitalization Zone Bylaw 2827/83

Thank you for attending the Council meeting held on Monday, April 22, 2002.

At that Council Meeting taxpayers in the zone and those who would be taxpayers, were provided an opportunity to make representation concerning the change in boundaries. Following this, second reading of the Bylaw Amendment was defeated. As a result no change in boundaries would occur. Council did informally indicate that they may consider a scaled down change to the boundaries if the Association wished to consider such a move.

Please call me if you have any questions or require further clarification.

Sincerely,

Kelly Kloss
City Clerk

/chk
/attach.
c. City Assessor

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

DATE: **March 26, 2002**

TO: **City Council**

FROM: **City Clerk**

RE: **Land Use Bylaw Amendment 3156/F-2002.**
Revisions to the Existing Bed & Breakfast Regulations

History

At the Monday, March 25, 2002 meeting of Council, Land Use Bylaw Amendment 3156/F-2002 was given first reading.

Land Use Bylaw Amendment 3156/F -2002 provides for changes to the existing Bed and Breakfast regulations to provide more clarity and a better understanding of the regulations for applicants and area residents.

Public Consultation Process

A Public Hearing has been advertised for the above noted bylaw to be held on Monday, April 22, 2002 at 7:00 p.m. in the Council Chambers, during Council's regular meeting.

Recommendations

That following the Public Hearing, Council may proceed with 2nd and 3rd readings of the bylaw.

Kelly Kloss
City Clerk

/chk

RKLAND
COMMUNITY
PLANNING
SERVICES

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

DATE: March 18, 2002

TO: Kelly Kloss, City Clerk

FROM: Planning Staff

RE: PROPOSED REVISION TO THE EXISTING BED & BREAKFAST REGULATIONS BYLAW AMENDMENT NO. 3156/F-2002

BACKGROUND

In June 2001 planning staff provided Council with a background study report on the operation of bed and breakfasts in other Canadian communities and a proposed bylaw to introduce bed and breakfasts into the City's Land Use Bylaw. Since Council adopted the regulations for bed and breakfasts in June 2001, there have been four bed and breakfast applications. Three of these were approved. An application in Grandview Boulevard in August 2001 was refused.

Based on the issues associated with an application in Archer Drive in January 2002 senior administration and legal advisors consider it prudent to propose minor amendments to the existing bed and breakfast regulations in an attempt to provide a clearer explanation of the intent of these regulations and to emphasize the rights of area residents in the event that an approved bed and breakfast imposes nuisances upon the neighbourhood. This report sets out and motivates the proposed revisions.

PUBLIC CONSULTATION

Extensive public consultation was undertaken when the background study report and draft bylaw were prepared in 2001. The proposed revisions to the existing regulations are minor and do not intend to change the underlying principles of the regulations. Public consultation on the current proposed revisions was therefore not undertaken. The bylaw amendment process provides for advertisement of the proposed changes and a public hearing.

PLANNING ANALYSIS

The following changes are proposed to section 64 of the Land Use Bylaw:

i) Among the comments received on the Archer Drive application was a suggestion that the bed and breakfast regulations need a 'Purpose Statement' or preamble to provide the framework of background and intent by which applications could be measured for compliance. In response to this suggestion the following preamble to the regulations is proposed:

"**General Purpose**

The general purpose of this section is to provide discretionary opportunities for residents of any residential community in the City to operate bed and breakfasts from detached dwellings as an integral part of the neighbourhoods in which they may be located. The intention is that bed and breakfasts are to be operated in such a manner that they will not be seen by other residents as an intrusive commercial land use or as a nuisance to the neighbourhood in any manner, bearing in mind what are generally acceptable activities for any residential community in the City. Specifically it is expected that a bed and breakfast will not give rise to noise, traffic, pedestrian or social activities exceeding that which are prevalent in the neighbourhood in which it is located."

ii) The following minor change to subsection (1) is proposed to emphasize the fact that bed & breakfasts are not allowed without due process.

"(1) A bed & breakfast ~~is~~ **may be** allowed as an accessory use to a detached dwelling, within those land use districts in Part Six of this bylaw in which it is listed as a discretionary use."

iii) There were suggestions that bed and breakfasts should be approved on a temporary basis, e.g. for one year. This option was considered at the time of drafting the bylaw in 2001. However, in addition to the requirement to obtain a discretionary use development permit all bed & breakfasts also require a business license, and because such a license is renewable each year it was felt that the temporary approval of a development permit would add an unnecessary administrative procedure to City staff (e.g. record keeping for each individual approved bed and breakfast, processing previous year applications in addition to new ones within specified timelines, etc.). The Inspections & Licensing Department policy is to deal with contraventions of the Land Use Bylaw on a complaint basis. Any such complaints lodged against a specific bed and breakfast would be duly considered in the process of considering an application for the annual renewal of its business license. It is proposed to incorporate a reference to the annual renewable business license requirement into subsection (2) of the bed and breakfast regulations, as follows [also refer to paragraph v) below]:

"(2) Application for a discretionary use development permit ~~and a business license~~ to establish and operate a bed & breakfast may be made ~~at the Inspections and Licensing Department~~ at City Hall. Upon approval of a discretionary use development permit ~~for the establishment of a bed & breakfast in terms of these regulations,~~ the applicant shall apply **to the City** for an occupancy certificate **and an annually renewable business license** ~~with the Inspections & Licensing Department~~ prior to opening the bed & breakfast facility."

iv) The intention of the requirement for an open house or information session is to provide an opportunity for the applicant and neighbours to meet so as to foster good relations or to discuss any immediate concerns. For this purpose it is imperative that prospective applicants discuss their proposals with planning staff prior to submitting building plans for construction on a vacant site or renovations to an existing house. This would provide planning staff the opportunity to advise the applicant of the importance of and the expected process for neighbourhood consultation, and would contribute to avoiding situations where adjacent landowners feel they were not appropriately considered in the process. The following changes are proposed to subsection (4):

"(4) Prior to ~~the~~ **an** application being ~~submitted to~~ **considered by** the Development Authority the applicant shall have an ~~open house~~ **information session** hosted by the City's Planning Department, which will submit the comment sheets and a summary of community feedback to the ~~Inspections & Licensing Department~~ **Development Authority**. ~~Where applicable~~ **Area residents and landowners, as shall be determined by the City's Planning Department,** the neighbourhood community association, if one exists, and the Heritage Preservation Committee, when a building or site that appears on the City's inventory list is the application site, ~~will~~ **shall** be ~~involved~~ **notified of the said information session**."

v) In addition to the incorporation of the reference to the annual renewable business license as discussed under paragraph iii) above, a process of record keeping and reporting on bed and breakfast related complaints received over the course of a calendar year could be introduced. This would encourage area residents and adjacent landowners to work with the Inspections & Licensing Department in this regard. The following new subsection (6) is proposed to be added to the regulations to introduce this process [also refer to the discussion in paragraph vi) below]:

"(6) **In February of each year the Development Authority shall review the performance of all bed and breakfasts in the City**

based on any complaints received about any bed and breakfast during the previous year, be advised of the actions taken with respect to such complaints and consider any recommendations on additional steps to be taken by the City with respect to relevant contraventions of this bylaw."

vi) The following new subsection (7) is proposed to be added to the regulations to encourage adjacent landowners and area residents to assist the Inspections & Licensing Department with regard to the process outlined in the new subsection (6), as discussed under paragraph v) above.

"(7) **Anyone may lodge complaints to the Development Authority about any nuisance that a bed and breakfast may be imposing on the neighbourhood or adjacent properties including but not limited to noise, traffic, pedestrian or social activities.**"

vii) In terms of the Municipal Government Act the Municipal Planning Commission may impose any relevant condition on a discretionary use permit. It is proposed to state this clearly in the bed and breakfast regulations, in a new subsection (8) as follows:

"(8) **The Development Authority may impose conditions of approval on a discretionary use development permit.**"

viii) Although the definition of 'Bed & breakfast' in the Land Use Bylaw is clear that the intention is to accommodate tourists, i.e. persons who stay for a short duration, the temporary nature of bed and breakfast accommodation could be emphasised in the regulations as well. According to the president of the Central Alberta Bed & Breakfast Association, the average length of stay in Central Alberta is 3.5 days; there are exceptions with stays of between six and twelve days. If a maximum period of stay is to be included in the Land Use Bylaw, a period of seven days would probably cover most cases however, a period of 14 days would seem to accommodate most of the exceptions as well. A period of fourteen days would also accommodate travelling business people who are regular guests of a specific bed and breakfast, and who stay for two or three nights per week. A restriction on the length of stay does not mean that the Inspections & Licensing department would have to constantly police this regulation. What this regulation attempts to do is to emphasize the fact that bed and breakfasts are intended for tourist accommodation, and not as boarding houses, and that bed and breakfast operators who contravene this regulation, as may be observed by neighbours, run the risk of having their approval and licenses withdrawn. The following new subsection (9)(c) is proposed to be added to the regulations:

"(9)(c) **the maximum length of stay for a guest at a bed & breakfast shall be fourteen nights in any thirty day period.**"

ix) The following changes are proposed in order to clarify the text somewhat, not that the existing text was incorrect:

Subsection (6)(d) changes to (9)(e) and is reworded as follows:

"(9)(e) except under such site-specific circumstances as **the applicant shall demonstrate and** the Development Authority may find applicable, a bed & breakfast may ~~not~~ occupy **not** more than two guestrooms with associated washrooms. The rooms must be established within the principal building and provide direct interior access between the principal building and the guestrooms (**additional** outside access is optional)."

Subsection (6)(e) becomes (9)(f) and is changed to read as follows:

(9)(f) notwithstanding ~~**the above**~~ **subsection (e)**, at no time shall more than eight ~~**registered**~~ guests be accommodated.

Subsection (6)(f) changes to (9)(g) and is reworded as follows:

"(9)(g) guestrooms shall not be self-contained dwelling units, i.e. there shall not be any cooking facilities available **in the guest rooms** for the use of guests to prepare meals."

x) In the Archer Drive application the applicants indicated that they will provide more parking spaces than what was actually required. This attracted objections from adjacent landowners who did not want to have too many vehicles parked in the rear yard. The Land Use Bylaw does not specifically limit the maximum number of private parking spaces that may be provided on a property, and in the stated example MPC had to impose a condition that the rear parking pad be limited to two spaces. In order to emphasize that parking for guests shall be used for guest parking only and be limited to one parking space per guestroom, the following changes are proposed:

Subsection (6)(g) changes to (9)(h) and the following text is added:

"(9)(h) except under such site-specific circumstances as **the applicant shall demonstrate and** the Development Authority may find applicable, parking spaces shall be provided on-site to the ratio of one parking space per guestroom, additional to any other parking requirements of this bylaw.

In the 56 Archer Drive application residents were further concerned that the additional parking spaces in the rear yard could be used for guest RV or guest trailer parking, to which they would have serious objections. Residents were also concerned that guests would park their RV's in the street. In considering these concerns it was felt that any neighbour, not necessarily one who operates a bed and breakfast, could park an RV in the rear yard, the front drive or in the street. The City has policies and bylaw regulations in place to control these actions – from May 1 to September 30 an RV may be parked unrestricted in the front drive; an RV may be parked in the rear yard without any restrictions on the time or duration; and an RV may be parked in the street at any time, but not for longer than 72 hours in one place. Based on this fact it was felt that these policies and bylaw regulations are adequate to control the parking of RV's at bed and breakfasts.

xi) In the Archer Drive application adjacent residents were concerned that guests would be entertained in late night BBQ's and pit fires in the back yard, which could create disturbances. The existing regulations do not allow any meals except breakfast and tea/coffee to be served to overnight guests only. This means that bed and breakfast operators who entertain guests at a pit fire BBQ would be in contravention of the Land Use Bylaw, and may loose their licenses. The reference to tea/coffee in the existing regulation should probably be deleted, because this in itself is not a meal. By deleting this reference bed and breakfast operators who offer, for example, wine and cheese in the evening or hot chocolate and cookies before bed time, would not be in contravention of the Land Use Bylaw, because these are snacks and not meals per se. By specifying what snacks/hot drinks may be offered to guests, the regulation allows nothing other than that which is specified, and this is overly restrictive and would pose great challenges to police. In order to clarify and emphasize these points the following change to the existing regulation is proposed:

Subsection (6)(h) changes to (9)(i) and is reworded as follows:

"(9)(i) no meals may be served on the premises of a bed & breakfast, with the exception of breakfast ~~**and tea/coffee served**~~ to overnight guests only.

xii) The following changes are proposed to simplify the text of the existing regulations. Secondary suites are not allowed in the R1 district, however there could be instances where a secondary suite is being operated as a non-conforming use, and in those cases if an application for a bed and breakfast is approved, the operation of the secondary suite must be ceased. The operation of approved garden suites would also be required to be ceased if a bed and breakfast is approved on a site where a garden suite exists.

Subsection (6)(j) becomes (9)(k) and is reworded as follows:

"(9)(k) there shall be no secondary ~~**dwelling unit**~~ **suite or garden suite** on the premises of a **detached dwelling where a** bed & breakfast **is being lawfully operated**~~**, such as a basement suite or garden suite**~~."

xiii) The requirement that all bed and breakfasts have a sign was written into the bylaw to ensure that guests do not have difficulty to find their bed and breakfast. In the Archer Drive application, where the developer's architectural controls prohibit signage and area residents were opposed to a sign (although the applicant did not apply for one), this requirement caused that MPC was unable to impose a condition of a restriction on signage. The following change is therefore proposed in order to leave it up to the bed and breakfast host to decide whether to have a sign or not, and to provide that MPC may have due consideration for architectural controls in those cases where a bed & breakfast sign is approved where the architectural controls do allow signs.

Subsection (6)(k) becomes (9)(l) and is reworded as follows:

"(9)(l) **at the discretion of the Development Authority,** a bed & breakfast ~~**shall**~~ **may** have one sign (approximately 0.27 m² in size) displaying the name of the bed & breakfast, the name of the operator and/or the street address, or any combination of these. The appearance and position of the sign shall be subject to the approval of the Development Authority. Generally, signs must be placed discretely, be unobtrusive and be styled in a manner that is compatible with the appearance of the principal building in terms of colour and material**, or with such architectural controls as may be required by the developer of a subdivision**. No self-illuminated signs shall be allowed. If lighting of the sign is required, the source shall be spot lighting."

xiv) The syntax in the existing definition of bed and breakfast in Section 2 of the Land Use Bylaw should be corrected as follows:

"Bed & breakfast means a detached dwelling occupied by the property owner or the bed & breakfast host as a primary residence, in which ~~**are offered**~~ overnight accommodation and a breakfast meal are offered for sale to guests."

MUNICIPAL PLANNING COMMISSION

It is believed that the proposed changes to section 64 will contribute to more clarity and a better understanding of the bed and breakfast regulations, by both applicants and area residents.

Since the Municipal Planning Commission is the approving authority for bed and breakfast discretionary use applications the proposed Bylaw Amendment was forwarded to MPC for review and information on March 11, 2002. MPC recommended support for the bylaw amendment to proceed to Council for statutory readings.

RECOMMENDATION

That Council give first reading to Bylaw Amendment No. 3156/F-2002, seeking to revise the existing bed and breakfast regulations under section 64 of the Land Use Bylaw.

Johan van der Bank, TRP (SA)
Planner

cc: Colleen Jensen, Director of Community Services Division

LAND USE BYLAW 3156/F-2002
Changes to Bed & Breakfast Regulations

DESCRIPTION: Changes to Bed & Breakfast Regulations to provide clarity

FIRST READING: March 25, 2002

FIRST PUBLICATION: April 5, 2002

SECOND PUBLICATION: April 12, 2002

PUBLI HEARING & SECOND READING: April 22, 2002

THIRD READING: _____

LETTERS REQUIRED TO PROPERTY OWNERS: YES ☐ NO ☑

DEPOSIT? YES ☐ $ _____ NO ☐ BY: City

ACTUAL COST OF ADVERTISING:

1ST $ 142.24 & 2ND $ 142.24 TOTAL: $ 284.48

MAP PREPARATION: $ _____

TOTAL COST: $ 284.48

LESS DEPOSIT RECEIVED: $ _____

AMOUNT OWING/ (REFUND): $ _____

INVOICE NO.: —

(Account No. 59.5901)

THE CITY OF Red Deer

Council Decision – Monday March 25, 2002

DATE: **March 26, 2002**

TO: **Johan van der Bank, Parkland Community Planning Services**

FROM: **City Clerk**

RE: **Land Use Bylaw Amendment 3156/F-2002.**
Revisions to the Existing Bed & Breakfast Regulations

Reference Report:
Parkland Community Planning Services, dated March 18, 2002.

Bylaw Readings:
Land Use Bylaw Amendment 3156/F-2002 was given first reading. A copy of the bylaw is attached.

Report Back to Council: Yes
A Public Hearing will be held on Monday, April 22, 2002 at 7:00 p.m. in Council Chambers during Council's regular meeting.

Comments/Further Action:
Land Use Bylaw Amendment 3156/F -2002 provides for changes to the existing Bed and Breakfast regulations to provide more clarity and a better understanding of the regulations for applicants and area residents.

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

Kelly Kloss
City Clerk
/chk
attchs.

c Director of Development Services
Inspections & Licensing Manager
Land & Economic Development Manager
C. Adams, Administrative Assistant
S. Eklund, Clerk Steno

BYLAW NO. 3156/F-2002

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

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

1 Delete the text of the existing Section 64.

2 Delete the existing definition of Bed & Breakfast from Section 2.

3 Insert the following definition of Bed & Breakfast into Section 2:

Bed & breakfast means a detached dwelling occupied by the property owner or the bed & breakfast host as a primary residence, in which overnight accommodation and a breakfast meal are offered for sale to guests.

4 Insert the following text into Section 64:

64 Bed & breakfasts

General Purpose

The general purpose of this section is to provide discretionary opportunities for residents of any residential community in the City to operate bed and breakfasts from detached dwellings as an integral part of the neighbourhoods in which they may be located. The intention is that bed and breakfasts are to be operated in such a manner that they will not be seen by other residents as an intrusive commercial land use or as a nuisance to the neighbourhood in any manner, bearing in mind what are generally acceptable activities for any residential community in the City. Specifically it is expected that a bed and breakfast will not give rise to noise, traffic, pedestrian or social activities exceeding that which are prevalent in the neighbourhood in which it is located.

(1) A bed & breakfast may be allowed as an accessory use to a detached dwelling, within those land use districts in Part Six of this bylaw in which it is listed as a discretionary use.

(2) Application for a discretionary use development permit to establish and operate a bed & breakfast may be made at City Hall. Upon approval of a discretionary use development permit the applicant shall apply to the City for an occupancy certificate and an annually renewable business license prior to opening the bed & breakfast facility.

(3) In addition to providing such information as the Inspections and Licensing Department may require, the applicant shall pay the fees prescribed by bylaw.

(4) Prior to an application being considered by the Development Authority the applicant shall have an information session hosted by the City's Planning Department, which will submit the comment sheets and a summary of community feedback to the Development Authority. Area residents and landowners, as shall be determined by the City's Planning Department, the neighbourhood community association, if one exists, and the Heritage Preservation Committee, when a building or site that appears on the City's inventory list is the application site, shall be notified of the said information session.

(5) The Development Officer shall cause a sign in the form approved by the Development Officer to be placed on the subject property in a location approved by the Development Officer for five consecutive days prior to the application being considered by the Commission.

(6) In February of each year the Development Authority shall review the performance of all bed and breakfasts in the City based on any complaints received about any bed and breakfast during the previous year, be advised of the actions taken with respect to such complaints and consider any recommendations on additional steps to be taken by the City with respect to relevant contraventions of this bylaw.

(7) Anyone may lodge complaints to the Development Authority about any nuisance that a bed and breakfast may be imposing on the neighbourhood or adjacent properties including but not limited to noise, traffic, pedestrian or social activities.

(8) The Development Authority may impose conditions of approval on a discretionary use development permit.

(9) The following additional regulations shall apply to all bed & breakfasts:

(a) the property owner or bed & breakfast host shall occupy the subject dwelling as his or her primary residence.

(b) no full time employees outside of the occupant family will be allowed to staff the bed & breakfast or work on the premises. Casual labour may be hired for yard cleaning, repair work, housekeeping services, etc. in the usual manner.

(c) the maximum length of stay for a guest at a bed & breakfast shall be fourteen nights in any thirty day period.

(d) the planning, operation and appearance of a bed & breakfast shall be compatible with and sensitive to the general residential character of its immediate surroundings, in terms of atmosphere, privacy, enjoyment, landscaping, architecture, scale, activity and retaining the appearance of a detached dwelling.

(e) except under such site-specific circumstances as the applicant shall demonstrate and the Development Authority may find applicable, a bed & breakfast may occupy not more than two guestrooms with associated washrooms. The rooms must be established within the principal building and provide direct interior access between the principal building and the guestrooms (additional outside access is optional).

(f) notwithstanding subsection (e), at no time shall more than eight guests be accommodated.

(g) guestrooms shall not be self-contained dwelling units, i.e. there shall not be any cooking facilities available in the guest rooms for the use of guests to prepare meals.

(h) except under such site-specific circumstances as the applicant shall demonstrate and the Development Authority may find applicable, parking spaces shall be provided on-site to the ratio of one parking space per guestroom, additional to any other parking requirements of this bylaw.

(i) no meals may be served on the premises of a bed & breakfast, with the exception of breakfast to overnight guests only.

(j) no other services or retail sales may be offered at or from the same premises than that of a bed & breakfast, and no home occupation is permitted on the premises of a bed & breakfast.

(k) there shall be no secondary suite or garden suite on the premises of a detached dwelling where a bed & breakfast is being lawfully operated.

(l) at the discretion of the Development Authority, a bed & breakfast may have one sign (approximately 0.27 m² in size) displaying the name of the bed & breakfast, the name of the operator and/or the street address, or any combination of these. The appearance and position of the sign shall be subject to the approval of the Development Authority. Generally, signs must be placed discretely, be unobtrusive and be styled in a manner that is compatible with the appearance of the principal building in terms of colour and material, or with such architectural controls as may be required by the developer of a subdivision. No self-illuminated signs shall be allowed. If lighting of the sign is required, the source shall be spot lighting.

READ A FIRST TIME IN OPEN COUNCIL this 25th day of March , A.D. 2002.

READ A SECOND TIME IN OPEN COUNCIL this day of , A.D. 2002.

READ A THIRD TIME IN OPEN COUNCIL this day of , A.D. 2002.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of , A.D. 2002.

MAYOR

CITY CLERK

THE CITY OF Red Deer

Council Decision – Monday April 22, 2002

DATE: April 23, 2002

TO: Johan van der Bank, Parkland Community Planning Services

FROM: City Clerk

RE: **Land Use Bylaw Amendment 3156/F-2002**
Revisions to the Existing Bed & Breakfast Regulations

Reference Report:
City Clerk, dated March 26, 2002 and Parkland Community Planning Services, dated March 18, 2002

Bylaw Readings:
Land Use Bylaw Amendment 3156/F-2002 was given second and third readings. A copy of the bylaw is attached.

Report Back to Council: No

Comments/Further Action:
Land Use Bylaw Amendment 3156/F-2002 provides for changes to the existing Bed and Breakfast regulations to provide more clarity and a better understanding of the regulations for applicants and area residents.

Kelly Kloss
City Clerk

/chk
attchs.

c Director of Development Services
Director of Community Services
Inspections & Licensing Manager
Land & Economic Development Manager
City Assessor
C. Adams, Administrative Assistant
S. Eklund, City Clerk's Clerk Steno

THE CITY OF Red Deer

FILE

Council Decision – Monday April 22, 2002

DATE: April 23, 2002

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RE: Land Use Bylaw Amendment 3156/F-2002
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Kelly Kloss
City Clerk

/chk
attchs.

c Director of Development Services
Director of Community Services
Inspections & Licensing Manager
Land & Economic Development Manager
City Assessor
C. Adams, Administrative Assistant
S. Eklund, City Clerk's Clerk Steno

BYLAW NO. 3156/F-2002

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

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

1 Delete the text of the existing Section 64.

2 Delete the existing definition of Bed & Breakfast from Section 2.

3 Insert the following definition of Bed & Breakfast into Section 2:

Bed & breakfast means a detached dwelling occupied by the property owner or the bed & breakfast host as a primary residence, in which overnight accommodation and a breakfast meal are offered for sale to guests.

4 Insert the following text into Section 64:

64 Bed & breakfasts

General Purpose

The general purpose of this section is to provide discretionary opportunities for residents of any residential community in the City to operate bed and breakfasts from detached dwellings as an integral part of the neighbourhoods in which they may be located. The intention is that bed and breakfasts are to be operated in such a manner that they will not be seen by other residents as an intrusive commercial land use or as a nuisance to the neighbourhood in any manner, bearing in mind what are generally acceptable activities for any residential community in the City. Specifically it is expected that a bed and breakfast will not give rise to noise, traffic, pedestrian or social activities exceeding that which are prevalent in the neighbourhood in which it is located.

(1) A bed & breakfast may be allowed as an accessory use to a detached dwelling, within those land use districts in Part Six of this bylaw in which it is listed as a discretionary use.

(2) Application for a discretionary use development permit to establish and operate a bed & breakfast may be made at City Hall. Upon approval of a discretionary use development permit the applicant shall apply to the City for an occupancy certificate and an annually renewable business license prior to opening the bed & breakfast facility.

(3) In addition to providing such information as the Inspections and Licensing Department may require, the applicant shall pay the fees prescribed by bylaw.

(4) Prior to an application being considered by the Development Authority the applicant shall have an information session hosted by the City's Planning Department, which will submit the comment sheets and a summary of community feedback to the Development Authority. Area residents and landowners, as shall be determined by the City's Planning Department, the neighbourhood community association, if one exists, and the Heritage Preservation Committee, when a building or site that appears on the City's inventory list is the application site, shall be notified of the said information session.

(5) The Development Officer shall cause a sign in the form approved by the Development Officer to be placed on the subject property in a location approved by the Development Officer for five consecutive days prior to the application being considered by the Commission.

(6) In February of each year the Development Authority shall review the performance of all bed and breakfasts in the City based on any complaints received about any bed and breakfast during the previous year, be advised of the actions taken with respect to such complaints and consider any recommendations on additional steps to be taken by the City with respect to relevant contraventions of this bylaw.

(7) Anyone may lodge complaints to the Development Authority about any nuisance that a bed and breakfast may be imposing on the neighbourhood or adjacent properties including but not limited to noise, traffic, pedestrian or social activities.

(8) The Development Authority may impose conditions of approval on a discretionary use development permit.

(9) The following additional regulations shall apply to all bed & breakfasts:

(a) the property owner or bed & breakfast host shall occupy the subject dwelling as his or her primary residence.

(b) no full time employees outside of the occupant family will be allowed to staff the bed & breakfast or work on the premises. Casual labour may be hired for yard cleaning, repair work, housekeeping services, etc. in the usual manner.

(c) the maximum length of stay for a guest at a bed & breakfast shall be fourteen nights in any thirty day period.

(d) the planning, operation and appearance of a bed & breakfast shall be compatible with and sensitive to the general residential character of its immediate surroundings, in terms of atmosphere, privacy, enjoyment, landscaping, architecture, scale, activity and retaining the appearance of a detached dwelling.

(e) except under such site-specific circumstances as the applicant shall demonstrate and the Development Authority may find applicable, a bed & breakfast may occupy not more than two guestrooms with associated washrooms. The rooms must be established within the principal building and provide direct interior access between the principal building and the guestrooms (additional outside access is optional).

(f) notwithstanding subsection (e), at no time shall more than eight guests be accommodated.

(g) guestrooms shall not be self-contained dwelling units, i.e. there shall not be any cooking facilities available in the guest rooms for the use of guests to prepare meals.

(h) except under such site-specific circumstances as the applicant shall demonstrate and the Development Authority may find applicable, parking spaces shall be provided on-site to the ratio of one parking space per guestroom, additional to any other parking requirements of this bylaw.

(i) no meals may be served on the premises of a bed & breakfast, with the exception of breakfast to overnight guests only.

(j) no other services or retail sales may be offered at or from the same premises than that of a bed & breakfast, and no home occupation is permitted on the premises of a bed & breakfast.

(k) there shall be no secondary suite or garden suite on the premises of a detached dwelling where a bed & breakfast is being lawfully operated.

(l) at the discretion of the Development Authority, a bed & breakfast may have one sign (approximately 0.27 m^2 in size) displaying the name of the bed & breakfast, the name of the operator and/or the street address, or any combination of these. The appearance and position of the sign shall be subject to the approval of the Development Authority. Generally, signs must be placed discretely, be unobtrusive and be styled in a manner that is compatible with the appearance of the principal building in terms of colour and material, or with such architectural controls as may be required by the developer of a subdivision. No self-illuminated signs shall be allowed. If lighting of the sign is required, the source shall be spot lighting.

READ A FIRST TIME IN OPEN COUNCIL this 25th day of March , A.D. 2002.

READ A SECOND TIME IN OPEN COUNCIL this 22nd day of April , A.D. 2002.

READ A THIRD TIME IN OPEN COUNCIL this 22nd day of April , A.D. 2002.

AND SIGNED BY THE MAYOR AND CITY CLERK this 22nd day of April, A.D. 2002.

MAYOR

CITY CLERK

DATE: **March 26, 2002**

TO: **City Council**

FROM: **City Clerk**

RE: **Land Use Bylaw Amendment 3156/L-2002**
Lot 15, Block 7, Plan 982 3791, NW ¼ Sec. 3-38-27-4
Anders South (Anders on the Lake) – Phase 12
Redbrook Group 2 Corp.

History

At the Monday, March 25, 2002 meeting of Council, Land Use Bylaw Amendment 3156/L-2002 was given first reading.

Land Use Bylaw Amendment 3156/L-2002 provides for the rezoning of approximately 1.568 ha (3.87 ac) of land from A1 Future Urban Development to R1 Residential Low Density and P1 Parks and Recreation Districts to develop Phase 12 of the Anders South (Anders on the Lake) Subdivision. The land uses comply with the adopted Neighbourhood Area Structure Plan.

Public Consultation Process

A Public Hearing has been advertised for the above noted bylaw to be held on Monday, April 22, 2002, at 7:00 p.m. in the Council Chambers, during Council's regular meeting. The owners of the properties and those bordering the site have been notified by letter of the Public Hearing.

Recommendations

That following the Public Hearing, Council may proceed with 2nd and 3rd readings of the bylaw.

Kelly Kloss
City Clerk

/chk

.RKLAND
COMMUNITY
PLANNING
SERVICES

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

Date: March 12, 2002

To: Kelly Kloss, City Clerk

Re: Land Use Bylaw Amendment 3156/L2002
Lot 15, Block 7, Plan 982 3791
NW ¼ Sec. 3-38-27-4
Anders South (Anders on the Lake) – Phase 12
Redbrook Group 2 Corp.

Redbrook Group 2 Corp. is proposing to develop Phase 12 of the Anders South (Anders on the Lake) Subdivision. Phase 1 consists of 17 single-family lots and 1 municipal reserve lot. The proposal rezones 1.568ha (3.87ac) of land from A1 Future Urban Development to R1 Residential Low Density and P1 Parks and Recreation Districts. The land uses comply with the adopted Neighbourhood Area Structure Plan.

Recommendation

The proposed subdivision complies with the NASP; therefore Planning staff recommend that City Council proceed with first reading of Land Use Bylaw Amendment 3156/L-2002.

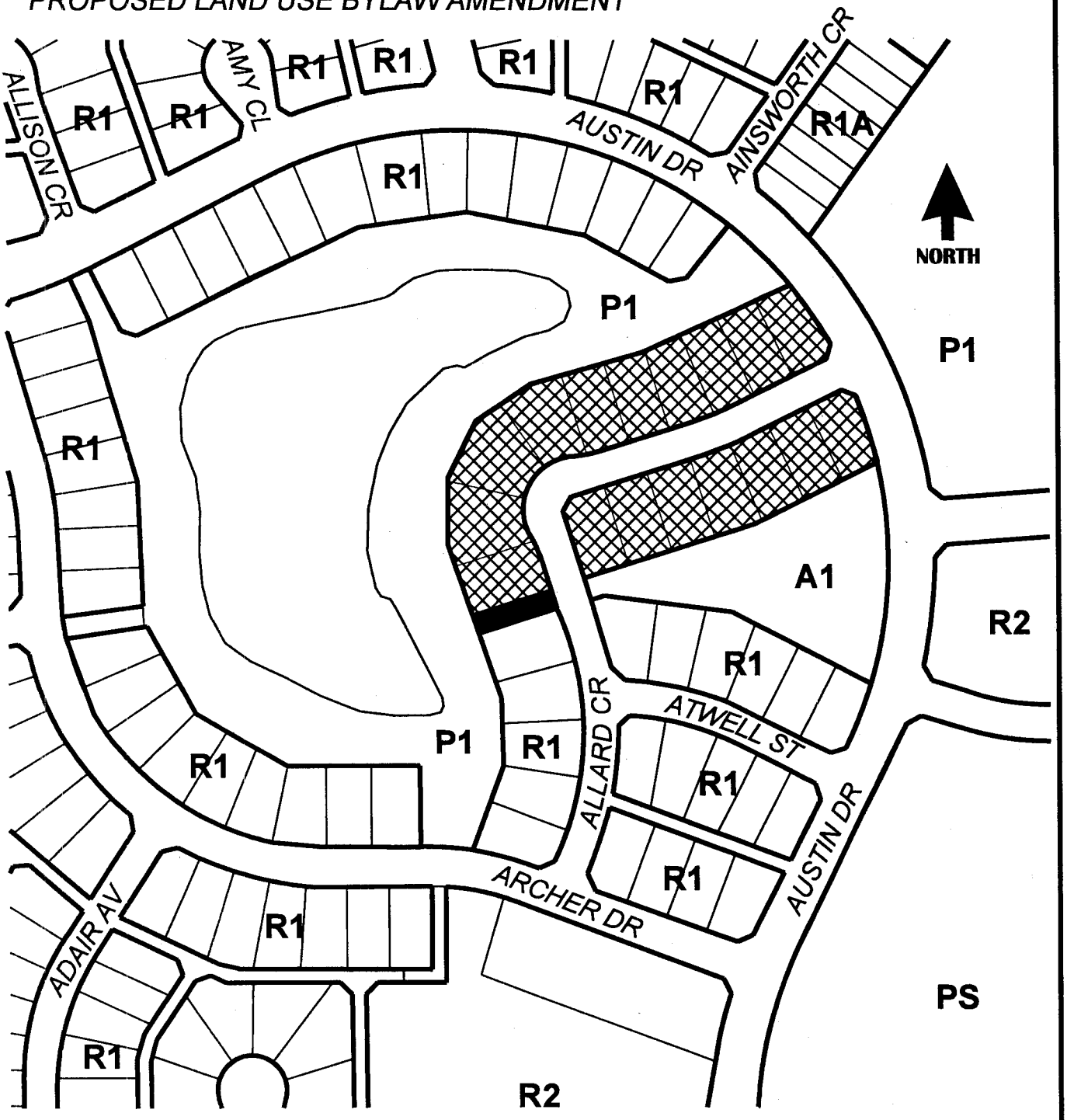
Sincerely,

Frank Wong,
Planning Assistant

Attachment

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

A1 - Future Urban Development

R1 - Residential (Low Density)

P1 - Parks and Recreation

Change from :

A1 to R1

A1 to P1

MAP No. 18 / 2002

BYLAW No. 3156 / L - 2002

LAND USE BYLAW 3156/L-2002
Anders South (Anders on the Lake) – Phase 12

DESCRIPTION: Development of Phase 12 of the Anders South (Anders on the Lake) Subdivision

FIRST READING: March 25, 2002

FIRST PUBLICATION: April 5, 2002

SECOND PUBLICATION: April 12, 2002

PUBLI HEARING & SECOND READING: April 22, 2002

THIRD READING: _____

LETTERS REQUIRED TO PROPERTY OWNERS: YES ❑ NO ❑

DEPOSIT? YES ☑ $ 400.- NO ❑ BY: RedBrook Group 2 Corp.

ACTUAL COST OF ADVERTISING:

1ST $ 271.78 & 2ND $ 271.78 TOTAL: $ 543.56

MAP PREPARATION: $ _____

TOTAL COST: $ _____

LESS DEPOSIT RECEIVED: $ (400.00)

AMOUNT OWING/ (REFUND): $ 143.56

INVOICE NO.: 138222

(Account No. 59.5901)

THE CITY OF RED DEER
City Clerk's Department Payment Receipt

02 | 04 | 02
Year Month Day

Name: REDBROOK MANAGEMENT LTD **Reference:** LAB SUB/K - 2002

NOT VALID ULESS MACHINE PRINTED HERE
04/02/02 4:18PM 25182714 0
SUNDRY 400.00
CHECK

ITEM	Account Number (Cost Centre.Object.Subsidiary)	Subledger	T	Asset ID No.	Amount
L.U.B. Advert	59.5901				400 00
D.A.B. Fee	54.5722				
D.A.B. Advert	54.5901				
	GST. REGISTRATION # R119311785			TOTAL	400.00

Box 5008
Red Deer, Alberta
T4N 3T4

The City of Red Deer

Office of the City Clerk

March 26, 2002

Fax: 346-9107

Redbrook Group 2 Corp.
3 Archer Drive
Red Deer, AB T4R 2V1

Dear Sirs:

Re: Land Use Bylaw Amendment 3156/L-2002
Lot 15, Block 7, Plan 982 3791
Anders South (Anders on the Lake) – Phase 12
Redbrook Group 2 Corp.

At the City of Red Deer's Council meeting held Monday, March 25, 2002, first reading was given to Land Use Bylaw Amendment 3156/L-2002. A copy of the bylaw is attached for your information.

Land Use Bylaw Amendment 3156/L-2002 provides for the rezoning of approximately 1.568 ha (3.87 ac) of land from A1 Future Urban Development to R1 Residential Low Density and P1 Parks and Recreation Districts to develop Phase 12 of the Anders South (Anders on the Lake) Subdivision. The land uses comply with the adopted Neighbourhood Area Structure Plan.

This office will now proceed with the advertising for a Public Hearing to be held on Monday, April 22, 2002 at 7:00 p.m. in the Council Chambers of City Hall during Council's regular meeting.

In accordance with the Land Use Bylaw, you are required to deposit with the City Clerk, prior to public advertising, an amount equal to the estimated cost of advertising, which in this instance is $400. We require the deposit by no later than 10:00 a.m., Wednesday, April 3, 2002, in order to proceed with the advertising. Once the actual cost of advertising is known, you will either be invoiced for or refunded the difference.

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

Sincerely,

Kelly Kloss
City Clerk
KK/chk
/attach.
c Parkland Community Planning Services
C. Adams, Administrative Assistant

DATE: March 28, 2002

TO: Norma Lovell, Assessment

FILE

FROM: Christine Kenzie
City Clerk's Office

RE: **Land Use Bylaw Amendment 3156/L-2002 – Anders South – Phase 12**

Please provide **Sheri Eklund** with the names and addresses of the subject property owners and all contiguous/adjacent property owners as outlined on the attached maps.

It would be helpful if the lists could be received at your earliest convenience in order to process the letters within the required time period. I have attached the map that appeared on the Council agenda for your reference.

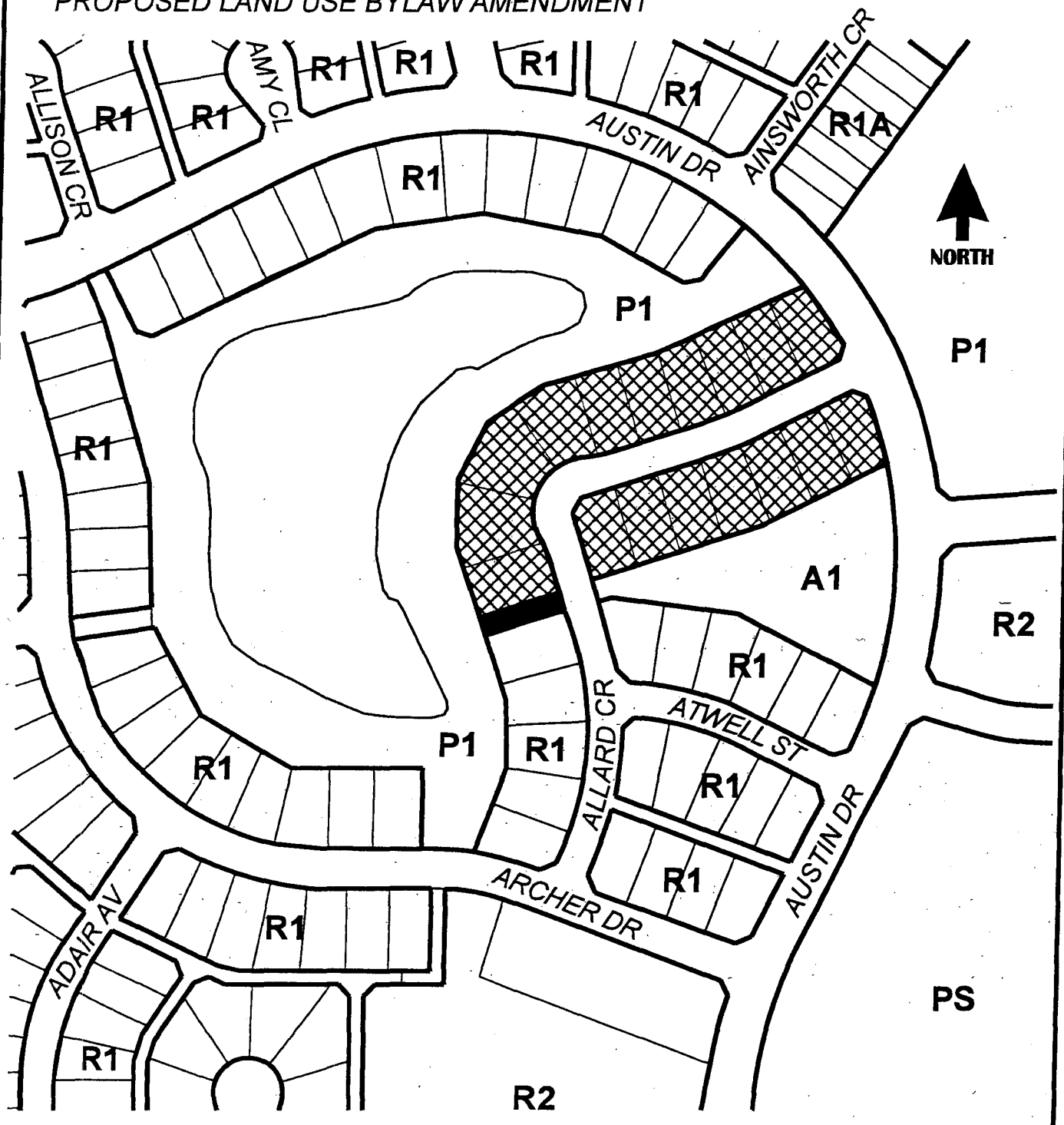
Thanks Norma.

Christine Kenzie
City Clerks' Office

Attach.

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

A1 - Future Urban Development

R1 - Residential (Low Density)

P1 - Parks and Recreation

Change from :

A1 to R1

A1 to P1

MAP No. 18 / 2002

BYLAW No. 3156 / L - 2002

THE CITY OF Red Deer

Council Decision – Monday March 25, 2002

DATE: March 26, 2002

TO: Frank Wong, Parkland Community Planning Services

FROM: City Clerk

RE: **Land Use Bylaw Amendment 3156/L-2002**
Lot 15, Block 7, Plan 982 3791, NW ¼ Sec. 3-38-27-4
Anders South (Anders on the Lake) – Phase 12
Redbrook Group 2 Corp.

Reference Report:
Parkland Community Planning Services, dated March 12, 2002.

Bylaw Readings:
Land Use Bylaw Amendment 3156/L-2002 was given first reading. A copy of the bylaw is attached.

Report Back to Council: Yes
A Public Hearing will be held on Monday, April 22, 2002 at 7:00 p.m. in Council Chambers during Council's regular meeting.

Comments/Further Action:
Land Use Bylaw Amendment 3156/L-2002 provides for the rezoning of approximately 1.568 ha (3.87 ac) of land from A1 Future Urban Development to R1 Residential Low Density and P1 Parks and Recreation Districts to develop Phase 12 of the Anders South (Anders on the Lake) Subdivision. The land uses comply with the adopted Neighbourhood Area Structure Plan.

This office will now proceed with the advertising for a Public Hearing. Redbrook Group 2 Corp. will be responsible for the advertising costs in this instance.

Kelly Kloss
City Clerk
/chk
attchs.

c Director of Development Services
Inspections & Licensing Manager
Land & Economic Development Manager
C. Adams, Administrative Assistant
S. Eklund, Clerk Steno

BYLAW NO. 3156/L-2002

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

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

1 The "Use District Map I5" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 18/2002 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 25th day of March 2002.

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READ A THIRD TIME IN OPEN COUNCIL this day of 2002.

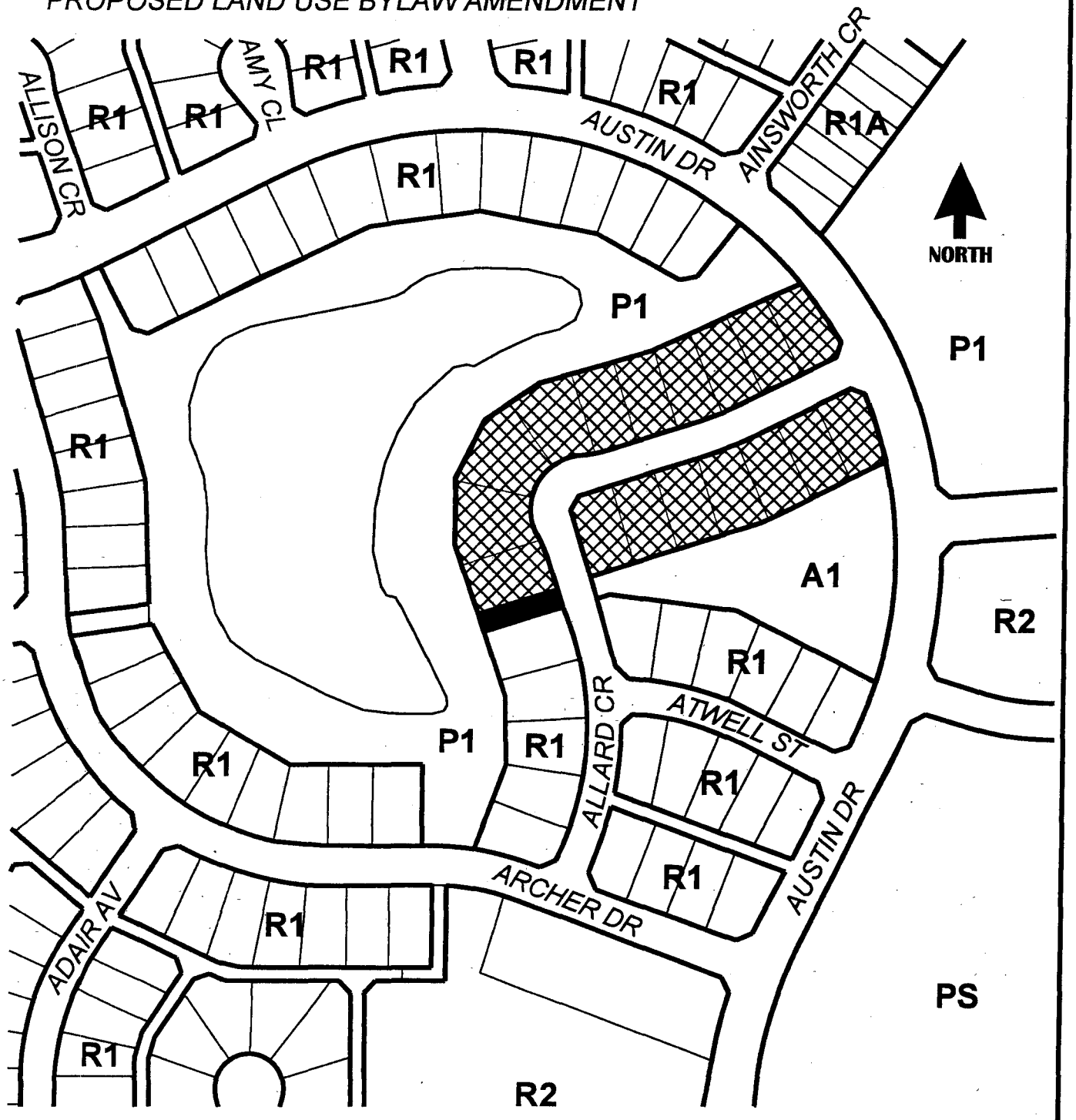
AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2002.

MAYOR

CITY CLERK

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



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R1 - Residential (Low Density)

P1 - Parks and Recreation

Change from :

A1 to R1

A1 to P1

MAP No. 18 / 2002

BYLAW No. 3156 / L - 2002

Box 5008
Red Deer, Alberta
T4N 3T4

The City of Red Deer

Office of the City Clerk

March 26, 2002

Fax: 346-9107

Redbrook Group 2 Corp.
3 Archer Drive
Red Deer, AB T4R 2V1

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City Clerk
KK/chk
/attach.
c Parkland Community Planning Services
C. Adams, Administrative Assistant

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

BYLAW NO. 3156/L-2002

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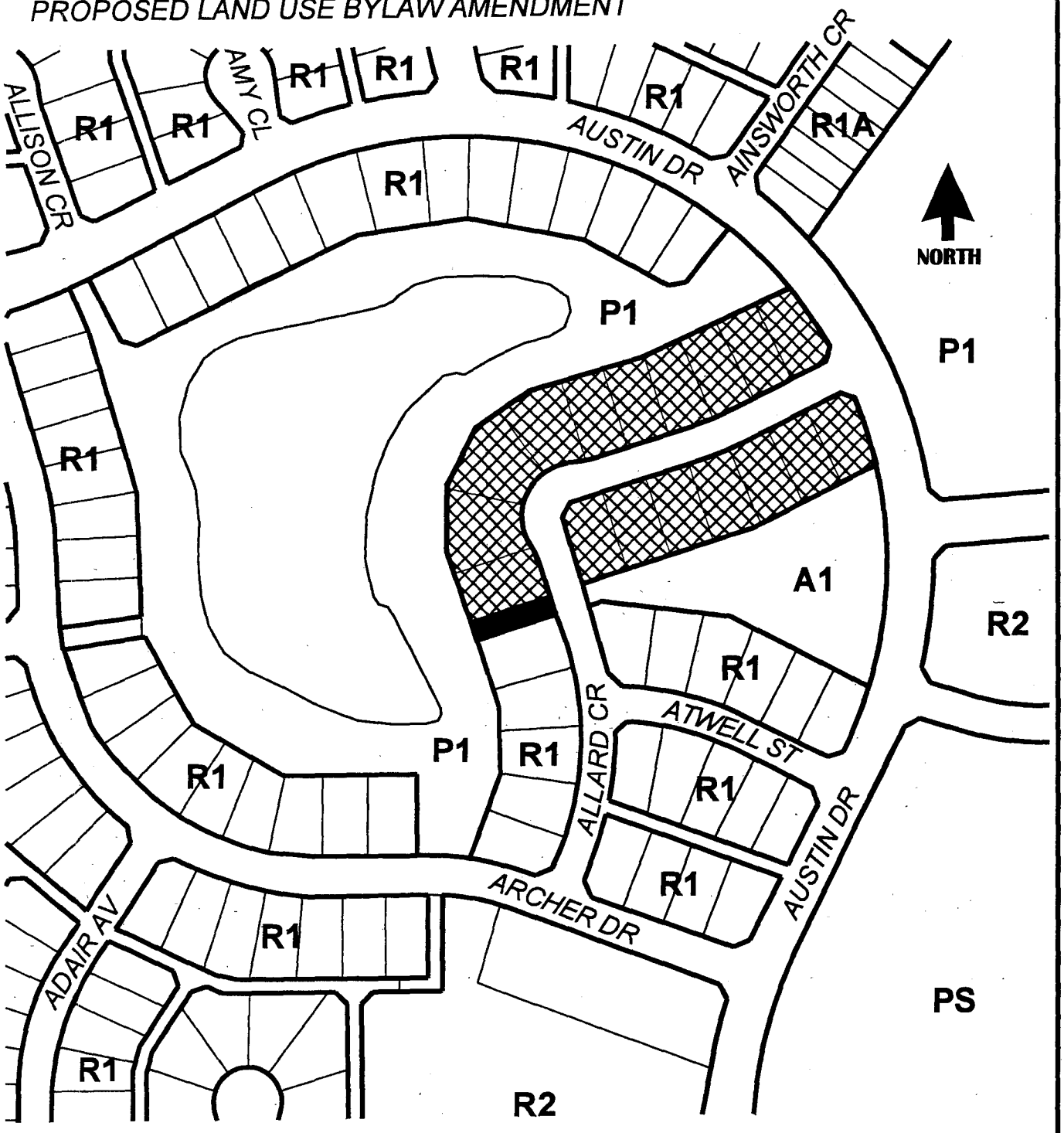
The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



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R1 - Residential (Low Density)

P1 - Parks and Recreation

Change from :

A1 to R1

A1 to P1

MAP No. 18 / 2002

BYLAW No. 3156 / L - 2002

* * * Transmission Result Report (MemoryTX) (Mar.28. 2002 2:17PM) * * *

1) CITY OF RED DEER
2) City Clerks Dept

D-' '/Time: Mar.28. 2002 2:15PM

File No.	Mode	Destination	Pg(s)	Result	Page Not Sent
1246	Memory TX	3469107	P. 3	OK	

Reason for error
E.1) Hang up or line fail
E.2) Busy
E.3) No answer
E.4) No facsimile connection

The City of Red Deer

Office of the City Clerk

March 26, 2002

Fax: 346-9107

Redbrook Group 2 Corp.
3 Archer Drive
Red Deer, AB T4R 2V1

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City Clerk
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C. Adams, Administrative Assistant

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Tel: (403) 343-8132 Fax: (403) 346-6195 E-mail: cityclerk@city.red-deer.ab.ca Web: http://www.city.red-deer.ab.ca

THE CITY OF Red Deer

Council Decision – Monday April 22, 2002

DATE: **April 23, 2002**

TO: **Frank Wong, Parkland Community Planning Services**

FROM: **City Clerk**

RE: **Land Use Bylaw Amendment 3156/L-2002**
Lot 15, Block 7, Plan 982 3791
NW ¼ Sec. 3-38-27-4
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City Clerk

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Director of Community Services
Inspections & Licensing Manager
Land & Economic Development Manager
City Assessor
D. Kutinsky, Graphics Designer
C. Adams, Administrative Assistant
S. Eklund, City Clerk's Clerk Steno

THE CITY OF Red Deer

FILE

Council Decision – Monday April 22, 2002

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City Clerk

/chk
attchs.

c Director of Development Services
Director of Community Services
Inspections & Licensing Manager
Land & Economic Development Manager
City Assessor
D. Kutinsky, Graphics Designer
C. Adams, Administrative Assistant
S. Eklund, City Clerk's Clerk Steno

BYLAW NO. 3156/L-2002

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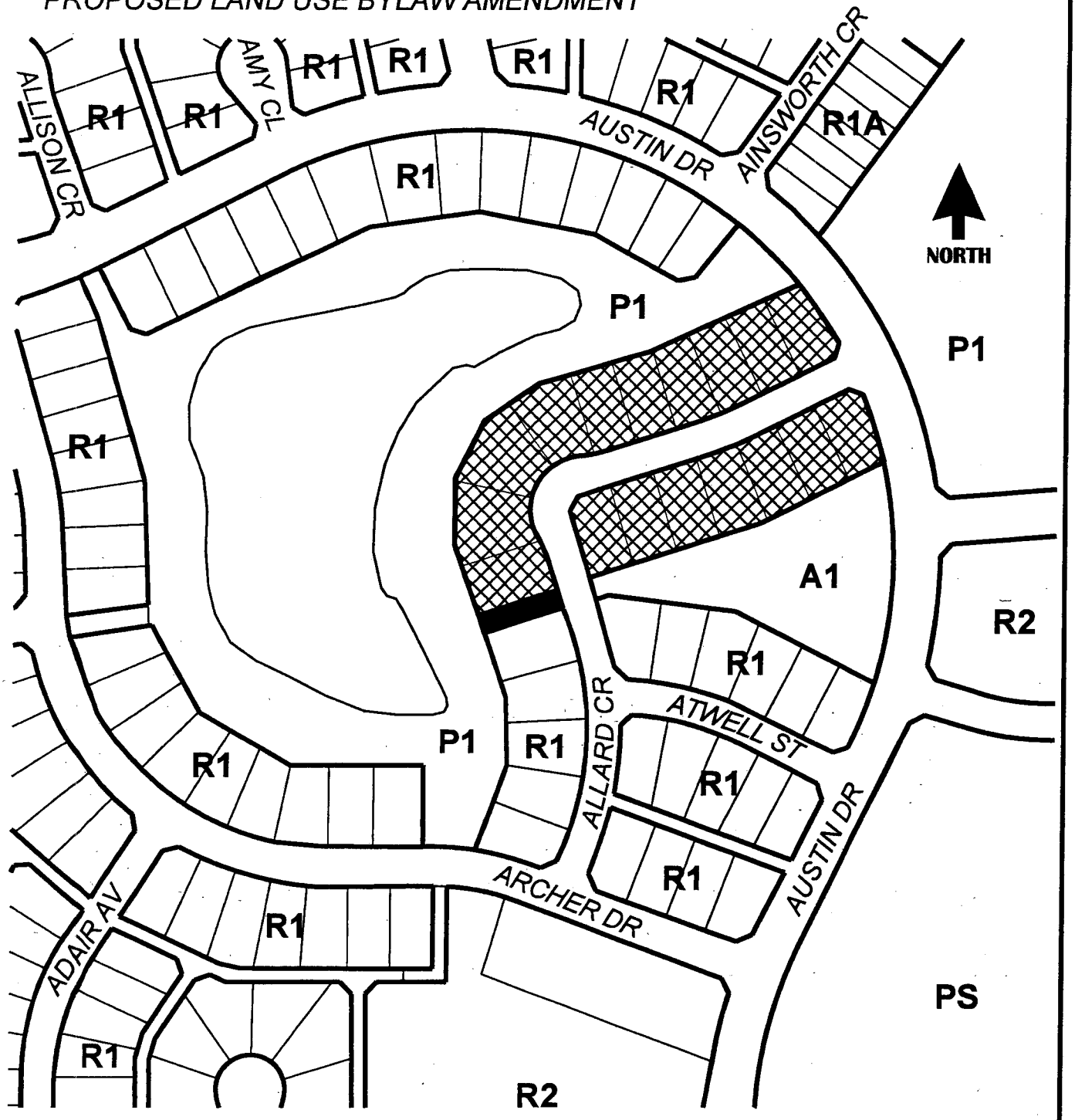
AND SIGNED BY THE MAYOR AND CITY CLERK this	22	day of	April	2002.

MAYOR

CITY CLERK

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Change from :

A1 to R1

A1 to P1

AFFECTED DISTRICTS:

A1 - Future Urban Development

R1 - Residential (Low Density)

P1 - Parks and Recreation

MAP No. 18 / 2002

BYLAW No. 3156 / L - 2002

Box 5008
Red Deer, Alberta
T4N 3T4

The City of Red Deer

Office of the City Clerk

FILE

April 23, 2002

Redbrook Group 2 Corp.
3 Archer Drive
Red Deer, AB T4R 2V1

Dear Sirs:

Re: **Land Use Bylaw Amendment 3156/L-2002**
Lot 15, Block 7, Plan 982 3791
NW ¼ Sec. 3-38-27-4
Anders South (Anders on the Lake) – Phase 12
Redbrook Group 2 Corp.

At the City of Red Deer's Council Meeting held April 22, 2002, a Public Hearing was held with respect to Land Use Bylaw Amendment 3156/L-2002. Following the Public Hearing, Land Use Bylaw Amendment 3156/L-2002 was given second and third readings, a copy of which is attached.

Land Use Bylaw Amendment 3156/L-2002 provides for the rezoning of approximately 1.568 ha (3.87 ac) of land from A1 Future Urban Development to R1 Residential Low Density and P1 Parks and Recreation Districts to develop Phase 12 of the Anders South (Anders on the Lake) Subdivision. The land uses comply with the adopted Neighbourhood Area Structure Plan.

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

Sincerely,

Kelly Kloss
City Clerk

/chk
attach.
c Parkland Community Planning Services

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

BYLAW NO. 3156/L-2002

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

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

1 The "Use District Map I5" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 18/2002 attached hereto and forming part of the bylaw.

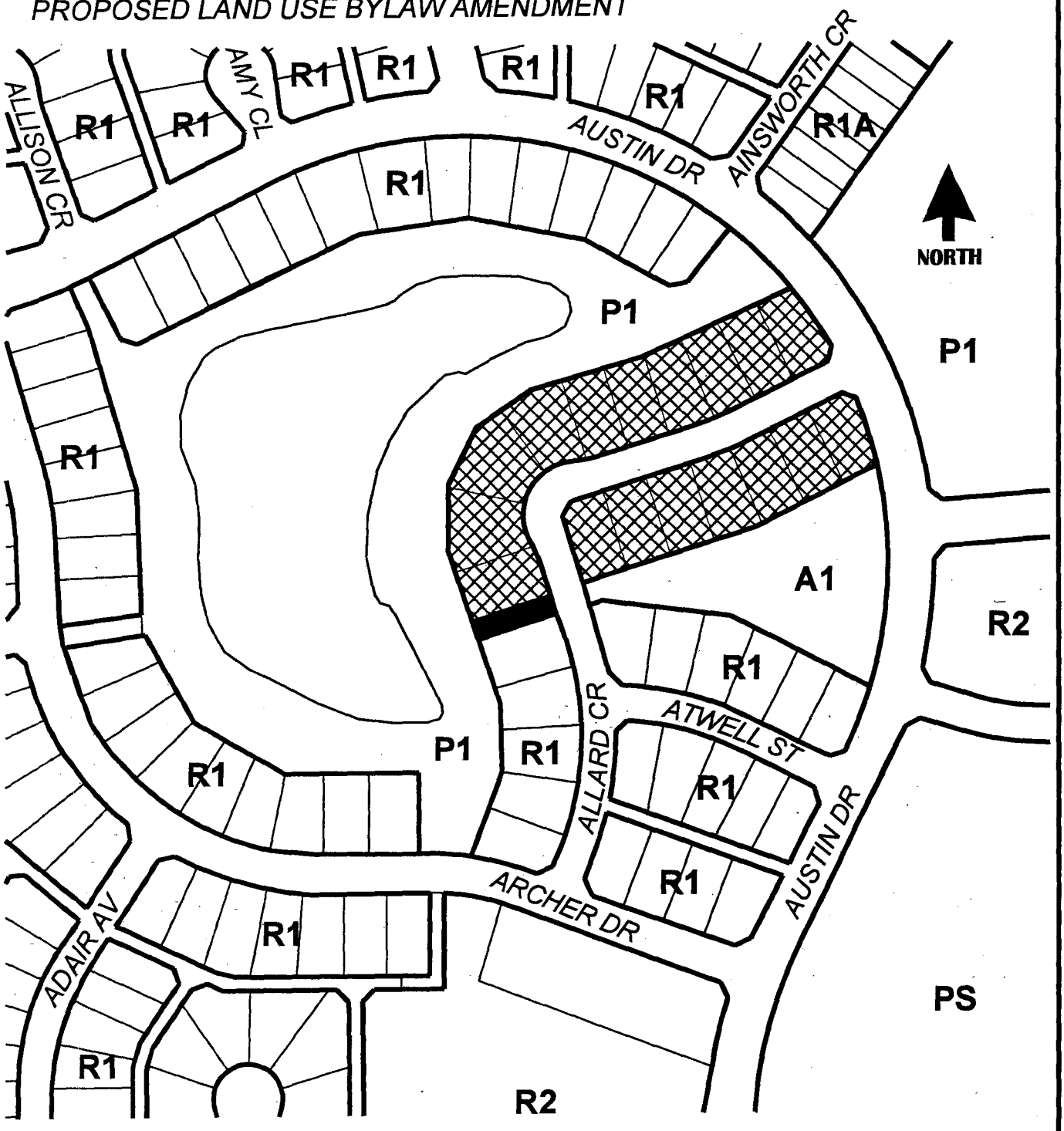
READ A FIRST TIME IN OPEN COUNCIL this	25th	day of	March	2002.
READ A SECOND TIME IN OPEN COUNCIL this	22nd	day of	April	2002.
READ A THIRD TIME IN OPEN COUNCIL this	22nd	day of	April	2002.
AND SIGNED BY THE MAYOR AND CITY CLERK this	22	day of	April	2002.

MAYOR

CITY CLERK

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

A1 - Future Urban Development

R1 - Residential (Low Density)

P1 - Parks and Recreation

Change from :

A1 to R1

A1 to P1

MAP No. 18 / 2002

BYLAW No. 3156 / L - 2002

DATE: **March 26, 2002**

TO: **City Council**

FROM: **City Clerk**

RE: **Bylaw Amendment 3217/B-2002**
Deer Park Southeast (Devonshire)
Neighbourhood Area Structure Plan Amendment

History

At the Monday, March 25, 2002 meeting of Council, Neighbourhood Area Structure Plan Amendment 3217/B-2002 was given first reading.

Neighbourhood Area Structure Plan Amendment 3217/B-2002 provides for the conversion of two small public utility lots (PUL) to a public lane within a proposed R1 Residential block, and within the same block, deletion of a portion of lane – conversion to residential use in the Deer Park Southeast (Devonshire) neighbourhood. The proposed amendments are an improvement to the subdivision design and traffic flow of the area.

Public Consultation Process

A Public Hearing has been advertised for the above noted bylaw to be held on Monday, April 22, 2002 at 7:00 p.m. in the Council Chambers, during Council's regular meeting. The owners of the properties and those bordering the site have been notified by letter of the Public Hearing.

Recommendations

That following the Public Hearing, Council may proceed with 2nd and 3rd readings of the bylaw.

Kelly Kloss
City Clerk

/chk

KLAND
COMMUNITY
PLANNING
SERVICES

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

DATE: **MARCH 12, 2002**

TO: **KELLY KLOSS, CITY CLERK**

FROM: **TONY LINDHOUT, PLANNER**

RE: **BYLAW AMENDMENT 3217/B-2002**
DEER PARK SOUTHEAST (DEVONSHIRE)
NEIGHBOURHOOD AREA STRUCTURE PLAN AMENDMENT

In accordance with Section 3.1.3.7 of the City's *Planning and Subdivision Guidelines,* all Neighbourhood Area Structure Plan (NASP) amendments must be forwarded to City Council for their consideration of approval.

Background

Stantec Consulting Ltd. on behalf of the developer Melcor Developments Ltd. has requested a minor amendment to the existing Deer Park Devonshire NASP. Proposed changes to the existing Area Structure Plan are illustrated on the attached sketches and are summarised as follows:

- Conversion of two small public utility lots (PUL) to a public lane within a proposed R1 Residential block, and within the same block,
- deletion of a portion of lane – convert to residential use.

The end result is an adjustment to the orientation of the lane in this proposed future single family R1 Residential area which is still undeveloped. No other changes are proposed to the remainder of the existing Devonshire NASP.

This proposed Devonshire NASP amendment has been processed in accordance with the City's *Planning and Subdivision Guidelines*. NASP's, when approved by City Council, form the basis for future zoning, subdivision and development decisions for the area. The proposed plan amendments are supported by all referral agencies/City Departments and fully conform to the following applicable City statutory and/or other planning documents:

- Municipal Development Plan
- Intermunicipal Development Plan
- Community Services Master Plan
- East Hill Major Area Structure Plan

Neighbourhood Public Meeting

Pursuant to Section 3.1.3.5 of the City's *Planning and Subdivision Guidelines*, no neighbourhood public meeting was required due to the minor nature of the proposed amendments and the insignificant impact on any adjoining lands. The proposed lane and PUL adjustments are self-contained within a single residential block that is still vacant and undeveloped. The surrounding lands are also undeveloped.

Planning Analysis

The proposed NASP amendment is considered inconsequential and has no adverse impact on this site or any of the surrounding lands. From a planning and land use perspective, the proposed amendments are an improvement to the subdivision design and traffic flow of the area as a lane cross connection with a collector roadway has been eliminated.

The City's Municipal Planning Commission, after reviewing the proposed amendments at their March 11, 2002 meeting, supported the NASP revisions and has recommended Council approval of the amendments.

Recommendation

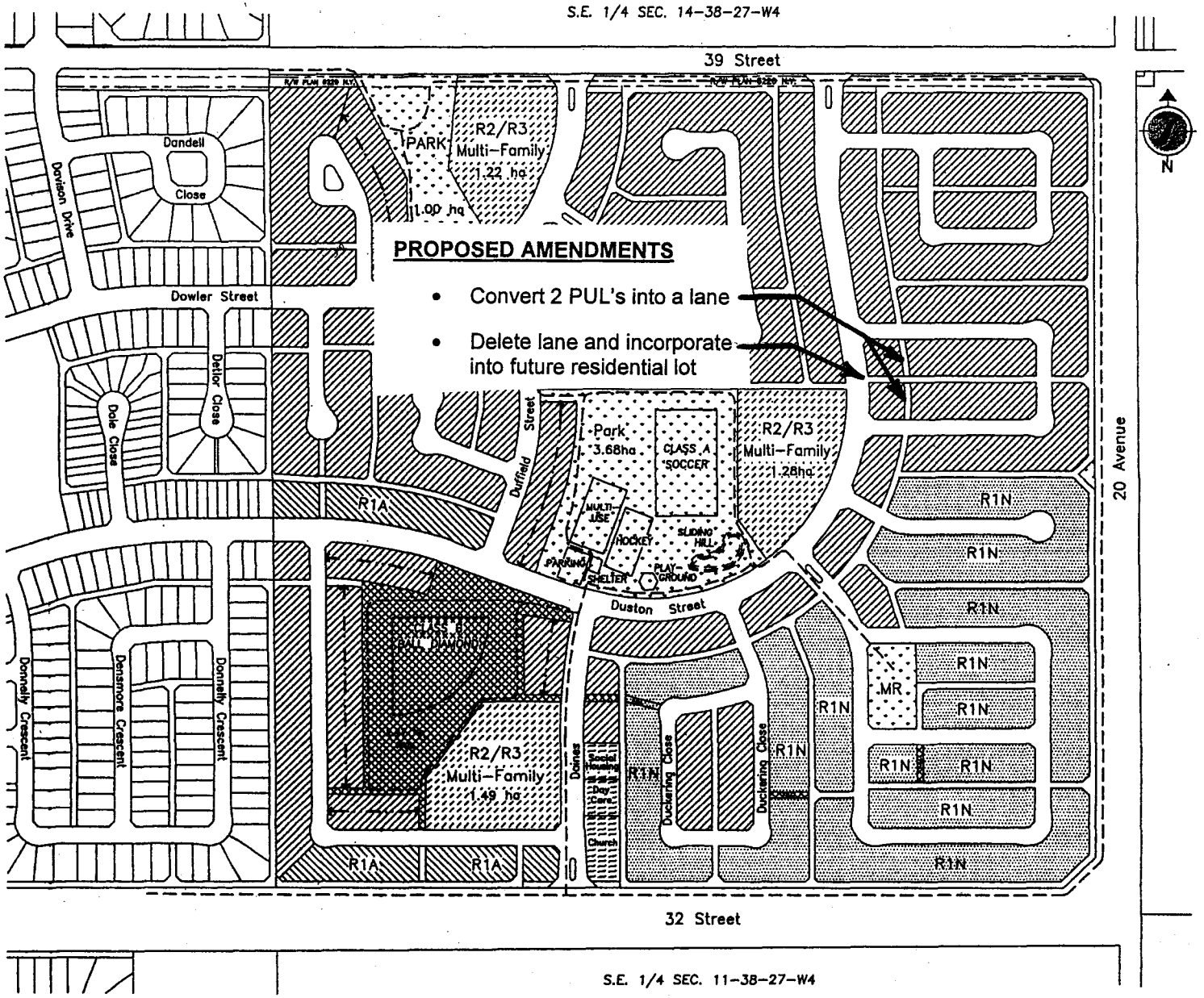
That City Council proceed with first reading of Bylaw 3217/B-2002, being the Bylaw to adopt the amended Deer Park Southeast (Devonshire) Neighbourhood Area Structure Plan.

T. Lindhout

Tony Lindhout, ACP, MCIP
PLANNER

Attachments

EXISTING DEER PARK DEVONSHIRE
NEIGHBOURHOOD AREA STRUCTURE PLAN



PROPOSED AMENDMENTS

- Convert 2 PUL's into a lane
- Delete lane and incorporate into future residential lot

LEGEND

- R1 – Residential (Low Density)
- R1N – Residential (Narrow)
- R1A – Residential (Semi-Detached)
- R2/R3 – Residential (Multi Family)
- R1 – Social Care/Day Care/Church
- MR – Municipal Reserve
- PUL – Public Utility Lot
- Two Storey Walkouts
- Pedestrian linkages

STATISTICS	HECTARES	PERCENT
Total Gross Area	64.3	
32 Street Dedication	2.22	
20 Avenue Widening	1.70	
R/W Plan 6220 N.Y.	0.82	
	4.74	
Total Developable Area	59.56	100.00
R1 – Residential	22.40	37.61
R1N – Residential	8.95	15.03
R1A – Residential	1.31	2.20
R2/R3 – (Multi Family)	4.62	7.75
R1 – Social	0.44	0.74
MR – Municipal Reserve	6.05	10.16
PUL – Public Utility Lot	1.72	2.89
Roads/Lanes	14.07	23.62

Stantec

Stantec Consulting Ltd.
400 – 4808 Ross Street
Red Deer Alberta
T4N 1X5
Tel. 403.342.3320
Fax. 403.341.0888
www.stantec.com

CLIENT

MELCOR DEVELOPMENTS LTD.

PROJECT

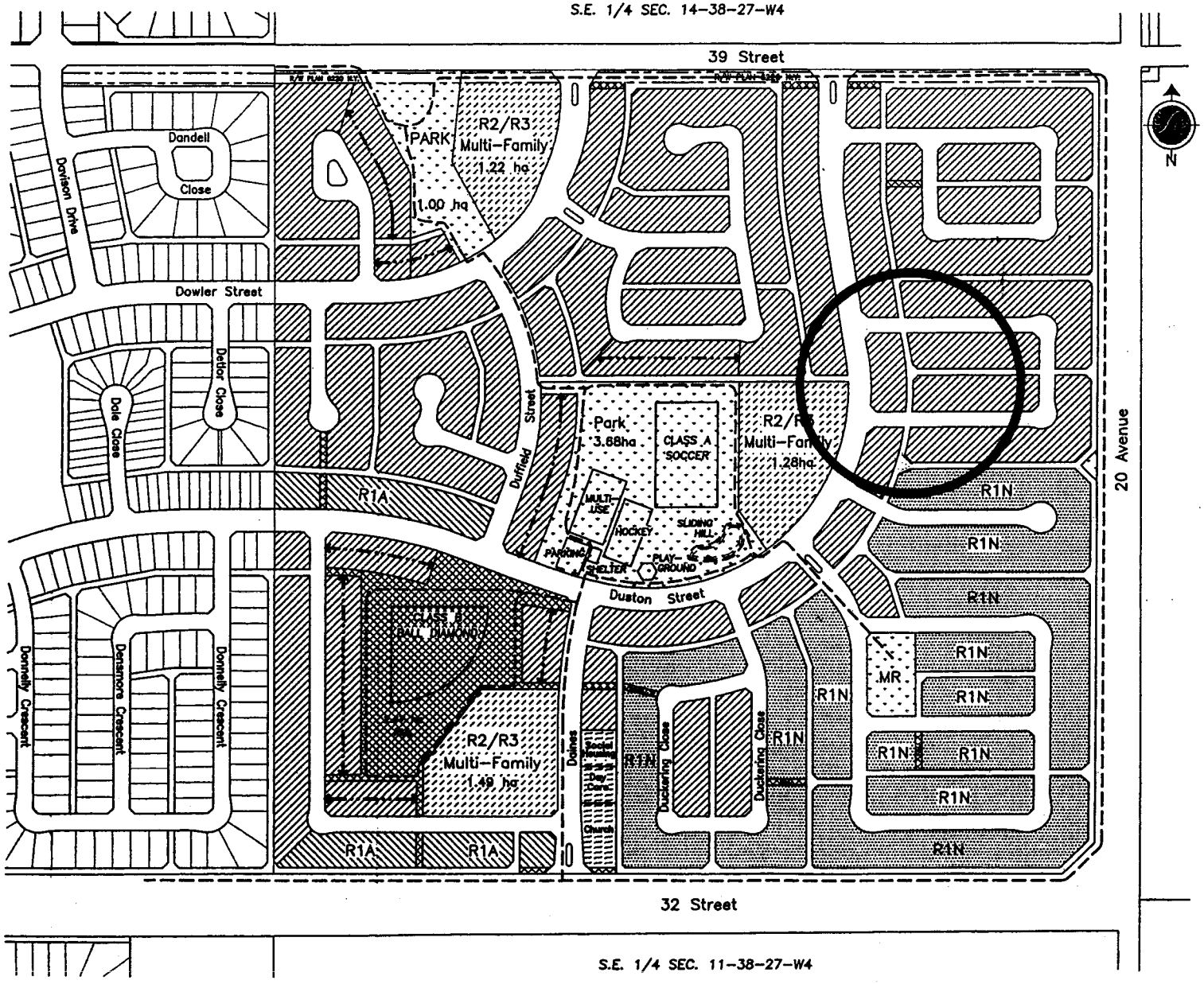
DEER PARK DEVONSHIRE
(MADGE) QUARTER SECTION
N.E. 1/4 SEC. 11-38-27-W4

SUBJECT

DEVELOPMENT CONCEPT
LAND USE

SCALE 1:4000	DESIGNED BY	R.W.
	DRAWN BY	F.C.
	CHECKED BY	
	APPROVED BY	
CADD FILE NAME 12870120\FIG3.DWG	SHEET No.	OF
JOB No. 128-70120	REVISION	FIGURE 3.0
DATE DRAWN OCTOBER, 2000	STATUS	

PROPOSED DEER PARK DEVONSHIRE
NEIGHBOURHOOD AREA STRUCTURE PLAN



LEGEND

- R1 – Residential (Low Density)
- R1N – Residential (Narrow)
- R1A – Residential (Semi-Detached)
- R2/R3 – Residential (Multi Family)
- R1 – Social Care/Day Care/Church
- MR – Municipal Reserve
- PUL – Public Utility Lot

- Two Storey Walkouts
- Pedestrian linkages

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Roads/Lanes	14.07	23.62

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CLIENT

MELCOR DEVELOPMENTS LTD.

PROJECT

DEER PARK DEVONSHIRE
(MADGE) QUARTER SECTION
N.E. 1/4 SEC. 11-38-27-W4

SUBJECT

DEVELOPMENT CONCEPT
LAND USE

SCALE 1:4000	DESIGNED BY	R.W.
	DRAWN BY	F.C.
	CHECKED BY	
	APPROVED BY	
CADD FILE NAME 12870552\F103.DWG	SHEET No.	OF
JOB No. 128-70552	REVISION 3	FIGURE 3.0
DATE DRAWN FEBRUARY, 2002	STATUS	

Box 5008
Red Deer, Alberta
T4N 3T4

The City of Red Deer

Office of the City Clerk

FILE

April 23, 2002

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

Dear Sirs:

Re: (a) Neighbourhood Area Structure Plan Amendment 3217/B-2002
Deer Park Southeast (Devonshire) / Melcor Developments Ltd.
(b) Land Use Bylaw Amendment 3156/K-2002
Deer Park Southeast (Devonshire) Subdivision – Phase 10
Melcor Developments Ltd.

At the City of Red Deer's council Meeting held April 22, 2002, a Public Hearings was held with respect Neighbourhood Area Structure Plan Amendment 3217/B-2002 and Land Use Bylaw Amendment 3156/K-2002. Following the Public Hearing, both bylaws were given second and third readings, copies of which are attached.

Neighbourhood Area Structure Plan Amendment 3217/B-2002 provides for the conversion of two small public utility lots (PUL) to a public lane within a proposed R1 Residential block, and within the same block, deletion of a portion of lane – conversion to residential use in the Deer Park Southeast (Devonshire) neighbourhood. The proposed amendments are an improvement to the subdivision design and traffic flow of the area.

Land Use Bylaw Amendment 3156/K-2002 provides for the rezoning of approximately 4.27ha (10.55ac) of land from A1 Future Urban Development to R1 Residential Low Density District, P1 Parks and Recreation District, and Road to develop Phase 10 of the Deer Park Southeast (Devonshire) Neighbourhood. The land uses complies with the proposed amendment of the Deer Park Southeast (Devonshire) Neighbourhood Area Structure Plan.

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

Sincerely,

Kelly Kloss
City Clerk

/chk
/attach.
c Parkland Community Planning Services

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

BYLAW NO. 3217/B-2002

Being a Bylaw to amend Bylaw No. 3217/98, the Bylaw adopting The City of Red Deer Neighbourhood Area Structure Plans, as described herein.

