

FILE

DATE: July 28, 1998
TO: All Departments
FROM: City Clerks
RE: *PLEASE POST FOR THE INFORMATION OF ALL EMPLOYEES*

SUMMARY OF DECISIONS



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

HELD IN THE COUNCIL CHAMBERS, CITY HALL

MONDAY, JULY 27, 1998

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



- (1) Confirmation of the Minutes of the Regular Meeting of Monday, July 13, 1998

DECISION - Confirmed as transcribed

PAGE #

- (2) **UNFINISHED BUSINESS**

1. City Clerk - Re: Annual Taxi Review - Proposed Partial Ban on Smoking In Taxi Cabs / Health Bylaw Amendment No. 2934/A-98 to Amend Health Bylaw No. 2934/87 / (See Bylaw Section for Bylaw Readings)

.. 1

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

2. City Clerk - Re: Petition For Stop Signs at Corners of 59 Street and 60 Avenue . . . 8

DECISION - This item was withdrawn and will be considered again at the August 24, 1998 Council Meeting

(3) **PUBLIC HEARINGS**

1. City Clerk - Land Use Bylaw Amendment 3156/U-98 / Request for Redesignation / Remainder of the SW ¼ Section 11-38-27-4 / Lancaster Meadows - Phase 7 (The City of Red Deer) / (See Bylaw Section for Bylaw Readings) . . . 16
2. City Clerk - Re: Land Use Bylaw Amendment 3156/V-98 / Request for Redesignation / Part of the SE ¼ Section 11-38-27-4 / Lancaster East "Linsdale" Subdivision - Stages 1A & 1B / Laebon Developments Ltd. / (See Bylaw Section for Bylaw Readings) . . . 18

(4) **REPORTS**

1. Parkland Community Planning Services - Re: Land Use Bylaw Amendment 3156/Z-98 / All of Section 34-37-27-4 / Proposed Landfill Site / The City of Red Deer / (See Bylaw Section for Bylaw Readings) . . . 21

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

2. Parkland Community Planning Services - Re: Land Use Bylaw Amendment 3156/CC-98 / Heritage Business Park / Lot 3, Block 14, Plan 812-0222 and Lot 9, Block 14, Plan 812-3230 / (See Bylaw Section for Bylaw Readings) . . . 24

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

3. Parkland Community Planning Services - Re: Land Use Bylaw Amendment 3156/DD-98 / R3 (Multiple Family) Districts / (See Bylaw Section for Bylaw Readings) . . . 28

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

4. Parkland Community Planning Services - Re: Lancaster South Outline Plan / Request to Adopt Lancaster South Outline Plan and Lancaster South Neighbourhood Park Plan .. 31

DECISION - Approved the Lancaster South Outline Plan and Lancaster South Neighbourhood Park Plan as presented to Council

5. Director of Development Services - Re: CP Rail Lands / Request Authority To Proceed With Proposal Call .. 36

DECISION - Council directed the Administration to proceed with a Proposal Call regarding the above lands

6. City Assessor - Re: 1998 Assessment Review Board / Membership for 1998 and Remuneration for Board Members .. 40

DECISION - Appointed Councillor Dennis Moffat, Ms. Vesna Higham and Mr. Dick Kruihof to the 1998 Assessment Review Board

7. Director of Corporate Services - Re: Province of Alberta - Community Housing Subsidy Agreement .. 42

DECISION - Council agreed to cancel the existing municipal subsidy agreements for the provincially owned community housing. Council further directed the Social Planning Department to bring forward a proposal for Council's consideration, during the 1999 Budget deliberations, that would utilize the net savings to focus on the facilitation and leveraging of housing solutions to meet the needs of the community

8. Parkland Community Planning Services - Re: Draft Anders Southeast "Aspen Ridge" Outline Plan / Request for Approval of Anders Southeast "Aspen Ridge" Outline Plan and Neighbourhood Park Plan .. 46

DECISION - Council approved the Anders Southeast "Aspen Ridge" Outline Plan and the Anders Southeast Neighbourhood Park Plan subject to the "Emergency Services Site" being renamed to "Emergency Services/Community Services/Duplex Site"

9. Recreation, Parks & Culture Board - Re: Central Alberta Theatre - Memorial Centre . . 51

DECISION - Approved a CFEP III application by Central Alberta Theatre in the amount of \$125,000 for the Memorial Centre Project and agreed to support the continued commitment of the Recreation, Parks and Culture Department in exploring various funding alternatives for this project. Further, Council denied the request by Central Alberta Theatre for financial assistance for renovations to the Memorial Centre by the leaseholder

10. Inspections & Licensing Manager - Re: Sign Bylaw Review Committee / Request for Approval of Recommendations . . 58

DECISION - Approved programs outlining signage along Highway No. 2 and within Red Deer relative to public facilities, commercial/business establishments and directional signage, subject to approval of the Department of Transportation and Utilities and other conditions

11. Director of Corporate Services - Re: Utility Bylaw Amendment No. 29-30/B-98 / Proposed Changes to Bring The City In Line with Current Practices of Canadian Utilities / (See Bylaw Section for Bylaw Readings) . . 74

DECISION - Council approved various changes to the current Utility Bylaw to bring The City in line with current practices of Canadian Utilities. See Bylaw Section for Bylaw Readings

(5) **CORRESPONDENCE**

(6) **PETITIONS AND DELEGATIONS**

(7) **NOTICES OF MOTION**

(8) **WRITTEN INQUIRIES**

(9) **BYLAWS**

1. 2934/A-98 - Health Bylaw Amendment / Proposed Amendments to Health Bylaw No. 2934/87 / Partial Ban on Smoking in Taxi Cabs / - 3 Readings .. 79
.. 1
DECISION - Bylaw given 3 Readings
2. 2960/B-98 - Utility Bylaw Amendment / Proposed Amendments to Utility Bylaw No. 2960/88 / Changes To Bring The City In Line with Current Practices of Canadian Utilities / - 3 Readings .. 80
.. 74
DECISION - Bylaw given 3 Readings
3. 3156/U-98 - Land Use Bylaw Amendment / Request for Redesignation / Remainder of the SW ¼ Section 11-38-27-4 / Lancaster Meadows - Phase 7 (The City of Red Deer) / - 2nd & 3rd Readings .. 89
.. 16
DECISION - Bylaw given 2nd & 3rd Readings
4. 3156/V-98 - Land Use Bylaw Amendment / Request for Redesignation / Part of the SE ¼ Section 11-38-27-4 / Lancaster East "Linsdale" Subdivision - Stages 1A & 1B / Laebon Developments Ltd. / - 2nd & 3rd Readings .. 91
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DECISION - Subsequent to the passage of a resolution amending Map No. 18/98, this bylaw was given 2nd & 3rd Readings
5. 3156/Z-98 - Land Use Bylaw Amendment / All of Section 34-37-27-4 / Proposed Landfill Site / The City of Red Deer / - 1st Reading .. 93
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DECISION - Bylaw given 1st Reading
6. 3156/CC-98 - Land Use Bylaw Amendment / Heritage Business Park / Lot 3, Block 14, Plan 812-0222 and Lot 9, Block 14, Plan 812-3230 / - 1st Reading .. 95
.. 24
DECISION - Bylaw given 1st Reading
7. 3156/DD-98 - Land Use Bylaw Amendment / R3 (Multiple Family) Districts / - 1st Reading .. 97
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DECISION - Bylaw given 1st Reading

AGENDA

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

TO BE HELD IN THE COUNCIL CHAMBERS, CITY HALL

MONDAY, JULY 27, 1998

COMMENCING AT 4:30 P.M.

- | | | |
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Agenda - Regular Meeting of Council
July 27, 1998
Page 4

- 7. 3186/DD-98 - Land Use Bylaw Amendment / R3 (Multiple Family)
Districts / - 1st Reading .. 97
.. 28

Committee of the Whole:

- (a) Committee Matter

DATE: July 22, 1998
TO: City Council
FROM: City Clerk
RE: Annual Tax Review - Proposed Partial Ban On Smoking In Taxi Cabs
Health Bylaw Amendment No. 2934/A-98 to Amend Health Bylaw 2934/87

At the Council meeting of June 29, 1998, Council considered a recommendation from the Red Deer Policing Committee/Taxi Commission concerning a partial ban on smoking in taxi cabs. A copy of that report is attached hereto for Council's information.

At the June 29th meeting, Council passed a resolution directing that a bylaw amendment be drafted with respect to a *total ban* on smoking in taxi cabs. That bylaw amendment was considered at the July 13th, 1998 Council meeting. However, same was *withdrawn* and the following resolution passed directing the Administration to prepare a bylaw amendment respecting a *partial ban* on smoking in taxi cabs:

"RESOLVED that Council of the City of Red Deer hereby agrees that an amendment to Health Bylaw No. 2934/87 be drafted to include a *partial ban on smoking in taxi cabs* in accordance with the recommendations of the Policing Committee/Taxi Commission previously submitted to the Council Meeting of June 29, 1998."

In accordance with Council's direction, attached is proposed Health Bylaw Amendment 2934/A-98 which provides for a *partial ban* on smoking in taxi cabs.

Recommendations

Council's direction is requested.



Kelly Kloss
City Clerk

/clr
attchs.

DATE: JUNE 11, 1998
TO: MAYOR & CITY COUNCIL
FROM: RED DEER POLICING COMMITTEE/ TAXI COMMISSION
RE: ANNUAL TAXI REVIEW

At the Annual Taxi Review meeting held on March 24, 1998, ten members of the industry were in attendance from two taxi companies. Three major issues were submitted and discussed, being

- (1) a fare increase,
- (2) a smoking ban in taxi's, and
- (3) separating a car and plate.

(1) Fare Increase:

An *Ad Hoc Taxi Fare Committee* was appointed in the Spring of 1995 to study fare increases, said Committee being made up of members of the Taxi Commission and drivers and brokers from both taxi companies. A review of statistics back to 1976 found that taxi fares in Red Deer were 8% below the cost of living. In an effort to catch up, small annual taxi fare increases commencing in 1995 through to the year 2000 were recommended, rather than a large increase every few years because members of the industry feared they would lose customers.

The formula agreed upon was using the annual consumer price index (CPI) as of January 1 of the current year. This CPI figure would then be increased by adding 1%. The current years drop and distance metre value would then be divided by the adjusted CPI plus 100%. This new figure would then be the new distance metre value for the following year. To allow the drop rate to increase gradually, the drop would be increased by \$0.05 every year and metres adjusted accordingly. To keep the time rate increases on par with distance and drop rates, the hourly rate would be multiplied by the adjusted CPI.

Comparisons with other cities back in early 1995 placed Red Deer about the middle, however, if there were to be no increases, Red Deer would be near the bottom. Taxi drivers from Alberta Gold Taxi and Associated Taxi all agreed with the formula to increase taxi fares to the year 2000. On October 10, 1995, City Council approved a taxi fare increase for 1995 and the formula to increase rates annually to the year 2000.

Statistics over the past three years are as follows:

RATE INCREASES AS PER FORMULA (BASED ON AN AVERAGE 3 KM TRIP)

Year	Drop 37% (add .05/yr)	Distance 48% (must be .10 increments)	Wait Time 15% (131 sec. X hr rate / 3600)	
1995	2.25	2.90	.95	= \$6.10
1996	2.30	3.00	1.00	= \$6.30
1997	2.60*	3.10	1.00	= \$6.70
	special \$.25 additional to drop rate in excess of formula			

The proposed rate increase for the fall of 1998, according to the adopted formula is:

1998	2.65	3.20	1.00	= \$6.85
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Calculated as follows:

January CPI = 1.1%, the formula adds 1% and totals 2.1% or 102.1% adjusted CPI

Distance: **new distance per .10 increment:** $92/102.1 = 90$ m.

new drop distance: $2.65/2.60 \times 90 = 92$ m.

Time: **new hourly rate:** $27.50 \times 102.1\% = 28.10/\text{hr}$ wait time
 therefore, $281 \times .10$, 1 hour = 3600 seconds, $3600/281 = 12.81$ seconds per .10

The recommendation of the Taxi Commission following the Annual Review is:

The Taxi Commission is strongly in favour of remaining with the current formula of small annual increases in taxi fares to the year 2000, which will require an amendment to Schedule B of the Taxi Business Bylaw as follows:

1 a New drop rate: \$2.65 New drop distance: 92 m.

1 b New distance per .10 increment: 90 m.

1 c New hourly wait time rate: \$28.10/hr calculated at 12.81 seconds per .10

6. Fare for station wagon or van becomes \$7.65 for first 92 m.

The fare increase will require an amendment to Schedule "B" of Taxi Business Bylaw #3076/92, which increase will become effective October 1, 1998.

Page 3
Mayor & City Council re: Annual Taxi Review

(2) Smoking

Members of the industry thoroughly discussed the various problems created as a result of smoking being allowed in some taxi's and not in others, i.e.

- wear and tear and destruction in taxicabs;
- confusion and confrontation relative to enforcement when smoking is not allowed in one taxi and yet allowed in another;
- unfairness when those who have non-smoking taxi's do not have as many fares as those where smoking is allowed.

It was agreed that if no smoking in a taxi is included in the Health Bylaw, it takes the problem of enforcement out of the hands of the driver, similar to a bus driver or airline personnel.

There are several drivers who smoke while waiting for a fare. For example, if a driver is sitting in his car in the wintertime waiting for a fare, he may sit there for two hours. If he smokes, he does not want to be forced to stand outside in the cold or be away from his 2-way radio. It was therefore agreed that a driver waiting for a fare may smoke in the taxi if he/she wishes.

Smoking on the way to pick up a fare is a separate issue because some passengers may be allergic to smoke or may have asthma. Although the driver has put out his cigarette by the time he arrives to pick up his passenger, smoke is still lingering in the air. The recommendation of the Taxi Commission to City Council is as follows:

The Taxi Commission recommends a change to Health Bylaw #2934/87 banning smoking in taxi cabs on the way to pick up a fare and while carrying a paying passenger(s).

(3) Separating a Car and Plate:

Members of the Taxi Commission have, for the past two months, been studying the impact of separating a car and plate. Their decision of May 26, 1998 was to continue further discussions and study of this concept prior to any decision being made.

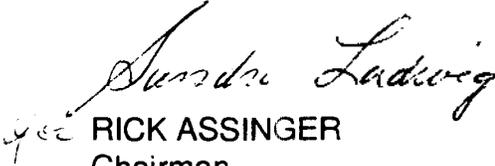
Page 4
Mayor & City Council re: Annual Tax Review

RECOMMENDATION:

"THAT Red Deer City Council approve an amendment to Schedule "B" of Taxi Business Bylaw #3076/92 to allow for a fare increase in accordance with the approved formula;

AND THAT Red Deer City Council approve an amendment to Health Bylaw #2934/87 to ban smoking in taxi cabs on the way to pick up a fare and while carrying a paying passenger."

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Rick Assinger".

RICK ASSINGER
Chairman
Red Deer Policing Committee/Taxi Commission

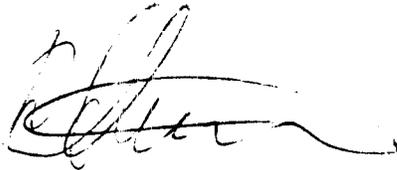
MEMO

DATE: June 12, 1998
TO: KELLY KLOSS, City Clerk
FROM: RYAN STRADER, Manager
Inspections & Licensing Department
RE: TAXI BYLAW REVIEW

In response to your request for further information regarding the recommendations from the above review as it relates to changes regarding smoking in cabs, we have the following comments:

The request for amendment was put forward by the taxi industry. Their concern was that, at present, the bylaw allows smoking in a cab with the agreement of the passengers and the driver. The industry felt that banning smoking entirely in the bylaw would give the driver the authority to disallow smoking in his cab. The rationale was that at present the passengers smoke whether or not the driver is agreeable. If smoking is prohibited entirely it will be easier for the drivers to obtain their passengers cooperation.

This department raised the issue of enforcement at the meeting and explained that the City would likely be unable to provide enforcement, especially in the evening hours. The taxi industry's response was that enforcement isn't an issue for them and that merely having smoking regulated by the bylaw would be sufficient.



RYAN STRADER
Inspections & Licensing Manager
INSPECTIONS & LICENSING DEPARTMENT

RS:kb



To / À: Mr. Kelly KLOSS
City Clerk

From / De: Red Deer City Detachment

Security Classification - Classification de sécurité
Unclassified
Our File - Notre référence
Your File - Votre référence
Date
1998-06-22

Subject / Objet: Re: Annual Taxi Review - Proposed Amendment To Health Bylaw No. 2934/87

Our opinion on this matter is that it would be difficult at best to enforce the changes you are thinking of proposing. First, how would the bylaw officer know whether or not the cab driver was en route to pick up a fare, while having a cigarette. To determine the facts, the cab would have to be stopped and the driver questioned and I submit that would be intrusive and difficult to prove.

The second amendment would of course be much easier to prove, but it would also be necessary at times to bring the paying passenger to court as a witness.

Many offices have banned smoking from their premises all together, forcing employees and others to smoke outside if they must have a cigarette. Given that a cab is a place of business the same rules could also be applied to them.


(D.G. Derouin)S/Sgt.
A/OIC Red Deer City Det.

FILE

Council Decision - July 27, 1998 Meeting

DATE: July 28, 1998
TO: Red Deer Policing Committee/Taxi Commission
FROM: City Clerk
RE: *Proposed Partial Ban on Smoking in Taxi Cabs / Health Bylaw Amendment 2934/A-98 to Amend Health Bylaw No. 2934/87*

Reference Report: City Clerk dated July 22, 1998

Bylaw Readings:

Health Bylaw Amendment No. 2934/A-98 was given 3 Readings, a copy of which is attached hereto.

Report Back to Council Required: No

Comments/Further Action:

This bylaw amendment provides for a partial ban on smoking in taxi cabs. Please find attached a distribution list of Taxi Companies notified and a copy of the correspondence forwarded to them in this regard. This office forwarded a copy of the Health Bylaw as well as Health Bylaw Amendment No. 2934/A-98 to those companies listed.

I have attached a copy of Health Bylaw Amendment No. 2934/A-98 as well as an updated consolidated copy of the Health Bylaw, incorporating said amendment, for your information.


Kelly Kloss
City Clerk

/clr
attchs.

c Director of Community Services
Director of Development Services
S/Sgt. D. G. Derouin
Inspections & Licensing Manager
Carol Burt, Inspections & Licensing Department
City Solicitor
Char Rausch, City Clerk's Office

FILE

Office of the City Clerk

July 28, 1998

Please see attached distribution list - Taxi Companies

Dear Sir:

Re: Health Bylaw Amendment No. 2934/A-98 / Partial Ban On Smoking In Taxi Cabs

At the City of Red Deer's Council meeting held Monday, July 27, 1998, Council gave Health Bylaw Amendment 2934/A-98 three readings. Health Bylaw Amendment 2934/A-98 provides for a partial ban on smoking in taxi cabs and amends current Health Bylaw No. 2934/87 in that respect. I have attached hereto for your information and that of your drivers, a copy of Health Bylaw Amendment No. 2934/A-98.

As well, please find attached a copy of Health Bylaw No. 2934/897, as amended. Please ensure your drivers are aware of this bylaw and the amendments contained therein. Should you require additional copies of Health Bylaw No. 2934/87, they can be obtained from the City Clerk's Office at a cost of \$3.00 each.

Please do not hesitate to contact Mr. Ryan Strader, Inspections and Licensing Manager, at 342-8190, should you require further clarification or information in this regard.

Sincerely,



Kelly Kloss
City Clerk's

/clr
attchs.

c R. Strader, Inspections & Licensing Manager
Carol Burt, Inspections & Licensing Department
Red Deer Policing Committee/Taxi Commission

Box 5008
Red Deer, Alberta
T4N 3T4

The City of Red Deer



FILE

Distribution List - Taxi Companies

Health Bylaw Amendment No. 2934/A-98

&

Consolidated Version of Health Bylaw No. 2934/87 (As Amended)

Associated Taxi
6812-52 Avenue
Red Deer, AB T4N 4L1

Fax No. 340-1055

Alberta Gold Taxi Ltd.
280-4752-50 Street
Red Deer, AB T4N 1X2

Fax No. 347-9052

Mr. Larry Gorety, c/o
Red Deer Independent Taxi
Box 116
Mirror, AB T0B 3C0

Mr. Bill Birch, Driver/Owner
96 Rutherford Drive
Red Deer, AB T4P 3C2

FILE

Office of the City Clerk

July 28, 1998

Associated Taxi
6812-52 Avenue
Red Deer, AB T4N 4L1

Fax No. 340-1055

Dear Sir:

Re: Health Bylaw Amendment No. 2934/A-98 / Partial Ban On Smoking In Taxi Cabs

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Please do not hesitate to contact Mr. Ryan Strader, Inspections and Licensing Manager, at 342-8190, should you require further clarification or information in this regard.

Sincerely,



Kelly Kloss
City Clerk's

/clr
attchs.

c R. Strader, Inspections & Licensing Manager
Carol Burt, Inspections & Licensing Department
Red Deer Policing Committee/Taxi Commission

Box 5008
Red Deer, Alberta
T4N 3T4

The City of Red Deer



FILE

Office of the City Clerk

July 28, 1998

Alberta Gold Taxi Ltd. Fax No. 347-9052
280-4752-50 Street
Red Deer, AB T4N 1X2

Dear Sir:

Re: Health Bylaw Amendment No. 2934/A-98 / Partial Ban On Smoking In Taxi Cabs

At the City of Red Deer's Council meeting held Monday, July 27, 1998, Council gave Health Bylaw Amendment 2934/A-98 three readings. Health Bylaw Amendment 2934/A-98 provides for a partial ban on smoking in taxi cabs and amends current Health Bylaw No. 2934/87 in that respect. I have attached hereto for your information and that of your drivers, a copy of Health Bylaw Amendment No. 2934/A-98.

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Kelly Kloss
City Clerk's

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attchs.

c R. Strader, Inspections & Licensing Manager
Carol Burt, Inspections & Licensing Department
Red Deer Policing Committee/Taxi Commission

Box 5008
Red Deer, Alberta
T4N 3T4

The City of Red Deer



FILE

Office of the City Clerk

July 28, 1998

Mr. Larry Gorety, c/o
Red Deer Independent Taxi
Box 116
Mirror, AB T0B 3C0

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Kelly Kloss
City Clerk's

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attchs.

c R. Strader, Inspections & Licensing Manager
Carol Burt, Inspections & Licensing Department
Red Deer Policing Committee/Taxi Commission

Box 5008
Red Deer, Alberta
T4N 3T4

The City of Red Deer



FILE

Office of the City Clerk

July 28, 1998

Mr. Bill Birch, Driver/Owner
96 Rutherford Drive
Red Deer, AB T4P 3C2

Dear Sir:

Re: Health Bylaw Amendment No. 2934/A-98 / Partial Ban On Smoking In Taxi Cabs

At the City of Red Deer's Council meeting held Monday, July 27, 1998, Council gave Health Bylaw Amendment 2934/A-98 three readings. Health Bylaw Amendment 2934/A-98 provides for a partial ban on smoking in taxi cabs and amends current Health Bylaw No. 2934/87 in that respect. I have attached hereto for your information, a copy of Health Bylaw Amendment No. 2934/A-98.

As well, please find attached a copy of Health Bylaw No. 2934/897, as amended. Please ensure your drivers are aware of this bylaw and the amendments contained therein. Should you require additional copies of Health Bylaw No. 2934/87, they can be obtained from the City Clerk's Office at a cost of \$3.00 each.

Please do not hesitate to contact Mr. Ryan Strader, Inspections and Licensing Manager, at 342-8190, should you require further clarification or information in this regard.

Sincerely,



Kelly Kloss
City Clerk's

/clr
attchs.

c R. Strader, Inspections & Licensing Manager
Carol Burt, Inspections & Licensing Department
Red Deer Policing Committee/Taxi Commission



Box 5008
Red Deer, Alberta
T4N 3T4

The City of Red Deer

DATE: July 21, 1998

TO: City Council

FROM: City Clerk

RE: *Petition For Stop Signs at Corners of 59 Street and 60 Avenue*

At the Council meeting of April 20, 1998, the following resolution was passed regarding the above request:

“RESOLVED that Council of The City of Red Deer, having considered a Petition submitted by Mr. Mitch Riley “et al”, re: Stop Signs at Corners of 59 Street and 60 Avenue, hereby agrees:

1. That prior to consideration of the installation of a four-way stop at the noted location, that the R.C.M.P. monitor this situation and the speed in the area for up to two months, providing enforcement where required; and
2. That, once the R.C.M.P. have completed the monitoring of this area, that a report be submitted back to Council outlining the nature and status of this situation.”

Attached are the relevant administrative reports for Council's consideration.



Kelly Kloss
City Clerk

KK/clr
attchs.



Royal Canadian Mounted Police
Gendarmerie royale du Canada

Security Classification/Designation
Classification/désignation sécuritaire

PROTECTED "A"

Red Deer City Traffic Services
4811-49th Street,
Red Deer Alberta T4N 6A1

Your File Votre référence

Red Deer City Hall,
4914 - 48th Avenue
Red Deer Alberta T4N 3T5

Our File Notre référence

1998-07- 3

Mr. Kelly KLOSS , City Clerk

Traffic Concerns in the area of 60th. Street & 59th. Avenue, Red Deer

This memorandum is response to complaints about traffic in the 60th., Street and 59th. Avenue of the Fairview area. The complaints were made based on the complainants wishes for a traffic light in this area.

Geographically, this area is not found to be a problem area. The West end of 60th. Street goes through a school/playground area, then the road follows up the hill to Taylor Drive. We have found that there are some speeding going on in this area but not any worse or better than other areas of the City. It appears that the traffic flow is well aware of the school/playground zone, and high speed does not appear to be a problem. There are few accidents in this area and that neither poses a major problem.

Despite comments that the complainant in this case, has not seen our members in this area, I assure you that we take it as a matter of course in monitoring all area were complaints of traffic problems arise. In comparison to other areas of the City, this area does not at this time pose a problem of any magnitude. The only thing I can suggest, is that we continue to monitor the situation over an extended period of time to see if problems develop in the area.

We did a four-man operation on two days last week for 2 hour intervals, and did not experience a great amount of violations.

R.G. "Bob" BLAIR, Sgt.
i/c Red Deer City Traffic Services

PETITION

TO: THE MAYOR AND COUNCIL OF THE CITY OF RED DEER IN THE PROVINCE OF ALBERTA

WE, THE UNDERSIGNED PERSONS, BEING ELECTORS OF THE CITY OF RED DEER IN THE PROVINCE OF ALBERTA, HEREBY PETITION COUNCIL FOR/TO:

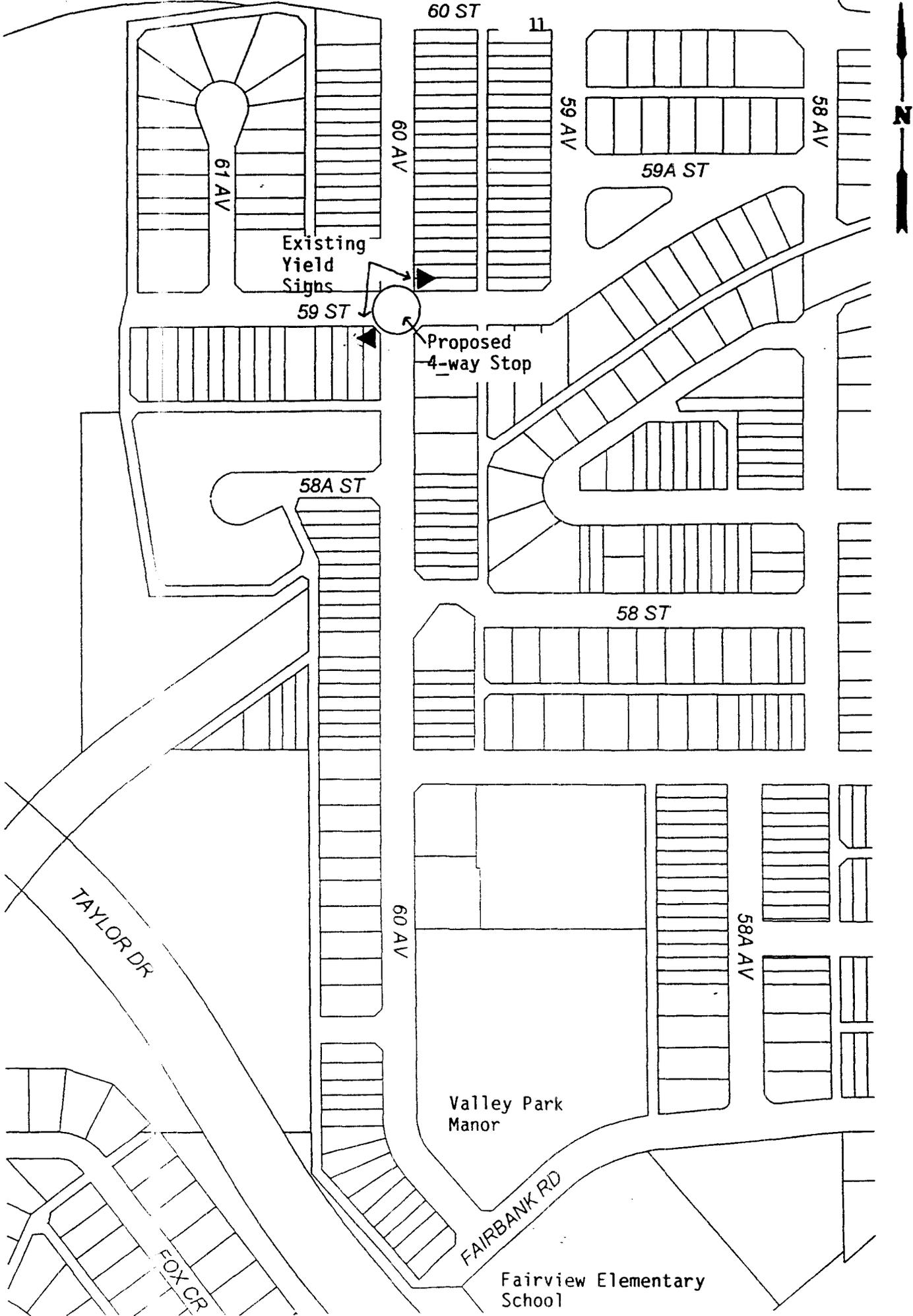
for Stop signs to be placed on the corners of 59th Street and 60th Ave
to help control speed of North & South bound traffic.

NAME OF THE PERSON WHO IS THE REPRESENTATIVE OF THE PETITIONERS

Mitch Riley / Mitch Riley

EACH PETITIONER, BY SIGNING THIS PETITION, CERTIFIES THAT HE OR SHE IS AN ELECTOR OF THE CITY OF RED DEER

PRINTED NAME OF PETITIONER	SIGNATURE OF PETITIONER	DATE	COMPLETE MUNICIPAL ADDRESS	LOT	BLOCK	PLAN	SIGNATURE OF ADULT WITNESS
Mitch Riley	Mitch Riley	March 31/98	5903 60 th Ave				Mitch Riley
JANET WALK	Janet Walk	March 31/98	5907 60 Ave				Mitch Riley
MUMASINA WALK	Mumasinga Walk	March 31/98	5907 60 Ave				Mitch Riley
Jocelyn KAISER	Jocelyn Kaiser	March 31/98	5915 60 Ave				Mitch Riley
Rosanne Waterman	Rosanne Waterman	March 31/98	5919 60 Ave				Mitch Riley
Daun Day	Daun Day	March 31/98	5919-60 AVE				Mitch Riley
Sharon (Mrs) Jones	Sharon Jones	March 31/98	5927 60 Ave				Mitch Riley
Sharon Jones	Sharon Jones	March 31/98	5925 60 Ave				Mitch Riley
Herta McCrimmon	HERTA McCrimmon	March 31/98	5931-60 AVE				Mitch Riley
ARON Baker	Aron Baker	March 31/98	5933 60 Ave				Mitch Riley
DeJ Alliaro	DeJ Alliaro	March 31/98	5939 60 AVE				Mitch Riley
BETTY BARKER	Betty Barker	March 31/98	5942-60 AVE				Mitch Riley
Sean Baker	Sean Baker	March 31/98	5936 60 Ave				Mitch Riley
STEVEN MURPHY	Steven Murphy	March 31/98	5932 60 Ave				Mitch Riley
CHRISTINA MURPHY	Christina Murphy	March 31/98	5935 60 AVE				Mitch Riley



60 ST

11

61 AV

60 AV

59 AV

58 AV

Existing Yield Signs

59 ST

Proposed 4-way Stop

59A ST

58A ST

58 ST

TAYLOR DR

60 AV

58A AV

Valley Park Manor

FAIRBANK RD

FOX CR

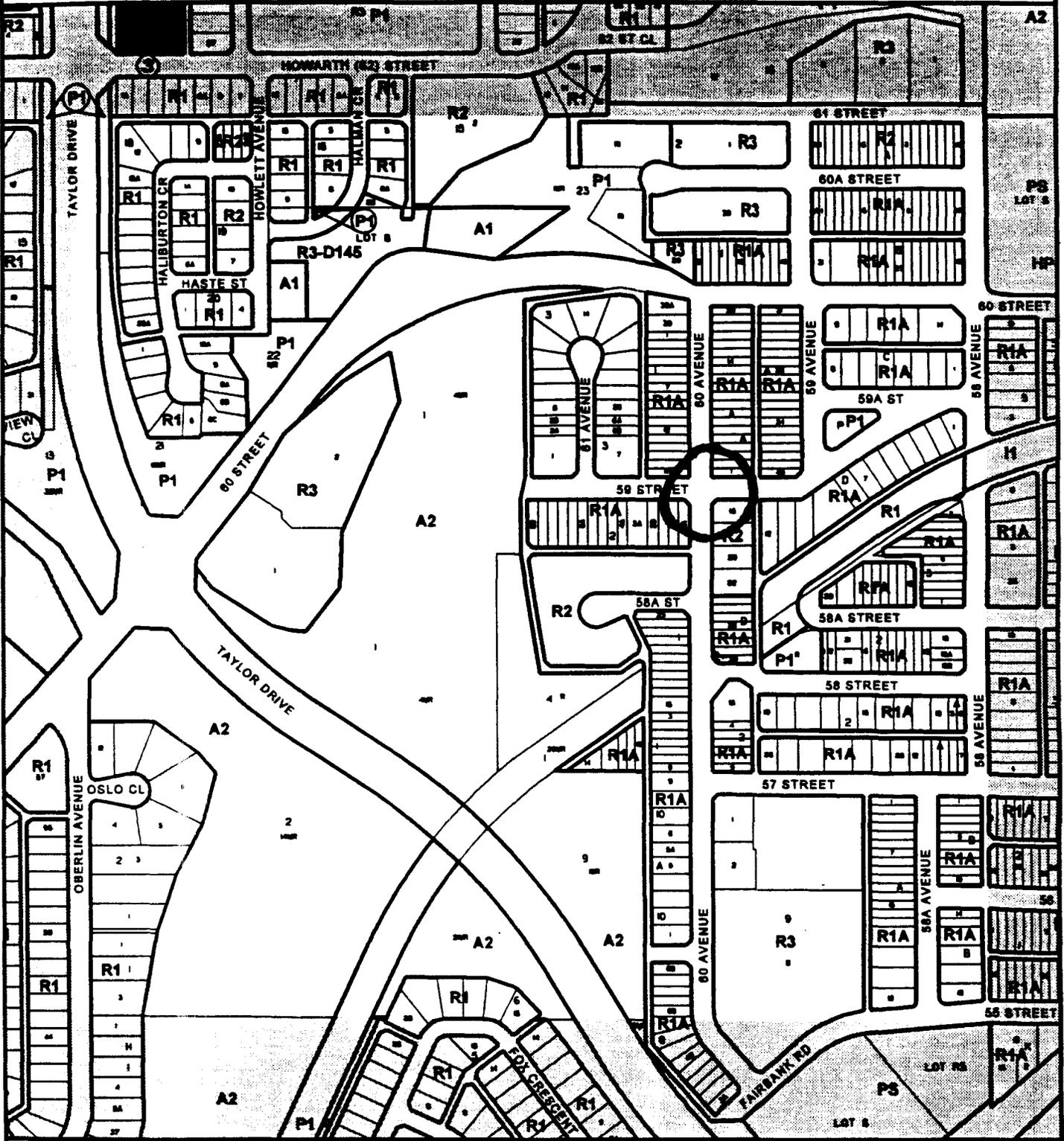
Fairview Elementary School



THE CITY OF RED DEER - LAND USE BYLAW

LAND USE DISTRICTS

E10



BYLAW NUMBER - 3156/96

AMENDMENTS:

3156 / H - 96 26 - August - 1996

SEE SECTION SIX FOR LANDUSE DISTRICT DEFINITIONS

D11	E11	F11
D10	E10	F10
D9	E9	F9



SCALE 1:5000
04-SEP-1996 11:27

S.W. 1/4 -20-38-27-4

DATE: April 14, 1998
TO: City Clerk
FROM: Engineering Services Manager
**RE: PETITION FOR STOP SIGNS ON THE 4 CORNERS OF 60 AVENUE
AND 59 STREET**

We have reviewed our file for past complaints relative to this intersection and conducted a field inspection to confirm any existing signs controlling the intersection. We found the following:

1. There are existing yield signs controlling east/west traffic on 59 Street, as per the attached diagram. This establishes the right of way to north/south traffic. The yield signs were installed by The City in 1994.
2. We have a record of five previous requests since 1976 for either stop or yield signs at this intersection. The most recent was one in 1994 and one in 1998. Based on this history, no further action has been taken by the Administration.
3. Parking is permitted on both sides of 60 Avenue and on both sides of 59 Street. The constructed pavement width is 9.75 m (32 ft) in both cases, which provides two very narrow travel lanes of approximately 2.75 m (9 ft) on each roadway.
4. With these design standards, both roadways are classified as local residential roadways and, as such our policy is not to provide right of way signing internally within subdivisions due to the low traffic volumes, low traffic speeds, cost, and general street clutter. The common right hand rule, as provided in the Provincial Highway Traffic Act, is deemed to be sufficient in most cases.
5. The reason for installation of the yield signs in 1994 is unclear, but is expected to be due to the four-legged intersection or the anticipated need to provide a clear route to the Valley Park Manor Nursing Home for emergency response vehicles.

ITEMS TO CONSIDER

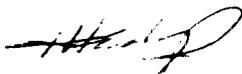
- a. There are existing yield signs controlling east/west traffic at this intersection.

City Clerk
Page 2
April 14, 1998

- b. Stop signs are not recommended by the Institute of Traffic Engineers or by the Manual of Traffic Control Devices of Canada as a method to control vehicle operating speeds.
- c. Speed limit enforcement is a more widely accepted practice for controlling vehicle speeds.
- d. A typical four-way stop intersection control is recognized as one of many traffic calming devices which are intended to minimize shortcutting traffic and save the roadway for local traffic use only.
- e. The estimated cost to convert the intersection to four-way stop control is \$510, which would be funded from the Public Works Sign Maintenance Budget.
- f. The neighbourhood has submitted a +/- 50 name petition requesting the installation of a four-way stop intersection.

RECOMMENDATION

In the absence of a traffic study or history of accidents or traffic calming device policy for The City of Red Deer, it is difficult to make a definite recommendation in this instance. However, considering the neighbourhood desire and the existing signage, we would not object to the installation of a four-way stop at this intersection. If vehicle speed is the sole factor for the request, Council may wish to request additional enforcement and consider leaving the existing yield signs as is.



Ken G. Haslop, P. Eng.
Engineering Services Manager

KGH/emr
Att.
c. Public Works Manager
c. Traffic Engineer
c. Emergency Services Manager
c. Community Services Director
c. Principal Planner
c. RCMP - Inspector in Charge

Comments:

We recommend that no action be taken respecting the installation of stop signs.

"G. D. Surkan"
Mayor

"N. Van Wyk"
City Manager

FILE

Council Decision - July 27, 1998 Meeting

DATE: July 28, 1998
TO: O.i/c Red Deer City Detachment
FROM: City Clerk
RE: Petition for Stop Signs at Corners of 59 Street & 60 Avenue

Reference Report: City Clerk dated July 21, 1998

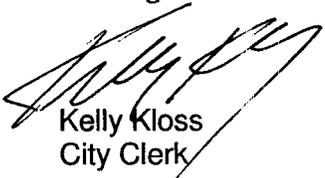
Resolution: N/A

Report Back to Council Required:

Yes. This item will be considered at the Council Meeting of Monday, August 24, 1998.

Comments/Further Action:

In accordance with the wishes of the Petitioner, this matter will be presented at the August 24, 1998 Council Meeting to enable the R.C.M.P. to monitor the intersection in question. I ask that your report be submitted to this office by Friday, August 14, 1998 so as it may be included on the August 24th Council Agenda.


Kelly Kloss
City Clerk

/clr
attchs.

c Director of Community Services
Public Works Manager
Engineering Services Manager
Sgt. Bob Blair, i/c Red Deer City Traffic Services
Traffic Engineer
Fire Chief/Emergency Services Manager
Principal Planner

FILE

Office of the City Clerk

July 28, 1998

Mr. Mitch Riley
5903-60 Avenue
Red Deer, AB T4N 4W6

Dear Mr. Riley:

Re: Petition for Stop Signs at Corners of 59 Street and 60 Avenue

At Council's meeting held Monday, July 27, 1998, consideration was once again given to the above. At that meeting, Council agreed that this matter be deferred to the Monday, August 24, 1998 Council Meeting to allow the R.C.M.P. an opportunity to update their review of the concerns in question.

Please phone this office at 342-8132 to establish a convenient time for you to attend that meeting. The relevant administrative reports will be available to you and can be picked up at the City Clerk's Office on August 21, 1998.

Please do not hesitate to contact me should you require any additional information or clarification in this regard.

Sincerely,



Kelly Kloss
City Clerk

/clr

c O.i/c Red Deer City Detachment
Engineering Services Manager



DATE: June 30, 1998

TO: City Council

FROM: City Clerk

RE: *Land Use Bylaw Amendment 3156/U-98, Request For Redesignation
Remainder of the SW ¼ Section 11-38-27-4
Lancaster Meadows - Phase 7 (The City of Red Deer)*

A Public Hearing has been advertised for the above noted Land Use Bylaw Amendment, to be held on Monday, July 27, 1998 in the Council Chambers at 7:00 p.m.

Land Use Bylaw Amendment 3156/U-98 provides for the redesignation of 0.95 ha (2.38 ac) of land from A1 Future Urban Development District to R1 Residential (Low Density) District. The redesignation will accommodate approximately 11 single family lots.

RECOMMENDATION

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

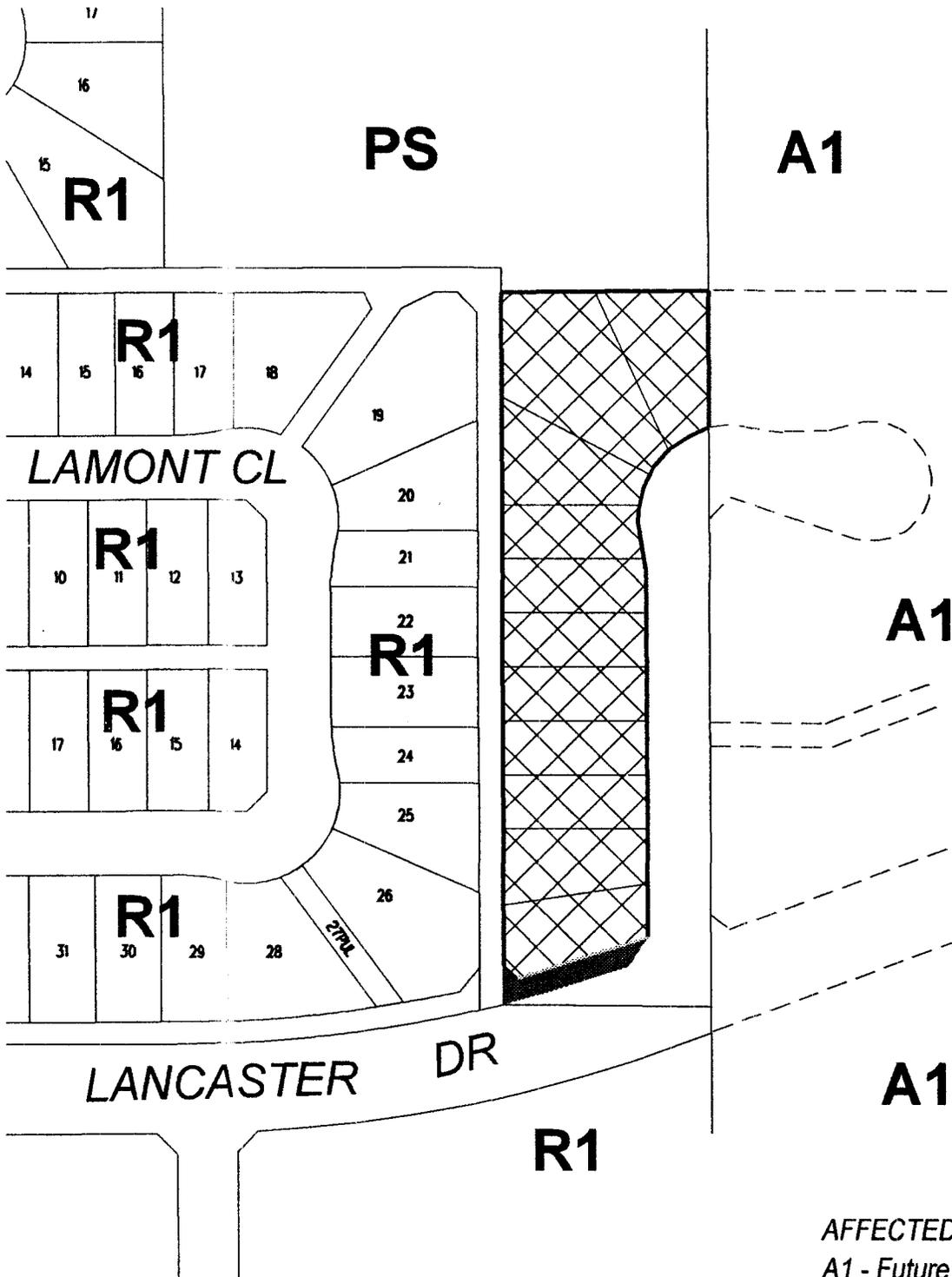


Kelly Kloss
City Clerk

/clr
attchs.