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

1 Bylaw 3217/98 with regard to the Deer Park Southeast (Devonshire) Neighbourhood Area Structure Plan is amended by deleting therefrom Figures 3 to 7 and substituting therefore the attached amended Figures 3 to 7 which forms part of this Bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 25th day of March 2002.

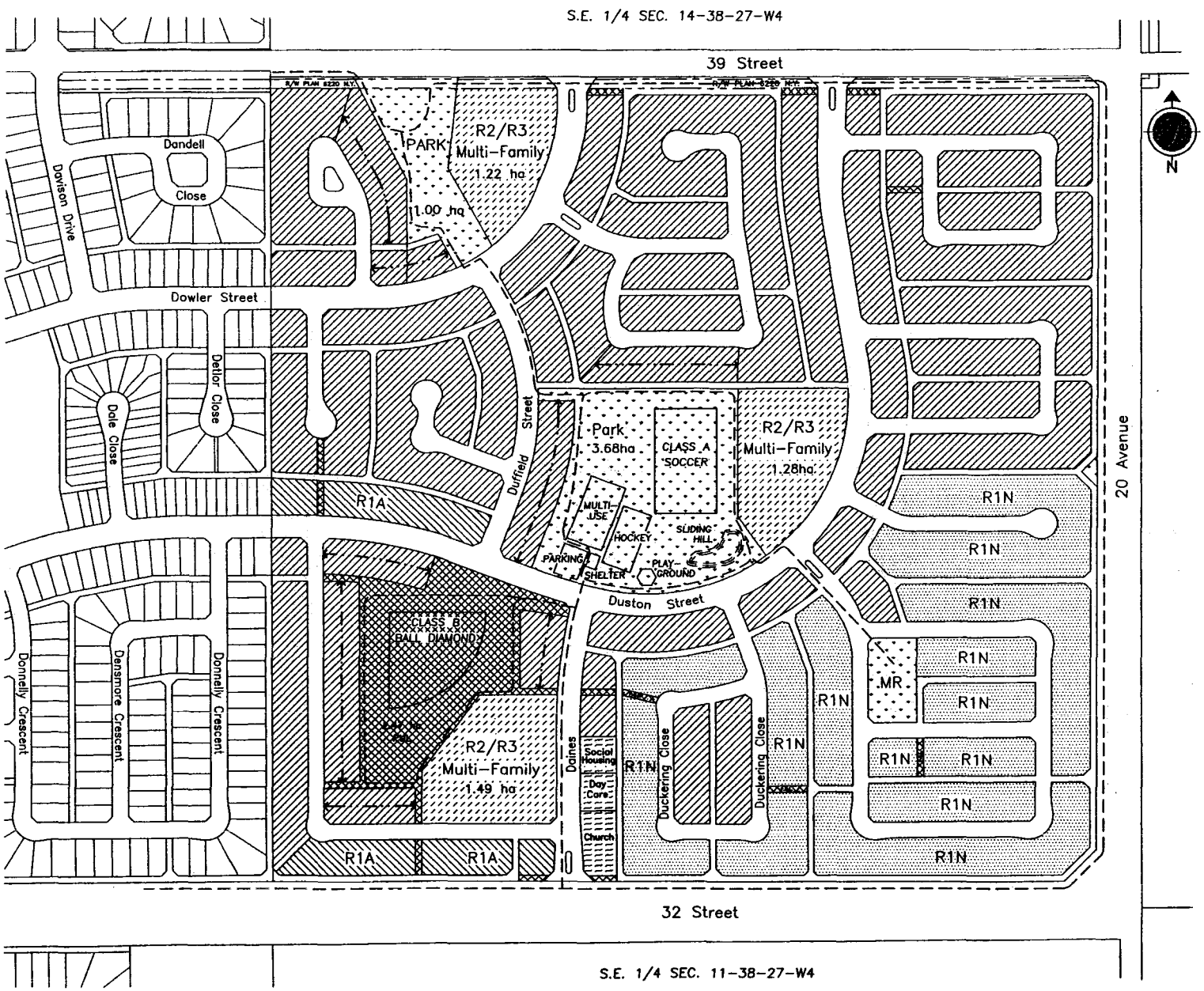
READ A SECOND TIME IN OPEN COUNCIL this 22nd day of April 2002.

READ A THIRD TIME IN OPEN COUNCIL this 22nd day of April 2002.

AND SIGNED BY THE MAYOR AND CITY CLERK this 22nd day of April 2002.

MAYOR

CITY CLERK



LEGEND

- R1 – Residential (Low Density)
- R1N – Residential (Narrow)
- R1A – Residential (Semi-Detached)
- R2/R3 – Residential (Multi Family)
- R1 – Social Care/Day Care/Church
- MR – Municipal Reserve
- PUL – Public Utility Lot

— · · — · · — Two Storey Walkouts
— — — — — Pedestrian linkages

STATISTICS

	HECTARES	PERCENT
Total Gross Area	64.3	
32 Street Dedication	2.22	
20 Avenue Widening	1.70	
R/W Plan 6220 N.Y.	0.82	
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Total Developable Area	59.56	100.00
R1 – Residential	22.42	37.64
R1N – Residential	8.95	15.03
R1A – Residential	1.31	2.20
R2/R3 – (Multi Family)	4.62	7.75
R1 – Social	0.44	0.74
MR – Municipal Reserve	6.05	10.16
PUL – Public Utility Lot	1.68	2.82
Roads/Lanes	14.09	23.66

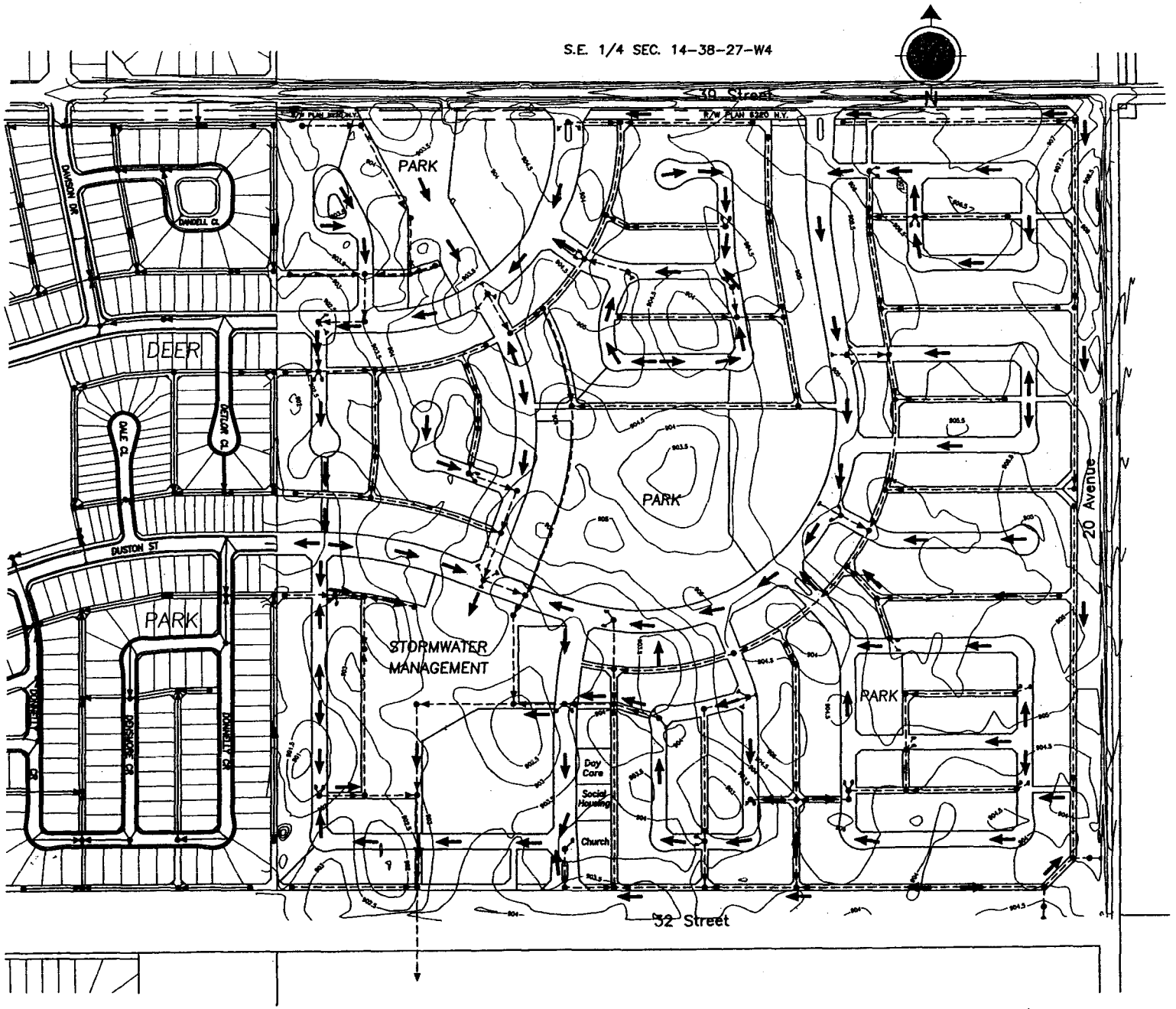
Stantec
Stantec Consulting Ltd.
400 – 4808 Ross Street
Red Deer Alberta
T4N 1X5
Tel. 403.342.3320
Fax. 403.341.0969
www.stantec.com

CLIENT
MELCOR DEVELOPMENTS LTD.

PROJECT
DEER PARK DEVONSHIRE (MADGE) QUARTER SECTION
N.E. 1/4 SEC. 11-38-27-W4

SUBJECT
DEVELOPMENT CONCEPT LAND USE

SCALE 1:4000	DESIGNED BY	R.W.
	DRAWN BY	F.C.
	CHECKED BY	
	APPROVED BY	
CADD FILE NAME 12870552\FIG3.DWG	SHEET No.	OF
JOB No. 128-70552	REVISION 3	FIGURE 3.0
DATE DRAWN FEBRUARY, 2002	STATUS	



LEGEND

- EXISTING GROUND CONTOUR
- PROPOSED STORM SEWER MAIN
- MANHOLE
- CATCHBASIN & LEAD
- DIRECTION OF MAJOR OVERLAND FLOW

Stantec

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Fax. 403.341.0969
www.stantec.com

CLIENT

MELCOR DEVELOPMENTS LTD.

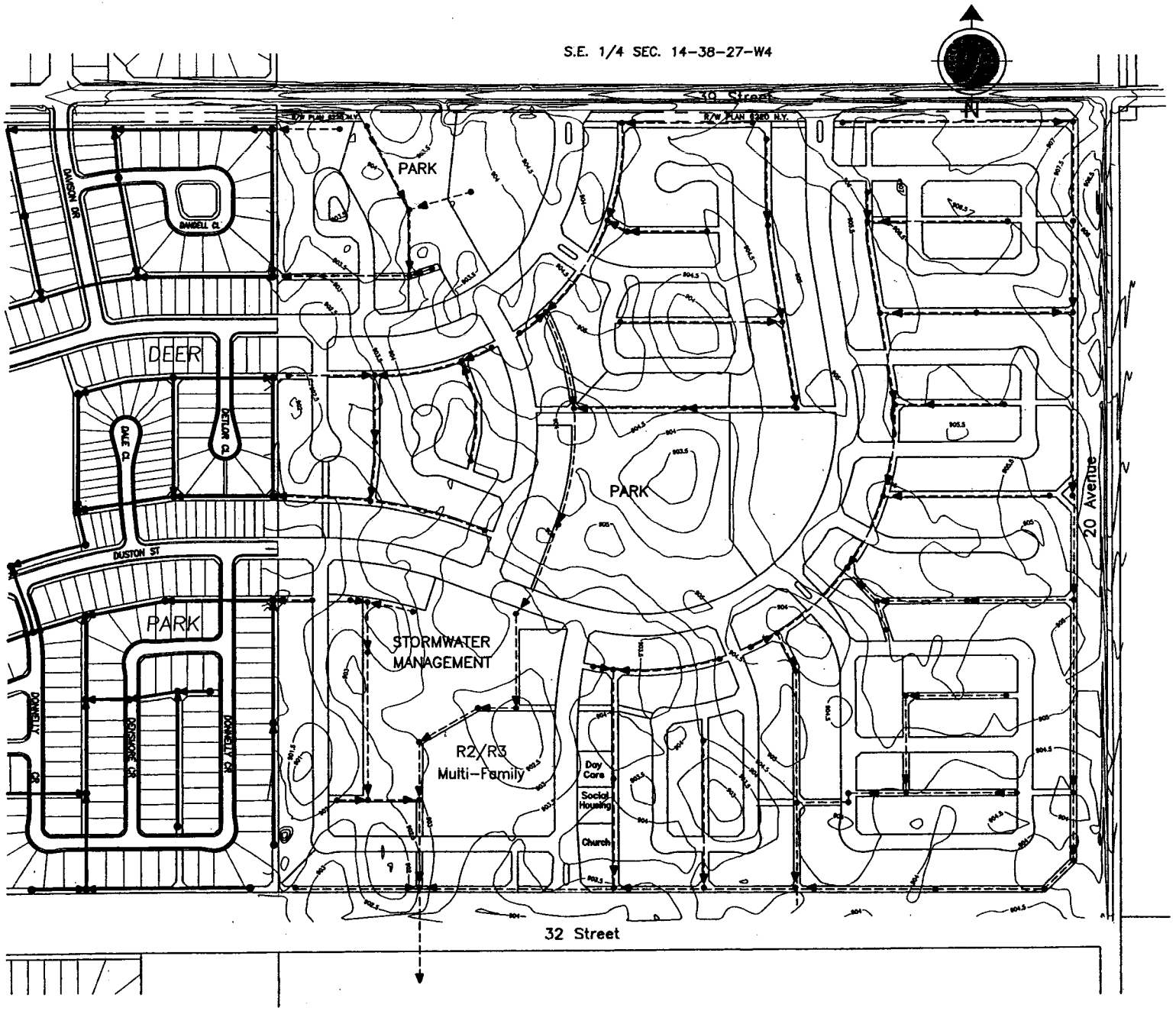
PROJECT

DEER PARK DEVONSHIRE
(MADGE) QUARTER SECTION
N.E. 1/4 SEC. 11-38-27-W4

SUBJECT

SITE SERVICING
STORM SEWER

SCALE 1:4000	DESIGNED BY	R.W.
	DRAWN BY	F.C.
	CHECKED BY	
	APPROVED BY	
CADD FILE NAME 12870552\FIG5.DWG	SHEET No.	OF
JOB No. 128-70552	REVISION 3	FIGURE 4.0
DATE DRAWN FEBRUARY, 2002	STATUS	



LEGEND

- EXISTING GROUND CONTOUR
- PROPOSED STORM SEWER MAIN
- MANHOLE

Stantec

Stantec Consulting Ltd.
400 – 4808 Ross Street
Red Deer Alberta
T4N 1X5
Tel. 403.342.3320
Fax. 403.341.0969
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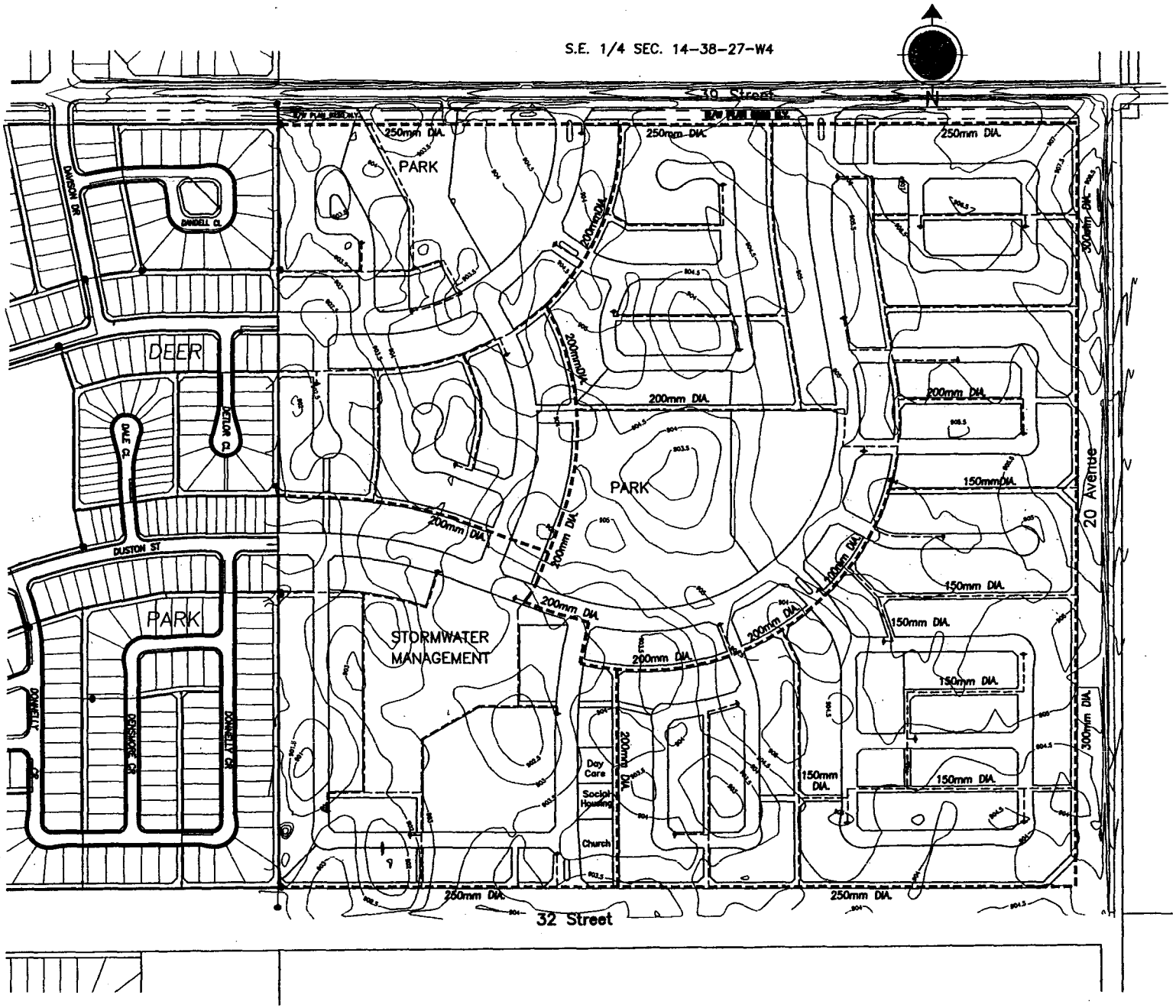
CLIENT
MELCOR DEVELOPMENTS LTD.

PROJECT
DEER PARK DEVONSHIRE
(MADGE) QUARTER SECTION
N.E. 1/4 SEC. 11-38-27-W4

SUBJECT
SITE SERVICING
SANITARY SEWER

SCALE 1:4000	DESIGNED BY	R.W.
	DRAWN BY	F.C.
	CHECKED BY	
	APPROVED BY	
CADD FILE NAME 12870120\FIG6.DWG	SHEET No.	OF
JOB No. 128-70552	REVISION 3	FIGURE 5.0
DATE DRAWN FEBRUARY, 2002	STATUS	



LEGEND

- EXISTING GROUND CONTOURS
- PROPOSED WATERMAIN 150mm DIAMETER
- PROPOSED WATERMAIN LARGER DIAMETER
- PROPOSED FIRE HYDRANT & LEAD

NOTE:

ALL PROPOSED WATERMAINS 150mm DIA. UNLESS NOTED OTHERWISE.

Stantec

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Red Deer Alberta
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Fax. 403.341.0969
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CLIENT

MELCOR DEVELOPMENTS LTD.

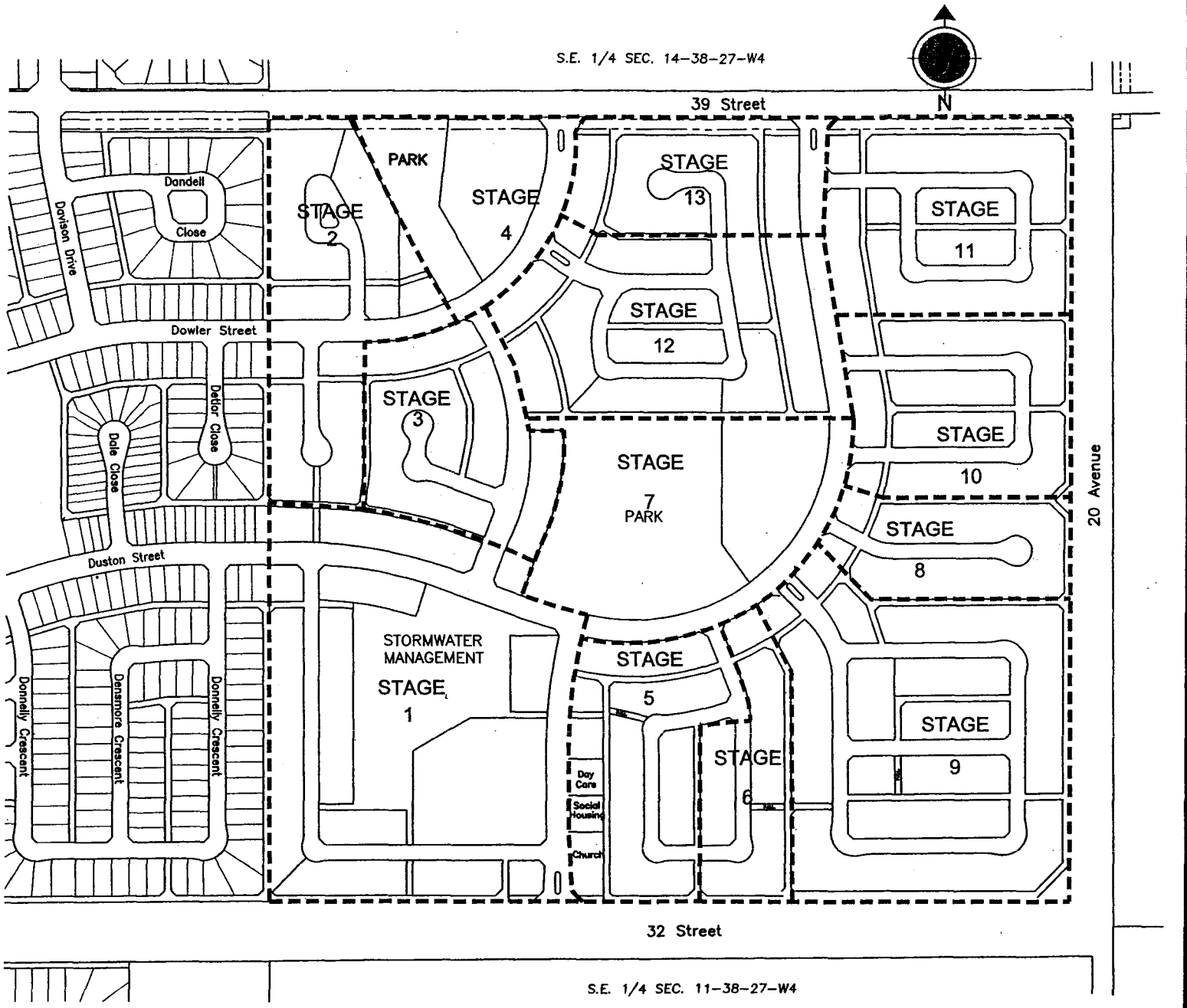
PROJECT

DEER PARK DEVONSHIRE
(MADGE) QUARTER SECTION
N.E. 1/4 SEC. 11-38-27-W4

SUBJECT

SITE SERVICING
WATER

SCALE: 1:4000	DESIGNED BY	R.W.
	DRAWN BY	F.C.
	CHECKED BY	
	APPROVED BY	
CADD FILE NAME: 12870552\FIG7.DWG	SHEET No.	OF
JOB No.: 128-70552	REVISION: 3	FIGURE: 6.0
DATE DRAWN: FEBRUARY, 2002	STATUS	



LEGEND

Staging Boundaries

Stantec

Stantec Consulting Ltd.
400 – 4808 Ross Street
Red Deer Alberta
T4N 1X5
Tel. 403.342.5330
Fax. 403.341.0969
www.stantec.com

CLIENT

MELCOR DEVELOPMENTS LTD.

PROJECT

DEER PARK DEVONSHIRE
(MADGE) QUARTER SECTION
N.E. 1/4 SEC. 11-38-27-W4

SUBJECT

DEVELOPMENT STAGING

SCALE: 1:4000	DESIGNED BY	R.W.
	DRAWN BY	F.C.
	CHECKED BY	
	APPROVED BY	
CADD FILE NAME: 128\70552\FIG8.DWG	SHEET No.	OF
JOB No.: 128-70552	REVISION: 3	FIGURE: 7.0
DATE DRAWN: FEBRUARY, 2002	STATUS	

BYLAW NO. 3156/K-2002

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

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

1 The "Use District Map L7" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 17/2002 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 25th day of March 2002.

READ A SECOND TIME IN OPEN COUNCIL this 22nd day of April 2002.

READ A THIRD TIME IN OPEN COUNCIL this 22nd day of April 2002.

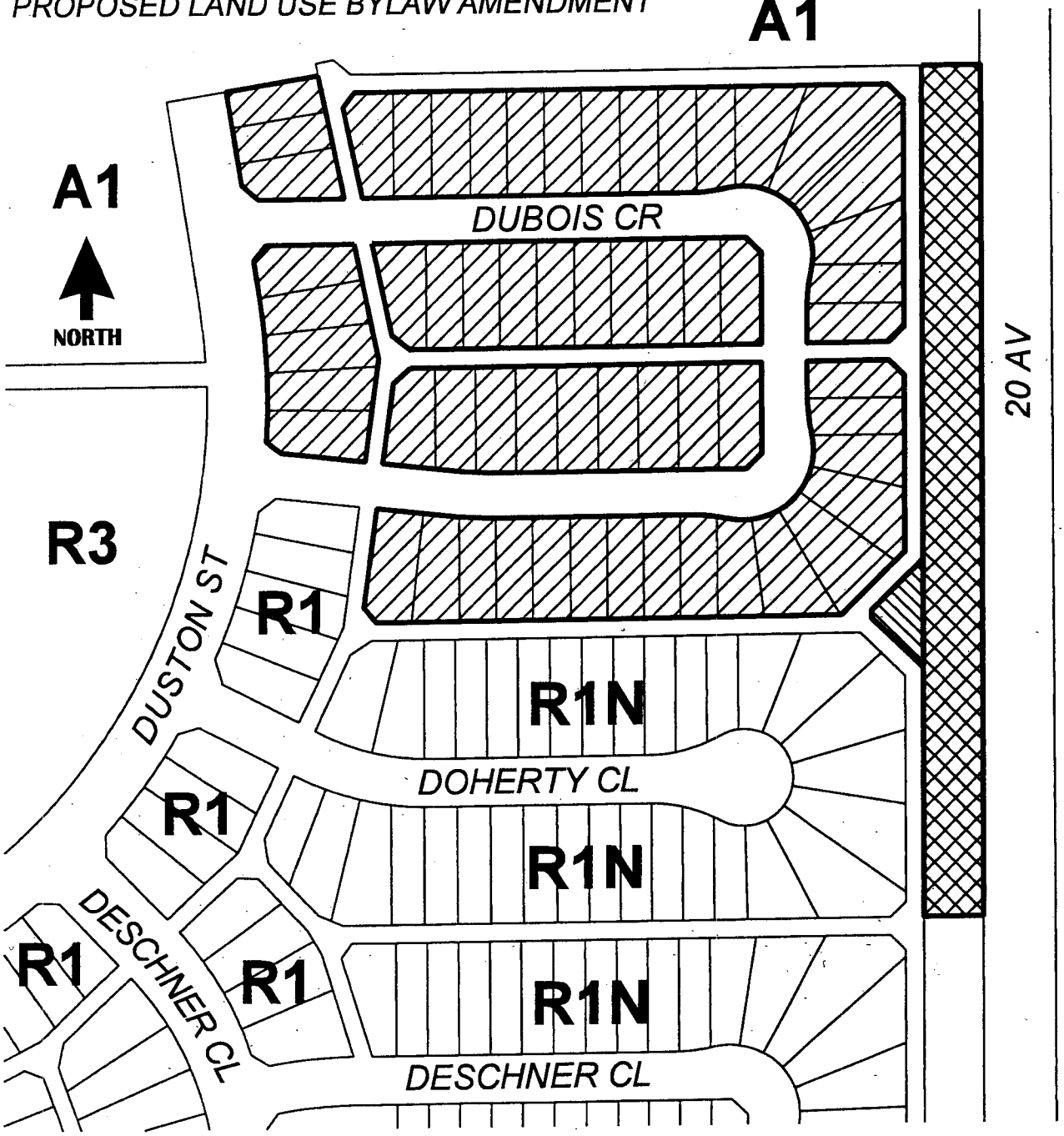
AND SIGNED BY THE MAYOR AND CITY CLERK this 22 day of April 2002.

MAYOR

CITY CLERK

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Change from :

A1 to R1

A1 to P1

A1 to Road

AFFECTED DISTRICTS:

A1 - Future Urban Development

R1 - Residential (Low Density)

P1 - Parks and Recreation

MAP No. 17 / 2002

BYLAW No. 3156 / K - 2002

FILE

THE CITY OF Red Deer

Council Decision – Monday April 22, 2002

DATE: April 23, 2002

TO: Tony Lindhout, Parkland Community Planning Services

FROM: City Clerk

RE: **Neighbourhood Area Structure Plan Amendment Bylaw 3217/B-2002**
Deer Park Southeast (Devonshire)
Melcor Developments Ltd.

Reference Report:
City Clerk, dated March 26, 2002 and Parkland Community Planning Services, dated March 12, 2002

Bylaw Readings:
Neighbourhood Area Structure Plan Amendment Bylaw 3217/B-2002 was given second and third readings. A copy of the bylaw is attached.

Report Back to Council: No

Comments/Further Action:
Neighbourhood Area Structure Plan Amendment Bylaw 3217/B-2002 provides for the conversion of two small public utility lots (PUL) to a public lane within a proposed R1 Residential block, and within the same block, deletion of a portion of lane – conversion to residential use in the Deer Park Southeast (Devonshire) neighbourhood. The proposed amendments are an improvement to the subdivision design and traffic flow of the area.

Kelly Kloss
City Clerk

/chk
attchs.

c Director of Development Services
Director of Community Services
Inspections & Licensing Manager
Land & Economic Development Manager
City Assessor
D. Kutinsky, Graphics Designer
C. Adams, Administrative Assistant
S. Eklund, City Clerk's Clerk Steno

BYLAW NO. 3217/B-2002

Being a Bylaw to amend Bylaw No. 3217/98, the Bylaw adopting The City of Red Deer Neighbourhood Area Structure Plans, as described herein.

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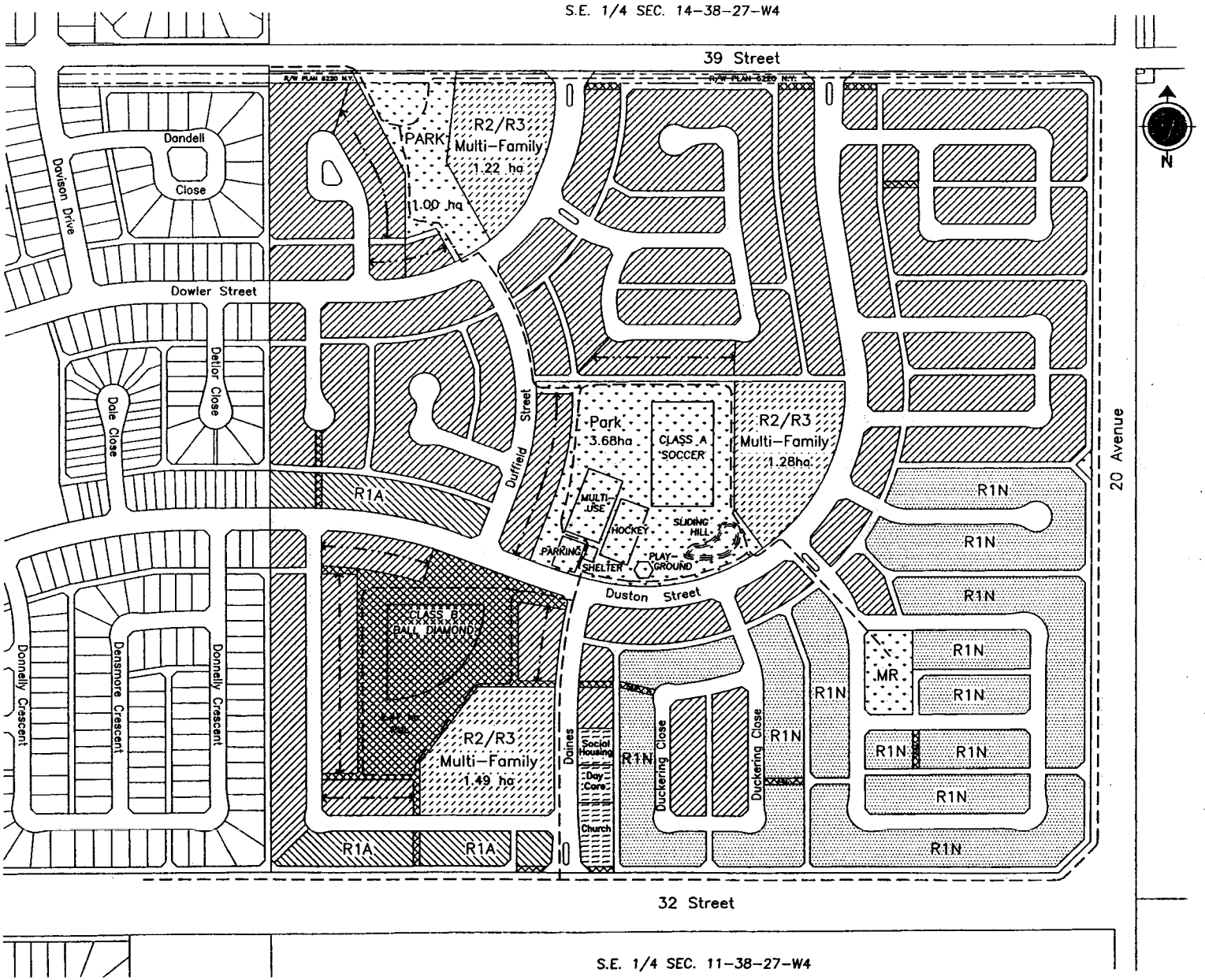
MAYOR

CITY CLERK



LEGEND

- R1 – Residential (Low Density)
- R1N – Residential (Narrow)
- R1A – Residential (Semi-Detached)
- R2/R3 – Residential (Multi Family)
- R1 – Social Care/Day Care/Church
- MR – Municipal Reserve
- PUL – Public Utility Lot

— · · — · · — Two Storey Walkouts
— — — — — Pedestrian linkages

STATISTICS

	HECTARES	PERCENT
Total Gross Area	64.3	
32 Street Dedication	2.22	
20 Avenue Widening	1.70	
R/W Plan 6220 N.Y.	0.82	
	4.74	
Total Developable Area	59.56	100.00
R1 – Residential	22.42	37.64
R1N – Residential	8.95	15.03
R1A – Residential	1.31	2.20
R2/R3 – (Multi Family)	4.62	7.75
R1 – Social	0.44	0.74
MR – Municipal Reserve	6.05	10.16
PUL – Public Utility Lot	1.68	2.82
Roads/Lanes	14.09	23.66

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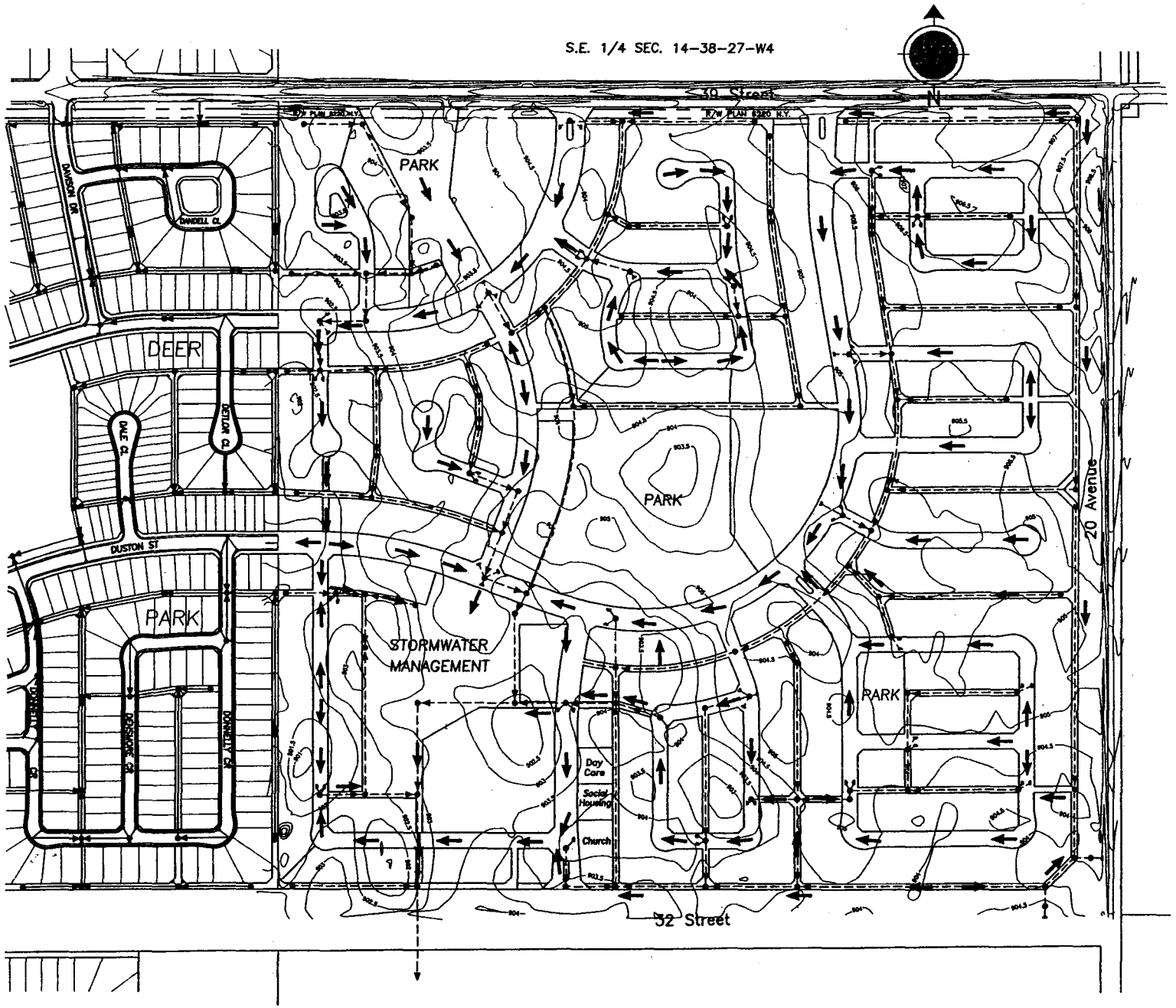
PROJECT

DEER PARK DEVONSHIRE
(MADGE) QUARTER SECTION
N.E. 1/4 SEC. 11-38-27-W4

SUBJECT

DEVELOPMENT CONCEPT
LAND USE

SCALE 1:4000	DESIGNED BY	R.W.
	DRAWN BY	F.C.
	CHECKED BY	
	APPROVED BY	
CADD FILE NAME 12870552\FIG3.DWG	SHEET No.	OF
JOB No. 128-70552	REVISION 3	FIGURE 3.0
DATE DRAWN FEBRUARY, 2002	STATUS	



LEGEND

- EXISTING GROUND CONTOUR
- PROPOSED STORM SEWER MAIN
- MANHOLE
- CATCHBASIN & LEAD
- DIRECTION OF MAJOR OVERLAND FLOW

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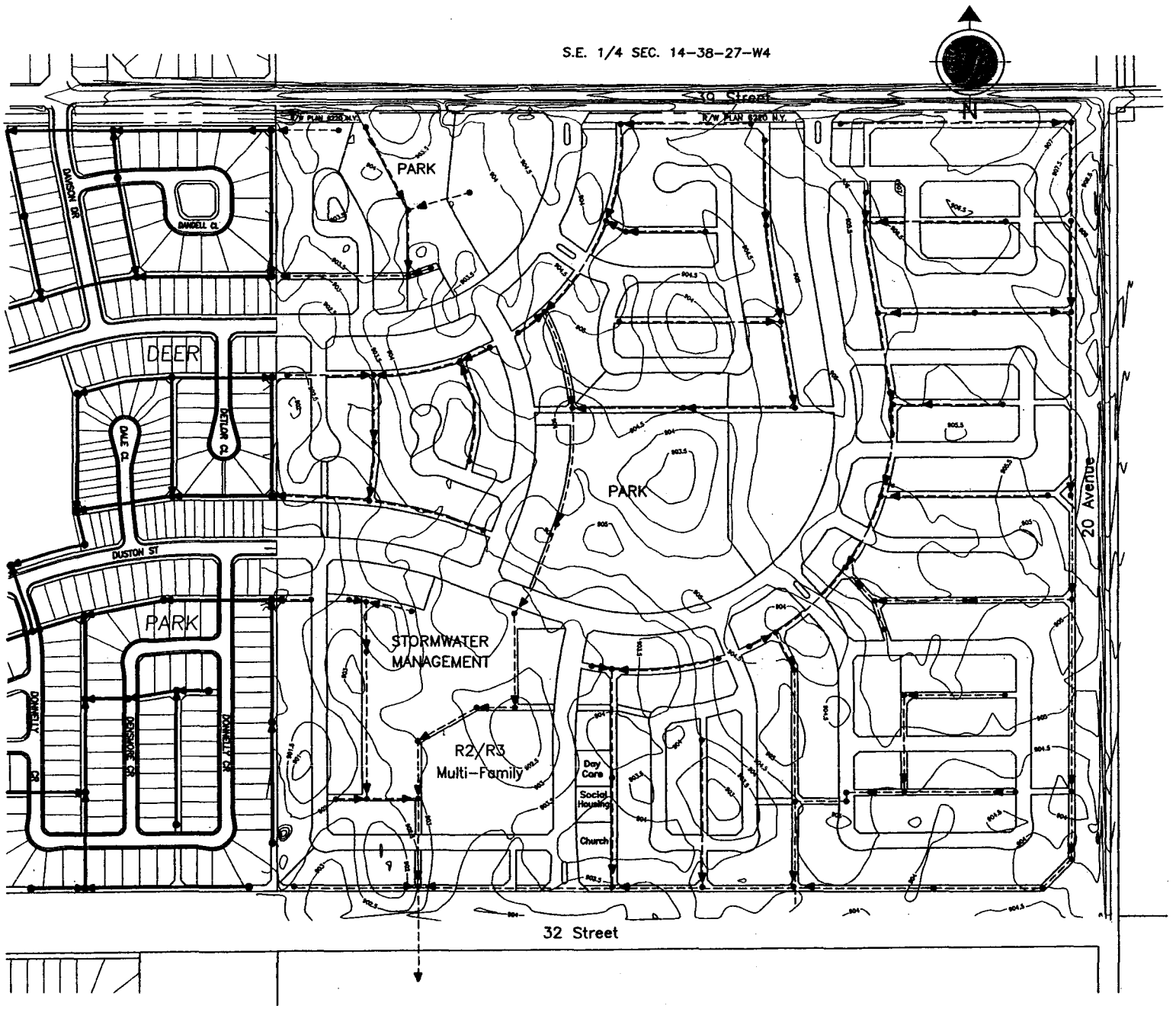
PROJECT

DEER PARK DEVONSHIRE
(MADGE) QUARTER SECTION
N.E. 1/4 SEC. 11-38-27-W4

SUBJECT

SITE SERVICING
STORM SEWER

SCALE 1:4000	DESIGNED BY	R.W.
	DRAWN BY	F.C.
	CHECKED BY	
	APPROVED BY	
CADD FILE NAME 12870552\FIG5.DWG	SHEET No.	OF
JOB No. 128-70552	REVISION 3	FIGURE 4.0
DATE DRAWN FEBRUARY, 2002	STATUS	



LEGEND

- EXISTING GROUND CONTOUR
- PROPOSED STORM SEWER MAIN
- MANHOLE

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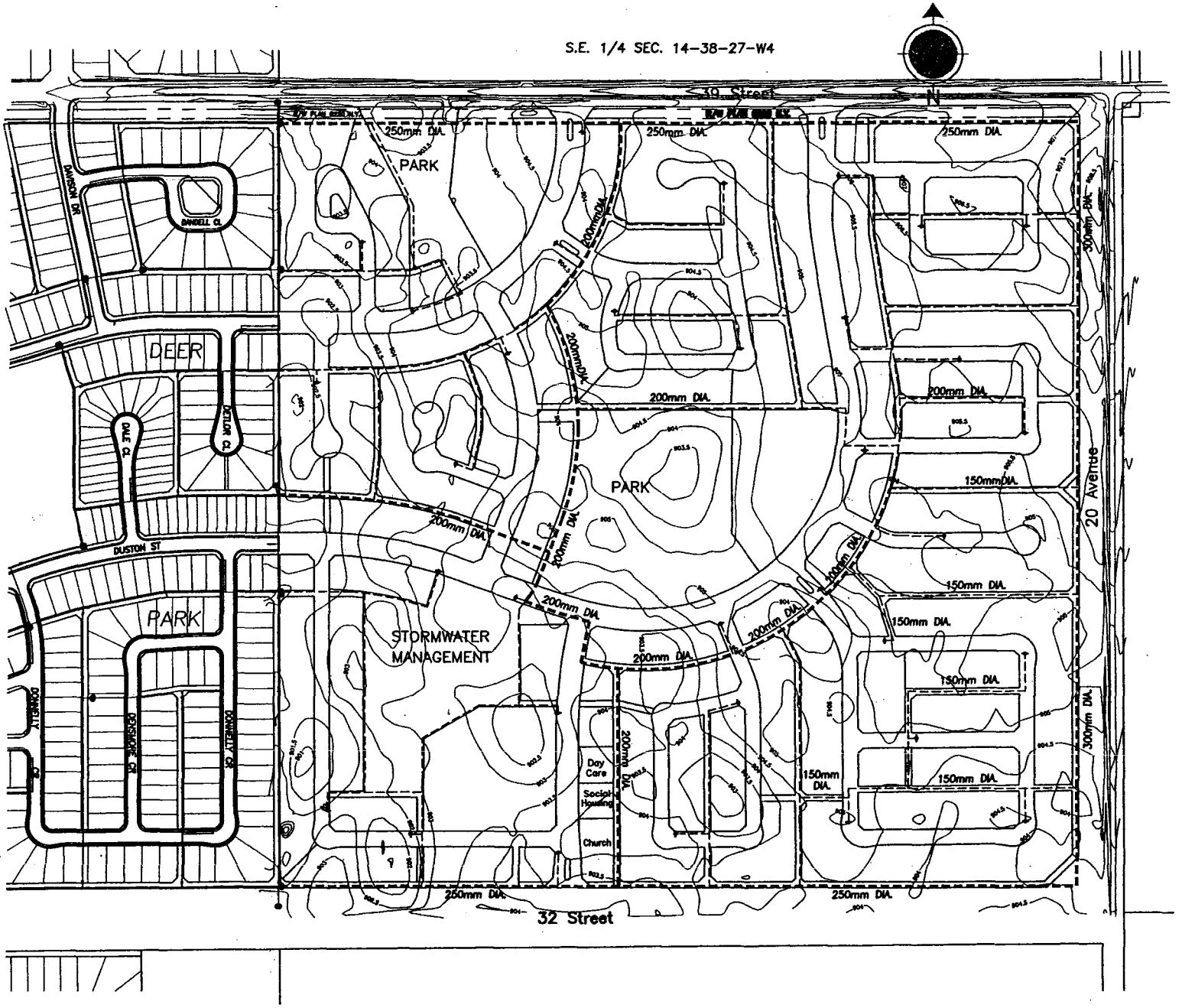
CLIENT: MELCOR DEVELOPMENTS LTD.

PROJECT: DEER PARK DEVONSHIRE (MADGE) QUARTER SECTION N.E. 1/4 SEC. 11-38-27-W4

SUBJECT: SITE SERVICING SANITARY SEWER

SCALE: 1:4000	DESIGNED BY	R.W.
	DRAWN BY	F.C.
	CHECKED BY	
	APPROVED BY	
CADD FILE NAME: 12870120\FIG5.DWG	SHEET No.	OF
JOB No.: 128-70552	REVISION: 3	FIGURE: 5.0
DATE DRAWN: FEBRUARY, 2002	STATUS	



LEGEND

- EXISTING GROUND CONTOURS
- PROPOSED WATERMAIN 150mm DIAMETER
- PROPOSED WATERMAIN LARGER DIAMETER
- PROPOSED FIRE HYDRANT & LEAD

NOTE:

ALL PROPOSED WATERMAINS 150mm DIA. UNLESS NOTED OTHERWISE.

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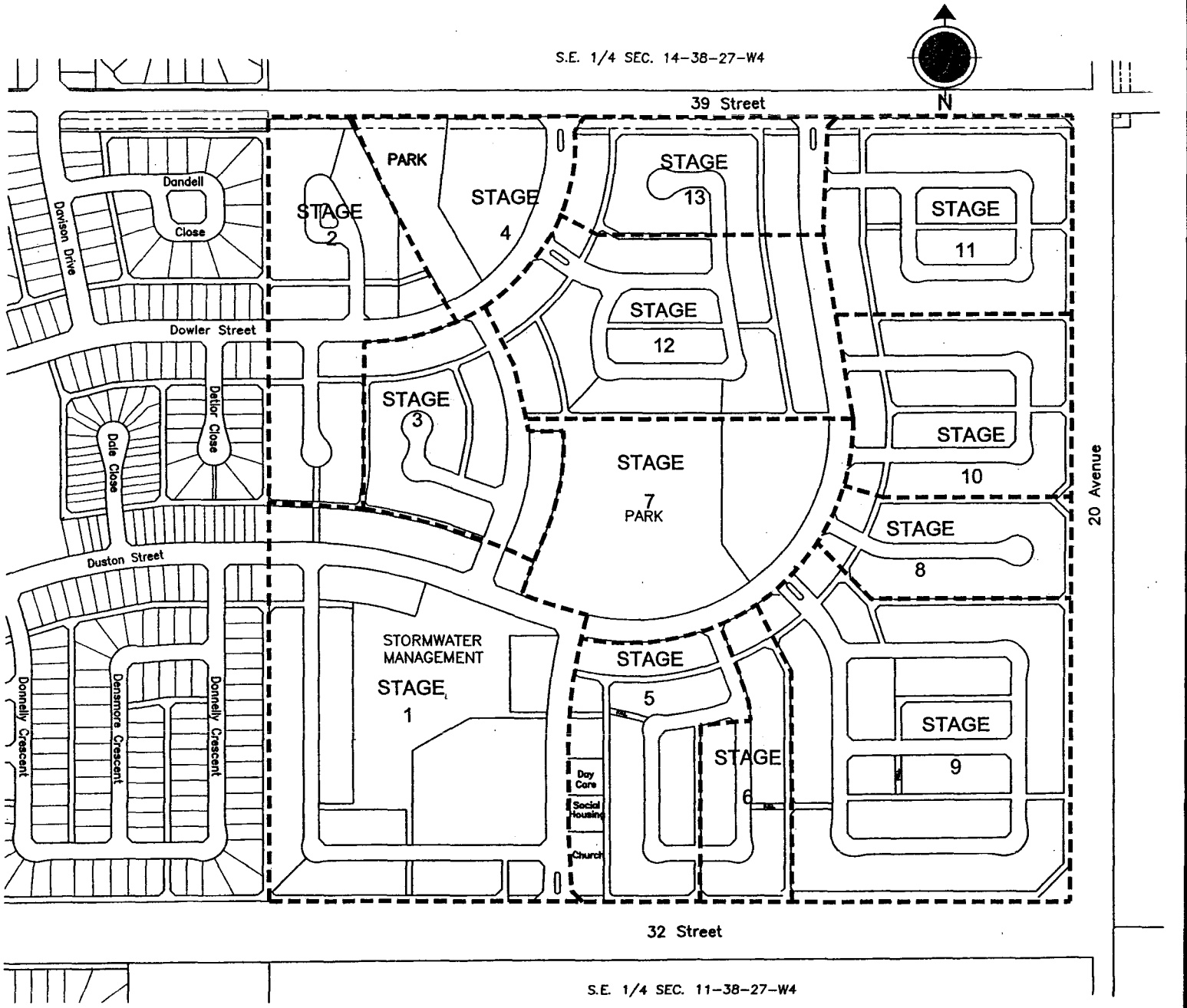
PROJECT

DEER PARK DEVONSHIRE
(MADGE) QUARTER SECTION
N.E. 1/4 SEC. 11-38-27-W4

SUBJECT

SITE SERVICING
WATER

SCALE 1:4000	DESIGNED BY	R.W.
	DRAWN BY	F.C.
	CHECKED BY	
	APPROVED BY	
CADD FILE NAME 12870552\FIG7.DWG	SHEET No.	OF
JOB No. 128-70552	REVISION 3	FIGURE 6.0
DATE DRAWN FEBRUARY, 2002	STATUS	



LEGEND

Staging Boundaries

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PROJECT

DEER PARK DEVONSHIRE
(MADGE) QUARTER SECTION
N.E. 1/4 SEC. 11-38-27-W4

SUBJECT

DEVELOPMENT STAGING

SCALE 1:4000	DESIGNED BY	R.W.
	DRAWN BY	F.C.
	CHECKED BY	
	APPROVED BY	
CADD FILE NAME 12870552\FIG8.DWG	SHEET No.	OF
JOB No. 128-70552	REVISION 3	FIGURE 7.0
DATE DRAWN FEBRUARY, 2002	STATUS	

DATE: **March 26, 2002**

TO: **City Council**

FROM: **City Clerk**

RE: **Land Use Bylaw Amendment 3156/K-2002**
NE ¼ Sec. 11-38-27-4
Deer Park Southeast (Devonshire) Subdivision – Phase 10
Melcor Developments Ltd.

History

At the Monday, March 25, 2002 meeting of Council, Land Use Bylaw Amendment 3156/K-2002 was given first reading.

Land Use Bylaw Amendment 3156/K-2002 provides for the rezoning of approximately 4.27ha (10.55ac) of land from A1 Future Urban Development to R1 Residential Low Density District, P1 Parks and Recreation District , and Road to develop Phase 10 of the Deer Park Southeast (Devonshire) Neighbourhood. The land uses complies with the proposed amendment of the Deer Park Southeast (Devonshire) Neighbourhood Area Structure Plan.

Public Consultation Process

A Public Hearing has been advertised for the above noted bylaw to be held on Monday, April 22, 2002 at 7:00 p.m. in the Council Chambers, during Council's regular meeting. The owners of the properties and those bordering the site have been notified by letter of the Public Hearing.

Recommendations

That following the Public Hearing, Council may proceed with 2nd and 3rd readings of the bylaw.

Kelly Kloss
City Clerk

/chk

KLAND
COMMUNITY
PLANNING
SERVICES

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

Date: March 15, 2002

To: Kelly Kloss, City Clerk

Re: Land Use Bylaw Amendment 3156/K-2002
NE ¼ Sec. 11-38-27-4
Deer Park Southeast (Devonshire) Subdivision – Phase 10
Melcor Developments Ltd.

Melcor Developments Ltd. is proposing to develop Phase 10 of the Deer Park Southeast (Devonshire). Phase 10 consists of 59 single-family lots, 1 municipal reserve lot and a portion of Road for the widening of 20 Avenue. The proposal rezones approximately 4.27ha (10.55ac) of land from A1 Future Urban Development to R1 Residential Low Density District, P1 Parks and Recreation District, and ROAD. The land uses complies with the proposed amendment of the Deer Park Southeast (Devonshire) Neighbourhood Area Structure Plan (the proposed amendment of the Deer Park Southeast (Devonshire) Neighbourhood Area Structure Plan appears elsewhere on this Council agenda).

Recommendation

The proposed subdivision complies with the proposed revisions to the Neighbourhood Area Structure Plan; therefore Planning staff recommend that City Council proceed with first reading of Land Use Bylaw Amendment 3156/K-2002.

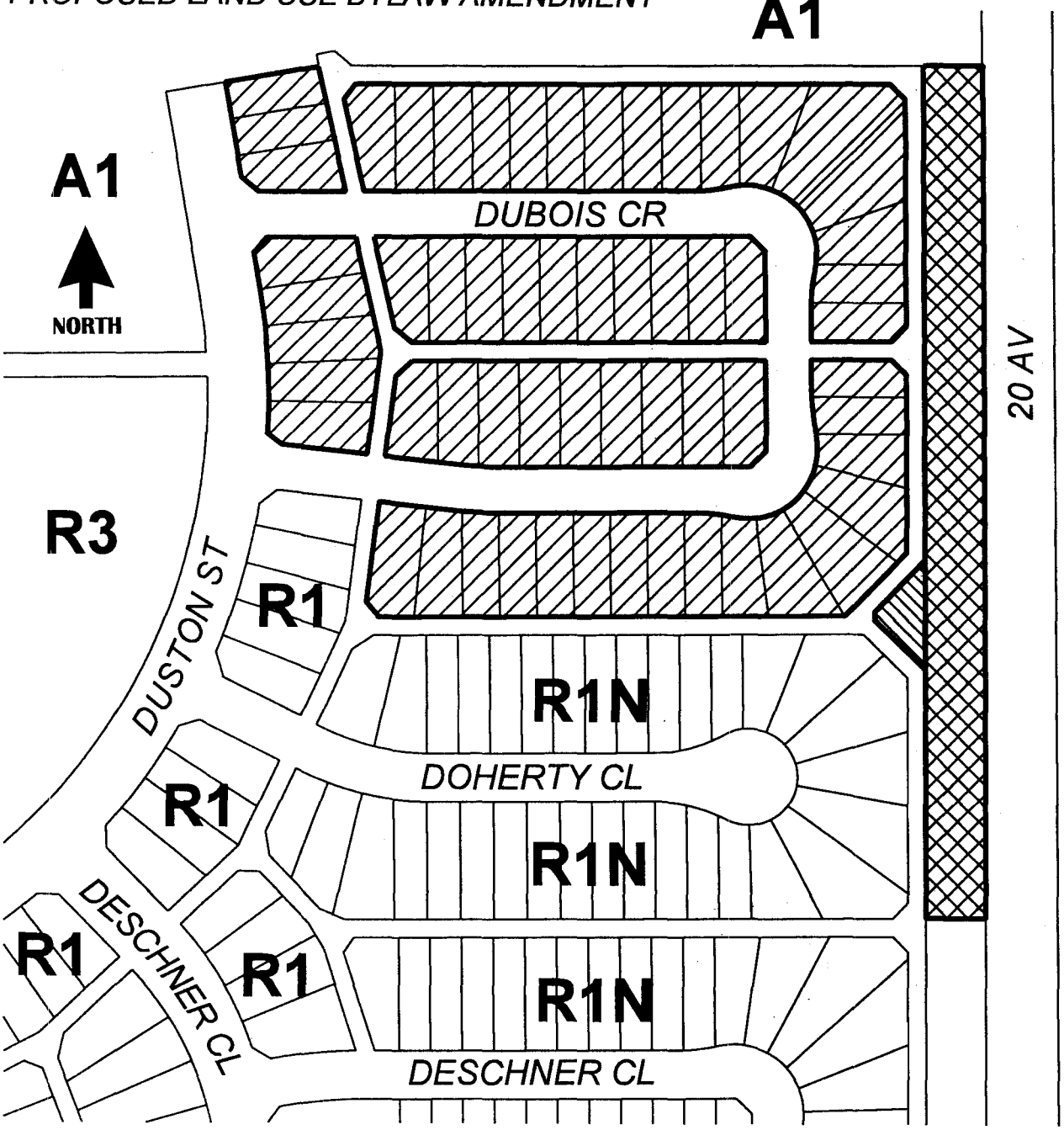
Sincerely,

Frank Wong,
Planning Assistant

Attachment

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Change from :

A1 to R1

A1 to P1

A1 to Road

AFFECTED DISTRICTS:

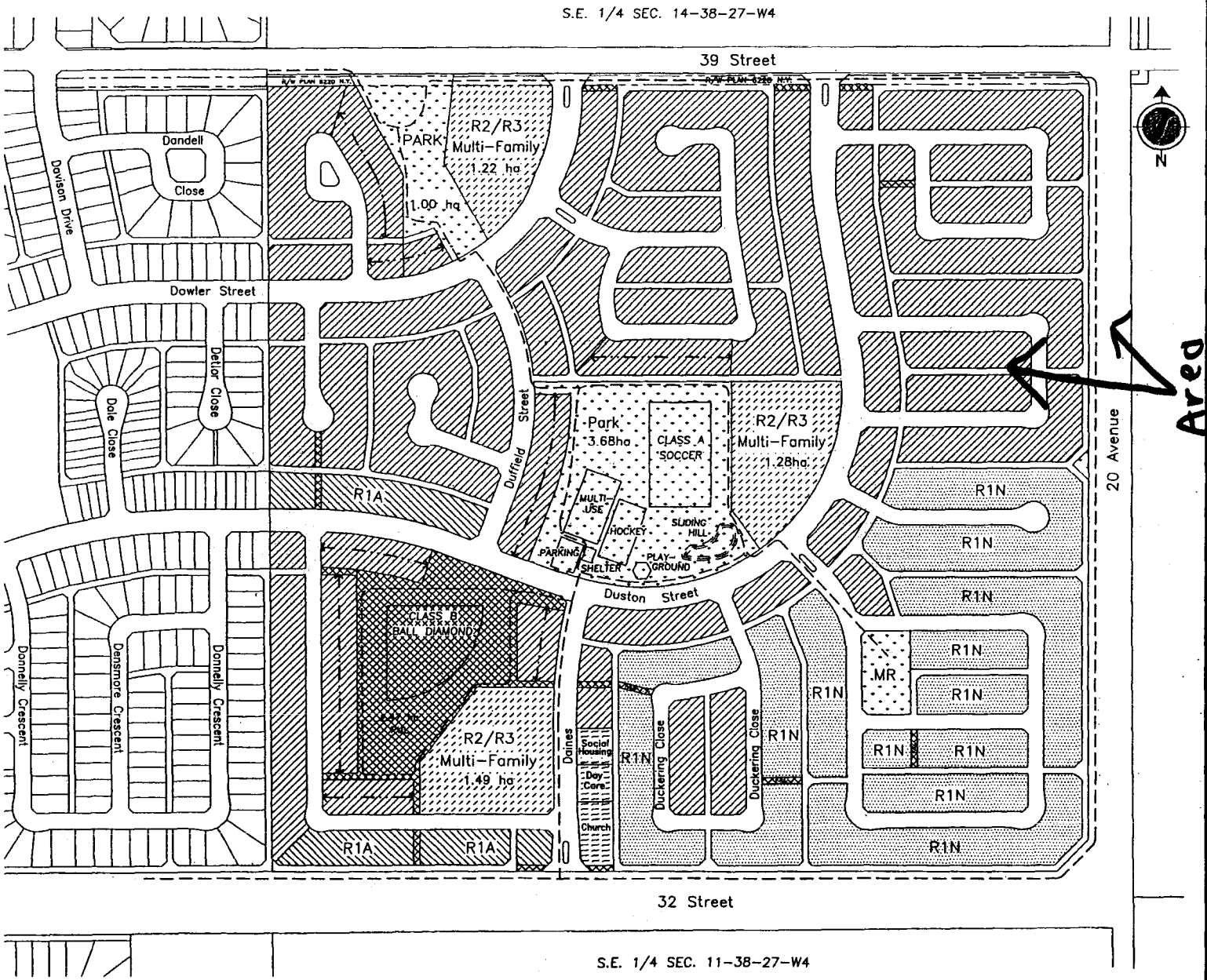
A1 - Future Urban Development

R1 - Residential (Low Density)

P1 - Parks and Recreation

MAP No. 17 / 2002

BYLAW No. 3156 / K - 2002



LEGEND

- R1 – Residential (Low Density)
- R1N – Residential (Narrow)
- R1A – Residential (Semi-Detached)
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— · — · — Two Storey Walkouts
— — — — Pedestrian linkages

STATISTICS

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CLIENT
MELCOR DEVELOPMENTS LTD.

PROJECT
DEER PARK DEVONSHIRE
(MADGE) QUARTER SECTION
N.E. 1/4 SEC. 11-38-27-W4

SUBJECT
DEVELOPMENT CONCEPT
LAND USE

SCALE 1:4000	DESIGNED BY	R.W.
	DRAWN BY	F.C.
	CHECKED BY	
	APPROVED BY	
CADD FILE NAME 12870552\FIG3.DWG	SHEET No.	OF
JOB No. 128-70552	REVISION 3	FIGURE 3.0
DATE DRAWN FEBRUARY, 2002	STATUS	

NEIGHBOURHOOD AREA STRUCTURE PLAN 3217/B-2002
LAND USE BYLAW 3156/K-2002
Deer Park Southeast (Devonshire)

DESCRIPTION: Development of Phase 10 of the Dear Park Southeast (Devonshire) Subdivision

FIRST READING: March 25, 2002

FIRST PUBLICATION: April 5, 2002

SECOND PUBLICATION: April 12, 2002

PUBLIC HEARING & SECOND READING: April 22, 2002

THIRD READING: _____

LETTERS REQUIRED TO PROPERTY OWNERS: YES ❑ NO ❑

DEPOSIT? YES ☑ $ 400. NO ❑ BY: Melcor

ACTUAL COST OF ADVERTISING:

1ST $ 342.90 & 2ND $ 342.90 TOTAL: $ 685.80

MAP PREPARATION: $ 34.50

TOTAL COST: $ 730.30

LESS DEPOSIT RECEIVED: $ —

AMOUNT OWING/ (REFUND): $ 730.30

INVOICE NO.: 138223

(Account No. 59.5901)

Box 5008
Red Deer, Alberta
T4N 3T4

The City of Red Deer

Office of the City Clerk

March 26, 2002

Fax: 343-7510

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

Dear Sirs:

Re: (a) Neighbourhood Area Structure Plan Amendment 3217/B-2002
Deer Park Southeast (Devonshire) / Melcor Developments Ltd.

(b) Land Use Bylaw Amendment 3156/K-2002
Deer Park Southeast (Devonshire) Subdivision – Phase 10
Melcor Developments Ltd.

At the City of Red Deer's Council meeting held Monday, March 25, 2002, first reading was given to Neighbourhood Area Structure Plan Amendment 3217/B-2002 and Land Use Bylaw Amendment 3156/K-2002. Copies of the bylaws are attached.

Neighbourhood Area Structure Plan Amendment 3217/B-2002 provides for the conversion of two small public utility lots (PUL) to a public lane within a proposed R1 Residential block, and within the same block, deletion of a portion of lane – conversion to residential use in the Deer Park Southeast (Devonshire) neighbourhood. The proposed amendments are an improvement to the subdivision design and traffic flow of the area.

Land Use Bylaw Amendment 3156/K-2002 provides for the rezoning of approximately 4.27ha (10.55ac) of land from A1 Future Urban Development to R1 Residential Low Density District, P1 Parks and Recreation District , and Road to develop Phase 10 of the Deer Park Southeast (Devonshire) Neighbourhood. The land uses complies with the proposed amendment of the Deer Park Southeast (Devonshire) Neighbourhood Area Structure Plan.

This office will now proceed with the advertising for a Public Hearing to be held on Monday, April 22, 2002 at 7:00 p.m. in the Council Chambers of City Hall during Council's regular meeting.

...2/

In accordance with the Land Use Bylaw, you are required to deposit with the City Clerk, prior to public advertising, an amount equal to the estimated cost of advertising, which in this instance is $400. We require the deposit by no later than 10:00 a.m., Wednesday, April 3, 2002, in order to proceed with the advertising. Once the actual cost of advertising is known, you will either be invoiced for or refunded the difference.

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

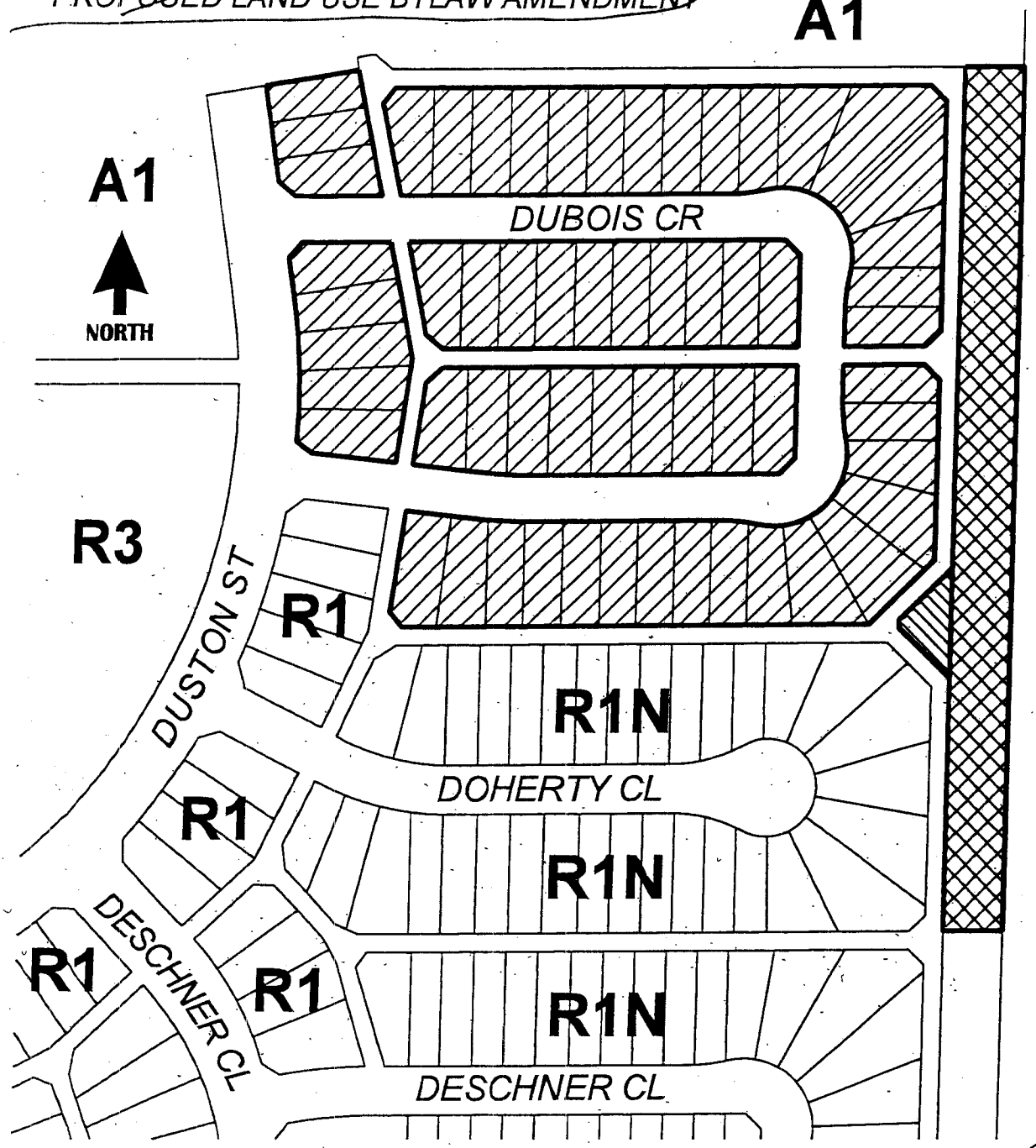
Sincerely,

Kelly Kloss
City Clerk

KK/chk
/attach.
c Parkland Community Planning Services
C. Adams, Administrative Assistant

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Change from :

A1 to R1

A1 to P1

A1 to Road

$34.50

reduce print size

AFFECTED DISTRICTS:

A1 - Future Urban Development

R1 - Residential (Low Density)

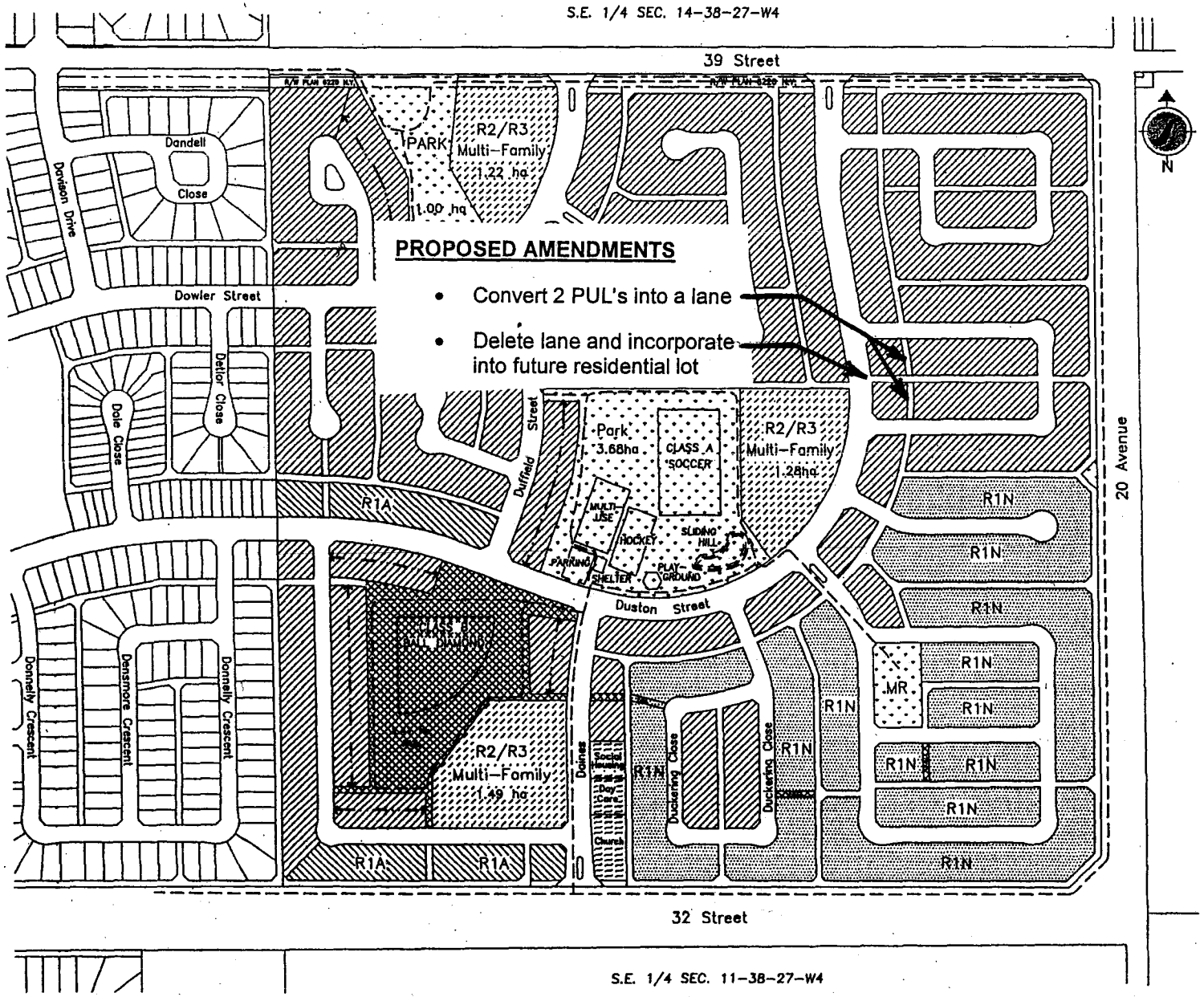
P1 - Parks and Recreation

MAP No. 17/2002

BYLAW No. 3156/K-2002

NASP Bylaw 3217/B-2002.

EXISTING DEER PARK DEVONSHIRE
NEIGHBOURHOOD AREA STRUCTURE PLAN



LEGEND

- R1 – Residential (Low Density)
- R1N – Residential (Narrow)
- R1A – Residential (Semi-Detached)
- R2/R3 – Residential (Multi Family)
- R1 – Social Care/Day Care/Church
- MR – Municipal Reserve
- PUL – Public Utility Lot

— · — · — Two Storey Walkouts
— — — — Pedestrian linkages

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	4.74	
Total Developable Area	59.56	100.00
R1 – Residential	22.40	37.61
R1N – Residential	8.95	15.03
R1A – Residential	1.31	2.20
R2/R3 – (Multi Family)	4.62	7.75
R1 – Social	0.44	0.74
MR – Municipal Reserve	6.05	10.16
PUL – Public Utility Lot	1.72	2.89
Roads/Lanes	14.07	23.62

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CLIENT

MELCOR DEVELOPMENTS LTD.

PROJECT

DEER PARK DEVONSHIRE
(MADGE) QUARTER SECTION
N.E. 1/4 SEC. 11-38-27-W4

SUBJECT

DEVELOPMENT CONCEPT
LAND USE

SCALE 1:4000	DESIGNED BY	R.W.
	DRAWN BY	F.C.
	CHECKED BY	
	APPROVED BY	
CADD FILE NAME 12870120\FIG3.DWG	SHEET No.	OF
JOB No. 128-70120	REVISION	FIGURE 3.0
DATE DRAWN OCTOBER, 2000	STATUS	

DATE: April 2, 2002

TO: Norma Lovell, Assessment

FROM: Cheryl Adams
City Clerk's Office

RE: **Deer Park Southeast (Devonshire)**
Neighbourhood Area Structure Plan Amendment 3217/B-2002
Land Use Bylaw Amendment 3156/K-2002 - Deer Park Southeast – Phase 10

Please provide **Sheri Eklund** with the names and addresses of the subject property owners and all contiguous/adjacent property owners as outlined on the attached map.

It would be helpful if the lists could be received at your earliest convenience in order to process the letters within the required time period. I have attached the map that appeared on the Council agenda for your reference.

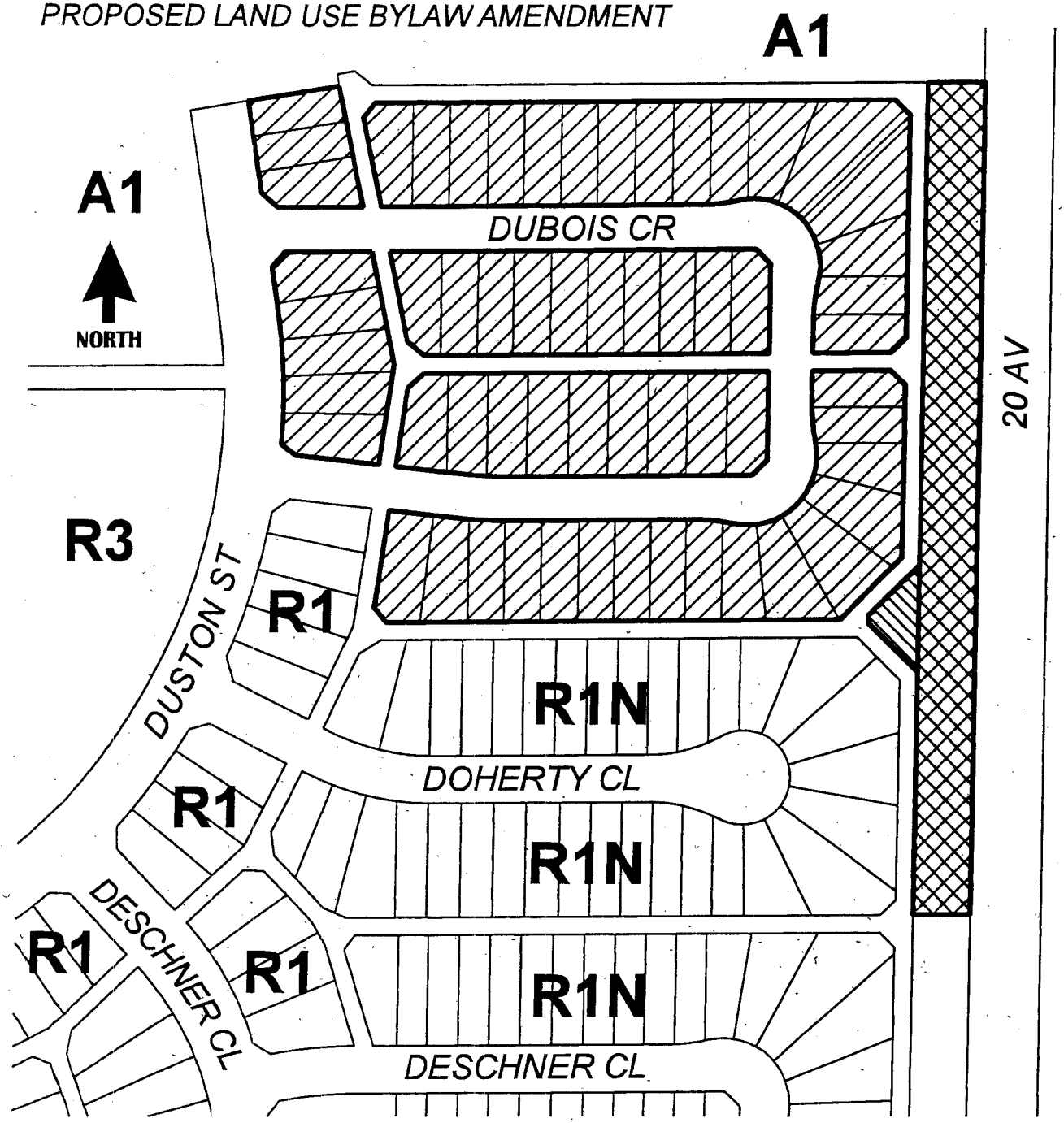
Thanks Norma.

C.G. Adams
City Clerks' Office

Attach.

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Change from :

A1 to R1

A1 to P1

A1 to Road

AFFECTED DISTRICTS:

A1 - Future Urban Development

R1 - Residential (Low Density)

P1 - Parks and Recreation

MAP No. 17 / 2002

BYLAW No. 3156 / K - 2002

THE CITY OF Red Deer

Council Decision – Monday March 25, 2002

DATE: March 26, 2002

TO: Tony Lindhout, Parkland Community Planning Services

FROM: City Clerk

RE: **Bylaw Amendment 3217/B-2002**
Deer Park Southeast (Devonshire)
Neighbourhood Area Structure Plan Amendment

Reference Report:
Parkland Community Planning Services, dated March 12, 2002.

Bylaw Readings:
Bylaw 3217/B-2002 was given first reading. A copy of the bylaw is attached.

Report Back to Council: Yes
A Public Hearing will be held on Monday, April 22, 2002 at 7:00 p.m. in Council Chambers during Council's regular meeting.

Comments/Further Action:
Neighbourhood Area Structure Plan Amendment 3217/B-2002 provides for the conversion of two small public utility lots (PUL) to a public lane within a proposed R1 Residential block, and within the same block, deletion of a portion of lane – conversion to residential use in the Deer Park Southeast (Devonshire) neighbourhood. The proposed amendments are an improvement to the subdivision design and traffic flow of the area.

This office will now proceed with the advertising for a Public Hearing. Melcor Developments Ltd. will be responsible for the advertising costs in this instance.

Kelly Kloss
City Clerk
/chk
attchs.

c Director of Development Services
Inspections & Licensing Manager
Land & Economic Development Manager
C. Adams, Administrative Assistant
S. Eklund, Clerk Steno

BYLAW NO. 3217/B-2002

Being a Bylaw to amend Bylaw No. 3217/98, the Bylaw adopting The City of Red Deer Neighbourhood Area Structure Plans, as described herein.

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

1 Bylaw 3217/98 with regard to the Deer Park Southeast (Devonshire) Neighbourhood Area Structure Plan is amended by deleting therefrom Figures 3 to 7 and substituting therefore the attached amended Figures 3 to 7 which forms part of this Bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 25th day of March 2002.

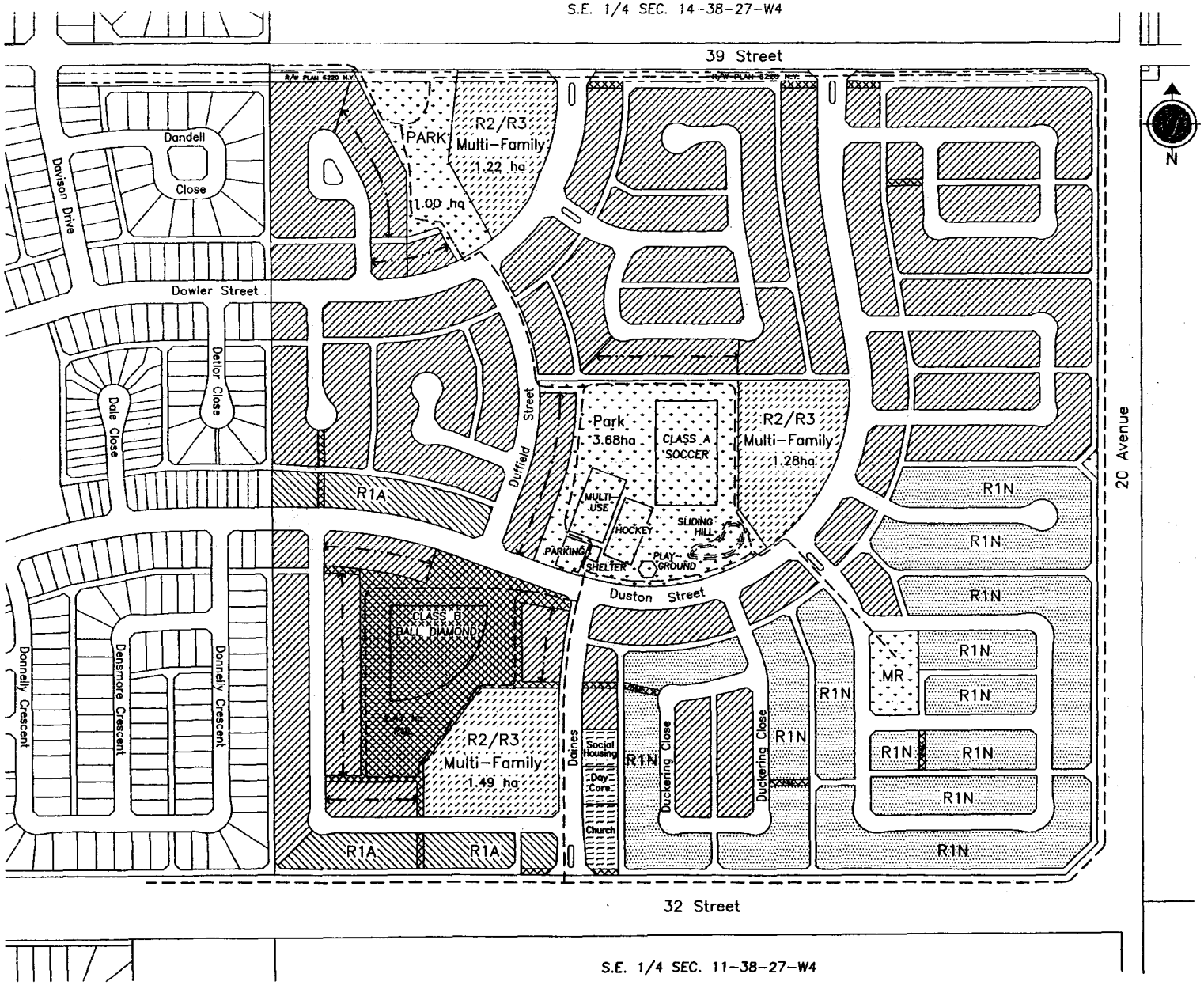
READ A SECOND TIME IN OPEN COUNCIL this day of 2002.

READ A THIRD TIME IN OPEN COUNCIL this day of 2002.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2002.

_____ _____

MAYOR CITY CLERK



LEGEND

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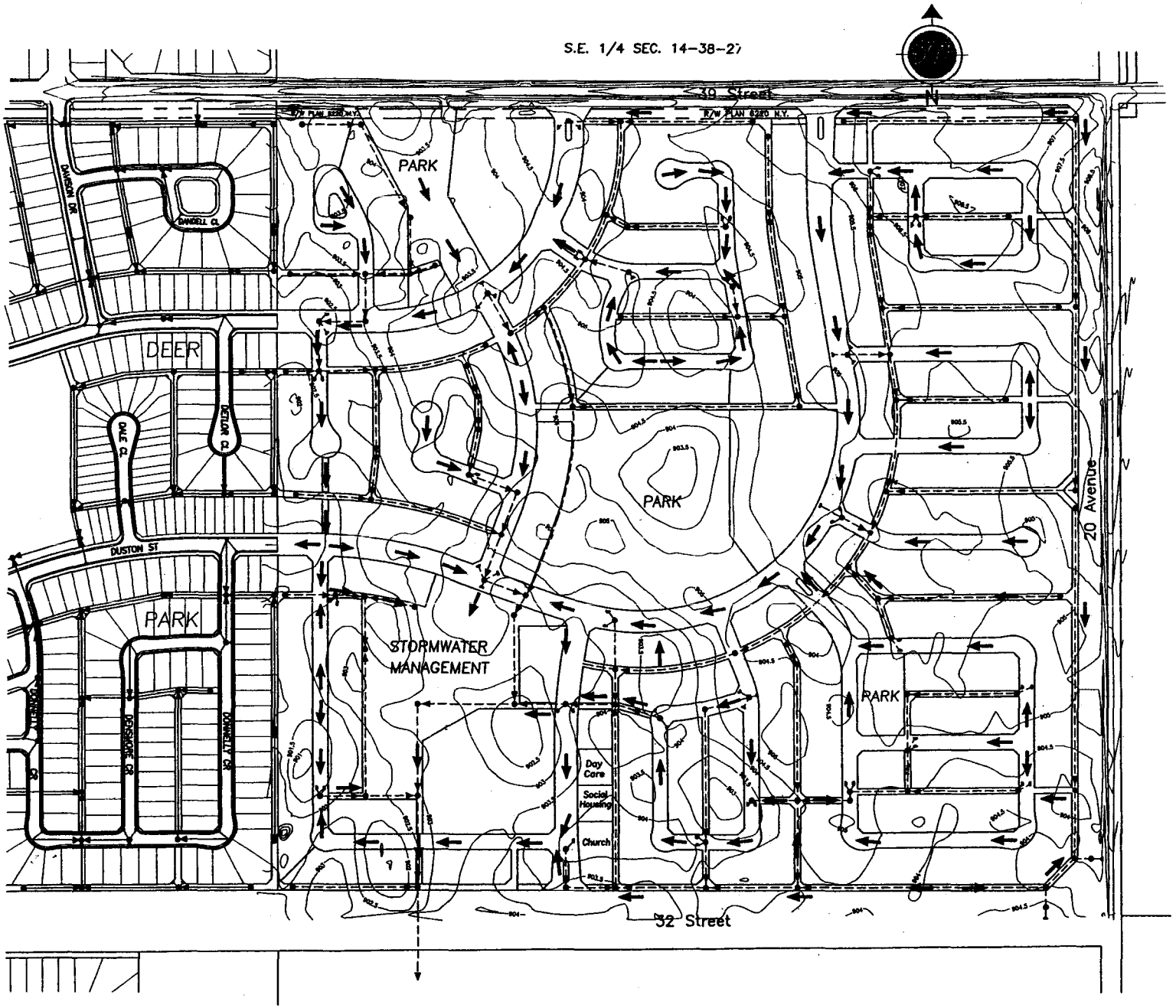
PROJECT
DEER PARK DEVONSHIRE
(MADGE) QUARTER SECTION
N.E. 1/4 SEC. 11-38-27-W4

SUBJECT
DEVELOPMENT CONCEPT
LAND USE

SCALE 1:4000	DESIGNED BY	R.W.
	DRAWN BY	F.C.
	CHECKED BY	
	APPROVED BY	
CADD FILE NAME 12870552\FIG3.DWG	SHEET No.	OF
JOB No. 128-70552	REVISION 3	FIGURE 3.0
DATE DRAWN FEBRUARY, 2002	STATUS	



LEGEND

- EXISTING GROUND CONTOUR
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- MANHOLE
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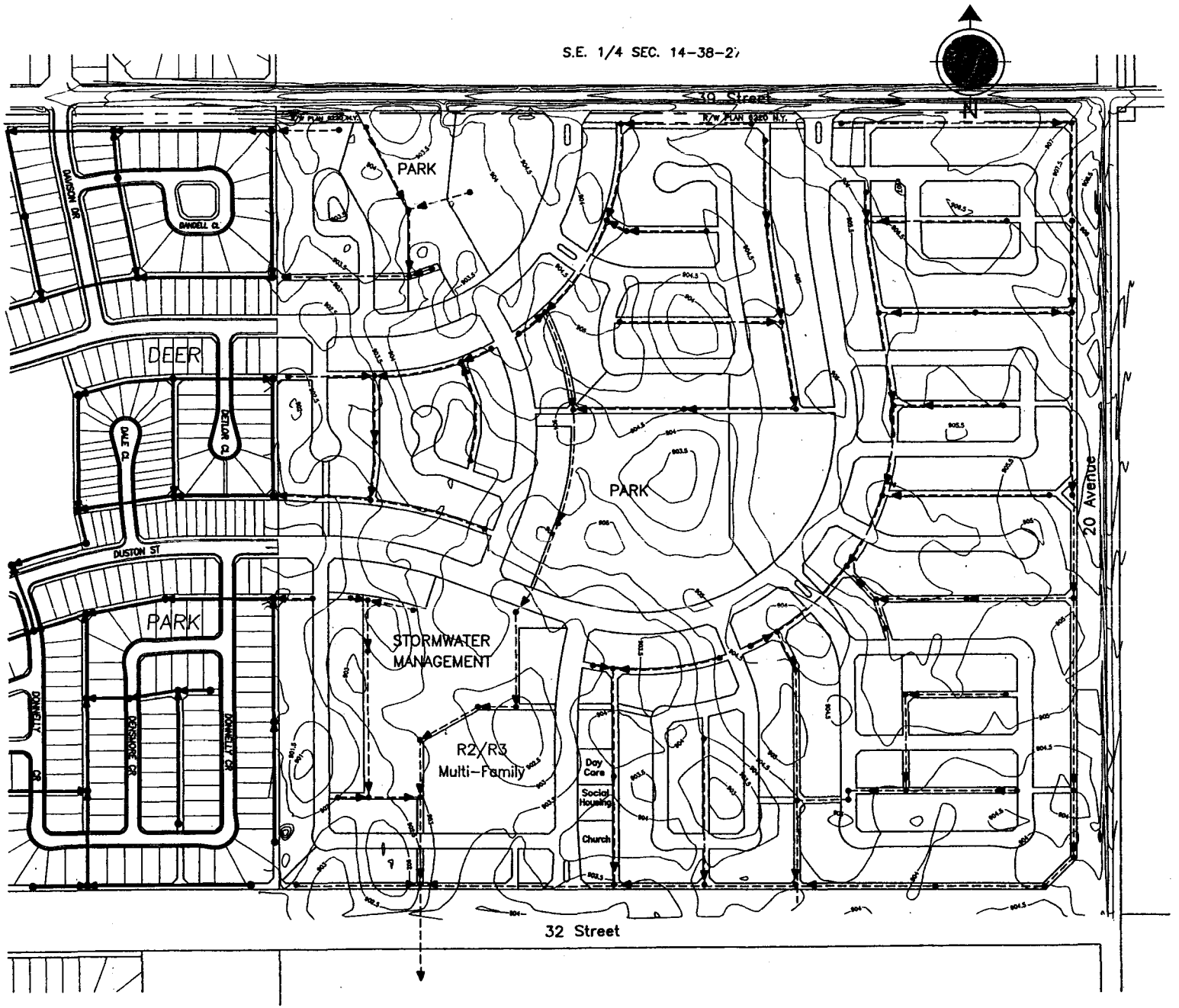
PROJECT

DEER PARK DEVONSHIRE
(MADGE) QUARTER SECTION
N.E. 1/4 SEC. 11-38-27-W4

SUBJECT

SITE SERVICING
STORM SEWER

SCALE 1:4000	DESIGNED BY	R.W.
	DRAWN BY	F.C.
	CHECKED BY	
	APPROVED BY	
CADD FILE NAME 12870552\FIG5.DWG	SHEET No.	OF
JOB No. 128-70552	REVISION 3	FIGURE 4.0
DATE DRAWN FEBRUARY, 2002	STATUS	



LEGEND

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- MANHOLE

Stantec

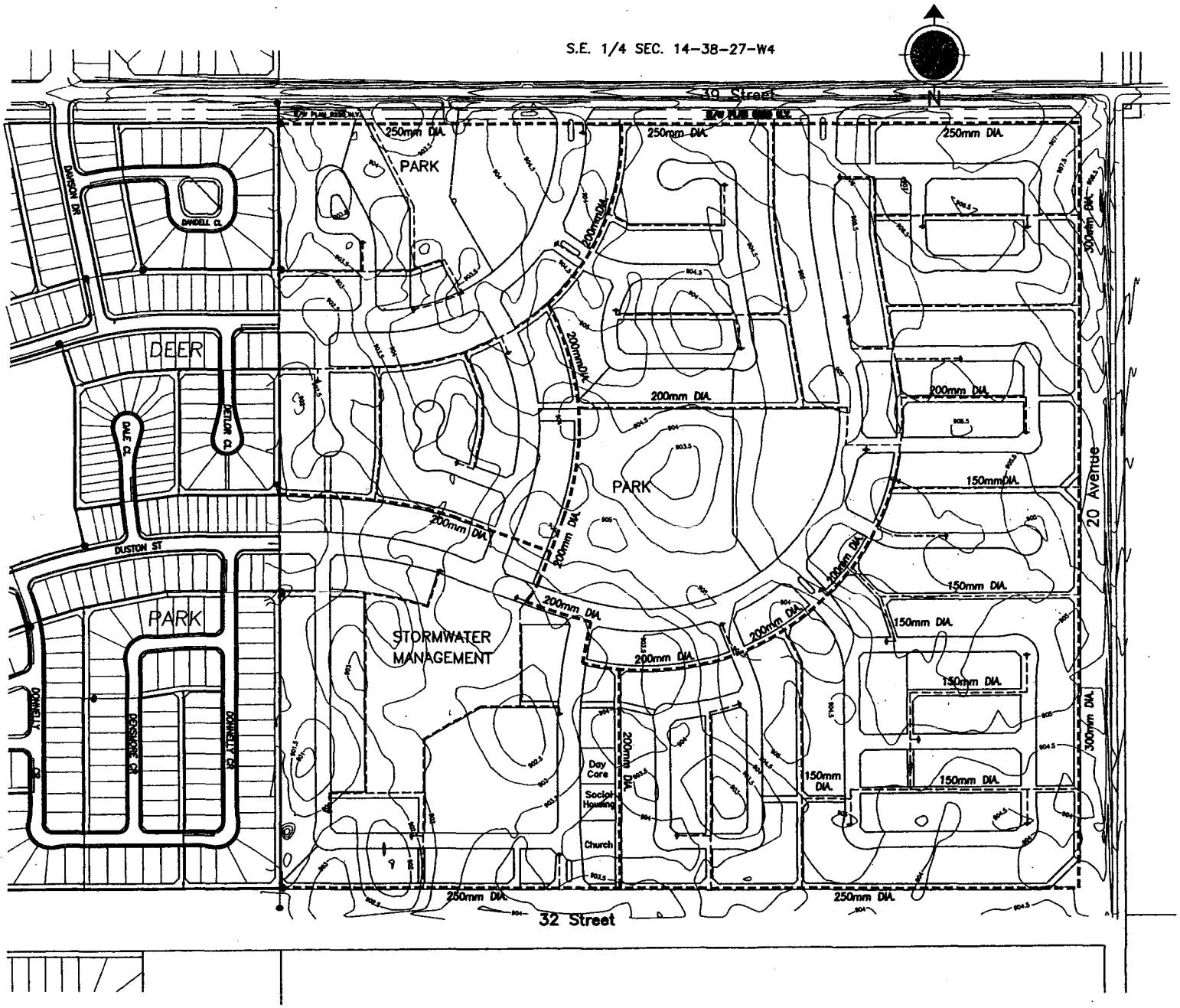
Stantec Consulting Ltd.
400 – 4808 Ross Street
Red Deer Alberta
T4N 1X5
Tel. 403.342.3320
Fax. 403.341.0969
www.stantec.com

CLIENT: MELCOR DEVELOPMENTS LTD.

PROJECT: DEER PARK DEVONSHIRE (MADGE) QUARTER SECTION
N.E. 1/4 SEC. 11-38-27-W4

SUBJECT: SITE SERVICING SANITARY SEWER

SCALE: 1:4000	DESIGNED BY	R.W.
	DRAWN BY	F.C.
	CHECKED BY	
	APPROVED BY	
CADD FILE NAME: 12870120\FIG6.DWG	SHEET No.	OF
JOB No.: 128-70552	REVISION: 3	FIGURE: 5.0
DATE DRAWN: FEBRUARY, 2002	STATUS	



LEGEND

- EXISTING GROUND CONTOURS
- PROPOSED WATERMAIN 150mm DIAMETER
- PROPOSED WATERMAIN LARGER DIAMETER
- PROPOSED FIRE HYDRANT & LEAD

NOTE:

ALL PROPOSED WATERMAINS 150mm DIA. UNLESS NOTED OTHERWISE.

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CLIENT

MELCOR DEVELOPMENTS LTD.

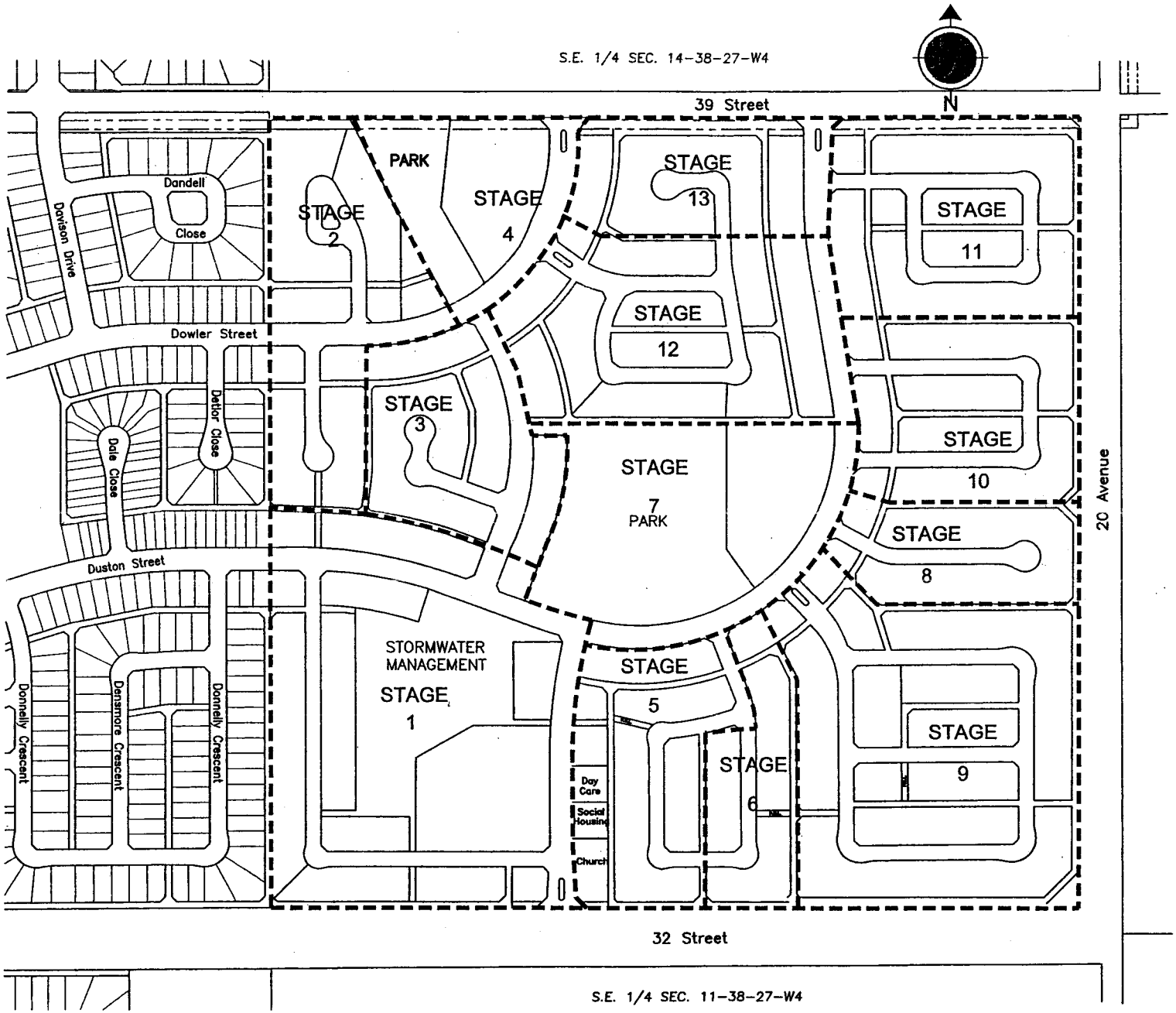
PROJECT

DEER PARK DEVONSHIRE
(MADGE) QUARTER SECTION
N.E. 1/4 SEC. 11-38-27-W4

SUBJECT

SITE SERVICING
WATER

SCALE 1:4000	DESIGNED BY	R.W.
	DRAWN BY	F.C.
	CHECKED BY	
	APPROVED BY	
CADD FILE NAME 12870552\FIG7.DWG	SHEET No.	OF
JOB No. 128-70552	REVISION 3	FIGURE 6.0
DATE DRAWN FEBRUARY, 2002	STATUS	



LEGEND

Staging Boundaries

Stantec Consulting Ltd.
400 - 4808 Ross Street
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T4N 1X5
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www.stantec.com

Stantec

CLIENT

MELCOR DEVELOPMENTS LTD.

PROJECT

DEER PARK DEVONSHIRE
(MADGE) QUARTER SECTION
N.E. 1/4 SEC. 11-38-27-W4

SUBJECT

DEVELOPMENT STAGING

SCALE 1:4000	DESIGNED BY	R.W.
	DRAWN BY	F.C.
	CHECKED BY	
	APPROVED BY	
CADD FILE NAME 12870552\FIGB.DWG	SHEET No.	OF
JOB No. 128-70552	REVISION 3	FIGURE 7.0
DATE DRAWN FEBRUARY, 2002	STATUS	

THE CITY OF Red Deer

Council Decision – Monday March 25, 2002

DATE: March 26, 2002

TO: Frank Wong, Parkland Community Planning Services

FROM: City Clerk

RE: Land Use Bylaw Amendment 3156/K-2002
NE ¼ Sec. 11-38-27-4
Deer Park Southeast (Devonshire) Subdivision – Phase 10
Melcor Developments Ltd.

Reference Report:
Parkland Community Planning Services, dated March 15, 2002.

Bylaw Readings:
Land Use Bylaw Amendment 3156/K-2002 was given first reading. A copy of the bylaw is attached.

Report Back to Council: Yes
A Public Hearing will be held on Monday, April 22, 2002 at 7:00 p.m. in Council Chambers during Council's regular meeting.

Comments/Further Action:
Land Use Bylaw Amendment 3156/K-2002 provides for the rezoning of approximately 4.27ha (10.55ac) of land from A1 Future Urban Development to R1 Residential Low Density District, P1 Parks and Recreation District , and Road to develop Phase 10 of the Deer Park Southeast (Devonshire) Neighbourhood. The land uses complies with the proposed amendment of the Deer Park Southeast (Devonshire) Neighbourhood Area Structure Plan.

This office will now proceed with the advertising for a Public Hearing. Melcor Developments Ltd. will be responsible for the advertising costs in this instance.

Kelly Kloss
City Clerk
/chk
attchs.

c Director of Development Services
Inspections & Licensing Manager
Land & Economic Development Manager
C. Adams, Administrative Assistant
S. Eklund, Clerk Steno

BYLAW NO. 3156/K-2002

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

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

1 The "Use District Map L7" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 17/2002 attached hereto and forming part of the bylaw.

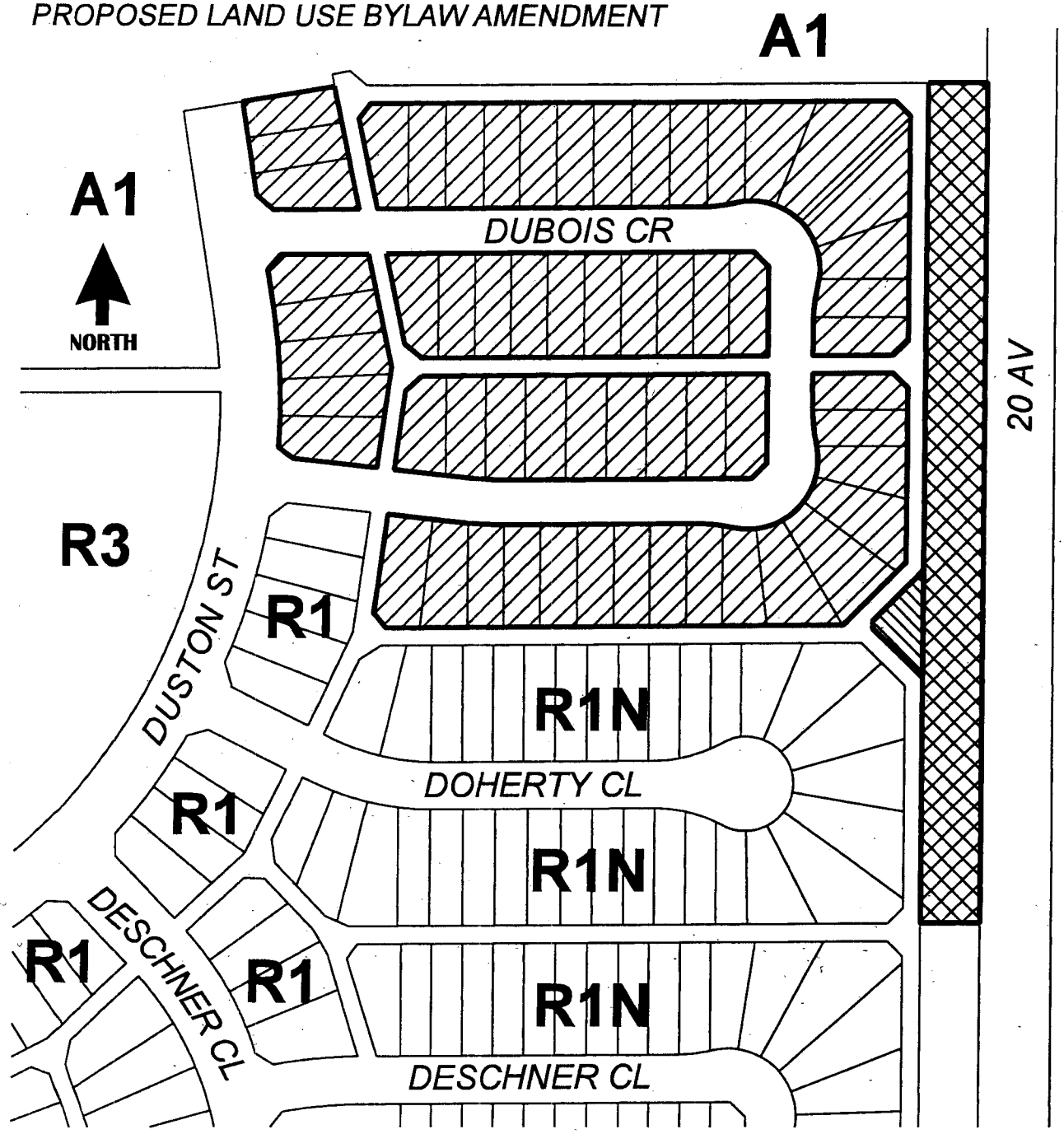
READ A FIRST TIME IN OPEN COUNCIL this	25th	day of	March	2002.
READ A SECOND TIME IN OPEN COUNCIL this		day of		2002.
READ A THIRD TIME IN OPEN COUNCIL this		day of		2002.
AND SIGNED BY THE MAYOR AND CITY CLERK this		day of		2002.

MAYOR

CITY CLERK

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Change from :

A1 to R1

A1 to P1

A1 to Road

AFFECTED DISTRICTS:

A1 - Future Urban Development

R1 - Residential (Low Density)

P1 - Parks and Recreation

MAP No. 17 / 2002

BYLAW No. 3156 / K - 2002

THE CITY OF Red Deer

Council Decision – Monday April 22, 2002

DATE: **April 23, 2002**

TO: **Tony Lindhout, Parkland Community Planning Services**

FROM: **City Clerk**

RE: **Neighbourhood Area Structure Plan Amendment Bylaw 3217/B-2002**
Deer Park Southeast (Devonshire)
Melcor Developments Ltd.

Reference Report:
City Clerk, dated March 26, 2002 and Parkland Community Planning Services, dated March 12, 2002

Bylaw Readings:
Neighbourhood Area Structure Plan Amendment Bylaw 3217/B-2002 was given second and third readings. A copy of the bylaw is attached.

Report Back to Council: No

Comments/Further Action:
Neighbourhood Area Structure Plan Amendment Bylaw 3217/B-2002 provides for the conversion of two small public utility lots (PUL) to a public lane within a proposed R1 Residential block, and within the same block, deletion of a portion of lane – conversion to residential use in the Deer Park Southeast (Devonshire) neighbourhood. The proposed amendments are an improvement to the subdivision design and traffic flow of the area.

Kelly Kloss
City Clerk

/chk
attchs.

c Director of Development Services
Director of Community Services
Inspections & Licensing Manager
Land & Economic Development Manager
City Assessor
D. Kutinsky, Graphics Designer
C. Adams, Administrative Assistant
S. Eklund, City Clerk's Clerk Steno

THE CITY OF Red Deer

Council Decision – Monday April 22, 2002

DATE: **April 23, 2002**

TO: **Frank Wong, Parkland Community Planning Services**

FROM: **City Clerk**

RE: **Land Use Bylaw Amendment 3156/K-2002**
NE ¼ Sec. 11-38-27-4
Deer Park Southeast (Devonshire) Subdivision – Phase 10
Melcor Developments Ltd.

Reference Report:
City Clerk, dated March 26, 2002 and Parkland Community Planning Services, dated March 15, 2002

Bylaw Readings:
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Report Back to Council: No

Comments/Further Action:
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Kelly Kloss
City Clerk

/chk
attchs.

c Director of Development Services
Director of Community Services
Inspections & Licensing Manager
Land & Economic Development Manager
City Assessor
D. Kutinsky, Graphics Designer
C. Adams, Administrative Assistant
S. Eklund, City Clerk's Clerk Steno

THE CITY OF Red Deer

FILE

Council Decision – Monday April 22, 2002

DATE: April 23, 2002

TO: Frank Wong, Parkland Community Planning Services

FROM: City Clerk

RE: **Land Use Bylaw Amendment 3156/K-2002**
NE ¼ Sec. 11-38-27-4
Deer Park Southeast (Devonshire) Subdivision – Phase 10
Melcor Developments Ltd.

Reference Report:
City Clerk, dated March 26, 2002 and Parkland Community Planning Services, dated March 15, 2002

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Report Back to Council: No

Comments/Further Action:
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Kelly Kloss
City Clerk

/chk
attchs.

c Director of Development Services
Director of Community Services
Inspections & Licensing Manager
Land & Economic Development Manager
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1 The "Use District Map L7" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 17/2002 attached hereto and forming part of the bylaw.

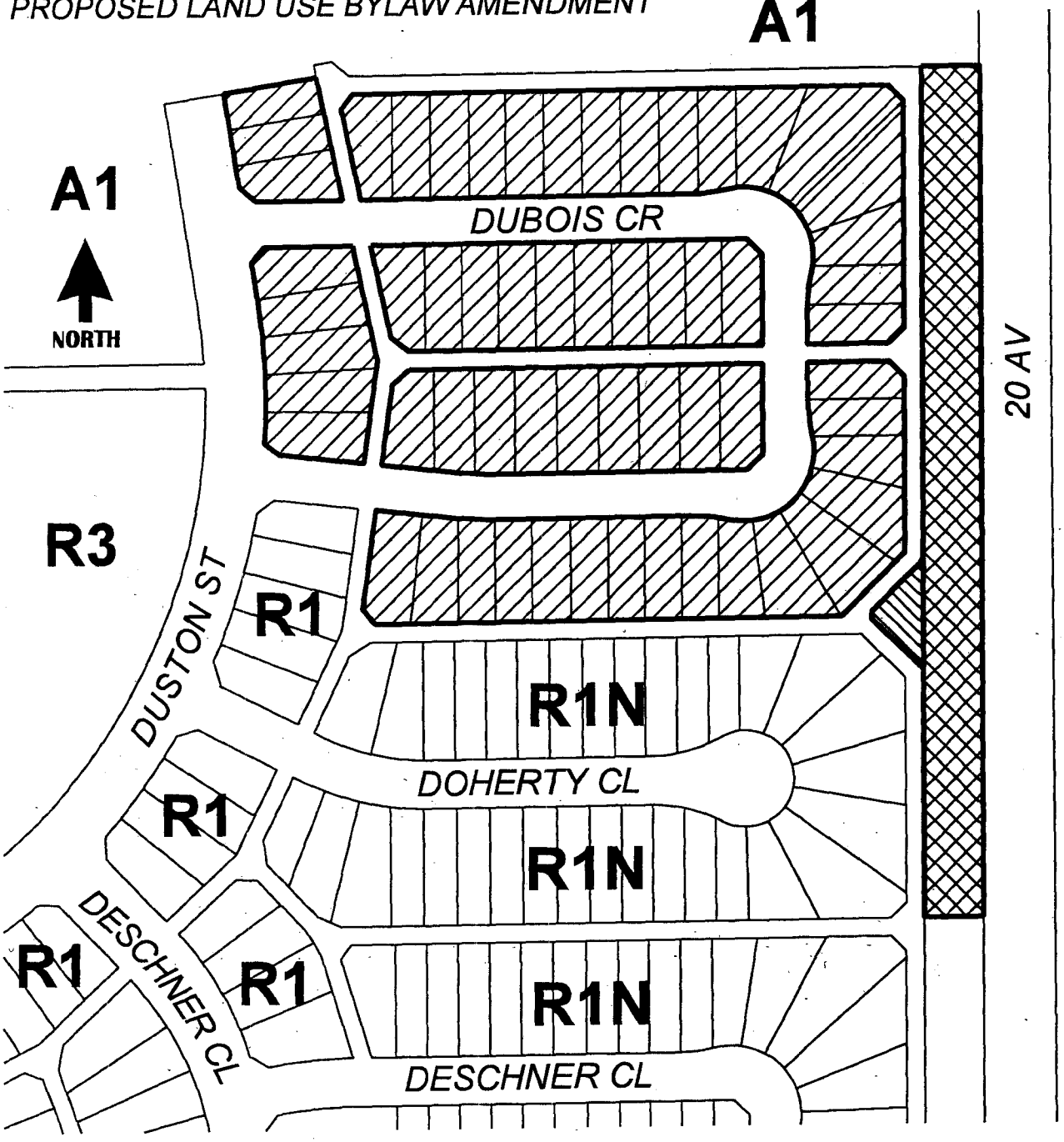
READ A FIRST TIME IN OPEN COUNCIL this	25th	day of	March	2002.
READ A SECOND TIME IN OPEN COUNCIL this	22nd	day of	April	2002.
READ A THIRD TIME IN OPEN COUNCIL this	22nd	day of	April	2002.
AND SIGNED BY THE MAYOR AND CITY CLERK this	22	day of	April	2002.

MAYOR

CITY CLERK

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Change from :

A1 to R1

A1 to P1

A1 to Road

AFFECTED DISTRICTS:

A1 - Future Urban Development

R1 - Residential (Low Density)

P1 - Parks and Recreation

MAP No. 17 / 2002

BYLAW No. 3156 / K - 2002

ARKLAND
COMMUNITY
PLANNING
SERVICES

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

DATE: **APRIL 15, 2002**

TO: **CITY CLERK**

FROM: **BILL SHAW, ACP, MCIP**
DIRECTOR

RE: **BYLAW 3217/C-2002**
WEST PARK EXTENSION NEIGHBOURHOOD ASP
Portions of the NE, NW and SE Section 7; 38-27-W4

In accordance with Section 3.1.2.11 of the City's *Planning and Subdivision Guidelines* all proposed neighbourhood area structure plans must be forwarded to City Council for consideration for adoption as a statutory plan. Upon adoption by Council, a neighbourhood area structure plan forms the basis of zoning (designation), subdivision and development decisions for the plan area.

Background

InterPlan Strategies Inc., on behalf of the developer – Trademark Western Properties Inc., has prepared a Neighbourhood Area Structure Plan for the 63.24 ha (156.26 acre) site lying between the existing West Park neighbourhood and Highway 2. Although the project is referred to as the West Park Extension, the new neighbourhood has yet to receive an official name. If a neighbourhood area structure plan is adopted by Council, site construction likely would commence this Summer.

In the planning process leading to the submission of the proposed area structure plan, the developers provided a series of opportunities for public input. The process began about one year ago, when the developers established a Steering Committee consisting of West Park and River View Park residents who were recommended to the developer by the West Park Community Association. A design charette, utilizing the ideas of the Steering Committee, produced the basic elements of the site design that is included in the area structure plan. Opportunities for public comment and input (over and above the process required in the *Planning and Subdivision Guidelines*) followed by consultation with City departments and Red Deer County led to a series of design refinements as now reflected in the area structure plan.

Plan Overview

The West Park Extension Neighbourhood Area Structure Plan is consistent with the City's Municipal Development Plan allocation of the subject lands for residential development.

The features of the proposed neighbourhood include:

- A potential population of 2,411 persons in 718 housing units
- Detached housing is 89% of the housing units
- Wider estate lots along Cronquist Drive serve to 'mirror" the rural estate lots to the north
- Detached home lots along the east boundary mirror the existing lots along the west boundary of West Park
- An area for townhouses (10.9% of housing units) in the northwest corner
- A church site and a social housing/day care/retirement home site
- Large natural open space areas (wetlands, central treed area)
- Two playgrounds and a paved multi-use play pad and parking lot (note: because of the amount and importance of natural areas, the City has waived the requirement of soccer fields and ball diamonds)
- Noise berm/treatment along Highway 2 from the north side of the wetland to the north property boundary
- Extensive multi-use trails throughout the neighbourhood, including connections to the Waskasoo Park trail system
- Three storm water management areas, including the south wetland
- Intersection treatment at 32nd Street and 60th Avenue
- Proposed neighbourhood density of 12.23 units per net hectare and 38.12 persons per gross hectare.

If the church site is used for five single family housing, the social care site for two multi-family units and an occupancy rate of 2.2 persons per dwelling unit is applied to the adult housing units, the total population would be 2,278, being 36.02 persons per gross hectare (includes ER) or 38.80 persons per net hectare.

Attachment 1 hereto provides the proposed Development Concept Plan. As shown on the concept plan, the design preserves through Environmental Reserve dedication the wetland in the south portion of the site and the most significant portion of the central treed area through Municipal Reserve dedication, as well as the small treed area/historic marker location in the northeast corner (Municipal Reserve). Of the total area, 10.40 ha or 16.44 % is being dedicated as municipal and environmental reserve. Another 2.84 ha (4.49 %) will be retention and detention ponds that will appear as green space at key entrances to the neighbourhood.

As shown on Attachment 2, of the proposed 718 dwelling units by far the majority (640) are single family detached homes. These include 97 (13.5 %) narrow lot detached homes. The 130 (18.1 %) adult living units planned for the southwest corner are detached bungalows. The only multi-family units are 78 townhouses (10.9 %), these being adjacent to Highway 2 in the northwest corner of the neighbourhood. In keeping with the input of local residents, there are no apartments.

A major aspect of the proposed plan is the closure of 60th Avenue from 32nd Street to 59 Avenue Crescent. The Steering Committee initially advised that one of the design elements should be to discourage shortcut traffic along 60th Avenue and 43rd Street between Highway 2 and the Downtown/Riverlands areas. The planning process led to the recommendation that 60th Avenue be closed between 32nd Street and 59 Avenue

Crescent. However, for the first phase of development only that portion between Wishart Street and 32nd Avenue will be closed. While this design aspect is the one element that received the most (but not overwhelming) negative responses from the public, there also was feedback in favor of the closure of 60th Avenue. The realigned 60th Avenue provides a more direct link to Heritage Ranch from 32nd Street.

The proposed Neighbourhood Area Structure Plan takes advantage of site features. Open space mostly will be 'natural parks' (the wetland and central treed area), but playground facilities are provided within the central park and an east-central parkette. The transmission corridor is used to form a 'Grand Boulevard' that serves as a collector road link between the new 'West Park Drive' (i.e. a unofficial name for the realigned 60th Avenue) and Cronquist Drive. Major trails (2.5 m width) along the former 60th Avenue right-of-way and the Grand Boulevard link the open spaces and the neighbourhood with the Waskasoo Park system and College lands to the south. A 1.5 m (shale/gravel) trail is provided along the wetland to the central park area and along the north side of the storm pond in the northeast corner.

Plan Referrals

Upon receipt of the initial proposed neighbourhood area structure plan, it was referred to City departments, Red Deer County and outside agencies for comments and suggestions. Following the receipt of the comments, the developer was advised to make a series of changes to the proposed neighbourhood plan. Following a series of meetings and discussions, revisions were made, these being acceptable to City departments. The plan was then referred to the Recreation, Parks and Culture Board, the Environmental Advisory Board and the Joint Use Committee. All support the proposed plan.

Neighbourhood Public Meeting

The proposed neighborhood area structure plan was also referred to the West Park community for public comment. At the Neighbourhood Community Meeting held on March 19, around 100 members of the public were in attendance (83 signed the registration sheet).

Questions and comments mostly pertained to traffic matters and the proposed closure of 60th Avenue, but other comments and questions related to density, servicing and impact on schools. While there were people who spoke in favor of closing 60th Avenue, there was also opposition expressed, with related concerns and traffic issues being:

- Access to 32nd Street from the west part of West Park will not be as convenient
- More traffic on 57th Ave. from West Park residents because of the closure of the south end of 60th Avenue
- More traffic on 55th Ave. (from/to downtown and Riverlands) because of the closure of the south end 60th Avenue
- It is already difficult to exit (left hand turns) from 57th but especially 55th Ave onto 32nd Street
- More traffic along 59 Avenue Crescent and Wishart Street
- 60th Ave. has no schools and therefore is better suited for 'through' traffic.

Planners comment: the advantages to closing 60th Avenue (greatly reduced shortcutting) are greater than the disadvantages (inconvenience, more pressure on 57th Avenue)

Regarding density, there was some disappointment that the proposed density was not lower, since some residents in the area felt that the density would be lower than that proposed by the previous developer.

Planners Comment: the density is much less (around 20%) than the maximum provided in City policy.

There was a desire expressed that provisions should be made for future servicing of River View Park.

Planners comment: the plan provides for future connections

There was a question regarding impacts on schools.

Planners Comment: Because school enrollments are down in the West Park schools, a new neighbourhood with younger children should increase enrollments.

Towards the end of the meeting, there were three presentations by attendees that favored the proposed plan.

Neighbourhood Response Sheets

At the Community Neighbourhood meeting, attendees were encouraged to fill out and return response forms. Ten response forms and two letters were received. Six responses supported the neighbourhood plan, with two expressing that the closure of 60th Avenue is a good idea.

The other four response sheets did not express opposition to the proposed neighbourhood plan, but did not support or expressed concern about some components of the plan. Two opposed the closure of 60th Avenue while one expressed concern about increased traffic noise along 43 Street. The fourth expressed concern about site lines along the east end of Cronquist Drive (corner, sun angle, speed of vehicles) and suggested a posted speed limit past the MR/park in the northeast corner would assist safety.

Both letters expressed opposition to the closure of the south end of 60th Avenue. Concerns about additional traffic on 57th and 55th Avenues are consistent with those raised at the neighbourhood community meeting.

Planners Comments: The development of West Park Extension will create more traffic along 43 Street and the closure of the south portion of 60th Avenue will create more traffic pressure on 57th and 55th Avenues. With College expansion and the existing traffic pressures on 32nd Street in the vicinity of the college, the City will need to closely monitor traffic in this area and address the scheduling of

intersectional improvements, including traffic lights, at some or all of the following intersections with 32nd Street – Taylor Drive; 55th Avenue/ College entrance/ 57th Avenues; and 60th Avenue. As well, road/intersection improvements will need to be considered to encourage downtown and Riverlands traffic to utilize Taylor Drive and not 43rd Street and 55th or 57th Avenues.

Plan Conformity

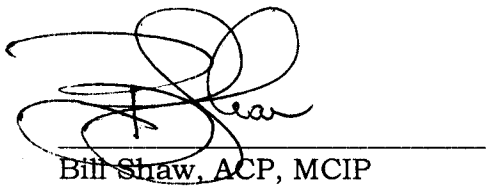
The proposed neighbourhood area structure plan fully conforms to:

- Intermunicipal Development Plan
- Municipal Development Plan
- Community Services Master Plan
- Planning and Subdivision Guidelines.

Recommendation

The proposed neighbourhood area structure plan was referred to the Municipal Planning Commission which, at its meeting on April 8, unanimously endorsed the plan.

Parkland Community Planning Services recommends that Council proceed with first reading of Bylaw 3217/C-2002, being the Bylaw to adopt the West Park Extension Neighbourhood Area Structure Plan.



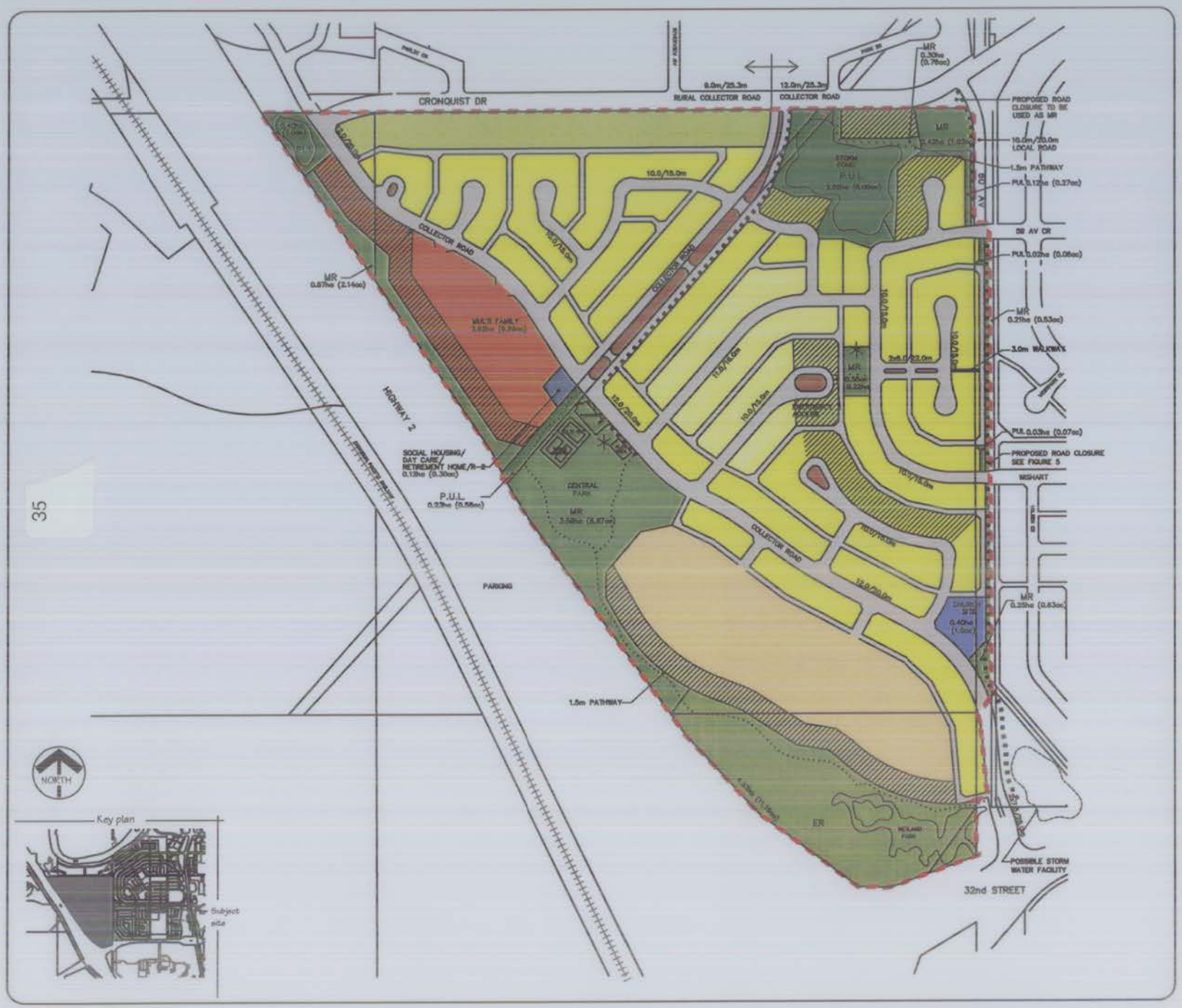
Bill Shaw, ACP, MCIP

Attachments:

1. Development Concept Plan
2. Density Summary

cc. Colleen Jensen, Director of Community Services
InterPlan Strategies, Inc.
Trademark Western Properties

Red Deer/West Park Extension/MPC report 02april04



West Park Extension

in Red Deer

Neighbourhood Structure Plan

Within:
Section 7, Township 38, Range 27, W of 4

Prepared for: Trademark Western Properties.

Plan Statistics	Acres ±	Hectares ±	%
Total Area	196.26	63.24	
Environmental Reserve	11.19	4.53	
Total Developable	145.07	58.71	
Single family Large Lots	8.02	3.24	5.53
Single family Standard Lots	46.05	18.64	31.73
Single family Narrow Lots	8.72	3.53	6.01
Single family Adult Living	19.84	8.03	13.68
Multi family - Town House	9.69	3.92	6.68
Street and Lanes	29.96	12.14	20.66
Public Utility Lots	6.98	2.82	4.81
Church Site	1.0	0.40	0.69
Social Care Site (Social Housing/Day Care/ Retirement Home/B2	0.30	0.12	0.21
Municipal Reserve *	14.51	5.87	10.0
Net Developable Area	145.07	58.71	100.0

* Municipal Reserve Summary	Acres ±	Hectares ±
Central Park	8.87	3.58
Highway 2 Buffer	2.14	0.87
Buffer - Existing Community	1.16	0.47
Tot Lot	0.56	0.22
Feature Park	1.03	0.42
N.E. Storm Pond	0.76	0.31
Total Area for Municipal Reserve	14.51	5.87

Legend

- Neighbourhood Structure Plan Boundary
- Existing Power Poles
- Proposed 1.5m Pathway
- Proposed Walkway
- Existing Tree Cover
- Children Play Area
- Potential Walkout lots
- Landscaped Medians
- Proposed 2.5m Regional Pathway
- Existing Contours

Planning Team

InterPlan Strategies Inc.
Al-Terra Engineering Ltd.
Lin Associates Inc.
Finn Transportation Consultants
Westhoff Resources Engineering Inc.
McElhanney Consulting Services Ltd.
Group 2 Architects

Prepared By

InterPlan Strategies Inc.
Land Planning Services

Date: Nov. 2007
Rev: March 30, 08

Scale: 0 50 100 200m

Figure 4

35

WEST PARK EXTENSION - DENSITY SUMMARY

March 29, 2002

LAND USE	FRONTAGE M/Ac	LOT WIDTH M	NUMBER OF UNITS	PERSONS/ D.U.	POPULATION (Maximum)
SF-large lot	685	22.9	30	3.4	102
SF-Stnd. A	4726	12.8	369	3.4	1255
SF-Stnd. B	237	16.8	14	3.4	48
SF - R-1N	1006	10.4	97	3.4	330
SF - Adult	1583	12.2	130	3.4	442
MF-Townhouse	9.69 Ac (816 m)	@ 8 upa	78	3.0	234
TOTAL (with church and social care*)	**9053**	-	**718**	-	**2411** (38.12)
MF (additional- no social care*)	0.3 Ac (33 m)	@ 8 upa	2	3.0	6
SF Std A (additional-no church)	68	12.9	5	3.4	17
TOTAL (no church, no social care*)	**9154**	-	**725**	-	**2434** (38.49)

*Social Housing / Daycare / Retirement Home / R2

NOTES:

Assumption: Adult S.F. @ an occupancy factor of 2.2 persons per dwelling unit.

- Total (with church and Social care) 35.66 persons per hectare
- Total (no church and no social care) 36.02 persons per hectare.

DATE: **April 15, 2002**

TO: **City Council**

FROM: **Municipal Planning Commission**

RE: **West Park Extension Plan**

At the Municipal Planning Commission meeting of April 8, 2002, the Commission considered a report from the Parkland Community Planning Services relative the West Park Extension Plan. Representatives from Parkland Planning, Trademark Properties, Al-Terra Engineering, Inter-Plan Strategies, and Finn Traffic Consultants provided information on the community consultation process undertaken and the resulting recommendations and plan. Following discussion the resolution as set out hereunder was introduced and passed.

> "RESOLVED that the Municipal Planning Commission endorse the West Park Extension Neighbourhood Area Structure Plan, subject to the future Highway 2 berm/fence/landscape design being reviewed by the Municipal Planning Commission, and recommend its approval to Council."

This is provided for Council's information.

Gail Surkan, Chair
Municipal Planning Commission

COUNCIL MEETING OF APRIL 22, 2002

CONFIDENTIAL ATTACHMENT

DOCUMENT STATUS: CONFIDENTIAL

REFERS TO:

ATTENDANCE SHEET
NEIGHBOURHOOD MEETING
HELD MARCH 19, 2002

WEST PARK EXTENSION
NEIGHBOURHOOD AREA
STRUCTURE PLAN
BYLAW AMENDMENT 3217/C-2002

ATTENDANCE SHEET

Neighbourhood Meeting March 19th, 2002

PROPOSED WEST PARK EXTENTION NEIGHBOURHOOD AREA STRUCURE PLAN

PLEASE PRINT

Barry Johnston	5806 41st crest	340-3939
Dorothy Marshall	5861 Westpk Cr	346-6870
Kelley & Ron Tkachuk	311 West Park Cres	347-1890
BARRY SIMPSON	15 RIVERVIEW PARK	346-7660
RICHARD MCCRACKEN	3809 59A CR RD	347-8132
PATRICIA YOUNG	6906 4 Street Cr. R.D T4N1B7	343-3765
Deb Gardiner	5726 35 Street R.D. T4N0S6	347-5307
Lewis Edwards	8 Riverview Pk R.D. T4N 1E3	347-6722
BRENDA MORRIS	9 WELLIVER ST T4N5W5	847-6890
Brenda Heft	5750-41st Cres T4N1B2	347-5619
Les Danyluk	9 OLKINS GREEN	6-1338
JACK WILSON	36 IRWIN CLOSE	346-8040
Shirley Hoffman	5773 West Park Cres	342-6857
[illegible]	105 [illegible]	341-6877
[illegible]	135 Wilson Cres	304-5509
KRISTIE FOSTER/ HAND DELIVERED	#5506 41st	3416640
[illegible]	6-RIVERVIEW PK	343 3903
[illegible]	5710-35 St	346 3662
R. Dufresne	#114 Donnell Cres	343-[illegible]
V. [illegible]	5401-39 St	
[illegible]	5914 W.PC	346-6748
[illegible] WAHL	3516-59 Ave CR	343-3091
MARTIN BROOKS	#202, 4708-50th AVE	340-3022
Barry + Penny Nelson	3305-55 Ave R.D	346-3790
DARYL JARVIS	36 WRIGHT AVE RD	340-1762

This meeting attendance sheet will be forwarded to Red Deer City Council as part of a planning report to be prepared by Parkland Community Planning Services regarding the proposed West Park Extension Area Structure Plan.

On behalf of

PARKLAND COMMUNITY PLANNING SERVICES

THE CITY OF Red Deer

ATTENDANCE SHEET

Neighbourhood Meeting March 19th, 2002

PROPOSED WEST PARK EXTENTION NEIGHBOURHOOD AREA STRUCURE PLAN

PLEASE PRINT

Mary Graumann	5614 - 41st T4N 1B1	347-1994
Ted Graumann	5614 - 41st T4N 1B1	347-1994
Judy Houde	3936 - 52nd Ave T4N 4S7	342-5852
Kerry Dawson	5962 - West Park Cres.	346-9679
CAROL NIZIOL	10 WRIGHT AVE	342 0117
WILDA SMITH & C. KEATING	5609 - 41 ST. RD	343-2560
LOU TRUDGEON	3527 - 59 Ave Cres.	347-1752
T. BROWN	88 W, LSOD CR	3430943
Ken STOCK	66 WISHART STR RD	343-6464
JEFF KLASSEN	66 WISHART STR. RD	343-6464
SHIRLEY + MURRAY POYNTER	42 WARD CRES. R.D.	346-9615
RHONDA & MICHAEL COTE	105 WILSON CRES.	342-0974
Jim & NANCY SANDERSON	89 WILTSHIRE BLVD.	342-1804
JIM WATSON	44 WARD CR.	340-2846
CATHIE McCRACKEN	3809-59 AVE CR	347-8132
DEBBIE SINGER	42 WHITESIDE CRES.	343-6965
Arnold PORTER	3718 - 58 Ave	347-3807
Ford & Bea Craigland	41 Wiltshire Blvd	3432241
Lillian & Lester	27 Wishart Ct.	346-0449
Kevin Bazylinski	5439-35 St	347-8736
Earl Marion Buckingham	5906 - West Park Cres	346-3006
RON HEET	5750-41 STCR	3475619
LARRY LUCASAK	19 RIVERVIEW PARK	3477139
JENNIFER O'BRIEN	20 Riverview Pk.	346-6814
Gene Jewkowicz	117 Wiltshire Bv.	3093274

This meeting attendance sheet will be forwarded to Red Deer City Council as part of a planning report to be prepared by Parkland Community Planning Services regarding the proposed West Park Extension Area Structure Plan.

On behalf of 31

PARKLAND COMMUNITY PLANNING SERVICES

THE CITY OF Red Deer

ATTENDANCE SHEET

Neighbourhood Meeting March 19th, 2002

PROPOSED WEST PARK EXTENTION NEIGHBOURHOOD AREA STRUCURE PLAN

PLEASE PRINT

NORM & VERA GELLERT	161 WILTSHIRE BLVD T4N6B5	342 7776
ARLENE McTEER	5853 WEST PARK CR	347-1589
Julie Schewaga	5706-35 St	340-0437
MARION BOWLES	5710 - 35 ST.	346-2662
MIKE SCHEWAGA	5706 - 35 ST	340-0437
Wayne Sissons	126 Welton	340-0275
Phyllis Bernard	5930 Wyo close	347-1726
Matthew yurtyes	109 Duval Cres R.D.	347-0015
ROBERTO BENCIVENGA	2 RIVERVIEW PARK	347-0977
VALENTINE QUEW	7 RIVERVIEW PARK	343-6601
Patti Collin Anderson	63 Wright Nve	341-6565
DAVID MATTHEWS		
Gloria Carlson	22 Wiltshire Place	346-6007
Robert Becker	5926 West Park close	341-3169
Paul Carrier	164 Wilson Cres	346 3122
[illegible]	10 Riverview Park	346-0717
Morgan Millman	5488 W Pl Cres.	350-5385
[illegible]		343-0[illegible]7
Harris Schmeiling	City	346-6317
Larry Pimm	City	347-6093
Chi Lee	"	342-8172

This meeting attendance sheet will be forwarded to Red Deer City Council as part of a planning report to be prepared by Parkland Community Planning Services regarding the proposed West Park Extension Area Structure Plan.

On behalf of 23

PARKLAND COMMUNITY PLANNING SERVICES

THE CITY OF Red Deer

Neighbourhood Meeting - March 19, 2002
PROPOSED WEST PARK EXTENSION
NEIGHBOURHOOD AREA STRUCTURE PLAN
Comment Sheet

Your Name: Ronald Bohme

Mailing Address: 137 Wilson Cres Postal Code T4N 5V6

Comments: We are very much in favor of the latest proposal for development of "West Park extention area.

Please provide us with your written comments this evening or return your comments to Parkland Community Planning Services, 404 - 4808 Ross Street, Red Deer, AB, T4N 1X5 (north across from City Hall), fax to 346-1570 or E-mail to bills@pcps.nb.ca, by noon Monday March 25, 2002. This comment sheet is collected for use in evaluating the proposed West Park Extension Neighbourhood Area Structure Plan and will be provided confidentially to the Municipal Planning Commission and/or City Council. A summary of the comments may be provided to the media and public; this summary will not include your name or address.

PARKLAND COMMUNITY PLANNING SERVICES

On behalf of THE CITY OF Red Deer

Neighbourhood Meeting - March 19, 2002
PROPOSED WEST PARK EXTENSION
NEIGHBOURHOOD AREA STRUCTURE PLAN
Comment Sheet

Your Name: JOAN WAHL

Mailing Address: 3516-59 Ave. CR. Postal Code T4N4V8

Comments: The plan to close 60th Ave. south of 59th ave. Crescent is a good idea. otherwise the traffic will be horrendous, as many rural people use it [redacted] -as well as college students etc.

It is very hard to see approaching traffic from the south when coming onto 60th Ave from 59th Ave. Crescent. Closing 60th Ave. will be an improvement.

The ~~de~~population density seems about right I wonder about keeping the wetlands at the south end of the development as it serves no useful purpose and only makes a mosquito breeding place

Please provide us with your written comments this evening or return your comments to Parkland Community Planning Services, 404 - 4808 Ross Street, Red Deer, AB, T4N 1X5 (north across from City Hall), fax to 346-1570 or E-mail to bills@pcps.ab.ca, by noon Monday March 25, 2002. This comment sheet is collected for use in evaluating the proposed West Park Extension Neighbourhood Area Structure Plan and will be provided confidentially to the Municipal Planning Commission and/or City Council. A summary of the comments may be provided to the media and public; this summary will not include your name or address.

On behalf of

PARKLAND COMMUNITY PLANNING SERVICES

THE CITY OF Red Deer

(2)

Neighbourhood Meeting - March 19, 2002
PROPOSED WEST PARK EXTENSION
NEIGHBOURHOOD AREA STRUCTURE PLAN

Comment Sheet

Your Name: Matt Steiert

Mailing Address: 23 Riverview Pk 342-7587 Postal Code T4N 1E3

Comments: I am presently a resident of the Riverview Park subdivision and concerned that the increased volume of traffic along Cronquist Dr. west of 60 Ave and 43 St. will pose a serious accident risk to myself, my family and other residents of this cul de sac (specifically to the point of entry to Cronquist Dr. from an acreage location).

The bend in the road just west of 60 Ave + Cronquist Dr effects negatively the visibility for safe vehicles movement to Cronquist Dr. from the subdivision; combine this with increased traffic flow at speeds of 50 kilometers plus, a blind eastern turn directly over Cronquist Dr. several weeks out of the year and I believe you have the recipe for a serious accident.

My recommendation to parks + recreation + to Parkland community Planning services would be to have the subdivision developer place playground equipment in the area adjacent to 60 Ave + 43 rd St (Cronquist Dr.) Already designated M.R. Slower traffic will allow safer entry on to Cronquist Dr plus provide additional playground recreation for children living in the area. Please be advised that a copy of these comments + recommendations will be provided to the County of Red Deer for their consideration and records.

Sincerely
Matt Steiert

Please provide us with your written comments this evening or return your comments to Parkland Community Planning Services, 404 - 4808 Ross Street, Red Deer, AB, T4N 1X5 (north across from City Hall), fax to 346-1570 or E-mail to bills@pcps.ab.ca, by noon Monday March 25, 2002. This comment sheet is collected for use in evaluating the proposed West Park Extension Neighbourhood Area Structure Plan and will be provided confidentially to the Municipal Planning Commission and/or City Council. A summary of the comments may be provided to the media and public; this summary will not include your name or address.

PARKLAND COMMUNITY PLANNING SERVICES

On behalf of THE CITY OF Red Deer

Neighbourhood Meeting - March 19, 2002
PROPOSED WEST PARK EXTENSION
NEIGHBOURHOOD AREA STRUCTURE PLAN
Comment Sheet

Your Name: Robert and Shelley Bailie

Mailing Address: 133 Wilson Cres. Postal Code T4N 5V6

Comments:

We feel that this plan addresses the development concerns that were raised during the previous development proposal. We are pleased with many of the features of this development plan including the paths and park areas and "mirroring" of lots adjacent to existing lots.

Please provide us with your written comments this evening or return your comments to Parkland Community Planning Services, 404 - 4808 Ross Street, Red Deer, AB, T4N 1X5 (north across from City Hall), fax to 346-1570 or E-mail to bills@pcps.ab.ca, by noon Monday March 25, 2002. This comment sheet is collected for use in evaluating the proposed West Park Extension Neighbourhood Area Structure Plan and will be provided confidentially to the Municipal Planning Commission and/or City Council. A summary of the comments may be provided to the media and public; this summary will not include your name or address.

PARKLAND COMMUNITY PLANNING SERVICES

On behalf of THE CITY OF Red Deer

Neighbourhood Meeting - March 19, 2002
PROPOSED WEST PARK EXTENSION
NEIGHBOURHOOD AREA STRUCTURE PLAN

Comment Sheet

RECEIVED
MAR 2 0 2002

Your Name: Kevin Schnopfer

Mailing Address: 72 WILSON CR. Postal Code T4N 5W9

Comments:

I AM VERY IMPRESSED in the layout of this SUBDIVISION. The REMOVAL of 60 AVE is a POSITIVE move. ACREAGE & Highway TRAFFIC will BE DIRECTED Down 32 ST. AND From my PRESENT LOCATION, I will STILL TAKE 57 AVE - 4 to 8 TIMES DAILY TO AVOID COLLEGE TRAFFIC.

I would HOPE THAT THERE IS A BERM AND CONCRETE NOISE BARRIER ALONG THE Highway.

ALOT of PEOPLE SPEND VALUABLE TIME DEVELOPING THIS PROPOSAL ... THANK YOU.

Kevin Schnopfer hat-man@telusplanet.net

Please provide us with your written comments this evening or return your comments to Parkland Community Planning Services, 404 - 4808 Ross Street, Red Deer, AB, T4N 1X5 (north across from City Hall), fax to 346-1570 or E-mail to bills@pcps.ab.ca, by noon Monday March 25, 2002. This comment sheet is collected for use in evaluating the proposed West Park Extension Neighbourhood Area Structure Plan and will be provided confidentially to the Municipal Planning Commission and/or City Council. A summary of the comments may be provided to the media and public; this summary will not include your name or address.

PARKLAND COMMUNITY PLANNING SERVICES

On behalf of THE CITY OF Red Deer

Neighbourhood Meeting - March 19, 2002
PROPOSED WEST PARK EXTENSION
NEIGHBOURHOOD AREA STRUCTURE PLAN
Comment Sheet

Your Name: ARLENE McTEER

Mailing Address: 5853 WEST PARK CR Postal Code T4N 1E7

Comments:

Do NOT CLOSE 60th AVE

Please provide us with your written comments this evening or return your comments to Parkland Community Planning Services, 404 - 4808 Ross Street, Red Deer, AB, T4N 1X5 (north across from City Hall), fax to 346-1570 or E-mail to bills@pcps.ab.ca, by noon Monday March 25, 2002. This comment sheet is collected for use in evaluating the proposed West Park Extension Neighbourhood Area Structure Plan and will be provided confidentially to the Municipal Planning Commission and/or City Council. A summary of the comments may be provided to the media and public; this summary will not include your name or address.

PARKLAND COMMUNITY PLANNING SERVICES

On behalf of

THE CITY OF Red Deer

Neighbourhood Meeting - March 19, 2002

PROPOSED WEST PARK EXTENSION NEIGHBOURHOOD AREA STRUCTURE PLAN

Comment Sheet

Your Name: NORMA VERA GELLERT

Mailing Address: 161 WILTSHIRE BLVD. R.D. Postal Code T4N 6B5

Comments:

WITH INCREASED TRAFFIC ON 43RD ST. WE FEAR OUR "MANSION ON THE HILL" WILL ~~BE~~ DEPRECIATE SUBSTANTIALLY. THEREFORE ONCE W.P. EXTENSION IS COMPLETE. CAN WE EXPECT THE CITY WILL REDUCE OUR REALTY TAXES ACCORDINGLY. OUR BACK YARD FACES 43ST AND THE TRAFFIC DURING THE SUMMER (NOISE) IS ALREADY VERY LOUD. HOW MUCH LOUDER WILL IT BE WITH THE "EXTENSION"?? BY THE WAY. THE NOISE DOES NOT BOTHER US DURING THE WINTER MONTHS. WINDOWS ARE CLOSED. AND WE ARE NOT OUTDOORS DURING THE WINTER DAYS!!

SHOULD WE BE SELLING OUR HOME BEFORE THE VALUE DEPRECIATES ??? Vera Gellert

Please provide us with your written comments this evening or return your comments to Parkland Community Planning Services, 404 - 4808 Ross Street, Red Deer, AB, T4N 1X5 (north across from City Hall), fax to 346-1570 or E-mail to bills@pcps.ab.ca, by noon Monday March 25, 2002. This comment sheet is collected for use in evaluating the proposed West Park Extension Neighbourhood Area Structure Plan and will be provided confidentially to the Municipal Planning Commission and/or City Council. A summary of the comments may be provided to the media and public; this summary will not include your name or address.

PARKLAND COMMUNITY PLANNING SERVICES

On behalf of THE CITY OF Red Deer

Neighbourhood Meeting - March 19, 2002
PROPOSED WEST PARK EXTENSION
NEIGHBOURHOOD AREA STRUCTURE PLAN
Comment Sheet

Your Name: Lillian Fletcher

Mailing Address: 27 Wishart St. Postal Code T4N 5W2

Comments:

I believe that this plan will produce an excellent neighbourhood!

LF

Please provide us with your written comments this evening or return your comments to Parkland Community Planning Services, 404 - 4808 Ross Street, Red Deer, AB, T4N 1X5 (north across from City Hall), fax to 346-1570 or E-mail to bills@pcps.ab.ca, by noon Monday March 25, 2002. This comment sheet is collected for use in evaluating the proposed West Park Extension Neighbourhood Area Structure Plan and will be provided confidentially to the Municipal Planning Commission and/or City Council. A summary of the comments may be provided to the media and public; this summary will not include your name or address.

PARKLAND COMMUNITY PLANNING SERVICES

On behalf of

THE CITY OF Red Deer

Neighbourhood Meeting - March 19, 2002
PROPOSED WEST PARK EXTENSION
NEIGHBOURHOOD AREA STRUCTURE PLAN
Comment Sheet

Your Name: KEN STOCK

Mailing Address: 66 WISHART ST RD Postal Code T4N 5W3

Comments: - I DON'T LIKE 60 AVE CLOSED — TOO FAR TO HIWAY & HARD TO TELL GUEST HOW TO FIND OUR PLACE. MAY BE NEED TO TWIN 60 ave. - IT SHOULD BE A COLLECTOR RD.

YOU ARE CUTTING TOO MANY TREES IN THE NATURAL AREA - (CENTRAL PARK) LEAVE MORE TREES - YOU'RE TAKING 2/3 OUT.

I FEEL VERY STRONGLY ABOUT THESE 2 ITEMS.

IF YOU INSIST on CLOSING 60 AVE, YOU MUST PUT LIGHTS OR SOMETHING @ 57 ave & MAYBE 55 AVE. IT IS ALREADY A NIGHTMARE TO GET OUT NOW.

Please provide us with your written comments this evening or return your comments to Parkland Community Planning Services, 404 - 4808 Ross Street, Red Deer, AB, T4N 1X5 (north across from City Hall), fax to 346-1570 or E-mail to bills@pcps.ab.ca, by noon Monday March 25, 2002. This comment sheet is collected for use in evaluating the proposed West Park Extension Neighbourhood Area Structure Plan and will be provided confidentially to the Municipal Planning Commission and/or City Council. A summary of the comments may be provided to the media and public; this summary will not include your name or address.

PARKLAND COMMUNITY PLANNING SERVICES

On behalf of THE CITY OF Red Deer

Neighbourhood Meeting - March 19, 2002
PROPOSED WEST PARK EXTENSION
NEIGHBOURHOOD AREA STRUCTURE PLAN

Comment Sheet

Your Name: Shelley Koch & Robert Becker

Mailing Address: 5926 WestPark Close Postal Code T4N 1G2

Comments:

Oh general I like the plan. I do feel the density is still a bit high compared to the existing WestPark Community, and I would like to see more green area stay. My mine concern is what will be done with the back alley between 59 Ave Cres & Wishart - has there been thought to people in WestPark short cutting down this alley? Will it be paved with speed bumps? How was this looked at or was it? I also like that there is no back lane between 59 Ave Cres and Wishart on the proposed extension.

Please provide us with your written comments this evening or return your comments to Parkland Community Planning Services, 404 - 4808 Ross Street, Red Deer, AB, T4N 1X5 (north across from City Hall), fax to 346-1570 or E-mail to bills@pcps.ab.ca, by noon Monday March 25, 2002. This comment sheet is collected for use in evaluating the proposed West Park Extension Neighbourhood Area Structure Plan and will be provided confidentially to the Municipal Planning Commission and/or City Council. A summary of the comments may be provided to the media and public; this summary will not include your name or address.

PARKLAND COMMUNITY PLANNING SERVICES

On behalf of THE CITY OF Red Deer

Neighbourhood Meeting - March 19, 2002

PROPOSED WEST PARK EXTENSION
NEIGHBOURHOOD AREA STRUCTURE PLAN

Fax 346-1570

Comment Sheet

Name: Rhonda Cote
Mailing Address: 105 Wilson Crescent, Red Deer AB T4N 5V6

Comments:

It was obvious throughout the evening, that traffic flow within the West Park area is an issue.

The design of the West Park area is unique, as it has restricted area access from only the north point or the south point. This is what creates the problem.

The stated concern for the 'shortcutting' traffic that 60th Avenue is currently sustains, along with an increase for projected traffic with future developments in the region, has been address at great length. There must however, be an appreciation for the frustration invoked at the thought of reducing access to and from the neighbouring vicinities of West Park. Excessive traffic induced by the local college and growing traffic from the county region produces in a bottleneck at the intersections of 55th and 57th Avenues.

This is dangerous in the mornings for children who cross these intersections or who are enroute for a bus stop in the area. The excessive number of vehicles reduces visibility for drivers and children alike. *If we are considering how the children from the proposed Extension district are to cross roads in order to attend schools, I believe that we should also show the same consideration for children who are currently residing in the area.* There are a number of college students who reside in the area. Crossing 32nd Street, with the traffic from the Avenues at their back, is certainly a worrisome experience. All of these current conditions and concerns would certainly heighten substantially with the closure of 60th Avenue. With the recent withdrawal of provincial funding to municipal districts for, it is questionable as to whether or not the city will address the roadway problems existing at the college entrance anytime in the near future! With the closure of 60th Avenue access for the residence of West Park, the congestion associated with access to the college would have to be addressed at the same time, in order to avoid a deteriorating situation.

The current plan proposes the closure of 60th Avenue from 32nd Street up to 59th Avenue Crescent. **Has the closure 60th Avenue from 59th Avenue Crescent intersection up to the Cronquist Drive intersection** been considered? By doing so, the residents from the existing West Park area and residents from the West Park Extension would be able to utilize 60th Avenue as an alternate access within the area, yet the 'shortcutting' traffic would be deterred from this area, as the through access would no longer exist. *If this proposal has already come under review, and was deemed as unsuitable, I would appreciate information in order to understand why it would have been disallowed.*

It is assumed that by allowing access onto 60th Avenue from 32nd Street, the current proposed entrance into the West Park Extension would have to be relocated further along on 60th Avenue. In reviewing the plan, there appears to be many options available for such an entrance, while maintaining the entrance/exit along Cronquist Drive already in the proposed plan. The West Park Extension area would not have an exclusive entrance into the area, and the neighbourhood as a whole could share the access.

I have taken the opportunity to follow the development as closely as possible, and attend a number of the open house gatherings. The developers have certainly been most accommodating and understanding. With a bit more tweaking, I believe the extension to the West Park area would be a positive addition to the region.

Your consideration for the above comment is appreciated.

Sincerely,

Rhonda Cote
342-0974

March 21, 2002

Mr. Shaw,

Further to the information meeting on Monday March 19, 2002, I am forwarding my concerns to you regarding the version of the plan that has been recently circulated.

I live at 164 Wilson Crescent and **I am adamantly opposed to the proposed closure of 60 Avenue from 59 Ave Cr (?) through to 32 Street!** I am of the opinion the developer of this extension is going to have their way and make the long collector road the only through route at this end of West Park. If you were serious about making this new community attractive, you would maintain the use of 60 Avenue as the shortest and clearest through route through this subdivision.

I realize the 600 vehicles/day are through motorists is a demand on this Avenue. In all my years of residing here, (since transfer to Red Deer in 1993), I have not ever seen an accident on this stretch of urban roadway. Admittedly, there are some that choose to go faster than the posted speed but on occasion I have also seen the radar enforcement and this is positive. No streets are immune to speeders in the whole city. In my 27+ years of experience with working with the Alberta Transportation Department, it has been shown that the best roads/streets have always been planned to provide motorists with the shortest and most direct route with the least impedance possible.

By closing the south portion of 60 Ave as proposed, this will deny many current residents of the west half of the current West Park area with a great access to 32 Street via 60 Ave. Virtually the entire length of Wishart is duplex housing with many vehicles and young children throughout. Why are you asking for further traffic to pass here when going to 60 Ave actually reduces traffic on Wishart.

I realize there was some type of steering committee that studied this matter and made some recommendations. From what I see from the consultants, I suspect this may have been a bulling committee?