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Change from: A1 to R1 
 A1 to P1 

AFFECTED DISTRICTS:
 A1 - Future Urban Development
 R1 - Residential (Low Density)
 P1 - Parks & Recreation

MAP No. 17 / 98
 BYLAW No. 3156 / U- 98

FILE

Council Decision - July 27, 1998 Meeting

DATE: July 28, 1998
TO: Principal Planner
FROM: City Clerk
RE: *Land Use Bylaw Amendment 3156/U-98, Request for Redesignation
Remainder of the SW ¼ Section 11-38-27-4 / Lancaster Meadows - Phase 7
(The City of Red Deer)*

Reference Report: City Clerk dated June 30, 1998

Bylaw Readings:

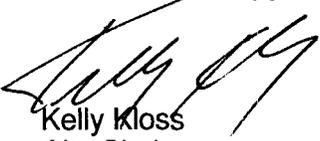
Land Use Bylaw Amendment 3156/U-98 was given 2nd & 3rd Readings, a copy is attached hereto.

Report Back to Council Required: No

Comments/Further Action:

Land Use Bylaw Amendment 3156/U-98 provides for the redesignation of 0.95 ha (2.38 ac) of land from A1 Future Urban Development District to R1 Residential (Low Density) District. The redesignation will accommodate approximately 11 single family lots.

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



Kelly Kloss
City Clerk

/clr
attchs.

c Director of Development Services
Director of Community Services
E. L. & P. Manager
Fire Chief/Manager Emergency Services
City Assessor
Land and Economic Development Manager

D. Kutinsky, Graphics Designer
S. Ladwig, Council & Committee Secretary
C. Rausch

Item No. 2

DATE: July 21, 1998
TO: City Council
FROM: City Clerk
RE: *Land Use Bylaw Amendment 3156/V-98, Request For Redesignation
Part of the SE ¼ Section 11-38-27-4
Lancaster East "Lonsdale" Subdivision - Stages 1A & 1B
Laebon Developments Ltd.*

A Public Hearing has been advertised for the above noted Land Use Bylaw Amendment, to be held on Monday, July 27, 1998 in the Council Chambers at 7:00 p.m.

Land Use Bylaw Amendment 3156/V-98 provides for the redesignation of 9.03 ha (22.33 ac) of land. The proposed redesignation will be from A1 Future Urban Development District to R1 Residential (Low Density) District and P1 Parks and Recreation District. This redesignation will accommodate approximately 87 single family lots and three municipal reserve lots of which one will form part of the school/park site in the area.

With regard to the Parks & Recreation sites, the largest of these sites located adjacent to the 32 Street extension should have been redesignated from A1 to PS in order to be consistent with the area's Outline Plan. As a result, it is requested that attached revised Map No. 18/98 be substituted for the current map.

RECOMMENDATION

That following the Public Hearing:

1. A resolution be passed amending Land Use Bylaw 3156/V-98 to include the revised map.
2. Land Use Bylaw Amendment 3156/V-98 may be given 2nd and 3rd Readings.



Kelly Kloss
City Clerk

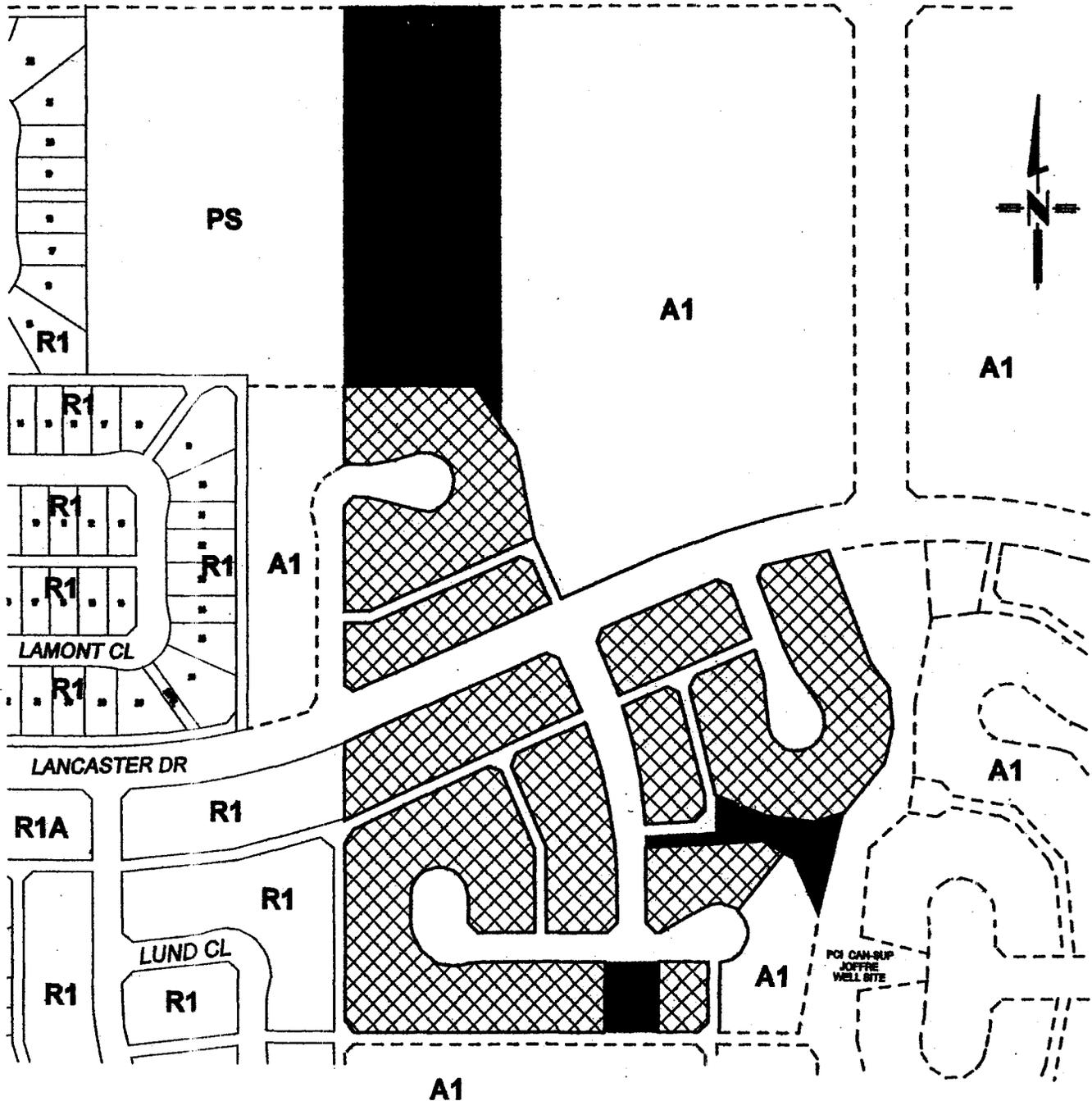
/clr
attchs.

Current Map

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT

32 STREET EXTENTION



Change from: A1 to R1
 A1 to P1



AFFECTED DISTRICTS:

- A1 - Future Urban Development
- R1 - Residential (Low Density)
- P1 - Parks & Recreation

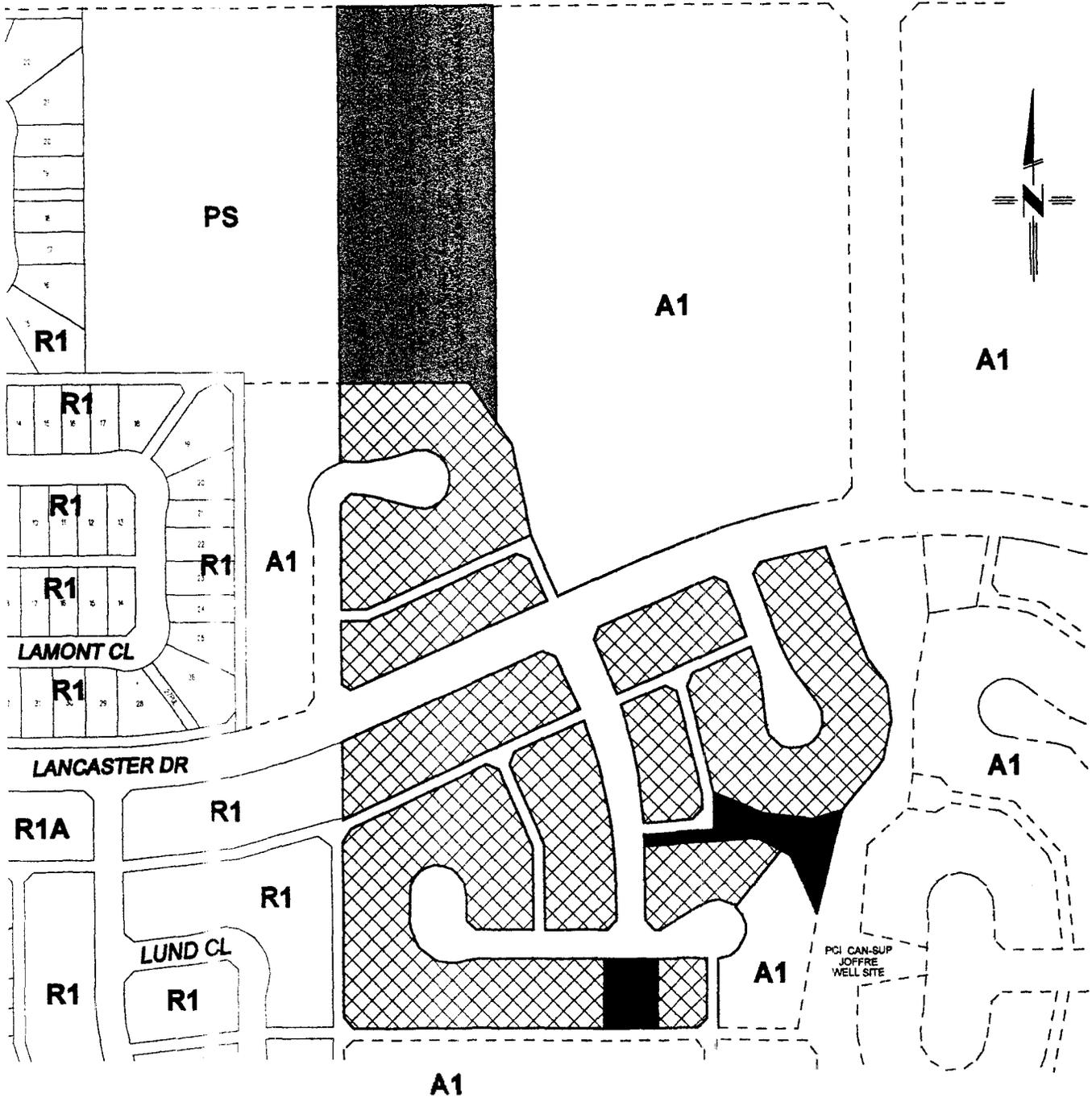
MAP No. 18 / 98
 BYLAW No. 3156 / V- 98

Revised Map

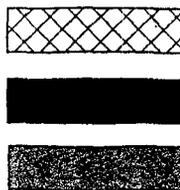
The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT

32 STREET EXTENTION



Change from: A1 to R1
 A1 to P1
 A1 to PS



AFFECTED DISTRICTS:

- A1 - Future Urban Development
- R1 - Residential (Low Density)
- P1 - Parks & Recreation

MAP No. 18 / 98
 BYLAW No. 3156 / V-98

FILE

Council Decision - July 27, 1998 Meeting

DATE: July 28, 1998
TO: Principal Planner
FROM: City Clerk
RE: *Land Use Bylaw Amendment 3156/V-98, Request For Redesignation
Part of the SE ¼ Section 11-38-27-4
Lancaster East "Lonsdale" Subdivision - Stages 1A & 1B
Laebon Developments Ltd.*

Reference Report: City Clerk dated July 21, 1998

Resolution:

"RESOLVED that Council of The City of Red Deer, hereby agrees that Land Use Bylaw Amendment No. 3156/V-98 be amended prior to consideration of 2nd and 3rd Readings by deleting Map 18/98 currently forming part of the bylaw and replacing it with revised Map 18/98 forming part of the report from the City Clerk dated July 21, 1998."

Bylaw Readings:

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

Report Back to Council Required: No

Comments/Further Action:

Land Use Bylaw Amendment 3156/V-98 provides for the redesignation of 9.03 ha (22.33 ac) of land. The proposed redesignation will be from A1 Future Urban Development District to R1 Residential (Low Density) District and P1 Parks and Recreation District. This redesignation will accommodate approximately 87 single family lots; 2 Parks and Recreation lots and 1 Public Service District which will form part of the school/park site in the area.

A Public Hearing was held with respect to Land Use Bylaw Amendment 3156/V-98. Prior to this bylaw being presented for 2nd & 3rd Readings, Council passed the above noted resolution, amending same. Subsequent to the passage of the noted resolution Council gave 2nd & 3rd Readings to this bylaw amendment.

Principal Planner
July 28, 1998
Page 2

Our office will now be updating the office consolidation copy of the Land Use Bylaw and distributing same in due course.



Kelly Kloss
City Clerk

/clr
attchs.

- c Director of Development Services
- Director of Community Services
- E. L. & P. Manager
- Fire Chief/Manager Emergency Services
- City Assessor
- Land and Economic Development Manager
- Doug Kutinsky, Graphics Designer
- Council and Committee Secretary, S. Ladwig
- C. Rausch

FILE

Office of the City Clerk

July 28, 1998

Laebon Developments Ltd.
5128-52 Street
Red Deer, Alberta
T4N 6Y4

Dear Sir:

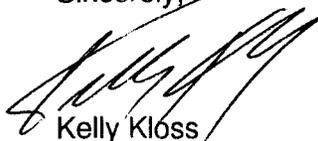
Re: **Land Use Bylaw Amendment 3156/V-98, Request For Redesignation
Part of the SE ¼ Section 11-38-27-4
Lancaster East "Lonsdale" Subdivision - Stages 1A & 1B
Laebon Developments Ltd.**

At the City of Red Deer's Council meeting held Monday, July 27, 1998, a Public Hearing was held with respect to Land Use Bylaw 3156/V-98. Following the Public Hearing, Land Use Bylaw Amendment 3156/V-98, as amended, was given second and third readings, a copy of which is attached hereto. Please note that prior to being presented for second and third readings, Council passed a resolution amending Map 18/98.

Land Use Bylaw Amendment 3156/V-98 provides for the redesignation of 9.03 ha (22.33 ac) of land. The proposed redesignation will be from A1 Future Urban Development District to R1 Residential (Low Density) District and P1 Parks and Recreation District. This redesignation will accommodate approximately 87 single family lots; 2 Parks and Recreation lots and 1 Public Service District which will form part of the school/park site in the area.

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

Sincerely,



Kelly Kloss
City Clerk

/clr
attchs.

c Principal Planner
Land & Economic Development Manager
Council & Committee Secretary, S. Ladwig

Box 5008
Red Deer, Alberta
T4N 3T4

The City of Red Deer



Date: July 20, 1998
To: Kelly Kloss, City Clerk
From: Frank Wong, Planning Assistant
Re: Land Use Bylaw Amendment 3156/Z-98
All of Section 34-37-27-4
Proposed Landfill Site
The City of Red Deer

The City of Red Deer annexed the above land (Order in Council No. 459/96) and wish to designate the land to a City Land Use Bylaw district. It is proposed to designate the land to A1 Future Urban Development District wherein utilities and sanitary landfill is a discretionary use.

Staff Recommendation

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

Sincerely,

A handwritten signature in black ink that reads "Frank Wong". The signature is written in a cursive, flowing style.

Frank Wong
Planning Assistant

Attachment

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



19 ST (Delburne Road)

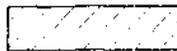
40 AVENUE

30 AVENUE

34
37-27-W4th

City boundary

Annexed lands to be
redesignated to A1
(Future Urban Development)



Comments:

We recommend that Council proceed with 1st Reading of Land Use Bylaw Amendment No. 3156/Z-98.

"G. D. Surkan"
Mayor

"N. Van Wyk"
City Manager

FILE

Council Decision - July 27, 1998 Meeting

DATE: July 28, 1998
TO: Principal Planner
FROM: City Clerk
RE: *Land Use Bylaw Amendment 3156/Z-98
All of Section 34-37-27-4 / Proposed Landfill Site
The City of Red Deer*

Reference Report: Frank Wong, Planning Assistant, dated July 20, 1998

Bylaw Readings:

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

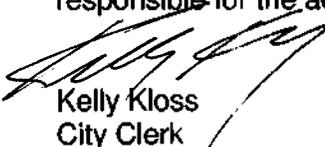
Report Back to Council Required:

Yes. A Public Hearing has been scheduled to be held in the Council Chambers at 7:00 p.m. on Monday, August 24, 1998.

Comments/Further Action:

Land Use Bylaw Amendment No. 3156/Z-98 provides for the redesignation of land to A1 Future Urban Development District wherein utilities and sanitary landfill are discretionary uses.

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

/clr
attchs.

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



**PARKLAND
COMMUNITY
PLANNING
SERVICES**

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

Date: July 21, 1998

To: Kelly Kloss
City Clerk

From: Paul Meyette
Principal Planner

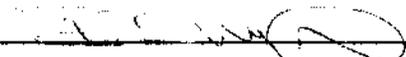
RE: **LAND USE BYLAW AMENDMENT 3156/CC-98**
HERITAGE BUSINESS PARK
LOT 3, BLOCK 14, PLAN 812 0222
LOT 9, BLOCK 14, PLAN 812 3230

As Council may be aware, Parkland Community Planning Services had written to all landowners in the Direct Control District to initiate a process of eliminating most of the Direct Control Districts in favor of more conventional districting. In response to our correspondence, several properties have been rezoned including several properties in the Heritage Business Park and the Bower owned lands in south Red Deer.

Another two properties in Heritage Business Park have now requested a Land Use Bylaw change. One property is located at the southeast corner of Taylor Drive and 68th Street (owned by Petro Canada) and the second property is located west of Fountain Tire between 67th Street and 67A Street. Both have requested rezoning to the C4 (Major Arterial) District from DC(2). The DC(2) District allows a wide range of uses from warehouse to office to sales. The C4 (Major Arterial) District is much more focused to retail and commercial services.

RECOMMENDATION

Planning staff recommend that Council give first reading to Land Use Bylaw Amendment 3156/CC-98.

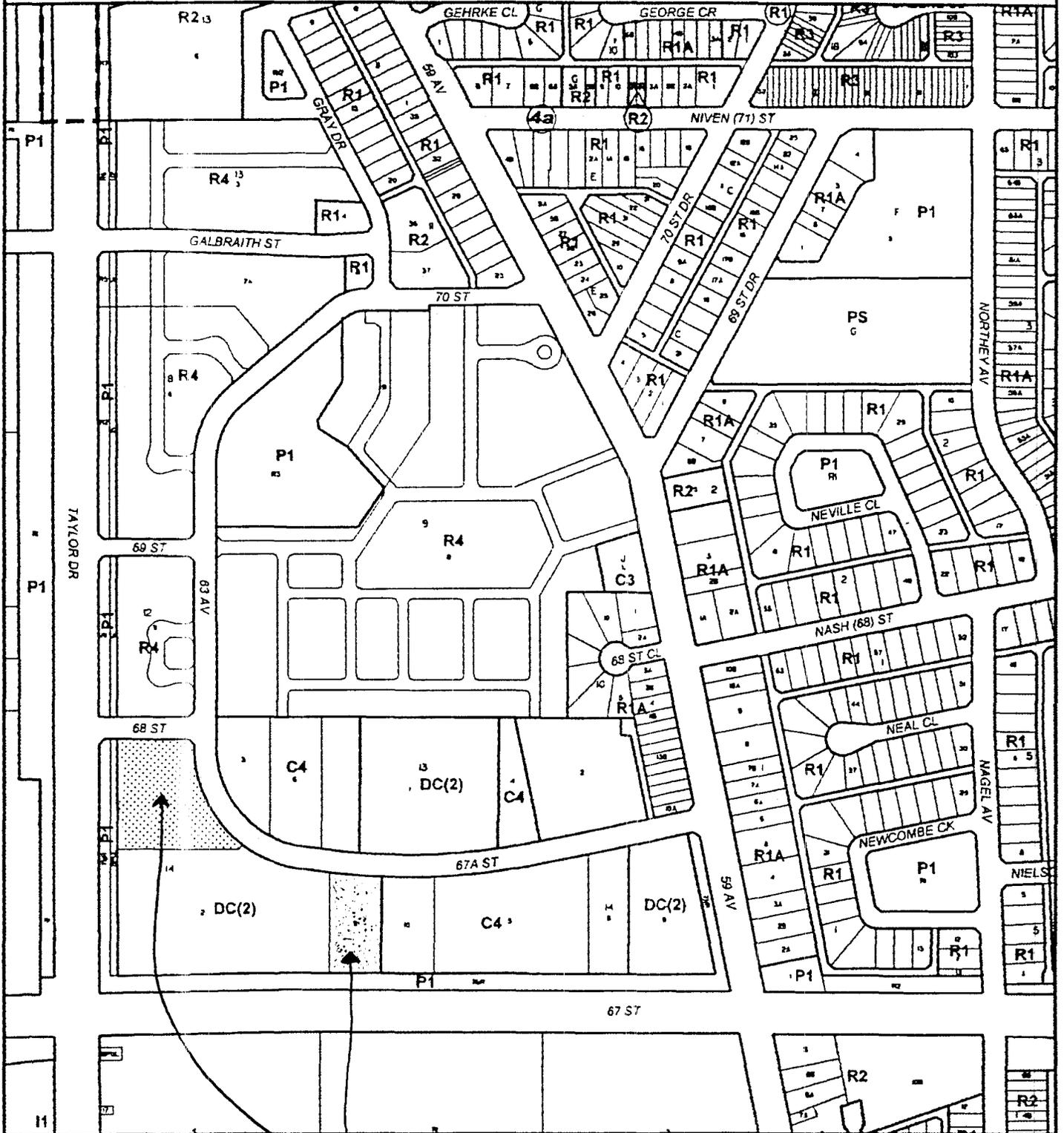

Paul Meyette, ACP, MCIP
Principal Planner

PM/tb

THE CITY OF RED DEER - LAND USE BYLAW

LAND USE DISTRICTS

E12



BYLAW NUMBER - 3156/96

AMENDMENTS:

3156 / V - 97 25 - Aug - 1997

*Redesignation
from DC(2) to C4*

SEE SECTION SIX FOR
LANDUSE DISTRICT DEFINITIONS

D13	E13	F13
D12	E12	F12
D11	E11	F11

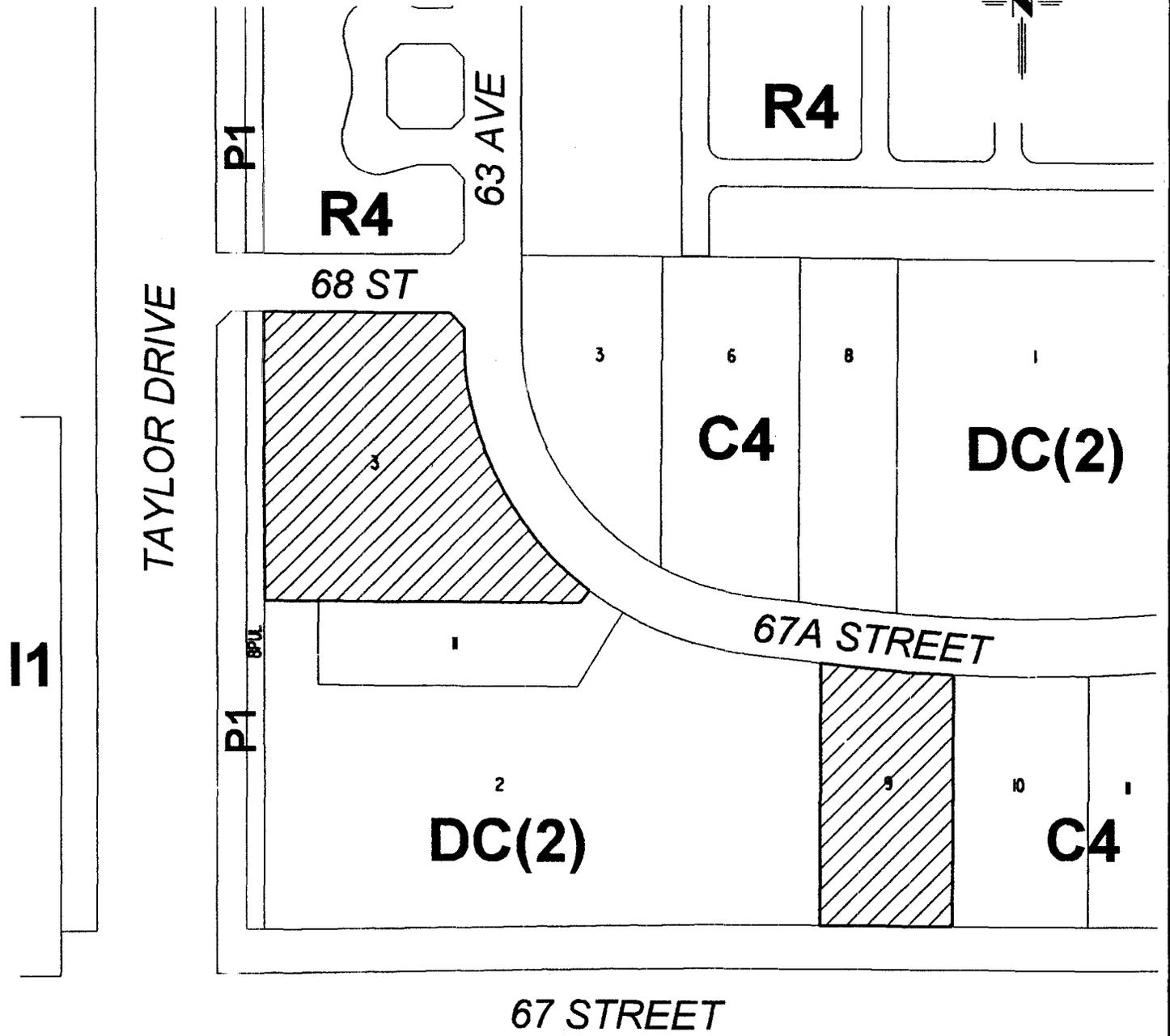


SCALE 1:5000
03-SEP-1997 07.39

S.W. 1/4 -29-38-27-4

The City of Red Deer

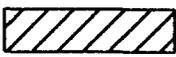
PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

DC(2) - Direct Control District No. 2

C4 - Commercial (Major Arterial) District

Change from: DC(2) to C4 

MAP No. 24 / 98
BYLAW No. 3156 / CC - 98

Comments:

We recommend that Council proceed with 1st Reading of Land Use Bylaw Amendment No. 3156/CC-98.

"G. D. Surkan"
Mayor

"N. Van Wyk"
City Manager

FILE

Office of the City Clerk

July 28, 1998

Mr. Bob Miller
c/o Petro Canada
Box 2844
101 - 6 Avenue, S.W.
Calgary, AB T2P 3E3

Dear Sir:

Re: **Land Use Bylaw Amendment 3156/CC-98**
Heritage Business Park
Lot 3, Block 14, Plan 812-0222 / Lot 9, Block 14, Plan 812-3230

At the City of Red Deer's Council meeting held Monday, July 27, 1998, 1st Reading was given to Land Use Bylaw Amendment 3156/CC-98, a copy of which is attached hereto.

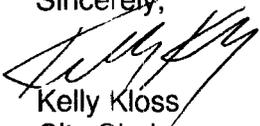
Land Use Bylaw Amendment 3156/CC-98 provides for the redesignation of two properties. The first, located at the Southeast corner of Taylor Drive and 68 Street (owned by Petro Canada) and the second property is located west of Fountain Tire between 67 Street and 67A Street. This amendment provides for the rezoning of DC(2) to C4 (Major Arterial) District. The C4 (Major Arterial) District is more focused to retail and commercial services.

This office will now proceed with the advertising for a Public Hearing to be held on Monday, August 24, 1998 at 7:00 p.m., or as soon thereafter as Council may determine, in the Council Chambers of City Hall.

In accordance with the Land Use Bylaw, you are required to deposit with the City Clerk, prior to public advertising, an amount equal to the estimated cost of advertising, which in this instance is \$250.00. The advertising costs in this instance will be divided equally between the two properties in question. We require this deposit by no later than 10:00 a.m., Wednesday, August 5, 1998, in order to proceed with the advertising. Once the actual cost of advertising is known, you will either be invoiced for or refunded the difference.

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

Sincerely,


Kelly Kloss
City Clerk

/clr
attchs.

c Principal Planner S. Ladwig, Council & Committee Secretary
Mr. Ralph Salomons

The City of Red Deer

Box 5008
Red Deer, Alberta
T4N 3T4



FILE

Office of the City Clerk

July 28, 1998

Mr. Bill Hull
c/o 67 Street Liquor Store
6207-67 A Street
Red Deer, AB T4P 2Z9

Dear Sir:

Re: **Land Use Bylaw Amendment 3156/CC-98**
Heritage Business Park
Lot 3, Block 14, Plan 812-0222 / Lot 9, Block 14, Plan 812-3230

At the City of Red Deer's Council meeting held Monday, July 27, 1998, 1st Reading was given to Land Use Bylaw Amendment 3156/CC-98, a copy of which is attached hereto.

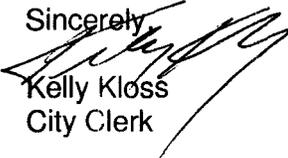
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Sincerely,


Kelly Kloss
City Clerk

/clr
attchs.

c Principal Planner
Council and Committee Secretary, S. Ladwig

Mr. Ralph Salomons, Remax Realty

Box 5008
Red Deer, Alberta
T4N 3T4

The City of Red Deer

FILE

Council Decision - July 27, 1998 Meeting

DATE: July 28, 1998
TO: Principal Planner
FROM: City Clerk
RE: *Land Use Bylaw Amendment 3156/CC-98*
Heritage Business Park
Lot 3, Block 14, Plan 812-0222
Lot 9, Block 14, Plan 812-3230

Reference Report: Principal Planner dated July 21, 1998

Bylaw Readings:

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

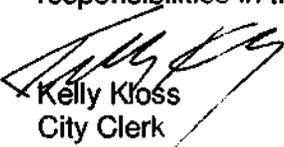
Report Back to Council Required:

Yes. A Public Hearing has been advertised to be held Monday, August 24, 1998 at 7:00 p.m. in the Council Chambers.

Comments/Further Action:

Land Use Bylaw Amendment 3156/CC-98 provides for the redesignation of two properties. The first, located at the Southeast corner of Taylor Drive and 68 Street (owned by Petro Canada) and the second property is located west of Fountain Tire between 67 Street and 67A Street. This amendment provides for the rezoning of DC(2) to C4 (Major Arterial) District. The C4 (Major Arterial) District is more focused to retail and commercial services.

This office will now proceed with the advertising for a Public Hearing. Paul Meyette has advised that Bill Hull will be responsible for half of the costs of advertising in this instance. Our office confirmed with Mr. Ralph Salomons at Remax that the other half of the advertising costs would be paid for by Petro Canada (Mr. Bob Miller). I have advised Mr. Hull and Mr. Miller of their responsibilities in this regard and have attached hereto copies of those letters.


Kelly Kloss
City Clerk

/clr
attchs.

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

City Assessor
Land & Economic Development Manager
S. Ladwig, Council & Committee Secretary



**PARKLAND
COMMUNITY
PLANNING
SERVICES**

Suite 500, 4808 Ross Street
Red Deer, Alberta T4N 1X5
Phone: (403) 343-3394
FAX: (403) 346-1570
e-mail: pcps@telusplanet.net

Date: July 21, 1998

To: City Clerk

From: Paul Meyette
Principal Planner

Re: **R3 (Multiple Family) District
Land Use Bylaw Amendment 3156/DD-98**

The purpose of the R3 (Multiple Family) District in the City of Red Deer Land Use Bylaw is to "accommodate and control medium and high density residential development". While the district clearly accommodates multiple family use, planning staff are concerned that there is not an adequate level of control available within the existing district. Much of the existing R3 development occurred before the existing planning processes were in place.

BACKGROUND INFORMATION

The current R3 District allows multi-attached buildings and multiple family buildings as permitted uses. The density of development is not specifically addressed within this district; instead a density overlay district is applied to many properties indicating the maximum number of persons that could be accommodated on the site. This density district overlay provides a degree of certainty to surrounding landowners in that it provides a maximum limit on the number persons allowed on the site; most landowners have developed to that limit. Unfortunately not all R3 properties have a density district overlay. The lack of a density district overlay means that an owner has an unlimited amount of density, subject to other requirements in the land use bylaw (site coverage, setbacks, parking, landscaping). The Municipal Government Act states that the "development authority must, if the application otherwise conforms to the land use bylaw, issue a development permit with or without conditions, as provided for in the land use bylaw". The current wording in the land use Bylaw, therefore does not make provision for the Municipal Planning Commission to fully consider issues such as the impact on the neighbourhood, roads, services or adjoining properties if an existing multiple family or multi-attached building is enlarged or replaced with a larger building.

PUBLIC INTEREST

The largest investment that most individuals make is in their residence. After making that investment, they would like to ensure that the remaining development or redevelopment will contribute in a positive way to their neighbourhood. If an R3

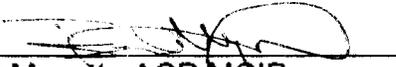
property is redeveloped in an existing neighbourhood, these residents should have the opportunity to comment on neighbourhood impacts in terms of overall neighbourhood density, parking congestion, road congestion, view and the use and enjoyment of their property. Other issues the Municipal Planning Commission may wish to consider in a substantial redevelopment include the impact on Municipal Services, road capacity and other technical issues. The current wording in the land use bylaw does not clearly provide the opportunity for Municipal Planning Commission to consider these issues in their decision. Land Use Bylaw 3156/DD-98 will ensure that the Municipal Planning Commission can consider these factors in any decision related to the development or redevelopment of a multiple family site. It should be noted that almost all new multiple family development sites are in new neighbourhoods where the Outline Plan process addresses the issues of neighbourhood impact; most of these new neighbourhood sites are designated R2 wherein multi family and multi-attached buildings are discretionary uses. This bylaw will have direct application to redevelopment sites in older neighbourhoods and ensure that they receive the same careful consideration.

WHAT IS THE EFFECT OF LAND USE BYLAW AMENDMENT 3156/DD-98

Land Use Bylaw 3156/DD-98 proposes to maintain any existing multiple family or multi-attached building as a permitted use and also allow up to 90 persons per hectare as a permitted use. Any proposed expansion of an existing building or any redevelopment or new development in excess of 90 persons per hectare on an R3 site would become a discretionary use allowing the Municipal Planning Commission to consider public input and the impact on the neighbourhood and the City as a whole; by making these developments discretionary, Municipal Planning Commission would clearly have the authority to examine the merits of any new development proposal. Council should be aware that there are very few redevelopment proposals for R3 sites in older neighbourhoods, however redevelopment of these sites may increase as the existing buildings age

RECOMMENDATION

Planning staff recommend that City Council give first reading to Land Use Bylaw 3156/DD-98.


Paul Meyette ACP MCIP
Principal Planner

Comments:

We recommend that Council proceed with 1st Reading of Land Use Bylaw Amendment 3156/DD-98. A Public Hearing will be held on Monday, August 24, 1998 at 7:00 p.m. in Council Chambers. It should be noted that this matter has been brought to our attention as a result of a possible application that is not yet proceeding. The amendment to the bylaw will allow the Municipal Planning Commission to carefully examine the issues of intensification in older neighborhoods.

"G. D. Surkan"
Mayor

"N. Van Wyk"
City Manager

FILE

Council Decision - July 27, 1998 Meeting

DATE: July 28, 1998
TO: Principal Planner
FROM: City Clerk
RE: *Land Use Bylaw Amendment 3156/DD-98
R3 (Multiple Family) District*

Reference Report: Principal Planner dated July 21, 1998

Bylaw Readings:

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

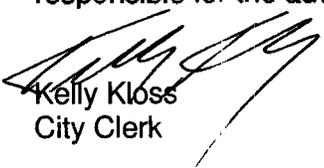
Report Back to Council Required:

Yes. A Public Hearing has been scheduled for Monday, August 24, 1998 at 7:00 p.m. in the Council Chambers.

Comments/Further Action:

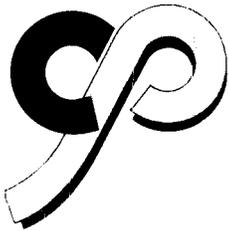
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This office will now proceed with the advertising for a Public Hearing. The City will be responsible for the advertising costs in this instance.


Kelly Kloss
City Clerk

/clr
attchs.

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



**PARKLAND
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Suite 500, 4808 Ross Street
Red Deer, Alberta T4N 1X5
Phone: (403) 343-3394
FAX: (403) 346-1570
e-mail: pcps@telusplanet.net

DATE: July 21, 1998

TO: Kelly Kloss, City Clerk

FROM: Nancy Hackett, Parkland Community Planning Services

RE: LANCASTER SOUTH OUTLINE PLAN

The proposed Lancaster South Outline Plan has been prepared by Parkland Community Planning Services for the City of Red Deer. It has been processed in a manner consistent with the City of Red Deer's *Planning and Subdivision Guidelines (1996)*. The Outline Plan process is significant because, once approved by Council, Outline Plans become the base for future development decisions within the specified area including zoning and subdivision. Any modification to the Plan, once adopted, will require an amendment.

The Lancaster South Outline Plan consists of a 61.6 hectare (152.2 acre) parcel located in the Southeast quadrant of the City on 30th Avenue. It is situated one quarter section south of 32nd Street and one quarter section north of Delburne Road. The property is surrounded primarily by unoccupied agricultural land to the west, east, and south. Also situated to the south is the City of Red Deer Piper Creek Electrical Substation #17. To the north of the property is the existing Lancaster Meadows development, together with Hunting Hills High School and Notre Dame High School.

Background

The proposed Lancaster South Outline Plan has been referred to all applicable City Departments and relevant outside agencies for comment and identification of concerns. Through this referral process, it was determined that some minor modifications were required in order to address concerns held by City of Red Deer departments. Staff from the concerned City departments met at Subdivision Committee on June 16, 1998 to consider possible modifications. Discussion produced a revised Outline Plan that was then prepared for presentation at a neighbourhood meeting for public review and input.

Neighbourhood Public Meeting

A neighbourhood meeting was held on the evening of June 25, 1998 at Holy Family School. The meeting, hosted by Parkland Community Planning Services, was advertised in the Friday June 19, 1998 edition of the *Red Deer Advocate*. In addition, a neighbourhood newsletter was delivered door to door to residents adjacent to the proposed Lancaster South development. Approximately eighteen members of the public attended the meeting. Staff of Parkland Community Planning Services presented the proposed Lancaster South Outline Plan. The City's Recreation, Parks, and Culture Department presented the proposed park plan for the neighbourhood. Representatives of the City's Land and Economic Development and the Engineering Services Departments were also present at the meeting to discuss the Outline Plan and to answer questions.

The majority of comments and questions during the meeting centred on what form possible architectural controls and design standards would take and on the method for integrating semi-detached homes with single family homes in the Lancaster South area. Written comment sheets also presented concerns related to the proposed architectural standards, as well as identifying two issues more specifically affecting the Outline Plan, namely location of the commercial site and the school site location, as cited in the table below.

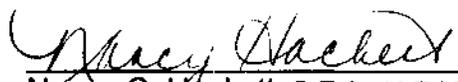
ISSUE/CONCERN	RESPONSE
<p>COMMERCIAL SITE LOCATION</p> <p>The commercial site could be moved to the location of the proposed church site to lessen parking/crowding concerns on Sundays. The commercial site would then be more central for area school children.</p> <p>The commercial site should have a fuel station.</p>	<p>The Catholic School Board has made it clear they prefer to have commercial sites separated from school sites to prevent possible conflicts with large numbers of students frequenting convenience type uses. In terms of crowding at the church site, churches are required to provide parking areas to minimize traffic concerns on local roadways. As well, the location of the commercial site must comply with the East Hill Area Structure Plan, which identifies a commercial site at 30th Ave.</p> <p>A fuel station would be a permitted use under a local commercial designation.</p>
<p>SCHOOL SITE</p> <p>A Catholic school is not needed so close to other Catholic schools in the East Hill area.</p>	<p>The City of Red Deer has an agreement with the Catholic and Public school boards to provide school sites. Each school site is located based on the needs of the respective school boards. The Lancaster South site is required by the Catholic School Board. The nearest public school site is located in Aspen Ridge, just west of this plan area.</p>

The Lancaster South Outline Plan was presented at Municipal Planning Commission on July 20, 1998 at which time the Commission recommended approval.

Recommendation

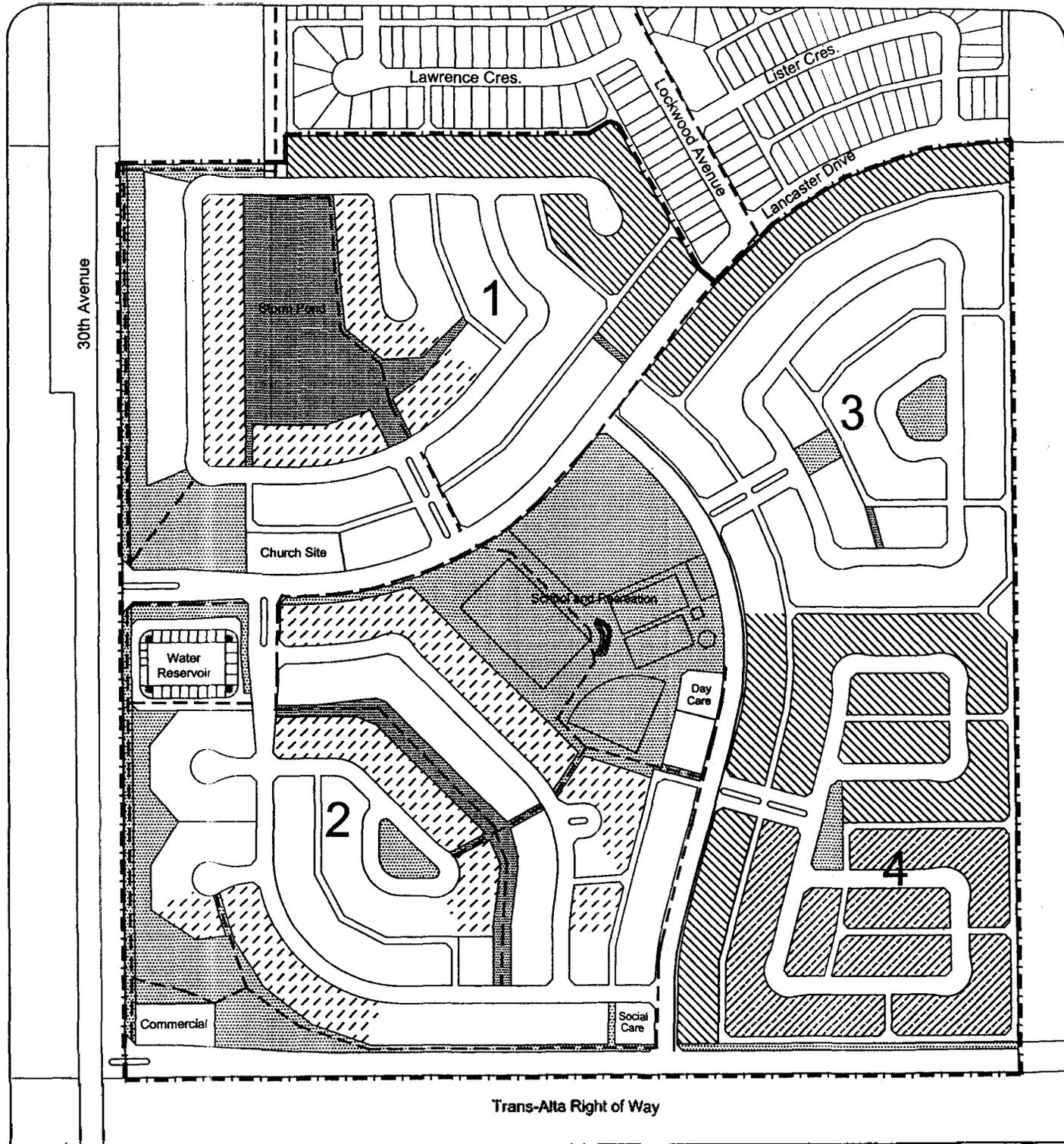
Based on general public support for the proposed Outline Plan, Planning staff recommend that the City Council of Red Deer adopt the Lancaster South Outline Plan and the Lancaster South neighbourhood park plan.