In my opinion, the use of 60 Avenue is actually more logical than using 57 or 55 Avenue due to the day-long playground speed zones and school zones. Concerned parents throughout West Park (OLD & NEW) should appreciate that keeping traffic off of these two collectors is a far more prudent thing to do than closing 60 Avenue. Increase traffic on these avenues and the potential risk to the children is sure to increase whether through the fault of the motorist or the children.

Just as the residents at the north west corner of the current West Park seem pleased that the north leg of 60 Avenue seems destined to remain open, PLEASE ENSURE THE RESIDENTS OF THE SW QUADRANT ARE KEPT AS PLEASED. A LAST RESORT ALTERNATIVE WOULD BE TO MAINTAIN 60 AVENUE FROM WISHART TO 32 STREET OPEN AS WELL. THE COLLECTOR THROUGH THE NEW SUBDIVISION COULD BE MADE TO STOP AT 60 AVE WITH A T-INTERSECTION THAT WOULD SEE VIRTUALLY ALL TRAFFIC TURNING RIGHT ANYWAY. I AM NOT OPPOSED TO THE LOOP FROM WISHART TO 59 AVE CR (?) THOUGH I DO NOT LIKE THE 1-2-3 LOT P1 AREA THERE. PUT THE SAME AREA IN THE CUL-DE-SAC OVER TOP TO THE CLOSED 60 AVE (KEEP THE KIDS AWAY FROM THE ROAD? OR IS THAT TOO MUCH TO ASK THE CONSULTANTS/DEVELOPERS TO CONSIDER(?), SPEED TRAPS WOULD BECOME INEVITABLE IF THE P1 IS ON THE STREET (DUH?). PERHAPS THIS LOOP WOULD BE ENOUGH DETER OR ELIMINATE SOME OF THE FLOW THROUGH TRAFFIC.

If I were currently a County resident using this route to avoid the college entrance MESS and the DAMN left turning DELAYS at Taylor Drive, I would be really choked if 60 Avenue was closed.

Residents backing onto the entire length of 60 Avenue already have a mature gorgeous lilac hedge the entire length of 60 Ave. THIS MUST BE ABSOLUTELY MAINTAINED!

I do look forward to the community extension as it does seem like a logical place to allow the City of Red Deer to grow.

Please consider my comments and if you need further input, I can be reached at 346-3122 (evenings).

Paul Carrier

164 Wilson Crescent
Red Deer, AB T4N 5W1

Christine Kenzie

From: Kelly Kloss
Sent: April 23, 2002 5:09 PM
To: Christine Kenzie
Cc: Nona Housenga
Subject: FW: West Park

The following email sounds more urgent than what I had intended. We would not stop the advertising process but want to watch for this letter.

– rec'd April 29, 2002

Kelly

From: Bill Shaw
Sent: April 23, 2002 5:02 PM
To: 'gary@trademark.ca'
Cc: Kelly Kloss; Nancy Hackett; 'gordon@trademark.ca'; 'rzaz@shaw.ca'
Subject: FW: West Park

Gary and Gordon:

From the below message from the City Clerk (Kelly Kloss) through Nancy, you can see there has been an oversight.

Would you please provide the City Clerk a with a letter from the owner of the property or copy of a conditional option to purchase, as per the request from the City Clerk.

Obviously, ASAP.

Bill ---------

From: Nancy Hackett
Sent: April 23, 2002 10:39 AM
To: Bill Shaw
Cc: Kelly Kloss; Paul Meyette
Subject: West Park

Hi Bill-

I had a call from Kelly Kloss this morning. He requires some important information from you regarding the West Park Extension lands. To ensure the City is acting properly, he needs a letter on file (or a copy of a conditional offer to purchase those lands) from the owner of the property before Council can consider any rezoning any further on those lands. This is to ensure that the owner is in agreement with rezoning of his lands and is aware of the rezoning. Clearly, this is needed very quickly - and it probably should have been in before first reading - but as soon as possible please Bill as the public hearing/2nd/3rd reading cannot be considered with out this.

Thanks, Nancy

PARKLAND
COMMUNITY
PLANNING
SERVICES

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

MEMORANDUM

TO: KELLY KLOSS

FROM: BILL SHAW

DATE: APRIL 29, 2002

RE: 'CRONQUIST LANDS' – WEST PARK EXTENSION
TRADEMARK WESTERN PROPERTIES OPTION AGREEMENT

I am forwarding herewith a copy of the Real Property Report Option Agreement, as supplied to me by Gordon Cameron of Trademark Western Properties, for the lands that are the subject of the West Park Extension Neighbourhood Area Structure Plan and first phase Land Use Bylaw redesignations.

I trust this is the information you require in your file pursuant to the amending bylaws.

Bill Shaw, ACP, MCIP

[redacted]

Fax

To:	BILL SHAW	**From:**	Gordon Cameron
Fax:	403-343-3394	**Pages:**	6
Phone:		**Date:**	April 26, 2002
Re:	WEST PARK	**CC:**	

☐ **Urgent** ☐ **For Review** ☐ **Please Comment** ☐ **Please Reply**

200 – 6245 136TH Street, Surrey, BC V3X 1H3 Telephone: (604) 590-1155 Fax: (604) 590-6766

Attached please find the binding Real Property Option Agreement dated March 28, 2002 between Trademark and Cronquist.

I trust this will satisfy the City's requirements, however, if anything further is required please do not hesitate to call.

REAL PROPERTY OPTION AGREEMENT

THIS AGREEMENT is made effective March 28, 2002.

BETWEEN:

GERALD D. CRONQUIST
of Kelowna, British Columbia
(referred to in this Agreement as the "Optionor")

OF THE FIRST PART

- and -

TRADEMARK WESTERN PROPERTIES INC.
a body corporate
(referred to in this Agreement as the "Optionee")

OF THE SECOND PART

RECITALS

A. The Optionor is the registered owner of the lands described in Schedule "A" to this Agreement (the "Lands"), subject to the encumbrances described in Schedule "B".

B. The Optionee desires to obtain an option to purchase the Lands, which the Optionor is prepared to grant for the consideration and upon the terms and conditions set out below.

AGREEMENT:

THEREFORE THIS AGREEMENT WITNESSETH that in consideration of the sum of $ (the "Option Payment") now paid by the Optionee to the Optionor by way of a certified cheque in that amount payable to Gerald D. Cronquist, receipt of which is acknowledged, and of the Agreements set out below, the parties agree together as follows:

1. The Optionor grants to the Optionee the exclusive option (irrevocable within the time limited below for exercise of such option) to purchase the Lands clear of all encumbrances except those described in Schedule "B", and those encumbrances registered by or on behalf of the Optionee and any person claiming an interest thereunder, for the sum of $. together with any applicable taxes, including G.S.T. The Option Payment is being paid by the Optionee to the Optionor as consideration for the granting of the Option.

2. The Optionee may exercise the option granted by Section 1 by delivering to Johnston Ming Manning LLP, Barristers & Solicitors, #400, 4943 - 50 Street, Red Deer, Alberta, T4N 1Y1, Attention: Gordon E. Deck, at anytime up to and including but not after 11:59 a.m., local time, on June 4, 2002. written notice of such exercise, together with a certified cheque payable to Johnston Ming Manning (in trust) for $. being the balance of the purchase price, together with payment of any applicable taxes, including G.S.T.

3. If the option granted in Section 1 is exercised within the time and the manner specified in Section 2:

   3.1 This Agreement shall become a binding Agreement for the sale and purchase of the Lands;

3.2 The sum of $50,000.00 paid as the cash consideration for the option granted shall apply upon the purchase price for the Lands;

3.3 The Optionor shall forthwith execute and deliver to the Optionee a registerable transfer or transfers of the titles to the Lands, subject to the encumbrances described in Schedule "B", and those encumbrances registered by or on behalf of the Optionee and any person claiming an interest thereunder;

3.4 The Optionee shall be entitled to possession of the Lands on June 7, 2002 (the "Possession Date");

3.5 All incomings and outgoings respecting the Lands, including taxes and rent, shall be adjusted as at June 7, 2002, and any adjustments owed shall be paid on the Possession Date to the party entitled to the credit.

4. If the option granted by Section 1 is not exercised within the time and manner specified by Section 2, the Optionee shall forthwith thereafter discharge any encumbrances filed against the certificates of title for the Lands by the Optionee, the Option Payment shall be retained by and belong to the Optionor absolutely, and the Optionee shall have no claim or demand thereto or in respect thereof whatsoever. In the event that the Optionee fails to discharge the encumbrances as aforesaid, then the Optionor shall be entitled to take whatever steps are necessary to have the encumbrances discharged, and the Optionee shall indemnify the Optionor for all costs incurred, on a solicitor and client basis, in having the encumbrances discharged.

5. The Optionee acknowledges having inspected the Lands and that the Optionor has made no representations or warranties whatsoever respecting the Lands other than as expressly made in this Agreement.

6. The Optionor represents and warrants that he is a resident of Canada.

7. Time shall be of the essence of this Agreement and this Agreement shall enure to the benefit of, and be binding upon and enforceable by the parties and their respective heirs, executors, administrators and assigns.

IN WITNESS WHEREOF the party of the first part has set his hand and seal and the party of the second part has affixed its corporate seal attested to by the signatures of its authorized officers in that regard the day and year first above written.

Witness

SECRETARY
423 Cedar Avenue
Kelowna, B.C. V1Y 4X2

GERALD D. CRONQUIST

GERALD DAVID CRONQUIST (3522330bC)

TRADEMARK WESTERN PROPERTIES INC.

Per:

Gordon C. Cameron

THIS IS SCHEDULE "A" REFERRED TO IN A REAL PROPERTY OPTION AGREEMENT DATED MARCH 28, 2002, AND MADE BETWEEN:

GERALD D. CRONQUIST

- and -

TRADEMARK WESTERN PROPERTIES INC.

FIRSTLY:

TITLE NUMBER: 842 147 784

PLAN 1128AM
ALL THAT PORTION OF BLOCK (X)
TAKEN FOR ROAD PLAN 2082LZ (NOW ABANDONED) LYING NORTH EAST OF THE NORTH EAST LIMIT OF ROAD PLAN 8421444 CONTAINING 1.696 HECTARES MORE OR LESS.
EXCEPTING THEREOUT ALL MINES AND MINERALS

SECONDLY:

TITLE NUMBER: 852 058 395 C

ALL THAT PORTION OF THE EAST HALF OF SECTION SEVEN (7)
TOWNSHIP THIRTY EIGHT (38)
RANGE TWENTY SEVEN (27)
WEST OF THE FOURTH MERIDIAN
WHICH LIES NORTH OF THE ROAD AS SHOWN ON PLAN 8420587 EAST OF THE ROAD AS SHOWN ON ROAD PLAN 8421444 AND WHICH LIES SOUTH EAST OF THE ROAD (NOW ABANDONED) AS SHOWN ON PLAN 2082LZ CONTAINING 55.723 HECTARES (137.69 ACRES)
MORE OR LESS.
EXCEPTING THEREOUT ALL MINES AND MINERALS AND THE RIGHT TO WORK THE SAME.

THIRDLY:

TITLE NUMBER: 842 147 783

ALL THAT PORTION OF THE NORTH EAST QUARTER OF SECTION SEVEN (7)
TOWNSHIP THIRTY EIGHT (38)
RANGE TWENTY SEVEN (27)
WEST OF THE FOURTH MERIDIAN
TAKEN FOR ROAD PLAN 2082LZ (NOW ABANDONED) LYING NORTH EAST OF THE NORTH EAST LIMIT OF ROAD PLAN 8421444 CONTAINING 4.48 HECTARES (11.07 ACRES)
MORE OR LESS.
EXCEPTING THEREOUT ALL MINES AND MINERAL

THIS IS SCHEDULE "B" REFERRED TO IN A REAL PROPERTY OPTION AGREEMENT DATED March 22, 2002, AND MADE BETWEEN:

GERALD D. CRONQUIST

- and -

TRADEMARK WESTERN PROPERTIES INC.

ENCUMBRANCES TO BE ASSUMED

FIRSTLY - Certificate of Title No. 842 147 784:

Registration Number	Registration Date	Instrument
No registrations	No registrations	No registrations

SECONDLY - Certificate of Title No. 852 058 395 C:

Registration Number	Registration Date	Instrument
2166EF	30/06/1930	Utility Right of Way Grantee: Utilicorp Networks Canada (Alberta) Ltd., "Data Updated by: Transfer of UTRW No. 5888GH" (Data Updated by: Transfer of Utility Right of Way 002299290)
1898JQ	24/02/1954	Utility Right of Way Grantee: Calgary Power Ltd. As to Portion or Plan:4662HW
4976KX	07/03/1958	Utility Right of Way Grantee: Calgary Power Ltd. As to Portion or Plan:4224KS

THIRDLY - Certificate of Title No. 842 147 783:

Registration Number	Registration Date	Instrument
4976KX	07/03/1958	Utility Right of Way Grantee: Calgary Power Ltd. As to Portion or Plan:4224KS

AFFIDAVIT OF EXECUTION

CANADA)
PROVINCE OF BRITISH COLUMBIA)
TO WIT:)
)
)

I, AUBER McLEOD SECRETARY
of the _____ of _____
in the Province of British Columbia
423 Cedar Avenue
Kelowna, B.C. V1Y 4X2

MAKE OATH AND SAY:

1. THAT I was personally present and did see Gerald D. Cronquist, named in the within instrument, who is personally know to me to be the person named therein, duly sign and execute the same for the purpose named therein.

2. THAT the same was executed at the CITY of KELOWNA, in the Province of British Columbia, and that I am the subscribing witness thereto.

3. THAT I know the said Gerald D. Cronquist and he is, in my belief, of the full age of nineteen (19) years.

SWORN BEFORE ME at the CITY)
of KELOWNA, in the Province of)
British Columbia, this 23 day of MARCH)
2002)
)
)
)
A Notary Public in and for the Province)
of British Columbia)

A. M. McLeod
~~Gerald D. Cronquist~~

Name: _____

Appointment Expires _____
or Being a Solicitor

Permanent commission

PIRJO M. HOLT
Notary Public
423 Cedar Avenue
Kelowna, B.C. V1Y 4X2

Christine Kenzie

From: Kelly Kloss
Sent: April 09, 2002 1:36 PM
To: Christine Kenzie
Subject: FW: Council Agenda for April 22 meeting

For the April 22 meeting

Kelly
From: Bill Shaw
Sent: April 09, 2002 9:29 AM
To: Kelly Kloss
Cc: Frank Wong
Subject: Council Agenda for April 22 meeting

Kelly:

In discussions with Christine, she has indicated that we can submit on April 15 a number of related items for the April 22 Council meeting. These will include:

(1) a bylaw to adopt the West Park Neighbourhood Area Structure Plan - provided will be a covering report and the required number of the plans

(2) a bylaw to amend the Land Use Bylaw to redesignate the lands covered by Phase 1 of the neighbourhood development

(3) a bylaw to close the effected portion of 60th Avenue.

The application and related requirements to close 60th Avenue (#3 above) is being undertaken by Al-Terra Engineering. I have advised them to contact your office to clarify the submission requirements and cut-off date.

If all three bylaws are not ready for the April 22 meeting, it is our feeling that the matter not proceed to Council until all three bylaws are ready for consideration in tandem, since they are inter-related.

Thanks for your Department's assistance.

Bill

AL-Terra Engineering Ltd. Consulting Engineers

#202, 4708 - 50th Avenue
Red Deer, Alberta; T4N 4A1
FROM: Nick Spyksma, P.Eng.

Phone: (403) 340 - 3022
Fax: (403) 340 - 3038
Email: nspyksma@al-terra-rd.com

Fax Cover Page

Date: 10-Apr-02 File: 236-Gen-51

Please deliver the following pages

To: Christine
Company: City of Red Deer City Clerks
Fax Number: 346-6195

Total Number of Pages (Including cover letter): 2

Re: Westpark Area Structure Plan - 60 Avenue Closure

Please find herewith the legal description for the 60 Avenue road closure.

Please do not hesitate to call should you require any further information.

Thank you,

Nick Spyksma, P.Eng.
Project Manager

If you do not receive all the pages, please call us immediately at the number noted above.

Snell & Oslund Surveys (1979) Ltd.

LAND SURVEYORS AND PROFESSIONAL ENGINEERS
PHONE: (403) 342-1255 FAX: (403) 343-7025

D. VANDENBRINK, A.L.S., P.ENG.
D. RUTHERFORD, A.L.S., P.ENG.

#2, 5128 - 52 STREET
RED DEER, ALBERTA T4N 6Y4

April 10, 2002

Our File: 18200 **VIA FAX : 340-3038**

Nick Spyksma
C/o All-Terra Engineering Ltd.
202, 4708 - 50 AVE
RED DEER, AB
T4N 4A1

RE: Road Closure Descriptions

Further to our conversation of today and your E-mail, the following are the road closure descriptions you requested:

1. All that portion of government road allowance lying east of and adjacent to the east boundary of section 7-38-27-W4 and lying south of the production westerly of the south boundary of 59th Avenue Crescent as shown on plan 5187 KS, and lying north of the production westerly of the north boundary of 32 Street as shown on Plan 2886 TR

2. All that portion of government road allowance lying north of and adjacent to the north boundary of the north east quarter of section 7-38-27-W4, and lying east of the south east boundary of road as shown on plan 5379 CL, and lying west of the production northerly of the east boundary of the said quarter section

If you have any questions, please do not hesitate to contact the undersigned.

Regards,

SNELL & OSLUND SURVEYS (1979) LTD.
Dirk VandenBrink, A.L.S., P. Eng.

DVB/hhs

FILE

DATE: April 23, 2002

TO: City Council

FROM: City Clerk

RE: **West Park Extension Neighbourhood Area Structure Plan**
Bylaw Amendment 3217/C-2002
Portions of the NE, NW and SE Section 7; 38-27-W4

History

At the Monday, April 22, 2002 meeting of Council, West Park Extension Neighbourhood Area Structure Plan Bylaw Amendment 3217/C-2002 was given first reading.

West Park Extension Neighbourhood Area Structure Plan provides for a 63.24 ha (156.26 acre) site lying between the existing West Park neighbourhood and Highway 2. The site development includes 718 dwelling units of which 640 are single family detached homes. These include 97 narrow lot detached homes and 130 adult-living detached bungalow units. There are no apartments planned, only 78 multi-family units (townhouses).

Public Consultation Process

A Public Hearing has been advertised for the above noted bylaw to be held on Tuesday, May 21, 2002 at 7:00 p.m. in the Council Chambers during Council's regular meeting. The owners of the properties and those bordering the site have been notified by letter of the Public Hearing.

Recommendations

That following the Public Hearing, Council may proceed with 2nd and 3rd readings of the bylaw.

Kelly Kloss
City Clerk
/chk

THE CITY OF Red Deer

FILE

Council Decision – Monday April 22, 2002

DATE: April 23, 2002

TO: Bill Shaw, Parkland Community Planning Services

FROM: City Clerk

RE: **West Park Extension Neighbourhood Area Structure Plan**
Bylaw Amendment 3217/C-2002
Portions of the NE, NW and SE Section 7; 38-27-W4

Reference Report:
Parkland Community Planning Services, dated April 15, 2002

Bylaw Readings:
West Park Extension Neighbourhood Area Structure Plan Amendment 3217/C-2002 was given first reading. A copy of the bylaw is attached.

Report Back to Council: Yes
A Public Hearing will be held on Tuesday, May 21, 2002 at 7:00 p.m. in the Council Chambers during Council's regular meeting.

Comments/Further Action:
West Park Extension Neighbourhood Area Structure Plan provides for a 63.24 ha (156.26 acre) site lying between the existing West Park neighbourhood and Highway 2. The site development includes 718 dwelling units of which 640 are single family detached homes. These include 97 narrow lot detached homes and 130 adult-living detached bungalow units. There are no apartments planned, only 78 multi-family units (townhouses).

This office will now proceed with the advertising for a Public Hearing. Trademark Western Properties Inc. will be responsible for the advertising costs in this instance.

Kelly Kloss
City Clerk

/chk
attchs.

c Director of Development Services
Director of Community Services
Inspections & Licensing Manager
Land & Economic Development Manager
C. Adams, Administrative Assistant
S. Eklund, City Clerk's Clerk Steno

BYLAW NO. 3217/C-2002

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

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

1. Bylaw No. 3217/98 containing The City of Red Deer Neighbourhood Area Structure Plans is hereby amended by adding thereto the West Park Extension Neighbourhood Area Structure Plan attached as Appendix 'A' hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 22nd day of April 2002.

READ A SECOND TIME IN OPEN COUNCIL this day of 2002.

READ A THIRDD TIME IN OPEN COUNCIL this day of 2002.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2002.

PARKLAND
COMMUNITY
PLANNING
SERVICES

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

Date: April 11, 2002

To: Kelly Kloss, City Clerk

Re: Land Use Bylaw Amendment 3156/P-2002
Portion of 60 Avenue south of Wishart Street and
Part of the E ½ Sec. 7-38-27-4
West Park Extension - Phase 1
Trademark Western Properties Inc.

Trademark Western Properties Inc. is proposing to develop Phase 1 of the West Park Extension Subdivision. The 19.25ha (47.5ac) Phase 1 consists of approximately 93 single-family lots, 10 narrow single-family lots, 1 block of 3.15 ha (7.78ac) of land for a single-family adult condominium development, 1 environmental preservation lot, 2 public utility lots and 3 municipal reserve lots.

The proposed land use complies with the West Park Extension Neighbourhood Area Structure Plan which appears elsewhere on this Council agenda.

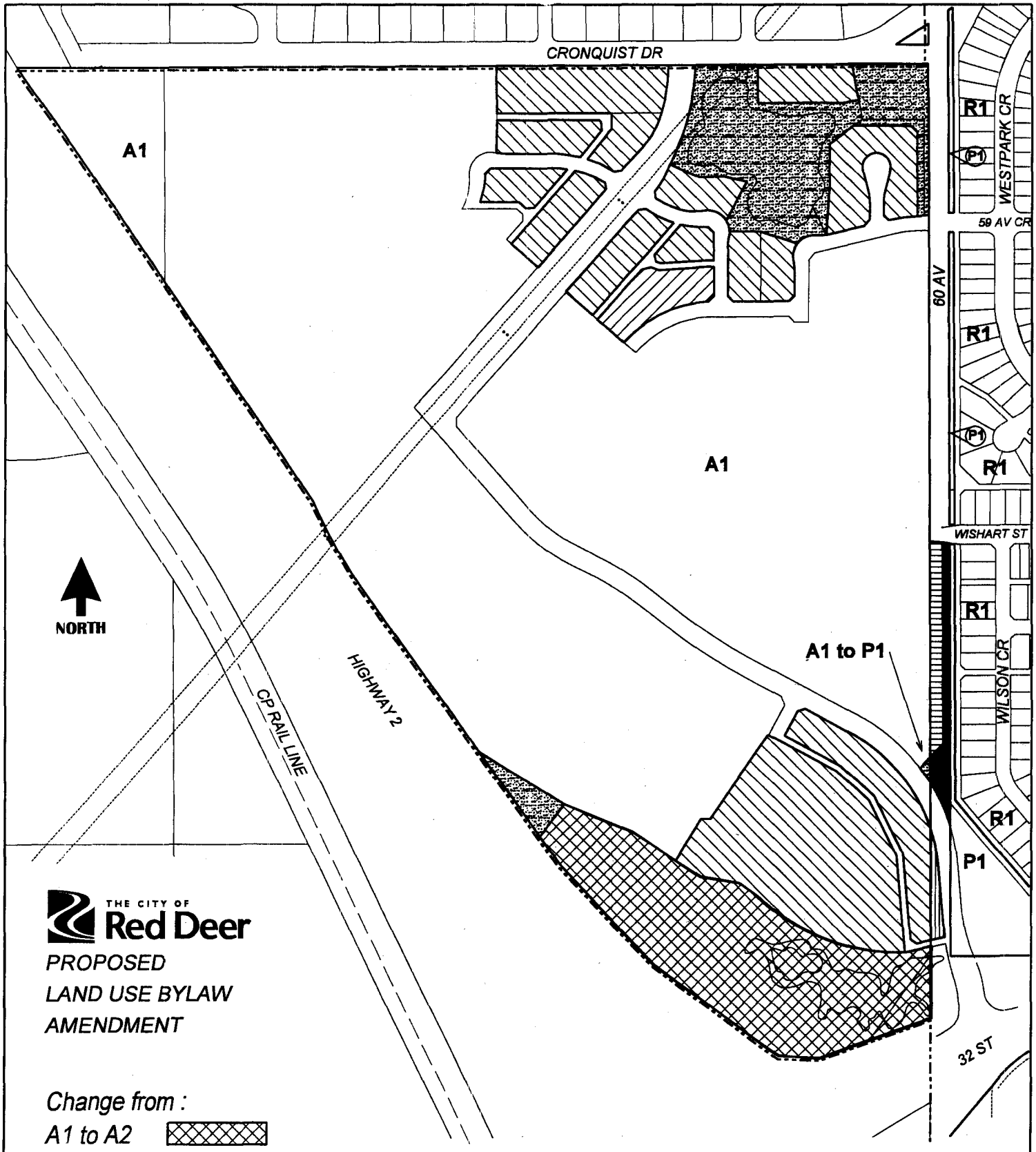
Recommendation

The proposed subdivision complies with the Neighbourhood Area Structure Plan; therefore Planning staff recommend that City Council proceed with first reading of Land Use Bylaw Amendment 3156/P-2002.

Sincerely,

Frank Wong,
Planning Assistant

Attachment



THE CITY OF Red Deer

PROPOSED
LAND USE BYLAW
AMENDMENT

Change from :

- *A1 to A2*
- *A1 to R1*
- *A1 to R1N*
- *A1 to P1*
- *Road to P1*
- *Road to A1*
- *Road to R1*

AFFECTED DISTRICTS:
A1 - Future Urban Development
A2 - Environmental Preservation
R1 - Residential Narrow Lot
R1N - Residential Narrow Lot
P1 - Parks an d Recreation

MAP No. 22 / 2002
BYLAW No. 3156 / P - 2002

FILE

DATE: April 23, 2002

TO: City Council

FROM: City Clerk

RE: **Land Use Bylaw Amendment 3156/P-2002**
Portion of 60 Avenue South of Wishart Street and
Part of the E ½ Sec. 7-38-27-4
West Park Extension – Phase 1
Trademark Western Properties Inc.

History

At the Monday, April 22, 2002 meeting of Council, Land Use Bylaw Amendment 3156/P-2002 was given first reading.

Land Use Bylaw Amendment 3156/P-2002 provides for the development of Phase 1, 19.25 ha (47.5ac) of the West Park Extension Subdivision. Phase 1 consists of 93 single-family lots, 10 narrow single-family lots, 1 block of 3.15 ha of land for a single-family adult condominium development, 1 environmental preservation lot, 2 public utility lots and 3 municipal reserve lots. This land use complies with the West Park Extension Neighbourhood Area Structure Plan.

Public Consultation Process

A Public Hearing has been advertised for the above noted bylaw to be held on Tuesday, May 21, 2002 at 7:00 p.m. in the Council Chambers during Council's regular meeting. The owners of the properties and those bordering the site have been notified by letter of the Public Hearing.

Recommendations

That following the Public Hearing, Council may proceed with 2nd and 3rd readings of the bylaw.

Kelly Kloss
City Clerk
/chk

THE CITY OF Red Deer

FILE

Council Decision – Monday April 22, 2002

DATE: April 23, 2002

TO: Frank Wong, Parkland Community Planning Services

FROM: City Clerk

RE: **Land Use Bylaw Amendment 3156/P-2002**
Portion of 60 Avenue South of Wishart Street and
Part of the E ½ Sec. 7-38-27-4
West Park Extension – Phase 1
Trademark Western Properties Inc.

Reference Report:
Parkland Community Planning Services, dated April 11, 2002

Bylaw Readings:
Land Use Bylaw Amendment 3156/P-2002 was given first reading. A copy of the bylaw is attached.

Report Back to Council: Yes
A Public Hearing will be held on Tuesday, May 21, 2002 at 7:00 p.m. in the Council Chambers during Council's regular meeting.

Comments/Further Action:
Land Use Bylaw Amendment 3156/P-2002 provides for the development of Phase 1, 19.25 ha (47.5ac) of the West Park Extension Subdivision. Phase 1 consists of 93 single-family lots, 10 narrow single-family lots, 1 block of 3.15 ha of land for a single-family adult condominium development, 1 environmental preservation lot, 2 public utility lots and 3 municipal reserve lots. This land use complies with the West Park Extension Neighbourhood Area Structure Plan.

This office will now proceed with the advertising for a Public Hearing. Trademark Western Properties Inc. will be responsible for the advertising costs in this instance.

Kelly Kloss
City Clerk

/chk
attchs.

c Director of Development Services
Director of Community Services
Inspections & Licensing Manager
Land & Economic Development Manager
C. Adams, Administrative Assistant
S. Eklund, City Clerk's Clerk Steno

BYLAW NO. 3156/P-2002

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

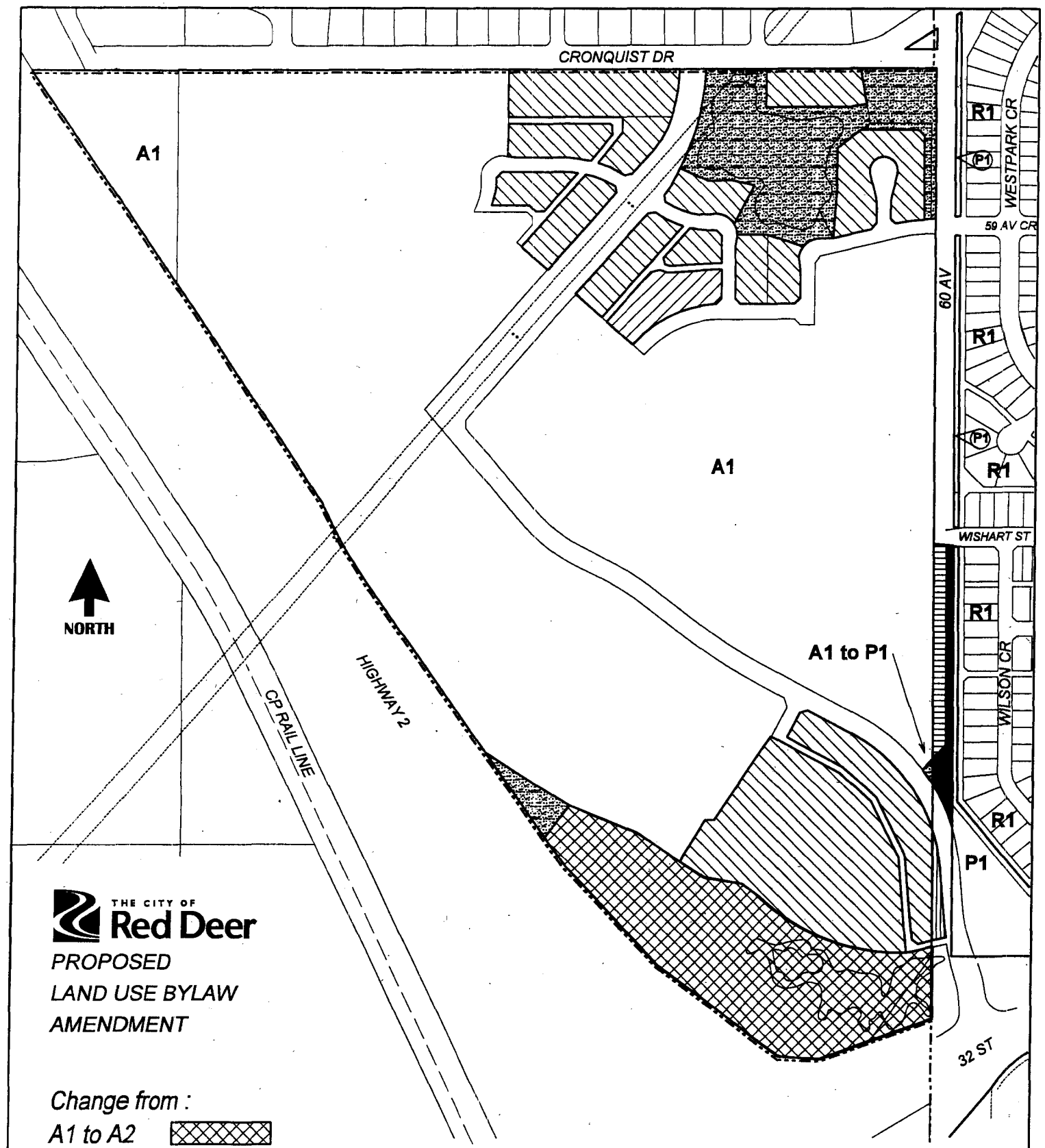
COUNCIL OF THE CITY OF RED DEER, ALBERTA, ENACTS AS FOLLOWS:

1 The "Use District Maps D6 and D7" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 22/2002 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this	22nd	day of	April	2002.
READ A SECOND TIME IN OPEN COUNCIL this		day of		2002.
READ A THIRD TIME IN OPEN COUNCIL this		day of		2002.
AND SIGNED BY THE MAYOR AND CITY CLERK this		day of		2002.

MAYOR

CITY CLERK



THE CITY OF Red Deer

PROPOSED LAND USE BYLAW AMENDMENT

Change from :

- *A1 to A2*
- *A1 to R1*
- *A1 to R1N*
- *A1 to P1*
- *Road to P1*
- *Road to A1*
- *Road to R1*

AFFECTED DISTRICTS:
A1 - Future Urban Development
A2 - Environmental Preservation
R1 - Residential Narrow Lot
R1N - Residential Narrow Lot
P1 - Parks an d Recreation

MAP No. 22 / 2002
BYLAW No. 3156 / P - 2002

Memo

Date: April 15, 2002

To: Kelly Kloss, City Clerk

From: Howard Thompson, Land & Economic Development Manager
Ken Haslop, Engineering Services Manager

Re: AL-TERRA ENGINEERING LTD. – WEST PARK EXTENSION NASP PROPOSED 60TH STREET ROAD CLOSURE BYLAW

The Administration do not have any objections to proceeding with the first reading of a bylaw to close a portion of 60th Street in conjunction with the proposed West Park Extension Neighborhood Area Structure Plan. The intent of the Developer is to ensure that the road closure is considered by the City at the same time as the NASP otherwise the neighborhood plan cannot proceed in its current form. Proceeding to a second reading will allow for public input and gauge whether there is support for the road closure.

Should the second reading be approved, we do not recommend proceeding with third reading, which would allow for both the legal and physical road closure, until such time as the Developer has completed construction of the new alignment to connect Cronquist Drive to 32nd Street. It is our understanding that the Developer plans to complete this work in the first phase of development.

Our support is also subject to the Developer applying for and receiving City Council approval to purchase the closed portion of roadway at current market values in conjunction with third reading of the road closure bylaw. The Developer will be responsible for all cost related to the road closure bylaw and also for rezoning the land to the appropriate uses outlined in the West Park Extension NASP as the neighborhood is developed.

Recommendation:

That City Council proceed with first reading of a bylaw to close:

1. All that portion of government road allowance lying east of and adjacent to the east boundary of section 7-38-27-W4 and lying south of the production westerly of the south boundary of 59th Avenue Crescent as shown on Plan 5187 KS, and lying north of the production westerly of the north boundary of 32 street as shown on Plan 2886 TR, and

2. All that portion of government road allowance lying north of and adjacent to the north boundary of the north east quarter of section 7-38-27-W4, and lying east of the south east boundary of road as shown on Plan 5379 CL, and lying west of the production northerly of the east boundary of the said quarter section.

.../2

Memo

We further recommend that City Council not proceed with third reading until such time as the Developer has completed construction of the new alignment to connect Cronquist Drive to 32nd Street and the Developer has received City Council approval to purchase the closed portion of roadway at current market values.

Howard Thompson

Ken Haslop

c. Director of Development Services

AL-TERRA Engineering Ltd. Consulting Engineers
Edmonton • Red Deer
25 ANNIVERSARY
1976 - 2001

April 9, 2002

236-GEN-51

Mayor and Council
City of Red Deer
Box 5008
Red Deer, Alberta
T4N 3T4

Re: **60th Avenue Road Closure Bylaw**
For the Westpark Extension Area Structure Plan

We would like to formally request that the City of Red Deer Council pass a bylaw closing 60th Avenue in Westpark, from 59 Avenue Crescent to 32 Street. Please see the attached figure for reference. This road closure is a necessary part of the Westpark Extension Area Structure Plan.

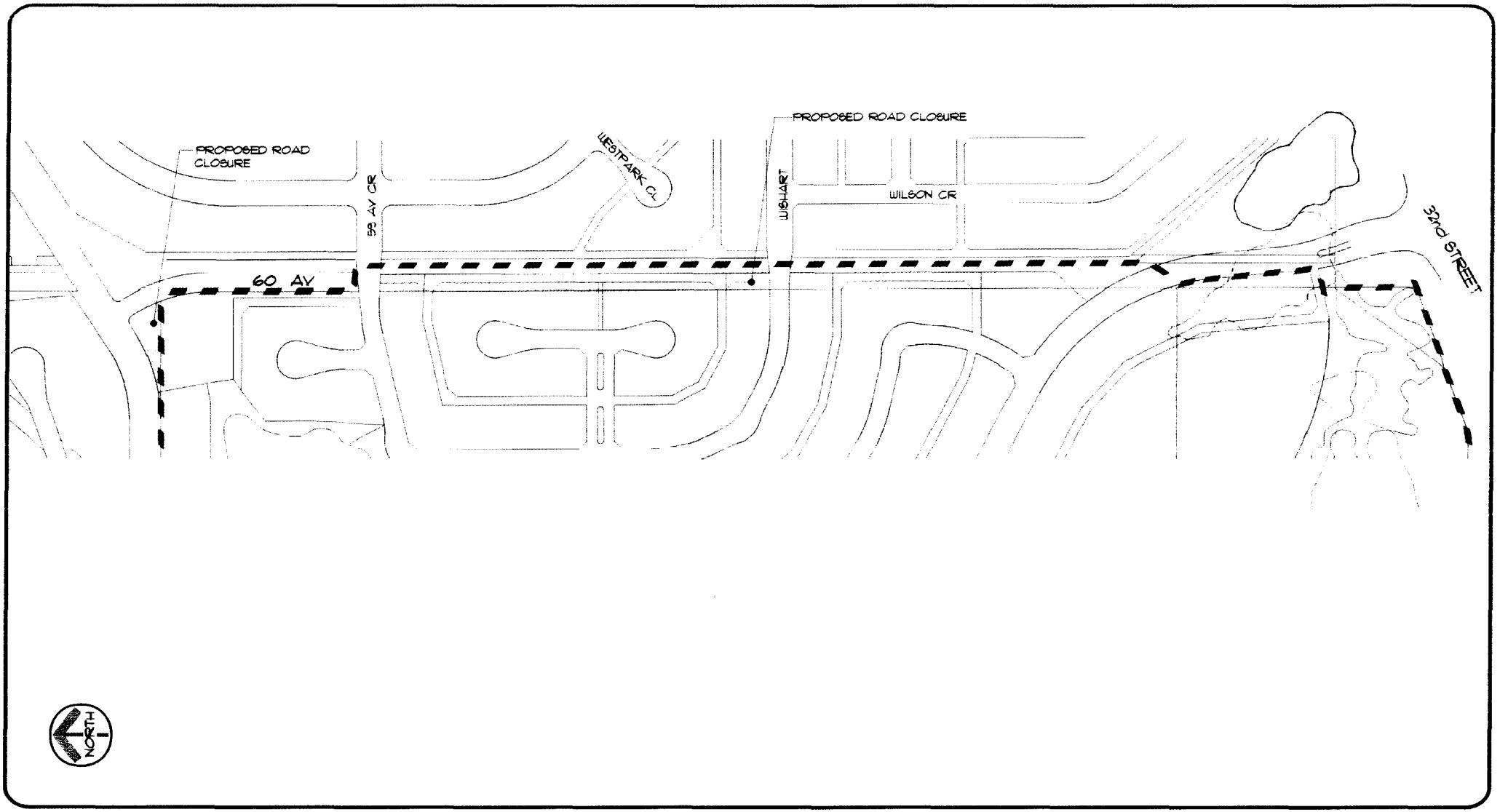
Several meetings were held with local residents, the Engineering Services Department, the Recreation, Parks, and Culture Department, and Parkland Community Planning Services. Issues which were raised were:

- traffic noise and volume through the existing Westpark subdivision.
- traffic volume along Cronquist Drive.
- access to the Heritage Ranch and Alberta Sports Hall of Fame.

The proposed Westpark Extension Area Structure Plan addresses these issues by reducing the anticipated amount of traffic through the existing Westpark Subdivision and along Cronquist Drive. It also provides a more direct access to the Heritage Ranch and Alberta Sports Hall of Fame. As previously noted, closing 60th Avenue in the noted location is an important part of this Area Structure Plan.

Thank you,

Nick Spyksma, P.Eng.
Project Manager



West Park Extension
Road Closure

FIGURE 5

InterPLAN strategies inc.
Land Planning Services

Comments:

We agree that Council proceed with First Reading of the West Park Extension Neighbourhood Area Structure Plan Bylaw, the Land Use Bylaw Amendment and the Road Closure Bylaw. This will allow for all items to be heard at the Council Meeting of Tuesday, May 21, 2002.

"G. D. Surkan"
Mayor

"N. Van Wyk"
City Manager

DATE: April 23, 2002

TO: City Council

FROM: City Clerk

RE: **West Park Extension Neighbourhood Area Structure Plan**
Proposed 60th Street Road Closure Bylaw 3296/2002

History

At the Monday, April 22, 2002 meeting of Council, Road Closure Bylaw 3296/2002 was given first reading.

This Road Closure Bylaw provides for the closure of a portion of 60th Street in conjunction with the West Park Extension Neighbourhood Area Structure Plan.

Public Consultation Process

A Public Hearing has been advertised for the above noted bylaw to be held on Tuesday, May 21, 2002 at 7:00 p.m. in Council Chambers, during Council's regular meeting. The owners of the properties and those bordering the site have been notified by letter of the Public Hearing.

Recommendations

That following the Public Hearing, Council may proceed with 2nd reading of the bylaw.

As outlined in the report from the Land & Economic Development Manager and Engineering Services Manager, dated April 1, 2002, it is recommended that if second reading is successful, third reading be withheld until such time as the Developer has:

a) completed construction of the new alignment to connect Cronquist Drive to 32nd Street and,
b) received City Council approval to purchase the closed portion of roadway at current market value rates.

Kelly Kloss
City Clerk

/chk

THE CITY OF Red Deer

LE

Council Decision – Monday April 22, 2002

DATE: April 23, 2002

TO: **Howard Thompson, Land & Economic Development Manager**
Ken Haslop, Engineering Services Manager

FROM: City Clerk

RE: **West Park Extension Neighbourhood Area Structure Plan**
Proposed 60th Street Road Closure Bylaw 3296/2002

Reference Report:
Land & Economic Development Manager and Engineering Services Manager , dated April 15, 2002

Bylaw Readings:
Road Closure Bylaw 3296/2002 was given first reading. A copy of the bylaw is attached.

Report Back to Council: Yes
A Public Hearing will be held on Tuesday, May 21, 2002 at 7:00 p.m. in Council Chambers during Council's regular meeting.

Comments/Further Action:

This Road Closure Bylaw provides for the closure of a portion of 60th Street in conjunction with the West Park Extension Neighbourhood Area Structure Plan. Following the Public Hearing, we will recommend to Council that they not proceed with third reading of this bylaw until the Developer has completed construction of the new alignment to connect Cronquist Drive to 32nd Street and the Developer has received Council's approval to purchase the closed portion of roadway at current market values.

This office will now proceed with the advertising for a Public Hearing. Trademark Western Properties Inc. will be responsible for the advertising costs in this instance.

Kelly Kloss
City Clerk

/chk
attchs.
c Director of Development Services
Director of Community Services
Inspections & Licensing Manager
City Planner
C. Adams, Administrative Assistant
S. Eklund, City Clerk's Clerk Steno

BYLAW NO. 3296/2002

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

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

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

"All that portion of government road allowance lying east of and adjacent to the east boundary of Section 7-38-27-W4 and lying south of the production westerly of the south boundary of 59th Avenue Crescent as shown on Plan 5187 KS, and lying north of the production westerly of the north boundary of 32 Street as shown on Plan 2886 TR excepting thereout all mines and minerals."

"All that portion of government road allowance lying north of and adjacent to the north boundary of the north east quarter of Section 7-38-27-W4, and lying east of the south east boundary of road as shown on Plan 5379 CL, and lying west of the production northerly of the east boundary of the said quarter section excepting thereout all mines and minerals."

READ A FIRST TIME IN OPEN COUNCIL this 22nd day of April 2002.

READ A SECOND TIME IN OPEN COUNCIL this day of 2002.

READ A THIRD TIME IN OPEN COUNCIL this day of 2002.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2002.

MAYOR

CITY CLERK

Office of the City Clerk

Box 5008
Red Deer, Alberta
T4N 3T4

The City of Red Deer

April 23, 2002

Fax: 1-604-590-6766

Mr. Gary Grelish
Trademark Pacific Properties Inc.
200, 6245 - 136 Street
Surrey, BC V3X 1H3

Dear Sir:

Re: West Park Extension Neighbourhood Area Structure Plan:
(a) Neighbourhood Area Structure Plan Bylaw Amendment 3217/C-2002
(b) Land Use Bylaw Amendment 3156/P-2002
(c) Road Closure Bylaw 3296/2002 – Portion of 60th Street

At the City of Red Deer's Council meeting held Monday, April 22, 2002, first reading was given to West Park Extension Neighbourhood Area Structure Plan Bylaw Amendment 3217/C-2002, Land Use Bylaw Amendment 3156/P-2002 and Road Closure Bylaw 3296/2002. Copies of the bylaws are attached for your information.

West Park Extension Neighbourhood Area Structure Plan provides for a 63.24 ha (156.26 acre) site lying between the existing West Park neighbourhood and Highway 2. The site development includes 718 dwelling units of which 640 are single family detached homes. These include 97 narrow lot detached homes and 130 adult-living detached bungalow units. There are no apartments planned, only 78 multi-family units (townhouses).

Land Use Bylaw Amendment 3156/P-2002 provides for the development of Phase 1, 19.25 ha (47.5 ac) of the West Park Extension Subdivision. Phase 1 consists of 93 single-family lots, 10 narrow single-family lots, 1 block of 3.15 ha of land for a single-family adult condominium development, 1 environmental preservation lot, 2 public utility lots and 3 municipal reserve lots. This land use complies with the West Park Extension Neighbourhood Area Structure Plan.

Road Closure Bylaw 3296/2002 provides for the closure of a portion of 60th Street in conjunction with the West Park Extension Neighbourhood Area Structure Plan. With regard to this Bylaw, I would bring to your attention if second reading is successful, we will be recommending to Council that third reading be withheld until such time as you have:

a) Completed construction of the new alignment to connect Cronquist Drive to 32nd Street and;
b) Received City Council approval to purchase the closed portion of roadway at current market value rates.

...2/

This office will now proceed with the advertising for a Public Hearing to be held on Tuesday, May 21, 2002 at 7:00 p.m. in the Council Chambers of City Hall during Council's regular meeting.

In accordance with the Land Use Bylaw, you are required to deposit with the City Clerk, prior to public advertising, an amount equal to the estimated cost of advertising, which in this instance is $400. We require this deposit by no later than Wednesday, May 1, 2002, in order to proceed with the advertising. Once the actual cost of advertising is known, you will either be invoiced for or refunded the difference.

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

Sincerely,

Kelly Kloss
City Clerk

KK/chk
/attach.
c Parkland Community Planning Services
Land & Economic Development Manager

BYLAW NO. 3217/C-2002

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

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

1. Bylaw No. 3217/98 containing The City of Red Deer Neighbourhood Area Structure Plans is hereby amended by adding thereto the West Park Extension Neighbourhood Area Structure Plan attached as Appendix 'A' hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 22nd day of April 2002.

READ A SECOND TIME IN OPEN COUNCIL this day of 2002.

READ A THIRDD TIME IN OPEN COUNCIL this day of 2002.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2002.

BYLAW NO. 3156/P-2002

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

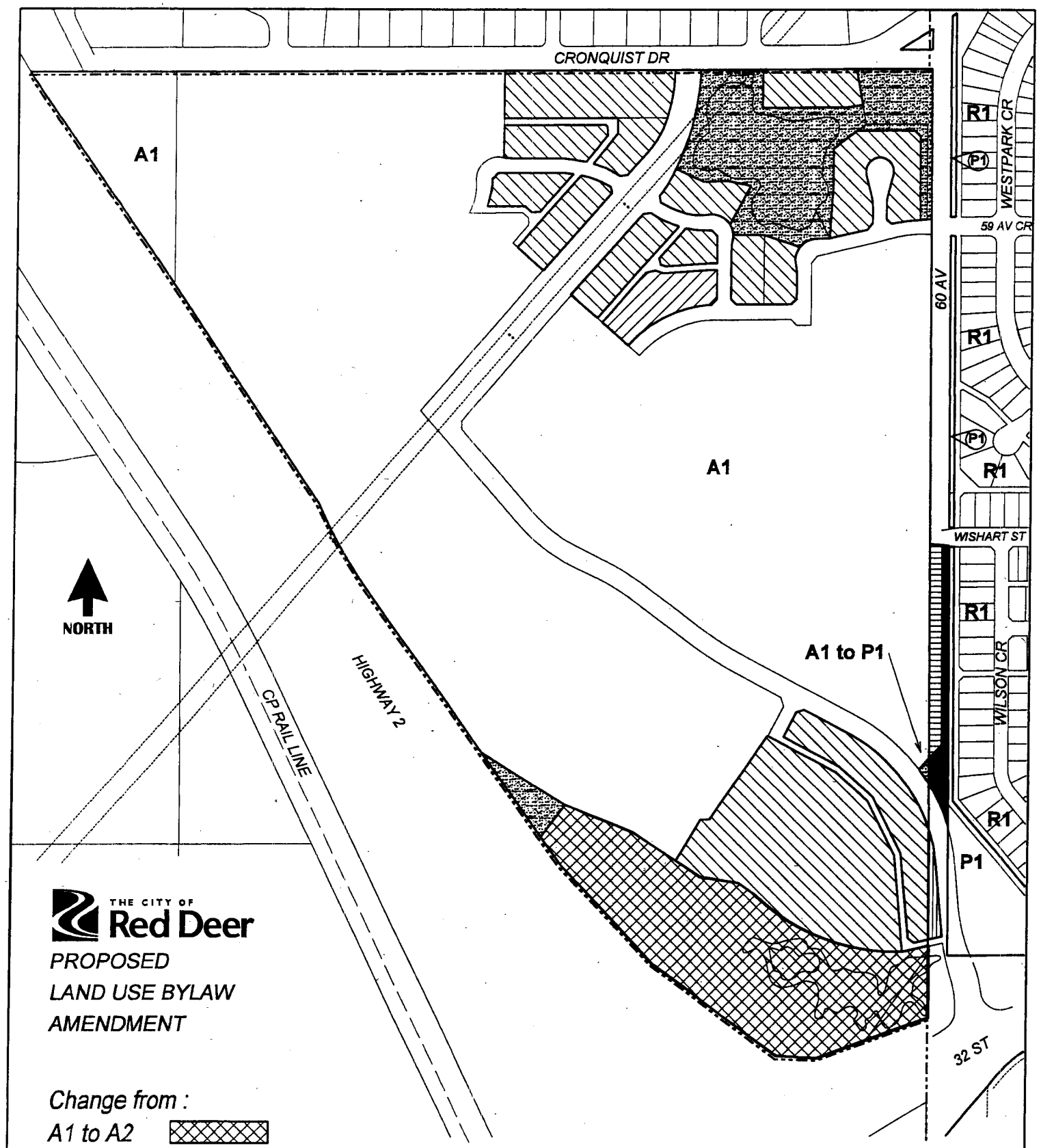
COUNCIL OF THE CITY OF RED DEER, ALBERTA, ENACTS AS FOLLOWS:

1 The "Use District Maps D6 and D7" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 22/2002 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this	22nd	day of	April	2002.
READ A SECOND TIME IN OPEN COUNCIL this		day of		2002.
READ A THIRD TIME IN OPEN COUNCIL this		day of		2002.
AND SIGNED BY THE MAYOR AND CITY CLERK this		day of		2002.

MAYOR

CITY CLERK



THE CITY OF Red Deer

PROPOSED
LAND USE BYLAW
AMENDMENT

Change from :

- *A1 to A2*
- *A1 to R1*
- *A1 to R1N*
- *A1 to P1*
- *Road to P1*
- *Road to A1*
- *Road to R1*

AFFECTED DISTRICTS:
A1 - Future Urban Development
A2 - Environmental Preservation
R1 - Residential Narrow Lot
R1N - Residential Narrow Lot
P1 - Parks an d Recreation

MAP No. 22 / 2002
BYLAW No. 3156 / P - 2002

BYLAW NO. 3296/2002

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

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

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

"All that portion of government road allowance lying east of and adjacent to the east boundary of Section 7-38-27-W4 and lying south of the production westerly of the south boundary of 59th Avenue Crescent as shown on Plan 5187 KS, and lying north of the production westerly of the north boundary of 32 Street as shown on Plan 2886 TR excepting thereout all mines and minerals."

"All that portion of government road allowance lying north of and adjacent to the north boundary of the north east quarter of Section 7-38-27-W4, and lying east of the south east boundary of road as shown on Plan 5379 CL, and lying west of the production northerly of the east boundary of the said quarter section excepting thereout all mines and minerals."

READ A FIRST TIME IN OPEN COUNCIL this 22nd day of April 2002.

READ A SECOND TIME IN OPEN COUNCIL this day of 2002.

READ A THIRD TIME IN OPEN COUNCIL this day of 2002.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2002.

MAYOR

CITY CLERK

PARKLAND
COMMUNITY
PLANNING
SERVICES

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

Date: April 9, 2002

To: Kelly Kloss, City Clerk

Re: Land Use Bylaw Amendment 3156/N-2002
Lot 15, Block 7, Plan 982 3791
NW ¼ Sec. 3-38-27-4
Anders South (Anders on the Lake) - Phase 13
Redbrook Group 2 Corp.

Redbrook Group 2 Corp. is proposing to develop Phase 13 of the Anders South (Anders on the Lake) Subdivision. Phase 13 consists of 24 single-family lots. The proposal rezones approximately 1.96 ha (4.84 ac) of land from A1 Future Urban Development to R1 Residential Low Density District. The proposed land use complies with the Anders South (Anders on the Lake) Neighbourhood Area Structure Plan.

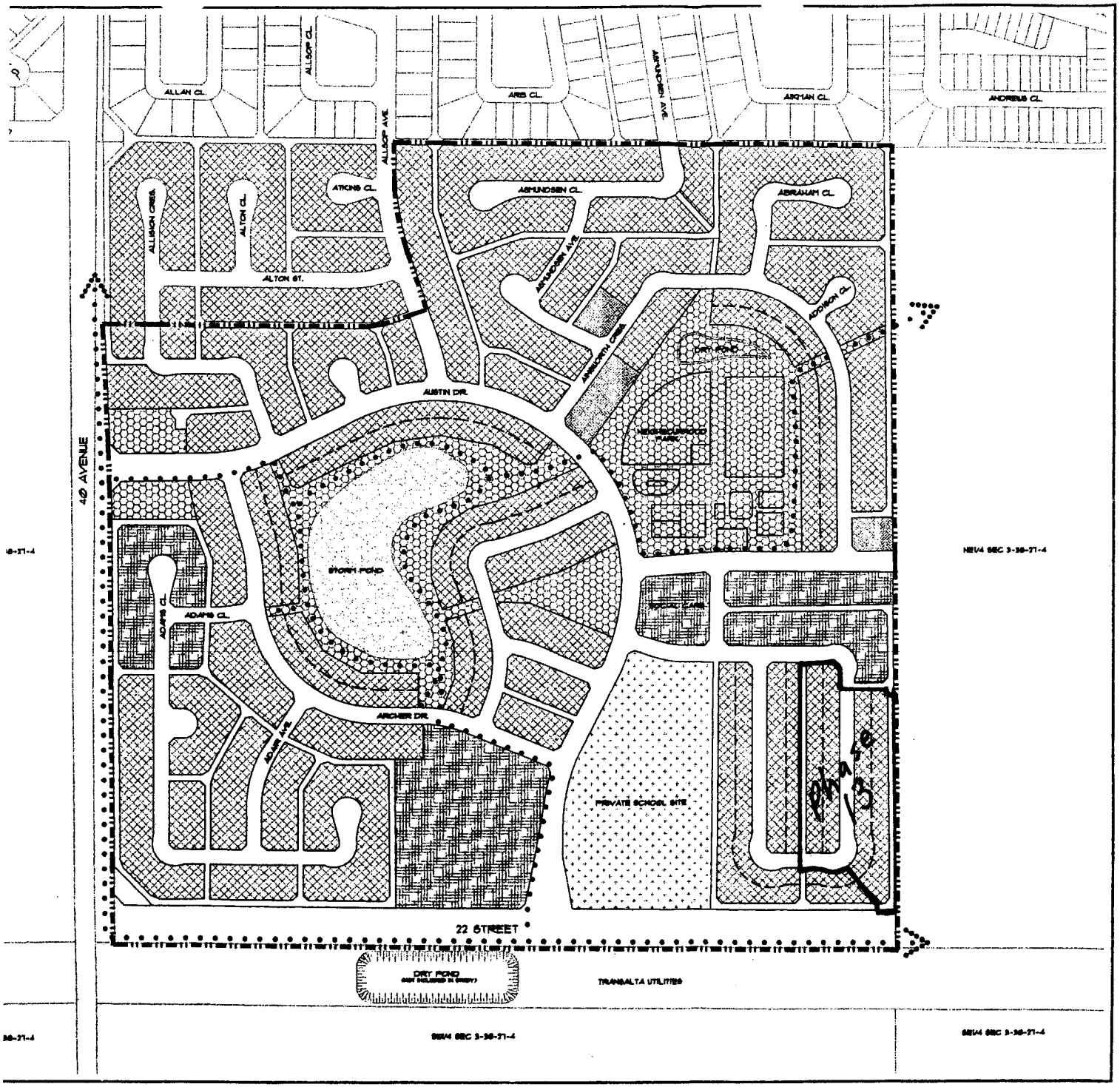
Recommendation

The proposed subdivision complies with the Neighbourhood Area Structure Plan; therefore Planning staff recommend that City Council proceed with first reading of Land Use Bylaw Amendment 3156/N-2002.

Sincerely,

Frank Wong,
Planning Assistant

Attachment



LEGEND

STUDY BOUNDARY

LAND USES

(R1) RESIDENTIAL DISTRICT (LOW DENSITY)

(R1A) RESIDENTIAL DISTRICT (SEMI-DETACHED DWELLING)

(R2) RESIDENTIAL DISTRICT (MEDIUM DENSITY)

(P1) PARKS AND RECREATION DISTRICT

(PS) PRIVATE SCHOOL SITE

(PUL) EXISTING STORM POND

WALKOUT BASEMENTS PERMITTED

PROPOSED TRAIL

STATISTICS	ACRES	HECTARES	%
TOTAL AREA	143.81	58.20	100.0
(R1) RESIDENTIAL	67.88	27.51	47.2
(R1A) RESIDENTIAL	1.48	0.60	1.0
(R2) RESIDENTIAL	12.65	5.12	8.8
(P1) PARKS	17.93	7.26	12.5
(PS) SCHOOL SITE	8.42	3.41	5.9
(PUL) STORM POND	4.97	2.01	3.5
ROADS/LANES	30.37	12.29	21.1

uma

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

Project

ANDERS ON THE LAKE

PORTION OF NW 1/4 SECTION 3-38-27-W4M

PREPARED FOR: RED BROOK GROUP 2

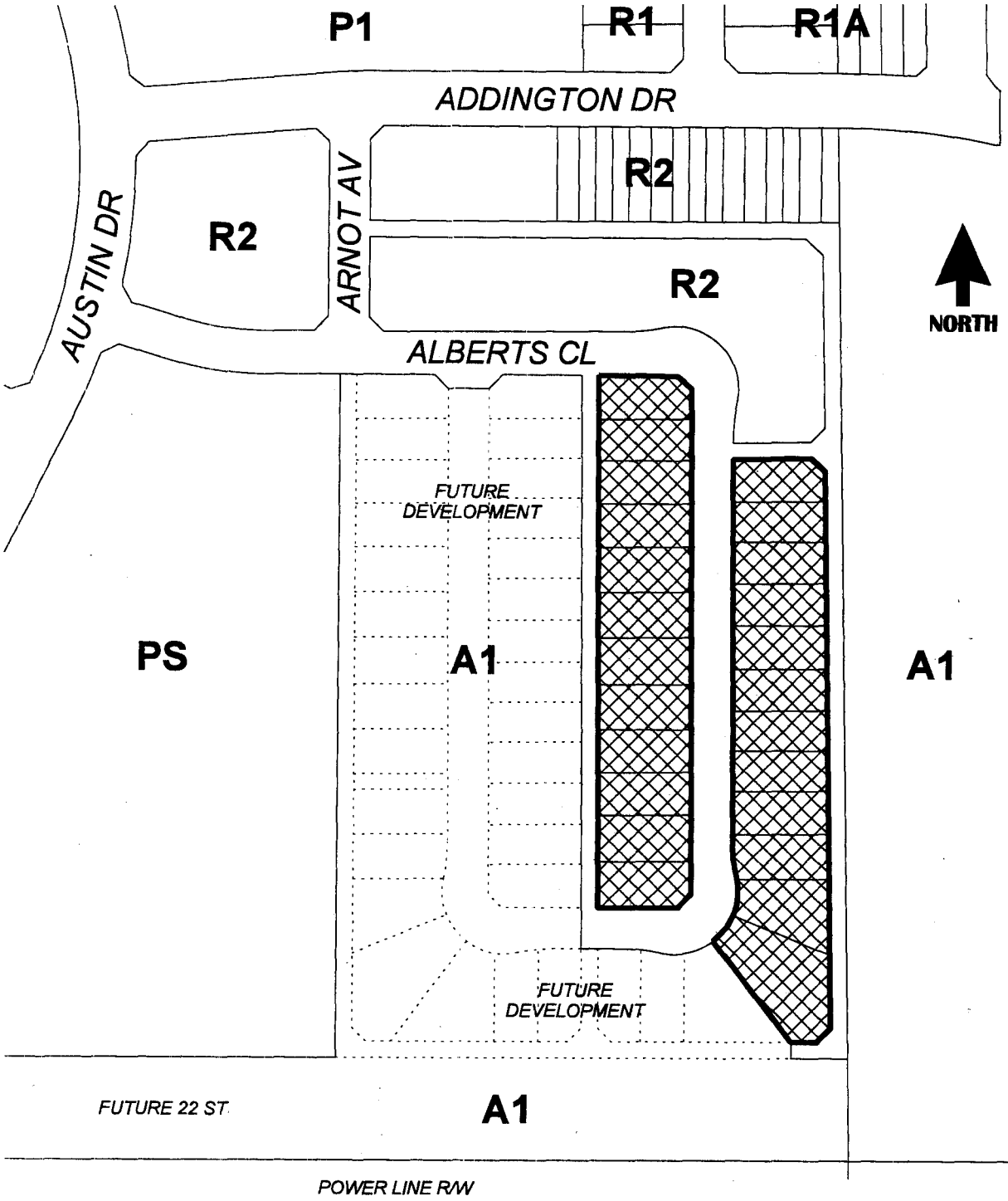
Title

LAND USE CONCEPT

Date	File	Scale	Fig. No.
04JAN01	2505 023 00 01	1:4000	2BW

THE CITY OF Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Change from :
A1 to R1

AFFECTED DISTRICTS:
A1 - Future Urban Development
R1 - Residential (Low Density)

MAP No. 20 / 2002
BYLAW No. 3156 / N - 2002

Comments:

We agree that Council proceed with First Reading of the Bylaw. A Public Hearing would be held on Tuesday, May 21, 2002 at 7:00 p.m. in Council Chambers.

"G. D. Surkan"
Mayor

"N. Van Wyk"
City Manager

THE CITY OF Red Deer

FILE

Council Decision – Monday April 22, 2002

DATE: April 23, 2002

TO: Frank Wong, Parkland Community Planning Services

FROM: City Clerk

RE: Land Use Bylaw Amendment 3156/N-2002
Lot 15, Block 7, Plan 982 3791
NW ¼ Sec. 3-38-27-4
Anders South (Anders on the Lake) – Phase 13
Redbrook Group 2 Corp.

Reference Report:
Parkland Community Planning Services, dated April 9, 2002

Bylaw Readings:
Land Use Bylaw Amendment 3156/N-2002 was given first reading. A copy of the bylaw is attached.

Report Back to Council: Yes
A Public Hearing will be held on Tuesday, May 21, 2002 at 7:00 p.m. in the Council Chambers during Council's regular meeting.

Comments/Further Action:
Land Use Bylaw Amendment 3156/N-2002 provides for the development of Phase 13 of the Anders South (Anders on the Lake) Subdivision, consisting of 24 single-family lots. Approximately 1.96 ha (4.84 ac) of land will be rezoned from A1 Future Urban Development to R1 Residential Low Density District. The proposed land use complies with the Anders South (Anders on the Lake) Neighbourhood Area Structure Plan.

This office will now proceed with the advertising for a Public Hearing. Redbrook Group 2 Corp. will be responsible for the advertising costs in this instance.

Kelly Kloss
City Clerk
/chk
attchs.

c Director of Development Services
Director of Community Services
Inspections & Licensing Manager
Land & Economic Development Manager
C. Adams, Administrative Assistant
S. Eklund, City Clerk's Clerk Steno

BYLAW NO. 3156/N-2002

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

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

1 The "Use District Map I5" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 20/2002 attached hereto and forming part of the bylaw.

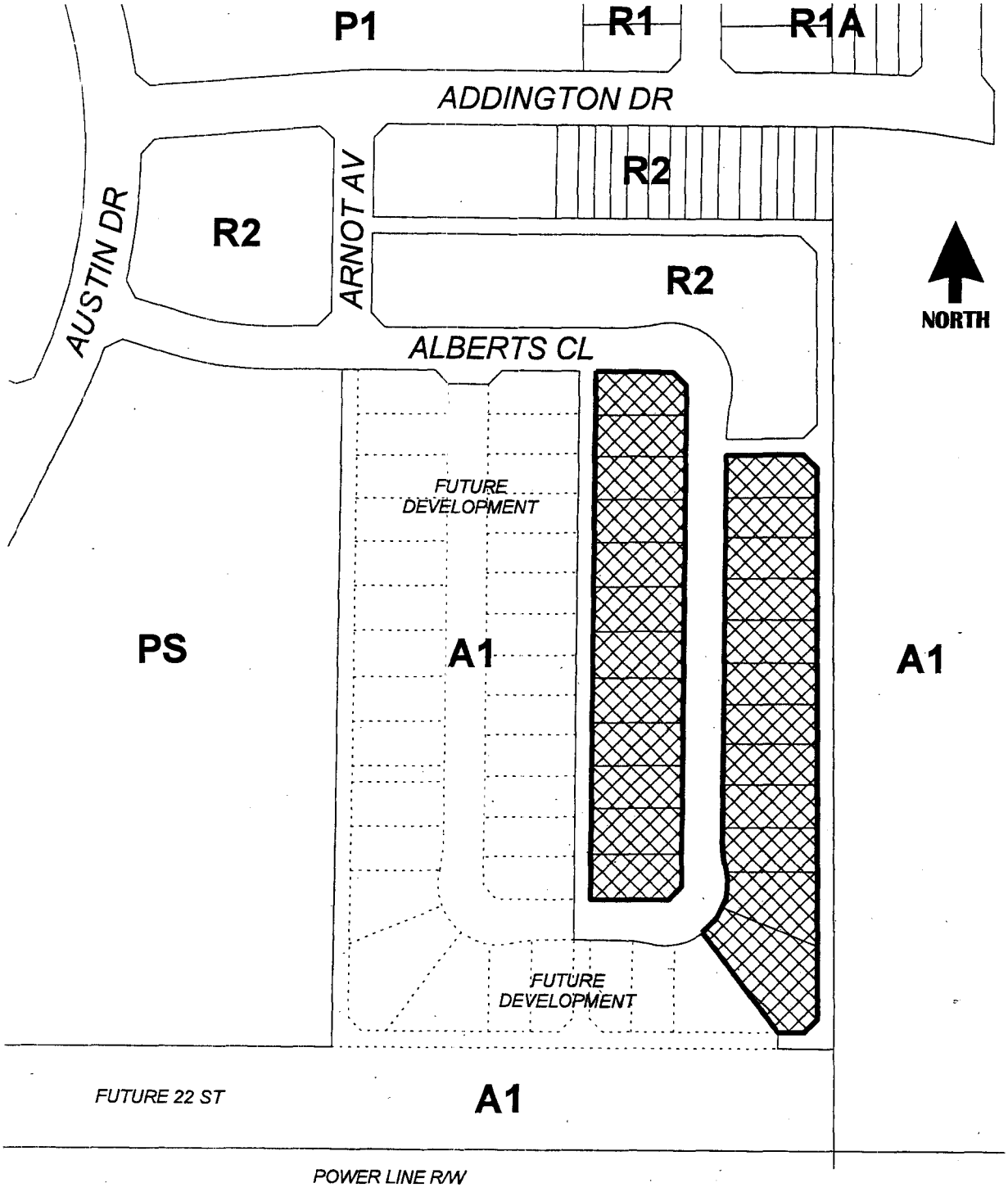
READ A FIRST TIME IN OPEN COUNCIL this	22nd	day of	April	2002.
READ A SECOND TIME IN OPEN COUNCIL this		day of		2002.
READ A THIRD TIME IN OPEN COUNCIL this		day of		2002.
AND SIGNED BY THE MAYOR AND CITY CLERK this		day of		2002.

MAYOR

CITY CLERK

THE CITY OF Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Change from :
A1 to R1

AFFECTED DISTRICTS:
A1 - Future Urban Development
R1 - Residential (Low Density)

MAP No. 20 / 2002
BYLAW No. 3156 / N - 2002

LE

Office of the City Clerk

Box 5008
Red Deer, Alberta
T4N 3T4

The City of Red Deer

April 23, 2002

Fax: 346-9107

Redbrook Group 2 Corp.
3 Archer Drive
Red Deer, AB T4R 2V1

Dear Sirs:

Re: Land Use Bylaw Amendment 3156/N-2002
Lot 15, Block 7, Plan 982 3791
NW ¼ Sec. 3-38-27-4
Anders South (Anders on the Lake) – Phase 13
Redbrook Group 2 Corp.

At the City of Red Deer's Council meeting held Monday, April 22, 2002, first reading was given to Land Use Bylaw Amendment 3156/N-2002. A copy of the bylaw is attached for your information.

Land Use Bylaw Amendment 3156/N-2002 provides for the development of Phase 13 of the Anders South (Anders on the Lake) Subdivision, consisting of 24 single-family lots. Approximately 1.96 ha (4.84 ac) of land will be rezoned from A1 Future Urban Development to R1 Residential Low Density District. The proposed land use complies with the Anders South (Anders on the Lake) Neighbourhood Area Structure Plan.

This office will now proceed with the advertising for a Public Hearing to be held on Tuesday, May 21, 2002 at 7:00 p.m. in the Council Chambers of City Hall during Council's regular meeting.

In accordance with the Land Use Bylaw, you are required to deposit with the City Clerk, prior to public advertising, an amount equal to the estimated cost of advertising, which in this instance is $400. We require this deposit by no later than Wednesday, May 1, 2002, in order to proceed with the advertising. Once the actual cost of advertising is known, you will either be invoiced for or refunded the difference.

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

Sincerely,

Kelly Kloss
City Clerk
/attach.
c Parkland Community Planning Services

BYLAW NO. 3156/N-2002

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

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

1 The "Use District Map I5" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 20/2002 attached hereto and forming part of the bylaw.

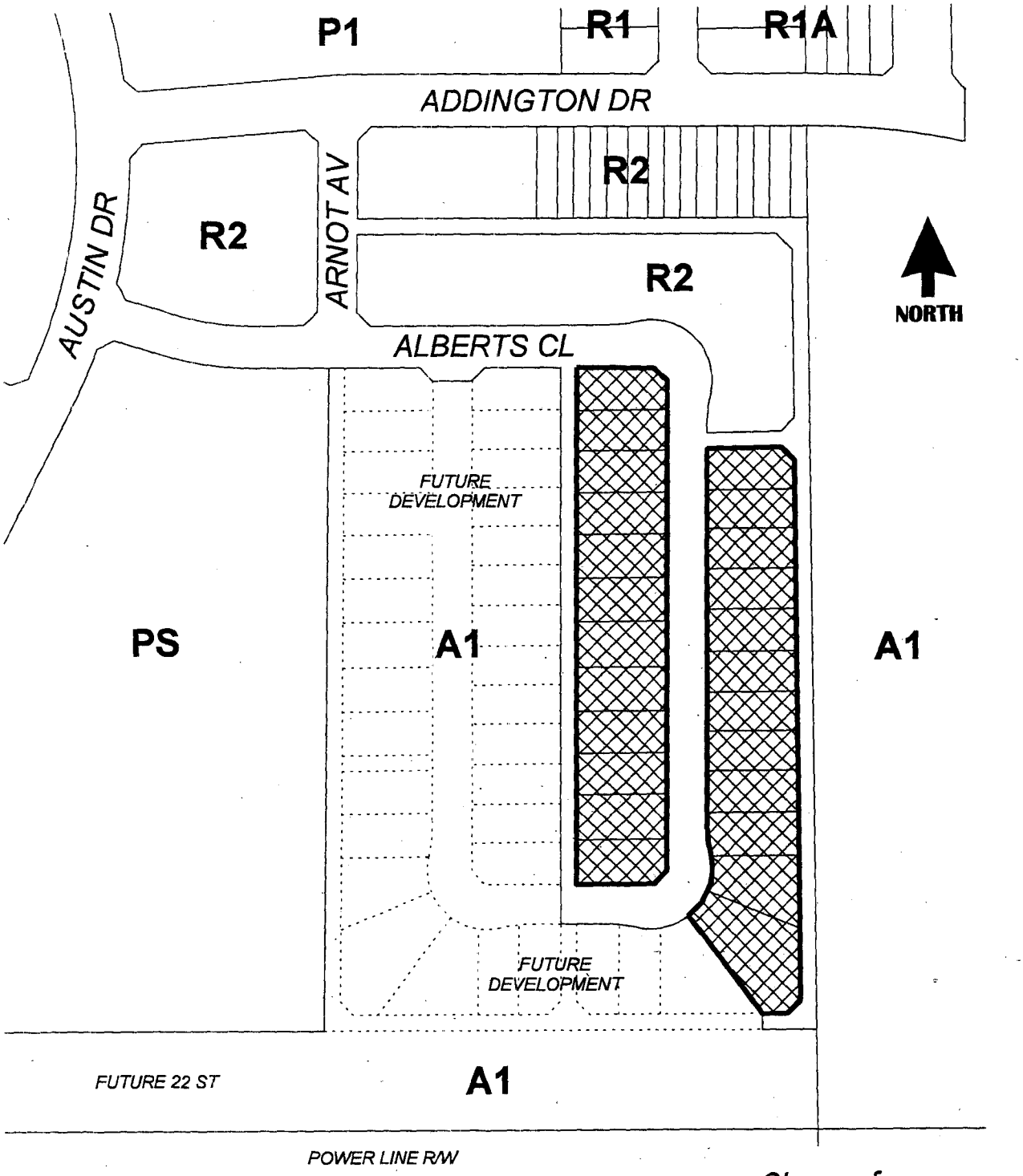
READ A FIRST TIME IN OPEN COUNCIL this	22nd	day of	April	2002.
READ A SECOND TIME IN OPEN COUNCIL this		day of		2002.
READ A THIRD TIME IN OPEN COUNCIL this		day of		2002.
AND SIGNED BY THE MAYOR AND CITY CLERK this		day of		2002.

MAYOR

CITY CLERK

THE CITY OF Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Change from :
A1 to R1

AFFECTED DISTRICTS:
A1 - Future Urban Development
R1 - Residential (Low Density)

MAP No. 20 / 2002
BYLAW No. 3156 / N - 2002

DATE: April 23, 2002

TO: City Council

FROM: City Clerk

RE: **Land Use Bylaw Amendment 3156/N-2002**
Lot 15, Block 7, Plan 982 3791
NW ¼ Sec. 3-38-27-4
Anders South (Anders on the Lake) – Phase 13
Redbrook Group 2 Corp.

History

At the Monday, April 22, 2002 meeting of Council, Land Use Bylaw Amendment 3156/N-2002 was given first reading.

Land Use Bylaw Amendment 3156/N-2002 provides for the development of Phase 13 of the Anders South (Anders on the Lake) Subdivision, consisting of 24 single-family lots. Approximately 1.96 ha (4.84 ac) of land will be rezoned from A1 Future Urban Development to R1 Residential Low Density District. The proposed land use complies with the Anders South (Anders on the Lake) Neighbourhood Area Structure Plan.

Public Consultation Process

A Public Hearing has been advertised for the above noted bylaw to be held on Tuesday, May 21, 2002 at 7:00 p.m. in Council Chambers, during Council's regular meeting. The owners of the properties and those bordering the site have been notified by letter of the Public Hearing.

Recommendations

That following the Public Hearing, Council may proceed with 2nd and 3rd readings of the bylaw.

Kelly Kloss
City Clerk

/chk

PARKLAND
COMMUNITY
PLANNING
SERVICES

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

Date: April 10, 2002

To: Kelly Kloss, City Clerk

Re: Land Use Bylaw Amendment 3156/O-2002
Lot 1, Block 11, Plan 992 6655
N ½ Sec. 32-38-27-4
Kentwood Subdivision - Phase 19
Laebon Developments Ltd.

Laebon Developments Ltd. is proposing to develop Phase 19 of the Kentwood (Kingsgate) Subdivision. Phase 19 consists of 22 semi-detached lots. The proposal rezones approximately 0.847ha (2.09ac) of land from A1 Future Urban Development to R1A Residential (Semi-detached dwelling) District. The proposed land use complies with the Kentwood Northeast (Kingsgate) Neighbourhood Area Structure Plan.

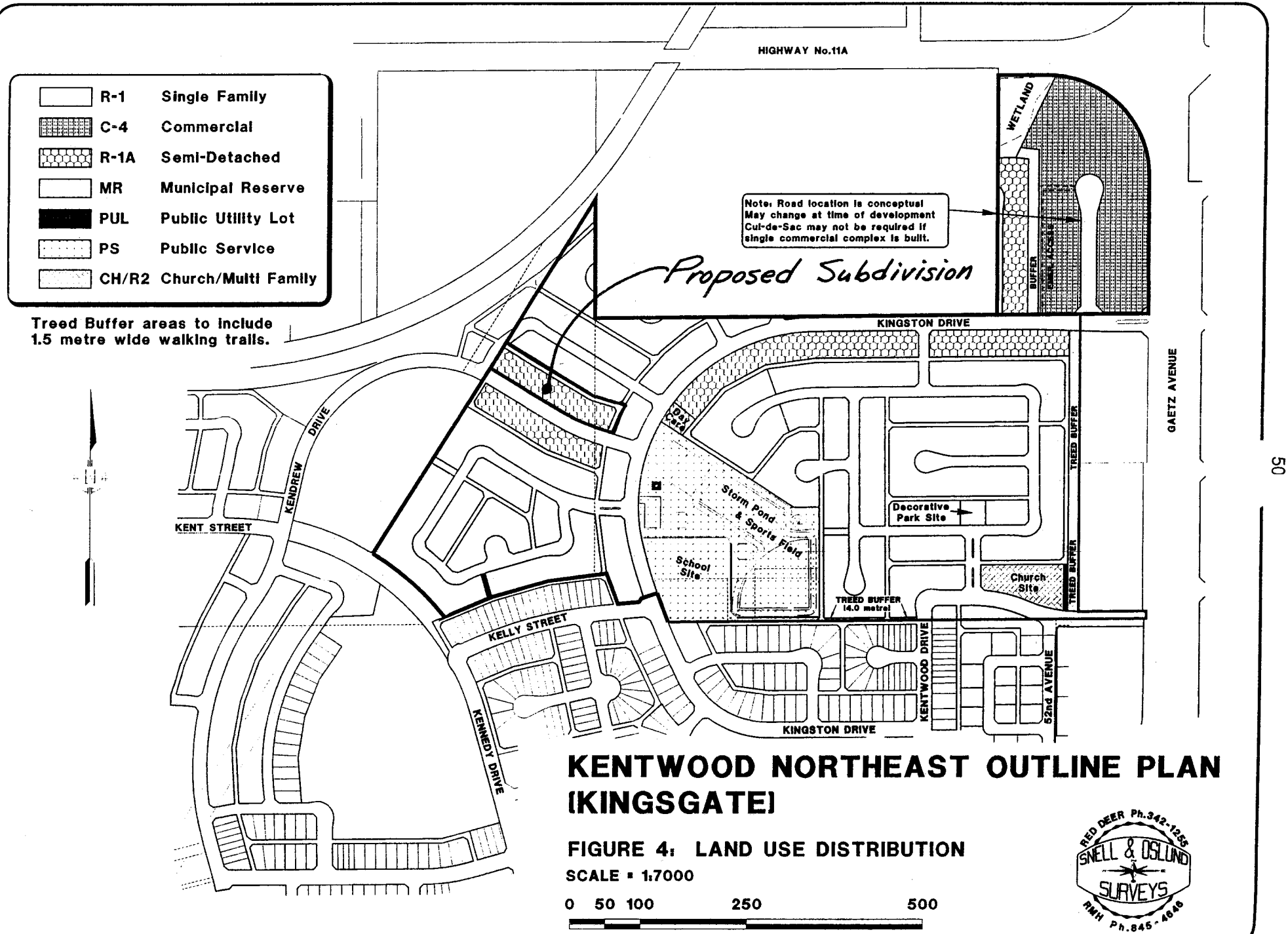
Recommendation

The proposed subdivision complies with the Neighbourhood Area Structure Plan; therefore Planning staff recommend that City Council proceed with first reading of Land Use Bylaw Amendment 3156/O-2002.