Respectfully Submitted,

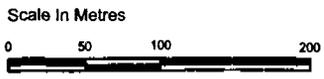

 Nancy C. Hackett, B.E.S. M.R.M
 PLANNER

Attachment

c. Lowell Hodgson, Community Services

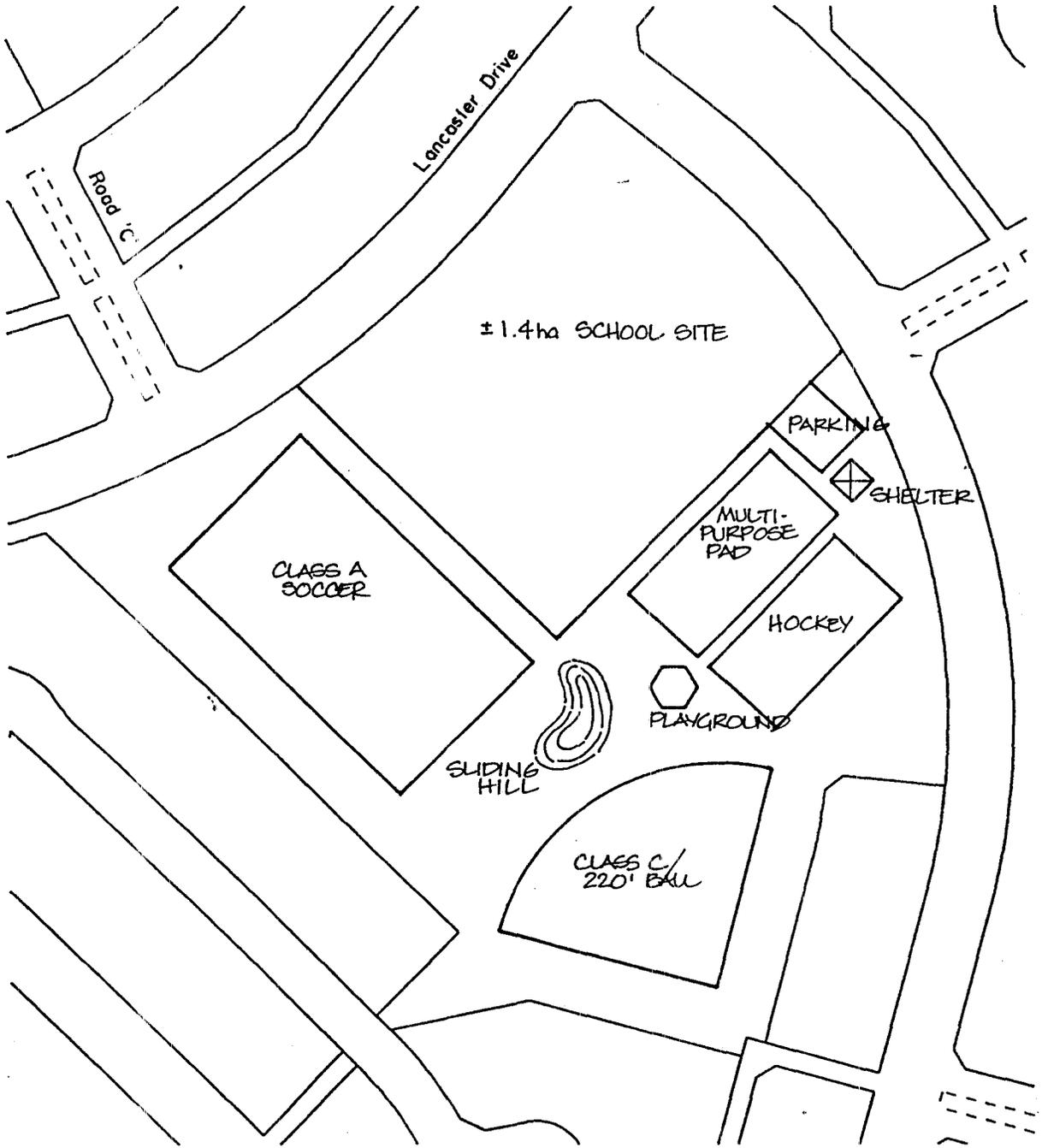


LANCASTER SOUTH OUTLINE PLAN Figure 3 - Development Concept & Staging



Prepared by: RD Engineering Services
and PCPS
July 15, 1998

- | | |
|---|------------------------------------|
| --- Study Boundary | [Hatched Box] Parks and Recreation |
| [White Box] R1 Residential | [Dotted Box] Public Utility Lot |
| [Diagonal Hatched Box] R1 - R1A Residential | - - - Pedestrian/Bike Path |
| [Cross-hatched Box] R2 Medium Density Residential | 2 Staging Sequence |
| [Diagonal Hatched Box] 2 Storey Residences With Walkout Basements Permitted | — Staging Boundary |



LANCASTER SOUTH
NEIGHBOURHOOD SCHOOL & PARK SITE.



SCALE 1:2000

PREPARED BY: RPC DEPT.
MAY 19/98

Comments:

We concur with the recommendations of Parkland Community Planning Services. The Outline Plan is submitted as an attachment to this agenda.

"G. D. Surkan"
Mayor

"N. Van Wyk"
City Manager

COUNCIL MEETING OF JULY 27, 1998

**ATTACHMENT TO REPORT
APPEARING ON THE OPEN AGENDA**

RE:

Lancaster South Outline Plan

LANCASTER SOUTH OUTLINE PLAN

July 1998



Prepared by:

**Parkland Community Planning Services
&
City of Red Deer Engineering Services**

LANCASTER SOUTH OUTLINE PLAN

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1.0 Introduction

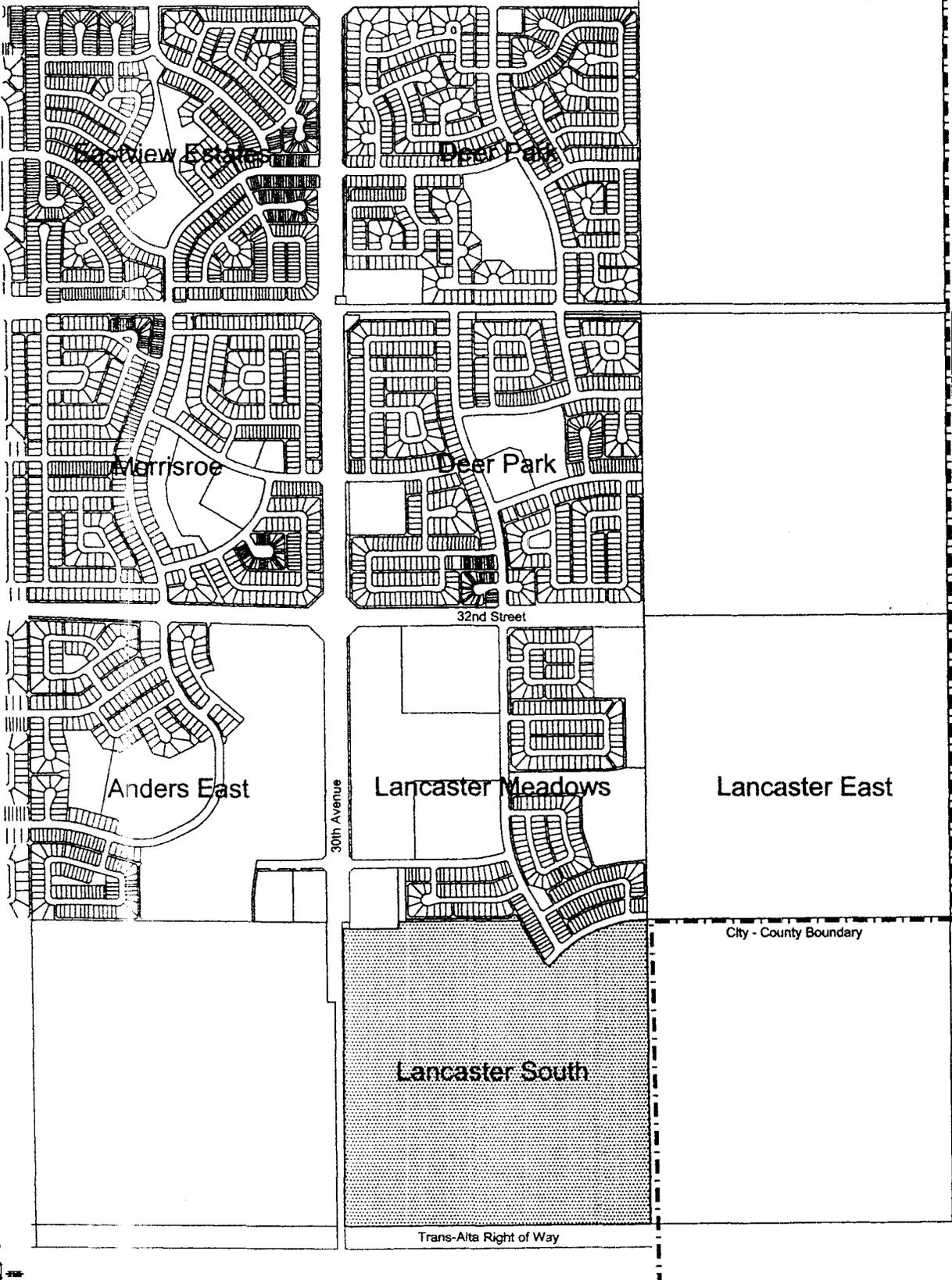
1.1 Purpose

The aim of this Outline Plan is to specify the land use development objectives for the Lancaster South neighbourhood in the City of Red Deer. This development consists of a 61.6 hectare (152.2 acre) parcel located in the Southeast quadrant of the City on 30th Avenue. The subject property is situated one quarter section south of 32nd Street and one quarter section north of Delburne Road, as illustrated in Figure 1. The property is surrounded primarily by unoccupied agricultural land to the west, east, and south. Also situated to the south is the City of Red Deer Piper Creek Electrical Substation #17. To the north of the property is the existing Lancaster Meadows development, together with Hunting Hills High School and Notre Dame High School.

The site falls within and is subject to the East Hill Area Structure Plan (ASP). The Outline Plan presented here is intended to augment the ASP by identifying the size, location, and type of land uses found in the Lancaster South area as well as the density of these uses. Moreover, the Outline Plan discusses the natural and cultural features of the site and possible environmental hazards. The Outline Plan submits concepts for transportation design and the development of public and social facilities. The Plan also notes the proposed staging of development and specifies servicing for the area.

1.2 Background

The current East Hill Area Structure Plan was prepared in March of 1998 by UMA Engineering Ltd., for the City of Red Deer. This plan pertains to lands lying in the east and southeast portions of the City and replaces previous Area Structure Plans completed in 1989, 1985, and 1978. The initial 1978 East Hill ASP consisted of 22 quarter sections with a total land area of 1,425



Scale : Not To Scale
 Prepared by: RD Engineering Services
 and PCPS
 July, 1998

LANCASTER SOUTH OUTLINE PLAN
 Figure 1 - Location

hectares (3,520 acres). Of the 22 quarters, 17 were allotted for residential land use and the remainder for industrial development.

In 1985 the East Hill ASP was updated to reflect city boundary expansion. A 23rd quarter section was added bringing the total area of the plan to 1,490 hectares (3,680 acres), and 5 quarter sections, previously allocated for industrial development within the earlier ASP, were reallocated to residential designation. In 1989, although the boundary of the East Hill ASP did not change, the plan was amended to reflect improvements to the transportation network.

The current East Hill ASP provides development guidelines for 29 quarter sections, an area of approximately 1,856 hectares (4,586 acres). The East Hills ASP is implemented by way of Outline Plans for specific neighbourhoods including, this, the Lancaster South Outline Plan.

1.3 Definition of Plan Area

The Lancaster South Outline Plan area is situated in the southeast section of Red Deer. It refers to the northwestern quarter of Section 2, Township 38, Range 27, west of the 4th Meridian. The area covered by this plan is approximately 61.6 hectares (152.2 acres). It is bound to the north by the existing Lancaster Meadows development, to the east by agricultural land, to the south by the Piper Creek Electrical Substation #17 and agricultural land, and to the west by 30th Avenue.

The Outline Plan presented here is consistent with the goals and guidelines of the East Hill Area Structure Plan. Its overall objective is to provide a framework and series of guidelines for neighbourhood land use planning leading to well organized and sustainable subdivision and land use development.

2.0 Site Context and Development Considerations

2.1 Natural Features

The lands within the proposed Outline Plan area are bestowed with a blend of topographic features. Although total site elevation rises only from 900 metres to 906.5 metres, as shown in Figure 2, the site does encompass a series of natural wetland and treed areas.

The subject site, also referred to as the Lancaster Meadows Natural Area, is recognized by the City of Red Deer's *Ecological Profile of the Lancaster Meadows Natural Area* as having eight notable environmental zones, shown in Appendix A. The eight zones include: semi-permanent and permanent wetlands, crop land, mixed treed areas, and meadow. The ecological profile strongly recommends that 4 of the zones (zones 4, 5, 7 and 8, as described below) be preserved due to their unique attributes. The specific zones are:

I. Semi-Permanent Wetland

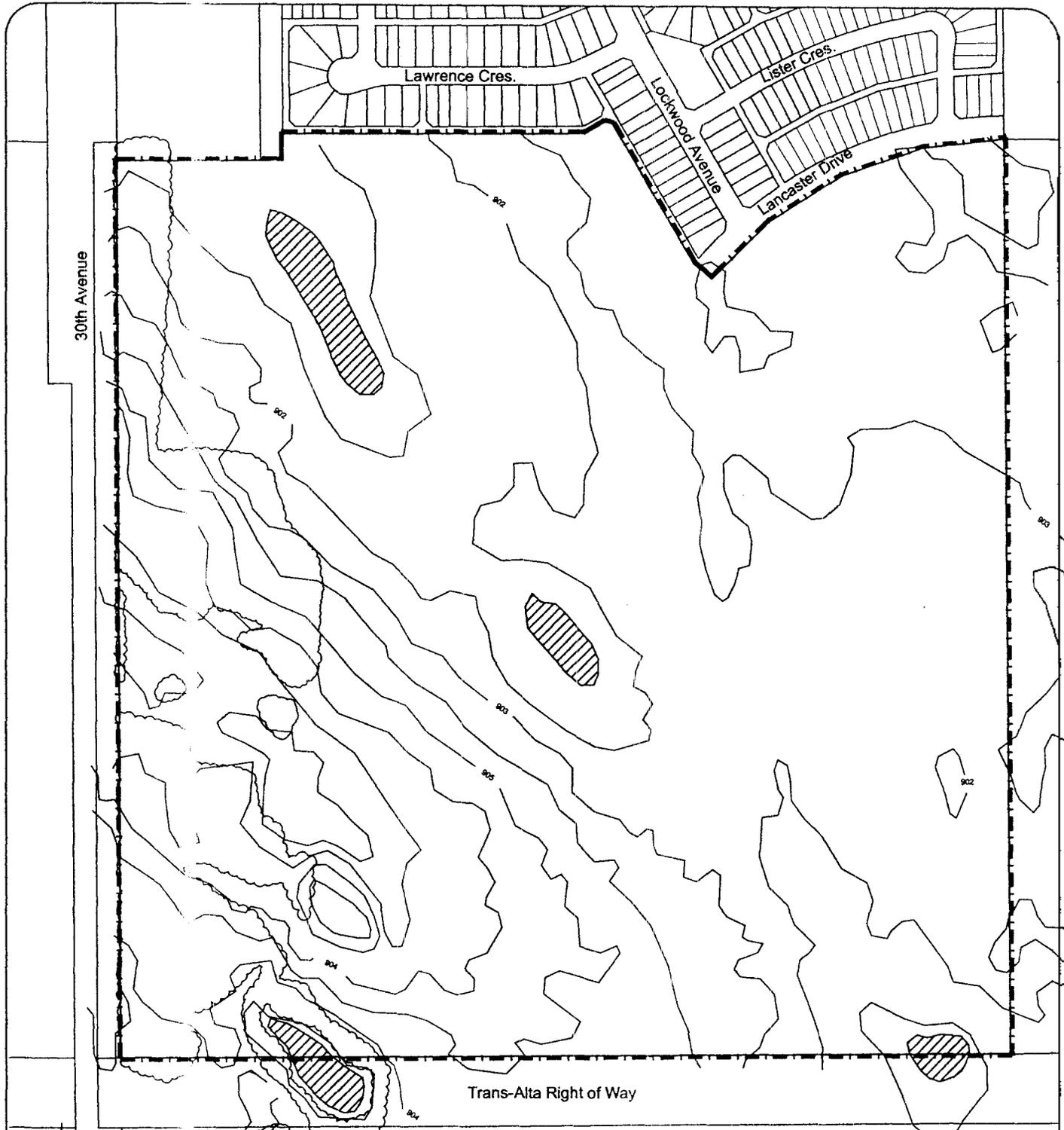
The semi-permanent wetland sits in the southeastern portion of the natural area. Positioned on the boundary shared with the adjacent quarter to the south, the wetland contains cattail and sedge, as well as numerous willow shoots.

II. Cropland

The majority of the subject site is cropland. Seasonal crops assist in stabilizing the surface runoff and drainage on the site. Cropland also provides a host environment for insect and insect predator communities.

III. Permanent Wetland

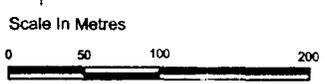
This wetland zone, positioned in the core of the Lancaster South site, drains into the site's more northerly wetland (zone 4) through a narrow drainage channel. Plant and animal life present



LANCASTER SOUTH OUTLINE PLAN

Figure 2 - Existing Features

-  Study Boundary
-  Existing Treeline
-  Existing Contours
-  Seasonal Wetland



Prepared by: RD Engineering Services
and PCPS
July 14, 1998

within this zone include cattail, sedge, insects, tadpoles, waterfowl, bird species, and deer. A portion of the zone has been used as a snow dump by the City and as a result is experiencing related negative impacts including litter, salt content, and oil residue originating from the snow heap. These impacts specifically affect the northwest portion of the zone, which the ecological profile estimates to be 10% of the wetland area.

IV. Permanent Wetland (PRESERVE)

This wetland is located in the southwest corner of the subject site. It is perceived as being a key force in filtering out pollutants in the site's runoff. It is classified by the ecological profile as prime wetland with a mix of numerous aquatic and terrestrial insects, black terns, other bird species, frogs, and a blend of vegetation such as cattails, grasses, and sedges. Both this wetland and that of zone 3 are home to Canada Geese.

V. Mixed Poplars and Underbrush (PRESERVE)

This zone is located in the northwest corner of the subject site. It is made up predominately of aspen poplars with some mountain ashes, wild grasses, and legumes. Underbrush in this area includes wild rose, willow trees, dogwoods, and saskatoon berries. Portions of this zone have been previously cleared to accommodate power lines. The cleared portion contains columbine, pale coral root orchid, and Canada anemone as well as grasses. The ecological profile suggests some evidence that deer, porcupine, and red-tailed hawks inhabit this zone.

VI. Open Grass Meadow

Situated in the centre-west area of the site, this zone is a wild grass meadow with a variety of ground cover plants, and a few dispersed trees (e.g. Manitoba Maple, aspens). Several songbirds as well as deer graze/feed within this portion of the subject site.

VII. Semi-Permanent Wetland (PRESERVE)

This wetland zone, positioned below overhead power lines, is shared with the adjacent quarter to the south. Owls, mule deer, insect species, and songbirds have been observed in this part of the natural area. Vegetation in this zone is similar to that of the site's other wetlands and includes sedge grasses and willows.

VIII. Aspen Poplars (PRESERVE)

The aspen poplar zone is considered a transition between the natural area's wetlands and the forest/grassland. In addition to the grove of aspen poplars which dominate this zone, mixed underbrush, a white pine spruce, mountain ash, and honeysuckle can be found. This zone was most likely a previous homestead site. Mule deer, mouse, songbird, dragonfly, and hornet populations are present.

2.2 Existing Land Uses

The subject lands are currently districted as **A1 Future Urban Development District**. The site is presently unoccupied however portions of the property have been farmed for several years.

The site includes forested segments and wetlands.

2.3 Existing Transportation Network and Access

Existing access to the site is provided by 30th Avenue, an arterial road. At present there are no roadways through the site, although both collector and local roads are proposed.

2.4 Environmental Considerations

A Phase 1 Environmental Site Assessment (ESA) was conducted by *AGRA Earth & Environmental* between January 28 and February 27, 1998. This assessment, commissioned by the City of Red Deer, was undertaken to identify environmental concerns relating to the Lancaster South property and to ascertain if more indepth evaluation or actions were required.

The final ESA report was based on a historical review of the site and adjacent properties, discussion with relevant agencies regarding the site, and a thorough site inspection. The report concluded that there were no environmental issues associated with the Outline Plan area. The land has been farmed since prior to 1950 and therefore Lancaster South is free of historically hazardous or noxious contaminants and clear of typical building related environmental effects such as lead, mercury, or asbestos. Neighbouring lands do house two crude oil well leases, however based on northerly groundwater flow and the distance of these wells from the Lancaster South boundaries, there is a negligible possibility of damage to the subject site. The subject site is deemed low in terms of environmental risk and further inquiry or action was not recommended.

2.5 Servicing

The site can be fully serviced with water, sewer, and storm water utilities, as well as shallow services (e.g. television cable, telephone, gas).

3.0 Development Objectives

In keeping with City policies, an Outline Plan has been prepared for the Lancaster South property. The Outline Plan encompasses information pertaining to: development objectives, proposed land use, density, open space, transportation, servicing and development staging.

3.1 Development Objectives

The central objectives of the Outline Plan are:

- i) to develop a plan consistent with the general goals and intent of the East Hill Area Structure Plan,
- ii) to provide a framework for the delivery of an outstanding quality and comprehensively planned residential neighbourhood; a neighbourhood which

- integrates built land uses such as housing and school development with parks and open space, community facilities, and collector and local roadways,
- iii) to protect and synthesize the notable natural features of the site, namely the areas of aspen poplar forest and the larger wetlands, in a manner which is both environmentally sustainable and developmentally feasible,
- iv) to arrange for plan implementation in an adept, efficient, and well-staged manner and to initiate a plan with the adaptability to react to changes in marketplace conditions.

The Outline Plan is based fundamentally on the cluster archetype, meaning the proposed concept assembles bands of housing development through the use of a curvilinear roadway pattern.

3.2 Development Principles

Building upon the Outline Plan's central objectives as stated above, several development principles guide the designation of the various land uses proposed within the Lancaster South area:

Residential

- i) Facilitate a diversity of housing types including low and medium density development to meet the needs and preferences of the community and to meet municipal standards.
- ii) Integrate a blend of housing types throughout the neighbourhood in a concise, controlled, aesthetically pleasing, well designed and well functioning manner.
- iii) Identify proposed residential area zoning and secure ease of implementation and compatibility of lot sizes and housing forms within

the Outline Plan and with regard to existing residential development to the north of the subject site.

- v) Establish densities compatible with effective provision of educational, recreational, and municipal service facilities including public transit.
- v) Encourage development that makes the best use of natural and cultural features in the area including, but not limited to park space, forested natural spaces, the school site, and recreational trails/pathways.

Commercial

-) Fulfill local convenience shopping and service needs through the provision of a neighbourhood commercial site, while allowing major shopping and service demands to continue to be met by city centre and city centre west commercial, regional and district shopping centres, and major arterial commercial districts found in other parts of the City.

Transportation

- i) Address transportation needs of residents travelling to, from, and throughout the Outline Plan area in a safe, logical, and efficient manner. Consider the various transportation modes to be utilized in the neighbourhood such as pedestrian, bicycle, public transit buses, and private vehicle.

Parks and Open Space

- i) Preserve the Lancaster South natural forest/wetland areas and synthesize the development of the neighbourhood's park-open space system with these environmental features in a manner which meets the demands of both ecological sustainability and resident recreational use.

- i) Incorporate neighbourhood parks within the Lancaster South Outline Plan as well as open space linkages to meet the recreational and leisure demands of area residents. These parks may include playing fields, lit trails, some hard surface play areas, children's playgrounds, and community shelters.
- ii) Designate trail systems through the neighbourhood school and park sites and utility easements for use by pedestrians and cyclists. These trails are to meet criteria for safety and ease of movement by all users.

Social Facilities

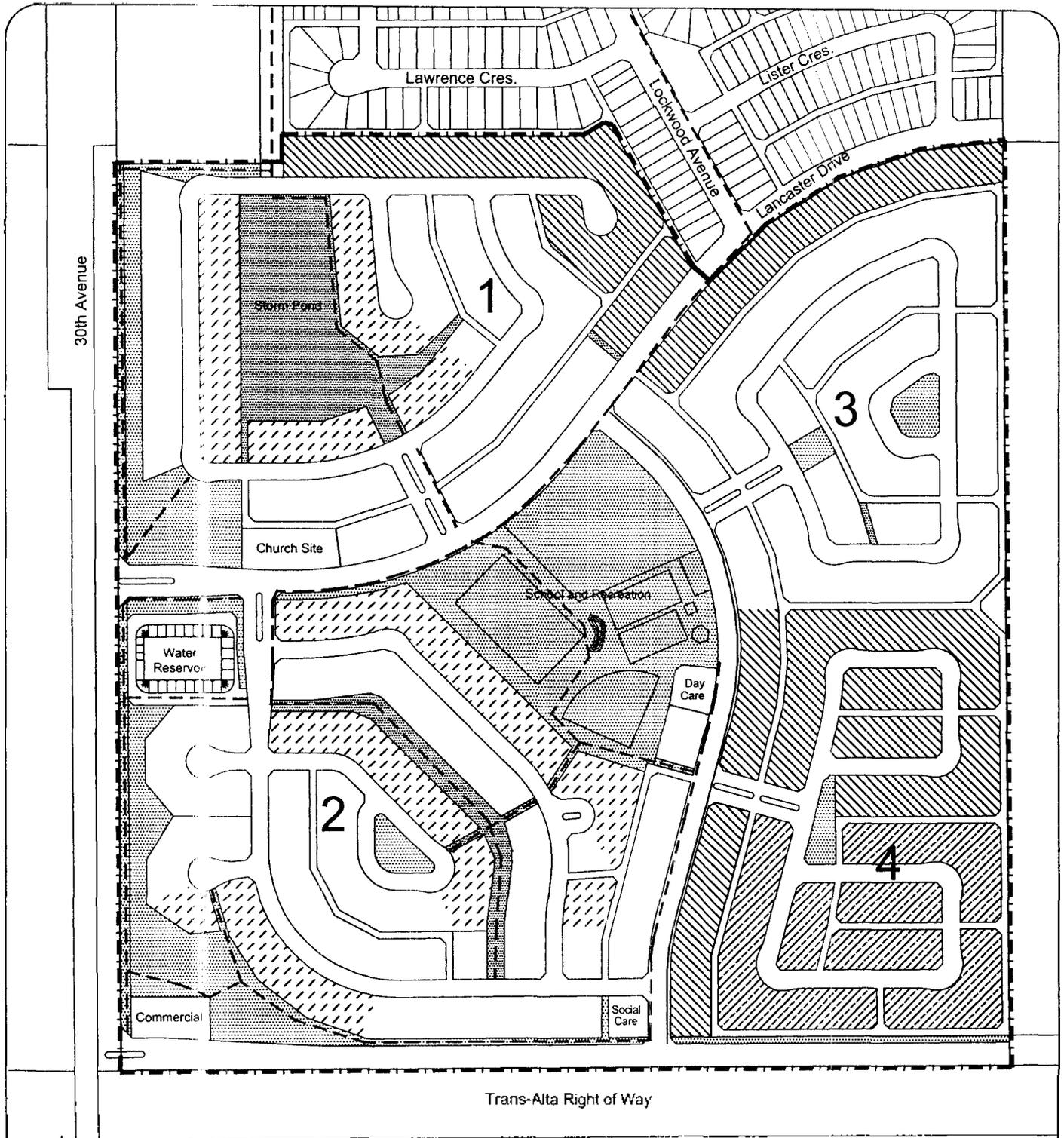
- i) Allocate sites for a public day care facility, a social care residence, and a church in suitable locations within the Outline Plan area. These sites are to fulfill the requirements of the *Community Services Master Plan*.

3.3 Development Concept

The development concept for this plan has been prepared to respond to current residential land requirements within the City of Red Deer and at the same time to acknowledge anticipated market trends. The development concept and staging of development are illustrated in Figure 3. This plan strives to guide development in such a manner that it enhances the natural features of the site and provides an innovative and integrated community design. The Plan has been developed in conformity with the goals and objectives described in the East Hill Area Structure Plan.

3.3.1 Neighbourhood Structure

The Lancaster South Outline Plan presents a strategically designed neighbourhood that promotes a mix of housing options and opportunities. The majority of land within the Outline Plan area is designated for residential development. The intent of this development is to provide a blend of

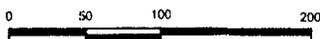


LANCASTER SOUTH OUTLINE PLAN

Figure 3 - Development Concept & Staging



Scale in Metres



Prepared by: RD Engineering Services and PCPS

July 15, 1998

- | | | | |
|---|--|---|----------------------|
|  | Study Boundary |  | Parks and Recreation |
|  | R1 Residential |  | Public Utility Lot |
|  | R1 - R1A Residential |  | Pedestrian/Bike Path |
|  | R2 Medium Density Residential |  | Staging Sequence |
|  | 2 Storey Residences With Walkout Basements Permitted |  | Staging Boundary |

low density residential dwelling units including single family and semi-detached homes throughout the development as well as to accommodate medium density multiple family residences within the community.

i) Residential Low Density District (R1)

Low density single detached housing, under the R1 designation has been generally located throughout the neighbourhood in an effort to allow for full access to neighbourhood parks, open space, recreational trails, recreational pathways, commercial development, the school site, and the variety of other amenities found in the neighbourhood.

ii) Two Storey Residences with Walkout Basements

Guided by the site's natural topography, some portions of the R1 area have been proposed to allow two storey residences with walkout basements. Specifically, designation for walkout basements is intended for the western half of the site in those areas backing onto treed open space, park areas, or public utility lots.

iii) Residential R1A (Semi-Detached Dwelling)

As presented in Figure 3, within some portions of the neighbourhood there is the intention of interspersing a limited number of semi-detached homes among single family dwellings at a level not to exceed 15% semi-detached in these sectors and with a minimum mix of at least 10% semi-detached. The proposed semi-detached units are to be of a high quality and must meet architectural standards governing size and elevations. The portions of the neighbourhood targeted to allow the mix of semi-detached and single family homes include: the northern most areas adjacent to the existing Lancaster Meadows development and the southeast section of the plan. The semi-detached homes are to be placed at a maximum of two semi-detached lots (4 units) next to one another in order to achieve the objective of blending the R1A and R1 units.

iv) Residential R2 (Medium Density) District

In the Outline Plan, a block of medium density residential units is suggested for the southeast corner of the neighbourhood. This medium density housing block is situated within close proximity to the local commercial site, the school/neighbourhood park, and to the open space and trails system traversing the neighbourhood.

3.3.2 Density

The Outline Plan area will supply approximately 119 multi-attached units, 22 to 34 semi-detached units (depending upon how these units are interspersed within the single family housing), and approximately 542 single-family lots. Calculating the above units with the Bylaw standard of 3.4 persons/unit for single family, 3.3 persons/unit for semi-detached unit, and 3.0 persons/multi-attached unit, the total expected population would be approximately 2311 persons (37.5 persons per hectare). This density is within City design density standards of 45 persons per hectare.

3.3.3 Commercial (Neighbourhood Convenience) District

A 0.25 hectare (0.62 acre) commercially zoned site is proposed for the southwest corner of the Outline Plan area. This site is principally expected to cater to local residents of Lancaster South and is designated as neighbourhood convenience commercial. A small walkway has been incorporated into the design to provide pedestrian/bicycle access to this site for residents of the Lancaster South neighbourhood. Uses permitted on the site may include retail sales, rental sales, or services as defined in the City's By-law, and intended for sale/trade to the residents of the local neighbourhood only.

3.3.4 Open Space and Parks

The proposed park and open space system includes a neighbourhood park/school site, a series of linear park/pathways, several smaller parkettes, and a span of treed/natural open space areas. A detailed park plan is presented in Appendix B.

i. Neighbourhood Park/School Site

A substantial sized neighbourhood park to be combined with the area's school site is proposed in the centre area of the Outline Plan. The site is 4.61 hectare (11.39 acres). The school site is designated as a Catholic School, to accommodate students in kindergarten to grade 9.

ii. Linear Pathways

A series of linear pathways and trails are proposed to run through the neighbourhood, linking to the school site, commercial site, and parkettes in the Outline Plan area.

iii. Parkettes

Several parkettes are proposed in locations throughout the community. These parkettes include a 0.15 hectare (0.38 acre) site to be situated in the mid-southwest portion of the plan area, a 0.16 hectare (0.41 acre) parkette to be located in the mid-southeast area, and a 0.18 hectare (0.45 acre) and a 0.09 hectare (0.23 acre) parkette both proposed for the mid-northeast portion of the neighbourhood. Trail systems are depicted in Figure 3.

iv. Treed Open Space

A series of natural treed open spaces are to be preserved within the Lancaster South area. These stretches of trees will provide wildlife and aesthetic benefits to the neighbourhood as well as provide a berm between the neighbourhood and proposed arterial roads bordering the community. The open space treed areas primarily run along the western and southern linear boundaries of the development and will be available for passive recreation use to residents. The area encompassed is approximately 3 hectares (7.3 acres).

3.3.5 Social Facilities

Three social facilities sites are proposed for the Outline Plan area. The first, a 0.13 hectare (0.32 acre) social care residence, is designated in the south portion of the neighbourhood. The second, a public day care facility site, is 0.10 hectares (0.25 acres). It is situated to be adjoining the school/park site in order to allow close proximity to playground and park amenities. Both of these facilities are situated along the main collector roadway for ease of access. The third social facility site is a 0.3 hectare (0.74 acre) church site to be located in the northwest corner of the plan. This site will provide a convenient approach to the church building as it is situated near the entrance to the neighbourhood's main arterial road (30th Avenue). Additionally, proximity to the arterial road is intended to limit the amount of additional traffic travelling through the neighbourhood.

3.3.6 Transportation

A hierarchical system of roads is proposed for the Lancaster South Outline Plan area to provide safe, appropriate, and efficient access for residents as well as others travelling throughout the neighbourhood.

i) Arterial Roadways

The Outline Plan area has one arterial road, 30th Avenue, which borders Lancaster South to the west. It serves as the key access point to the neighbourhood in two locations. The central entrance/exit point to and from 30th Avenue is to retain several tree stands and to incorporate augmented entrance features to enhance the character of the community.

ii) Collector Roadways

The Outline Plan area proposes 3 collector roads that will be linked to the above arterial roadway. Collector roads are to include: the extension of the existing Lancaster Drive intended

to link to 30th Avenue at the entrance point, a proposed as yet unnamed roadway bordering the neighbourhood to the south, and a proposed as yet unnamed roadway to travel through the centre of the community next to the school/park site.

iii) Local Roadways

A sequence of local roadways running throughout the Lancaster South community will provide access to individual lots and properties. Local roads have been designed to meet two standards, 16 metres where the medium density homes are planned and 15 metres in the remaining portions of the development.

iv) Laneways

The Lancaster South neighbourhood has been designed with most of the lots backing onto laneways, however some lots with rear yards adjoining park space or open space treed areas or public utility lots will not have laneways.

v) Bicycle and Pedestrian Paths

Several bicycle and pedestrian paths have been identified within Lancaster South. These paths are illustrated in Figure 3. Particularly attractive aspects of these pathways include linkage with the local school site, the commercial site, and preserved treed areas. Some trails will encompass mandatory chain link fencing as well as lighting intended to address security and public safety concerns. Lighting and chain link fencing will allow for increased visibility and illumination for evening and day use. Additional planning and implementation of these pathways is expected to take shape based on the input and opinions of future Lancaster South residents.

3.3.7 Municipal Reserve

The municipal reserve dedication for this Outline Plan is as follows:

Natural treed areas	3.00	ha
School Site	4.61	ha
Local parkettes	0.58	ha
Total	8.19	ha

3.3.8 Neighbourhood Parkettes and Natural Treed Areas

The neighbourhood parkettes and natural treed areas are expected to provide several amenities to area residents, for instance various playing fields, playgrounds, a multi-use pad, a hockey rink, sliding hills, and shelters.

4.0 Municipal Servicing

The proposed municipal servicing design for the Lancaster South community reflects the site's natural features and responds to the need for efficient service delivery.

4.1 Storm Sewer System

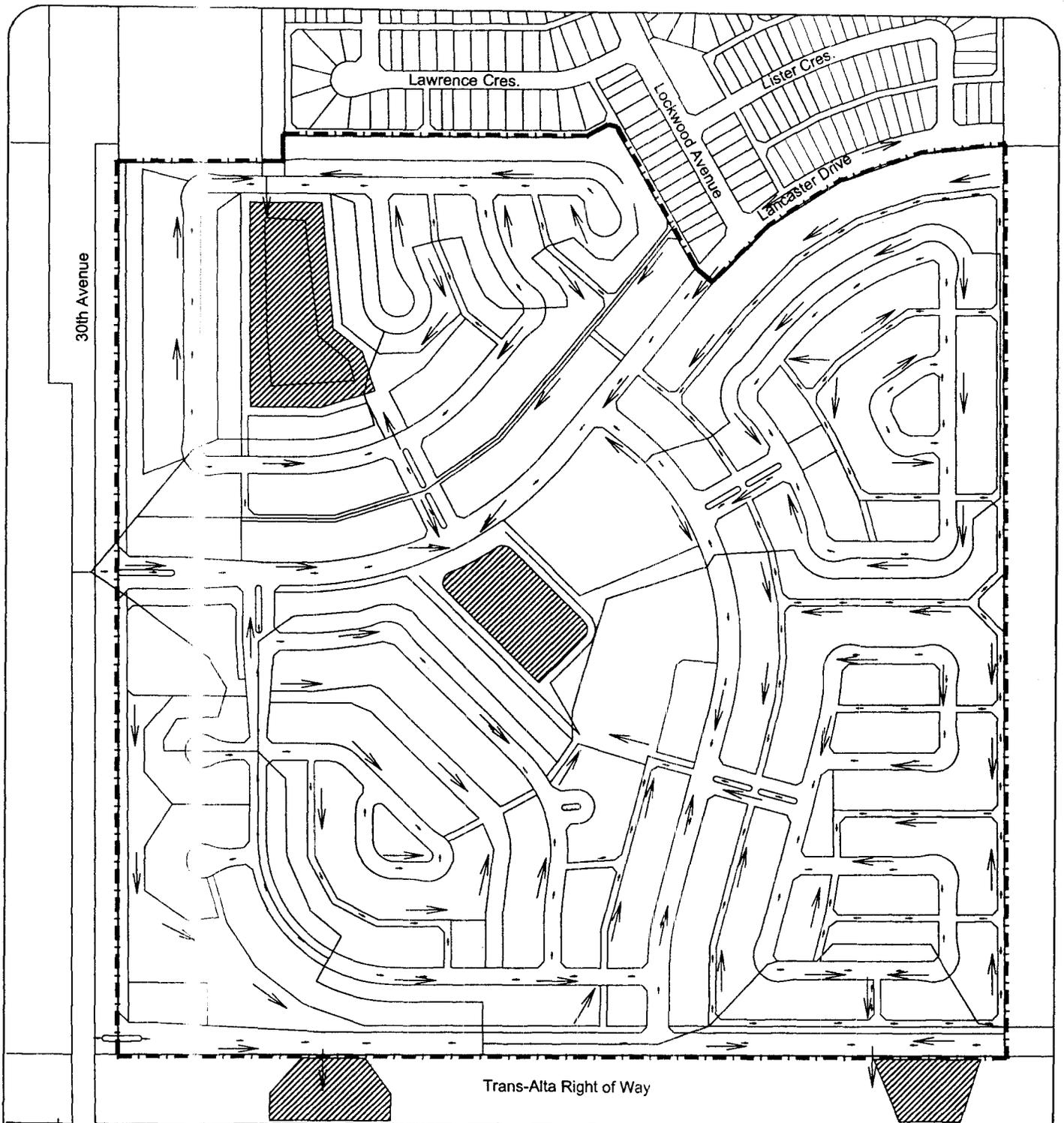
One large storm water detention pond is required to service the neighbourhood. This pond will be located in the northwest portion of the Outline Plan area. The exact volume of the storm water detention pond will be determined during actual construction phases. As a dry detention pond it will incorporate a baseball diamond in its bottom portion. Three other smaller ponds, one on the central school and park site, and two others in the TransAlta right-of-way will serve the area. The ponds in the right-of-way will take advantage of the existing natural wetlands and preserve them in part, as is possible. Major drainage is presented in Figure 4 and overall storm servicing is presented in Figure 5.

4.2 Sanitary Sewer System

The sanitary sewer system that is required to service the Lancaster South area is presented in Figure 6.

4.3 Water Distribution System

The overall water distribution system that is required to service the Lancaster South area is illustrated in Figure 7. As shown on Figure 7, a water reservoir site is to be located in the west central area of the plan, at the intersection of 30th Avenue and the entrance collector roadway into Lancaster South. Trees will be retained around the perimeter of the water reservoir site and

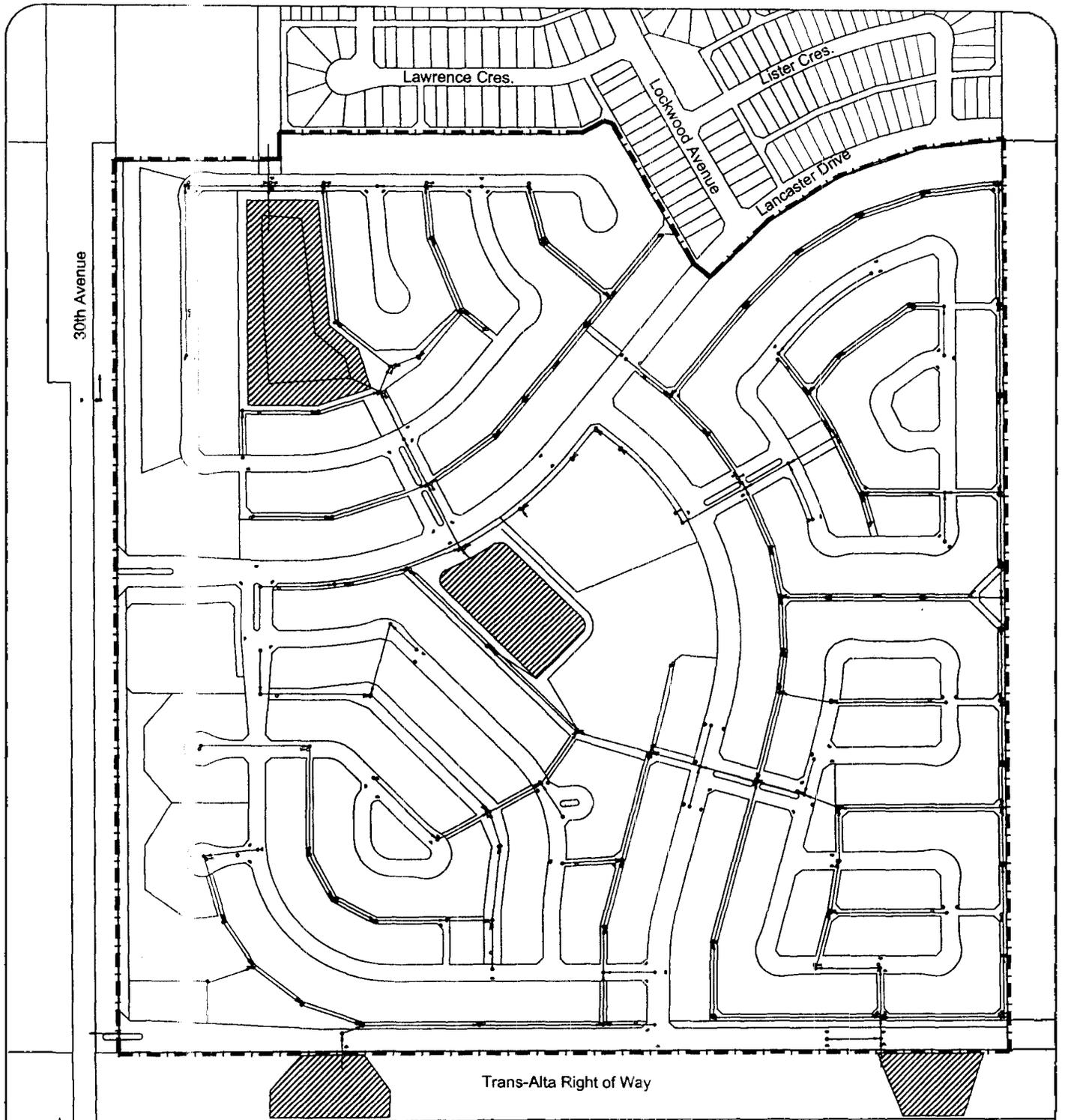


LANCASTER SOUTH OUTLINE PLAN
Figure 4 - Major Drainage

-  Study Boundary
-  Drainage Pattern
-  Detention Pond

Scale In Metres
 0 50 100 200

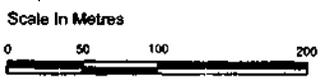
Prepared by: RD Engineering Services
 and PCPS
 July 15, 1998