Sincerely,

Frank Wong,
Planning Assistant

Attachment



KENTWOOD NORTHEAST OUTLINE PLAN (KINGSGATE)

FIGURE 4: LAND USE DISTRIBUTION

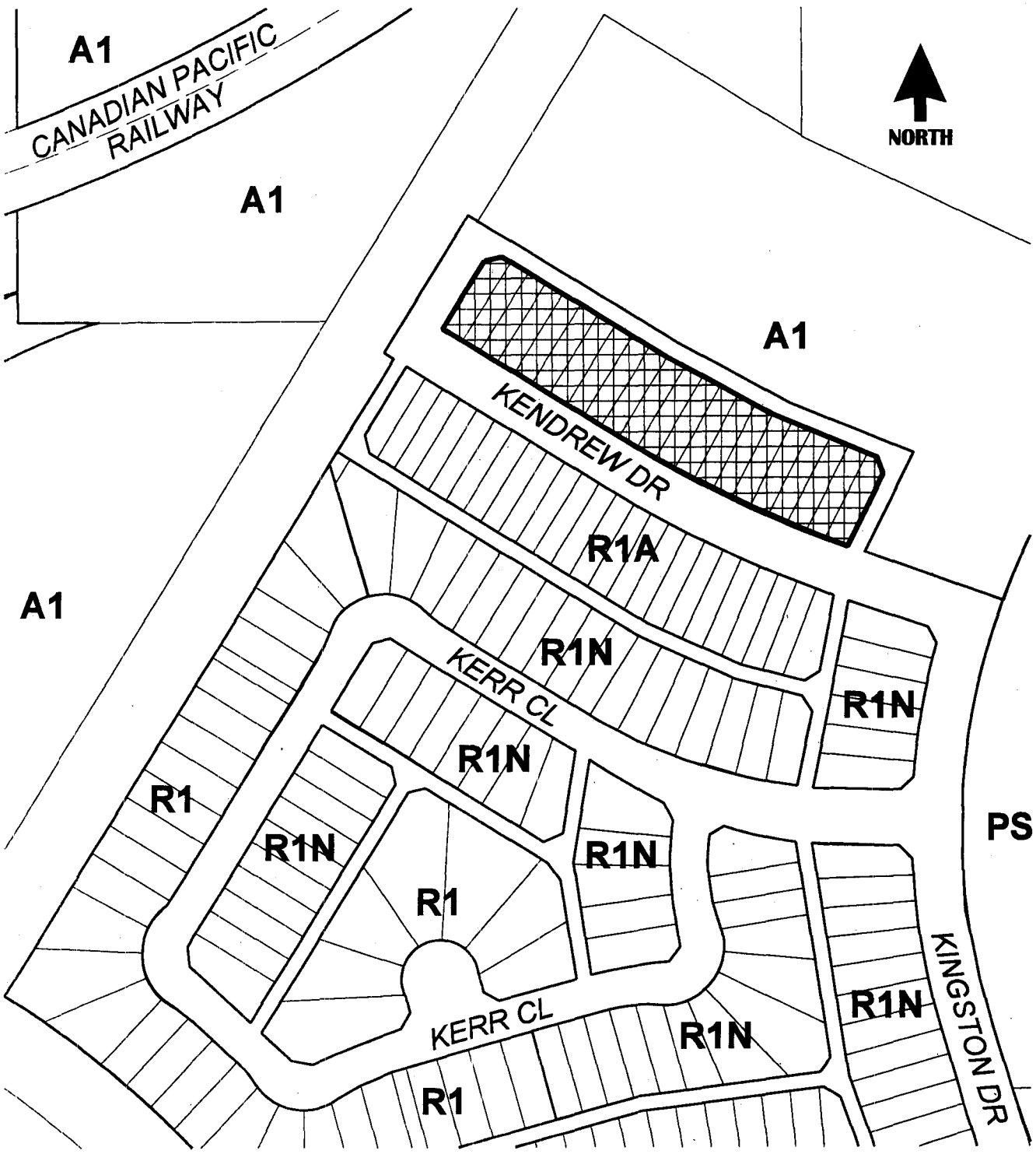
SCALE = 1:7000

0 50 100 250 500

RED DEER Ph.342-1255
SNELL & OSLUND SURVEYS
RMH Ph.845-4648

THE CITY OF Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Change from :
A1 to R1A

AFFECTED DISTRICTS:
A1 - Future Urban Development
R1A - Residential Semi-Detached Dwelling

MAP No. 21 / 2002
BYLAW No. 3156 / O - 2002

Comments:

We agree that Council proceed with First Reading of the Bylaw. A Public Hearing would be held on Tuesday, May 21, 2002 at 7:00 p.m. in Council Chambers.

"G. D. Surkan"
Mayor

"N. Van Wyk"
City Manager

Box 5008
Red Deer, Alberta
T4N 3T4

The City of Red Deer

FILE

Office of the City Clerk

April 23, 2002

Fax: 341-4165

Laebon Developments
5128 – 52 Street
Red Deer, AB T4N 6Y4

Dear Sirs:

Re: Land Use Bylaw Amendment 3156/O-2002
Lot 1, Block 11, Plan 992 6655
N ½ Sec. 32-38-27-4
Kentwood Subdivision – Phase 19
Laebon Developments Ltd.

At the City of Red Deer's Council meeting held Monday, April 22, 2002, first reading was given to Land Use Bylaw Amendment 3156/O-2002. A copy of the bylaw is attached for your information.

Land Use Bylaw Amendment 3156/O-2002 provides for the development of Phase 19 of the Kentwood (Kingsgate) Subdivision consisting of 22 semi-detached lots. Approximately 0.847 ha (2.09ac) of land will be rezoned from A1 Future Urban Development to R1A Residential (Semi-Detached Dwelling) District. The proposed land use complies with the Kentwood Northeast (Kingsgate) Neighbourhood Area Structure Plan.

This office will now proceed with the advertising for a Public Hearing to be held on Tuesday, May 21, 2002 at 7:00 p.m. in the Council Chambers of City Hall during Council's regular meeting.

In accordance with the Land Use Bylaw, you are required to deposit with the City Clerk, prior to public advertising, an amount equal to the estimated cost of advertising, which in this instance is $400. We require this deposit by no later than Wednesday, May 1, 2002, in order to proceed with the advertising. Once the actual cost of advertising is known, you will either be invoiced for or refunded the difference.

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

Sincerely,

Kelly Kloss
City Clerk
/attach.
c Parkland Community Planning Services

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

BYLAW NO. 3156/O-2002

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

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

1 The "Use District Maps E15 and F15" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 21/2002 attached hereto and forming part of the bylaw.

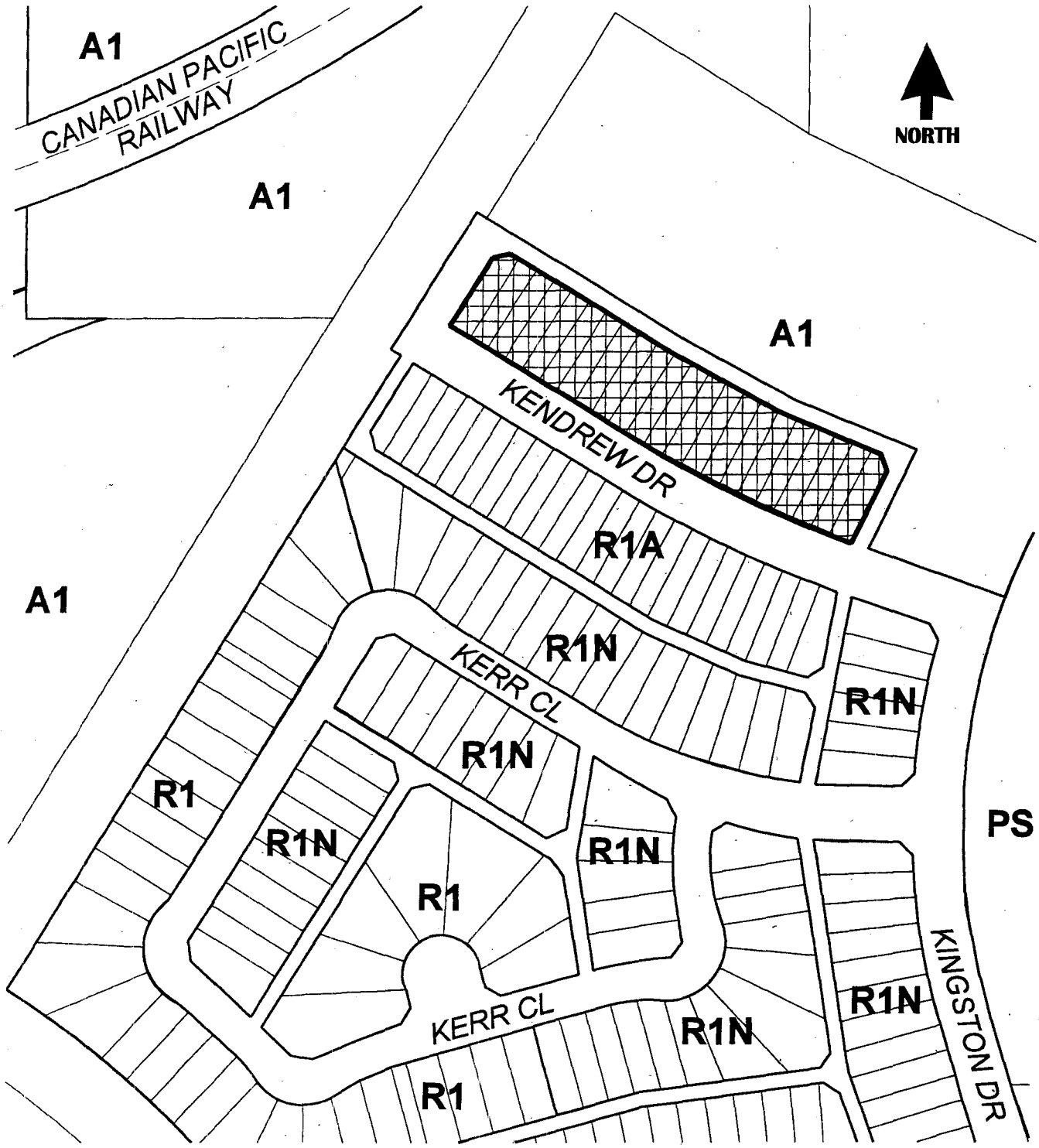
READ A FIRST TIME IN OPEN COUNCIL this	22nd	day of	April	2002.
READ A SECOND TIME IN OPEN COUNCIL this		day of		2002.
READ A THIRD TIME IN OPEN COUNCIL this		day of		2002.
AND SIGNED BY THE MAYOR AND CITY CLERK this		day of		2002.

MAYOR

CITY CLERK

THE CITY OF Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Change from :
A1 to R1A

AFFECTED DISTRICTS:
A1 - Future Urban Development
R1A - Residential Semi-Detached Dwelling

MAP No. 21 / 2002
BYLAW No. 3156 / O - 2002

FILE

DATE: April 23, 2002

TO: City Council

FROM: City Clerk

RE: **Land Use Bylaw Amendment 3156/O-2002**
Lot 1, Block 11, Plan 992 6655
N ½ Sec. 32-38-27-4
Kentwood Subdivision – Phase 19
Laebon Developments Ltd.

History

At the Monday, April 22, 2002 meeting of Council, Land Use Bylaw Amendment 3156/O-2002 was given first reading.

Land Use Bylaw Amendment 3156/O-2002 provides for the development of Phase 19 of the Kentwood (Kingsgate) Subdivision consisting of 22 semi-detached lots. Approximately 0.847 ha (2.09 ac) of land will be rezoned from A1 Future Urban Development to R1A Residential (Semi-Detached Dwelling) District. The proposed land use complies with the Kentwood Northeast (Kingsgate) Neighbourhood Area Structure Plan.

Public Consultation Process

A Public Hearing has been advertised for the above noted bylaw to be held on Tuesday, May 21, 2002 at 7:00 p.m. in Council Chambers, during Council's regular meeting. The owners of the properties and those bordering the site have been notified by letter of the Public Hearing.

Recommendations

That following the Public Hearing, Council may proceed with 2nd and 3rd readings of the bylaw.

Kelly Kloss
City Clerk

/chk

THE CITY OF Red Deer

FILE

Council Decision – Monday April 22, 2002

DATE: April 23, 2002

TO: Frank Wong, Parkland Community Planning Services

FROM: City Clerk

RE: Land Use Bylaw Amendment 3156/O-2002
Lot 1, Block 11, Plan 992 6655
N ½ Sec. 32-38-27-4
Kentwood Subdivision – Phase 19
Laebon Developments Ltd.

Reference Report:
Parkland Community Planning Services, dated April 10, 2002

Bylaw Readings:
Land Use Bylaw Amendment 3156/O-2002 was given first reading. A copy of the bylaw is attached.

Report Back to Council: Yes
A Public Hearing will be held on Tuesday, May 21, 2002 at 7:00 p.m. in the Council Chambers during Council's regular meeting.

Comments/Further Action:
Land Use Bylaw Amendment 3156/O-2002 provides for the development of Phase 19 of the Kentwood (Kingsgate) Subdivision consisting of 22 semi-detached lots. Approximately 0.847 ha (2.09 ac) of land will be rezoned from A1 Future Urban Development to R1A Residential (Semi-Detached Dwelling) District. The proposed land use complies with the Kentwood Northeast (Kingsgate) Neighbourhood Area Structure Plan.

This office will now proceed with the advertising for a Public Hearing. Laebon Developments Ltd.. will be responsible for the advertising costs in this instance.

Kelly Kloss
City Clerk

/chk
attchs.

c Director of Development Services
Director of Community Services
Inspections & Licensing Manager
Land & Economic Development Manager
C. Adams, Administrative Assistant
S. Eklund, City Clerk's Clerk Steno

BYLAW NO. 3156/O-2002

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

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

1 The "Use District Maps E15 and F15" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 21/2002 attached hereto and forming part of the bylaw.

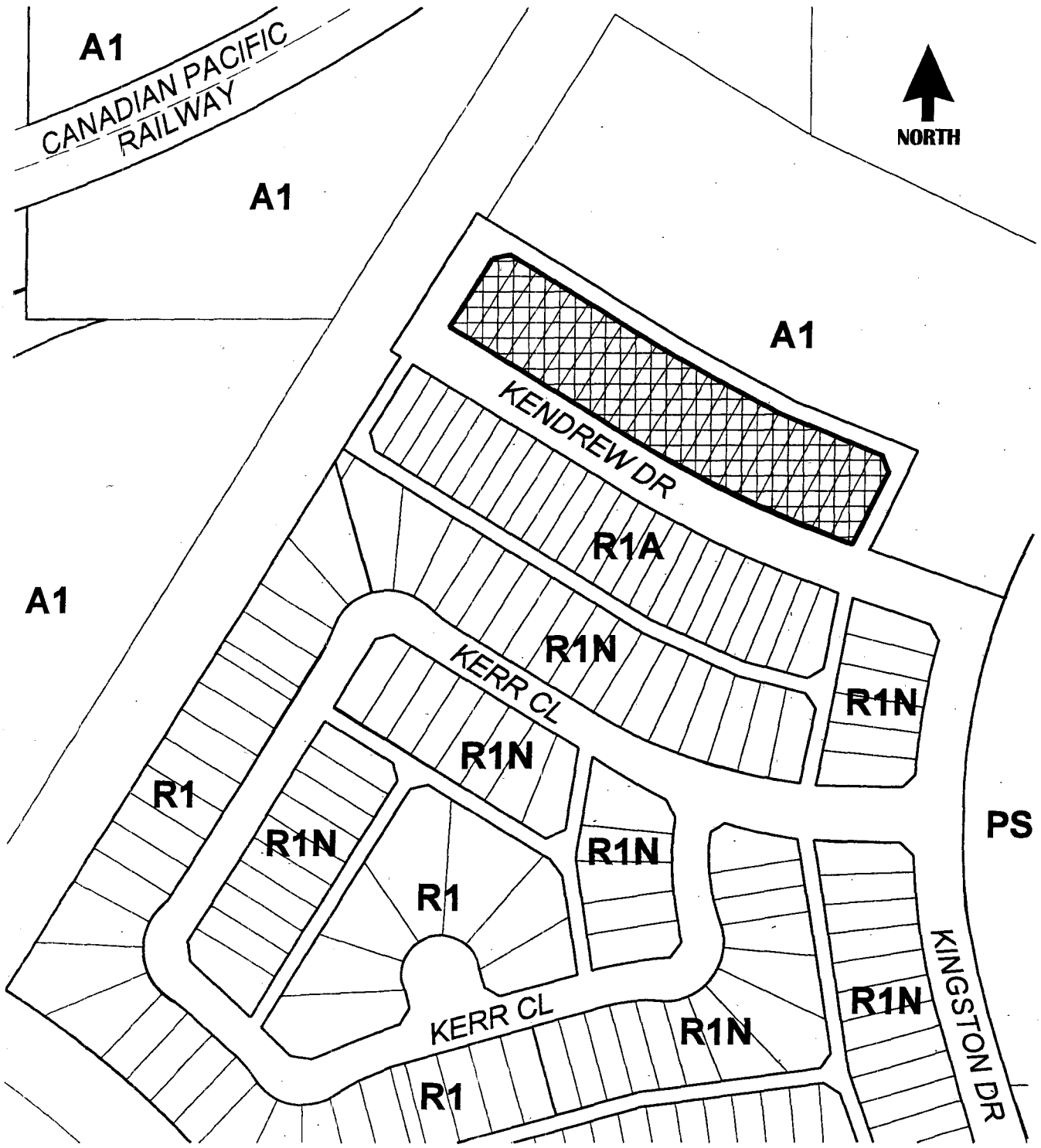
READ A FIRST TIME IN OPEN COUNCIL this	22nd	day of	April	2002.
READ A SECOND TIME IN OPEN COUNCIL this		day of		2002.
READ A THIRD TIME IN OPEN COUNCIL this		day of		2002.
AND SIGNED BY THE MAYOR AND CITY CLERK this		day of		2002.

MAYOR

CITY CLERK

THE CITY OF Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Change from :
A1 to R1A

AFFECTED DISTRICTS:
A1 - Future Urban Development
R1A - Residential Semi-Detached Dwelling

MAP No. 21 / 2002
BYLAW No. 3156 / O - 2002

DATE: **April 10, 2002**

TO: **City Clerk**

FROM: **EL&P Manager**

RE: **Revision to Regulated Rate Option Tariff**

Please accept my apology for an oversight on my part which results in bringing this issue to you now when it should have been dealt with as part of the same agenda item at the March 11, 2002 meeting of City Council.

Background

At their meeting of March 11, 2001 Council dealt with my report dated February 26, 2002 and provided three readings to Electric Utility Bylaw Amendment 3273/A-2002. This amendment provided for revisions to the Distribution Tariff to become effective on May 1, 2002.

The Distribution Tariff is a stand-alone tariff which applies to everyone who uses our distribution facilities regardless of whether the customer is using the Regulated Rate Option Tariff for energy supply or has contracted with a retailer for energy supply on a competitive rate basis. However, the Distribution Tariff is also imbedded into the Regulated Rate Option Tariff which is a tariff which incorporates both the energy charge and the distribution (wires) charge into the one tariff. I failed to present Council with the corresponding changes to the Regulated Rate Option Tariff in my earlier report and, thus, this tariff did not receive the necessary Council approval.

Proposed Revision to the Regulated Rate Option Tariff

The proposed changes to the System Access Charge (for transmission service) and the Distribution Access Charge (for distribution service) for all rate classifications of the Regulated Rate Option Tariff are identical to those included in the Distribution Tariff approved by Council on March 11, 2002. An additional minor terminology change to all rate classifications of the Regulated Rate Option Tariff is proposed to the Billing Charge as described in item 2 below. (This latter change differs from the changes approved to the Distribution Tariff as that tariff has no Billing Charge component as the Retailer is responsible for the billing service.) The energy component of the Regulated Rate Option Tariff is not changed within this proposal.

As outlined in my earlier report, the proposed changes result from:

1. An overall reduction of 2.0% to Rate 63 (General Service) is effected by revising the Distribution Access Charge components only. This reduction was included in the approved 2002 EL&P Budget.

2. Minor terminology changes, with no cost affect to any customer, retailer of the utility, changed the current monthly charge to a yearly equivalent daily charge. This change applies to the Billing Charge and the Basic Charge component of both the System Access Charge and the Distribution Access Charge.

3. The effective date is proposed to be May 1, 2002 which is consistent with the effective date of the revised Distribution Tariff already approved by Council.

City Council Request

It is respectfully requested that City Council provide the necessary three readings for approval of the attached revision of Appendix "D" – Regulated Rate Option Tariff of the Electric Utility Bylaw No. 3273/2000 to be effective May 1, 2002.

Al Roth, P.Eng.
EL&P Manager

CITY OF RED DEER
ELECTRIC LIGHT & POWER DEPARTMENT

REGULATED RATE OPTION TARIFF

GENERAL

Effective Date

This Tariff is effective on ~~January~~ **May** 1, 2002.

Terms and Conditions

The "Terms and Conditions for the Regulated Rate Option", the "Terms and Conditions for Distribution Access Services" and the "Terms and Conditions for Retail Access Services" are part of this Tariff. Furthermore, the "Regulated Rate Option Fee Schedule", the "Distribution Access Services Schedule of Fees", the "Retail Access Services Schedule of Fees" and the "Retail Access Service Agreement" are also part of this Tariff.

Billing Demand

The kVA of Billing Demand with respect to the monthly billing period will be the greater of:

1. the highest kVA Metered Demand in the monthly billing period; or

2. the highest kVA Metered Demand in the 12 consecutive months including and ending with the current monthly billing period.

The kVA Metered Demand will be measured by either a thermal demand meter having a demand response period of 90% in 15 minutes and a 30 minute test period, or 15 minute interval demand metering equipment.

The kVA of Billing Demand will be re-established on such shorter periods of time as designated by the Electric Light & Power Manager for the individual customer as warranted by that customer's changing load characteristics.

RESIDENTIAL REGULATED RATE OPTION

RATE 61

This tariff is provided in accordance with the Alberta Regulated Rate Option Regulation (A/R 45/2000). Rate 61 is available between January 1, 2001 and December 31, 2005.

Application

Applies to all residential premises which

(1) are measured by a single meter and which contain not more than two dwelling units; and
(2) are not currently enrolled under any other price options or with any alternative retail electricity supplier.

Rate

Billing Charge	~~$6.80~~ **$0.2236** per ~~month~~ **day**
Energy Charge	$0.061 per kWh of all energy
System Access Charge	
a) Basic Charge	~~$3.02~~ **$0.0993** per ~~month~~ **day**
b) Variable Charge	$0.0059 per kWh of all energy
Distribution Access Charge	
a) Basic Charge	~~$8.90~~ **$0.2926** per ~~month~~ **day**
b) Variable Charge	$0.0068 per kWh of all energy

Balancing Pool Flow Through

Charges or credits as established by the Alberta Balancing Pool Administrator.

Municipal Consent and Access Fee

Assessed on each and every component of the Distribution Access Charge at the rate set out in the City of Red Deer Distribution Tariff and is added to the customer's bill.

Minimum Monthly Charge

Total Basic Charge (System Access Charge plus Distribution Access Charge), plus any applicable Municipal Consent and Access Fee, plus any applicable Billing Charge, plus any applicable Balancing Pool Flow Through.

GENERAL SERVICE REGULATED RATE OPTION

RATE 63

This tariff is provided in accordance with the Alberta Regulated Rate Option Regulation (A/R 45/2000). Rate 63 is available between January 1, 2001 and December 31, 2003.

Application

(1) Applies to a non-residential customer, or to a residential premise not entitled to Rate 61, or to the "house lights" service (including common area lighting and utility rooms) of apartment buildings, where the kVA Metered Demand is less than 50 kVA. If the kVA Metered Demand exceeds 50 kVA, Rate 64 will be applied immediately and will be continued to be applied irrespective of future kVA Metered Demand; and

(2) Total electricity consumption, for each property, is less than 250,000 kWh in 12 consecutive months starting January 1, 1999 and ending December 31, 2003, or it is reasonably forecasted that during the years 2001 to 2003 the total annual consumption of electricity with respect to each separate property will be less than 250,000 kWh; and

(3) Customer is not currently enrolled under any other price options or with any alternative retail electricity supplier.

Services are to be taken at one of the following nominal voltages:

120/240 Volts, single phase, 3 wire;
120/208Y Volts, network, 3 wire;
120/208Y Volts, three phase, 4 wire;
347/600Y Volts, three phase, 4 wire.

Rate

Billing Charge	~~$6.80~~ **$0.2236** per ~~month~~ **day**
Energy Charge	$0.061 per kWh of all energy
System Access Charge	
a) Basic Charge	~~$10.81~~ **$0.3554** per ~~month~~ **day**
b) Variable Charge	$0.0059 per kWh of all energy
Distribution Access Charge	
a) Basic Charge	~~$6.27~~ **$0.2000** per ~~month~~ **day**
b) Variable Charge	~~$0.0234~~ **$0.0227** per kWh of all energy

Balancing Pool Flow Through

Charges or credits as established by the Alberta Balancing Pool Administrator.

Municipal Consent and Access Fee

Assessed on each and every component of the Distribution Access Charge at the rate set out in the City of Red Deer Distribution Tariff and is added to the customer's bill.

Minimum Monthly Charge

Total Basic Charge (System Access Charge plus Distribution Access Charge), plus any applicable Municipal Consent and Access Fee, plus any applicable Billing Charge, plus any applicable Balancing Pool Flow Through.

GENERAL SERVICE REGULATED RATE OPTION

RATE 64

This tariff is provided in accordance with the Alberta Regulated Rate Option Regulation (A/R 45/2000). Rate 64 is available between January 1, 2001 and December 31, 2003.

Application

(1) Applies to a commercial or industrial installation where service is taken at the voltage listed for Rate 63 but where the kVA Metered Demand is 50 kVA or greater; and

(2) Total electricity consumption, for each property, is less than 250,000 kWh in 12 consecutive months starting January 1, 1999 and ending December 31, 2003; or it is reasonably forecasted that during the years 2001 to 2003 the total annual consumption of electricity will be less than 250,000 kWh; and

(3) Customer is not currently enrolled under any other price options or with any alternative retail electricity supplier.

An existing customer on General Service Rate 64 at December 31, 2000 who continues to meet the criteria in (2) and (3) will remain on Rate 64 after December 31, 2000.

Rate

Billing Charge		~~$6.80~~ **$0.2236** per ~~month~~ **day**
Energy Charge		$0.061 per kWh of all energy
System Access Charge		
a)	Demand Charge	~~$1.10~~ **$0.0362** per kVA of Billing Demand per ~~month~~ **day**
b)	Variable Charge	$0.0059 per kWh of all energy
Distribution Access Charge		
a)	Demand Charge	~~$3.84~~ **$0.1262** per kVA of Billing Demand per ~~month~~ **day**
b)	Variable Charge	$0.0009 per kWh of all energy

Balancing Pool Flow Through

Charges or credits as established by the Alberta Balancing Pool Administrator.

Municipal Consent and Access Fee

Assessed on each and every component of the Distribution Access Charge at the rate set out in the City of Red Deer Distribution Tariff and is added to the customer's bill.

Minimum Monthly Charge

Total Demand Charge (System Access Charge plus Distribution Access Charge), plus any applicable Municipal Consent and Access Fee, plus any applicable Billing Charge, plus any applicable Balancing Pool Flow Through.

GENERAL SERVICE REGULATED RATE OPTION

RATE 78

This tariff is provided in accordance with the Alberta Regulated Rate Option Regulation (A/R 45/2000). Rate 78 is available between January 1, 2001 and December 31, 2003.

Application

(1) Applies to a commercial or industrial installation where 4,160 volts or greater is available with adequate system capacity and service is taken at 4,160 volts or greater, balanced three phase and the kVA Metered Demand is not less than 1000 kVA; and

(2) Total electricity consumption, for each property, is less than 250,000 kWh in 12 consecutive months starting January 1, 1999 and ending December 31, 2003, or it is reasonably forecasted that during the years 2001 to 2003 the total annual consumption of electricity will be less than 250,000 kWh; and

(3) Customer is not currently enrolled under any other price options or with any alternative retail electricity supplier.

An existing customer on General Service Rate 78 at December 31, 2000 who continues to meet the criteria in (2) and (3) will remain on Rate 78 after December 31, 2000.

Rate

Billing Charge		~~$6.80~~ **$0.2236** per ~~month~~ **day**
Energy Charge		$0.061 per kWh of all energy
System Access Charge		
a)	Demand Charge	~~$1.30~~ **$0.0427** per kVA of Billing Demand per ~~month~~ **day**
b)	Variable Charge	$0.0058 per kWh of all energy
Distribution Access Charge		
a)	Demand Charge	~~$3.00~~ **$0.0986** per kVA of Billing Demand per ~~month~~ **day**
b)	Variable Charge	$0.0009 per kWh of all energy

Balancing Pool Flow Through

Charges or credits as established by the Alberta Balancing Pool Administrator.

Municipal Consent and Access Fee

Assessed on each and every component of the Distribution Access Charge at the rate set out in the City of Red Deer Distribution Tariff and is added to the customer's bill.

Minimum Monthly Charge

Total Demand Charge (System Access Charge plus Distribution Access Charge), plus any applicable Municipal Consent and Access Fee, plus any applicable Billing Charge.

Comments:

We agree that Council proceed with Three Readings of the Bylaw.

"G. D. Surkan"
Mayor

"N. Van Wyk"
City Manager

THE CITY OF Red Deer

FILE

Council Decision – Monday April 22, 2002

DATE: **April 23, 2002**

TO: **Al Roth, EL & P Manager**

FROM: **City Clerk**

RE: **Revision to Regulated Rate Option Tariff**
Electric Utility Bylaw Amendment 3273/B-2002 – Revision to Schedule "D"

Reference Report:
EL & P Manager, dated April 10, 2002

Bylaw Readings:
Electric Utility Bylaw Amendment 3273/B-2002 was given three readings. A copy of the bylaw is attached.

Report Back to Council: NO

Comments/Further Action:
The consolidated version of the Electric Utility Bylaw will now be updated and distributed to bylaw subscribers in due course.

Kelly Kloss
City Clerk

/chk
attchs.

c Director of Development Services

BYLAW NO. 3273/B-2002

Being a bylaw to amend Bylaw No. 3273/2000, the Electric Utility Bylaw of The City of Red Deer.

COUNCIL ENACTS AS FOLLOWS:

Bylaw No. 3273/2000 is hereby amended as follows:

1. By deleting Appendix "D" - Regulated Rate Option Tariff – and replacing it with Appendix "D" attached hereto.

2. This bylaw shall come into effect on May 1, 2002.

READ A FIRST TIME IN OPEN COUNCIL this 22nd day of April 2002.

READ A SECOND TIME IN OPEN COUNCIL this 22nd day of April 2002.

READ A THIRD TIME IN OPEN COUNCIL this 22nd day of April 2002.

AND SIGNED BY THE MAYOR AND CITY CLERK this 22nd day of April 2002.

MAYOR

CITY CLERK

CITY OF RED DEER
ELECTRIC LIGHT & POWER DEPARTMENT

REGULATED RATE OPTION TARIFF

GENERAL

Effective Date

This Tariff is effective on May 1, 2002.

Terms and Conditions

The "Terms and Conditions for the Regulated Rate Option", the "Terms and Conditions for Distribution Access Services" and the "Terms and Conditions for Retail Access Services" are part of this Tariff. Furthermore, the "Regulated Rate Option Fee Schedule", the "Distribution Access Services Schedule of Fees", the "Retail Access Services Schedule of Fees" and the "Retail Access Service Agreement" are also part of this Tariff.

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Municipal Consent and Access Fee

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GENERAL SERVICE REGULATED RATE OPTION

RATE 78

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Rate

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Municipal Consent and Access Fee

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Minimum Monthly Charge

Total Demand Charge (System Access Charge plus Distribution Access Charge), plus any applicable Municipal Consent and Access Fee, plus any applicable Billing Charge.

Date: April 15, 2002

To: Kelly Kloss
City Clerk

From: Myron Chilibeck, City Assessor
Norm Ford, Tax Collector

Re: 2002 Tax Rate Bylaw

LEGISLATION

The Tax Rate Bylaw provides for the collection of revenue through property taxation for the following organizations:

- City of Red Deer: Municipal Services
- Red Deer Public Library: Library Service Requisition
- Province of Alberta: Education Requisition

The Municipal Government Act requires Council to approve a Bylaw before municipal taxes can be collected. The City of Red Deer also collects requisitions through property taxation on behalf of the two other organizations listed above.

HISTORY

The City of Red Deer's annual budget process consists of three main components:

1. Administration prepares the budget;
2. Council reviews and approves the budget that includes the portion to be collected through property taxes;
3. Council sets the rates used to collect the property taxes through a Tax Rate Bylaw.

Although Council has already approved the 2002 budget, it must take one more step and pass a Tax Rate Bylaw to collect the revenue required through property taxation. The bylaw can now be passed because the property assessment is finalized and the school requisition is available from the province.

DISCUSSION

The 2002 Tax Rate Bylaw is broken down into four main components as follows:

1. Municipal Taxes

Council approved a 3.65% municipal tax increase in the 2002 budget, that, together with the assessment growth due to new construction, would generate an estimated municipal tax levy of $30,480,754.

2. Supplementary Municipal Tax
Council approved Supplementary Assessment Bylaw 3294/2002 at the March 25, 2002 meeting, which authorized the supplementary assessment of new construction. The attached bylaw sets the supplementary tax rate for 2002 and will generate an estimated tax revenue of $150,000.

3. Red Deer Public Library
The library requisition for 2002 is $1,638,389 representing an increase of 6.6% from 2001. Council reviewed the Library budget as part of the 2002 budget deliberations.

4. Education Taxes
The Province of Alberta has requested the following education requisition which represents a 3.9% increase from 2001:

Public School	$ 20,109,130
Separate School	$ 2,796,470
Total Education Tax	$ 22,905,600

Piper Creek Foundation
For Council's information the Piper Creek Foundation has withdrawn their requisition of $54,500.00 for 2002; however, it is their intention to requisition this amount for the 2003 tax year.

ANALYSIS
The breakdown of the tax bill by requisitioning authority and tax classification is:

Requisitioning Authority	Tax Classification					
	Single Family Dwelling		Multiple Family Dwelling		Non-Residential Property	
	2002	2001	2002	2001	2002	2001
Municipal	52%	51%	56%	56%	59%	58%
Library	4%	4%	3%	3%	2%	2%
Provincial Education	44%	45%	41%	41%	39%	40%
TOTAL	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**

IMPACT OF ASSESSMENT GROWTH

The following table outlines the effect of the 2002 tax requisitions on a sample household. The budget increase of 3.65% in municipal taxes was based on a projected assessment growth of 5%. The assessment growth is approximately 7% which decreased the municipal tax increase to 1.1% on the sample house.

Based on a sample single family dwelling with an assessed value of $ 137,900, the change in property taxes for 2002 would be as follows:

Requisitioning Authority	2002 Tax Bill	2001 Tax Bill	$ Increase (Decrease)	% Increase (Decrease)
Municipal	$ 751.69	$ 743.21	$ 8.48	1.1%
Library	$ 51.44	$ 52.00	($ .56)	(1.1%)
Provincial Education	$ 636.41	$ 658.01	($21.60)	(3.3%)
TOTAL	**$1,439.54**	**$1,453.22**	**($13.68)**	**(.9%)**

The assessed value for the sample house is based on a 25 year old, 1200 square foot bungalow. Sixty percent of all single-family residences in Red Deer are valued at $137,900 or less.

Property taxes on a sample house will decrease by .9% or $13.68 from 2001.

The assessment and tax notices will be mailed on or about May 17. This allows the optimum amount of time for taxpayers to receive their tax notice and provide for payment.

RECOMMENDATION

That Council gives three readings to the 2002 Tax Rate and Supplementary Tax Bylaw.

Myron Chilibeck
City Assessor

Norm Ford
Tax Collector

Comments:

We recommend that Council proceed with Three Readings of the Tax Rate Bylaw.

"G. D. Surkan"
Mayor

"N. Van Wyk"
City Manager

The basics of supplementary assessment and tax

What is property assessment?

Property assessment is an estimate of the market value of property (land, buildings and other improvements). Market value is the most probable price that a property would sell for on the open market and is not necessarily the actual purchase price.

Assessments for existing and new properties are calculated annually in December for taxation in the following year. Properties where buildings are in the process of being constructed do not get assessed at their full value.

What is supplementary assessment?

Supplementary assessment determines the increase in value of a property when a new home or building is occupied or renovations are completed during the current tax year.

What is supplementary tax?

Supplementary tax is determined by multiplying the supplementary assessment (increase in value) by the tax rate and prorating this amount based on the number of months the building has been completed or occupied in the year.

Call us today.

If you have questions about supplementary assessment and tax contact The City of Red Deer Assessment and Tax Office at:

Phone: 342-8126

Fax: 342-8199

Email: assmnttax@city.red-deer.ab.ca

THE CITY OF Red Deer

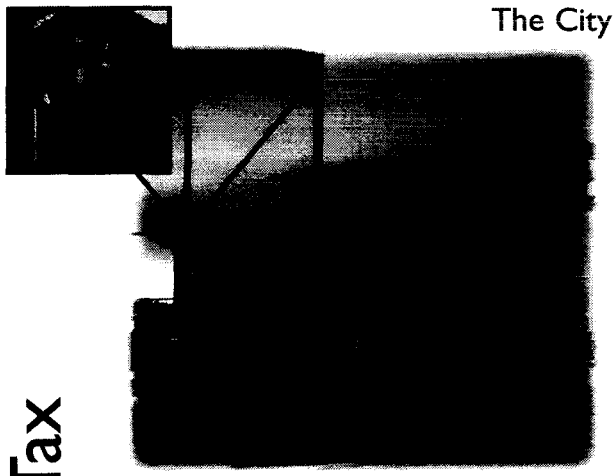
www.city.red-deer.ab.ca

Supplementary Assessment and Tax

THE CITY OF Red Deer

Assessment & Tax

Supplementary Assessment and Tax



The City of Red Deer is introducing supplementary assessment and tax to ensure that owners of newly constructed property contribute toward the cost of providing municipal services.

Why is The City introducing supplementary assessment and tax?

Supplementary assessment and tax provides for equity among property owners. When new homes and buildings are completed or occupied, the owners receive municipal services. Supplementary tax contributes toward the cost of providing these services.

How does supplementary assessment and tax work?

When the increased value of new homes, buildings and major additions has been determined, a supplementary assessment and tax notice will be sent for the additional taxes for the year.

When is the supplementary assessment and tax notice sent out?

Annual assessment and tax notices are sent out in May. Supplementary notices will be sent out starting in September. Supplementary taxes are levied only in the year the newly constructed building is completed or occupied. Property owners will be required to pay the supplementary tax in full within 60 days of mailing.

Here are some examples of how The City of Red Deer will calculate supplementary tax on residential property.

Example 1

A vacant lot is assessed at $50,000 as of December 31. In the following year, construction of a home starts in March and is completed and occupied as of June 30. The home is assessed at a total value of $150,000 which consists of the land assessed at $50,000 and the building at $100,000. The annual tax notice – sent in May – is based on the value of the vacant land. The supplementary tax notice sent in September is calculated as follows:

$ 150,000	Assessed Value (Land & Buildings)
– 50,000	Assessed Value of Land
$ 100,000	Supplementary Value subject to Taxation
$ 100,000	Supplementary Assessment
x .010592	Sample Tax Rate
$ 1,059.20	
$ 1,059.20	
x 6/12	Number of months occupied
= $529.60	**Supplementary Tax**

Example 2

A partially constructed home is assessed at $100,000 as of December 31. In the following year, construction is finished and the home is occupied as of February 28. The home is assessed at a total value of $150,000. The annual tax notice – sent in May – is based on the partial assessment of $100,000 (includes the land and value of the partially constructed home). The supplementary tax notice sent in September is calculated as follows:

$150,000	Assessed Value (Land & Buildings)
– 100,000	Assessed Value of Land & Partial Assessment of Building
$50,000	Supplementary Value subject to Taxation
$50,000	Supplementary Assessment
x. 010592	Sample Tax Rate
$529.60	
$529.60	Number of months occupied
x 10/12	
= $441.33	**Supplementary Tax**

THE CITY OF Red Deer

FILE

Council Decision – Monday April 22, 2002

DATE: **April 23, 2002**

TO: **Myron Chilibeck, City Assessor**
Norm Ford, Tax Collector

FROM: **City Clerk**

RE: **2002 Tax Rate Bylaw 3295/2002**

Reference Report:
City Assessor and Tax Collector, dated April 15, 2002

Bylaw Readings:
2002 Tax Rate Bylaw 3295/2002 was given three readings. A copy of the bylaw is attached.

Report Back to Council: No

Comments/Further Action:

Kelly Kloss
City Clerk

/chk
attchs.

c Director of Corporate Services

BYLAW NO. 3295/2002

Being a bylaw to authorize the rates of taxation to be levied against assessable property within The City of Red Deer for the 2002 taxation year.

WHEREAS, Council, at their meeting of January 29, 2002 passed a budget resolution which provided for the collection of $30,480,754.00 being raised by general municipal taxation;

AND WHEREAS, the requisitions that The City of Red Deer is required to collect on behalf of other organizations are:

Alberta School Foundation Fund (Public)	
Residential/Farmland	$12,568,584
Non-residential	$ 7,540,546
Opted Out School Boards (Separate)	
Residential/Farmland	$ 2,234,688
Non-residential	$ 561,782
Red Deer Public Library	$ 1,638,389

AND WHEREAS, the Council of The City of Red Deer is authorized to classify assessed property, and to establish different rates of taxation in respect to each class of property, subject to the Municipal Government Act, chapter M26 1, Revised Statutes of Alberta, 1994;

AND WHEREAS, the assessed value of all property in the Municipality of Red Deer as shown on the assessment roll is:

	Assessment
Single Family Residential	$2,851,743,700
Multiple Family Residential	383,119,800
Non-residential	1,162,711,700
Farmland	1,054,900
	$ 4,398,630,100

AND WHEREAS, Council has passed Bylaw 3294/2002 being a Bylaw authorizing the supplementary assessment of new construction;

NOW THEREFORE Council authorizes the:

1. Levy of tax rates, as set out in this bylaw, on the assessed value of all property as shown on the assessment roll of The City of Red Deer; and

2. Levy of tax rates, as set out in this bylaw, on the assessed value of all property subject to Supplementary Assessment Bylaw 3294/2002.

	Tax Levy	**Assessment**	**Tax Rate**
General Municipal			
Single Family Residential	$15,545,185	$2,851,743,700	.005451
Multiple Family Residential	2,438,460	383,119,800	.006365
Commercial/Industrial/Farmland	12,497,109	1,163,766,600	.010739
Total	$30,480,754	$ 4,398,630,100	
Alberta School Foundation Fund (Public)			
Residential/Farmland	$12,568,584	$2,723,544,962	.004615
Non-residential	7,540,546	1,075,747,549	.007010
Total	$20,109,130	$ 3,799,292,511	

Opted-Out School Boards (Separate)			
Residential/Farmland	$2,234,688	$484,244,634	.004615
Non-residential	561,782	80,144,851	.007010
Total	$2,796,470	$564,389,485	
Red Deer Public Library	$1,638,389	$4,398,630,100	.000373

READ A FIRST TIME IN OPEN COUNCIL this 22nd day of April 2002.

READ A SECOND TIME IN OPEN COUNCIL this 22nd day of April 2002.

READ A THIRD TIME IN OPEN COUNCIL this 22nd day of April 2002.

AND SIGNED BY THE MAYOR AND CITY CLERK this 22nd day of April 2002.

MAYOR

CITY CLERK

THE CITY OF Red Deer

Path: paul\memos
Master File: 0170 - Utility

Public Works Department

Date: April 12, 2002

To: City Clerk

From: Public Works Manager

Re: **Water Utility Bylaw Change**
Granting Permission to Re-sell Water

Background

The existing water utility bylaw does not permit our customers to:

- lend or sell water;
- give away or permit water to be taken; or
- use or apply any water to the use or benefit of others or to any other than the customer's own use and benefit.

The intent of these clauses is to make the City the sole retailer of water treated and distributed by the Water Utility.

There are currently numerous situations where companies are buying City water and re-selling it. Examples include bulk water haulers and bottled water companies. There is also a local company that is pursuing setting up a bulk water fill station within Red Deer.

Issues

We have not experienced significant problems with the current vendors re-selling our water. The only concerns that we have had are:

- traffic congestion at the Water Treatment Plant bulk fill station;
- health concerns regarding sale of potable water;
- administrative and operation costs associated with the bulk and hydrant sales.

The David Thompson Health Region regulates the sale of potable water under the Public Health Act. They conduct tests and monitoring of bulk haulers and bottled water sale companies to ensure the adequacy of their treatment and handling systems.

...../2

RESTRICTION OF WATER SUPPLY

Restricted Use of City Facilities

52 No customer shall operate, use, interfere with, obstruct or impede access to the water utility or any portion thereof in any manner not expressly permitted by this bylaw, in default of which, the Director may cause the water being supplied to such customer to be shut off until such customer complies with all of the provisions of this bylaw.

Wastage

53 (1) No customer shall cause, permit or allow the discharge of water so that it runs waste or useless, whether by reason of leakage from private service pipe, a faulty plumbing system or otherwise.

(2) Notwithstanding the foregoing, the Director may under such condition as the Director may consider reasonable allow a customer to discharge water so that it runs waste or useless if such customer's water service would otherwise be susceptible to freezing.

USE OF WATER

54 (1) No customer shall:

(a) lend or sell water;

(b) give away or permit water to be taken;

(c) use or apply any water to the use or benefit of others or to any other than the customer's own use and benefit;

(d) increase the usage of water beyond that agreed upon with the City; or

(e) extract or remove any water from any hydrant within the City without first obtaining a letter in writing signed by the Director authorizing such removal.

(2) Notwithstanding the foregoing, the Director may, under such condition as the Director may consider reasonable, provide written authorization contrary to (a), (b), (c), or (d).

Comments:

We agree with the recommendations of the Public Works Manager.

"G. D. Surkan"
Mayor

"N. Van Wyk"
City Manager

Kelly Kloss

From: Don Simpson
Sent: April 18, 2002 11:20 AM
To: kellyk@city.red-deer.ab.ca
Cc: paulg@city.red-deer.ab.ca
Subject: Utility Bylaw Amendment - Water utility

Kelly/Paul:

I have reviewed the proposed amendment to the Utility Bylaw. As I understand it, the only change is the proposed new clause 54(2)"Notwithstanding the foregoing, the Director may, under such conditions as the Director may consider reasonable, provide written authorization contrary to (a) (b) (c) or (d)."

I am concerned that this clause does not adequately spell out the scope of the Director's authority. Whenever Council delegates authority to any member of City Administration, the parameters of that authority have to be described. The reason for this is that the MGA gives the authority to make bylaws to Council. However, it hasn't given Council the authority to delegate the bylaw-making power to officials. As a result, where the bylaw gives an official the power to make the rules, the courts consider this to be unlawful delegation of bylaw-making power. Delegation is permitted, however, if the scope of the discretion of the official is spelled out.

Under what conditions would the Director authorize an exception to 54 (1) (a), (b), (c) or (d) ? If we can determine this, then we can create a clause which describes when the Director can authorized these exceptions.

Donald J. Simpson
Chapman Riebeek
Barristers and Solicitors
208 - 4808 Ross Street
Red Deer, Alberta
T4N 1X5
(403) 346-6603
direct email<<dsimpson@chapmanriebeek.com>>
firm email<<info@chapmanriebeek.com>>

Kelly Kloss
From: Paul Goranson
Sent: April 19, 2002 4:56 PM
To: kellyk@city.red-deer.ab.ca; 'Don Simpson'
Cc: nriebeek@chapmanriebeek.com
Subject: RE: Utility Bylaw amendment - Water

Kelly,

I have discussed this with Don, and am in agreement with the revised wording. Pls have a handout prepared for distribution to Council that reflects these changes.

I will be at Council if questions arise, pls let me know when you think it will be scheduled.

Paulg

From: **Don Simpson**
Sent: April 19, 2002 10:28 AM
To: paulg@city.red-deer.ab.ca; kellyk@city.red-deer.ab.ca
Cc: nriebeek@chapmanriebeek.com
Subject: Utility Bylaw amendment - Water

Paul:

Further to our discussion this morning regarding my email, I think the amendment to the Utility Bylaw re bulk sale of water would be satisfactory if reworded as follows:

1. Change 54 (1)(e) to read as follows:

   (e) extract or remove any water from any hydrant within the City"

2. Add the following at the end of 55(1) after (e)

   "without first obtaining written permission from the Director for such removal or use and subject to such reasonable conditions as the Director may impose with respect to the quantity, price and times of withdrawal of the water so used."

   I understand you will look this over and give Kelly the final wording. Nick Riebeek will be at Council so I will make sure he is up to date on our discussions.

Donald J. Simpson
Chapman Riebeek
Barristers and Solicitors
208 - 4808 Ross Street
Red Deer, Alberta
T4N 1X5
(403) 346-6603
direct email<<dsimpson@chapmanriebeek.com>>
firm email<<info@chapmanriebeek.com>>

FILE

THE CITY OF Red Deer

Council Decision – Monday April 22, 2002

DATE: **April 23, 2002**

TO: **Paul Goranson, Public Works Manager**

FROM: **City Clerk**

RE: **Utility Bylaw Amendment 3215/B-2002**
Granting Permission to Re-sell Water

Reference Report:
Public Works Manager, dated April 12, 2002

Bylaw Readings:
Utility Bylaw Amendment 3215/B-2002 was given first and second readings. A copy of the bylaw is attached.

Report Back to Council: Yes

Comments/Further Action:
This item will be brought back to the May 6th Council Meeting for third reading.

Kelly Kloss
City Clerk

/chk
attchs.

c Director of Development Services

BYLAW 3215/B-2002

Being a bylaw to amend Bylaw No. 3215/98, the Utility Bylaw of The City of Red Deer.

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

Bylaw No. 3215/98 is hereby amended by:

1 Deleting Section 54 (1) (e) and replacing it with the following:

"(e) extract or remove any water from any hydrant within the City;"

2 By adding the following after Section 54 (1) (e):

"without first obtaining written permission from the Director for such removal or use and subject to such reasonable conditions as the Director may impose with respect to the quantity, price and times of withdrawl of the water so used."

READ A FIRST TIME IN OPEN COUNCIL this	22nd	day of	April	2002.
READ A SECOND TIME IN OPEN COUNCIL this	22nd	day of	April	2002.
READ A THIRD TIME IN OPEN COUNCIL this		day of		2002.
AND SIGNED BY THE MAYOR AND CITY CLERK this		day of		2002.

MAYOR

CITY CLERK

DATE: April 23, 2002

FILE

TO: City Council

FROM: City Clerk

RE: **Utility Bylaw Amendment 3215/B-2002**
Granting Permission to Re-sell Water

History

At the Monday, April 22, 2002 meeting of Council, Utility Bylaw Amendment 3215/B-2002 was given first and second readings with third reading being withheld. Attached is the administrative report outlining the details of this request.

Utility Bylaw Amendment 3215/B-2002 would permit the Director to provide written authorization to City of Red Deer customers permitting them to re-sell water when deemed reasonable to do so.

Recommendations

That Council proceed with 3rd reading of this bylaw.

Kelly Kloss
City Clerk

/chk
/attach.

THE CITY OF Red Deer

Path: pau\memos
Master File: 0170 - Utility

Public Works Department

Date: April 12, 2002

To: City Clerk

From: Public Works Manager

Re: **Water Utility Bylaw Change**
Granting Permission to Re-sell Water

Background

The existing water utility bylaw does not permit our customers to:

- lend or sell water;
- give away or permit water to be taken; or
- use or apply any water to the use or benefit of others or to any other than the customer's own use and benefit.

The intent of these clauses is to make the City the sole retailer of water treated and distributed by the Water Utility.

There are currently numerous situations where companies are buying City water and re-selling it. Examples include bulk water haulers and bottled water companies. There is also a local company that is pursuing setting up a bulk water fill station within Red Deer.

Issues

We have not experienced significant problems with the current vendors re-selling our water. The only concerns that we have had are:

- traffic congestion at the Water Treatment Plant bulk fill station;
- health concerns regarding sale of potable water;
- administrative and operation costs associated with the bulk and hydrant sales.

The David Thompson Health Region regulates the sale of potable water under the Public Health Act. They conduct tests and monitoring of bulk haulers and bottled water sale companies to ensure the adequacy of their treatment and handling systems.

...../2

Recommendation

The clause that we are recommending be inserted would permit the Director to provide written authorization to our customers permitting them to re-sell water when deemed reasonable to do so.

It is respectfully recommended that Council approve three readings incorporating the attached changes into the Utility Bylaw 3215/98.

Paul Goranson, P.Eng.
Public Works Manager

/blm

Att.

c Director of Development Services
Treatment Plants Superintendent
Water and Wastewater Superintendent

RESTRICTION OF WATER SUPPLY

Restricted Use of City Facilities

52 No customer shall operate, use, interfere with, obstruct or impede access to the water utility or any portion thereof in any manner not expressly permitted by this bylaw, in default of which, the Director may cause the water being supplied to such customer to be shut off until such customer complies with all of the provisions of this bylaw.

Wastage

53 (1) No customer shall cause, permit or allow the discharge of water so that it runs waste or useless, whether by reason of leakage from private service pipe, a faulty plumbing system or otherwise.

(2) Notwithstanding the foregoing, the Director may under such condition as the Director may consider reasonable allow a customer to discharge water so that it runs waste or useless if such customer's water service would otherwise be susceptible to freezing.

USE OF WATER

54 (1) No customer shall:

(a) lend or sell water;

(b) give away or permit water to be taken;

(c) use or apply any water to the use or benefit of others or to any other than the customer's own use and benefit;

(d) increase the usage of water beyond that agreed upon with the City; or

(e) extract or remove any water from any hydrant within the City without first obtaining a letter in writing signed by the Director authorizing such removal.

(2) Notwithstanding the foregoing, the Director may, under such condition as the Director may consider reasonable, provide written authorization contrary to (a), (b), (c), or (d).

Item No. 7

1000-069 060-182
640-139 A 5090-063

Date: April 17, 2002

To: City Clerk

From: Engineering Services Manager

Re: Traffic By-law No. 3186 Amendments

1. **Removal of Truck Route in Riverside Meadows Subdivision**
2. **Addition of High Wide Load Corridor Operational Requirements**
3. **Update of Recreation, Parks, & Culture Tree Maintenance Requirements**

Attached please find for Council's consideration, the three amendments to the Traffic By-law as noted above. These amendments have been reviewed and drafted by the City Solicitor. Specific comments relative to each amendment are as follows:

1. Riverside Meadows Truck Route Removal

Council will recall that the removal of the existing truck route in this Subdivision was investigated as part of the Traffic Initiatives Study that initiated by the Greater Downtown Action Plan and the Riverside Meadows Area Redevelopment Plan. The Study found that the existing truck route was no longer necessary. Existing businesses under the By-law could still receive deliveries by truck as long as the driver used the shortest and most direct route from the nearest truck route. The purpose of the amendment is to remove the heavy vehicles that are using Kerry Wood Drive as a shortcut between Taylor Drive and the Riverside Light Industrial Subdivision.

The Subdivision is aware of the proposed truck route removal through several public meetings during the course of the Traffic Initiatives Study. Subject to passage of the By-law amendments, we propose to place an advertisement in the local newspaper, send out a notice to many of the local trucking companies, and install "No Heavy Vehicles" signs along the current route. After a familiarization period of 30 days after the date of installing the signs, we would recommend that the RCMP conduct an enforcement campaign aimed at encouraging the trucking industry to adhere to the change in truck routes. A map is enclosed illustrating the proposed truck route removal.

2. High Wide Load Corridor

The construction of the 67 Street Corridor in a general east/west direction through the City, from Highway 11 (55 Street) on the east City Limit to Highway 2 on the west City Limit, has been in progress for the last two years. It will be finished this summer. It involved installing rotating traffic signal davits, bridge strengthening, increasing the height or burying overhead wires, and some relocation of traffic signal control cabinets and fire hydrants. This work was necessary to accommodate the huge industrial loads destined to or originating from the Edgar Industrial Subdivision. This project is cost sharable with the Province of Alberta and will be completed under the original $700,000 budget at a total cost of approximately $575,000.

The amendment is required to establish the High Wide Load Corridor route, the hours of availability to the industry, the fee structure, and the enforcement of operation capability. The trucking industry has been utilizing portions of the Corridor for the past year with little difficulty. Passage of the By-law amendment will legalize current procedures and is not expected to cause any concern to the trucking industry. A map is enclosed illustrating the High Wide Load Corridor route.

3. Tree Maintenance Requirements - Recreation, Parks, and Culture

Attached is a memo received from Mr. Batchelor dated November 2, 2000, regarding this amendment. Mr. Jeske will be present at Council meeting to respond to any questions in this regard.

RECOMMENDATION

Based on the information presented above, we would respectfully recommend that Council consider three readings of the amendments. The public notification and sign installation has been tentatively scheduled to occur prior to the end of May 2002. The costs of implementing the change will be covered by the remaining budget established for the Traffic Initiatives Study.

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

KGH/emr
Att.
c. Parks, Recreation, & Culture Manager
Public Works Manager
Traffic Engineer

RPC - 8.803

DATE: November 2, 2000

TO: Ken Haslop, Engineering Manager
Kelly Kloss, City Clerk

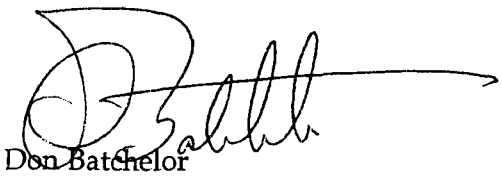
FROM: Don Batchelor
Recreation, Parks & Culture Manager

RE: CITY OF RED DEER TRAFFIC BYLAW 3186/97/E2000
BOULEVARD DEVELOPMENT/MAINTENANCE

The Recreation, Parks & Culture Department, in conjunction with the Inspections and Licensing Department, recently completed a review of the boulevard development/maintenance area specifically relating to property owners responsibility. Our Policy #2.03, specifically states that property owners adjacent to boulevards and utility easements are responsible for development and maintenance. This practice has been in place in excess of 20 years. Support for this policy is contained, but not clearly identified, through the Nuisance, Weed Control and Traffic Bylaws. With this memo, I would ask that in the next review or update of The City of Red Deer Traffic Bylaw, you incorporate the following new information and clarification:

1. The section "Encroachment/Trees", page 46, changed to "Boulevard Development/Maintenance".
2. Under the new section, points #95, 96, and 97 remain the same with the following point #98 added.
    - Property owners adjacent to boulevards (portion of road right-of-way) and utility easements shall be responsible for the following:
        a) the landscape planning, design and development of boulevards
        b) all boulevard maintenance including grass cutting and weed control management

I believe that with the above amendments and additions to the Traffic Bylaw, the responsibility for the development and maintenance of boulevards will be more clearly defined.



Don Batchelor

:jb

c. Ron Kraft, Parks Construction/Maintenance Superintendent
Ryan Strader, Inspections & Licensing Manager
Sybren Spyksma, Subdivision Administrator
Tom Warder, Streets and Utilities Engineer
Larry Corsiatto, Site Inspector
Dave Matthews, Development & Planning Coordinator

PLACEMENT OF SALT ON SIDEWALKS

93 No person shall sprinkle, spread, or place any salt on a sidewalk, or on a roadway, unless with the permission, or under the direction, of the City Engineer.

94 No person shall drain the radiator or any other fluid of a vehicle so that the contents thereof fall upon or flow to any highway.

ENCROACHMENT/TREES

95 An owner of private property shall ensure that trees or shrubs growing on his property, and adjacent boulevards between his property line and the curb, shall be properly trimmed and shall not have any branches projecting over a sidewalk area at an elevation of less than 225 cm (7.5 ft.) or over a roadway or alley at an elevation of less than 412 cm (13.5 ft.).

96 Except for trimming permitted or required under Section 95, no person shall remove, pollard, destroy, or injure any tree that is planted or growing on a boulevard planting strip or adjacent to any City street without prior written permission from the Parks Manager. If a request for removal of a tree is granted, the adjacent private property owner shall be responsible for the cost of such removal. If the City requires the removal of a tree in the boulevard planting strip, it shall be responsible for all costs associated with the tree removal.

97 The Parks Manager shall not grant a request for the removal of such a tree unless, in the opinion of the Parks Manager, there are exceptional circumstances which warrant such removal. If a request for removal for a tree is granted, the owner shall be responsible for the cost of such removal plus the value of the tree as approved by the Parks Manager.

RECOVERY OF COSTS

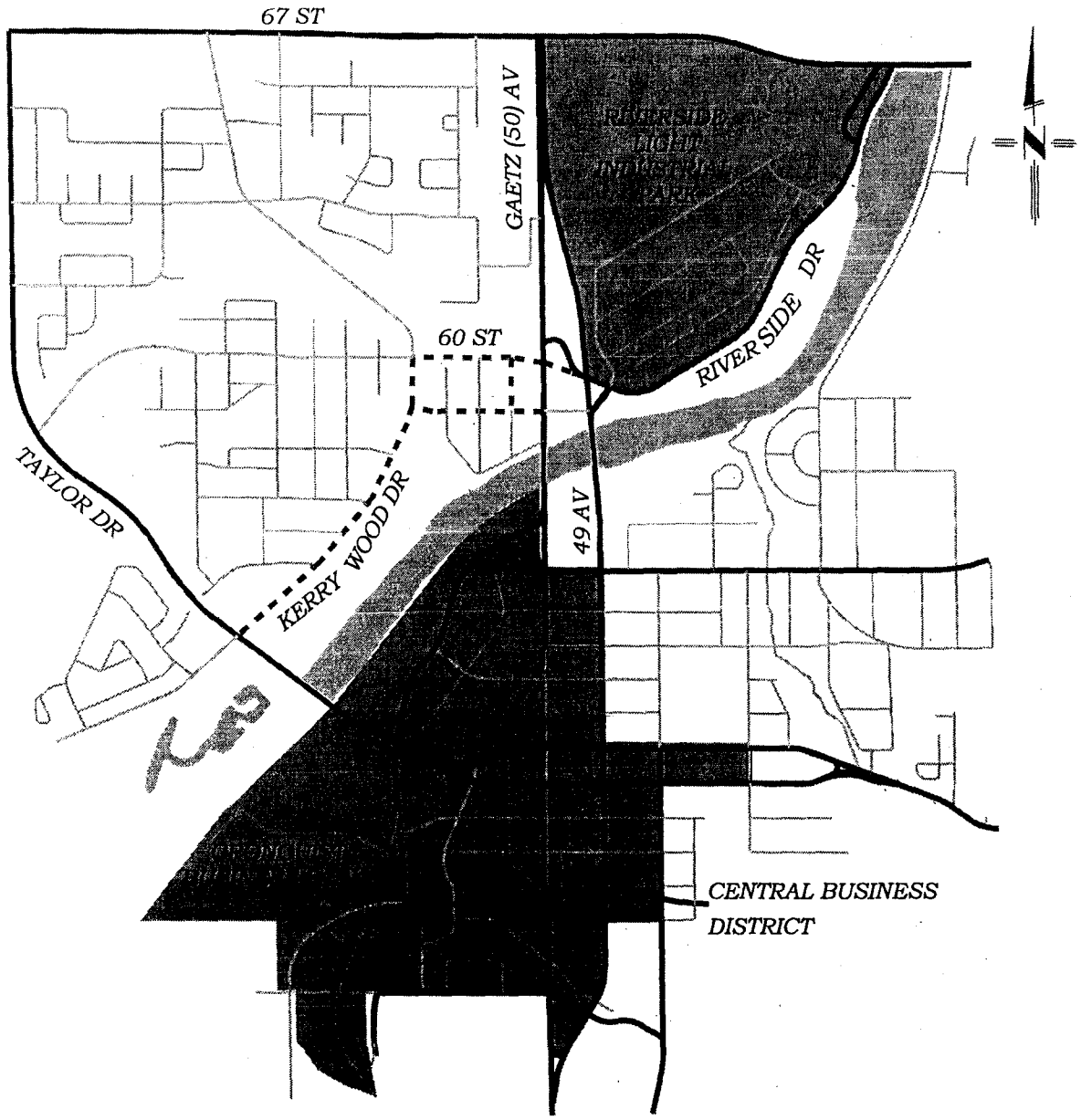
98 (1) The City Engineer may require any person concerned to comply with and remedy a breach of the provisions of Sections 90 through 97. If a person fails to comply with such notice, the City Engineer may direct employees or agents of the City to carry out the work and to enter upon private property, if necessary, for such purpose.

(2) All costs incurred by the City to remedy such default shall be paid on demand to the City by the person in default.

OFF-HIGHWAY VEHICLES

99 (1) A peace officer, City employee or agent of the City, or a park control officer may operate an off-highway vehicle on highways or lands owned by the City where such operation is required in connection with the patrol or maintenance duties of such person.

(2) For the purpose of this section, "off-highway vehicle" shall have the meaning given to it in the *Off-Highway Vehicle Act* and "Park Control Officer" shall have the meaning given to it in the Parks and Public Facilities Bylaw.



THE CITY OF
Red Deer
ENGINEERING SERVICES

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This map may not be reproduced by any means, in whole or in part.

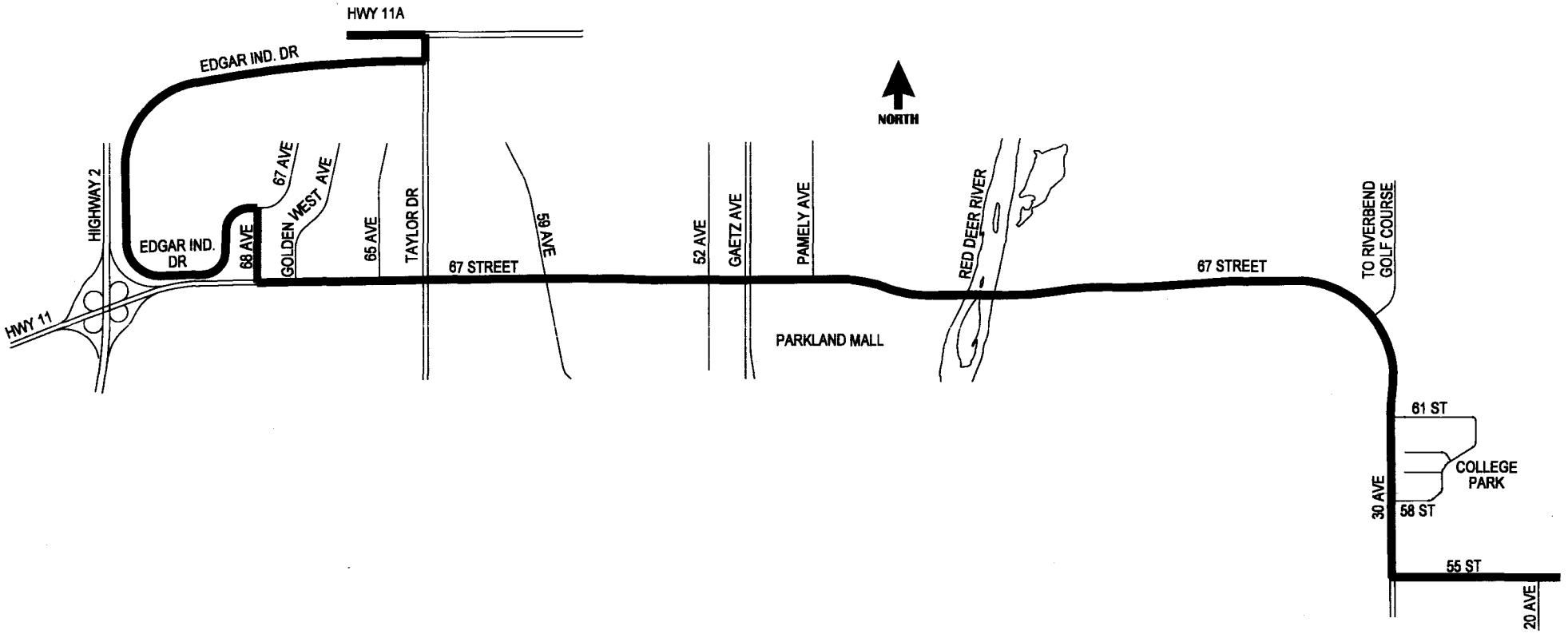
TRUCK ROUTE MAP

LEGEND

- TRUCK ROUTE REMOVED
- POSTED TRUCK ROUTE

0 100 200 500
metres

NTS



THE CITY OF Red Deer

HIGH / WIDE TRANSPORTATION CORRIDOR

April 2002

Comments:

I agree with the recommendations of City Administration.

"N. Van Wyk"
City Manager

CHAPMAN RIEBEEK

Barristers & Solicitors

THOMAS H. CHAPMAN, Q.C. (Counsel)
DONALD J. SIMPSON*
GARY W. WANLESS*
NANCY A. BERGSTROM*
JASON R. SNIDER

NICK P. W. RIEBEEK*
T. KENT CHAPMAN*
LORNE E. GODDARD*
GAYLENE D. BOBB

208, 4808 Ross Street
Red Deer, Alberta
T4N 1X5

TELEPHONE (403) 346-6603
FAX (403) 340-1280
e-mail: info@chapmanriebeek.com

*Denotes Professional Corporation

Your file:
Our file: Bylaws DJS

March 19, 2002

City of Red Deer
P.O. Box 5008
Red Deer, AB T4N 3T4

FAX: 342-8211
-and-
Via Email: brianj@city.red-deer.ab.ca

ATTENTION: Mr. Brian Johnson, C.E.T.
Customer Service Administrator

Dear Sir:

RE: Amendment to Traffic Bylaw – Oversized Loads

Further to our meeting on March 19, 2002, I enclose a draft amendment to the Traffic Bylaw for your review.

As we discussed, I have used the phrase "Oversized - Move Approval permit" throughout the text of the Bylaw since this the name given to the permit which is actually issued to the City. This makes certain that there will be no confusion as to what permit we are referring to.

Some of the changes which you had previously proposed I found to be a bit confusing. As we discussed, I feel that it is important that there be a clear offense provision to govern each of the following matters:

1. Operation of a vehicle beyond the maximum permitted sizes;

2. Parking of vehicles with oversized loads on streets within the City.

As I understand it, the oversized vehicle permits are intended for vehicles which are oversized, that is to say, larger than the dimensions set out in the definition, but which do not exceed the maximum sizes set out in section 55(3). Accordingly, the dimensions of those vehicles does not have to be put into section 55(5).

With respect to section 55(8), which sets out the rationale for the permit fee, we think it is not necessary for bylaw purposes to include an explanation of the rationale for the fee in the Bylaw itself. On the other hand, there is probably no downside to this, although it might be possible for a person to demand an explanation as to how the City arrived at the calculation.

I believe that the Traffic Bylaw amendment should meet all of your needs and look forward to hearing any further comments you may have as to changes you may require.

Yours truly,

DONALD J. SIMPSON
DJS/yjh
Enclosure
c.c. Kelly Kloss via fax: 346-6195

BYLAW NO. 3186/ - 2002

Being Bylaw to amend Bylaw No. 3186/97, the Traffic Bylaw of the City of Red Deer.

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

1 Bylaw No. 3186/97 is hereby amended as follows:

2 Section 2, being the Definitions section, is amended to add the following new definitions:

"Oversize Load" means a load on a vehicle which is in excess of the maximum dimensions stipulated pursuant to the provisions of the *Motor Vehicle Act* or regulations and, in particular, includes loads and vehicles with loads which exceed the following criteria:

Length – 27.75 m
Width – 4.45 m
Height – 5.00 m
Weight – 90,000 kg

"Oversize Vehicle" means a vehicle which exceeds the weights or any one of the dimensions specified in the *Motor Transport Act* or regulations."

3 Section 55 is deleted in its entirety and replaced with the following new section 55:

"55(1) No person shall operate or allow to be operated in the City an Oversize Vehicle or a vehicle with an Oversize Load without being in possession of:

(a) a permit from the Motor Transportation Services Branch of Alberta Transportation and Utilities; and

(a) an Oversize Vehicle - Move Approval permit issued by the City.

55(2) No person shall operate a vehicle:

(a) which exceeds 4.5 metres in height, including load, under the bridge located at 60th Street and Gaetz Avenue; or

(a) which exceeds 4.10 metres in height, including load, under the bridge located on 54th Street west of Gaetz Avenue.

55(3) No person shall operate a vehicle which exceeds the following dimensions on any road within the City of Red Deer:

a) length – 48.7 m
b) height – 8.3 m
c) width – 7.6 m

d) weight – 181,800 kg.

55(4) No person may park any vehicle containing an oversize load on any street within the City.

55(5) A person may operate an Oversize Vehicle or a vehicle carrying an Oversize Load on the High and Wide Load Corridor for the City, provided that:

(a) the Oversize Vehicle or a vehicle carrying an Oversize Load does not exceed the maximum dimensions set out in Section 55 (3);
(b) the operator is in possession of a permit from the Motor Transport Branch of Alberta Transportation and Utilities;
(c) the operator is in possession of a Oversize Vehicle – Move Approval permit issued by the City; and
(d) the operator operates such Oversize Vehicle or vehicle carrying an Oversize Load within the permitted hours of operation.

55(6) The routing for and permitted hours of operation of the High and Wide Load Corridor for the City are as follows:

Routing
- Taylor Drive from Highway 11A to Edgar Industrial Drive
- Edgar Industrial Drive from Taylor Drive to 68th Avenue
- 68th Avenue from Edgar Industrial Drive to 67th Street
- 67th Street (from 30th Avenue to 68th Avenue)
- 30th Avenue (from 55 Street to 67th Street)
- 55th Street (from 20th Avenue to 30th Avenue)

Hours of Operation
4 a.m. to 7 a.m., 7 days a week, with restrictions on Statutory Holidays (based on availability of manpower)

55(7) No movement of an Oversize Vehicle or a vehicle carrying an Oversize Load shall be allowed within the City without 3 days prior notice to the City Engineer.

55(8) The fee for an Oversize Vehicle – Move Approval permit will be $1,000.00, the purpose for which is to cover the manpower and equipment costs incurred by the City in administering Oversize Vehicle or Oversize Load requests and in escorting them through the City.

4 Sections 56 and 57 are deleted and replaced with the following new sections:

"56 A person who operates an Oversize Vehicle or a vehicle carrying an Oversize Load shall produce to a peace officer or a bylaw officer on demand a copy of the permit issued by the Motor Transport Branch of Alberta Transportation and Utilities and a copy of the Oversize Vehicle - Move Approval permit or shall identify the permit number(s).

57(1) The City Engineer may issue an Oversize Vehicle - Move Approval permit on receipt of the applicable fee together with an application containing information with respect to the following:

(a) the name and address of the owner, operator and driver of the vehicle and their telephone numbers;

(b) a description of the Oversize Vehicle or Load containing all pertinent information as to the type, dimensions and weight of the vehicle and load;

(c) the day, date, and hours during which it is proposed that the Oversized Vehicle or Load will travel and the route which it is proposed the vehicle will take;

(d) such other information as in the reasonable opinion of the City Engineer is required in order to consider any of the matters in respect of which the permit may be granted.

57(2) The City Engineer may include in any Oversize Vehicle - Move Approval permit any provisions which are reasonably necessary to ensure the safe passage of the Oversized Vehicle or Oversized Load through the City, including provisions with respect to the following:

(a) the need for a pilot truck escort;

(a) special route restrictions due to road closures or construction;

(a) any unusual time restrictions or a specification as to the times within which the Oversized Vehicle or Load may travel on City street;

(a) bridge and roadway structural capacity; and

(a) geometric design conditions of bridges and roadways."

5 The heading "Encroachment/trees" preceding section 95 is deleted and replaced with the new heading "Boulevard Development/Maintenance".

6 Sections 95, 96, and 97 are deleted and replaced with the following new sections:

"95 An owner of private property shall ensure that trees or shrubs growing on his property and on adjacent boulevards between his property line and the curb shall be trimmed so that no branches project over a sidewalk at an elevation of less than 225 cm (7.5 ft) or over a roadway or alley at an elevation of less than 412 cm (13.5 ft).

1 Except for trimming required under section 95, no person shall remove, pollard, destroy or injure any tree that is planted or growing on a boulevard planting strip or on any City lands adjacent to any street

without prior written permission from the Recreation Parks & Culture Manager. Where such permission is granted, the person requesting such permission shall be responsible for all costs associated with the removal, as well as for the value of the tree as determined by the Recreation Parks & Culture Manager."

7 Schedule "F" is hereby amended as follows:

(i) on page 2 of Schedule "F" by deleting the following clause:

	On	From	To
"	59 Street	Gaetz (50) Avenue	54 Avenue";

(ii) on page 2 of Schedule "F" by deleting the clause:

	On	From	To
"	60 Street	49 Avenue	54 Avenue"

and replacing it with:

On	From	To
60 Street	49 Avenue	the westbound to southbound ramp west of 49 Avenue / 60 Street intersection".

(iii) on page 3 of Schedule "F" by deleting the following clauses:

On	From	To
51 Avenue	59 Street	60 Street
54 Avenue	59 Street	60 Street
Kerry Wood Drive	Taylor Drive	59 Street"

8 In all other respects, Bylaw No. 3186/97 is hereby ratified and confirmed.

READ A FIRST TIME IN OPEN COUNCIL this day of 2002.

READ A SECOND TIME IN OPEN COUNCIL this day of 2002.

READ A THIRD TIME IN OPEN COUNCIL this day of 2002.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2002.

MAYOR

CITY CLERK

CHAPMAN RIEBEEK

Barristers & Solicitors

THOMAS H. CHAPMAN, Q.C. (Counsel)
DONALD J. SIMPSON*
GARY W. WANLESS*
NANCY A. BERGSTROM*
JASON R. SNIDER

NICK P. W. RIEBEEK*
T. KENT CHAPMAN*
LORNE E. GODDARD*
GAYLENE D. BOBB

208, 4808 Ross Street
Red Deer, Alberta
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TELEPHONE (403) 346-6603
FAX (403) 340-1280
e-mail: info@chapmanriebeek.com

*Denotes Professional Corporation

Your file:
Our file: Bylaws DJS

February 15, 2002

City of Red Deer
P.O. Box 5008
Red Deer, AB T4N 3T4

FAX: 342-8211

ATTENTION: Mr. Brian Johnson, C.E.T.
Customer Service Administrator

Dear Sir:

RE: Amendment to Traffic Bylaw – Oversided Loads

Further to the above matter, I enclose herewith for your review a draft amendment to the Traffic Bylaw to deal with oversized vehicles and oversized loads, as well as the new truck routing through Riverside Meadows.

Because there are enforcement issues in connection with the oversized loads, I think it appropriate to ensure that this wording will be satisfactory to our Bylaw Prosecutors so I have referred the amendment to a number of people for input.

In addition, the City Clerk should have input as to whether or not the application and approval should be by the City Engineer or, in fact, by the City Manager to accord with standard bylaw wording.

We forward an electronic version of the amendment to the City Clerk's office shortly so that it can be modified as required in order to be presented to Council.

I trust this is satisfactory but please let me know if you have any concerns.

Yours truly,

DONALD J. SIMPSON
DJS/vjh
Enclosure
c.c. Kelly Kloss via fax: 346-6195
c.c. Chi Lee via fax: 342-8211
c.c. Jason Snider

BYLAW NO. 3186/ - 2002

Being Bylaw to amend Bylaw No. 3186/97, the Traffic Bylaw of the City of Red Deer.

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

1 Bylaw No. 3186/97 is hereby amended as follows:

2 Section 2, being the definitions section, is amended to add the following new definition:

"Oversize Load" means a load on a vehicle which is in excess of the maximum dimensions stipulated pursuant to the provisions of the *Motor Vehicle Act* or regulations and, in particular, includes vehicles or loads which exceed the following criteria:

Length - 27.75 m
Width - 4.45 m
Height - 5.00 m
Weight - 90,000 kg

"Oversize Vehicle" means a vehicle which exceeds the weights or any one of the dimensions specified in the *Motor Transport Act* or regulations."

3 Section 55 is deleted in its entirety and replaced with the following new section 55:

"55(1) No person shall operate or allow to be operated in the City an oversize vehicle or a vehicle with an oversize load without being in possession of:

(b) a permit from the Motor Transportation Services Branch of Alberta Transportation and Utilities; and

(c) an Oversize Vehicle - Move Approval permit issued by the City.

55(2) No person shall operate a vehicle:

(a) which exceeds 4.5 metres in height, including load, on the bridge located at 60th Street and Gaetz Avenue;

(b) which exceeds 4.10 metres in height, including load, on the bridge located on 54th Street west of Gaetz Avenue;

(c) whose height exceeds 7.3 metres, including load, on any part of Taylor Drive.

55(3) No person shall operate a vehicle which exceeds the following dimensions on any road within the City of Red Deer:

a) length - 48.7 m
b) height - 7.9 m
c) width - 7.6 m
d) weight - 181,800 kg.

55(4) No person may park any vehicle containing an oversize load on any street within the City.

55(5) No person shall operate an oversize vehicle or a vehicle carrying an oversize load except on the High and Wide Load Corridor for the City of Red Deer, the route for which is shown below and such operations must be in accordance with the maximum vehicle dimensions, hours of operation and restrictions shown below:

Routing — Taylor Drive from Highway 11A to 67th Street (restricted height)
Edgar Industrial Drive from Highway 11A to 67th Street (restricted height)
67th Street (from 30th Avenue to 68th Avenue)
30th Avenue (from 55 Street to 67th Street)
55th Street (from 20th Avenue to 30th Avenue)

Maximum Vehicle Dimensions

Length - 48.70 m Width - 7.60 m
Height - 7.90 m Weight - 181,800 kg

Hours of Operation — 4 a.m. to 7 a.m.; 7 days a week, with restrictions on Statutory Holidays (based on availability of manpower)

Restrictions — Taylor Drive - restricted height is 7.3 m.

55(6) No movement of an oversize load or vehicle shall be allowed within the City without 3 days prior notice to the City Engineer.

55(7) The fee for an oversize vehicle load permit will be $1,000.00.

4. Sections 56 and 57 are deleted and replaced with the following new sections:

"56 A person who operates an oversize vehicle or a vehicle carrying an oversize load shall produce to a peace officer or a bylaw officer on demand a copy of the Oversize Vehicle - Move Approval permit or shall identify the permit number(s).

57(1) The City Engineer may issue an Oversize Vehicle - Move Approval permit on receipt of the applicable fee together with an application containing information with respect to the following:

(a) the name and address of the owner, operator and driver of the vehicle and their telephone numbers;

(b) a description of the oversize vehicle or load containing all pertinent information as to the type, dimensions and weight of the vehicle or load;

(c) the day, date, and hours during which it is proposed that the oversized vehicle will travel and the route which it is proposed the vehicle will take;

(d) such other information as in the reasonable opinion of the City Engineer is required in order to consider any of the matters in respect of which the permit may be granted.

57(2) The City Engineer may include in any Oversize Vehicle - Move Approval permit any provisions which are reasonably necessary to ensure the safe passage of the oversized vehicle or oversized load through the City, including provisions with respect to the following:

(a) the need for a pilot truck escort;

(b) special route restrictions due to road closures or construction;

(c) any unusual time restrictions or a specification as to the times within which the oversized load may travel on City street;

(d) other similar reasonable conditions."

5 Schedule "F" is hereby amended as follows:

(i) on page 2 of Schedule "F" by deleting the following clause:

	On	From	To
"	59 Street	Gaetz (50) Avenue	54 Avenue";

(ii) on page 2 of Schedule "F" by deleting the clause:

	On	From	To
"	60 Street	49 Avenue	54 Avenue"

and replacing it with:

On	From	To
60 Street	49 Avenue	the westbound to southbound ramp west of 49 Avenue / 60 Street intersection".

(iii) on page 3 of Schedule "F" by deleting the following clauses:

On	From	To
51 Avenue	59 Street	60 Street
54 Avenue	59 Street	60 Street
Kerry Wood Drive	Taylor Drive	59 Street"

6 In all other respects, Bylaw No. 3186/97 is hereby ratified and confirmed.

READ A FIRST TIME IN OPEN COUNCIL this day of 2002.

READ A SECOND TIME IN OPEN COUNCIL this day of 2002.

READ A THIRD TIME IN OPEN COUNCIL this day of 2002.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2002.

MAYOR

CITY CLERK

I trust this will be satisfactory and will provide further information once we have determined the City's authority to enact proposed new section 98.

Yours truly,

DONALD J. SIMPSON
DJS/vjh
Enclosure
c.c. Kelly Kloss, City Clerk
c.c. Ron Kraft, Parks, Construction/Maintenance Superintendent
c.c. Greg Scott, Inspections & Licensing Manager
c.c. Sybren Spyksma, Subdivision Administrator
c.c. Tom Warder, Streets and Utilities Engineer
c.c. Larry Corsiatto, Site Inspector
c.c. Dave Matthews, Development & Planning Coordinator

COPY

CHAPMAN RIEBEEK

Barristers & Solicitors

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TELEPHONE (403) 346-6603
FAX (403) 340-1280
e-mail: info@chapmanriebeek.com

*Denotes Professional Corporation

Your file:
Our file: Bylaws DJS

February 22, 2002

City of Red Deer
P.O. Box 5008
Red Deer, AB
T4N 3T4

Attention: Mr. Harold Jeske
Recreation, Parks & Culture Manager

Dear Sir:

Amendment to Traffic Bylaw –
Boulevard Development/Maintenance

I have reviewed the contents of Mr. Batchelor's memo of November 2, 2000, to the City Clerk and the Engineering Manager with respect to proposed changes to the Traffic Bylaw to deal with Boulevard Development and Maintenance. **I have a concern as to whether or not the municipality has any authority to require a property owner to be responsible for the planting and maintenance of boulevard lands located in front of that person's property.**

As the owner of streets and sidewalks, the City certainly has the power and even the duty to ensure that vegetation growing on private property does not obstruct the use of the streets or sidewalks. In addition, from a public safety point of view, the City may have the authority to require property owners to trim trees growing on boulevards adjacent to their lands, even though it is clear that these trees belong to the City.

The right to require trimming of vegetation is analogous to the City's power to compel a property owner to remove snow and ice from the public sidewalk in front of that person's property. That power is not expressly stated in the *Municipal Government Act* but is probably within the City's authority because of the following:

a) section 7(a) of the MGA entitles the City to pass bylaws which are necessary for the safety and protection of people;

b) section 553(1)(g.1) of the MGA refers to bylaws passed by municipalities requiring an owner to keep sidewalks clear of snow and ice;

c) section 186 of the former *Municipal Government Act* (R.S.A, 1980) did contain a specific power allowing a municipality to require landowners to remove snow and ice from the sidewalks adjacent to their property.

Section 186 of the former *Municipal Government Act* also contained a provision authorizing a municipality to pass bylaws prohibiting vegetation from encroaching on sidewalks or the sight lines of street corners. However, there was no provision in the previous act allowing a municipality to require a property owner to plan and maintain the vegetation on public boulevards as is now being proposed.

It is one thing for the City to pass bylaws requiring actions which are necessary for public safety purposes (removal of snow and ice, trimming of vegetation), but it is quite another to pass a bylaw for what would appear to be aesthetic reasons (planning and pruning boulevard material).

On a practical level, it also appears to us that the desirability of requiring owners to maintain and landscape boulevards is questionable, particularly given the lack of defined maintenance standards which will ensure that each property owner maintains the boulevard in the same way. If you are going to require people to mow the grass on boulevards, it would make sense to require everyone to live up to the same standard (e.g. grass not higher than 3 inches). Without that, the City may have an uneven level of maintenance. Furthermore, in order to enforce the standard by way of fines or having the City do the work and adding the cost to the tax roll, the City would have to have a definite standard.

I propose to contact solicitors in other municipalities to see whether any of them have required maintenance of boulevards by landowners and whether they have examined the issue of the City's legal authority in this respect.

Until we can give a definitive opinion, we would recommend that the City consider enacting amendments to the Traffic Bylaw which do not include the proposed new section 98 suggested in Mr. Batchelor's letter of November 2, 2000.

The current sections 95, 96, and 97 do require some wording amendments and I have therefore prepared a revised amendment to the Traffic Bylaw (attached) which contains proposed new sections 95 and 96. My comments on the current sections are as follows:

a) the last sentence in the existing section 96 does not need to go in the Bylaw since it is a matter of the City's own internal procedure;

b) section 97 is unnecessary. The first part of section 97 which refers to the circumstances under which the Recreation Parks & Culture Manager may grant a request for removal of a tree is a matter that can be dealt with by internal City policy and need not be in the bylaw. The second half of section 97 which refers to costs merely repeats a similar provision contained in section 96.

BYLAW NO. 3186/ - 2002

Being Bylaw to amend Bylaw No. 3186/97, the Traffic Bylaw of the City of Red Deer.

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

1 Bylaw No. 3186/97 is hereby amended as follows:

2 Section 2, being the definitions section, is amended to add the following new definition:

"Oversize Load" means a load on a vehicle which is in excess of the maximum dimensions stipulated pursuant to the provisions of the *Motor Vehicle Act* or regulations and, in particular, includes vehicles or loads which exceed the following criteria:

Length – 27.75 m
Width – 4.45 m
Height – 5.00 m
Weight – 90,000 kg

"Oversize Vehicle" means a vehicle which exceeds the weights or any one of the dimensions specified in the *Motor Transport Act* or regulations."

3 Section 55 is deleted in its entirety and replaced with the following new section 55:

"55(1) No person shall operate or allow to be operated in the City an oversize vehicle or a vehicle with an oversize load without being in possession of:

(b) a permit from the Motor Transportation Services Branch of Alberta Transportation and Utilities; and

(c) an Oversize Vehicle - Move Approval permit issued by the City.

55(2) No person shall operate a vehicle:

(a) which exceeds 4.5 metres in height, including load, on the bridge located at 60th Street and Gaetz Avenue;

(b) which exceeds 4.10 metres in height, including load, on the bridge located on 54th Street west of Gaetz Avenue;

(c) whose height exceeds 7.3 metres, including load, on any part of Taylor Drive.

55(3) No person shall operate a vehicle which exceeds the following dimensions on any road within the City of Red Deer:

a) length – 48.7 m
b) height – 7.9 m
c) width – 7.6 m
d) weight – 181,800 kg.

55(4) No person may park any vehicle containing an oversize load on any street within the City.

55(5) No person shall operate an oversize vehicle or a vehicle carrying an oversize load except on the High and Wide Load Corridor for the City of Red Deer, the route for which is shown below and such operations must be in accordance with the maximum vehicle dimensions, hours of operation and restrictions shown below:

Routing — Taylor Drive from Highway 11A to 67th Street (restricted height)
Edgar Industrial Drive from Highway 11A to 67th Street (restricted height)
67th Street (from 30th Avenue to 68th Avenue)
30th Avenue (from 55 Street to 67th Street)
55th Street (from 20th Avenue to 30th Avenue)

Maximum Vehicle Dimensions

Length – 48.70 m	Width – 7.60 m
Height – 7.90 m	Weight – 181,800 kg

Hours of Operation — 4 a.m. to 7 a.m.; 7 days a week, with restrictions on Statutory Holidays (based on availability of manpower)

Restrictions — Taylor Drive – restricted height is 7.3 m.

55(6) No movement of an oversize load or vehicle shall be allowed within the City without 3 days prior notice to the City Engineer.

55(7) The fee for an oversize vehicle load permit will be $1,000.00.

4 Sections 56 and 57 are deleted and replaced with the following new sections:

"56 A person who operates an oversize vehicle or a vehicle carrying an oversize load shall produce to a peace officer or a bylaw officer on demand a copy of the Oversize Vehicle - Move Approval permit or shall identify the permit number(s).

57(1) The City Engineer may issue an Oversize Vehicle - Move Approval permit on receipt of the applicable fee together with an application containing information with respect to the following:

(a) the name and address of the owner, operator and driver of the vehicle and their telephone numbers;

(b) a description of the oversize vehicle or load containing all pertinent information as to the type, dimensions and weight of the vehicle or load;

(c) the day, date, and hours during which it is proposed that the oversized vehicle will travel and the route which it is proposed the vehicle will take;

(d) such other information as in the reasonable opinion of the City Engineer is required in order to consider any of the matters in respect of which the permit may be granted.

57(2) The City Engineer may include in any Oversize Vehicle - Move Approval permit any provisions which are reasonably necessary to ensure the safe passage of the oversized vehicle or oversized load through the City, including provisions with respect to the following:

(a) the need for a pilot truck escort;

(b) special route restrictions due to road closures or construction;

(c) any unusual time restrictions or a specification as to the times within which the oversized load may travel on City street;

(d) other similar reasonable conditions."

5 The heading "Encroachment/trees" preceding section 95 is deleted and replaced with the following new heading "Boulevard Development/Maintenance".

6 Sections 95, 96, and 97 are deleted and replaced with the following new sections:

"95 An owner of private property shall ensure that trees or shrubs growing on his property and on adjacent boulevards between his property line and the curb shall be trimmed so that no branches project over a sidewalk at an elevation of less than 225 cm (7.5 ft) or over a roadway or alley at an elevation of less than 412 cm (13.5 ft).

96 Except for trimming required under section 95, no person shall remove, pollard, destroy or injure any tree that is planted or growing on a boulevard planting strip or on any City lands adjacent to any street without prior written permission from the Recreation Parks & Culture Manager. Where such permission is granted, the person requesting such permission shall be responsible for all costs associated with the removal, as well as for the value of the tree as determined by the Recreation Parks & Culture Manager."

7 Schedule "F" is hereby amended as follows:

(i) on page 2 of Schedule "F" by deleting the following clause:

" | On | From | To
59 Street | Gaetz (50) Avenue | 54 Avenue";

(ii) on page 2 of Schedule "F" by deleting the clause:

" | On | From | To
60 Street | 49 Avenue | 54 Avenue"

and replacing it with:

| On | From | To
60 Street | 49 Avenue | the westbound to southbound ramp west of 49 Avenue / 60 Street intersection".

(iii) on page 3 of Schedule "F" by deleting the following clauses:

| On | From | To
51 Avenue | 59 Street | 60 Street
54 Avenue | 59 Street | 60 Street
Kerry Wood Drive | Taylor Drive | 59 Street"

8 In all other respects, Bylaw No. 3186/97 is hereby ratified and confirmed.

READ A FIRST TIME IN OPEN COUNCIL this day of 2002.

READ A SECOND TIME IN OPEN COUNCIL this day of 2002.

READ A THIRD TIME IN OPEN COUNCIL this day of 2002.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2002.

MAYOR

CITY CLERK

FILE

DATE: February 6, 2002

TO: Harold Jeske
Recreation, Parks & Culture Manager

FROM: Kelly Kloss
City Clerk

RE: Amendments to Traffic Bylaw 2186/97
Boulevard Development/Maintenance

On November 2, 2000 a memo was forwarded to Engineering Services and the City Clerk from Don Batchelor, regarding an amendment to the Traffic Bylaw 2186/97 for boulevard development/maintenance. A copy of that memo is attached.

To date, no change has been made to the Traffic Bylaw regarding boulevard development/maintenance. As you will see from attached correspondence, Engineering Services is working with City Solicitors on an amendment to the Traffic Bylaw regarding truck routes and the high-wide load corridor.

If you still wish to have the Traffic Bylaw amended regarding boulevard development/maintenance, please contact the City Solicitor directly to incorporate this change in the Traffic Bylaw.

When this amendment is presented to Council, a joint report from Engineering and Recreation, Parks and Culture would be required for background information.

Kelly Kloss
City Clerk

KK/chk
/attach.

c Engineering Services Manager

DATE: **January 25, 2002**

FILE

TO: **Ken Haslop, Engineering Services Manager**

FROM: **Christine Kenzie, City Clerk's**

RE: **Amendment to Traffic Bylaw 3186/97**

The attached memo from the Recreation, Parks & Culture Manager was in one of our "bring forward" files. Can you tell me if an amendment to the Traffic Bylaw will be coming to Council regarding this item in the near future?

Thanks.

Christine Kenzie
Administrative Assistant
City Clerk's

/attach.

DATE: November 2, 2000

TO: Ken Haslop, Engineering Manager
Kelly Kloss, City Clerk

FROM: Don Batchelor
Recreation, Parks & Culture Manager

RE: CITY OF RED DEER TRAFFIC BYLAW 3186/97/E2000
BOULEVARD DEVELOPMENT/MAINTENANCE

The Recreation, Parks & Culture Department, in conjunction with the Inspections and Licensing Department, recently completed a review of the boulevard development/maintenance area specifically relating to property owners responsibility. Our Policy #2.03, specifically states that property owners adjacent to boulevards and utility easements are responsible for development and maintenance. This practice has been in place in excess of 20 years. Support for this policy is contained, but not clearly identified, through the Nuisance, Weed Control and Traffic Bylaws. With this memo, I would ask that in the next review or update of The City of Red Deer Traffic Bylaw, you incorporate the following new information and clarification:

1. The section "Encroachment/Trees", page 46, changed to "Boulevard Development/Maintenance".
2. Under the new section, points #95, 96, and 97 remain the same with the following point #98 added.
    - Property owners adjacent to boulevards (portion of road right-of-way) and utility easements shall be responsible for the following:
        a) the landscape planning, design and development of boulevards
        b) all boulevard maintenance including grass cutting and weed control management

I believe that with the above amendments and additions to the Traffic Bylaw, the responsibility for the development and maintenance of boulevards will be more clearly defined.

Don Batchelor

:jb

c. Ron Kraft, Parks Construction/Maintenance Superintendent
Ryan Strader, Inspections & Licensing Manager
Sybren Spyksma, Subdivision Administrator
Tom Warder, Streets and Utilities Engineer
Larry Corsiatto, Site Inspector
Dave Matthews, Development & Planning Coordinator

FILE

THE CITY OF Red Deer

Council Decision – Monday April 22, 2002

DATE: **April 23, 2002**

TO: **Ken Haslop, Engineering Services Manager**

FROM: **City Clerk**

RE: **Traffic Bylaw Amendment 3186/B-2002**

1. **Removal of Truck Route in Riverside Meadows Subdivision**
2. **Addition of High Wide Load Corridor Operational Requirements**
3. **Update of Recreation, Parks & Culture Tree Maintenance Requirements**

Reference Report:
Engineering Services Manager, dated April 17, 2002

Bylaw Readings:
Traffic Bylaw Amendment 3186/B-2002 was given three readings. A copy of the bylaw is attached.

Report Back to Council: No

Comments/Further Action:
The consolidated version of the Traffic Bylaw will now be updated and distributed to bylaw subscribers in due course.

Kelly Kloss
City Clerk

/chk
attchs.

c Director of Development Services
Land & Economic Development Manager
Inspections & Licensing Manager
Recreation, Parks & Culture Manager
Public Works Manager
Greater Downtown/Riverside Meadows Policy Committee

BYLAW NO. 3186/B-2002

Being Bylaw to amend Bylaw No. 3186/97, the Traffic Bylaw of The City of Red Deer.

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

Bylaw No. 3186/97 is hereby amended as follows:

1. Section 2, being the Definitions section, is amended to add the following new definitions:

   "Heavy Vehicle" means a vehicle with or without a load that exceeds any of the following dimensions:

   (a) 2 axles;
   (b) 11 m in length;
   (c) a licensed gross vehicle weight of 7,500 kg

   but does not include the type of vehicle commonly known as "recreation vehicle", which is a vehicle or combination of vehicle and trailer designed for vacation, camping, or similar recreation purposes.

   "Oversize Load or Oversize Vehicle" means a load or vehicle size which exceeds the Normal Maximum weights or dimensions specified in the vehicle registration certificate or in the Motor Transport Act or regulations for that vehicle, or which exceeds the following maximum dimensions:

   (a) Length - 23 m
   (b) Height - 4.15 m
   (c) Width - 2.6 m

2. Sections 55, 56, and 57 are deleted in their entirety and replaced with the following new sections:

   "55(1) No person shall operate a vehicle:

   (a) which exceeds 4.5 m in height, including load, under the bridge located at 60 Street and Gaetz Avenue; or

(b) which exceeds 4.10 m in height, including load, under the bridge located on 54 Street west of Gaetz Avenue.

55(2) No person may park any vehicle containing an Oversize Load on any street within the City.

55(3) No person shall operate a vehicle which exceeds any of the following dimensions on any road within the City of Red Deer, except upon the High and Wide Load Corridor:

(a) length - 27.7 m
(b) height - 5.4 m
(c) width - 4.45 m
(d) weight - 90,000 kg

55(4) No person shall operate a vehicle which exceeds any of the following dimensions on the High and Wide Load Corridor within the City of Red Deer:

(a) length - 48.7 m
(b) height - 8.3 m
(c) width - 7.6 m
(d) weight - 181,800 kg

55(5) A person may operate an Oversize Vehicle or a vehicle carrying an Oversize Load, provided that the vehicle is operated on the roads permitted under the provisions of Section 55(3) or 55(4), whichever is applicable, and further provided that:

(a) the operator is in possession of a permit from the Motor Transport Branch of Alberta Transportation and Utilities;

(b) the operator is in possession of a Move Approval permit issued by the City; and

(c) the operator operates such Oversize Vehicle or vehicle carrying an Oversize Load within the conditions stipulated on the permits.

55(6) The routing for and permitted hours of operation of the High and Wide Load Corridor for the City are as follows:

Routing

- Taylor Drive, from Highway 11A to Edgar Industrial Drive
- Edgar Industrial Drive, from Taylor Drive to 68 Avenue
- 68 Avenue, from Edgar Industrial Drive to 67 Street
- 67 Street, from 30 Avenue to 68 Avenue
- 30 Avenue, from 55 Street to 67 Street
- 55 Street, from 20 Avenue to 30 Avenue

Hours of Operation

4 a.m. to 7 a.m., 7 days a week, with restrictions on Statutory Holidays (based on availability of manpower).

55(7) No movement of an Oversize Vehicle or a vehicle carrying an Oversize Load shall be allowed within the City without three days prior notice to the City Engineer.

55(8) The fee for a Move Approval permit on the High and Wide Load Corridor will be $1,000.00, the purpose for which is to cover the manpower and equipment costs incurred by The City in administering Oversize Vehicle or Oversize Load requests and in escorting them through the City.

56 A person who operates an Oversize Vehicle or a vehicle carrying an Oversize Load shall produce to a Peace Officer or a By-law Officer on demand a copy of the Permit issued by the Motor Transport Branch of Alberta Transportation and a copy of the Move Approval permit or shall identify the Permit number(s).

57(1) The City Engineer may issue a Move Approval Permit on receipt of the applicable fee together with an application containing information with respect to the following:

(a) the name and address of the owner, operator, and driver of the vehicle and their telephone numbers;

(b) a description of the Oversize Vehicle or Load containing all pertinent information as to the type, dimensions, and weight of the vehicle and load;

(c) the day, date, and hours during which it is proposed that the Oversized Vehicle or Load will travel and the route which it is proposed the vehicle will take;

(d) such other information as in the reasonable opinion of the City Engineer is required in order to consider any of the matters in respect of which the Permit may be granted.

57(2) The City Engineer may include in any Move Approval Permit any provisions which are reasonably necessary to ensure the safe passage of the Oversized Vehicle or Oversized Load through the City, including provisions with respect to the following:

(a) the need for a pilot truck escort;

(b) special route restrictions due to road closures or construction;

(c) any unusual restrictions as to the times within which the Oversized Vehicle or Load may travel on City streets;

(d) bridge and roadway structural capacity; and

(e) geometric design of intersections and roadways."

3. Sections 62 and 63 are deleted and replaced with the following new sections:

"62 Except as provided in Sections 64, 65, and 66, no person shall operate a Heavy Vehicle upon a highway within the City of Red Deer other than on a highway specified as a Truck Route in Schedule "F" of this By-law.

63 No person shall park a Heavy Vehicle upon a highway within the City of Red Deer other than upon a highway specified as a Truck Route in Schedule "F" of this By-law."

4. The heading "Encroachment/Trees" preceding section 95 is deleted and replaced with the new heading "Boulevard Development/Maintenance".

5. Sections 95, 96, and 97 are deleted and replaced with the following new sections:

"95 An owner of private property shall ensure that trees or shrubs growing on his property and on adjacent boulevards between his property line and the curb shall be trimmed so that no branches project over a sidewalk at an elevation of less than 225 cm (7.5 ft) or over a roadway or alley at an elevation of less than 412 cm (13.5 ft).

96 Except for trimming required under Section 95, no person shall remove, pollard, destroy, or injure any tree that is planted or growing on a boulevard planting strip or on any City lands adjacent to any street without prior written permission from the Recreation Parks & Culture Manager. Where such permission is granted, the person requesting such permission shall be responsible for all costs associated with the removal, as well as for the value of the tree as determined by the Recreation Parks & Culture Manager."

6. Schedule "F" is hereby amended as follows:

(i) on page 2 of Schedule "F" by deleting the following clauses:

"On	From	To
59 Street	Gaetz (50) Avenue	54 Avenue
60 Street	49 Avenue	54 Avenue"

(ii) on page 2 of Schedule F by adding the following clause:

"On	From	To
60 Street	49 Avenue	The westbound to southbound ramp west of 49 Avenue and 60 Street intersection"

(iii) on page 3 of Schedule "F" by deleting the following clauses:

On	From	To
51 Avenue	59 Street	60 Street
54 Avenue	59 Street	60 Street
Kerry Wood Drive	Taylor Drive	59 Street"

READ A FIRST TIME IN OPEN COUNCIL this 22nd day of April 2002.

READ A SECOND TIME IN OPEN COUNCIL this 22nd day of April 2002.

READ A THIRD TIME IN OPEN COUNCIL this 22nd day of April 2002.

AND SIGNED BY THE MAYOR AND CITY CLERK this 22nd day of April 2002.

MAYOR

CITY CLERK

Item No. 8

Date: April 16, 2002

To: City Clerk

From: Director of Corporate Services

Subject: 2001 Audited Annual Report

Enclosed with the Council agenda is the 2001 audited Annual Report.

Section 276 (3) of the Municipal Government Act states 'Each municipality must make its financial statements, or a summary of them, and the auditor's report of the financial statements available to the public in the manner the council considers appropriate by May 1 of the year following the year for which the financial statements have been prepared.'

Each year the Annual Report is presented to council for information and approval to make the report available to the public.

Mick Davies of the City's audit firm of Collins Barrow will present the report and answer any questions.

Corporate Services will be bringing a report on year end variances to the next council meeting.

Requested Action

Acceptance of the City's 2001 audited Annual Report for publication.

Rodney J. Burkard, BA, CA.
Director of Corporate Services

Att.

Comments:

We agree that Council receive and approve the 2001 Financial Statements for publication.

"G. D. Surkan"
Mayor

"N. Van Wyk"
City Manager

COUNCIL MEETING OF APRIL 22, 2002

ATTACHMENT

DOCUMENT STATUS: PUBLIC

REFERS TO: THE CITY OF RED DEER
2001 AUDITED ANNUAL REPORT

THE CITY OF
Red Deer

ANNUAL REPORT

For the year ended December 31, 2001

The Corporation of The City of Red Deer
Alberta, Canada

ANNUAL REPORT

For the year ended December 31, 2001

The Corporation of The City of Red Deer
Alberta, Canada

Prepared by Corporate Services

TABLE OF CONTENTS

	Page
INTRODUCTORY INFORMATION	
City Council, Directors and Department Heads	1
Organization Chart	2
City Profile	3
Report of the Corporate Services Director	5
FINANCIAL REPORTING AWARD	
Canadian Award for Financial Reporting	10
FINANCIAL INFORMATION	
FINANCIAL STATEMENTS	
Management Report	15
Auditor's Report	15
Consolidated Statement of Financial Position	19
Consolidated Statement of Financial Activities	20
Consolidated Statement of Changes in Financial Position	22
Schedule of Operating Fund Activities	23
Schedule of Capital Fund Activities	24
Schedule of Reserves	25
Schedule of Property Taxes Levied	26
Schedule of Government Transfers	27
Schedule of Sale of Goods And Services	28
Schedule of Other Revenue	28
Schedule of Expenditures by Object	29
Notes to Financial Statements	30
SUPPLEMENTARY FINANCIAL STATEMENTS	
OPERATING REVENUE & EXPENDITURE DETAIL - GENERAL FUND	
Schedule A – General	44
Schedule B – General Tax & Other Revenue Details	46
OPERATING REVENUE & EXPENDITURE DETAIL - UTILITY FUNDS	
Schedule C – Parking	49
Schedule D – Equipment	50
Schedule E – Water	51
Schedule F – Wastewater	52
Schedule G - Solid Waste Collection	53
Schedule H - Solid Waste Disposal	54
Schedule I – Recycling	55
Schedule J – Subdivisions	56
Schedule K - Electric Light & Power	57
Schedule L - Internal Charges & Transfers	58
OPERATING REVENUE & EXPENDITURES SUMMARY - GENERAL & UTILITY FUNDS	
Operating Surplus (Deficit) - By Function 1997 – 2001	62
Operating Revenues - By Function 1997 - 2001	64
Operating Expenses - By Function 1997 - 2001	66
Operating Revenues & Expenses By Source of Revenue & Object of Expense 1997 - 2001	68
CAPITAL REVENUE & EXPENDITURE SUMMARY	
Schedule of Capital Fund Activities 1997 - 2001	72
GOVERNMENT TRANSFERS 1997 - 2001	74
STATISTICAL INFORMATION	
Tax and Other Statistics 1997 - 2001	78

INTRODUCTORY INFORMATION

CITY COUNCIL

MAYOR G. SURKAN

Councillor J. Dawson
Councillor M. Flewwelling
Councillor V. Higham
Councillor B. Hughes
Councillor D. Moffat
Councillor L. Pimm
Councillor D. Rowe
Councillor L. Watkinson-Zimmer

CITY MANAGER
N. Van Wyk

CORPORATE SERVICES DIRECTOR
R. Burkard

Treasury Services Manager
G. Mullin
City Assessor
M. Chilibeck
Information Technology Manager
D. Newton
City Clerk
K. Kloss

COMMUNITY SERVICES DIRECTOR
C. Jensen

Social Planning Manager
B. Jeffrey
Recreation, Parks & Culture Manager
H. Jeske
Transit Manager
K. Joll
Officer in Charge
(R.C.M.P.) - City Detachment
Supt. J. Steele

DEVELOPMENT SERVICES DIRECTOR
B. Jeffers

Engineering Manager
K. Haslop
Public Works Manager
P. Goranson
Fire Chief/Emergency Services Manager
G. Stewart
Electric Light & Power Manager
A. Roth
Land & Economic Development Officer
H. Thompson
Inspections & Licensing Manager
G. Scott

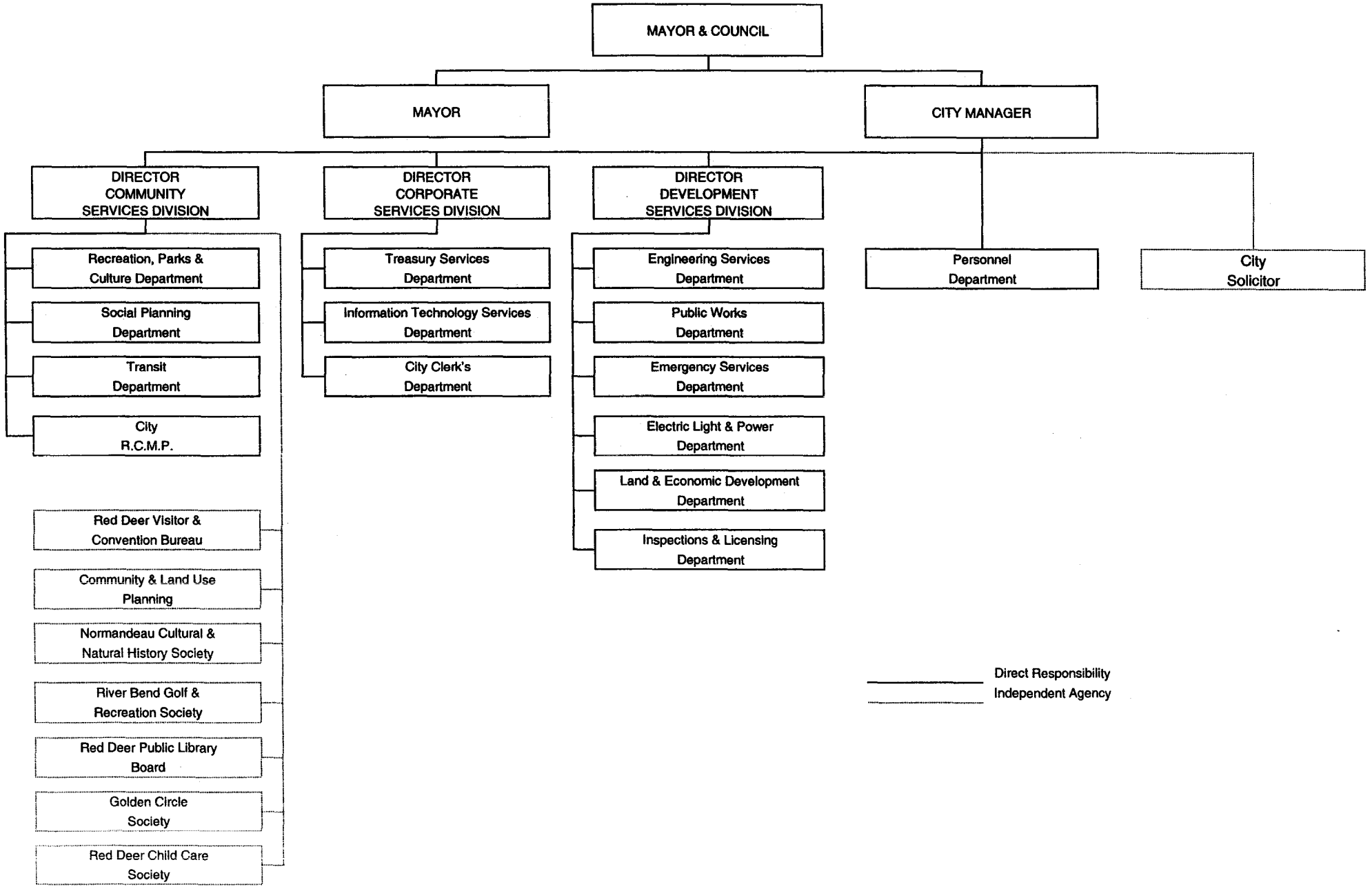
Personnel Manager
G. Howell

****

City Solicitor
Chapman Riebeek

City Auditor
Collins Barrow

THE CITY OF RED DEER ORGANIZATIONAL CHART



CITY PROFILE

The City of Red Deer is a thriving, modern city of over 68,000 people located between Calgary and Edmonton. The City provides its citizens with a wide range of services, some funded primarily by property taxes, and others operating as self funding utilities.

GENERAL OPERATIONS - The City's GENERAL OPERATIONS, funded primarily through property taxes include:

COMMUNITY SERVICES - The Community Services Division co-ordinates the delivery of recreation, culture, parks, transit, and social services in Red Deer through the Recreation, Parks & Culture, Transit, and Social Planning departments. Services include development and maintenance of the city's extensive parks and open space system, playground and rink maintenance, operation of the city's two cemeteries, operation of a wide variety of recreational and cultural activities and facilities, and the co-ordination of day care, special transportation, and family and community support services. Transit offers fixed transit routes throughout the City, an after hours Dial-A-Bus system, and some charter services. The Community Services Division is also responsible for policing and planning, as follows:

POLICE SERVICES - The RCMP, under contract to The City, provides police services including general investigation, traffic, community policing and victim services. The City provides a building, furnishings, and a number of municipal employees to support the RCMP in providing these police services.

PLANNING SERVICES - Planning services are provided by Parkland Community Planning Services.

CORPORATE SERVICES - The Corporate Services Division provides financial and information services to The City, through the Information Technology, Treasury Services and City Clerk's departments. Services include administering and co-ordinating City budgets, the City's insurance program, risk management, long term borrowing, accounting, accounts payable and receivable, purchasing and stores, information systems operations and support, assessing and levying property and business taxes, and many other financial and administrative services.

DEVELOPMENT SERVICES - The Development Services Division includes the Engineering, Public Works, Land & Economic Development, Inspections & Licensing, Emergency Services, and Electric Light & Power departments. In addition to providing engineering services, roadway and bridge maintenance, sidewalk repair, and meter maintenance, the division is also responsible for the operation of the water, wastewater, solid waste utilities and recycling program, and the operation of The City's Equipment Pool and Electric Utility. Emergency Services provides a number of services including Fire Suppression, Emergency Medical Services and Fire Prevention. The department operates out of four fire stations located in the city.

OTHER - The City also has a Personnel department which provides service to all departments. Legal services are provided to The City by a local law firm.

SELF FUNDING UTILITIES - The City operates a number of self funding utilities.

WATER UTILITY - The City obtains water from the Red Deer River, and provides water treatment and distribution through a water treatment plant to a system of water reservoirs, booster stations and a water distribution system. Services include water main maintenance, hydrant and valve inspection, hydrant and valve repair, and water meter maintenance. The utility is funded primarily through utility charges to customers.

WASTEWATER UTILITY - The City provides a wastewater collection and treatment system through a series of wastewater lines and mains, and the operation of a wastewater treatment plant. The utility is funded through utility charges to customers.

PARKING UTILITY - The City provides parking in the downtown area, through on-street metered parking, and metered and spittered off street parking lots in a number of locations. The parking utility is administered by the Inspections and Licensing Department, and is funded primarily through fines and parking revenues.

SUBDIVISIONS - The City's Subdivision Fund provides extension of major services to new areas of the city, and recovers such costs through charges to developers connecting to these services. The City is also involved in the development and marketing of commercial, industrial and residential land in Red Deer. The Land & Economic Development Department is responsible for the co-ordination of the City's land development activities. Funding of the Subdivision Fund is primarily through the sale of commercial, industrial and residential land.

EQUIPMENT POOL - City equipment, such as trucks, sweepers, buses and graders are the responsibility of The City's Equipment Pool. Operating and maintenance costs are charged to the equipment pool, with such costs being recovered through user fees charged to departments using the equipment. These user fees include a surcharge to help provide for the eventual replacement of the equipment. These funds are held in an equipment replacement reserve.

SOLID WASTE UTILITY - The City provides solid waste collection recycling, and landfill operation within the solid waste utility. These services are largely carried out by contracts to the private sector. The City also has a household hazardous waste site at the landfill site that is available year round. The solid waste utility is funded through user fees.

ELECTRIC UTILITY - The City is an entitled electric distribution system which is subject to the obligations and entitlements set out in of the Electric Utilities Act of the Province of Alberta. The utility is not a retailer of electricity and only distributes electricity to the citizens of Red Deer through its distribution and transmission system comprised of substations, transformers, and overhead and underground distribution lines. This utility is operated by the Electric Light & Power department as a self supporting utility with funding provided through distribution service rates regulated by City Council and charged to customers.

REPORT FROM THE DIRECTOR OF CORPORATE SERVICES

For the year ended December 31, 2001

INTRODUCTION

I am pleased to submit The City of Red Deer's Consolidated Annual Financial Statements for the fiscal year ended December 31, 2001 in accordance with Section 276 of the Municipal Government Act of the Province of Alberta.

The preparation and presentation of the Financial Statements and related information in the Annual Report is the responsibility of the Management of The City of Red Deer. The statements have been prepared in conformity with generally accepted fund accounting standards and are consistent with other information presented in the Annual Report. The accounting firm of Collins Barrow has been appointed auditors by City Council, and is responsible to report directly to Council with their audit results.

The 2001 financial statements of The City of Red Deer have been prepared on a fund basis, consisting of an Operating Fund, Reserve Fund, and Capital Fund. These funds are briefly explained below.

Operating Fund – Day-to-day operating costs and revenues are recorded in the Operating Fund which has been divided into General Municipal Operations funded primarily by Taxation and the Self-Supported and Utility Operations funded primarily through user charges. Details of these funds are set out in Schedules A to K of this Annual Report. The specific funds are listed below:

General Municipal Operations (Funded by Taxation)
- Police & Protective
- Emergency Services
- Public Transit
- Transportation
- Social Planning
- Community Services
- Recreation, Parks & Culture
- Legislative & Administrative

Self Supported and Utility Operations
- Parking
- Equipment
- Water
- Wastewater
- Solid Waste Collection
- Solid Waste Disposal
- Recycling
- Subdivisions
- Electric Light & Power

Reserve Fund – If operating revenues exceed expenses, the resulting surplus is transferred to the Reserve Fund. Similarly, if additional revenues are required, transfers from the Reserve Fund are available. The Reserve Fund is divided into a number of individual reserve balances, based on their intended use within the overall categories of operating and capital. Details of reserves are set out in Schedule 3 and Note 10 of this Annual Report. Some of the more important reserves are as follows:

Operating Reserves
- Tax Stabilization
- Utility Stabilization
- Various other reserves

Capital Reserves
- Capital Projects
- Equipment Replacement
- Various other reserves

Capital Fund – The revenues and costs associated with building or buying new assets, like roads or recreation facilities, are recorded in the Capital Fund. Sources of revenue include grants from other governments, contributions from customers and developers, etc. A major source of funding for capital projects is The City's other two funds, the Operating Fund and the Reserve Fund.

The results of the Operating Fund, Reserve Fund and Capital Fund have been combined to show the overall financial position and financial activities of The City. These combined results are shown at the beginning of the financial information section of the enclosed Annual Report, and are known as consolidated financial statements.

2001 FINANCIAL HIGHLIGHTS

OPERATING FUND

General Operations - The 2001 General Municipal Operations were on target with two exceptions, unexpected increases in RCMP contract fees from the Federal Agency and revenue shortfalls and excess expenditures in the Recreation, Parks and Culture department. City Council approved transfers of one-time surplus items from the Electric Utility to fund these unusual items, resulting in a small surplus in General Operations.

Electric Utility – The Electric Light & Power surplus was $7.9 million initially, and included a number of one-time unusual items related to electrical deregulation in the Province of Alberta. As mentioned above, City Council approved a $1,589,000 transfer to General Operations, which reduced the Power Utility Stabilization Reserve.

Detail of tax supported operations for the year is provided in Schedules A and B of the enclosed financial statements, and details on individual utility operations are provided in Schedules C through K. Details of the transfers to reserves are set out in Note 10 of the enclosed financial statements.

CAPITAL FUND

Capital expenditures in 2001 amounted to $40.2 million. Details by major category are shown on Schedule 2 of this Annual Report. These capital projects were financed without debt, on a pay-as-you-go basis, including transfers from other governments (grants), costs recovered from developers, transfers from reserves and an allocation from the Operating Fund.

The increase in the Capital Fund of $2.4 million represents budgeted funds that were acquired but not spent in 2001, due to the timing of projects and government transfers. This surplus is carried forward to 2002.

RESERVE FUND

The City maintains a number of reserves. Some reserves have been established to provide for specific purposes, such as the replacement of The City's fleet of vehicles, while others are intended to assist in providing stability to future tax and utility rates.

Most of these reserves are discretionary, which means they can be expended based on Council's decision. There are also non-discretionary reserves that must meet legislative requirements or contractual arrangements.

The year end balances in some of the more important reserves are as follows:

Tax Stabilization	$ 4.4 million
Utility Stabilization	18.4 million
Fleet Equipment Replacement	4.2 million
Capital Projects Reserve	7.4 million
Other Reserves	6.0 million
TOTAL RESERVES	$ 40.4 million

Greater detail related to these reserves is set out in Schedule 3 and Note 10 of this annual report.

CONCLUSION

The year ended with The City of Red Deer maintaining its strong financial and economic position in relation to most cities in the Province, and across Canada.

In 1993 the municipal portion of property taxes on the sample home was $811. By 2001 it had dropped to $795. When these figures are restated to reflect the loss of purchasing power because of inflation, The City is actually receiving 14% less tax revenue than in 1993. Recent surveys indicate that Red Deer taxes and user fees are still the third lowest in the Province.

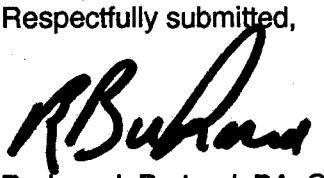
The City continues to operate without a business tax, which when combined with the low property taxes and user fees, makes Red Deer an ideal location to live, and to operate a business. The further impact of the strong economic growth of Central Alberta in 2001 added to the prosperity of the city.

The strong growth in the community placed pressures on the infrastructure of The City, resulting in the budget preparation, undertaken in the last quarter of 2001, being revamped to allow Council to set financial priorities on a business risk ranking process without additional debt.

At the end of 2001, The City had $17 million in long-term outstanding debt, which is $251 per capita. This is the lowest of the comparable cities in Alberta. By 2004,The City's long term outstanding debt is projected to decrease to $8.1 million, down from $78 million in 1983.

As The City moves forward into 2002, this very favorable financial position enables Council and Administration to set long-term plans that will maintain services, while ensuring a strong financial and competitive advantage.

Respectfully submitted,



Rodney J. Burkard, BA, CA.
Director of Corporate Services

Red Deer, Alberta
April 2, 2002

FINANCIAL REPORTING AWARD

The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Canadian Award for Financial Reporting to Corporation of The City of Red Deer for our annual financial report for the fiscal year ended December 31, 2000. The Canadian Award for Financial Reporting program was established to encourage municipal governments throughout Canada to publish high quality financial reports and to provide peer recognition and technical guidance for officials preparing these reports.

In order to be awarded a Canadian Award for Financial Reporting, a government unit must publish an easily readable and efficiently organized annual financial report, whose contents conform to program standards. Such reports should go beyond the minimum requirements of generally accepted accounting principles and demonstrate an effort to clearly communicate the municipal government's financial picture, enhance an understanding of financial reporting by municipal governments, and address user needs.

A Canadian Award for Financial Reporting is valid for a period of one year only. We believe our current report continues to conform to the Canadian Award for Financial Reporting program requirements, and we are submitting it to GFOA.

Canadian Award for Financial Reporting

Presented to

The City of Red Deer, Alberta

For its Annual
Financial Report
for the Year Ended
December 31, 2000

A Canadian Award for Financial Reporting is presented by the Government Finance Officers Association of the United States and Canada to municipalities whose annual financial reports achieve the high program standards for Canadian Government accounting and financial reporting.

President

Executive Director

FINANCIAL INFORMATION

MANAGEMENT REPORT

The accompanying consolidated financial statements and all information in this annual report are the responsibility of Management. The financial statements have been prepared by Management in accordance with Canadian generally accepted accounting principles for municipalities and include certain estimates that reflect Management's best judgements. Financial information contained throughout this annual report is consistent with these financial statements.

Management has developed and maintains an extensive system of internal control that provides reasonable assurance that all transactions are accurately recorded, that the financial statements realistically report the City's operating and financial results and that the City's assets are safeguarded. As well, it is the policy of the City to maintain the highest standard of ethics in all its activities. City Council has approved the information contained in the financial statements.

Collins Barrow, an independent firm of chartered accountants, was appointed by a vote of City Council to examine the consolidated financial statements and provide an independent professional opinion.

N. Van Wyk
City Manager

R. Burkard
Director of Corporate Services

AUDITORS' REPORT

Her Worship the Mayor and Council
The City of Red Deer

We have audited the consolidated statement of financial position of The City of Red Deer as at December 31, 2001 and the consolidated statement of financial activities with change in fund balances and the consolidated statement of changes in financial position for the year then ended. These financial statements are the responsibility of The City's management. Our responsibility is to express an opinion on these financial statements based on our audit.

We conducted our audit in accordance with Canadian generally accepted auditing standards. Those standards require that we plan and perform an audit to obtain reasonable assurance whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation.

In our opinion, these consolidated financial statements present fairly, in all material respects, the financial position of The City of Red Deer as at December 31, 2001 and the results of its financial activities and the changes in its financial position for the year then ended in accordance with accounting principles for municipal governments established by the Canadian Institute of Chartered Accountants.

Collins Barrow

Red Deer, Alberta
April 3, 2002

Chartered Accountants

FINANCIAL STATEMENTS

THE CITY OF RED DEER

STATEMENT 1

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

DECEMBER 31, 2001

	2001	2000
ASSETS		
Financial Assets		
Cash and Temporary Investments (Note 2)	**$ 8,820,547**	$ 13,067,455
Accounts Receivable (Note 3)	**16,228,409**	23,571,807
Land Held For Resale (Note 4)	**5,448,115**	6,507,497
Long Term Investments (Note 5)	**50,897,833**	43,463,734
Deferred Expense	**842,634**	758,912
Loan Receivable (Note 6)	**969,127**	1,417,888
	83,206,665	88,787,293
Physical Assets (Note 7)		
Capital Assets	**566,253,453**	534,040,702
Inventories	**2,696,802**	3,102,278
	568,950,255	537,142,980
Total Assets	**$ 652,156,920**	$ 625,930,273
LIABILITIES		
Short Term Borrowing	**$ 497,762**	$ 500,959
Accounts Payable and Accrued Liabilities	**12,470,338**	19,534,961
Deposits	**477,713**	930,521
Deferred Revenue (Note 8)	**3,275,102**	4,781,618
Long Term Debt (Note 9)	**17,130,587**	23,090,925
Total Liabilities	**33,851,502**	48,838,984
MUNICIPAL EQUITY		
Equity in Capital Assets	**554,570,981**	517,484,792
Operating Fund - Schedule 1	**1,050,819**	533,354
Capital Fund - Schedule 2	**22,296,102**	19,946,901
Reserves - Schedule 3	**40,387,516**	39,126,242
	618,305,418	577,091,289
Total Municipal Equity	**$ 652,156,920**	$ 625,930,273

The accompanying notes form an integral part of these Financial Statements.

THE CITY OF RED DEER

STATEMENT 2

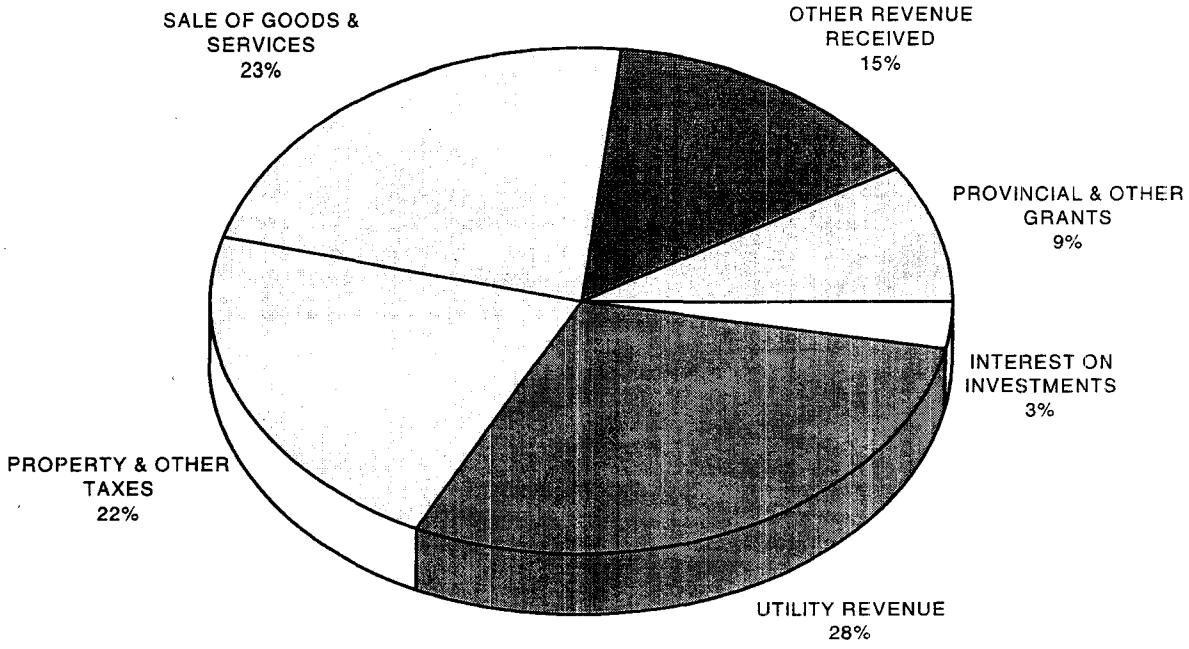
CONSOLIDATED STATEMENT OF FINANCIAL ACTIVITIES

FOR THE YEAR ENDED DECEMBER 31, 2001

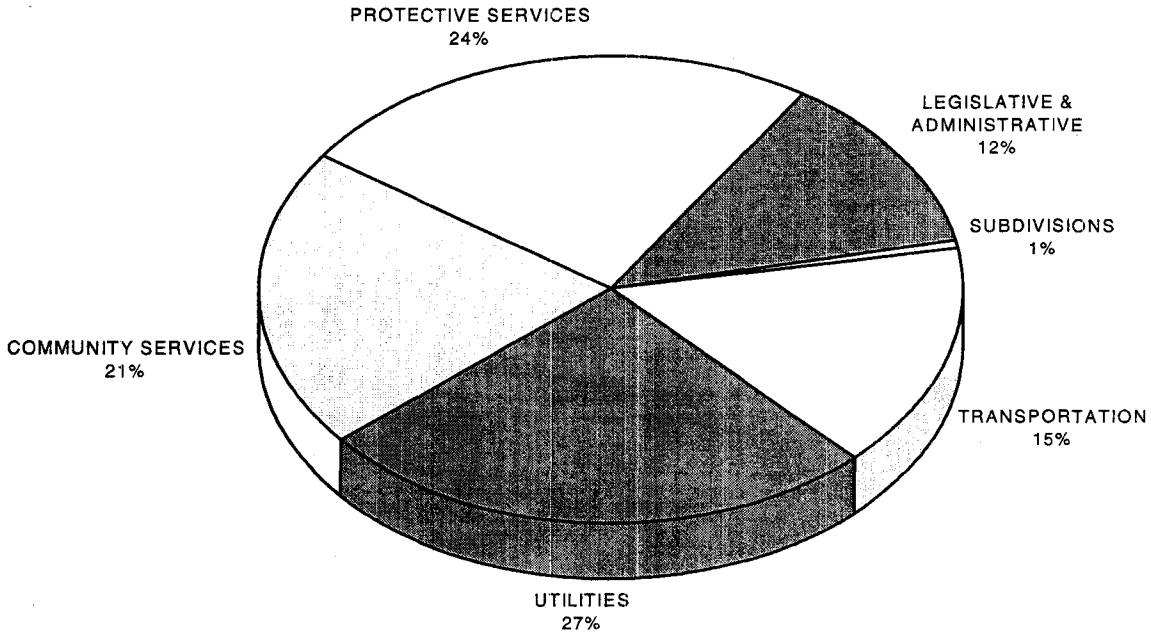
	2001 Budget	**2001 Actual**	2000 Actual
REVENUES			
Property and Other Taxes - Schedule 4	$ 51,326,622	**$ 51,467,819**	$ 52,221,323
Less: Education Requisitions	22,047,042	**22,047,043**	24,613,767
Net Municipal Property Taxes	29,279,580	**29,420,776**	27,607,556
Utility User Fees	32,951,020	**39,000,509**	57,856,610
Sale of Goods and Services	26,978,795	**30,221,898**	22,720,355
Government Transfers - Schedule 5	15,569,223	**12,025,927**	10,049,952
Other Revenues - Schedule 6	14,652,821	**19,491,660**	17,745,496
Investment Earnings	4,234,450	**4,153,732**	4,680,257
Total Revenues	123,665,889	**134,314,502**	140,660,226
EXPENDITURES - Schedule 7			
Operating			
Legislative and Administrative	11,286,810	**10,396,921**	10,077,919
Police and Other Protective	10,861,556	**11,340,648**	9,661,192
Fire and Ambulance	9,132,877	**9,217,000**	8,944,750
Public Transit	2,834,196	**2,739,436**	2,560,875
Transportation	9,861,553	**10,219,125**	8,839,285
Social Planning	1,729,073	**1,747,626**	1,661,246
Community	1,138,130	**1,827,463**	1,260,490
Recreation Parks and Culture	12,113,809	**13,831,728**	11,283,645
Parking	428,225	**478,598**	470,538
Equipment Pool	3,020,024	**3,364,861**	3,143,211
Water	3,627,898	**3,750,183**	3,123,078
Wastewater	2,607,730	**2,735,143**	2,719,845
Solid Waste Collection	2,895,127	**2,929,312**	2,730,496
Solid Waste Disposal	1,114,791	**1,156,595**	525,823
Recycling	811,276	**912,150**	728,829
Subdivisions	564,835	**561,086**	600,333
Electric Light and Power	7,590,096	**6,807,988**	35,698,460
Total Operating Expenditures	81,618,006	**84,015,863**	104,030,015
Total Capital Expenditures - Schedule 2	57,934,018	**40,210,361**	46,095,460
Total Expenditures	139,552,024	**124,226,224**	150,125,475
Excess (Deficiency) of Revenue Over Expenditures	(15,886,135)	**10,088,278**	(9,465,249)
Less: Debt Repayments	5,801,296	**5,960,338**	5,681,691
CHANGE IN FUND BALANCES	$ (21,687,431)	**$ 4,127,940**	$ (15,146,940)
Change in Fund Balances Consists of:			
Operating Fund - Schedule 1	-	**517,465**	(347,597)
Capital Fund - Schedule 2	-	**2,349,201**	(11,029,321)
Reserves - Schedule 3	(21,687,431)	**1,261,274**	(3,770,022)
	$ (21,687,431)	**$ 4,127,940**	$ (15,146,940)

The accompanying notes form an integral part of these Financial Statements.

OPERATING REVENUE
2001



OPERATING EXPENDITURES
2001



The accompanying notes form an integral part of these Financial Statements.

THE CITY OF RED DEER STATEMENT 3

CONSOLIDATED STATEMENT OF CHANGES IN FINANCIAL POSITION

FOR THE YEAR ENDED DECEMBER 31, 2001

	2001	2000
Cash provided by (used for)		
Operating Activities		
Excess of Revenues Over Expenditures	**$ 10,088,278**	$ (9,465,249)
Net Changes in Non-Cash Working Capital		
Receivables	**7,343,398**	(4,589,895)
Loans Receivable (excluding Debt Related)	**421,244**	643,729
Inventories	**405,476**	845,642
Deferred Expense	**(83,722)**	(148,330)
Payables	**(7,064,623)**	6,805,479
Other Liabilities	**(1,959,324)**	3,396,572
	9,150,727	(2,512,052)
Investing Activities		
Investments Purchased	**(56,328,556)**	(105,884,250)
Proceeds on Disposals	**48,894,456**	119,620,549
	(7,434,100)	13,736,299
Financing Activities		
Long-term Debt Repayment	**(5,960,338)**	(5,681,691)
Change in Cash Position	**(4,243,711)**	5,542,556
Cash Position, Beginning of Year	**12,566,496**	7,023,940
Cash Position, End of Year	**8,322,785**	12,566,496
Cash Comprised of:		
Cash and Temporary Investments	**8,820,547**	13,067,455
Short Term Borrowing	**(497,762)**	(500,959)
	$ 8,322,785	$ 12,566,496

The accompanying notes form an integral part of these Financial Statements.

THE CITY OF RED DEER

SCHEDULE 1

SCHEDULE OF OPERATING FUND ACTIVITIES

FOR THE YEAR ENDED DECEMBER 31, 2001

	2001 Budget	2001 Actual	2000 Actual
REVENUES			
Net Taxes for General Municipal Purposes - Schedule 4	$ 29,279,580	**$ 29,420,776**	$ 27,607,556
Utility User Fees	32,951,020	**39,000,509**	57,856,610
Sale of Goods & Services - Schedule 6	20,725,795	**21,916,942**	16,680,828
Government Transfers	4,412,723	**8,021,969**	4,431,268
Other Revenues - Schedule 6	14,262,845	**17,457,883**	15,877,186
Investment Earnings	4,234,450	**3,765,693**	4,537,181
Total Revenues	105,866,413	**119,583,772**	126,990,629
EXPENDITURES			
Legislative & Administrative	11,286,810	**10,396,921**	10,077,919
Police & Other Protective	10,861,556	**11,340,648**	9,661,192
Fire & Ambulance	9,132,877	**9,217,000**	8,944,750
Public Transit	2,834,196	**2,739,436**	2,560,875
Transportation	9,861,553	**10,219,125**	8,839,285
Social Planning	1,729,073	**1,747,626**	1,661,246
Community	1,138,130	**1,827,463**	1,260,490
Recreation, Parks and Culture	12,113,809	**13,831,728**	11,283,645
Parking	428,225	**478,598**	470,538
Equipment Pool	3,020,024	**3,364,861**	3,143,211
Water	3,627,898	**3,750,183**	3,123,078
Wastewater	2,607,730	**2,735,143**	2,719,845
Solid Waste Collection	2,895,127	**2,929,312**	2,730,496
Solid Waste Disposal	1,114,791	**1,156,595**	525,823
Recycling	811,276	**912,150**	728,829
Subdivisions	564,835	**561,086**	600,333
Electric Light & Power	7,590,096	**6,807,988**	35,698,460
Total Expenditures	81,618,006	**84,015,863**	104,030,015
Excess of Revenues over Expenditures	24,248,407	**35,567,909**	22,960,614
Less: Debt Repayment	5,801,296	**5,960,338**	5,681,691
Transfers to (from) Capital	19,602,766	**23,864,479**	20,824,683
OPERATING SURPLUS (DEFICIT)	(1,155,655)	**5,743,092**	(3,545,760)
Transfers from (to) Reserves	1,155,655	**(5,225,627)**	3,198,163
CHANGE IN FUND BALANCE	$ -	**517,465**	(347,597)
FUND BALANCE, BEGINNING OF YEAR		**533,354**	880,951
FUND BALANCE, END OF YEAR		**$ 1,050,819**	$ 533,354

The accompanying notes form an integral part of these Financial Statements.

THE CITY OF RED DEER

SCHEDULE 2

SCHEDULE OF CAPITAL FUND ACTIVITIES

FOR THE YEAR ENDED DECEMBER 31, 2001

	2001 Budget	2001 Actual	2000 Actual
REVENUES			
Government Transfers	$ 11,156,500	**$ 4,003,958**	$ 5,618,684
Return on Investments	-	**388,039**	143,076
Developer Contributions	6,253,000	**8,304,956**	6,039,527
Other Revenues - Schedule 6	389,976	**2,033,777**	1,868,310
	17,799,476	**14,730,730**	13,669,597
CAPITAL EXPENDITURES			
Subdivision Servicing	17,869,000	**9,401,559**	4,091,958
Roads and Bridges	13,805,000	**5,620,945**	7,478,837
Water and Wastewater	1,670,625	**1,800,535**	1,460,748
Recreation, Culture & Parks Facilities	10,732,093	**9,472,295**	22,096,334
Electrical Distribution	3,937,900	**2,917,108**	2,964,399
Equipment Purchases	2,728,400	**3,839,069**	2,185,964
Landfill Site	2,812,000	**3,049,684**	2,365,536
Subdivision Land	4,379,000	**-**	-
Other	-	**4,109,166**	3,451,684
	57,934,018	**40,210,361**	46,095,460
Excess Of Expenditures Over Revenues	(40,134,542)	**(25,479,631)**	(32,425,863)
INTERFUND TRANSFERS			
From (to) Reserves	20,531,776	**3,964,353**	571,859
From Operations	19,602,766	**23,864,479**	20,824,683
Add Deferred Developer Reimbursement	-	**-**	-
	40,134,542	**27,828,832**	21,396,542
CHANGE IN FUND BALANCE	$ -	**2,349,201**	(11,029,321)
FUND BALANCE, BEGINNING OF YEAR		**19,946,901**	30,976,222
FUND BALANCE, END OF YEAR		**$ 22,296,102**	$ 19,946,901

The accompanying notes form an integral part of these Financial Statements.

THE CITY OF RED DEER

SCHEDULE 3

SCHEDULE OF RESERVES

FOR THE YEAR ENDED DECEMBER 31, 2001

	2001 Budget	**2001 Actual**	2000 Actual
BALANCE, BEGINNING OF YEAR	$ 39,126,242	**$ 39,126,242**	$ 42,896,264
Add / (Deduct)			
Net Transfer (to) from Operating Fund	(1,155,655)	**5,225,627**	(3,198,163)
Net Transfer (to) from Capital Fund	(20,531,776)	**(3,964,353)**	(571,859)
Change in Reserve Balance	(21,687,431)	**1,261,274**	(3,770,022)
BALANCE, END OF YEAR (NOTE 10)	$ 17,438,811	**$ 40,387,516**	$ 39,126,242

The accompanying notes form an integral part of these Financial Statements.

THE CITY OF RED DEER

SCHEDULE 4

SCHEDULE OF PROPERTY TAXES LEVIED

FOR THE YEAR ENDED DECEMBER 31, 2001

	2001 Budget	**2001 Actual**	2000 Actual
TAXATION			
Real Property Taxes	$ 48,695,301	**$ 48,605,404**	$ 48,932,748
Grants in Lieu of Taxes			
- Provincial Government	1,191,614	**1,141,806**	1,387,546
- Federal Government	224,805	**224,805**	121,511
Local Improvement Levies	410,100	**421,175**	768,229
Power, Pipelines, Cable TV and Other Taxes	804,802	**1,074,629**	1,011,289
	51,326,622	**51,467,819**	52,221,323
LESS: REQUISITIONS (Note 1. m)			
Public Schools	19,270,486	**19,270,487**	21,721,023
Catholic Schools	2,776,556	**2,776,556**	2,892,744
	22,047,042	**22,047,043**	24,613,767
Net Municipal Property Taxes	$ 29,279,580	**$ 29,420,776**	$ 27,607,556

The accompanying notes form an integral part of these Financial Statements.

THE CITY OF RED DEER

SCHEDULE 5

SCHEDULE OF GOVERNMENT TRANSFERS

FOR THE YEAR ENDED DECEMBER 31, 2001

	2001 Budget	**2001 Actual**	2000 Actual
FEDERAL TRANSFERS			
Other Grants	$ 2,401,500	**$ 545,327**	$ 30,180
PROVINCIAL TRANSFERS			
Transportation Grants	8,755,000	**5,610,474**	6,086,808
Capital Infrastructure Grants	-	**-**	3,499
Debenture Interest Grants	164,359	**164,463**	215,436
Other Grants	4,013,581	**4,017,202**	2,963,051
	12,932,940	**9,792,139**	9,268,794
LOCAL GOVERNMENT TRANSFERS			
Shared Cost Agreements and Grants	234,783	**1,688,461**	750,978
TOTAL GOVERNMENT TRANSFERS	$ 15,569,223	**$ 12,025,927**	$ 10,049,952

The accompanying notes form an integral part of these Financial Statements.

THE CITY OF RED DEER

SCHEDULE 6

SCHEDULE OF CONSOLIDATED OTHER REVENUE
FOR THE YEAR ENDED DECEMBER 31, 2001

	2001 Budget	**2001 Actual**	2000 Actual
OPERATING			
Equipment and Facility Rental	$ 2,203,637	**$ 3,383,538**	$ 2,949,198
Electrical Transmission Recovery	2,932,100	**4,677,895**	2,488,145
Franchise Fees	1,421,117	**1,339,942**	1,494,560
Licenses and Permits	1,768,500	**2,360,419**	2,141,868
Parking and Traffic Fines	2,545,293	**2,405,541**	2,110,381
Penalties and Service Charges	479,900	**467,428**	595,960
Other	2,912,298	**2,823,120**	4,097,074
	14,262,845	**17,457,883**	15,877,186
CAPITAL			
Proceeds on Disposal of Capital Assets	-	**1,101,299**	678,427
Other	389,976	**932,478**	1,189,883
	389,976	**2,033,777**	1,868,310
TOTAL OTHER REVENUE	$ 14,652,821	**$ 19,491,660**	$ 17,745,496

SCHEDULE OF SALE OF GOODS & SERVICES
FOR THE YEAR ENDED DECEMBER 31, 2001

	2001 Budget	**2001 Actual**	2000 Actual
OPERATING			
Land Sales	$ 13,180,000	**$ 14,169,428**	$ 10,047,570
Transit Revenue	2,022,000	**2,109,697**	2,017,410
Ambulance Revenue	775,000	**872,954**	853,280
User Fees	3,415,060	**3,255,991**	2,552,276
Other	1,333,735	**1,508,872**	1,210,292
TOTAL SALE OF GOODS & SERVICES	$ 20,725,795	**$ 21,916,942**	$ 16,680,828

The accompanying notes form an integral part of these Financial Statements.

THE CITY OF RED DEER

SCHEDULE 7

SCHEDULE OF EXPENDITURES BY OBJECT

FOR THE YEAR ENDED DECEMBER 31, 2001

	2001 Budget	**2001 Actual**	2000 Actual
EXPENDITURES			
Salaries, Wages & Benefits	$ 40,111,543	**$ 39,304,409**	$ 36,055,504
Contracted Services	18,529,284	**17,412,281**	9,314,038
Purchases from Other Governments	7,167,050	**7,591,172**	6,238,229
Purchases of Materials & Supplies	6,313,791	**9,229,053**	7,286,657
Purchase of Power for Resale	4,383,000	**4,108,751**	39,504,730
Contributions to Municipal Agencies	1,627,919	**2,368,194**	1,554,620
Grants to Organizations	807,341	**892,674**	613,380
Financial Charges	2,402,278	**2,477,047**	3,056,803
Other Expenses	275,800	**632,282**	406,054
	81,618,006	**84,015,863**	104,030,015
Capital Assets Acquired	57,934,018	**40,210,361**	46,095,460
TOTAL EXPENDITURES	$ 139,552,024	**$ 124,226,224**	$ 150,125,475

The accompanying notes form an integral part of these Financial Statements.

1. SIGNIFICANT ACCOUNTING POLICIES

The consolidated financial statements have been prepared in accordance with local government accounting standards established by the Public Sector Accounting Board of the Canadian Institute of Chartered Accountants. These standards require management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

The City of Red Deer through Enmax Energy Corp. uses estimates of power consumption to determine the amount of electrical power utilized by consumers using The City's electric distribution system. This information establishes the residential and commercial revenues for each month for the Electric Light and Power department. Actual power consumption is determined when meters are read. These financial statements reflect the actual and estimated consumption data available at the time of preparation.

Significant aspects of the accounting policies adopted by The City of Red Deer are as follows:

a) Reporting Entity

The consolidated financial statements reflect the assets, liabilities, revenues and expenditures, changes in fund balances and in financial position of the reporting entity which comprises all the organizations that are accountable for the administration of their financial affairs and resources to the Council and are owned or controlled by the municipality. The entities included are as follows:

City Municipal and Utility Operations

General municipal operations	Subdivision development
Water supply	Equipment pool
Wastewater treatment	Solid waste collection and disposal
Parking services	Electric power distribution

Societies and Boards

Red Deer Public Library	Red Deer Downtown Business Association
River Bend Golf Course	Normandeau Cultural and Natural History Society

The City owns certain assets funded by debenture debt that relate to Boards and Societies that are not considered to be under the City's control. The assets and debenture debt are reflected in the financial statements.

Interdepartmental and organizational transactions and balances are eliminated.

b) Basis of Accounting

i) Revenues

The accrual basis of accounting is followed for revenues except for:

- Parking fines which are recorded on a cash basis, and
- Government transfers which are recognized in the financial statements as revenues or capital finances acquired in the period that the events giving rise to the transfer occurred, providing the transfers are authorized, any eligibility criteria has been met by the City, and reasonable estimates of the amounts can be made.

Proceeds from land held for resale are recorded as operating fund revenues.

ii) **Expenditures**

Expenditures are recognized in the period the goods and services are acquired and a liability is incurred or transfers are due with the exception of pension expenditures as disclosed in note 1d.

c) **Fund Accounting**

Management funds consist of the operating, capital and reserve funds. Transfers between funds are recorded as adjustments to the appropriate equity account.

d) **Pension Expenditure**

The City participates in a multi-employer defined benefit pension plan. This plan is accounted for as a defined contribution plan.

e) **Investments**

Investments are initially recorded at cost. The cost is then adjusted to amortize any premiums or discounts over the term of the respective investments.

f) **Inventories**

Inventories of materials and supplies are valued at the lower of cost or net realizable value with cost determined by the average cost method.

Land held for resale is recorded at the lower of cost or net realizable value. Costs include the acquisition costs of the land and the improvements required to prepare the land for servicing such as clearing, stripping and levelling. Related development costs incurred to provide infrastructure such as water and wastewater services, roads, sidewalks and street lighting are recorded as capital assets under their respective function.

g) **Capital Assets**

Capital assets are reported as expenditures in the period they are acquired. Capital assets are capitalized in the capital fund at cost except for donated assets which are reported at estimated fair market value.

Government contributions for the acquisition of capital assets are reported as capital revenue and do not reduce the related capital asset costs.

Capital assets consist of general municipal and utility capital assets recorded at cost. Utility capital assets used in production of a service for resale are depreciated at rates designed to amortize the cost of the assets over their useful lives. The depreciation as calculated is reported as a reduction of equity in capital assets rather than as a charge to operations. General purpose capital assets, not related to a direct fee for service activity, are not depreciated.

Depreciation rates, on a straight line basis, are as follows:

Engineering Structures	2% to 5%
Buildings	1% to 2.5%
Equipment	10% to 100%
Mobile Equipment	3.3% to 14.3%

1. SIGNIFICANT ACCOUNTING POLICIES (Continued)

h) **Landfill Closure and Post Closure Liability**

Carefully planned and managed landfill sites are needed despite initiatives taken to reduce waste. These sites must be safely closed, and monitored to determine if environmental damage is being caused. Monitoring will continue until advised by Alberta Environmental Protection that it can be discontinued. Closure and post-closure cost estimates are based on landfill capacity used each year. Assumptions regarding these estimates are reviewed on a regular basis to take into account the progress made in waste management.

The old landfill site is expected to reach capacity in 2002 and has been partially closed, including covering the site with compacted clay and topsoil, and installing groundwater monitoring wells. This landfill is not large enough to warrant a biogas recovery or monitoring program. Post-closure costs include regular inspection of the cover layer and annual groundwater and surface water monitoring.

The City of Red Deer's new waste management facility commenced operation in 2001 and is expected to provide capacity for 40 years. Closure activities will be on-going as the landfill reaches final design elevation. Post-closure care activities will involve leachate treatment and monitoring, surface water and groundwater monitoring, biogas monitoring, and landfill cover maintenance.

i) **Equity in Capital Assets**

Equity in capital assets represents the City's net investment in its total capital assets, land held for resale, and other capital assets, after deducting the portion financed by third parties through debenture debts or other long term capital borrowing.

j) **Reserves for Future Expenditures**

Reserves are established at the discretion of Council to set aside funds for future operating and capital expenditures. Transfers to and/or from reserves are reflected as an adjustment to the respective fund.

k) **Local Improvement Charges**

Construction costs associated with local improvement projects are recovered through annual special assessments collectible from property owners for work performed by the city. Taxpayers may elect to pay over a number of years or immediately prepay the outstanding local improvement charges. These amounts are recorded as revenue in the year they are paid.

l) **Over and Under Levies**

Over and under levies arise from the difference between the actual levy made to cover each requisition and the actual amount requisitioned. If the actual levy exceeds the requisition, the over levy is accrued as a liability and property tax revenue reduced. If the levy is less than the requisition amount, the under levy is accrued as a receivable and as property tax revenue. Tax rates are adjusted in the subsequent year for any over or under levies of the prior year.

m) **Property Tax Requisitions**

Property tax requisitions are amounts levied by organizations other than The City of Red Deer. The City of Red Deer is required by legislation to collect the requisitions.

2. CASH AND TEMPORARY INVESTMENTS

	2001	2000
Cash	$ 820,547	$ 584,080
Temporary Investments	8,000,000	12,483,375
	$ 8,820,547	$ 13,067,455

3. ACCOUNTS RECEIVABLE

Accounts Receivable are as follows:

	2001	2000
General Accounts Receivable	$ 8,114,025	$ 8,620,001
Utilities	5,318,708	8,532,232
Taxes & Grants in Lieu of Taxes	752,755	1,407,337
Other Governments	233,403	2,560,885
Interest on Investments	1,695,023	2,377,518
Other	347,001	387,376
	16,460,915	23,885,349
Allowance for Doubtful Accounts	(232,506)	(313,542)
	$ 16,228,409	$ 23,571,807

4. LAND HELD FOR RESALE

Land held for resale is categorized as follows:

	2001		2000	
	Cost	Market Value	Cost	Market Value
Undeveloped Land				
Residential	$ 4,496,135	$ 8,250,086	$ 4,586,378	$ 8,350,605
Industrial & Commercial	425,650	1,313,761	483,860	2,313,163
	4,921,785	9,563,847	5,070,238	10,663,768
Developed				
Residential	151,850	5,629,192	224,129	5,076,446
Industrial & Commercial	374,480	4,074,700	1,213,130	4,533,574
	526,330	9,703,892	1,437,259	9,610,020
	$ 5,448,115	$ 19,267,739	$ 6,507,497	$ 20,273,788

5. LONG TERM INVESTMENTS

	2001		2000	
	Cost	**Market Value**	Cost	Market Value
Type of Investment				
Federal Government	**$ 51,841,577**	**$ 51,811,858**	$ 43,448,385	$ 44,721,247
Provincial Government	**6,695,699**	**6,818,400**	2,771,238	2,780,700
Canadian Banks	**-**	**-**	9,500,000	9,500,000
Other	**360,557**	**360,557**	227,486	227,486
	58,897,833	**58,990,815**	55,947,109	57,229,433
Less Temporary Investments	**8,000,000**	**8,055,360**	12,483,375	12,488,060
	$ 50,897,833	**$ 50,935,455**	$ 43,463,734	$ 44,741,373

The investments consist of bonds and notes payable with interest rates of 5% to 8.75% and mature in periods from 2002 through 2016.

6. LOANS RECEIVABLE

	2001	2000
Red Deer Minor Hockey	**$ 422,867**	$ 594,929
Red Deer Gymnastics Club	**514,660**	761,342
Red Deer Curling Club	**-**	27,517
Red Deer and District Museum Society	**31,600**	34,100
Total	**$ 969,127**	$ 1,417,888

The City of Red Deer has undertaken a partnership agreement with Red Deer Minor Hockey and the Red Deer Gymnastics Club for space in the Collicutt Leisure Centre. The amount of the capital contribution plus interest, at the prevalent Alberta Municipal Financing Corporation rates, is recoverable from the Red Deer Minor Hockey and Red Deer Gymnastics Club.

The City of Red Deer made a loan to the Red Deer Curling Club for plant improvements, the funds for which were obtained by the issuance of a $200,000 debenture on October 1, 1981 for a period of 20 years. The loan plus interest, at the prevalent Alberta Municipal Financing Corporation rates, is recoverable from the Red Deer Curling Club with respect to this financing.

Amounts are recoverable in annual principal payments ranging from $5,000 to $200,000 plus interest, and have maturity dates ranging from October 1, 2001 to October 15, 2010.

The City of Red Deer also made a loan to the Red Deer and District Museum Society for publishing a book on the history of Red Deer. This is an interest free loan to be repaid with proceeds from sales of the book.

7. PHYSICAL ASSETS

Details of Physical Assets recorded are as follows:

	2001 Cost	2001 Accumulated Amortization	**2001 Net Book Value**
Engineering Structure	$ 454,162,820	$ 56,169,877	**$ 397,992,943**
Buildings	100,766,197	13,902,789	**86,863,408**
Machinery and Equipment	73,421,212	18,803,612	**54,617,600**
Land	26,779,502	-	**26,779,502**
Total Capital Assets	655,129,731	88,876,278	**566,253,453**
Inventories	2,696,802	-	**2,696,802**
Total Physical Assets	$ 657,826,533	$ 88,876,278	**$ 568,950,255**

	2000 Cost	2000 Accumulated Amortization	2000 Net Book Value
Engineering Structure	$ 432,427,602	$ 51,529,288	$ 380,898,314
Buildings	98,710,317	13,707,924	85,002,393
Machinery and Equipment	59,326,640	17,311,022	42,015,618
Land	26,124,377	-	26,124,377
Total Capital Assets	616,588,936	82,548,234	534,040,702
Inventories	3,102,278	-	3,102,278
Total Physical Assets	$ 619,691,214	$ 82,548,234	$ 537,142,980

8. DEFERRED REVENUE

Deferred Revenue consists of funds received which relate to future periods, as follows:

	2001	2000
Prov. Urban Transportation	**$ 2,206,300**	$ 4,071,875
Federal Provincial Infrastructure	**5,407**	5,407
Other	**1,063,395**	704,336
	$ 3,275,102	$ 4,781,618

9. LONG TERM DEBT

Long Term Debt consists of debentures payable primarily to the Alberta Municipal Financing Corporation (AMFC), a loan payable to Canada Mortgage and Housing (CMHC) for the construction of public housing units, and an agreement to reimburse a developer for trunk servicing costs.

Debentures are payable in annual amounts to the year 2008. Interest rates on these debentures range from 9.75% to 12.00%. The Province of Alberta provides an interest subsidy grant on debenture issues as follows:

9. LONG TERM DEBT (Continued)

Debenture Issue	Subsidized Rate
January 1, 1974 - March 31, 1980	8%
April 1, 1980 - March 31, 1981	9%
April 1, 1981 - March 31, 1982	11%

Debentures approved after March 31, 1983 are not eligible for subsidy. Effective May, 1993 the Interest Subsidy Grant was reduced by 40%.