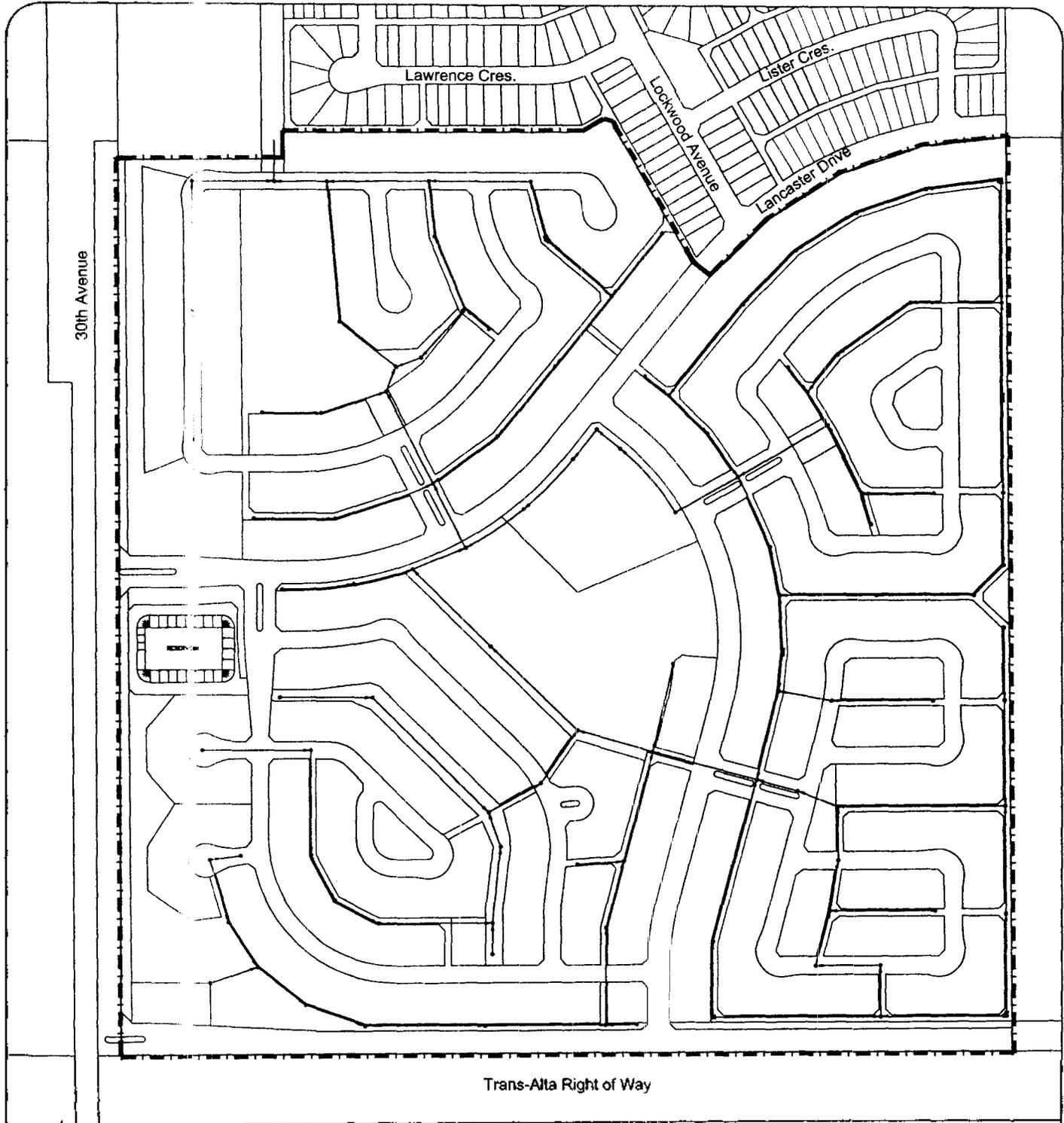
LANCASTER SOUTH OUTLINE PLAN

Figure 5 - Overall Storm Servicing

-  Study Boundary
-  Storm Utility
-  Detention Pond



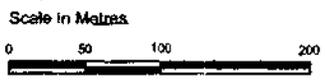
Prepared by: RD Engineering Services
and PCPS
July 15, 1998



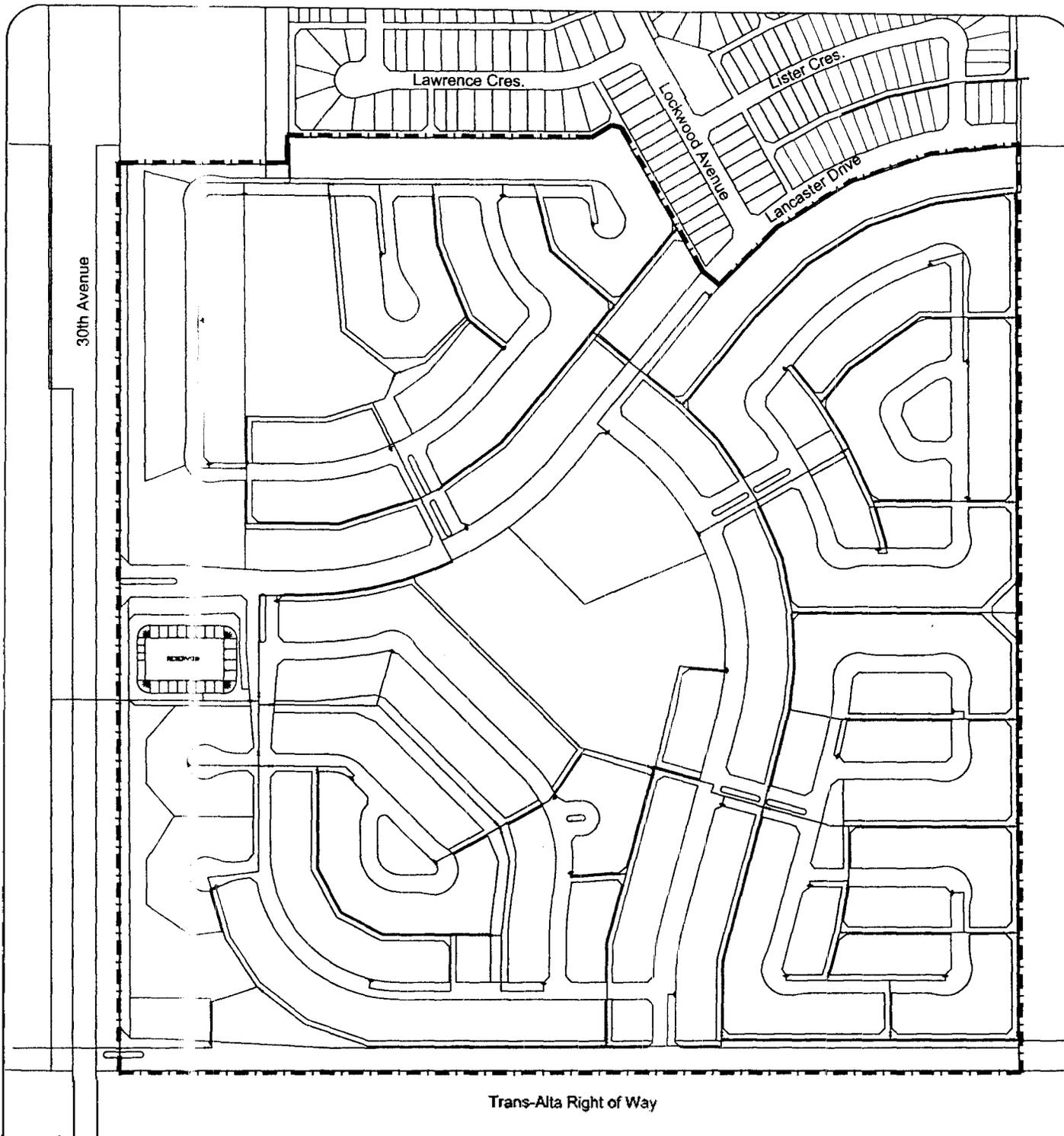
LANCASTER SOUTH OUTLINE PLAN

Figure 6 - Overall Sanitary Servicing

-  Study Boundary
-  Sanitary Utility



Prepared by: RD Engineering Services
and PCPS
July 15, 1998



LANCASTER SOUTH OUTLINE PLAN

Figure 7 - Overall Water Servicing



-  Study Boundary
-  Water Utility

Prepared by: RD Engineering Services
and PCPS
July 15, 1998

the area will be appropriately landscaped to serve as a neighbourhood enhancement and entrance feature.

4.4 Shallow Utilities

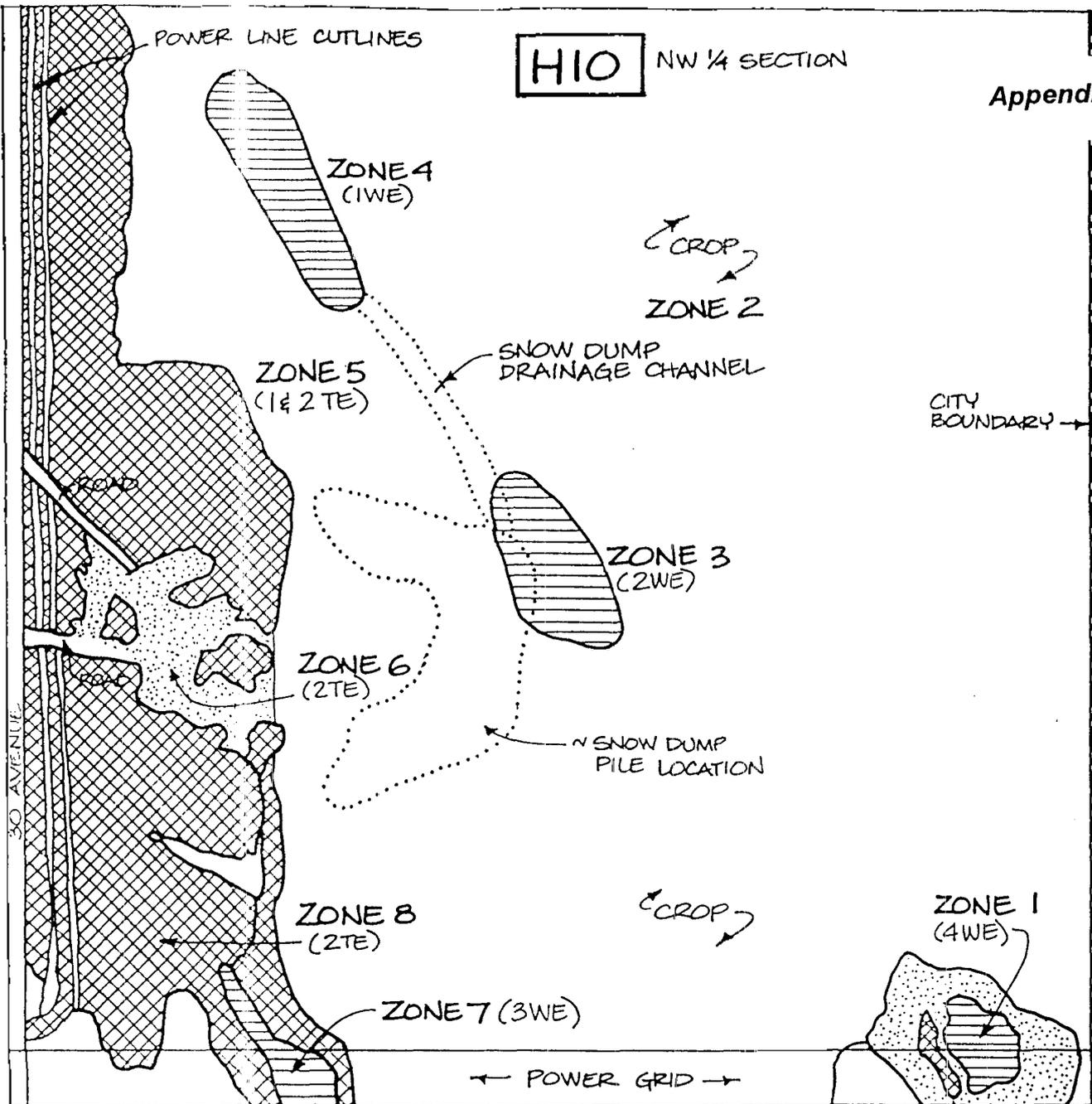
Shallow utility providers, namely the City's Electric Light and Power Department, the telephone, cable, and natural gas companies, have been contacted regarding servicing to the Lancaster South area. There is adequate capacity to provide servicing.

5.0 Staging of Development

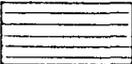
As stated previously, Figure 3 delineates the anticipated development staging for the Lancaster South area. The location of utilities will dictate the order of initial phases. Likewise, market conditions may be expected to influence the actual staging of subsequent development.

H10 NW ¼ SECTION

Appendix A



LEGEND

-  TREES
-  WETLAND
-  GRASS

--- CITY BOUNDARY

ZONES & HABITAT SITE NUMBER

- ZONE 1 (4WE)
- ZONE 2 (CROP)
- ZONE 3 (2WE)
- ZONE 4 (1WE)
- ZONE 5 (1 & 2TE)
- ZONE 6 (2TE)
- ZONE 7 (3WE)
- ZONE 8 (2TE)

ex) H10 - 2WE

GRID MAP SECTION OF LAND

HABITAT SITE NUMBER

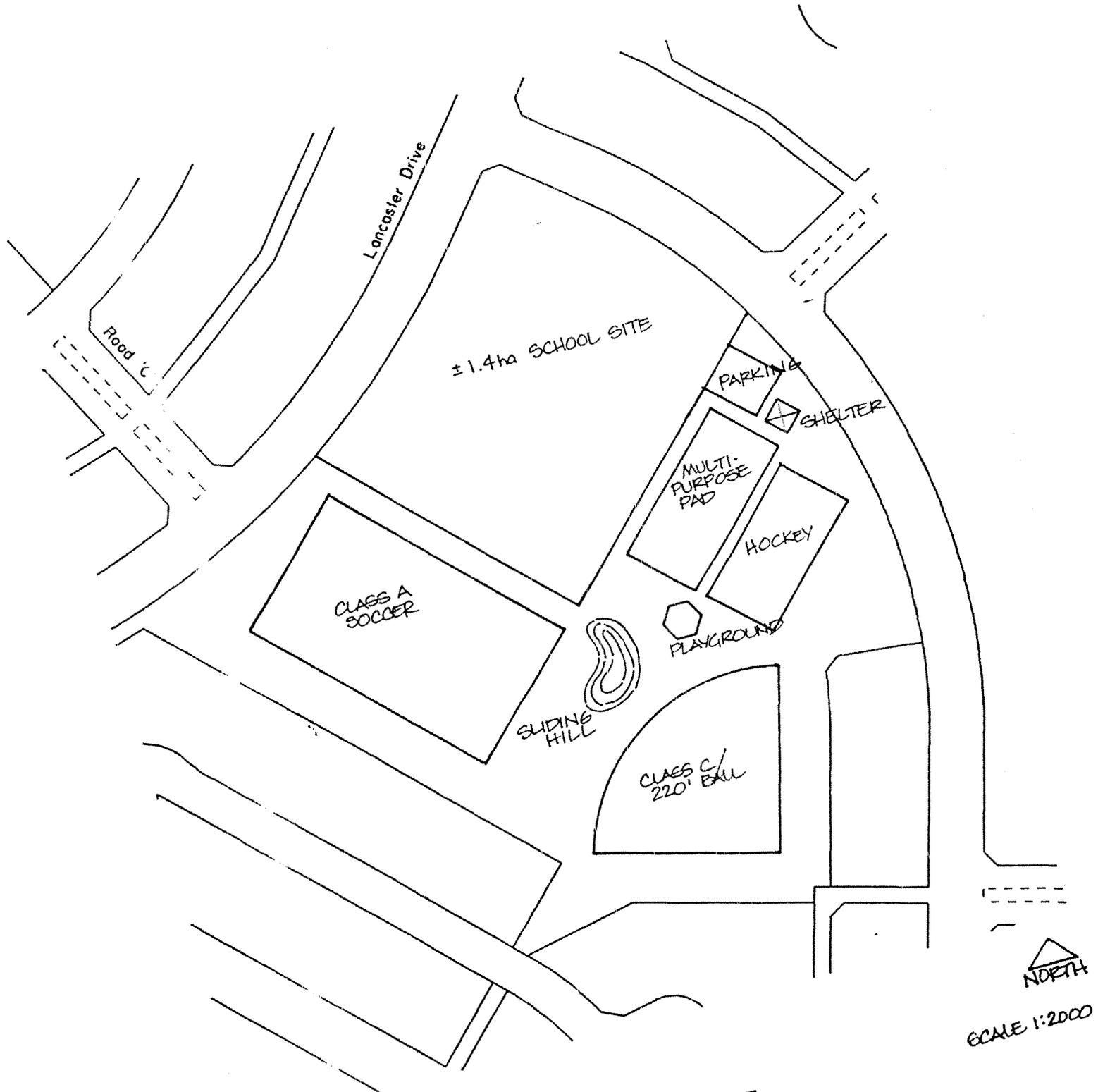
MAPPING CODE

- W = WETLAND
- T = TREE
- E = ECOSPACE



LANCASTER MEADOWS
NATURAL (ECOSPACE) AREA

Appendix B



LANCASTER SOUTH
NEIGHBOURHOOD SCHOOL & PARK SITE.

PREPARED BY: RPC DEPT.
MAY 19/98

CONFIDENTIAL

CONFIDENTIAL

COUNCIL MEETING OF JULY 27, 1998

**ATTACHMENT TO REPORT
APPEARING ON THE OPEN AGENDA**

RE:

**Public Comments
Lancaster South Outline Plan**



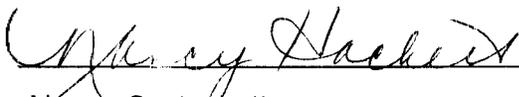
**PARKLAND
COMMUNITY
PLANNING
SERVICES**

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

To: Kelly Kloss, City Clerk
From: Nancy Hackett, Planner, Parkland Community Planning Services
Date: July 21, 1998
Re: Confidential Council Circulation for Lancaster South Outline Plan

Attached please find a copy of the sign-in sheet from our Lancaster South public meeting as well as a copy of written comments our office received in relation to the Lancaster South Outline Plan. We request that these comments be circulated to City Council confidentially for their review prior to the Monday, July 27, 1998 Council meeting.

Thank you.



Nancy C. Hackett

PLANNER :

Lancaster South Neighbourhood Meeting

Proposed Lancaster South Outline Plan

June 25, 1998

MEETING ATTENANCE (Please Print)

NAME	ADDRESS	PHONE NO.
Wayne & Eileen McKee	2827 - 30 Ave.	347-0547
Eugene Kulmatycki	119 Dannelly Cres.	347-2331
Alex + Brenda Reeves	12 Lockwood AVE	347-8137
Dan & Jodi Ferguson	10 Lockwood Ave	343-7605
Scott Legge	21 LISTER CRES	342-2781
Dale deWit	67 LAWRENCE CRES.	343-0274
Rod & Cammy Holden	63 Lawrence Cres	342-4692
Jeff Armstrong	11 Lockwood Ave	346-2600
MORRIS FLEWELLEN	CITY	346-6317
Shirley Braxt	152 Lamont ll.	343-0967
Wes & Theresa Vhu	5 Lawrence Cr.	340-2280
Dr. AM. Schmeyski	35 bus St.	343-3894
Stan Alford	58 DUNKOP ST	342-6832

From: Marianne & Scott Legge <legge@cnet.com>
To: pcps@telusplanet.net <pcps@telusplanet.net>
Date: July 1, 1998 11:20 AM
Subject: Meeting at Holy Family School re: proposed development in Lancaster S.

ATTENTION: Nancy Hackett

Dear Nancy:

Thank you for forwarding the East Hill Area Structure Plan.

In regards to the meeting, I do have a few comments or suggestions.

1. Lack or poorly planned commercial area. My suggestion is to switch the church site on Lancaster Drive with the commercial site on 30th avenue. It would lessen potential parking problems on Sundays around the church when their lot is full and overflow parking is spilled onto local roads. Regarding the commercial site, hopefully it will have a fuel station. It should be moved to a more central location keeping children off 30th Ave, closer to the school, less traffic on the side streets (kids walking to the store) and easier access to and from with vehicles.

2. Regarding the type of school in the area of Lancaster South: Three K-9 Catholic schools less than 1 mile from each other and no public K-9 schools close by leaves the East Hill unbalanced.

3. A concern that I have is regarding the high volume of rear parking garages that will cause high traffic volume in the alley. The alley way must be upgraded, possibly paved with better entrance and exit locations. There should be enough room for 2 cars to pass each other without having to "duck" into someone's driveway so the other can pass.

Scott Legge
phone: (403) 342-2731
fax: (403) 340-2613
email: legge@cnet.com

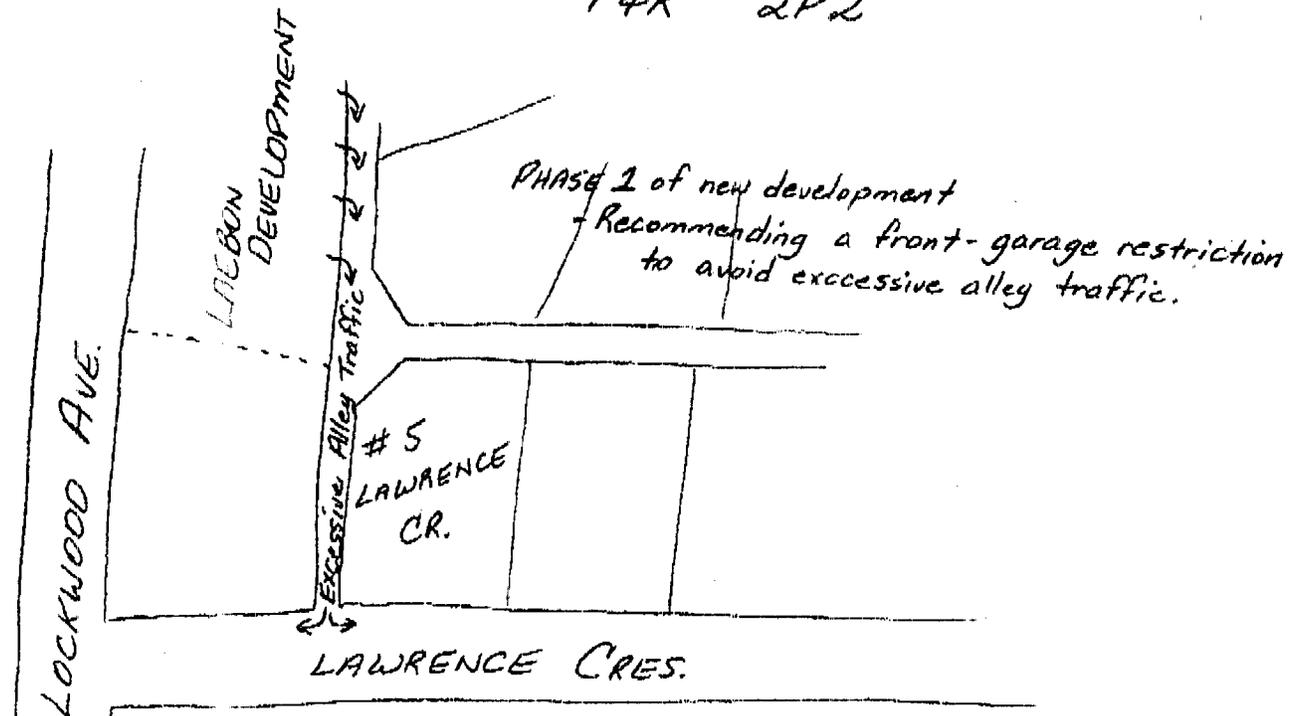
TC PARKLAND COMMUNITY PLANNING SERVICES
 NEIGHBOURHOOD MEETING COMMENT SHEET

for the
 Proposed Lancaster South Outline Plan

NAME: THERESA UTRI

MAILING ADDRESS: #5 LAWRENCE CR.

T4R 2P2



COMMENTS OR SUGGESTIONS:

We live at #5 Lawrence Cr., beside the alley that exists behind the south end of Rockwood Ave. Ever since the Laebon Development went in and being these house don't have front yard garages, traffic through the alley and beside our yard has been greatly increased. Because of this, we would like to recommend that a front-garage restriction be placed on the properties that are going to be built behind us in Phase 1 of the new Lancaster Development. Thank-you for taking this into consideration. Sincerely, Theresa Utri

FILE

Council Decision - July 27, 1998 Meeting

DATE: July 28, 1998
TO: Principal Planner
FROM: City Clerk
RE: Lancaster South Outline Plan

Reference Report: Nancy Hackett, dated July 21, 1998

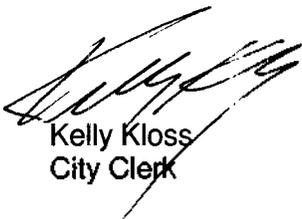
Resolution:

"RESOLVED that Council of The City of Red Deer, having considered report from Parkland Community Planning Services dated July 21, 1998 re: Lancaster South Outline Plan, hereby approves the Lancaster South Outline Plan and the Lancaster South Neighborhood Park Plan as presented to Council July 27, 1998."