The loan payable to CMHC was issued January 1, 1972 for a term of 50 years at an interest rate of 8.25%, with an annual repayment of interest and principal of $26,925.

The agreement to reimburse a developer for trunk servicing costs was entered into in 1998 for a period of ten years at 0% interest, with annual payments of $152,976.

Principal and interest amounts due are as follows:

	Principal	Interest	Total
2002	3,545,268	1,866,012	5,411,280
2003	2,839,547	1,465,946	4,305,493
2004	2,608,998	1,151,223	3,760,221
2005	2,895,329	864,891	3,760,220
2006	3,081,132	545,001	3,626,133
Balance	2,160,313	426,365	2,586,678
	$ 17,130,587	$ 6,319,438	$ 23,450,025

Details of long term debt by function are as follows:

Function	Outstanding Beginning of Year	2001 Repayment	**Outstanding End of Year**
General Administrative	$ 138,382	$ 35,753	**$ 102,629**
Fire	29,441	29,441	-
Equipment	2,466	2,466	-
Roads, Walks and Lighting	8,309,934	1,566,200	**6,743,734**
Airport	6,475	642	**5,833**
Water Supply	2,427,632	1,240,399	**1,187,233**
Wastewater	5,860,425	685,960	**5,174,465**
Day Care	154,961	62,540	**92,421**
Cemeteries	8,041	8,041	-
Community Services	1,053,470	1,053,470	-
Public Housing	265,769	4,547	**261,222**
Subdivisions	3,718,177	1,023,667	**2,694,510**
Recreation	1,115,752	247,212	**868,540**
	$ 23,090,925	$ 5,960,338	**$ 17,130,587**

Debt Limits

Section 276(2) of the Municipal Government Act requires that debt and debt limits as defined by Alberta Regulation 375/94 for The City of Red Deer be disclosed as follows:

	2001	2000
Total Debt Limit	**$ 195,693,541**	$ 203,101,187
Total Debt	**17,130,587**	23,090,925
Debt Limit Available	**178,562,954**	180,010,262
Service on Debt Limit	**$ 32,615,590**	$ 33,850,198
Service on Debt	**8,079,643**	8,457,204
Service on Debt Limit Available	**$ 24,535,947**	$ 25,392,994

10. RESERVES

Details of Reserves by function are as follows:

	Balance Beginning of Year	Net Transfers to Reserves	**Balance End of Year**
Operating Reserves			
Debt Reduction	$ 27,007	$ (27,007)	**$ -**
Perpetual Care	635,003	40,561	**675,564**
Future Expenditures	4,383,293	(404,140)	**3,979,153**
Airport	390,419	1,458	**391,877**
Parking	2,031,350	(1,146,466)	**884,884**
Solid Waste Disposal	3,243,683	(1,557,988)	**1,685,695**
Facility Maintenance	-	-	**-**
Power Utility Stabilization	1,314,634	5,821,184	**7,135,818**
Water Utility Stabilization	3,877,989	1,434,226	**5,312,215**
Wastewater Utility Stabilization	841,158	1,142,888	**1,984,046**
Solid Waste Utility Stabilization	506,395	(411)	**505,984**
Recycling Utility Stabilization	720,601	175,332	**895,933**
Tax Rate Stabilization	4,623,696	(254,010)	**4,369,686**
Total Operating Reserves	22,595,228	5,225,627	**27,820,855**
Capital Reserves			
Equipment Replacement	4,667,083	(461,683)	**4,205,400**
Capital Projects	10,788,867	(3,423,683)	**7,365,184**
Public	1,075,064	(78,987)	**996,077**
Total Capital Reserves	16,531,014	(3,964,353)	**12,566,661**
Total Reserves	$ 39,126,242	$ 1,261,274	**$ 40,387,516**

11. CONTINGENCIES

Insurance Agreement

The City is a member of a reciprocal insurance agreement known as the Alberta Local Authorities Reciprocal Insurance Exchange (ALARIE), licensed by the Superintendent of Insurance of Alberta on October 1, 1990 and governed by Section 15 of the Insurance Act of Alberta.

A portion of prior year payments, in excess of the cost of purchasing liability insurance, has been accumulated in a self insurance fund administered by ALARIE. Under the terms of membership, the City could become liable for its proportionate share of any claim losses in excess of the funds held.

12. LOCAL AUTHORITIES PENSION PLAN

Employees of The City of Red Deer participate in the Local Authorities Pension Plan (LAPP), which is one of the plans covered by the Alberta Public Sector Pension Plans Act. The Plan covers approximately 133,450 employees of approximately 389 non-government employer organizations such as municipalities, hospitals, and schools (non-teachers). It is financed by employer and employee contributions and investment earnings of the LAPP Fund.

The City of Red Deer is required to make current service contributions to the Plan of 5.025% of pensionable payroll up to the year's maximum pensionable earnings under the Canada Pension Plan, and 6.900% on pensionable earnings above this amount.

Employees of The City of Red Deer are required to make current service contributions of 4.025% of pensionable salary up to the year's maximum pensionable earnings under the Canada Pension Plan, and 5.900% on pensionable salary above this amount.

Total contributions by The City of Red Deer to the Local Authorities Pension Plan in 2001 were $1,520,239 (2000 - $1,409,373). Total contributions by the employees of The City of Red Deer to the Local Authorities Pension Plan in 2001 were $1,322,046 (2000 - $1,209,178). At December 31, 2001, the Plan disclosed an actuarial surplus of $634.96 million.

13. FINANCIAL INSTRUMENTS

The City's financial instruments consist of cash and temporary investments, receivables, bank overdraft, accounts payable, accrued liabilities and long-term debt. It is management's opinion that the City is not exposed to significant interest, currency or credit risk arising from these financial statements. Unless otherwise noted, the fair value of these financial instruments approximates their carrying value.

14. COMMITTEMENTS

The City of Red Deer is committed to the following future payments:

Red Deer College – Annual payments of $100,000 for the next 9 years for building the Information Commons.

Central Alberta Theatre – The City is committed to a loan for capital improvements of $250,000.

Capital Environmental Alberta Inc. Contract – The City is committed to a solid waste collection contract that is based on a percentage of the utility billing until October 31, 2003.. The estimated annual contract cost is $2, 775,000.

RCMP Contract – The City is committed to paying 90% of the operating costs for the RCMP through to March 31, 2012.

15. SALARY AND BENEFITS DISCLOSURE

Disclosure of salaries and benefits for elected municipal officials, the chief administrative officer and designated officers as required by provincial regulations is as follows:

	2001				2000	
	No. of Persons	Salary (1)	Benefits & Allowances (2)	**Total**	No. of Persons	Total
Mayor	1	$ 65,173	$ 11,183	**$ 76,356**	1	$ 69,374
Councillors	10	153,419	41,212	**194,631**	8	167,915
City Manager	1	133,140	17,614	**150,754**	1	142,277
Designated Officers	5	420,446	49,738	**470,184**	4	406,520

(1) Salary includes regular base pay, bonuses, overtime, lump sum payments, gross honoraria and any other direct cash remuneration.

(2) Employer's share of all employee benefits and contributions or payments made on behalf of employees including pension, health care, dental coverage, group life insurance, long and short term disability plans, professional memberships, tuition and car allowance.

16. LANDFILL CLOSURE AND POST CLOSURE LIABILITY

The accrued liability for closure and post-closure care of the City's landfill is recognized over the life of the cell, using the net present value of the total estimated costs of closure and post-closure care prorated on the basis of the current capacity, in cubic meters, utilized over the total estimated capacity of the site. The net present value or the estimated closure and post closure costs were calculated using a rate of return equal to 8%.

The following summarizes the total net present value for the estimated costs of closure and post-closure care:

	Old Site	New Site Phase 1
Estimated Closure Costs	$ 164,429	$ -
Estimated Post-Closure Costs	589,729	1,134,060
Total Estimated Costs	754,158	1,134,060
Amount accrued to December 31, 2001	751,685	26,098
Balance of Estimated Costs to Accrue	$ 2,473	$ 1,107,962

Management estimates the old site has approximately 10 thousand cubic metres of landfill capacity remaining which should be utilized within the next year. Management estimates Phase 1 of the new site has approximately 2,335 thousand cubic metres of landfill capacity remaining. With an estimated annual utilization of 130 thousand cubic metres the landfill has approximately fifteen year's of life remaining. It is estimated that post-closure care should be required for a minimum period of 25 years. The City has a reserve that is designated for settling closure and post-closure costs.

17. DISCONTINUED OPERATIONS

As of January 1, 2001 The City ceased to supply power to its utility customers. Prior year numbers have not been restated to reflect this change in operation.

SUPPLEMENTARY FINANCIAL STATEMENTS

Operating Revenue and Expenditure Detail

General Fund

GENERAL
STATEMENT OF REVENUE & EXPENDITURE
FOR THE YEAR ENDED DECEMBER 31, 2001

	Legislative & Administrative	Police & Protective	Emergency Services	Public Transit
REVENUES				
Sales of Goods & Services	$ 75,538	$ 66,299	$ 898,186	$ 2,109,697
Other Revenue from Own Sources	2,177,607	4,256,666	937,587	3,686
Provincial Government Transfers	390	51,884	625	-
Other Government Transfers	38,296	-	109,296	-
Transfers from Operating (Schedule L)	12,101,590	90,479	121,234	(79,229)
	14,393,421	4,465,328	2,066,928	2,034,154
EXPENDITURES				
Salaries, Wages & Benefits	5,044,449	2,506,557	8,395,966	2,508,833
Contracted Services	2,819,079	1,098,213	440,380	168,756
Purchases from Other Governments	-	7,591,172	-	-
Purchases of Materials & Supplies	376,363	129,958	380,073	61,848
Contribution to Municipal Agencies	-	-	-	-
Grants to Organizations	91,209	13,955	-	-
Financial Charges	158,321	-	581	-
Other	259,660	793	-	-
Transfer to Operating (Schedule L)	552,949	108,687	300,007	1,804,103
Net Transfer to Capital	1,667,563	189,322	219,901	100,320
	10,969,593	11,638,657	9,736,908	4,643,860
	3,423,828	(7,173,329)	(7,669,980)	(2,609,706)
Less: Debt Repayment	35,753	-	29,442	-
OPERATING SURPLUS (DEFICIT) BEFORE TAXES & OTHER REVENUE	$ 3,388,075	$(7,173,329)	$(7,699,422)	$(2,609,706)
TAXES AND OTHER MUNICIPAL REVENUE				
Net Taxes for General Purposes (Schedule B)				
General Municipal Revenue (Schedule B)				
OPERATING DEFICIT				
Net Transfer (to) from Reserves				
SURPLUS AFTER TRANSFERS				

Note: Interfund transactions have not been eliminated.

Transportation	Social Planning	Community Services	Recreation, Parks & Culture	**2001 Total**	2000 Total
$ 504,963	$ -	$ 231,683	$ 3,255,991	**$ 7,142,357**	$ 6,092,916
756,547	46,584	272,158	2,166,524	**10,617,359**	10,985,571
1,033,687	1,244,012	326,282	705,934	**3,362,814**	1,976,351
-	34,080	544,664	1,279,702	**2,006,038**	394,392
1,675,830	11,000	-	181,288	**14,102,192**	13,683,813
3,971,027	1,335,676	1,374,787	7,589,439	**37,230,760**	33,133,043
4,681,790	304,840	390,207	9,450,093	**33,282,735**	30,192,450
2,180,273	86,089	613,030	3,227,243	**10,633,063**	9,564,766
-	-	-	-	**7,591,172**	6,296,149
1,898,534	8,236	(29,022)	2,129,156	**4,955,146**	4,257,971
-	-	-	-	**-**	4,654
639,101	1,334,853	897,496	284,253	**3,260,867**	2,163,345
832,763	13,607	98,382	165,183	**1,268,837**	1,521,832
(13,336)	-	3,079	7,926	**258,122**	376,171
1,475,635	40,331	68,068	1,222,360	**5,572,140**	6,399,517
61,669	-	55,268	1,122,488	**3,416,531**	6,430,309
11,756,429	1,787,956	2,096,508	17,608,702	**70,238,613**	67,207,164
(7,785,402)	(452,280)	(721,721)	(10,019,263)	**(33,007,853)**	(34,074,121)
1,536,068	62,540	1,066,056	247,214	**2,977,073**	2,974,531
$ (9,321,470)	$ (514,820)	$ (1,787,777)	$ (10,266,477)	**(35,984,926)**	(37,048,652)
				29,785,750	27,784,611
				4,907,520	6,371,499
				(1,291,656)	(2,892,542)
				1,809,121	2,544,945
				$ 517,465	$ (347,597)

Note: Interfund transactions have not been eliminated.

THE CITY OF RED DEER
GENERAL TAX & OTHER REVENUES - DETAILS
FOR THE YEAR ENDED DECEMBER 31, 2001

SCHEDULE B

NET TAXES FOR GENERAL MUNICIPAL PURPOSES

	2001 Actual	2000 Actual
Net Property Taxes	**$ 28,999,601**	$ 26,839,327
Local Improvement Levies	**421,175**	768,229
	29,420,776	27,607,556
Transfer of Local Improvement Levies to Utilities	**(189,627)**	(421,052)
Transfer from City Departments in Lieu of Taxes	**554,601**	598,107
Net Taxes for General Municipal Purposes	**$ 29,785,750**	$ 27,784,611

GENERAL MUNICIPAL REVENUES

	2001 Actual	2000 Actual
Penalties and Costs on Taxes	**$ 206,239**	$ 215,911
Franchises	**1,240,679**	1,430,798
Return on Investments	**1,877,082**	2,397,019
Other Revenue from Own Sources	**73,653**	817,904
Provincial Unconditional Grants	**1,509,867**	1,509,867
General Municipal Revenues	**$ 4,907,520**	$ 6,371,499

Note: Interfund transactions have not been eliminated.

Operating Revenue and Expenditure Detail

Utility Funds

THE CITY OF RED DEER
PARKING
STATEMENT OF REVENUE & EXPENSES
FOR THE YEAR ENDED DECEMBER 31, 2001

SCHEDULE C

	2001	2000
REVENUES		
Fees	**$ 356,506**	$ 334,800
Fines	**581,026**	536,768
Transfers from Operating (Schedule L)	**201,315**	8,936
Provincial Grants	**281**	961
Other	**474,240**	4,395
	1,613,368	885,860
EXPENSES		
Administration	**376,504**	349,075
Meter & Lot Maintenance	**99,180**	113,039
Transfers to Operating (Schedule L)	**467,327**	271,710
Debt Charges	**2,914**	8,423
Transfers to Capital	**1,866,100**	142,032
	2,812,025	884,279
	(1,198,657)	1,581
Less: Debt Repayment	**30,773**	47,769
OPERATING SURPLUS (DEFICIT)	**(1,229,430)**	(46,188)
Net Transfer from (to) Reserve	**1,229,430**	46,188
DEFICIT AFTER RESERVE TRANSFER	**$ -**	$ -

Note: Interfund transactions have not been eliminated.

THE CITY OF RED DEER

SCHEDULE D

EQUIPMENT

STATEMENT OF REVENUES & EXPENSES

FOR THE YEAR ENDED DECEMBER 31, 2001

	2001	2000
REVENUES		
Transfers from Operating (Schedule L)	**$ 5,685,464**	$ 5,354,466
Other Rentals & Recoveries	**1,025,827**	667,203
Provincial Grants	**1,021,332**	389,271
Other	**96,422**	61,976
	7,829,045	6,472,916
EXPENSES		
Salaries, Wages & Benefits	**1,024,858**	906,608
Parts & Supplies	**815,371**	784,500
Fuel & Oil	**784,957**	698,688
Radio Rental	**129,669**	128,805
Insurance	**90,186**	73,064
Other Operating Costs	**519,773**	550,975
Debt Charges	**49**	572
Transfers to Operating (Schedule L)	**1,550,092**	1,487,259
Transfer to Capital - Depreciation	**1,159,448**	919,674
Transfer to Capital - Minor Capital	**1,719,676**	853,730
	7,794,079	6,403,875
	34,966	69,041
Less: Debt Repayment	**2,466**	4,225
OPERATING SURPLUS (DEFICIT)	**32,500**	64,816
Net Transfer from (to) Reserves	**(32,500)**	(64,816)
DEFICIT AFTER RESERVE TRANSFER	**$ -**	$ -

Note: Interfund transactions have not been eliminated.

THE CITY OF RED DEER

SCHEDULE E

WATER

STATEMENT OF REVENUE & EXPENSES

FOR THE YEAR ENDED DECEMBER 31, 2001

	2001	2000
REVENUES		
Residential	**$ 4,121,272**	$ 3,860,505
Commercial	**3,584,809**	3,550,999
Service Connection Fees	**32,745**	17,813
Penalties & Charges	**19,344**	30,727
Provincial Grants	**22,711**	33,509
Local Improvement Levies	**151,839**	282,264
Other	**348,572**	319,381
Transfers from Operating (Schedule L)	**507,026**	476,624
	8,788,318	8,571,822
EXPENSES		
Administration	**229,212**	128,835
Purification & Treatment	**2,370,606**	1,663,740
Distribution	**937,870**	977,343
Pumping	**4,107**	2,846
Debt Charges	**208,388**	350,315
Transfers to Operating (Schedule L)	**1,830,969**	2,123,904
Net Transfer to Capital	**829,075**	1,612,359
	6,410,227	6,859,342
	2,378,091	1,712,480
Less: Debt Repayment	**1,240,398**	1,117,061
OPERATING SURPLUS (DEFICIT)	**1,137,693**	595,419
Net Transfer from (to) Reserves	**(1,137,693)**	(595,419)
DEFICIT AFTER RESERVE TRANSFER	**$ -**	$ -

Note: Interfund transactions have not been eliminated.

THE CITY OF RED DEER

SCHEDULE F

WASTEWATER

STATEMENT OF REVENUE & EXPENSES

FOR THE YEAR ENDED DECEMBER 31, 2001

	2001	2000
REVENUES		
Residential	**$ 3,529,676**	$ 3,319,909
Commercial	**2,949,074**	2,922,124
Penalties & Charges	**16,200**	25,670
Provincial Grants	**63,602**	73,926
Local Improvement Levies	**37,788**	138,788
Other	**280,830**	565,344
Transfers from Operating (Schedule L)	**60,099**	46,750
	6,937,269	7,092,511
EXPENSES		
Administration	**214,316**	171,874
Collection	**1,564,080**	1,500,550
Treatment and Disposal	**347,383**	368,224
Debt Charges	**609,365**	679,197
Transfers to Operating (Schedule L)	**1,622,774**	1,865,266
Net Transfer to Capital	**893,750**	853,910
	5,251,668	5,439,021
	1,685,601	1,653,490
Less: Debt Repayment	**685,960**	619,486
OPERATING SURPLUS (DEFICIT)	**999,641**	1,034,004
Net Transfer from (to) Reserves	**(999,641)**	(1,034,004)
DEFICIT AFTER RESERVE TRANSFER	**$ -**	$ -

Note: Interfund transactions have not been eliminated.

THE CITY OF RED DEER

SCHEDULE G

SOLID WASTE COLLECTION

STATEMENT OF REVENUE & EXPENSES

FOR THE YEAR ENDED DECEMBER 31, 2001

	2001	2000
REVENUES		
Residential	**$ 1,557,219**	$ 1,464,322
Commercial	**1,915,786**	1,829,701
Penalties & Charges	**8,808**	13,504
Other	**386**	664
Transfers from Operating (Schedule L)	**40,828**	97,822
	3,523,027	3,406,013
EXPENSES		
Administration	**51,350**	18,835
Collection	**2,877,962**	2,711,660
Transfers to Operating (Schedule L)	**616,437**	592,149
	3,545,749	3,322,644
OPERATING SURPLUS (DEFICIT)	**(22,722)**	83,369
Net Transfer from (to) Reserves	**22,722**	(83,369)
DEFICIT AFTER RESERVE TRANSFER	**$ -**	$ -

Note: Interfund transactions have not been eliminated.

THE CITY OF RED DEER

SCHEDULE H

SOLID WASTE DISPOSAL

STATEMENT OF REVENUE & EXPENSES

FOR THE YEAR ENDED DECEMBER 31, 2001

	2001	2000
REVENUES		
Fees	**$ 2,521,118**	$ 2,289,700
Provincial Grants	**-**	8,550
Transfer from Operating (Schedule L)	**15,748**	11,454
	2,536,866	2,309,704
EXPENSES		
Disposal Costs	**951,864**	739,690
Landfill Closure Provision	**204,495**	(213,867)
Debt Charges	**236**	-
Transfers to Operating (Schedule L)	**420,323**	464,691
Transfer to Capital	**2,812,000**	2,062,000
	4,388,918	3,052,514
OPERATING SURPLUS (DEFICIT)	**(1,852,052)**	(742,810)
Net Transfer from (to) Reserves	**1,852,052**	742,810
DEFICIT AFTER RESERVE TRANSFER	**$ -**	$ -

Note: Interfund transactions have not been eliminated.

THE CITY OF RED DEER

SCHEDULE I

RECYCLING

STATEMENT OF REVENUE & EXPENSES

FOR THE YEAR ENDED DECEMBER 31, 2001

	2001	2000
REVENUES		
Residential	**$ 644,516**	$ 634,727
Multi-Family Residential	**219,990**	209,147
Penalties & Charges	**2,050**	3,541
Other	**211,523**	253,821
Transfers from Operating (Schedule L)	**105,000**	105,000
	1,183,079	1,206,236
EXPENSES		
Recycling Costs	**912,150**	728,830
Transfers to Operating (Schedule L)	**172,773**	123,810
Transfer to Capital	**-**	-
	1,084,923	852,640
OPERATING SURPLUS (DEFICIT)	**98,156**	353,596
Net Transfer from (to) Reserves	**(98,156)**	(353,596)
DEFICIT AFTER RESERVE TRANSFER	**$ -**	$ -

Note: Interfund transactions have not been eliminated.

THE CITY OF RED DEER

SCHEDULE J

SUBDIVISIONS

STATEMENT OF REVENUE & EXPENSES

FOR THE YEAR ENDED DECEMBER 31, 2001

	2001	2000
REVENUES		
Lot Sales	**$ 14,169,428**	$ 10,047,570
Debenture Interest Subsidy	**35,324**	44,441
Other	**-**	1,367
Transfers from Operating (Schedule L)	**-**	-
	14,204,752	10,093,378
EXPENSES		
Administration	**168,419**	97,748
Debt Charges	**392,667**	502,585
Transfers to Operating (Schedule L)	**1,000,067**	987,171
Transfer to Capital	**11,620,682**	7,581,505
	13,181,835	9,169,009
	1,022,917	924,369
Less: Debt Repayment	**1,023,667**	918,619
OPERATING SURPLUS (DEFICIT)	**(750)**	5,750
Net Transfer from (to) Reserves	**750**	(5,750)
DEFICIT AFTER RESERVE TRANSFER	**$ -**	$ -

Note: Interfund transactions have not been eliminated.

THE CITY OF RED DEER
ELECTRIC LIGHT & POWER
STATEMENT OF REVENUE & EXPENSES
FOR THE YEAR ENDED DECEMBER 31, 2001

SCHEDULE K

	2001	2000
REVENUES		
Residential	**$ 5,763,398**	$ 13,407,983
Commercial	**12,077,640**	24,160,426
Penalties & Charges	**159,283**	251,896
Transmission Cost Recovery	**1,890,000**	2,488,145
Energy Cost Recovery for 2000	**1,597,895**	-
Customer Valuation Rights	**1,190,000**	-
Other	**484,023**	537,456
Transfers from Operating (Schedule L)	**41,908**	2,066,047
	23,204,147	42,911,953
EXPENSES		
Purchase of Power for Resale	**-**	39,504,730
Transmission Charge	**4,108,751**	-
Administration	**1,477,589**	1,410,279
Customer Billing & Collection	**477,764**	(6,204,483)
Distribution & Maintenance	**743,883**	987,933
Transfers to Operating (Schedule L)	**7,506,678**	7,535,435
Transfer in Lieu of Taxes	**554,600**	540,187
Transfer to Capital	**463,169**	1,139,046
	15,332,434	44,913,127
OPERATING SURPLUS (DEFICIT)	**7,871,713**	(2,001,174)
Net Transfer from (to) Reserves	**(7,871,713)**	2,001,174
DEFICIT AFTER RESERVE TRANSFER	**$ -**	$ -

Note: Interfund transactions have not been eliminated.

CITY OF RED DEER
INTERNAL CHARGES & TRANSFERS
FOR THE YEAR ENDED DECEMBER 31, 2001

	GENERAL	PARKING	EQUIPMENT FUND	WATER	WASTE WATER
TRANSFERS FROM OPERATING					
TRANSFERS					
Utilities Administration	$ 1,971,022	$ -	$ -	$ -	$ -
Subdivision Interest	228,540	-	-	-	-
Tax Relief - Land Bank	431,479	-	-	-	-
Utilities Billing Cost	1,114,700	-	-	-	-
Other	9,593,250	201,315	4,181	359,725	-
	13,338,991	201,315	4,181	359,725	-
INTERNAL COST RECOVERIES					
Equipment Rental	-	-	4,486,583	-	-
Utilities on City Facilities	-	-	-	130,275	60,099
Labour Recharge	118,372	-	938,587	-	-
Other	644,829	-	256,113	17,026	-
	763,201	-	5,681,283	147,301	60,099
TOTAL	$ 14,102,192	$ 201,315	$ 5,685,464	$ 507,026	$ 60,099
TRANSFER TO OPERATING					
TRANSFERS					
Utilities Administration	$ -	$ -	$ -	$ 817,976	$ 684,500
Subdivision Interest	-	-	-	-	-
Tax Relief - Land Bank	-	-	-	-	-
Utilities Billing Cost	-	-	-	292,962	292,962
Other	1,153,722	445,422	79,444	292,995	428,809
	1,153,722	445,422	79,444	1,403,933	1,406,271
INTERNAL CHARGES					
Equipment Rental	3,590,178	10,079	368,641	227,090	152,493
Utilities on City Facilities	200,839	793	3,422	985	21,923
Labour Recharge	38,978	549	1,008,789	1,423	382
Other	588,423	10,484	89,796	197,538	41,705
	4,418,418	21,905	1,470,648	427,036	216,503
TOTAL	$ 5,572,140	$ 467,327	$ 1,550,092	$ 1,830,969	$ 1,622,774

SCHEDULE L

SOLID WASTE COLLECTION	SOLID WASTE DISPOSAL	RECYCLING	SUBDIVISIONS	ELECTRIC LIGHT & POWER	TOTAL
$ -	$ -	$ -	$ -	$ -	$ 1,971,022
-	-	-	-	-	228,540
-	-	-	-	-	431,479
-	-	-	-	-	1,114,700
-	-	105,000	-	42,380	10,305,851
-	-	105,000	-	42,380	14,051,592
-	-	-	-	-	4,486,583
40,828	-	-	-	(472)	230,730
-	-	-	-	-	1,056,959
-	15,748	-	-	-	933,716
40,828	15,748	-	-	(472)	6,707,988
					-
$ 40,828	$ 15,748	$ 105,000	$ -	$ 41,908	$20,759,580

$ 366,269	$ -	$ 91,742	$ -	$ 10,535	$ 1,971,022
-	-	-	228,540	-	228,540
-	-	-	431,479	-	431,479
197,193	-	36,000	-	295,583	1,114,700
46,632	387,884	37,728	340,048	7,093,167	10,305,851
610,094	387,884	165,470	1,000,067	7,399,285	14,051,592
5,904	21,720	7,130	-	103,348	4,486,583
-	-	-	-	2,768	230,730
439	6,399	-	-	-	1,056,959
-	4,320	173	-	1,277	933,716
6,343	32,439	7,303	-	107,393	6,707,988
					-
$ 616,437	$ 420,323	$ 172,773	$ 1,000,067	$7,506,678	$20,759,580

Operating Revenue and Expenditure Summary

General and Utility Funds

THE CITY OF RED DEER
OPERATING SURPLUS (DEFICIT) - BY FUNCTION
1997 - 2001

	2001 Budget	**2001 Actual**
Legislative & Administrative		
Council and Legislative	$ (321,172)	**$ (323,650)**
General Administration	(8,881,713)	**(7,805,094)**
Police & Protective		
Police	(7,252,501)	**(7,897,460)**
Disaster Services	(13,575)	**(2,327)**
Inspection	356,813	**933,988**
Fire & Ambulance		
Fire Fighting and Prevention	(6,597,503)	**(6,440,918)**
Ambulance Services	(921,769)	**(830,387)**
Public Transit	(812,196)	**(626,053)**
Transportation		
Roads, Streets, Walks and Lighting	(7,944,635)	**(7,719,106)**
Airport	(204,822)	**(204,822)**
Social Planning		
Social Planning	(444,584)	**(367,859)**
Day Care	(82,978)	**(55,091)**
Community		
Community	(217,875)	**(56,862)**
Cemeteries	65,050	**32,262**
Economic Development	(528,499)	**(383,640)**
Public Housing	(68,877)	**(56,020)**
Recreation Parks & Culture		
Recreation and Parks	(5,040,419)	**(6,080,248)**
Cultural	(707,329)	**(238,085)**
Parking	248,956	**466,101**
Equipment Pool	(1,919,848)	**(1,221,282)**
Water	4,029,455	**4,190,101**
Wastewater	4,058,010	**3,996,071**
Solid Waste Collection	540,194	**552,887**
Solid Waste Disposal	1,229,560	**1,364,522**
Recycling	126,912	**165,929**
Subdivision	12,650,489	**13,643,666**
Electric Light & Power	10,697,604	**16,202,990**
	(7,957,252)	**1,239,613**
Net Taxes for General Purposes	29,279,580	**29,420,776**
Other General Revenues	2,926,079	**4,907,520**
OPERATING SURPLUS (DEFICIT)	24,248,407	**35,567,909**
Debt Repayment	(5,801,296)	**(5,960,338)**
SURPLUS (DEFICIT) BEFORE TRANSFERS	18,447,111	**29,607,571**
Net Transfer (to) from Reserves	1,155,655	**(5,225,627)**
Net Transfer (to) from Capital	(19,602,766)	**(23,864,479)**
SURPLUS (DEFICIT) AFTER TRANSFERS	$ -	**$ 517,465**

2000 Actual	1999 Actual	1998 Actual	1997 Actual
$ (307,546)	$ (299,414)	$ (272,715)	$ (265,747)
(7,045,761)	(6,958,681)	(7,702,560)	(5,061,794)
(6,618,757)	(6,331,115)	(6,106,488)	(5,899,260)
(3,833)	(21,675)	(3,943)	(1,547)
926,053	244,461	413,711	(7,928)
(6,460,498)	(5,515,759)	(5,744,841)	(5,140,389)
(822,785)	(633,114)	(288,995)	(449,064)
(543,148)	(444,631)	(145,631)	(48,464)
(6,931,907)	(6,441,155)	(5,407,942)	(5,509,496)
(213,616)	(172,705)	(107,942)	(119,291)
(392,887)	(475,145)	(491,320)	(61,557)
(70,598)	(121,145)	(82,295)	(129,333)
(256,825)	(317,010)	(535,282)	(607,124)
24,297	54,476	78,812	54,356
(626,646)	(837,576)	(467,362)	(490,208)
(67,024)	22,583	(140,862)	(116,740)
(4,451,082)	(4,153,981)	(4,057,181)	(5,001,215)
(1,007,624)	(305,852)	(463,658)	(439,327)
406,386	427,475	447,907	478,787
(2,024,763)	(1,670,603)	(2,466,047)	(2,745,738)
4,435,423	4,117,248	4,175,371	3,620,498
3,813,264	3,997,848	3,602,445	3,169,545
577,695	561,311	544,200	549,716
1,772,064	1,689,739	688,131	1,202,011
372,406	217,093	221,123	221,346
9,493,045	9,598,745	8,407,551	7,590,567
5,006,226	12,243,333	12,939,042	13,393,418
(11,018,441)	(1,525,249)	(2,966,771)	(1,813,978)
27,607,556	26,032,785	23,645,669	22,669,035
6,371,499	5,868,695	8,505,922	5,684,837
22,960,614	30,376,231	29,184,820	26,539,894
(5,681,691)	(5,724,864)	(5,098,410)	(4,715,804)
17,278,923	24,651,367	24,086,410	21,824,090
3,198,163	(3,020,805)	12,101,895	(5,280,508)
(20,824,683)	(21,246,603)	(36,101,837)	(16,446,839)
$ (347,597)	$ 383,959	$ 86,468	$ 96,743

THE CITY OF RED DEER
OPERATING REVENUES - BY FUNCTION
1997 - 2001

	2001 Budget	**2001 Actual**
Legislative & Administrative		
Council and Legislative	$ -	**1,375**
General Administration	2,083,925	**2,266,803**
Police & Protective		
Police	2,230,993	**2,006,755**
Disaster Services	-	**71,115**
Inspection	1,721,300	**2,296,979**
Fire & Ambulance		
Fire Fighting and Prevention	730,605	**963,033**
Ambulance Services	883,000	**982,662**
Public Transit	2,022,000	**2,113,383**
Transportation		
Roads, Streets, Walks and Lighting	1,712,037	**2,295,138**
Airport	59	**59**
Social Planning		
Social Planning	1,149,782	**1,281,478**
Day Care	51,729	**43,198**
Community		
Community	59,367	**173,641**
Cemeteries	282,668	**274,441**
Economic Development	1,394	**130,223**
Public Housing	44,500	**784,897**
Recreation Parks & Culture		
Recreation and Parks	5,682,785	**6,019,530**
Cultural	683,276	**1,493,865**
Parking	677,181	**944,699**
Equipment Pool	1,100,176	**2,143,579**
Water	7,657,353	**7,940,284**
Wastewater	6,665,740	**6,731,214**
Solid Waste Collection	3,435,321	**3,482,199**
Solid Waste Disposal	2,344,351	**2,521,117**
Recycling	938,188	**1,078,079**
Subdivision	13,215,324	**14,204,752**
Electric Light & Power	18,287,700	**23,010,978**
	73,660,754	**85,255,476**
Net Taxes for General Purposes	29,279,580	**29,420,776**
Other General Revenues	2,926,079	**4,907,520**
OPERATING REVENUES	105,866,413	**119,583,772**
Net Transfer from Prior Year's Surplus	-	-
REVENUES AFTER TRANSFER	$ 105,866,413	**$ 119,583,772**

2000 Actual	1999 Actual	1998 Actual	1997 Actual
-	-	5,500	$ 451
2,724,612	2,940,088	1,384,238	2,307,911
1,738,338	864,479	850,153	694,314
-	-	-	-
2,226,317	1,497,842	1,574,153	1,312,143
713,136	655,215	647,362	257,188
948,331	883,757	787,894	651,131
2,017,727	1,902,482	1,856,583	1,841,848
1,693,698	1,749,280	1,569,924	1,372,477
64	120,788	168,358	161,602
1,145,363	1,144,390	1,105,279	1,140,932
52,397	52,994	99,142	99,069
28,084	60,519	(48,155)	17,163
259,327	313,879	285,203	270,742
18,137	21,877	50,417	52,074
28,745	8,894	38,147	44,523
4,550,340	4,220,133	3,905,258	2,440,357
1,274,599	1,354,786	1,268,949	2,134,185
876,924	837,383	824,712	797,696
1,118,448	1,240,891	481,341	160,662
7,558,501	7,056,832	7,088,136	6,691,329
6,533,109	6,318,969	6,007,912	5,549,699
3,308,191	3,143,250	2,969,032	2,835,560
2,297,887	2,227,400	2,114,203	1,809,239
1,101,235	946,261	881,674	794,574
10,093,378	10,206,893	9,244,010	8,554,734
40,704,686	38,202,538	37,465,422	35,879,852
93,011,574	87,971,820	82,624,847	77,871,455
27,607,556	26,032,785	23,645,669	22,669,035
6,371,499	5,868,695	8,505,922	5,684,837
126,990,629	119,873,300	114,776,438	106,225,327
-	-	-	-
$ 126,990,629	$ 119,873,300	$ 114,776,438	$ 106,225,327

THE CITY OF RED DEER
OPERATING EXPENSES - BY FUNCTION
1997 - 2001

	2001 Budget	**2001 Actual**
Legislative & Administrative		
Council and Legislative	$ 321,172	**$ 325,025**
General Administration	10,965,638	**10,071,897**
Police & Protective		
Police	9,483,494	**9,904,215**
Disaster Services	13,575	**73,442**
Inspection	1,364,487	**1,362,991**
Fire & Ambulance		
Fire Fighting and Prevention	7,328,108	**7,403,951**
Ambulance	1,804,769	**1,813,049**
Public Transit	2,834,196	**2,739,436**
Transportation		
Roads, Streets, Walks and Lighting	9,656,672	**10,014,244**
Airport	204,881	**204,881**
Social Planning		
Social Planning	1,594,366	**1,649,337**
Day Care	134,707	**98,289**
Community		
Community	277,242	**230,503**
Cemeteries	217,618	**242,179**
Economic Development	529,893	**513,863**
Public Housing	113,377	**840,917**
Recreation, Parks & Culture		
Recreation and Parks	10,723,204	**12,099,778**
Cultural	1,390,605	**1,731,950**
Parking	428,225	**478,598**
Equipment Pool	3,020,024	**3,364,861**
Water	3,627,898	**3,750,183**
Wastewater	2,607,730	**2,735,143**
Solid Waste Collection	2,895,127	**2,929,312**
Solid Waste Disposal	1,114,791	**1,156,595**
Recycling	811,276	**912,150**
Subdivision	564,835	**561,086**
Electric Light & Power	7,590,096	**6,807,988**
OPERATING EXPENDITURES	81,618,006	**84,015,863**
Add: Debt Repayment	5,801,296	**5,960,338**
EXPENDITURES BEFORE TRANSFERS	87,419,302	**89,976,201**
Net Transfer to (from) Reserves	(1,155,655)	**5,225,627**
EXPENDITURES AFTER TRANSFER	$ 86,263,647	**$ 95,201,828**

2000 Actual	1999 Actual	1998 Actual	1997 Actual
$ 307,546	$ 299,414	$ 278,215	$ 266,198
9,770,373	9,898,769	9,086,798	7,369,705
8,357,095	7,195,594	6,956,641	6,593,574
3,833	21,675	3,943	1,547
1,300,264	1,253,381	1,160,442	1,320,071
7,173,634	6,170,974	6,392,203	5,397,577
1,771,116	1,516,871	1,076,889	1,100,195
2,560,875	2,347,113	2,002,214	1,890,312
8,625,605	8,190,435	6,977,866	6,881,973
213,680	293,493	276,300	280,893
1,538,250	1,619,535	1,596,599	1,202,489
122,995	174,139	181,437	228,402
284,909	377,529	487,127	624,287
235,030	259,403	206,391	216,386
644,783	859,453	517,779	542,282
95,769	(13,689)	179,009	161,263
9,001,422	8,374,114	7,962,439	7,441,572
2,282,223	1,660,638	1,732,607	2,573,512
470,538	409,908	376,805	318,909
3,143,211	2,911,494	2,947,388	2,906,400
3,123,078	2,939,584	2,912,765	3,070,831
2,719,845	2,321,121	2,405,467	2,380,154
2,730,496	2,581,939	2,424,832	2,285,844
525,823	537,661	1,426,072	607,228
728,829	729,168	660,551	573,228
600,333	608,148	836,459	964,167
35,698,460	25,959,205	24,526,380	22,486,434
104,030,015	89,497,069	85,591,618	79,685,433
5,681,691	5,724,864	5,098,410	4,715,804
109,711,706	95,221,933	90,690,028	84,401,237
(3,198,163)	3,020,805	(12,101,895)	5,280,508
$ 106,513,543	$ 98,242,738	$ 78,588,133	$ 89,681,745

OPERATING REVENUES AND EXPENSES
BY SOURCE OF REVENUE AND OBJECT OF EXPENSE
1997 - 2001

	2001 Budget	2001 Actual
REVENUES		
Property Taxes	$ 50,916,522	**$ 51,046,644**
Less: Taxes Collected for Others - School Boards	22,047,042	**22,047,043**
Net Property Taxes	28,869,480	**28,999,601**
Business Taxes	-	**-**
Local Improvement Levies	410,100	**421,175**
Net Taxes for General Muncipal Purposes	29,279,580	**29,420,776**
Utility Revenue	32,951,020	**39,000,509**
Sale of Goods & Services	20,725,795	**21,916,942**
Provincial & Other Grants	4,412,723	**8,021,969**
Other Revenues	14,262,845	**17,457,883**
Investment Earnings	4,234,450	**3,765,693**
Total Revenues	105,866,413	**119,583,772**
EXPENSES		
Salaries, Wages & Benefits	40,111,543	**39,304,409**
Contracted Services	18,529,284	**17,412,281**
Purchases From Other Governments	7,167,050	**7,591,172**
Purchases of Materials & Supplies	6,313,791	**9,229,053**
Purchase of Power for Resale	4,383,000	**4,108,751**
Contributions to Municipal Agencies	1,627,919	**2,368,194**
Grants to Organizations	807,341	**892,674**
Financial Charges	2,402,278	**2,477,047**
Other Expenses	275,800	**632,282**
Total Expenditures	81,618,006	**84,015,863**
OPERATING SURPLUS	24,248,407	**35,567,909**
Less: Debt Repayment	5,801,296	**5,960,338**
Net Contribution to Capital Projects	19,602,766	**23,864,479**
SURPLUS (DEFICIT) BEFORE RESERVE TRANSFERS	(1,155,655)	**5,743,092**
Net Transfer (to) from Reserves	1,155,655	**(5,225,627)**
Net Transfer from Accumulated Surplus	-	**-**
SURPLUS (DEFICIT) AFTER TRANSFERS	$ -	**$ 517,465**

2000 Actual	1999 Actual	1998 Actual	1997 Actual
$ 51,453,094	$ 49,964,363	$ 45,914,941	$ 42,443,875
24,613,767	24,336,527	22,692,137	21,993,693
26,839,327	25,627,836	23,222,804	20,450,182
-	-	-	1,793,903
768,229	404,949	422,865	424,950
27,607,556	26,032,785	23,645,669	22,669,035
57,856,610	54,917,747	53,611,429	50,387,516
16,680,828	16,366,633	15,531,946	14,281,061
4,431,268	4,984,408	3,862,780	3,906,703
15,877,186	12,271,293	11,981,404	10,842,957
4,537,181	5,300,434	6,143,210	4,138,055
126,990,629	119,873,300	114,776,438	106,225,327
36,055,504	33,426,613	32,372,542	30,113,022
9,314,038	14,019,173	11,853,039	10,883,231
6,238,229	5,831,829	5,656,804	5,471,149
7,286,657	6,039,980	5,456,350	5,659,272
39,504,730	23,924,262	22,428,753	20,390,414
1,554,620	1,475,434	1,628,748	1,152,569
613,380	409,002	787,213	336,992
3,056,803	3,899,390	4,298,334	4,949,461
406,054	471,386	1,109,835	729,322
104,030,015	89,497,069	85,591,618	79,685,432
22,960,614	30,376,231	29,184,820	26,539,895
5,681,691	5,724,864	5,098,410	4,715,805
20,824,683	21,246,603	36,101,837	16,446,839
(3,545,760)	3,404,764	(12,015,427)	5,377,251
3,198,163	(3,020,805)	12,101,895	(5,280,508)
-	-	-	-
$ (347,597)	$ 383,959	$ 86,468	$ 96,743

Capital Revenue and Expenditure Summary

THE CITY OF RED DEER
SCHEDULE OF CAPITAL FUND ACTIVITIES
1997 - 2001

	2001 Budget	2001 Actual
REVENUE		
Government Transfers	$ 11,156,500	**$ 4,003,958**
Return on Investments	-	**388,039**
Developer Contributions	6,253,000	**8,304,956**
Other	389,976	**2,033,777**
	17,799,476	**14,730,730**
CAPITAL EXPENDITURES		
Subdivision Servicing	17,869,000	**9,401,559**
Roads and Bridges	13,805,000	**5,620,945**
Water and Wastewater	1,670,625	**1,800,535**
Recreation, Culture & Parks Facilities	10,732,093	**9,472,295**
Electrical Distribution	3,937,900	**2,917,108**
Equipment Purchases	2,728,400	**3,839,069**
Solid Waste Facilities	2,812,000	**3,049,684**
Subdivision Land	-	**-**
Other	4,379,000	**4,109,166**
	57,934,018	**40,210,361**
EXCESS OF EXPENDITURES OVER REVENUES	(40,134,542)	**(25,479,631)**
INTERFUND TRANSFERS		
From (to) Reserves	20,531,776	**3,964,353**
From Operations	19,602,766	**23,864,479**
Add Deferred Developer Reimbursement		**-**
	40,134,542	**27,828,832**
CHANGE IN FUND BALANCE	$ -	**2,349,201**
CAPITAL FUNDS, BEGINNING OF YEAR		**19,946,901**
CAPITAL FUNDS, END OF YEAR		**$ 22,296,102**

2000 Actual	1999 Actual	1998 Actual	1997 Actual
5,618,684	6,666,275	4,442,188	$ 3,443,297
143,076	100,384	78,185	26,696
6,039,527	6,235,130	7,098,821	4,029,108
1,868,310	569,405	309,778	2,187,559
13,669,597	13,571,194	11,928,972	9,686,660
4,091,958	9,089,291	11,333,366	7,002,728
7,478,837	8,738,101	1,729,584	1,409,610
1,460,748	2,275,564	7,021,607	2,202,200
22,096,334	3,580,716	756,502	1,331,609
2,964,399	2,881,975	2,648,463	2,213,723
2,185,964	3,298,700	2,564,930	1,381,787
2,365,536	464,997	366,144	593,120
-	624,571	1,605,000	-
3,451,684	2,151,478	2,109,563	3,827,393
46,095,460	33,105,393	30,135,159	19,962,170
(32,425,863)	(19,534,199)	(18,206,187)	(10,275,510)
571,859	16,010,796	(16,053,577)	(3,513,117)
20,824,683	21,246,603	36,101,837	16,446,839
-	60,653	1,529,760	-
21,396,542	37,318,052	21,578,020	12,933,722
(11,029,321)	17,783,853	3,371,833	2,658,212
30,976,222	13,192,369	9,820,536	7,162,324
$ 19,946,901	$ 30,976,222	$ 13,192,369	$ 9,820,536

THE CITY OF RED DEER
GOVERNMENT TRANSFERS
1997 - 2001

	Provincial Government	Federal Government	Local Government	**Total 2001**
OPERATING				
Protective Services	$ 51,884	$ -	$ 109,296	**$ 161,180**
Transportation	2,023,541	-	-	**2,023,541**
Social Planning	1,242,602	-	34,080	**1,276,682**
Recreation, Parks & Culture	702,516	-	1,279,702	**1,982,218**
Debenture interest subsidy	164,463	-	-	**164,463**
Alberta Partnership	1,509,867	-	-	**1,509,867**
Other	321,058	469,394	113,566	**904,018**
	6,015,931	469,394	1,536,644	**8,021,969**
CAPITAL				
Transportation	3,586,933	-	103,984	**3,690,917**
Infrastructure	-	-	-	**-**
Canada-Alberta Infrastructure Works	-	75,933	-	**75,933**
Recreation, Parks & Culture	189,275	-	47,833	**237,108**
Other	-	-	-	**-**
	3,776,208	75,933	151,817	**4,003,958**
TOTAL GOVERNMENT TRANSFERS	$ 9,792,139	$ 545,327	$1,688,461	**$ 12,025,927**

Total 2000	Total 1999	Total 1998	Total 1997
$ 136,753	$ 135,895	$ 106,353	$ 91,737
873,389	921,969	291,346	237,980
1,139,918	1,109,688	1,049,920	1,138,108
459,112	1,005,557	443,396	596,192
215,436	269,059	317,790	362,027
1,509,867	1,509,867	1,509,867	1,509,867
96,793	32,373	144,108	(29,208)
4,431,268	4,984,408	3,862,780	3,906,703
5,551,852	4,528,953	261,154	1,165,462
-	-	1,966,664	1,377,595
3,499	107,322	1,885,846	705,240
48,333	2,010,000	307,923	173,976
15,000	20,000	20,601	21,024
5,618,684	6,666,275	4,442,188	3,443,297
$ 10,049,952	$ 11,650,683	$ 8,304,968	$ 7,350,000

STATISTICAL INFORMATION

TAX AND OTHER STATISTICS
1997 - 2001

	2001	2000
Population	68,308	65,701
Assessed Valuation		
Land	$ 1,273,031,100	$ 1,216,407,400
Improvements, Pipelines and Other	2,671,114,100	2,314,771,200
	$ 3,944,145,200	$ 3,531,178,600
Taxes Paid by the Largest Single Taxpayer	$ 882,567	$ 1,003,652
Percent of Taxes	1.77%	2.00%
Per Capita Assessed Valuation	$ 57,741	$ 53,746
Mill Rates (Commercial)		
Municipal	10.789	10.946
Education Foundation	7.343	9.736
Other	0.379	0.383
	18.511	21.065
Property Taxes		
Current Levy	$ 49,895,155	$ 50,204,512
Current Collected	$ 49,245,016	$ 49,589,616
Percent of Current Levy	98.7%	98.8%
Gross Tax Collections	$ 49,883,763	$ 50,384,402
Taxes Outstanding	$ 913,168	$ 901,776
Reserves	$ 40,387,516	$ 39,126,242
Long Term Debt		
Tax Supported Long Term Debt	$ 8,068,546	$ 11,084,690
Self Supported Long Term Debt	9,062,041	12,006,235
Total Gross Long Term Debt	$ 17,130,587	$ 23,090,925
Legal Debt Limit	195,693,541	203,101,187
Tax Supported Debt as a % of Assessment	0.2%	0.3%
Gross Tax Supported Debt per Capita	$ 118	$ 169
Total Gross Debt per Capita	$ 251	$ 351
Debt Service Costs (Gross)		
Tax Supported Long Term Debt	$ 3,947,373	$ 4,273,329
Self Supported Long Term Debt	4,132,270	4,183,875
	$ 8,079,643	$ 8,457,204
Operating Debt Costs % of Operating Expenses	9.62%	8.13%

	1999		1998		1997
	63,940		60,075		60,075
$	1,143,167,700	$	964,997,900	$	942,914,000
	2,156,623,000		1,822,119,600		1,771,063,100
$	3,299,790,700	$	2,787,117,500	$	2,713,977,100
$	1,034,469	$	987,798	$	969,711
	2.11%		2.18%		2.29%
$	51,608	$	46,394	$	45,176
	11.574		10.855		10.953
	10.510		9.892		10.692
	0.376		0.405		0.402
	22.460		21.152		22.047
$	48,929,033	$	45,364,612	$	42,374,029
$	48,231,774	$	44,805,373	$	40,986,614
	98.6%		98.8%		96.7%
$	48,773,666	$	46,137,144	$	40,675,198
$	1,081,666	$	926,299	$	1,698,831
$	42,896,264	$	55,886,255	$	51,934,569
$	14,111,215	$	17,208,778	$	19,197,219
	14,661,401		17,228,049		18,808,258
$	28,772,616	$	34,436,827	$	38,005,477
	193,214,867		183,965,235		168,565,925
	0.4%		0.6%		0.7%
$	221	$	286	$	320
$	450	$	573	$	633
$	4,777,587	$	4,803,080	$	4,715,805
	4,368,723		4,467,712		4,947,493
$	9,146,310	$	9,270,792	$	9,663,298
	10.22%		10.83%		12.13%

THE CITY OF Red Deer

Council Decision – Monday April 22, 2002

DATE: **April 23, 2002**

TO: **Rod Burkard, Director of Corporate Services**

FROM: **City Clerk**

RE: **2001 Audited Annual Report**

Reference Report:
Director of Corporate Services, dated April 16, 2002

Resolutions:

> ***Resolved*** that Council of The City of Red Deer having considered the report from the Director of Corporate Services, dated April 16, 2002, re: 2001 Audited Annual Report, hereby agrees to receive and approve the 2001 Audited Annual Report for publication as presented to Council on April 22, 2002.

Report Back to Council: No

Comments/Further Action:

Kelly Kloss
City Clerk

/chk

c Treasury Services Manager

Item No. 9

CS-7.684

Date: **April 11, 2002**

To: **Kelly Kloss**
City Clerk

From: **Colleen Jensen**
Community Services Director

Re: **Approval of Visitor and Convention Bureau Agreement**

Attached is a copy of the final draft of the revised agreement between The City and the Visitor and Convention Bureau. Most of the changes that have been made are for clarification. The more significant changes are as follows:

- The agreement moves to calendar-year timing, resulting in this agreement being for only 22 months.

- The renewal of the agreement shows a further three years, but with the provision to revisit the terms and conditions at the end of 22 months.

- The fee-for-service will be increased or decreased by the CPI change between 2001 and 2002, based on the Statistics Canada figure of the Alberta CPI. This was approved by Council during budget deliberations.

- The intent, as outlined in Clause 5(c), is that the Visitor and Convention Bureau will be responsible for its own accounting, beginning in 2004.

- The intent, as outlined in Clause 5(f), is that the Visitor and Convention Bureau will be responsible for its own liability insurance, beginning in 2004.

The agreement will also be taken to the April meeting of the Visitor and Convention Bureau for approval. All of the changes that are suggested in the agreement have been negotiated between Phil Pearsall and myself, and we both are satisfied with what is being presented.

I appreciate the cooperative working relationship that I have with the Visitor and Convention Bureau, and believe that the agreement is one that meets the needs of both The City and the Visitor Bureau.

Colleen Jensen

:dmg

Att.

THIS AGREEMENT made this _____ day of _____ A.D., 2002, FOR THE PROVISION OF SERVICES TO COORDINATE TOURIST PROMOTION AND DEVELOPMENT FOR THE CITY OF RED DEER.

THE CITY OF RED DEER
("The City")

- and -

THE RED DEER VISITOR AND CONVENTION BUREAU
(the "Society")

Background

A. The Society has been incorporated with the objects of developing and promoting tourism in Red Deer in cooperation with industry partners, and of creating and administering a promotional strategy to benefit tourism in Red Deer;

B. The City is prepared to pay an annual fee to the Society and to provide certain services to it to permit the Society to achieve its objectives;

C. The Society has been performing and carrying out services for and on behalf of The City with respect to the Society's objects and purposes since its incorporation on the 4th day of March, 1988.

NOW THEREFORE the parties agree as follows:

Term

1. The term of this agreement shall be for a period of one year, ten months, commencing March 1st, 2002 (the "commencement date") and terminating on December 31, 2003.

Payment of Fee for Service

2. The City shall pay to the Society a fee for the provision of tourist services described in Schedule "A" in the following manner:

a) For March 1 – December 31, 2002, the sum of $ 119,115.00;

b) For January 1 – December 31, 2003, the sum of $ 142,939.00, plus or minus an amount to reflect the change between the Consumer Price Index between 2001 and 2002. For this purpose, the "Consumer Price Index" shall be the Alberta Consumer Price Index, as published by Statistics Canada;

c) In addition, the cost for producing Recreation Attractions & Trail Maps will be paid up front by The City. The Society will repay these costs to The City from the monies gained through sale of the maps by the Society.

3. The fee for service shall be paid in advance by way of equal monthly installments commencing on the 1st day of March, 2002.

Society's Covenants

4. The Society shall:

a) Provide services to The City as outlined in Schedule A;

b) Develop a business plan and a marketing strategy, and administer such plans in a manner so as to coordinate the tourist promotion and development for the benefit of tourism in Red Deer;

c) Assist and encourage all organizations, whether public or private, within the city to adopt a coordinated approach to tourism promotion and initiatives;

d) Employ such staff and solicit such volunteer services as may be required to effectively carry out its objects;

e) Provide The City with an audited financial statement within ninety (90) days following the end of each fiscal year of the Society;

f) Provide to the Director of Community Services as the liaison with the Society, copies of minutes of all meetings of the Society or its Board of Directors, the annual budget documents and such other documents and information as The City may require from time to time;

g) Remain in good standing at all times as a registered society pursuant to the Societies Act of Alberta or any replacement legislation;

h) Not hold itself out as an agent of The City but shall, at all times, represent itself as an independent society; and

i) Observe and comply with all municipal bylaws and regulations.

City's Covenants

5. The City shall provide the following services:

a) Access to City audio-visual and display equipment on a loan basis;

b) The use of City mailing services at cost;

c) Accounting services on a fee for service basis, with an objective to have the Society take on this responsibility in 2004;

d) The use of City printing services at cost;

e) The use of meeting rooms in City Hall at no charge;

f) Comprehensive public liability insurance protecting and indemnifying each of The City and the Society against any and all claims for injury or damage to persons or property or for loss of life occurring on, in or about the premises used or occupied by the Society, such insurance to offer immediate protection of the limit of not less than Two Million Dollars and which policy shall name The City as co-insured. The Society pays a prorated portion of the cost of this insurance. It is the objective that the Society will take on the provision of its own liability insurance, rather than The City's being the provider, in 2004.

g) A base map of the city for the purpose of reproducing a street map and mini-map for the city of Red Deer;

h) The use of Information Technology Services for JDEdwards computer servicing at a cost of $50.00/hour for computer support time.

Termination

6. The City may terminate this agreement without notice if any member of the Board of Directors of the Society shall breach the Conflict of Interest provisions of the Bylaws of the Society, and if the Society shall fail to terminate the appointment of such Director of the Board within 30 days after The City has given notice to the Society of the conflict.

7. Either party may terminate this agreement for any reason upon giving one year's prior written notice.

8. If The City or the Society fails to observe, perform, or keep any one or more of the covenants, provisions or stipulations to be observed, performed, or kept by the party herein, in the reasonable judgement of the other party, and if such failure shall continue and the party in default does not take steps to remedy such default within 30 days after written notice to them of such failure, and of the measures necessary to correct the default, then the party not in default shall be entitled to terminate this agreement.

9. If the Society shall be adjudicated as bankrupt or enter into an agreement for the benefit of its creditors, or suffer any distress or execution to be levied on its goods, or if the Society should enter into liquidation or receivership either compulsorily or voluntarily, then this agreement, at the option of The City, may be terminated.

Right to Renew

10. This agreement shall remain in full force and effect from the 1st day of March 2002, to and including the 31st day of December 2003.

11. Subject to satisfactory performance of services, and unless either party has given notice to the other that this agreement shall not be renewed, this agreement shall automatically be renewed for a further three-year term, commencing January 1, 2004, but with a review of terms and conditions as contained herein, including fees for service.

12. Any notice in connection with the agreement may be served upon The City by personal service upon the City Clerk at City Hall, Red Deer, Alberta, or by mailing the same in a registered letter addressed to The City at:

P.O. Box 5008
Red Deer, AB T4N 3T4

Attention: Colleen Jensen, Community Services Director

13. Any notice required to be given to the Society shall be sufficiently given by personal service upon the Chairman of the Society, or by mailing the same in a prepaid registered letter addressed to the Society at:

P. O. Box 5008
Red Deer, AB T4N 3T4

or, at such address as the Society may advise in writing. Such notice shall be deemed to have been received by The City or the Society respectively on the date on which it shall have been so delivered, or five days after it is so mailed, provided that if there is an obvious and known disruption of the postal service, then any notice required to be served shall be served by actual delivery.

Staff Use Policy

14. Should the Society propose to or provide any free or subsidized use of any of the facilities to any of its employees, the cost of this employee benefit shall be included in the Society's budget and identified in the Society's business plan when presented for review by Council of The City on an annual basis.

General

15. The City's Director of Community Services may attend meetings of the Society, but shall not be entitled to vote thereat.

16. This agreement may not be assigned.

17. This agreement, including any schedules hereto, constitutes the entire agreement between the parties. This agreement may not be amended or modified in any respect except by written agreement executed by both parties.

IN WITNESS WHEREOF the parties by their proper officers have executed this agreement in the day and year above written.

THE CITY OF RED DEER

Per: _____
City Clerk

RED DEER VISITOR AND CONVENTION BUREAU

Per: _____

Per: _____

SCHEDULE "A"

Services Provided to The City of Red Deer by the Red Deer Visitor & Convention Bureau

1. **Visitor Information**

- Provide progressive year-round, seven-days-a-week visitor information services, except for Christmas Day, through such means as on-site information counselling, off-site information counselling at major events when required, mail, fax, phone, 1-800, e-mail, web site.
- Promote the new Information Centre as a prime source of information for visitors, to direct and encourage them to explore appropriate attractions, events and services during current and future visits.
- Respond to requests for information about Red Deer from potential visitors, potential residents, business operators, local residents, other tourism organizations and agencies, communities.
- Provide an outlet for quality Red Deer, Alberta and Canada giftware and souvenirs for visitors, municipal and corporate giving, residents and events. In addition:
  - produce and distribute a line of merchandise featuring the Red Deer logo;
  - provide merchandise at reduced cost to the Mayor's Office and other City departments for public relations and promotional purposes;
  - provide a sales outlet for local artists and crafts.
- Maintain and make available up-to-date information on upcoming events, attractions, accommodation, restaurants, services, tourism business environment and quality of life.
- Maintain and enhance the local, regional and provincial distribution system to ensure that publications are readily available to visitors at appropriate locations.
- Maintain and improve quality of information counselling provided through development of service standards, training, expanding base of reference material and increased computerization of counselling resources.
- Provide training assistance for tourism industry personnel, to assist them in providing better information counselling to visitors at their operations.
- Conduct a visitor survey and focus group every four years, begun in 2000, to make sure programs and services are in line with what the customer wants, and to provide pertinent information from which to develop a more comprehensive marketing strategy.

2. **Event and Convention Marketing and Services**

- Actively promote and market Red Deer as an event centre to attract new conventions, corporate meetings, trade shows, sporting events and other major events, in cooperation with tourism industry partners.

- Develop a yearly strategic tourism marketing plan through the bureau's marketing committee, comprised of public sector and industry partners, implementing the event marketing activities on an initiative-by-initiative basis.
- Develop, maintain and enhance marketing tools and information available to increase awareness of what Red Deer offers as an event location.
- Through the bureau's sub-committee, Bid Red Deer, seek to attract significant national and international cultural and sporting events through such means as identifying leads, developing and presenting bids, coordinating and conducting site visits, and reviewing requests for bid assistance, both developmental and financial, and assisting where appropriate.
- Promote Red Deer and area to the Alberta motion picture, television, film/video and multimedia production industry as a good location to do productions.
- Maintain a temporary Home-Stay Program to provide enough accommodation to keep the major yearly events in the city.
- Produce and update the mini-map on a yearly basis for event organizers and industry partners, to assist their delegates in finding appropriate services in Red Deer.
- Promote, develop and deliver event planning and support services as a key benefit to those selecting Red Deer, and encourage industry partners to promote such services as pre- and post-event tours, delegate leisure activities, courtesy parking passes, welcome-to-Red Deer tabletop displays, event staffing, event registration materials (i.e., name tags, folders, etc.).
- Obtain feedback from users and evaluate services, making appropriate changes to better meet the needs of developing consistent follow-up procedures to ensure repeat business and identify any concerns addressed.
- Encourage and support the enhancement of existing events to increase their draw and economic impact.

3. **Publications**

- Produce and develop the Red Deer Visitor Guide as a key marketing tool for Red Deer's tourism industry, promoting such things as City-operated attractions, Red Deer area community events, overnight accommodations, including the Lions Campground, heritage, natural and spiritual history, arts and crafts, sports and recreation opportunities, and the Waskasoo Park system.
- Produce and distribute on behalf of the Community Services Division the Waskasoo Park Attractions Brochure as a guide promoting various attractions and amenities in the park system to visitors and residents.
- Produce and manage sale and distribution on behalf of the Community Services Division, the Recreation Attractions and Trails Map, to facilitate and foster increased visitation and use of the Waskasoo Park trail system and facilities.
- Produce and market the street map as an important reference tool for visitors, newcomers and residents to locate the streets of Red Deer and major roadways leading into Red Deer, making complimentary copies to City departments for reference or promotional use.

- Distribute guides, maps and brochures on City attractions to locations in and outside Red Deer on a regular basis.
- Develop and maintain at the bureau's office, in cooperation with the Community Services Division and the Recreation, Parks & Culture Department, a slide and picture library of Red Deer's sites, attractions and activities.

4. **Destination Marketing**

- Promote and market Red Deer as a destination for leisure travel, short getaways, motorcoach visits, special interest trips, in cooperation with tourism industry partners.
- Develop a yearly strategic destination marketing plan through the bureau's marketing committee.
- Oversee the use of the Red Deer logo to ensure protection of the trademark registered by The City of Red Deer.
- Support City Council and community partners in their efforts to improve the downtown core and its connection to the waterfront for the purpose of creating a better tourism destination draw to the heart of Red Deer.
- Work with existing attractions, events, services, to enhance and extend their marketing efforts to appeal to visitors (e.g., Downtown Ghosts brochure).
- Support and assist other initiatives that will increase the variety and appeal of attractions and events in Red Deer and area, such as Sunnybrook Farm.
- Support the Red Deer Regional Airport Authority in its bid to improve the regional airport and to attract future airline traffic and inbound tourism business that it would bring.

5. **Industry Representation**

- Provide advice to Mayor and Council on industry matters to further tourism as identified in The City's Strategic Plan.
- As part of the Community Services Division team, provide input on issues, policies and plans from a tourism perspective.

DATED:
****

BETWEEN:

THE CITY OF RED DEER
("The City")

- and -

THE RED DEER VISITOR AND CONVENTION BUREAU
(the "Society")

****

AGREEMENT

****

Chapman Riebeek
Barristers & Solicitors
208, 4808 Ross Street
Red Deer, Alberta
T4N 1X5

DONALD J. SIMPSON
Solicitor for The City of Red Deer

Telephone: (403) 346-6603
Facsimile: (403) 340-1280

File No. 23,711 THC/DJS

Comments:

We recommend that Council approve the proposed Visitor and Convention Bureau Agreement.

"G. D. Surkan"
Mayor

"N. Van Wyk"
City Manager

FILE

THE CITY OF Red Deer

Council Decision – Monday April 22, 2002

DATE: **April 23, 2002**

TO: **Colleen Jensen, Community Services Director**

FROM: **City Clerk**

RE: **Approval of Visitor and Convention Bureau Agreement**

Reference Report:
Community Services Director, dated April 11, 2002

Resolutions:

Resolved that Council of the City of Red Deer having considered the report from the Community Services Director, dated April 11, 2002, re: Approval of Visitor and Convention Bureau Agreement, hereby approves the Visitor and Convention Bureau Agreement as presented to Council on April 22, 2002.

Report Back to Council: No

Comments/Further Action:

Kelly Kloss
City Clerk

/chk

c Director of Corporate Services

Item No. 10

SP – 6.702

DATE: **April 16, 2002**

TO: **Kelly Kloss, City Clerk**

FROM: **Barbara Jeffrey, Social Planning Manager**

RE: **20% Matching For New FCSS Funding**

The Minister of Children's Services for the Province of Alberta, the Honourable Iris Evans, was able, in the 2002 – 2003 provincial budget, to carry out her promise to implement the Funding Allocation Model for Family and Community Support Services as determined by a committee of the Family and Community Support Services Association of Alberta and the ministry in 1998, and confirmed by a review in 2000.

As Council is aware, the Family and Community Support Services Program is a cost-shared program, introduced in 1966, with a requirement of 20% matching of municipal dollars to the 80% provincial dollars. In a multi-municipality program such as ours, the 20% matching has to be met from the **total** municipal share, not by each municipality. The cost share arrangement presently in place between participating municipalities takes into consideration factors such as site of the FCSS funded project, populations of the communities and resident use of the programs. The amount of funding available to the municipality from the province, as per the Funding Allocation Model, is based on per capita funding and median income.

The letter to the City of Red Deer, as Unit Authority for the Red Deer and District Family and Community Support Services Program, from the Minister of Children's Services, is enclosed. The letter outlines the intent of the additional funding and the minister's plans for greater collaboration between Child and Family Services Authorities and FCSS. A chart of the original and amended funding, by municipality, is also attached.

At the time of the Social Planning budget presentation for 2002, Council was made aware that the Minister of Children's Services had promised to include the funding to meet the Funding Allocation Model in her department budget but the budget had not been approved by the provincial government, and, given cutbacks in other areas, success was not assured. When the provincial budget was brought down on March 19, 2002, for the fiscal year 2002-2003, an additional $15 million was included for FCSS.

The Red Deer and District FCSS Board has outlined a process for recommending the allocation of additional funding for FCSS. However, the FCSS Board needs commitment from the councils of participating municipalities that the 20% matching funds will be available for the program. The amount of funding needed to match the additional funding in 2002 is $88 513; for 2003, and beyond, the additional amount of matching is $118 017.

To decide on the amount of matching required from The City of Red Deer and participating municipalities, the Social Planning department will:

- Meet with the other five participating municipalities (The County, Bowden, Delburne, Elnora and Penhold) to ascertain their ability to meet matching requirements for any new programs

in their communities and to work toward the same proportion of cost sharing now in place, if possible.

- Review programs presently funded by The City of Red Deer that could legitimately be included within the FCSS program and so be used as matching funding; a preliminary assessment is that about $40 000 of matching could be obtained in this manner.
- Review the planning and administration expenditures presently cost shared by the FCSS program, as requested by the Mayor and City Manager, to determine whether those expenses fairly represent the time required to administer the program and, if not, include these expenses in the FCSS program and use The City funding as matching.
- Review the cost share sheet which determines the municipal cost share based on percentage of population and host municipality of the particular project, to determine, in the light of new funding, if the cost share sheet reflects the use of FCSS programs.

At the end of 2001, the Social Planning Department was under budget by $70 000. The Social Planning Manager requested that this funding be set aside, until such time as the provincial budget was decided, in case additional matching funds for FCSS were required in 2002. Council would then be approached for permission to use some of this money, after the assessments described above were completed, to meet The City of Red Deer's commitments in 2002. Council will receive a full report and an amended cost share sheet and department budget, when the review of processes is completed. The cost sharing required for 2003 and beyond will also be affected by this review. However, the unexpended funds of 2001 would not, of course, be available in 2003.

RECOMMENDATION

THAT Council supports an expanded Family and Community Support Services Program, as consistent with the new funding provided by the Ministry of Children's Services, Province of Alberta.

96 py Barbara Joffrey

ALBERTA
CHILDREN'S SERVICES

Office of the Minister

March 21, 2002

Her Worship Gail Surkan
Mayor of the City of Red Deer
P.O. Box 5008
Red Deer, Alberta
T4N 3T4

Dear Mayor Surkan:

I am pleased to confirm the government's commitment of an additional 15 million dollars to the Family and Community Support Services (FCSS) Program. This increase is in large part due to the excellent work of municipalities, Metis Settlements and the FCSS Association, in undertaking the Funding Model Review in the year 2000, and to the constant support of the Program by the Alberta Urban Municipalities Association and the Alberta Association of Municipal District and Counties.

The intent of the additional funding is to ensure that we can continue to work together to reach our common goal of creating better situations for children and families in our communities. There are many pressures facing families in communities across Alberta and we must ensure that we are making the best decisions possible in identifying areas of concerns and allocating resources accordingly. Local communities are in the best positions to do this work, assisted by information that we and other Ministries can provide, relative to situations and conditions that are driving the issues and potential resources and solutions.

A list of the members of the Children's Services Prevention Committee is attached to this letter, as well as the Terms of Reference for the group. This group is considering the best way to support regional discussions between FCSS and the Child and Family Services Authorities (CFSAs) to ensure that municipalities and Metis Settlements have the best information possible to help with the identification of issues, determine local priorities and understand the partnership resources that may be available. I trust that the outcome of these discussions will be locally appropriate responses that will help resolve the plight that many children and families find themselves in and work to prevent those situations from occurring in the future.

.../2

Our Legacy... Alberta's Future
Alberta Children's Services

107 Legislature Building, Edmonton, Alberta, Canada T5K 2B6 Telephone 780/415-4890, Fax 780/415-4859

Printed on recycled paper

March 21, 2002

Her Worship Gail Surkan
Red Deer, Alberta

Page 2

FCSS is well positioned to begin to effectively measure the impact of these new resources and the current resources in the Program due to the work done by the Ministry, the Association and pilot communities on the FCSS Measures, "Making a Difference" program. The implementation of the measures project will see up to 60 communities a year generate information for local evaluation and planning purposes and will help us determine our progress toward the goal of better lives for children and families in our communities. The development of this initiative was undertaken as a community-based partnership process and the implementation will follow the same process and be guided by municipalities, settlements and the FCSS Association and supported by the Ministry.

I would like to be clear that the expectations relative to the additional funding is that regional conversations occur with respect to the needs of children and families and that all the resources of potential partners be considered when addressing these needs. FCSS is a critical partner in decisions concerning the allocation of the Early Childhood Development funds, Home Visitation funds, Fetal Alcohol funds and others that are held regionally by the CFSAs. The new funds will be allocated according to the FCSS Act and Regulation and funding decisions related to the FCSS 80/20 partnership monies remain the responsibility of local FCSS Boards and municipal and Settlement Councils. Please find attached a listing of the funds that will be available to your municipality/ Settlement.

I am excited about our potential to make real and substantial differences in the lives of children and families and ultimately on the quality of life in our communities. I look forward to strengthening our provincial/municipal/Settlement partnership and hearing about the significant changes that the FCSS Program will continue to make on the lives of all Albertans.

Sincerely yours,

Iris Evans
Minister

Attachments

RECEIVED
MAR 26 2002
The City of Red Deer

PREVENTION COMMITTEE MEMBERS

Joe Ceci
President
Family and Community Support Services Association of Alberta

Roger Clarke
Co-Chair – Child and Family Services Authority Assembly
Diamond Willow CFSA

Karen Ferguson
Director
Partnership Development
Alberta Children's Services

Sharon Holtman
Co-Chair - Child and Family Services Authority Assembly
Sun Country CFSA

Don Johnson
Past President
Family and Community Support Services Association of Alberta

Phil Goodman
Assistant Deputy Minister
Accountability and Program Support
Alberta Children's Services

Tim Moorhouse
Director
Community Support
Alberta Children's Services

DRAFT February 25, 2002

Alberta Children's Services
Prevention Committee
Terms of Reference

PURPOSE

To identify common issues and opportunities relating to preventive social services between municipalities, Metis Settlements and Child and Family Services Authorities.

To determine appropriate collaborative responses that each organization can take to assist in reaching common provincial goals.

ROLES

- Articulate preventive, early Intervention and crisis approaches
- Joint analysis and planning to explore new opportunities, identify issues and work toward solutions
- Identifying opportunities for CFSAs and FCSS to work together to resolve provincial and local issues and create progressive opportunities. Identify ways to share best practices in prevention, early intervention and working together in the community.
- Each member will work within their respective organizations to foster support and influence change
- Develop communication strategies to appropriately engage all CFSAs, Metis Settlements and Municipal FCSS programs in planning discussions and implementation strategies in a timely and meaningful way.
- Advise development of prevention/early intervention common goals and outcomes (i.e. Making A Difference/Performance Measures) to assist in providing the evidence of better outcomes for families and communities and building the long term case for prevention activities
- Identify priority areas for allocation of prevention resources and appropriate strategies to influence decision making of partners and stakeholders.

- Advise development and implementation of the Alberta Response Model. This will require a re-definition of child welfare, child protection and child and family wellness.

- Advise on opportunities and challenges for local autonomy and decision making from governance and administrative perspectives

MEMBERSHIP

Provincial Strategy Committee

FCSSAA Board President, Past President, CFSA Co-Chairs, Department (non-voting)

- Members to be recommended by the respective organizations and approved by the Minister
- The committee may engage other individuals and/or organizations in contributing information as required by the work that is undertaken.

Potential Working Group

FCSS Directors, CFSA CEOs, Department

MEETINGS

The Committee will plan to meet initially once per month with additional meetings as needed.

Meeting minutes or notes to be sent to FCSS Programs and CFSAs.

Red Deer and District
Family and Community Support Services

2002 Funding Allocation

Original 2002

	80% Provincial	20% Matching	Actual Matching
City of Red Deer	972 486	243 122	277 247
Red Deer County	256 680	64 170	34 098
Town of Bowden	16 146	4 037	2 022
Town of Penhold	24 426	6 107	2 619
Village of Delburne	10 350	2 588	3 345
Village of Elnora	4 968	1 242	1 934
Total:	1 285 056	321 264	321 255

Amended 2002

	80% Provincial	20%Matching	Actual Matching
City of Red Deer	1 256 944	314 236	
Red Deer County	312 031	78 008	
Town of Bowden	20 082	5 021	
Town of Penhold	30 597	7 649	
Village of Delburne	13 144	3 286	
Village of Elnora	6 309	1 577	
	1 639 107	409 777	
Difference from original 2002:	354 050	88 513	

Projected 2003

	80% Provincial	20%Matching	Actual Matching
Total	1 757 123	439 281	
Difference from amended 2002:	118 016	29 504	

Comments:

We agree with the recommendations of the Social Planning Manager. After the Manager completes the process of consultation with the participating municipalities and completes the review of the planning and administration expenditures cost shared by the FCSS program, a report will come back to City Council. This report will outline the precise funding arrangements for 2002 as well as the impact on future years business plans. As the report states, The City can meet the maximum funding requirements for 2002 within existing resources. If Council supports the recommendation, the base budget for 2003 will be increased accordingly.

"G. D. Surkan"
Mayor

"N. Van Wyk"
City Manager

THE CITY OF Red Deer

Council Decision – Monday April 22, 2002

DATE: **April 23, 2002**

TO: **Barbara Jeffrey, Social Planning Manager**

FROM: **City Clerk**

RE: **20% Matching for New FCSS Funding**

Reference Report:
Social Planning Manager, dated April 16, 2002

Resolutions:

> ***Resolved*** that Council of the City of Red Deer having considered the report from the Social Planning Manager, dated April 16, 2002, re: 20% Matching For New Family and Community Support Services (FCSS) Funding hereby approves an expanded Family and Community Support Services Program, as consistent with the new funding provided by the Minister of Children's Services.

Report Back to Council: No

Comments/Further Action:
As outlined in the comments from the Mayor and City Manager, as a result of the above approval, this increase in your budget would form part of your 2003 base budget.

Kelly Kloss
City Clerk

/chk

c Community Services Director
Director of Corporate Services

Item No. 1
Bylaws

BYLAW NO. 2827/A-2002

Being a bylaw to amend Bylaw No. 2827/83, the Downtown Business Revitalization Zone Bylaw of the City of Red Deer;

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

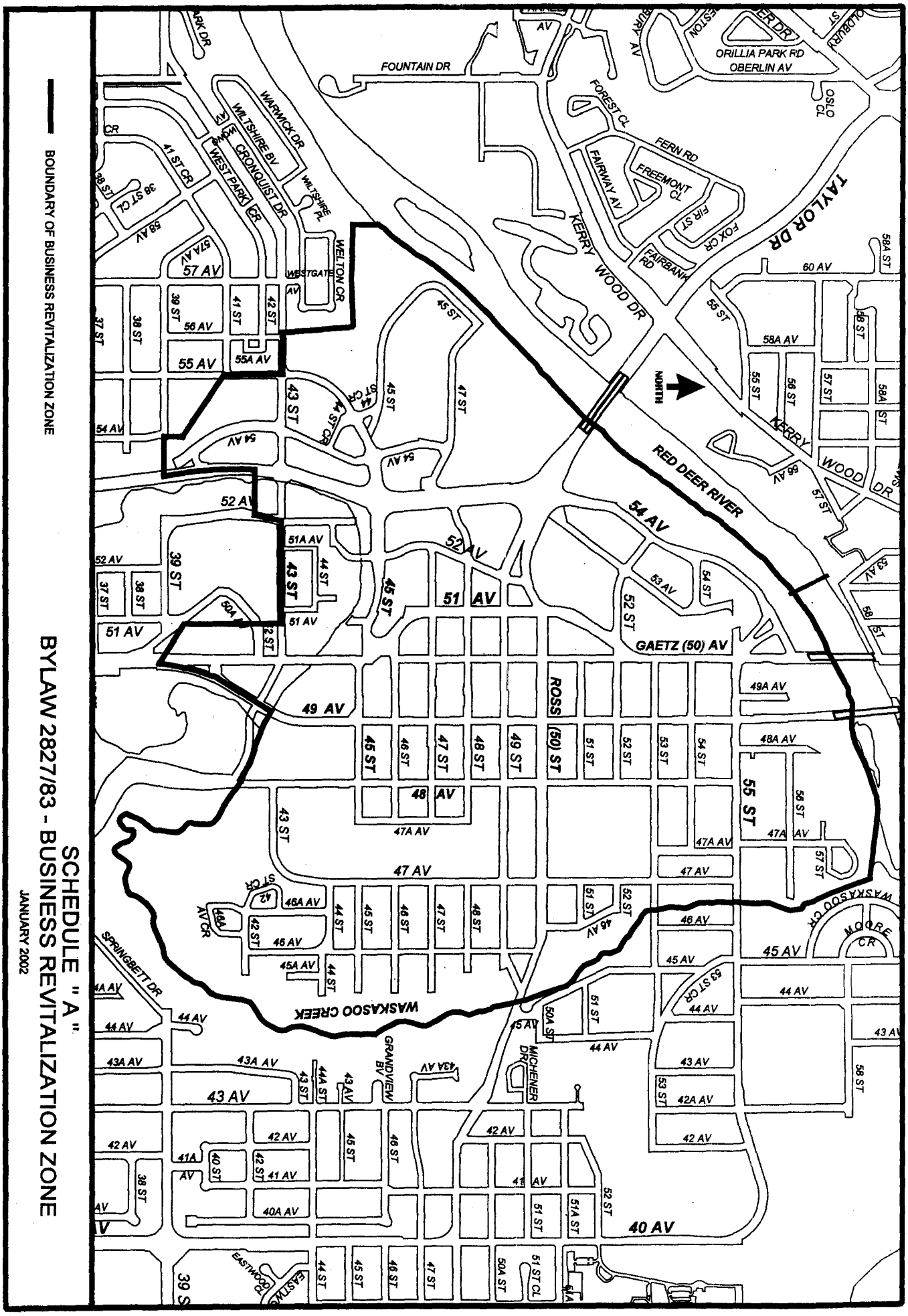
Bylaw No. 2827/83 is hereby amended as follows:

1. Replace Schedule "A" with the revised Schedule "A" attached.

READ A FIRST TIME IN OPEN COUNCIL this	14th	day of	January	2002.
READ A SECOND TIME IN OPEN COUNCIL this		day of		2002.
READ A THIRD TIME IN OPEN COUNCIL this		day of		2002.
AND SIGNED BY THE MAYOR AND CITY CLERK this		day of		2002.

MAYOR

CITY CLERK



BOUNDARY OF BUSINESS REVITALIZATION ZONE

SCHEDULE "A"
BYLAW 2827/83 - BUSINESS REVITALIZATION ZONE

JANUARY 2002

Item No. 2

BYLAW NO. 3156/F-2002

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

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

1 Delete the text of the existing Section 64.

2 Delete the existing definition of Bed & Breakfast from Section 2.

3 Insert the following definition of Bed & Breakfast into Section 2:

Bed & breakfast means a detached dwelling occupied by the property owner or the bed & breakfast host as a primary residence, in which overnight accommodation and a breakfast meal are offered for sale to guests.

4 Insert the following text into Section 64:

64 Bed & breakfasts

General Purpose

The general purpose of this section is to provide discretionary opportunities for residents of any residential community in the City to operate bed and breakfasts from detached dwellings as an integral part of the neighbourhoods in which they may be located. The intention is that bed and breakfasts are to be operated in such a manner that they will not be seen by other residents as an intrusive commercial land use or as a nuisance to the neighbourhood in any manner, bearing in mind what are generally acceptable activities for any residential community in the City. Specifically it is expected that a bed and breakfast will not give rise to noise, traffic, pedestrian or social activities exceeding that which are prevalent in the neighbourhood in which it is located.

(1) A bed & breakfast may be allowed as an accessory use to a detached dwelling, within those land use districts in Part Six of this bylaw in which it is listed as a discretionary use.

(2) Application for a discretionary use development permit to establish and operate a bed & breakfast may be made at City Hall. Upon approval of a discretionary use development permit the applicant shall apply to the City for an occupancy certificate and an annually renewable business license prior to opening the bed & breakfast facility.

(3) In addition to providing such information as the Inspections and Licensing Department may require, the applicant shall pay the fees prescribed by bylaw.

(4) Prior to an application being considered by the Development Authority the applicant shall have an information session hosted by the City's Planning Department, which will submit the comment sheets and a summary of community feedback to the Development Authority. Area residents and landowners, as shall be determined by the City's Planning Department, the neighbourhood community association, if one exists, and the Heritage Preservation Committee, when a building or site that appears on the City's inventory list is the application site, shall be notified of the said information session.

(5) The Development Officer shall cause a sign in the form approved by the Development Officer to be placed on the subject property in a location approved by the Development Officer for five consecutive days prior to the application being considered by the Commission.

(6) In February of each year the Development Authority shall review the performance of all bed and breakfasts in the City based on any complaints received about any bed and breakfast during the previous year, be advised of the actions taken with respect to such complaints and consider any recommendations on additional steps to be taken by the City with respect to relevant contraventions of this bylaw.

(7) Anyone may lodge complaints to the Development Authority about any nuisance that a bed and breakfast may be imposing on the neighbourhood or adjacent properties including but not limited to noise, traffic, pedestrian or social activities.

(8) The Development Authority may impose conditions of approval on a discretionary use development permit.

(9) The following additional regulations shall apply to all bed & breakfasts:

(a) the property owner or bed & breakfast host shall occupy the subject dwelling as his or her primary residence.

(b) no full time employees outside of the occupant family will be allowed to staff the bed & breakfast or work on the premises. Casual labour may be hired for yard cleaning, repair work, housekeeping services, etc. in the usual manner.

(c) the maximum length of stay for a guest at a bed & breakfast shall be fourteen nights in any thirty day period.

(d) the planning, operation and appearance of a bed & breakfast shall be compatible with and sensitive to the general residential character of its immediate surroundings, in terms of atmosphere, privacy, enjoyment, landscaping, architecture, scale, activity and retaining the appearance of a detached dwelling.

(e) except under such site-specific circumstances as the applicant shall demonstrate and the Development Authority may find applicable, a bed & breakfast may occupy not more than two guestrooms with associated washrooms. The rooms must be established within the principal building and provide direct interior access between the principal building and the guestrooms (additional outside access is optional).

(f) notwithstanding subsection (e), at no time shall more than eight guests be accommodated.

(g) guestrooms shall not be self-contained dwelling units, i.e. there shall not be any cooking facilities available in the guest rooms for the use of guests to prepare meals.

(h) except under such site-specific circumstances as the applicant shall demonstrate and the Development Authority may find applicable, parking spaces shall be provided on-site to the ratio of one parking space per guestroom, additional to any other parking requirements of this bylaw.

(i) no meals may be served on the premises of a bed & breakfast, with the exception of breakfast to overnight guests only.

(j) no other services or retail sales may be offered at or from the same premises than that of a bed & breakfast, and no home occupation is permitted on the premises of a bed & breakfast.

(k) there shall be no secondary suite or garden suite on the premises of a detached dwelling where a bed & breakfast is being lawfully operated.

(l) at the discretion of the Development Authority, a bed & breakfast may have one sign (approximately 0.27 m^2 in size) displaying the name of the bed & breakfast, the name of the operator and/or the street address, or any combination of these. The appearance and position of the sign shall be subject to the approval of the Development Authority. Generally, signs must be placed discretely, be unobtrusive and be styled in a manner that is compatible with the appearance of the principal building in terms of colour and material, or with such architectural controls as may be required by the developer of a subdivision. No self-illuminated signs shall be allowed. If lighting of the sign is required, the source shall be spot lighting.

READ A FIRST TIME IN OPEN COUNCIL this 25th day of March , A.D. 2002.

READ A SECOND TIME IN OPEN COUNCIL this day of , A.D. 2002.

READ A THIRD TIME IN OPEN COUNCIL this day of , A.D. 2002.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of , A.D. 2002.

MAYOR

CITY CLERK

Item No. 3

BYLAW NO. 3217/B-2002

Being a Bylaw to amend Bylaw No. 3217/98, the Bylaw adopting The City of Red Deer Neighbourhood Area Structure Plans, as described herein.

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

1 Bylaw 3217/98 with regard to the Deer Park Southeast (Devonshire) Neighbourhood Area Structure Plan is amended by deleting therefrom Figures 3 to 7 and substituting therefore the attached amended Figures 3 to 7 which forms part of this Bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 25th day of March 2002.

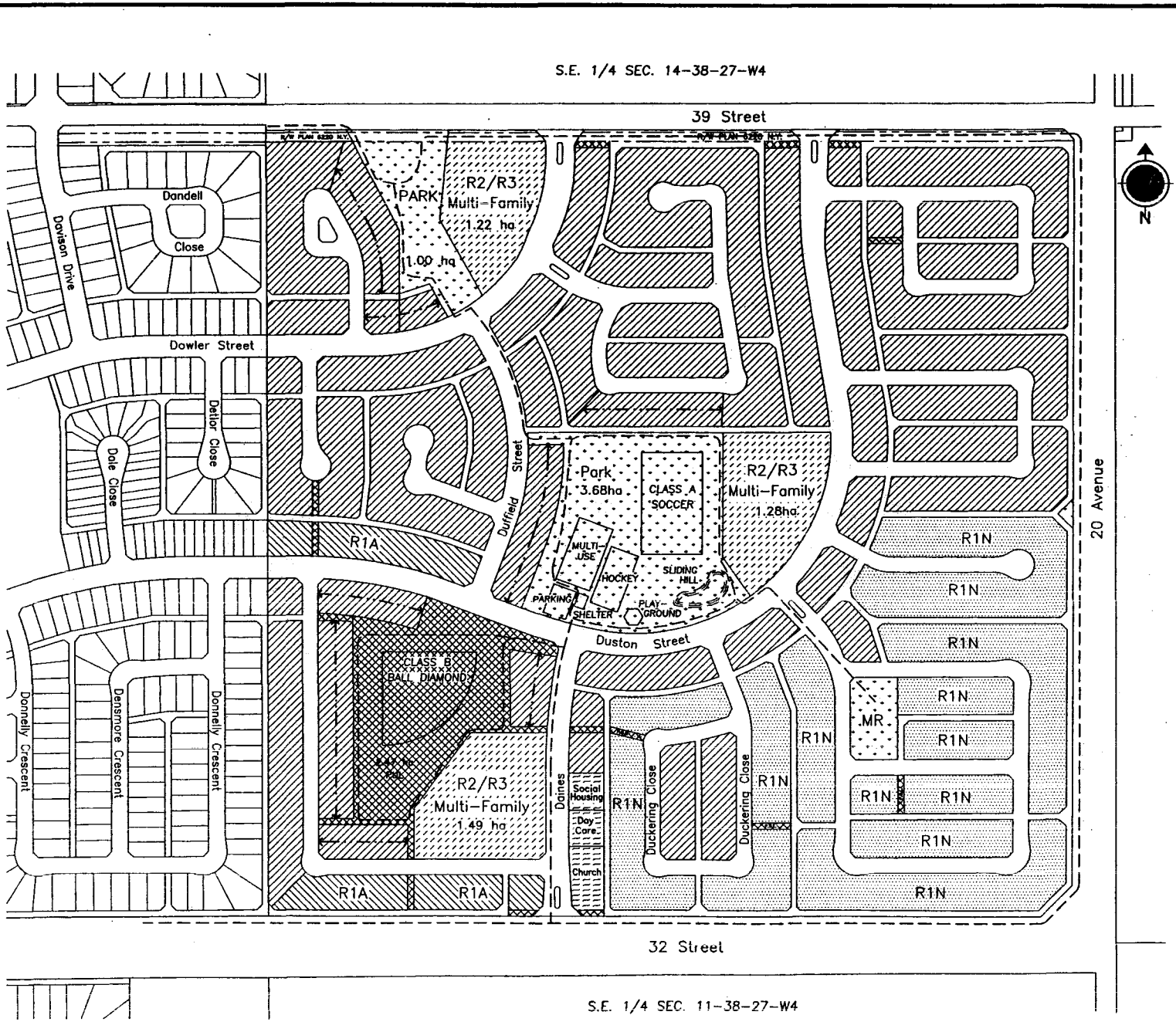
READ A SECOND TIME IN OPEN COUNCIL this day of 2002.

READ A THIRD TIME IN OPEN COUNCIL this day of 2002.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2002.

_____ _____

MAYOR CITY CLERK



LEGEND

- R1 – Residential (Low Density)
- R1N – Residential (Narrow)
- R1A – Residential (Semi-Detached)
- R2/R3 – Residential (Multi Family)
- R1 – Social Care/Day Care/Church
- MR – Municipal Reserve
- PUL – Public Utility Lot

— · — · — Two Storey Walkouts
— — — — Pedestrian linkages

STATISTICS

	HECTARES	PERCENT
Total Gross Area	64.3	
32 Street Dedication	2.22	
20 Avenue Widening	1.70	
R/W Plan 6220 N.Y.	0.82	
	4.74	
Total Developable Area	59.56	100.00
R1 – Residential	22.42	37.64
R1N – Residential	8.95	15.03
R1A – Residential	1.31	2.20
R2/R3 – (Multi Family)	4.62	7.75
R1 – Social	0.44	0.74
MR – Municipal Reserve	6.05	10.16
PUL – Public Utility Lot	1.68	2.82
Roads/Lanes	14.09	23.66

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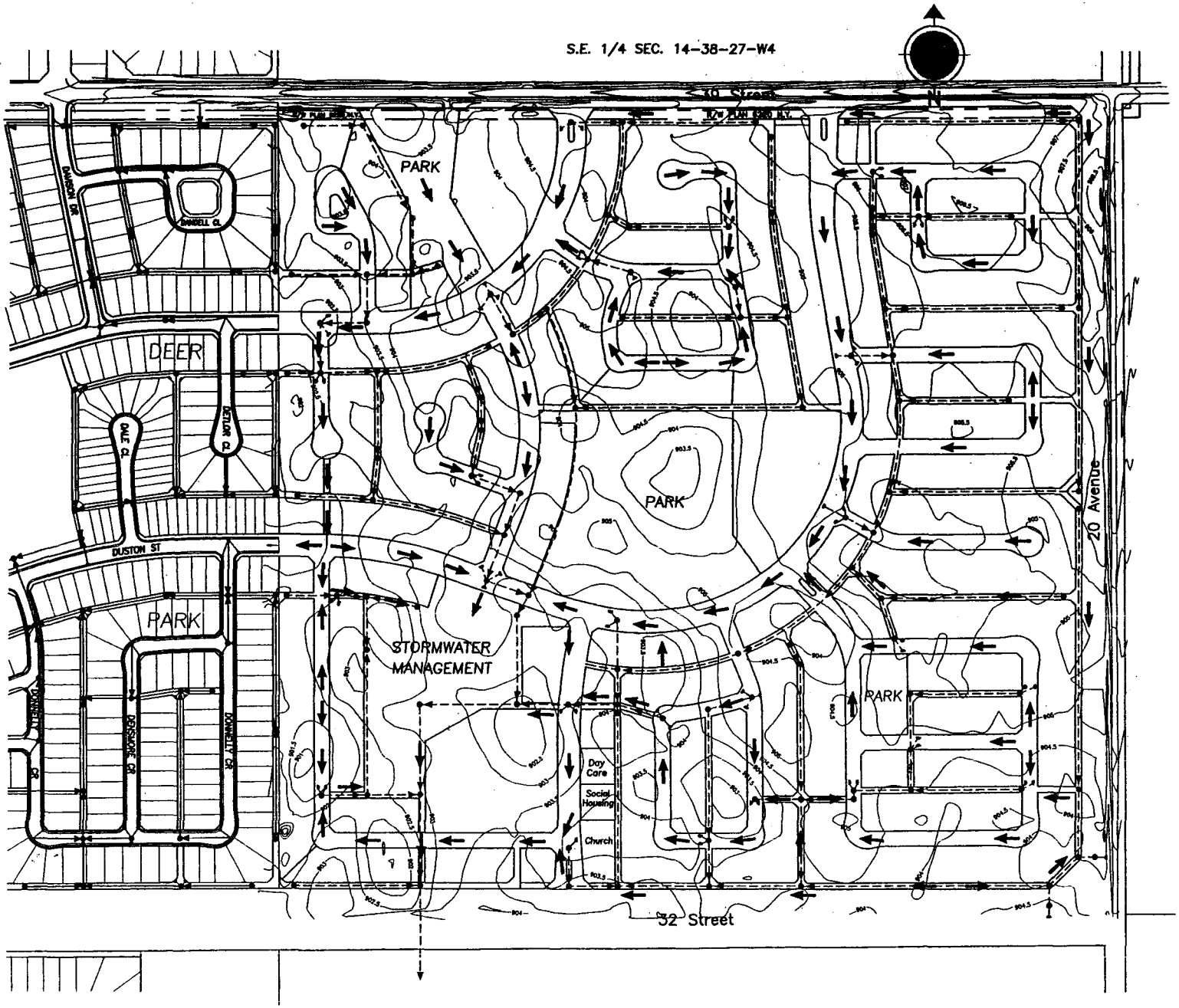
www.stantec.com
Stantec

CLIENT
MELCOR DEVELOPMENTS LTD.

PROJECT
DEER PARK DEVONSHIRE
(MADGE) QUARTER SECTION
N.E. 1/4 SEC. 11-38-27-W4

SUBJECT
DEVELOPMENT CONCEPT
LAND USE

SCALE 1:4000	DESIGNED BY	R.W.
	DRAWN BY	F.C.
	CHECKED BY	
	APPROVED BY	
CADD FILE NAME 12870552\FIG3.DWG	SHEET No.	OF
JOB No. 128-70552	REVISION 3	FIGURE 3.0
DATE DRAWN FEBRUARY, 2002	STATUS	



LEGEND

- EXISTING GROUND CONTOUR
- PROPOSED STORM SEWER MAIN
- MANHOLE
- CATCHBASIN & LEAD
- DIRECTION OF MAJOR OVERLAND FLOW

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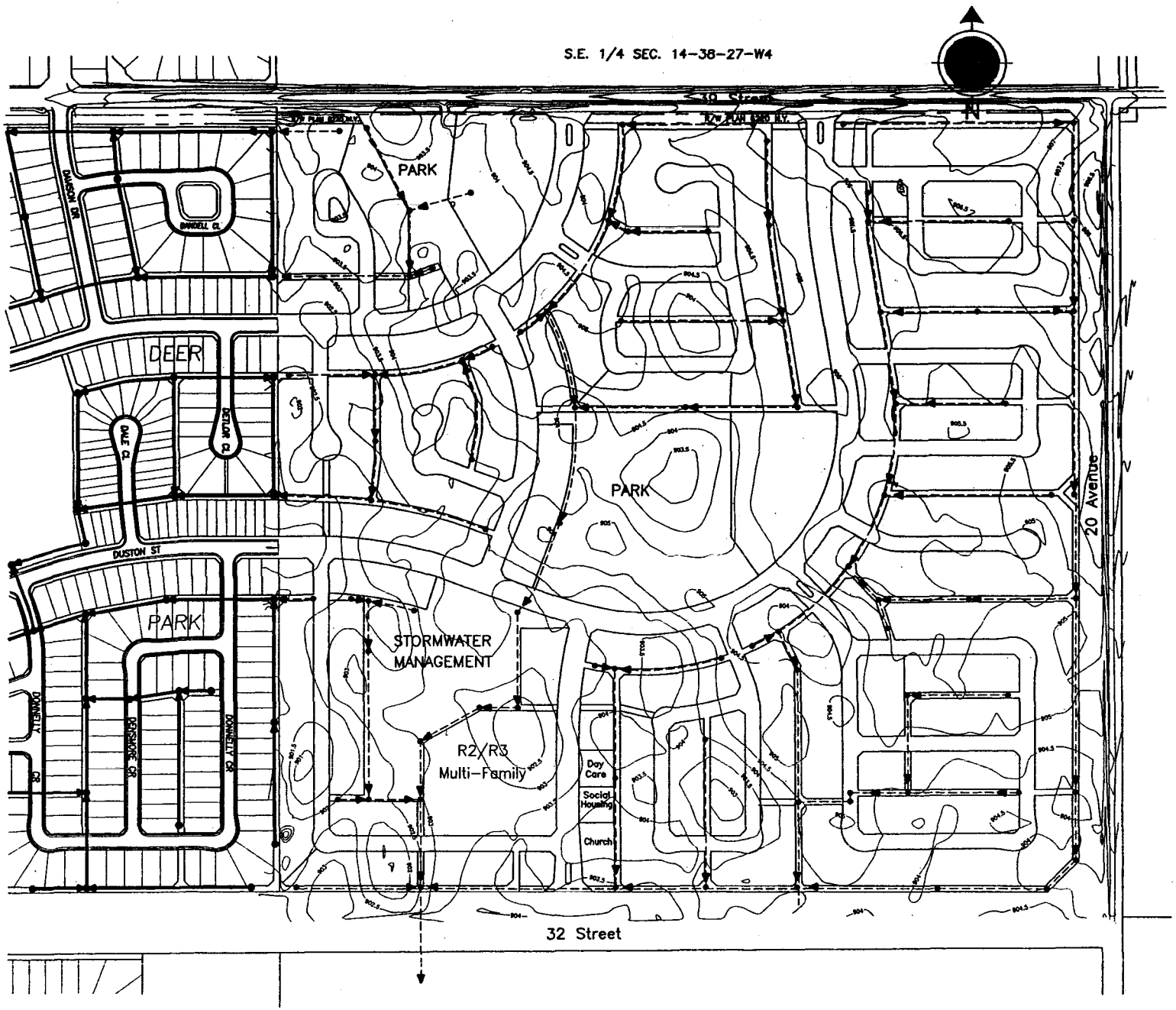
CLIENT: MELCOR DEVELOPMENTS LTD.

PROJECT: DEER PARK DEVONSHIRE (MADGE) QUARTER SECTION
N.E. 1/4 SEC. 11-38-27-W4

SUBJECT: SITE SERVICING STORM SEWER

SCALE: 1:4000	DESIGNED BY	R.W.
	DRAWN BY	F.C.
	CHECKED BY	
	APPROVED BY	
CADD FILE NAME: 12870552\FIG5.DWG	SHEET No.	OF
JOB No.: 128-70552	REVISION: 3	FIGURE: 4.0
DATE DRAWN: FEBRUARY, 2002	STATUS	



LEGEND

- EXISTING GROUND CONTOUR
- PROPOSED STORM SEWER MAIN
- MANHOLE

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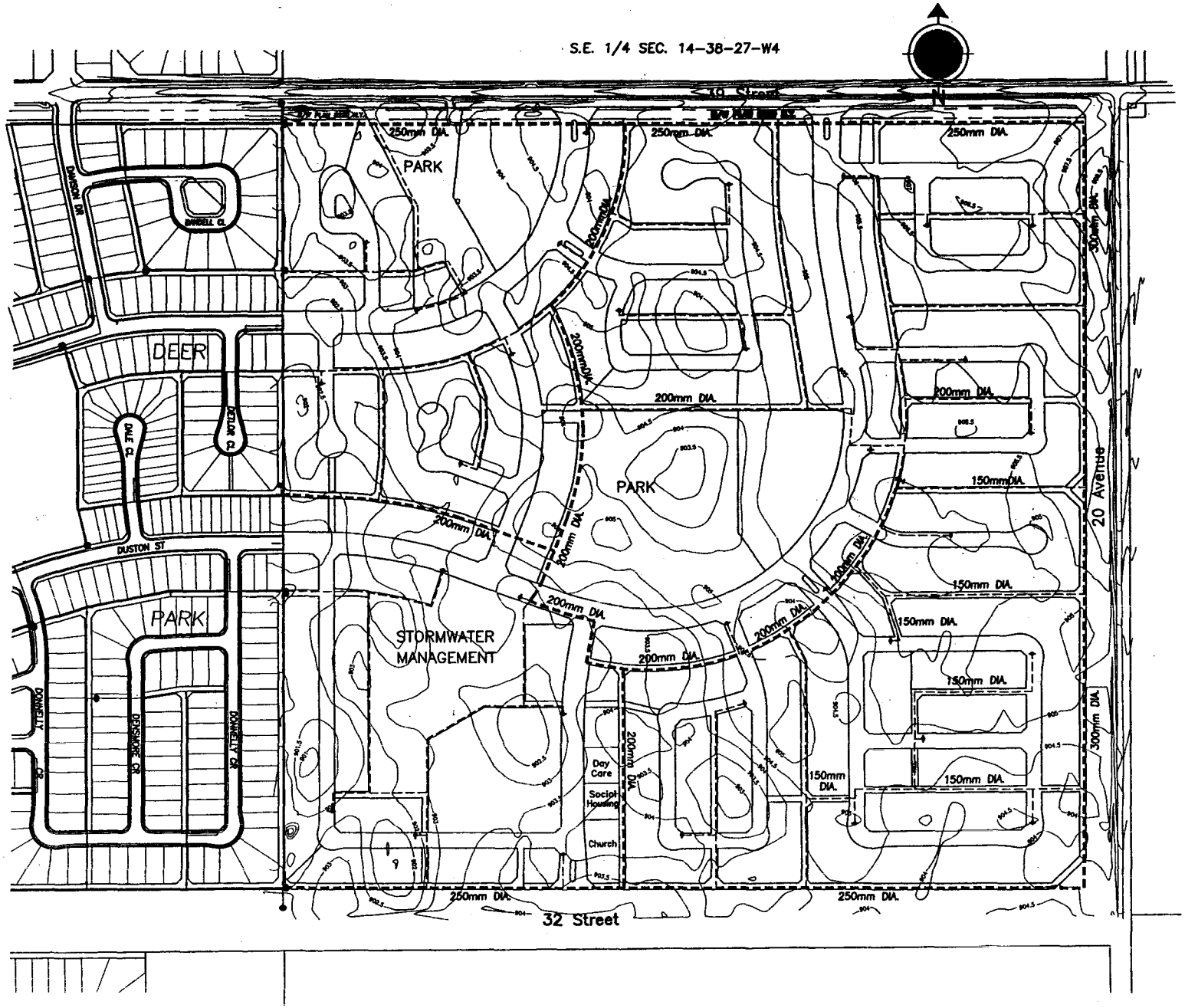
CLIENT: MELCOR DEVELOPMENTS LTD.

PROJECT: DEER PARK DEVONSHIRE (MADGE) QUARTER SECTION
N.E. 1/4 SEC. 11-38-27-W4

SUBJECT: SITE SERVICING
SANITARY SEWER

SCALE: 1:4000	DESIGNED BY	R.W.
	DRAWN BY	F.C.
	CHECKED BY	
	APPROVED BY	
CADD FILE NAME: 12870120\FIG6.DWG	SHEET No.	OF
JOB No.: 128-70552	REVISION: 3	FIGURE: 5.0
DATE DRAWN: FEBRUARY, 2002	STATUS	



LEGEND

- EXISTING GROUND CONTOURS
- PROPOSED WATERMAIN 150mm DIAMETER
- PROPOSED WATERMAIN LARGER DIAMETER
- PROPOSED FIRE HYDRANT & LEAD

NOTE:

ALL PROPOSED WATERMAINS 150mm DIA. UNLESS NOTED OTHERWISE.

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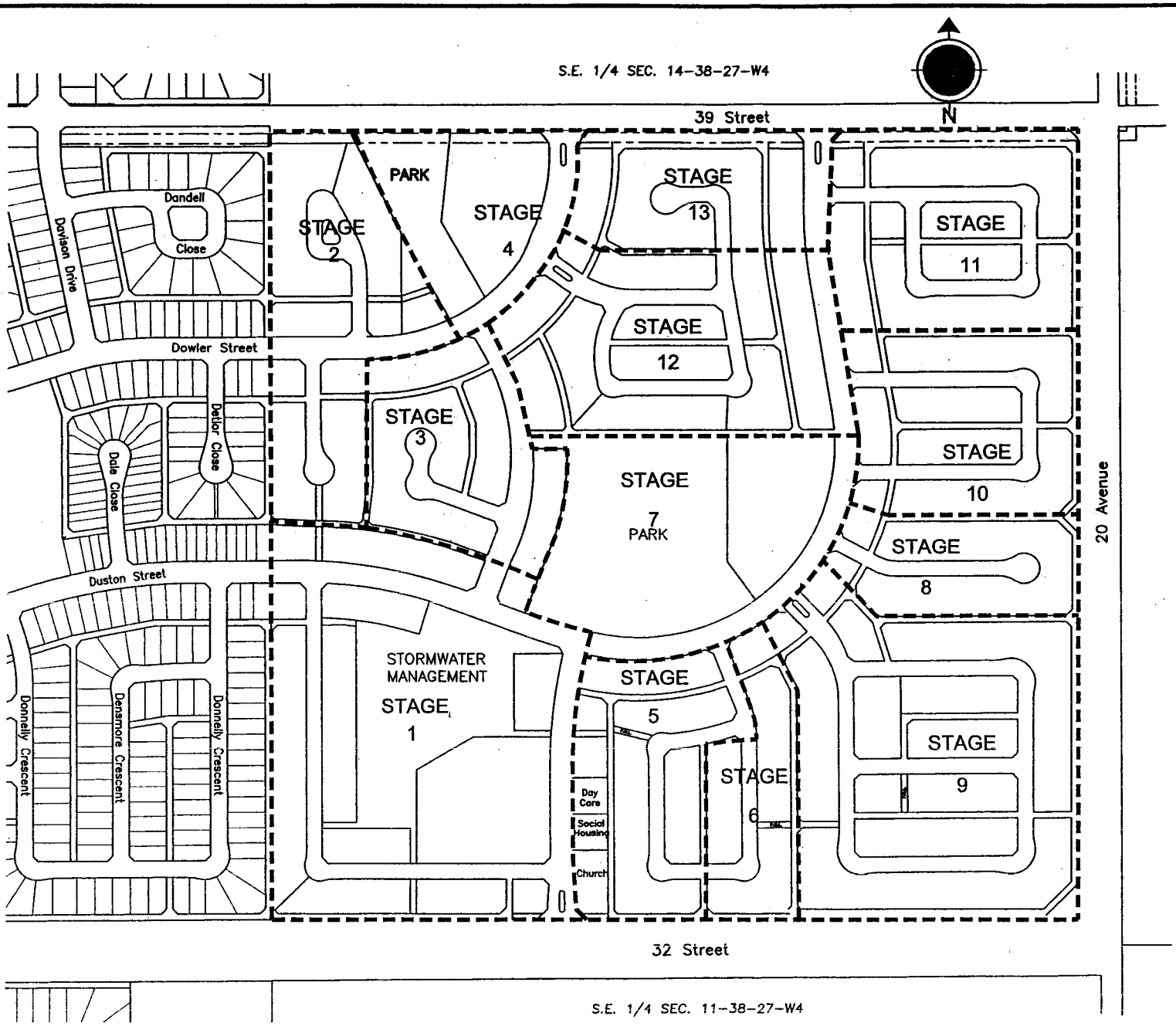
CLIENT: MELCOR DEVELOPMENTS LTD.

PROJECT: DEER PARK DEVONSHIRE (MADGE) QUARTER SECTION
N.E. 1/4 SEC. 11-38-27-W4

SUBJECT: SITE SERVICING WATER

SCALE: 1:4000	DESIGNED BY	R.W.
	DRAWN BY	F.C.
	CHECKED BY	
	APPROVED BY	
CADD FILE NAME: 12870552\FIG7.DWG	SHEET No.	OF
JOB No.: 128-70552	REVISION: 3	FIGURE: 6.0
DATE DRAWN: FEBRUARY, 2002	STATUS	



LEGEND

- - - - - Staging Boundaries

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CLIENT
MELCOR DEVELOPMENTS LTD.

PROJECT
DEER PARK DEVONSHIRE
(MADGE) QUARTER SECTION
N.E. 1/4 SEC. 11-38-27-W4

SUBJECT
DEVELOPMENT STAGING

SCALE 1:4000	DESIGNED BY	R.W.
	DRAWN BY	F.C.
	CHECKED BY	
	APPROVED BY	
CADD FILE NAME 12870552\FIG8.DWG	SHEET No.	OF
JOB No. 128-70552	REVISION 3	FIGURE 7.0
DATE DRAWN FEBRUARY, 2002	STATUS	

Item No. 4

BYLAW NO. 3156/K-2002

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

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

1 The "Use District Map L7" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 17/2002 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 25th day of March 2002.

READ A SECOND TIME IN OPEN COUNCIL this day of 2002.

READ A THIRD TIME IN OPEN COUNCIL this day of 2002.

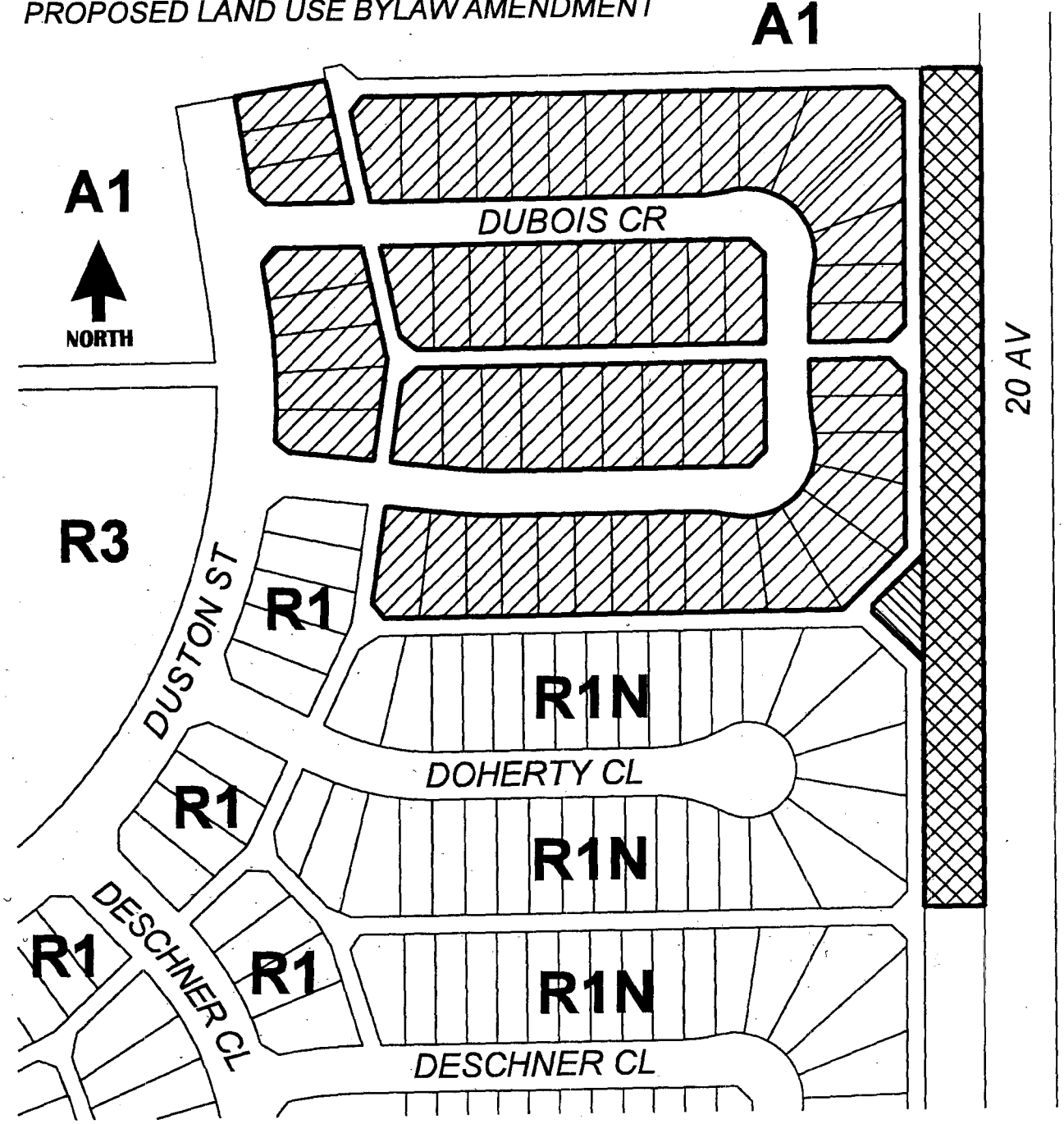
AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2002.

MAYOR

CITY CLERK

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Change from :

A1 to R1

A1 to P1

A1 to Road

AFFECTED DISTRICTS:

A1 - Future Urban Development

R1 - Residential (Low Density)

P1 - Parks and Recreation

MAP No. 17 / 2002

BYLAW No. 3156 / K - 2002

Item No. 5

BYLAW NO. 3156/L-2002

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

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

1 The "Use District Map I5" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 18/2002 attached hereto and forming part of the bylaw.

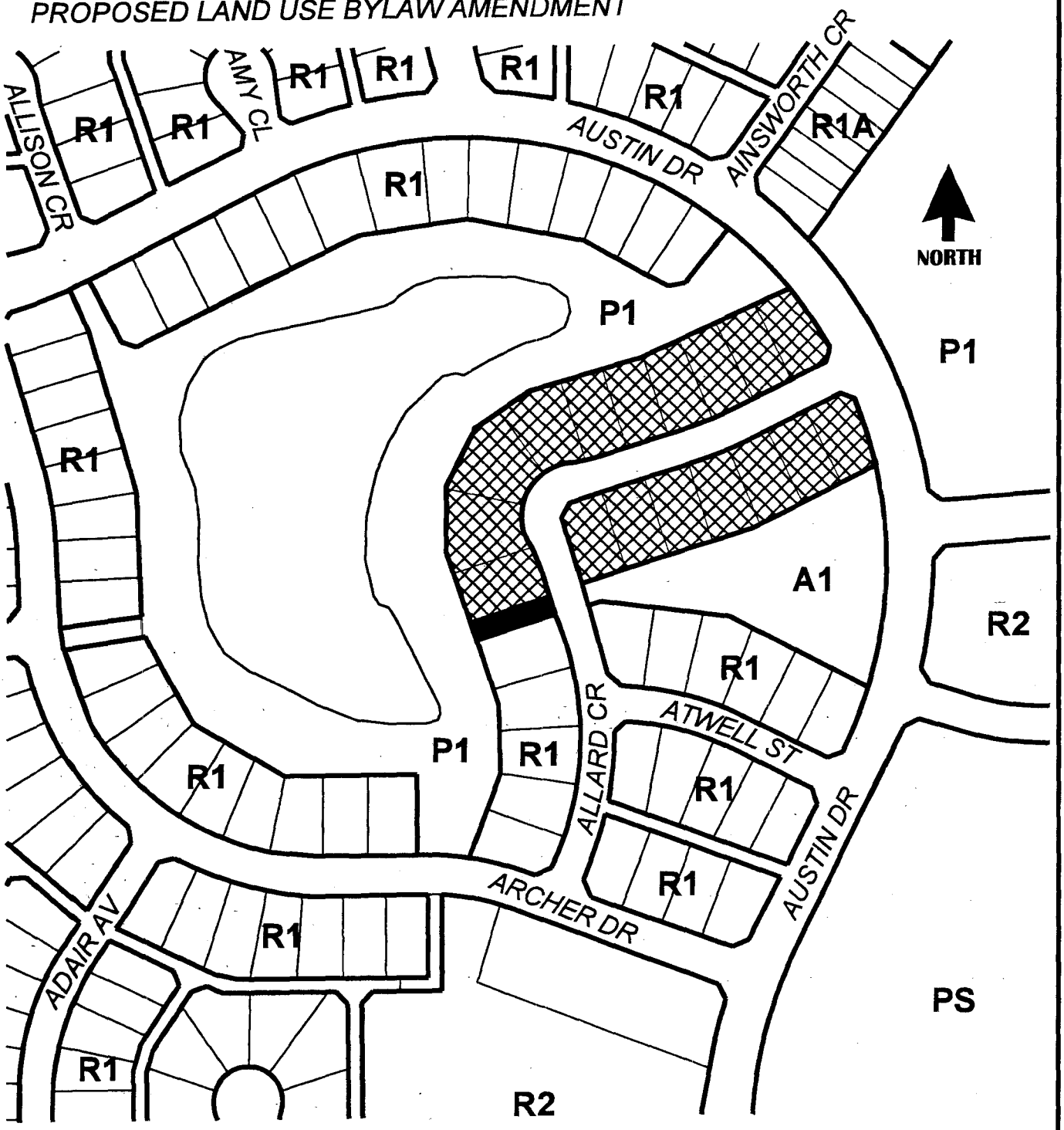
READ A FIRST TIME IN OPEN COUNCIL this	25th	day of	March	2002.
READ A SECOND TIME IN OPEN COUNCIL this		day of		2002.
READ A THIRD TIME IN OPEN COUNCIL this		day of		2002.
AND SIGNED BY THE MAYOR AND CITY CLERK this		day of		2002.

MAYOR

CITY CLERK

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

A1 - Future Urban Development

R1 - Residential (Low Density)

P1 - Parks and Recreation

Change from :

A1 to R1

A1 to P1

MAP No. 18 / 2002

BYLAW No. 3156 / L - 2002

Item No. 6

BYLAW NO. 3156/N-2002

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

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

1 The "Use District Map I5" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 20/2002 attached hereto and forming part of the bylaw.

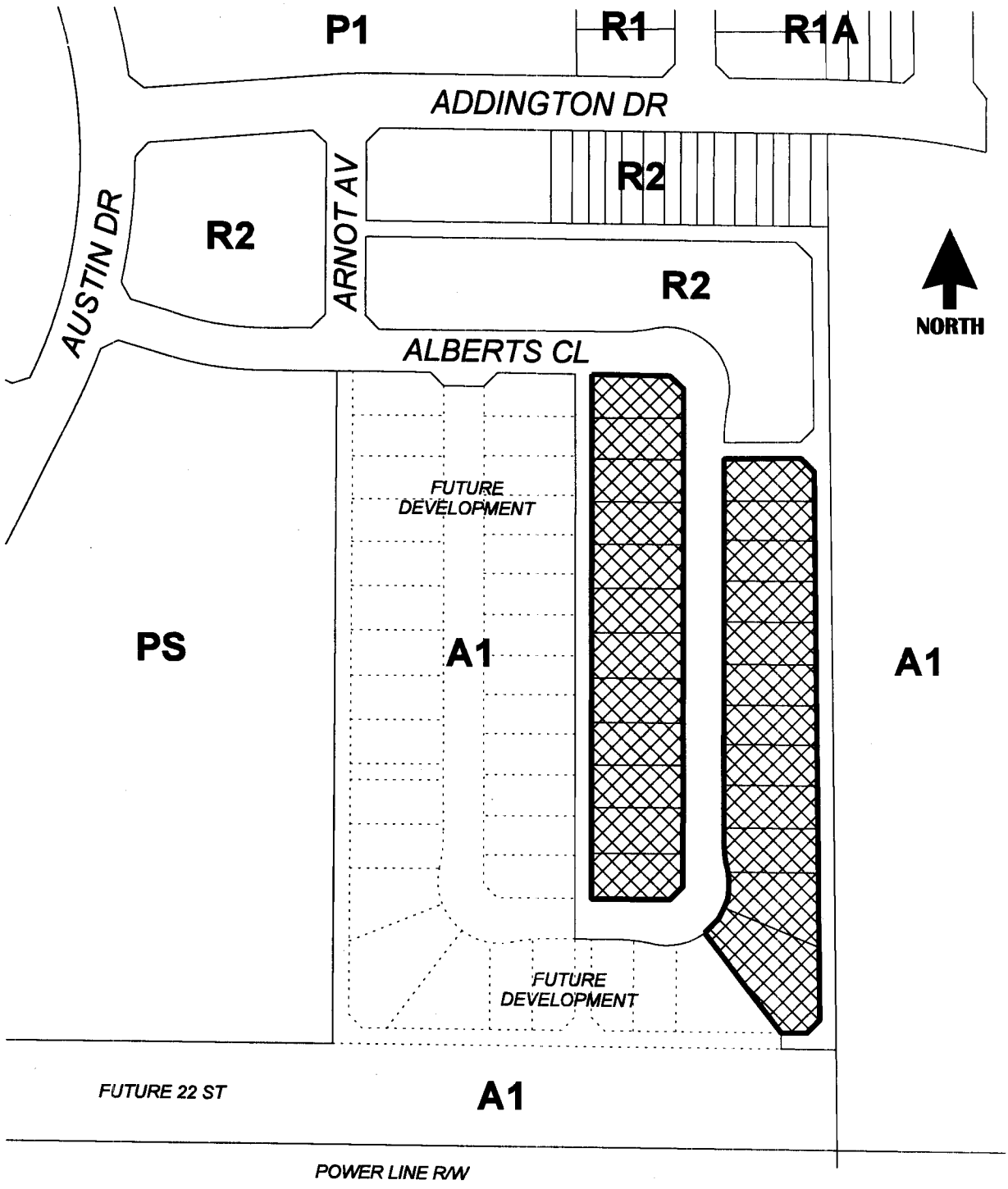
READ A FIRST TIME IN OPEN COUNCIL this	day of	2002.
READ A SECOND TIME IN OPEN COUNCIL this	day of	2002.
READ A THIRD TIME IN OPEN COUNCIL this	day of	2002.
AND SIGNED BY THE MAYOR AND CITY CLERK this	day of	2002.

MAYOR

CITY CLERK

THE CITY OF Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Change from :
A1 to R1

AFFECTED DISTRICTS:
A1 - Future Urban Development
R1 - Residential (Low Density)

MAP No. 20 / 2002
BYLAW No. 3156 / N - 2002

Item No. 7

BYLAW NO. 3156/O-2002

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

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

1 The "Use District Maps E15 and F15" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 21/2002 attached hereto and forming part of the bylaw.

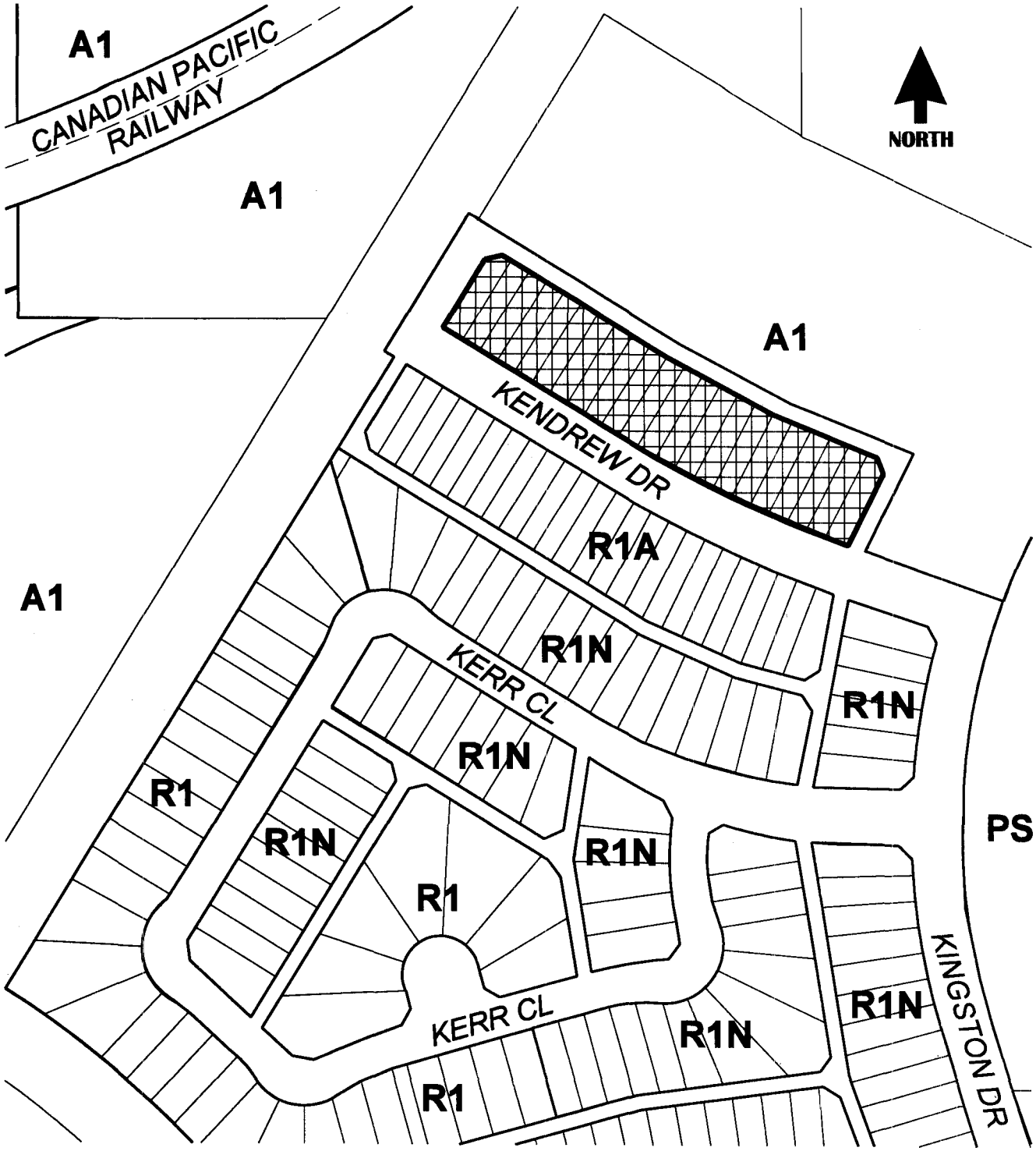
READ A FIRST TIME IN OPEN COUNCIL this	day of	2002.
READ A SECOND TIME IN OPEN COUNCIL this	day of	2002.
READ A THIRD TIME IN OPEN COUNCIL this	day of	2002.
AND SIGNED BY THE MAYOR AND CITY CLERK this	day of	2002.

MAYOR

CITY CLERK

THE CITY OF Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:
A1 - Future Urban Development
R1A - Residential Semi-Detached Dwelling

MAP No. 21 / 2002
BYLAW No. 3156 / O - 2002

Item No. 8

BYLAW NO. 3217/C-2002

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

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

1. Bylaw No. 3217/98 containing The City of Red Deer Neighbourhood Area Structure Plans is hereby amended by adding thereto the West Park Extension Neighbourhood Area Structure Plan attached as Appendix 'A' hereto and forming part of the bylaw.

NOTE

APPENDIX "A" IS SUBMITTED AS AN ATTACHMENT TO THE AGENDA.

READ A FIRST TIME IN OPEN COUNCIL this	day of	2002.
READ A SECOND TIME IN OPEN COUNCIL this	day of	2002.
READ A THIRDD TIME IN OPEN COUNCIL this	day of	2002.
AND SIGNED BY THE MAYOR AND CITY CLERK this	day of	2002.

MAYOR

CITY CLERK

Item No. 9

BYLAW NO. 3156/P-2002

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

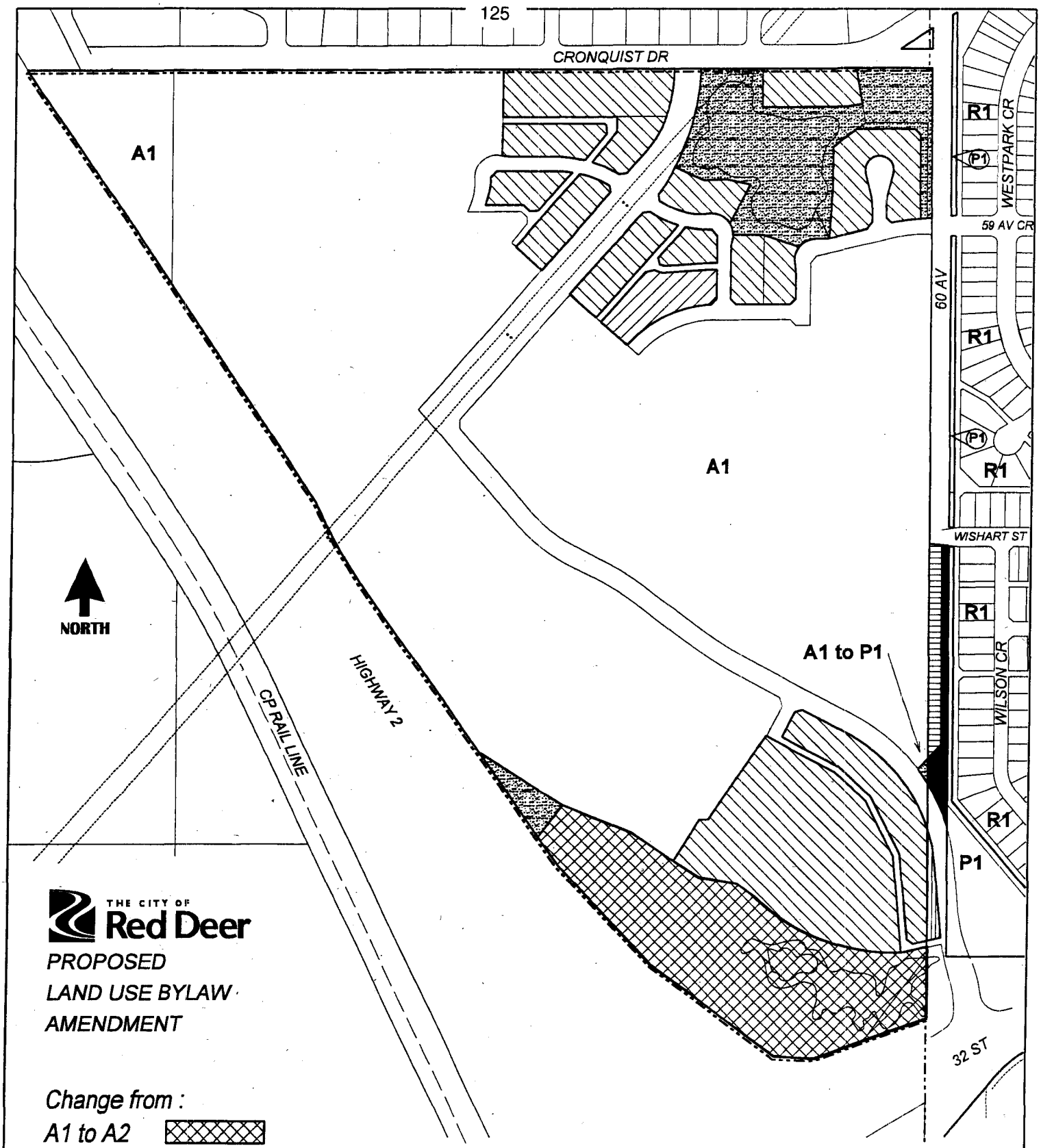
COUNCIL OF THE CITY OF RED DEER, ALBERTA, ENACTS AS FOLLOWS:

1 The "Use District Maps D6 and D7" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 22/2002 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this	day of	2002.
READ A SECOND TIME IN OPEN COUNCIL this	day of	2002.
READ A THIRD TIME IN OPEN COUNCIL this	day of	2002.
AND SIGNED BY THE MAYOR AND CITY CLERK this	day of	2002.

MAYOR

CITY CLERK



THE CITY OF Red Deer

PROPOSED LAND USE BYLAW AMENDMENT

Change from :

- *A1 to A2*
- *A1 to R1*
- *A1 to R1N*
- *A1 to P1*
- *Road to P1*
- *Road to A1*
- *Road to R1*

AFFECTED DISTRICTS:
A1 - Future Urban Development
A2 - Environmental Preservation
R1 - Residential Narrow Lot
R1N - Residential Narrow Lot
P1 - Parks an d Recreation

MAP No. 22 / 2002
BYLAW No. 3156 / P - 2002

Item No. 10

BYLAW NO. 3296/2002

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

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

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

"All that portion of government road allowance lying east of and adjacent to the east boundary of Section 7-38-27-W4 and lying south of the production westerly of the south boundary of 59th Avenue Crescent as shown on Plan 5187 KS, and lying north of the production westerly of the north boundary of 32 Street as shown on Plan 2886 TR excepting thereout all mines and minerals."

"All that portion of government road allowance lying north of and adjacent to the north boundary of the north east quarter of Section 7-38-27-W4, and lying east of the south east boundary of road as shown on Plan 5379 CL, and lying west of the production northerly of the east boundary of the said quarter section excepting thereout all mines and minerals."

READ A FIRST TIME IN OPEN COUNCIL this	day of	2002.
READ A SECOND TIME IN OPEN COUNCIL this	day of	2002.
READ A THIRD TIME IN OPEN COUNCIL this	day of	2002.
AND SIGNED BY THE MAYOR AND CITY CLERK this	day of	2002.

MAYOR

CITY CLERK

Item No. 11

BYLAW NO. 3186/B-2002

Being Bylaw to amend Bylaw No. 3186/97, the Traffic Bylaw of The City of Red Deer.

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

Bylaw No. 3186/97 is hereby amended as follows:

1. Section 2, being the Definitions section, is amended to add the following new definitions:

   "Heavy Vehicle" means a vehicle with or without a load that exceeds any of the following dimensions:

   (a) 2 axles;
   (b) 11 m in length;
   (c) a licensed gross vehicle weight of 7,500 kg

   but does not include the type of vehicle commonly known as "recreation vehicle", which is a vehicle or combination of vehicle and trailer designed for vacation, camping, or similar recreation purposes.

   "Oversize Load or Oversize Vehicle" means a load or vehicle size which exceeds the Normal Maximum weights or dimensions specified in the vehicle registration certificate or in the Motor Transport Act or regulations for that vehicle, or which exceeds the following maximum dimensions:

   (a) Length - 23 m
   (b) Height - 4.15 m
   (c) Width - 2.6 m

2. Sections 55, 56, and 57 are deleted in their entirety and replaced with the following new sections:

   "55(1) No person shall operate a vehicle:

   (a) which exceeds 4.5 m in height, including load, under the bridge located at 60 Street and Gaetz Avenue; or

(b) which exceeds 4.10 m in height, including load, under the bridge located on 54 Street west of Gaetz Avenue.

55(2) No person may park any vehicle containing an Oversize Load on any street within the City.

55(3) No person shall operate a vehicle which exceeds any of the following dimensions on any road within the City of Red Deer, except upon the High and Wide Load Corridor:

(a) length - 27.7 m
(b) height - 5.4 m
(c) width - 4.45 m
(d) weight - 90,000 kg

55(4) No person shall operate a vehicle which exceeds any of the following dimensions on the High and Wide Load Corridor within the City of Red Deer:

(a) length - 48.7 m
(b) height - 8.3 m
(c) width - 7.6 m
(d) weight - 181,800 kg

55(5) A person may operate an Oversize Vehicle or a vehicle carrying an Oversize Load, provided that the vehicle is operated on the roads permitted under the provisions of Section 55(3) or 55(4), whichever is applicable, and further provided that:

(a) the operator is in possession of a permit from the Motor Transport Branch of Alberta Transportation and Utilities;

(b) the operator is in possession of a Move Approval permit issued by the City; and

(c) the operator operates such Oversize Vehicle or vehicle carrying an Oversize Load within the conditions stipulated on the permits.

55(6) The routing for and permitted hours of operation of the High and Wide Load Corridor for the City are as follows:

Routing

- Taylor Drive, from Highway 11A to Edgar Industrial Drive
- Edgar Industrial Drive, from Taylor Drive to 68 Avenue
- 68 Avenue, from Edgar Industrial Drive to 67 Street
- 67 Street, from 30 Avenue to 68 Avenue
- 30 Avenue, from 55 Street to 67 Street
- 55 Street, from 20 Avenue to 30 Avenue

Hours of Operation

4 a.m. to 7 a.m., 7 days a week, with restrictions on Statutory Holidays (based on availability of manpower).

55(7) No movement of an Oversize Vehicle or a vehicle carrying an Oversize Load shall be allowed within the City without three days prior notice to the City Engineer.

55(8) The fee for a Move Approval permit on the High and Wide Load Corridor will be $1,000.00, the purpose for which is to cover the manpower and equipment costs incurred by The City in administering Oversize Vehicle or Oversize Load requests and in escorting them through the City.

56 A person who operates an Oversize Vehicle or a vehicle carrying an Oversize Load shall produce to a Peace Officer or a By-law Officer on demand a copy of the Permit issued by the Motor Transport Branch of Alberta Transportation and a copy of the Move Approval permit or shall identify the Permit number(s).

57(1) The City Engineer may issue a Move Approval Permit on receipt of the applicable fee together with an application containing information with respect to the following:

(a) the name and address of the owner, operator, and driver of the vehicle and their telephone numbers;

(b) a description of the Oversize Vehicle or Load containing all pertinent information as to the type, dimensions, and weight of the vehicle and load;

(c) the day, date, and hours during which it is proposed that the Oversized Vehicle or Load will travel and the route which it is proposed the vehicle will take;

(d) such other information as in the reasonable opinion of the City Engineer is required in order to consider any of the matters in respect of which the Permit may be granted.

57(2) The City Engineer may include in any Move Approval Permit any provisions which are reasonably necessary to ensure the safe passage of the Oversized Vehicle or Oversized Load through the City, including provisions with respect to the following:

(a) the need for a pilot truck escort;

(b) special route restrictions due to road closures or construction;

(c) any unusual restrictions as to the times within which the Oversized Vehicle or Load may travel on City streets;

(d) bridge and roadway structural capacity; and

(e) geometric design of intersections and roadways."

3. Sections 62 and 63 are deleted and replaced with the following new sections:

"62 Except as provided in Sections 64, 65, and 66, no person shall operate a Heavy Vehicle upon a highway within the City of Red Deer other than on a highway specified as a Truck Route in Schedule "F" of this By-law.

63 No person shall park a Heavy Vehicle upon a highway within the City of Red Deer other than upon a highway specified as a Truck Route in Schedule "F" of this By-law."

4. The heading "Encroachment/Trees" preceding section 95 is deleted and replaced with the new heading "Boulevard Development/Maintenance".

5. Sections 95, 96, and 97 are deleted and replaced with the following new sections:

"95 An owner of private property shall ensure that trees or shrubs growing on his property and on adjacent boulevards between his property line and the curb shall be trimmed so that no branches project over a sidewalk at an elevation of less than 225 cm (7.5 ft) or over a roadway or alley at an elevation of less than 412 cm (13.5 ft).

96 Except for trimming required under Section 95, no person shall remove, pollard, destroy, or injure any tree that is planted or growing on a boulevard planting strip or on any City lands adjacent to any street without prior written permission from the Recreation Parks & Culture Manager. Where such permission is granted, the person requesting such permission shall be responsible for all costs associated with the removal, as well as for the value of the tree as determined by the Recreation Parks & Culture Manager."

6. Schedule "F" is hereby amended as follows:

(i) on page 2 of Schedule "F" by deleting the following clauses:

"On	From	To
59 Street	Gaetz (50) Avenue	54 Avenue
60 Street	49 Avenue	54 Avenue"

(ii) on page 2 of Schedule F by adding the following clause:

"On	From	To
60 Street	49 Avenue	The westbound to southbound ramp west of 49 Avenue and 60 Street intersection"

(iii) on page 3 of Schedule "F" by deleting the following clauses:

On	From	To
51 Avenue	59 Street	60 Street
54 Avenue	59 Street	60 Street
Kerry Wood Drive	Taylor Drive	59 Street"

READ A FIRST TIME IN OPEN COUNCIL this day of 2002.

READ A SECOND TIME IN OPEN COUNCIL this day of 2002.

READ A THIRD TIME IN OPEN COUNCIL this day of 2002.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2002.

MAYOR

CITY CLERK

Item No. 12

BYLAW 3215/B-2002

Being a bylaw to amend Bylaw No. 3215/98, the Utility Bylaw of The City of Red Deer.

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

Bylaw No. 3215/98 is hereby amended by:

1 Amending Section 54 - Use of Water - by adding the following Section after Section (1):

(2) Notwithstanding the foregoing, the Director may, under such condition as the Director may consider reasonable, provide written authorization contrary to Section 54 (1) (a), (b), (c), or (d).

and renumbering the current Sections (2) and (3) to Sections (3) and (4).

READ A FIRST TIME IN OPEN COUNCIL this	day of	2002.
READ A SECOND TIME IN OPEN COUNCIL this	day of	2002.
READ A THIRD TIME IN OPEN COUNCIL this	day of	2002.
AND SIGNED BY THE MAYOR AND CITY CLERK this	day of	2002.

MAYOR

CITY CLERK

Item No. 13

BYLAW NO. 3273/B-2002

Being a bylaw to amend Bylaw No. 3273/2000, the Electric Utility Bylaw of The City of Red Deer.

COUNCIL ENACTS AS FOLLOWS:

Bylaw No. 3273/2000 is hereby amended as follows:

1. By deleting Appendix "D" - Regulated Rate Option Tariff – and replacing it with Appendix "D" attached hereto.

2. This bylaw shall come into effect on May 1, 2002.

READ A FIRST TIME IN OPEN COUNCIL this	day of	2002.
READ A SECOND TIME IN OPEN COUNCIL this	day of	2002.
READ A THIRD TIME IN OPEN COUNCIL this	day of	2002.
AND SIGNED BY THE MAYOR AND CITY CLERK this	day of	2002.

MAYOR

CITY CLERK

CITY OF RED DEER
ELECTRIC LIGHT & POWER DEPARTMENT

REGULATED RATE OPTION TARIFF

GENERAL

Effective Date

This Tariff is effective on May 1, 2002.

Terms and Conditions

The "Terms and Conditions for the Regulated Rate Option", the "Terms and Conditions for Distribution Access Services" and the "Terms and Conditions for Retail Access Services" are part of this Tariff. Furthermore, the "Regulated Rate Option Fee Schedule", the "Distribution Access Services Schedule of Fees", the "Retail Access Services Schedule of Fees" and the "Retail Access Service Agreement" are also part of this Tariff.

Billing Demand

The kVA of Billing Demand with respect to the monthly billing period will be the greater of:

1. the highest kVA Metered Demand in the monthly billing period; or

2. the highest kVA Metered Demand in the 12 consecutive months including and ending with the current monthly billing period.

The kVA Metered Demand will be measured by either a thermal demand meter having a demand response period of 90% in 15 minutes and a 30 minute test period, or 15 minute interval demand metering equipment.

The kVA of Billing Demand will be re-established on such shorter periods of time as designated by the Electric Light & Power Manager for the individual customer as warranted by that customer's changing load characteristics.

RESIDENTIAL REGULATED RATE OPTION

RATE 61

This tariff is provided in accordance with the Alberta Regulated Rate Option Regulation (A/R 45/2000). Rate 61 is available between January 1, 2001 and December 31, 2005.

Application

Applies to all residential premises which

(1) are measured by a single meter and which contain not more than two dwelling units; and
(2) are not currently enrolled under any other price options or with any alternative retail electricity supplier.

Rate

Billing Charge		$0.2236 per day
Energy Charge		$0.061 per kWh of all energy
System Access Charge		
a)	Basic Charge	$0.0993 per day
b)	Variable Charge	$0.0059 per kWh of all energy
Distribution Access Charge		
a)	Basic Charge	$0.2926 per day
b)	Variable Charge	$0.0068 per kWh of all energy

Balancing Pool Flow Through

Charges or credits as established by the Alberta Balancing Pool Administrator.

Municipal Consent and Access Fee

Assessed on each and every component of the Distribution Access Charge at the rate set out in the City of Red Deer Distribution Tariff and is added to the customer's bill.

Minimum Monthly Charge

Total Basic Charge (System Access Charge plus Distribution Access Charge), plus any applicable Municipal Consent and Access Fee, plus any applicable Billing Charge, plus any applicable Balancing Pool Flow Through.

GENERAL SERVICE REGULATED RATE OPTION

RATE 63

This tariff is provided in accordance with the Alberta Regulated Rate Option Regulation (A/R 45/2000). Rate 63 is available between January 1, 2001 and December 31, 2003.

Application

(1) Applies to a non-residential customer, or to a residential premise not entitled to Rate 61, or to the "house lights" service (including common area lighting and utility rooms) of apartment buildings, where the kVA Metered Demand is less than 50 kVA. If the kVA Metered Demand exceeds 50 kVA, Rate 64 will be applied immediately and will be continued to be applied irrespective of future kVA Metered Demand; and

(2) Total electricity consumption, for each property, is less than 250,000 kWh in 12 consecutive months starting January 1, 1999 and ending December 31, 2003, or it is reasonably forecasted that during the years 2001 to 2003 the total annual consumption of electricity with respect to each separate property will be less than 250,000 kWh; and

(3) Customer is not currently enrolled under any other price options or with any alternative retail electricity supplier.

Services are to be taken at one of the following nominal voltages:

120/240 Volts, single phase, 3 wire;
120/208Y Volts, network, 3 wire;
120/208Y Volts, three phase, 4 wire;
347/600Y Volts, three phase, 4 wire.

Rate

Billing Charge	$0.2236 per day
Energy Charge	$0.061 per kWh of all energy
System Access Charge	
a) Basic Charge	$0.3554 per day
b) Variable Charge	$0.0059 per kWh of all energy
Distribution Access Charge	
a) Basic Charge	$0.2000 per day
b) Variable Charge	$0.0227 per kWh of all energy

Balancing Pool Flow Through

Charges or credits as established by the Alberta Balancing Pool Administrator.

Municipal Consent and Access Fee

Assessed on each and every component of the Distribution Access Charge at the rate set out in the City of Red Deer Distribution Tariff and is added to the customer's bill.

Minimum Monthly Charge

Total Basic Charge (System Access Charge plus Distribution Access Charge), plus any applicable Municipal Consent and Access Fee, plus any applicable Billing Charge, plus any applicable Balancing Pool Flow Through.

GENERAL SERVICE REGULATED RATE OPTION

RATE 64

This tariff is provided in accordance with the Alberta Regulated Rate Option Regulation (A/R 45/2000). Rate 64 is available between January 1, 2001 and December 31, 2003.

Application

(1) Applies to a commercial or industrial installation where service is taken at the voltage listed for Rate 63 but where the kVA Metered Demand is 50 kVA or greater; and

(2) Total electricity consumption, for each property, is less than 250,000 kWh in 12 consecutive months starting January 1, 1999 and ending December 31, 2003; or it is reasonably forecasted that during the years 2001 to 2003 the total annual consumption of electricity will be less than 250,000 kWh; and

(3) Customer is not currently enrolled under any other price options or with any alternative retail electricity supplier.

An existing customer on General Service Rate 64 at December 31, 2000 who continues to meet the criteria in (2) and (3) will remain on Rate 64 after December 31, 2000.

Rate

Billing Charge	$0.2236 per day
Energy Charge	$0.061 per kWh of all energy
System Access Charge	
a) Demand Charge	$0.0362 per kVA of Billing Demand per day
b) Variable Charge	$0.0059 per kWh of all energy
Distribution Access Charge	
a) Demand Charge	$0.1262 per kVA of Billing Demand per day
b) Variable Charge	$0.0009 per kWh of all energy

Balancing Pool Flow Through

Charges or credits as established by the Alberta Balancing Pool Administrator.

Municipal Consent and Access Fee

Assessed on each and every component of the Distribution Access Charge at the rate set out in the City of Red Deer Distribution Tariff and is added to the customer's bill.

Minimum Monthly Charge

Total Demand Charge (System Access Charge plus Distribution Access Charge), plus any applicable Municipal Consent and Access Fee, plus any applicable Billing Charge, plus any applicable Balancing Pool Flow Through.

GENERAL SERVICE REGULATED RATE OPTION

RATE 78

This tariff is provided in accordance with the Alberta Regulated Rate Option Regulation (A/R 45/2000). Rate 78 is available between January 1, 2001 and December 31, 2003.

Application

(1) Applies to a commercial or industrial installation where 4,160 volts or greater is available with adequate system capacity and service is taken at 4,160 volts or greater, balanced three phase and the kVA Metered Demand is not less than 1000 kVA; and

(2) Total electricity consumption, for each property, is less than 250,000 kWh in 12 consecutive months starting January 1, 1999 and ending December 31, 2003, or it is reasonably forecasted that during the years 2001 to 2003 the total annual consumption of electricity will be less than 250,000 kWh; and

(3) Customer is not currently enrolled under any other price options or with any alternative retail electricity supplier.

An existing customer on General Service Rate 78 at December 31, 2000 who continues to meet the criteria in (2) and (3) will remain on Rate 78 after December 31, 2000.

Rate

Billing Charge	$0.2236 per day
Energy Charge	$0.061 per kWh of all energy
System Access Charge	
a) Demand Charge	$0.0427 per kVA of Billing Demand per day
b) Variable Charge	$0.0058 per kWh of all energy
Distribution Access Charge	
a) Demand Charge	$0.0986 per kVA of Billing Demand per day
b) Variable Charge	$0.0009 per kWh of all energy

Balancing Pool Flow Through

Charges or credits as established by the Alberta Balancing Pool Administrator.

Municipal Consent and Access Fee

Assessed on each and every component of the Distribution Access Charge at the rate set out in the City of Red Deer Distribution Tariff and is added to the customer's bill.

Minimum Monthly Charge

Total Demand Charge (System Access Charge plus Distribution Access Charge), plus any applicable Municipal Consent and Access Fee, plus any applicable Billing Charge.

Item No. 14

BYLAW NO. 3295/2002

Being a bylaw to authorize the rates of taxation to be levied against assessable property within The City of Red Deer for the 2002 taxation year.

WHEREAS, Council, at their meeting of January 29, 2002 passed a budget resolution which provided for the collection of $30,480,754.00 being raised by general municipal taxation;

AND WHEREAS, the requisitions that The City of Red Deer is required to collect on behalf of other organizations are:

Alberta School Foundation Fund (Public)	
Residential/Farmland	$12,568,584
Non-residential	$ 7,540,546
Opted Out School Boards (Separate)	
Residential/Farmland	$ 2,234,688
Non-residential	$ 561,782
Red Deer Public Library	$ 1,638,389

AND WHEREAS, the Council of The City of Red Deer is authorized to classify assessed property, and to establish different rates of taxation in respect to each class of property, subject to the Municipal Government Act, chapter M26 1, Revised Statutes of Alberta, 1994;

AND WHEREAS, the assessed value of all property in the Municipality of Red Deer as shown on the assessment roll is:

	Assessment
Single Family Residential	$2,851,743,700
Multiple Family Residential	383,119,800
Non-residential	1,162,711,700
Farmland	1,054,900
	$ 4,398,630,100

AND WHEREAS, Council has passed Bylaw 3294/2002 being a Bylaw authorizing the supplementary assessment of new construction;

NOW THEREFORE Council authorizes the:

1. Levy of tax rates, as set out in this bylaw, on the assessed value of all property as shown on the assessment roll of The City of Red Deer; and

2. Levy of tax rates, as set out in this bylaw, on the assessed value of all property subject to Supplementary Assessment Bylaw 3294/2002.

	Tax Levy	**Assessment**	**Tax Rate**
General Municipal			
Single Family Residential	$15,545,185	$2,851,743,700	.005451
Multiple Family Residential	2,438,460	383,119,800	.006365
Commercial/Industrial/Farmland	12,497,109	1,163,766,600	.010739
Total	$30,480,754	$ 4,398,630,100	
Alberta School Foundation Fund (Public)			
Residential/Farmland	$12,568,584	$2,723,544,962	.004615
Non-residential	7,540,546	1,075,747,549	.007010
Total	$20,109,130	$ 3,799,292,511	

Opted-Out School Boards (Separate)			
Residential/Farmland	$2,234,688	$484,244,634	.004615
Non-residential	561,782	80,144,851	.007010
Total	$2,796,470	$564,389,485	
Red Deer Public Library	$1,638,389	$4,398,630,100	.000373

READ A FIRST TIME IN OPEN COUNCIL this day of 2002.

READ A SECOND TIME IN OPEN COUNCIL this day of 2002.

READ A THIRD TIME IN OPEN COUNCIL this day of 2002.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2002.

MAYOR

CITY CLERK

FILE

DATE: April 17, 2002

TO: Mayor
Councillors
City Manager
Directors
Personnel Manager
Inspections & Licensing Manager

FROM: Kelly Kloss
City Clerk

RE: Meeting with the Downtown Business Association Re: Parkade

---

NOTICE OF MEETING

TO BE HELD

ON MONDAY, APRIL 22, 2002

AT 3:00 P.M.

IN THE CRIMSON STAR ROOM

Christine Kenzie

ALSO SENT VIA E-MAIL TO SMT, COUNCILLORS, G. SCOTT.

To: rd.downtown@shaw.ca
Cc: Kelly Kloss
Subject: Meeting re Parkade - Ap

Ray, just to confirm, a meeting has been with Council and City Administration rega ı Representatives to meet

G SCOTT - yes
JEFF D. 3:00 - 3:20 ONLY
DIANA R - yes.
Verna 2 yes - both markets
B. HUGHES - yes

Monday, April 22, 2002, at 3:00 P.M., in

Please pass this information on to the Dov meeting. ho will be attending this

If you have any questions, please call.

Thanks.

Christine Kenzie
City Clerk's
342-8201

Christine Kenzie

From: Bev Hughes
Sent: April 17, 2002 5:03 PM
To: Christine Kenzie
Subject: Re: April 17, 2002 Notice of Meeting - DBA Re Parkade - Council & SMT- April 22, 2002_v1.DOC

Christine
I'll be there.
Bev

----- Original Message -----
From: "Christine Kenzie" <chrisk@city.red-deer.ab.ca>
To: "Greg Scott" <CORD/CHMAIL/GregS@city.red-deer.ab.ca>; "Senior Management Team" <CORD/CHMAIL/SMT@city.red-deer.ab.ca>; "'Bev Hughes'" <bevh@city.red-deer.ab.ca>; "'Dennis Moffat'" <dennismof@shaw.ca>; "'Diana Rowe'" <dianarowe@shaw.ca>; "'Jeffrey Dawson'" <jeffreyd@city.red-deer.ab.ca>; "'Larry Pimm'" <lpimm@agt.net>; "'Lorna Watkinson-Zimmer'" <lornawz@shaw.ca>; "'Morris Flewwelling'" <morrisf@city.red-deer.ab.ca>; "'Vesna Higham'" <vesnah@city.red-deer.ab.ca>
Sent: April,17,2002 2:46 PM
Subject: April 17, 2002 Notice of Meeting - DBA Re Parkade - Council & SMT - April 22, 2002_v1.DOC

The Downtown Business Association has requested a meeting with Council and Senior City Administration regarding the Parkade. This meeting will be held on Monday, April 22, 2002 at 3:00 P.M. in the Crimson Star Room. A copy of the Notice of Meeting is attached.

Please let me know if you are not able to attend.

Christine Kenzie
City Clerk's
342-8201

Christine Kenzie

From: Diana Rowe
Sent: April 17, 2002 8:30 PM
To: Christine Kenzie
Subject: Re: April 17, 2002 Notice of Meeting - DBA Re Parkade - Council & SMT- April 22, 2002_v1.DOC

Christine,
I will be available to attend this meeting on Monday at 3:00 p.m. Thanks for the advance notice.
Diana

----- Original Message -----
From: "Christine Kenzie" <chrisk@city.red-deer.ab.ca>
To: "Greg Scott" <CORD/CHMAIL/GregS@city.red-deer.ab.ca>; "Senior Management Team" <CORD/CHMAIL/SMT@city.red-deer.ab.ca>; "'Bev Hughes'" <bevh@city.red-deer.ab.ca>; "'Dennis Moffat'" <dennismof@shaw.ca>; "'Diana Rowe'" <dianarowe@shaw.ca>; "'Jeffrey Dawson'" <jeffreyd@city.red-deer.ab.ca>; "'Larry Pimm'" <lpimm@agt.net>; "'Lorna Watkinson-Zimmer'" <lornawz@shaw.ca>; "'Morris Flewwelling'" <morrisf@city.red-deer.ab.ca>; "'Vesna Higham'" <vesnah@city.red-deer.ab.ca>
Sent: Wednesday, April 17, 2002 3:46 PM
Subject: April 17, 2002 Notice of Meeting - DBA Re Parkade - Council & SMT - April 22, 2002_v1.DOC

The Downtown Business Association has requested a meeting with Council and Senior City Administration regarding the Parkade. This meeting will be held on Monday, April 22, 2002 at 3:00 P.M. in the Crimson Star Room. A copy of the Notice of Meeting is attached.

Please let me know if you are not able to attend.

Christine Kenzie
City Clerk's
342-8201

Christine Kenzie

From: Vesna Higham
Sent: April 17, 2002 8:12 PM
To: Christine Kenzie
Subject: Re: April 17, 2002 Notice of Meeting - DBA Re Parkade - Council & SMT- April 22, 2002_v1.DOC

Dear Christine:

I am already scheduled for an Intermunicipal Affairs Committee meeting on that day, from 2-4 (Crimson Star room??). Gail and Norbert are also part of this committee, so I'm wondering if the DBA meeting will still proceed at that time? Would you mind letting me know? Thank you.

Vesna
----- Original Message -----
From: "Christine Kenzie" <chrisk@city.red-deer.ab.ca>
To: "Greg Scott" <CORD/CHMAIL/GregS@city.red-deer.ab.ca>; "Senior Management Team" <CORD/CHMAIL/SMT@city.red-deer.ab.ca>; "'Bev Hughes'" <bevh@city.red-deer.ab.ca>; "'Dennis Moffat'" <dennismof@shaw.ca>; "'Diana Rowe'" <dianarowe@shaw.ca>; "'Jeffrey Dawson'" <jeffreyd@city.red-deer.ab.ca>; "'Larry Pimm'" <lpimm@agt.net>; "'Lorna Watkinson-Zimmer'" <lornawz@shaw.ca>; "'Morris Flewwelling'" <morrisf@city.red-deer.ab.ca>; "'Vesna Higham'" <vesnah@city.red-deer.ab.ca>
Sent: April 17, 2002 3:46 PM
Subject: April 17, 2002 Notice of Meeting - DBA Re Parkade - Council & SMT - April 22, 2002_v1.DOC

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Please let me know if you are not able to attend.

Christine Kenzie
City Clerk's
342-8201

- Intermunicipal Affairs - 2-4:30 - Corostone Room on April 22nd.
& moved to 1:00 P.M. to accomodate 3:00 P.M. Downtown Bus Assoc. Meeting.