Report Back to Council Required: No

Comments/Further Action:

As noted above, Council approved the Lancaster South Outline Plan and Neighborhood Park Plan. Please provide this office with a copy of those plans for use at our counter.



Kelly Kloss
City Clerk

/clr
attchs.

c Director of Community Services
Director of Development Services
Land and Economic Development Manager
Inspections & Licensing Manager

MEMO

DATE: July 20, 1998
TO: City Clerk
FROM: Director of Development Services
RE: **CP RAIL LANDS**

As Council is aware, the developer the City has been dealing with over the past several months, you know, did not exercise their option to enter into a purchase agreement on the five acre commercial site, subdivided from the former CP Rail lands. As a result, the property remains available for development.

The Administration is looking for some direction from Council as to how they might wish to proceed with the marketing of this site. In spite of the failure of the Wood Investments proposal, there is continued interest in the site. We understand, in fact, that Wood Investments may be still interested in submitting some type of proposal for development of the site, and in addition, we have been contacted by six developers who also have an interest in acquiring the site. Five of these developers have expressed an interest in developing the entire site, while one is interested in a small parcel within the site should the City choose to subdivide into smaller lots.

We believe there are at least four options that Council may consider:

- A) Call for proposals for the acquisition and development of the entire site;
- B) Subdivide into smaller parcels and sell off over a period of time;
- C) Offer the site on a first come first serve basis;
- D) Remove the parcel from the market and hold for future development.

There are advantages and disadvantages to all of the options. Some of them are outlined in the following paragraphs:

A. Proposal Call

This is likely the fairest way of dealing with the companies who have expressed an interest, and at the same time turning up additional interest from those developers who we have not heard from. It would allow the City the opportunity to review and select a comprehensive development which is most appropriate. A proposal call of this nature would likely appeal to out of town developers, and result in tenants who are national as opposed to local or regional. While they may not be big box in nature, they would likely not be the small boutique style retailers. Dealing with one developer does however, simplify architectural control of the site.

B. Subdivide and Sell Off Over Time

One of the developers expressing an interest in the site, is interested specifically in a small portion of the overall parcel. Over time, there would probably be other developers or end users who would acquire small parcels. As small parcels, the price per square foot would likely be higher, however, this additional revenue would be offset by costs associated with extending services, including access into the five acre parcel. Subdivided, there would probably be more opportunity for boutique style retailers. However, architectural controls would be the responsibility of the City, and would have to be monitored until such time as the development was completed.

C. First Come First Serve

Before a developer would be prepared to spend any money or devote time to marketing the site, he would first want to tie the site up for a period of time. I would be concerned that the day after a developer had done this, we would hear from others complaining the City had not given them an equal opportunity to put together a proposal for the site. We would not recommend this option until we had proceeded through a proposal call.

D. Withdraw the Land from Market and Hold for Future Development

In view of the redevelopment of the former Zellers store, which is in its early stages, and the anticipated redevelopment of the former Bay store, there is some merit in withdrawing this property from the market. It would allow these other developments to get off the ground and perhaps mature before this additional land was offered for development. The drawback would certainly be the criticism the City would receive from developers interested in this site.

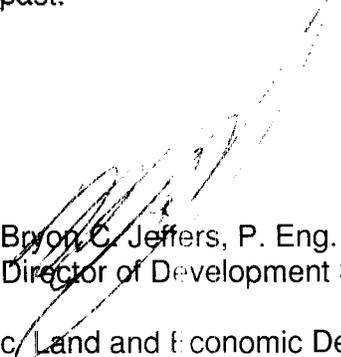
RECOMMENDATION

In the end, the Committee responsible for preparing the architectural guidelines and the development standards favour a proposal call. We feel this is the fairest way to deal with those developers who have expressed an interest in the site, and make others in the development business aware of its availability. Proceeding with a proposal call would still allow us to consider options "B" or "C" at some future date, in the event the proposal call was unsuccessful.

We would ensure, in the proposal call, that all interested parties were aware of the caveats and restrictions that apply to the site. We would also clarify the City's expectations with respect to purchase/ finance issues. We will also ensure that prospective developers are aware that we are willing to consider "big box" developments as long as they are sensitive to our architectural and landscaping standards.

City Clerk
Page 3
July 20, 1998

Dealing with the residential portion of the site on a proposal call basis resulted in an excellent submission from Laebon Developments. Negotiations went very smoothly and Laebon has now posted a non-refundable option fee, and anticipates proceeding with the first phase of development late this year. If the residential development is set to proceed, we believe that interest will be enhanced in the commercial site, and the chance of an acceptable commercial development proposal being submitted is even greater than in the past.



Byron C. Jeffers, P. Eng.
Director of Development Services

c/ Land and Economic Development Manager

AVS/ccs

Comments:

We concur with the recommendations of the Director of Development Services that the Administration be directed to proceed with a proposal call.

"G. D. Surkan"
Mayor

"N. Van Wyk"
City Manager

FILE

Council Decision - July 27, 1998 Meeting

DATE: July 28, 1998
TO: Director of Development Services
FROM: City Clerk
RE: CP Rail Lands / Request for Authority to Proceed with Proposal Call

Reference Report: Director of Development Services,
dated July 20, 1998

Resolution:

"RESOLVED that Council of The City of Red Deer, having considered report from the Director of Development Services dated July 20, 1998, re: CP Rail Lands, hereby agrees to proceed with a Proposal Call, and as presented to Council July 27, 1998."

Report Back to Council Required: Yes

Comments/Further Action:

Council looks forward to your further report outlining the results of the Proposal Call.



Kelly Kloss
City Clerk

/clr

c Director of Community Services
Director of Corporate Services
Land & Economic Development Manager

Item No. 6

DATE: July 14, 1998
TO: City Clerk
FROM: City Assessor
RE: 1998 ASSESSMENT REVIEW BOARD

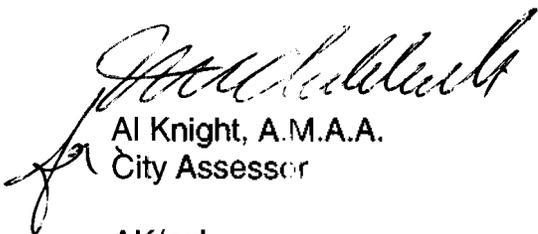
RECOMMENDATION:

- 1) That Council appoint one Councillor and two Citizens-at-large to the 1998 Assessment Review Board.
- 2) That Council set the remuneration for Board members to be \$50 per half day, \$100 per full day for members and \$65 per half day and \$125 per full day for the presiding officer.

Background:

The Committees Bylaw provides for the establishment of an Assessment Review Board and its guidelines, that are to be followed if assessment complaints are received. As the Assessment Department has received assessment complaints that must be heard, membership for a 1998 Assessment Review Board and the remuneration of its members must now be set by Council.

As in the past, the names of interested Citizens-at-large are submitted to Council in confidence.



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

AK/ngl

c.c. Director of Corporate Services
Assessment Supervisor

Comments:

We concur with the recommendations of the City Assessor.

"G. D. Surkan"
Mayor

"N. Van Wyk"
City Manager

FILE

Office of the City Clerk

July 29, 1998

Councillor Dennis Moffat
5134 - 44 Avenue
Red Deer, AB T4N 3H8

Dear Dennis:

Re: 1998 Assessment Review Board:

- 1. Appointment to Board**
 - 2. 1998 Schedule of Assessment Review Board Hearings**
-

At the City of Red Deer's Council meeting held Monday, July 27, 1998, the following resolution was passed:

"RESOLVED that Council of The City of Red Deer, having considered report from the City Assessor dated July 14, 1998, re: 1998 Assessment Review Board, hereby agrees to:

1. Appoint the following as members to the 1998 Assessment Review Board:

Dennis Moffat,	Councillor;
Vesna Higham,	Citizen-at-large;
Dick Kruithof,	Citizen-at-large,
2. Set the remuneration for the 1998 Assessment Review Board members as follows:
 - (a) \$50.00 per half day for members;
 - (b) \$100.00 per full day for members;
 - (c) \$65.00 per half day for Presiding Officer;
 - (d) \$125.00 per half day for Presiding Officer."

The 1998 Schedule of Assessment Review Board Hearings has been set as follows:

Tuesday, August 25, 1998	9:00 a.m. to Noon 1:30 p.m. to 4:30 p.m.
Wednesday, August 26, 1998	9:00 a.m. to Noon 1:30 p.m. to 4:00 p.m.
Thursday, August 27, 1998	9:00 a.m. to Noon Afternoon session may not be necessary

The City of Red Deer

Box 5008
Red Deer, Alberta
T4N 3T4



Councillor Dennis Moffat
July 29, 1998
Page 2

On August 25, 1998, Cheryl Adams, Council and Committee Secretary, will meet with the Board at 8:30 a.m. in the Council Lounge (adjacent to Council Chambers) to allow the Board time to appoint a chairperson and discuss procedures, etc.

If the Board wishes to discuss specific areas of legislation, the City Assessor, Mr. Al Knight, and/or Mr. Myron Chilibeck, Assessment Supervisor, will be available on short notice if required.

The agenda for August 25th will be mailed prior to the meeting date. Agendas for the other meeting dates will be available the day prior to the meeting.

We recommend that all proceedings be recorded for the purposes of evidentiary legislation.

Thank you for agreeing to participate on this Board for 1998.

Sincerely,



Kelly Kloss
City Clerk

KK/clr

c City Assessor, A. Knight
Assessment Supervisor, M. Chilibeck
Council & Committee Secretary, C. Adams



Office of the City Clerk

FILE

July 29, 1998

Ms. Vesna Higham
62 Osmond Close
Red Deer, AB T4N 6Y1

Dear Ms. Higham:

Re: 1998 Assessment Review Board:

- 1. Appointment to Board**
 - 2. 1998 Schedule of Assessment Review Board Hearings**
-

At the City of Red Deer's Council meeting held Monday, July 27, 1998, the following resolution was passed:

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The City of Red Deer

Box 5008
Red Deer, Alberta
T4N 3T4

Ms. Vesna Higham
July 29, 1998
Page 2

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We recommend that all proceedings be recorded for the purposes of evidentiary legislation.

Thank you for agreeing to participate on this Board for 1998.

Sincerely,



Kelly Kloss
City Clerk

KK/cr

c City Assessor, A. Knight
Assessment Supervisor, M. Chilibeck
Council & Committee Secretary, C. Adams

FILE

Office of the City Clerk

July 29, 1998

Mr. Dick Kruithof
4 Allan Street
Red Deer, AB T4R 1A9

Dear Mr. Kruithof:

Re: 1998 Assessment Review Board:

- 1. Appointment to Board**
 - 2. 1998 Schedule of Assessment Review Board Hearings**
-

At the City of Red Deer's Council meeting held Monday, July 27, 1998, the following resolution was passed:

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The City of Red Deer

Box 5008
Red Deer, Alberta
T4N 3T4



Mr. Dick Kruithof
July 29, 1998
Page 2

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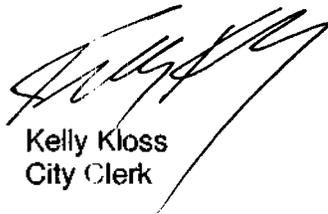
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We recommend that all proceedings be recorded for the purposes of evidentiary legislation.

Thank you for agreeing to participate on this Board for 1998.

Sincerely,



Kelly Kloss
City Clerk

KK/cr

c City Assessor, A. Knight
Assessment Supervisor, M. Chilibeck
Council & Committee Secretary, C. Adams

FILE

Council Decision - July 27, 1998 Meeting

DATE: July 28, 1998
TO: City Assessor
FROM: City Clerk
RE: 1998 Assessment Review Board Membership

Reference Report: City Assessor dated July 14, 1998

Resolution:

"RESOLVED that Council of The City of Red Deer, having considered report from the City Assessor dated July 14, 1998, re: 1998 Assessment Review Board, hereby agrees to:

1. Appoint the following as members to the 1998 Assessment Review Board:

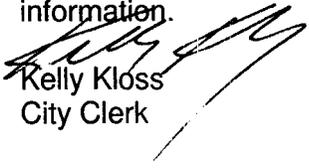
Dennis Moffat,	Councillor;
Vesna Higham,	Citizen-at-large;
Dick Kruithof,	Citizen-at-large,

2. Set the remuneration for the 1998 Assessment Review Board members as follows:
 - (a) \$50.00 per half day for members;
 - (b) \$100.00 per full day for members;
 - (c) \$65.00 per half day for Presiding Officer;
 - (d) \$125.00 per half day for Presiding Officer."

Report Back to Council Required: No

Comments/Further Action:

This office has advised the successful candidates of their appointments to the 1998 Assessment Review Board. I have attached hereto copies of that correspondence for your information.


Kelly Kloss
City Clerk

/clr
attchs.

c Director of Corporate Services
Assessment Supervisor
Cheryl Adams, Council & Committee Secretary
Frieda McDougall, Committee Directory

Item No. 7

DATE: July 9, 1998
TO: City Clerk
FROM: Director of Corporate Services
RE: PROVINCE OF ALBERTA -
COMMUNITY HOUSING SUBSIDY AGREEMENT

The City of Red Deer has an agreement with the Province of Alberta whereby the Province constructed a number of community housing units for low income families. In consideration of the Province constructing the units, the City agreed to pay 10% of the annual operating deficit for the units. For the year ending March 31, 1998 the City's share of the deficit was approximately \$129,000.

The Province has been able to refinance the debt for the community housing units. This has reduced the annual operating costs such that the Province is offering to cancel the subsidy agreement and the City's responsibility to pay 10% of the operating deficits effective April 1, 1998.

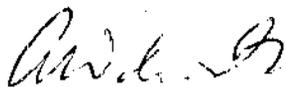
The Community Housing Subsidy Agreement does provide for the City to receive 10% of the annual surplus if it should occur. It would be to the City's long term benefit, however, to discontinue the City's liability for these units. They would then become a 100% Provincial and Federal responsibility.

It should be noted the cancellation of the subsidy agreement affects only the 246 Provincially owned units. There are 12 units owned by the City that would not be affected by this change.

Recommendation

Council agree:

- to the cancellation of the existing municipal subsidy agreements for the Provincially Owned community housing.
- the budget funds made available for 1999 as a result of this change would be used for unfunded budget priorities submitted by City departments.



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

DATE: July 10, 1998

TO: KELLY KLOSS,
City Clerk

FROM: LOWELL HODGSON, Director of Community Services
COLLEEN JENSEN, Social Planning Manager

RE: PROVINCE OF ALBERTA -
COMMUNITY HOUSING SUBSIDY AGREEMENT

The City has a long history of partnering with the Province in ensuring a supply of social housing in the community, which is primarily available to employed low income families. As explained in the letter from the Honorable Iris Evans, Minister of Municipal Affairs, the Province has just completed a "successful debt refinancing" related to the social housing units and are, therefore, offering The City of Red Deer the opportunity to cancel our existing agreement. The memo from Alan Wilcock provides more detail, along with the letter from Minister Evans. The final analysis is that there is potential cost savings related to these units of \$129,000. There will be, however, some costs related to the 12 duplex units that The City owns, so the net savings will likely be less than this amount.

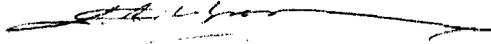
In realizing these savings, the letter from Minister Evans goes on to say that The City is "among the strong leaders in Alberta who plan and collaborate with community groups to provide affordable housing to needy families and individuals. Our government sincerely hopes that the savings on your behalf will encourage you in your efforts". From a Community Services perspective we strongly agree with the utilization of these savings to facilitate other housing initiatives in the community.

The current goal related to housing in the Social Planning Department Business Plan is "to assess changes in the provision of seniors' and social housing, based on community need, and determine the City's role". This follows from Strategic Plan '96 and from the Community Services Master Plan which outline The City's role in the social services area as one of facilitation. The proposed AUMA Policy on Social Housing, which Council recently supported, also suggests that the municipal role related to housing should be one of facilitation and leveraging.

Based on this, the Social Planning Department requests Council's support in bringing forward a proposal regarding the use of this funding made available through the cancellation of this agreement. The intent would be to work within the parameters that are already established in our various planning documents, including the new Municipal Development Plan. The Red Deer Housing Committee will also be used as a resource in the planning process. Consideration will be given to developing partnerships and putting resources toward further facilitation and leveraging of housing solutions.

RECOMMENDATION:

That Council agree to the cancellation of the existing municipal subsidy agreements for the Provincially owned community housing units; and further that the Social Planning Department bring forward a proposal for Council's consideration during 1999 budget deliberations, that would utilize the net savings to focus on the facilitation and leveraging of housing solutions that meet needs in the community.



Lowell R. Hodgson
Community Services Director



Colleen Jensen
Social Planning Manager

cc. Alan Wilcock

Comments:

We concur with the recommendations of the Administration.

"G. D. Surkan"
Mayor

"N. Van Wyk"
City Manager

FILE

Council Decision - July 27, 1998 Meeting

DATE: July 28, 1998
TO: Director of Corporate Services
FROM: City Clerk
RE: Province of Alberta - Community Housing Subsidy Agreement

Reference Report: Director of Corporate Services,
July 9, 1998

Resolution:

"RESOLVED that Council of The City of Red Deer, having considered report from the Director of Corporate Services dated July 9, 1998 re: Province of Alberta - Community Housing Subsidy Agreement, hereby agrees as follows:

1. To cancel the existing municipal subsidy agreements for the provincially owned community housing;
2. That the Social Planning Department bring forward a proposal for Council's consideration, during the 1999 Budget deliberations, that would utilize the net savings to focus on the facilitation and leveraging of housing solutions to meet the needs of the community,

and as presented to Council July 27, 1998."

Report Back to Council Required:

Yes, during 1999 Budget deliberations.

Comments/Further Action:



Kelly Kloss
City Clerk

/clr

c Director of Community Services
Social Planning Manager



ALBERTA
MUNICIPAL AFFAIRS

Office of the Minister
Responsible for Housing, Consumer Affairs, Registries
and Local Government Services
MLA, Sherwood Park

June 3, 1998

Her Worship Gail Surkan
Mayor
City of Red Deer
P.O. Box 5008
Red Deer, Alberta
T4N 3T4


Dear Mayor Surkan:

On behalf of the Ministry of Municipal Affairs, it is my pleasure to convey the successful debt re-financing of the Alberta Social Housing Corporation's Community Housing units in City of Red Deer. The Alberta Treasurer, Honourable Stockwell Day and his department officials have collaborated with Alberta Municipal Affairs to re-finance and thereby reduce costs.

The Ministry is offering to cancel existing municipal subsidy agreements, however, both City of Red Deer and Alberta Municipal Affairs must agree to do so. The enclosed attachment illustrates the effect of this action on your municipality. Should you wish to pursue this, please contact Mr. John Martin, Regional Director, South Field Services, Housing and Consumer Affairs Division at (403) 297-5732.

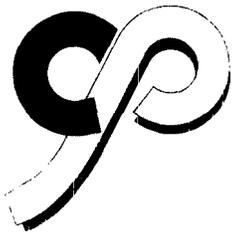
You are among the strong leaders in Alberta who plan and collaborate with community groups to provide affordable housing to needy families and individuals. Our government most sincerely hopes that the saving on your behalf will encourage you in your efforts. We hope to pursue initiatives to mutually assist in the quest to improve the quality of life for Albertans.

Sincerely yours,


Iris Evans
Minister

Att.

424 Legislature Building, Edmonton, Alberta, Canada T5K 2B6 Telephone 403/427-3701 Fax 403/422-9550
116B, 937 Fir Street, Sherwood Park, Alberta, Canada T8A 4N6 Telephone 403/417-IRIS, Fax 403/417-4748



**PARKLAND
COMMUNITY
PLANNING
SERVICES**

Suite 500, 4808 Ross Street
Red Deer, Alberta T4N 1X5
Phone: (403) 343-3394
FAX: (403) 346-1570
e-mail: pcps@telusplanet.net

DATE: July 20, 1998
TO: CITY CLERK
RE: DRAFT ANDERS SOUTHEAST "ASPEN RIDGE" OUTLINE PLAN

In accordance with Section 3.1.2.12 of the *City's Planning and Subdivision Guidelines*, all new Outline Plans and neighbourhood park plans must be forwarded to City Council for consideration of approval. Outline Plans, when approved by City Council, form the basis for future zoning, subdivision and development decisions for the area.

Background

This Outline Plan proposal for southeast Anders, located immediately south of the Victoria Park in Anders development, has been prepared for Melcor Developments Ltd. by InterPlan Strategies Inc. and Al-Terra Engineering Ltd. This comprehensively planned residential community proposes to encompass a total gross site area of one full quarter section (160 acres). This new predominately single family neighbourhood is anticipated to accommodate 690 to 770 dwelling units (depending upon actual lot sizes) with a projected population of between 2070 to 2310 persons. Given this estimated unit count, the overall density for the entire Outline Plan area is approximately 4.3 to 4.8 units per gross acre.

The draft Outline Plan has been processed in accordance with the City's *Planning and Subdivision Guidelines*. Upon receipt of the initial Outline Plan document, it was referred to all applicable City Departments and outside agencies for comment and identification of issues. Based on the referral process, the City's Subdivision Committee established the City's official position regarding required changes to the Outline Plan. Subsequent City consultation with the developer produced a revised draft Outline Plan that was presented at a neighbourhood meeting for public input. The proposed Outline Plan fully conforms to the following applicable City statutory and/or other planning documents:

- Municipal Development Plan
- Joint General Municipal Plan
- East Hill Area Structure Plan
- Community Services Master Plan

Neighbourhood Public Meeting

Following advertisement in the Red Deer Advocate and a neighbourhood newsletter delivered door to door, a neighbourhood public meeting was held July 7th, 1998. Hosted by Parkland Community Planning Services, this meeting was attended by 5 community residents, several City Administrative and Council representatives, and the developer (Melcor) and their consultant. The developer/consultant presented the draft Outline Plan and its envisioned development concept for community discussion and input, while the Recreation, Parks and Culture Department presented the neighbourhood park plan.

CITY CLERK
ANDERS SOUTHEAST "ASPEN RIDGE" OUTLINE PLAN
PAGE 2

The draft Outline Plan and the proposed neighbourhood park plan were both supported by the public as presented. No specific issues or concerns were identified. The developer however, was asked by one resident to consider the addition of a pedestrian connection between two existing lanes in the northwest corner of the outline plan area to facilitate lane orientated east & west pedestrian traffic in the area (comment sheet attached under separate cover for Council members).

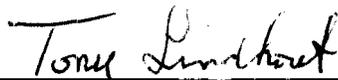
Summary

The proposed Anders Southeast "Aspen Ridge" Outline Plan was well received by the neighbouring community. The suggestion by a resident to add a pedestrian connection between two existing lanes is not supported by the developer, or City Engineering, Parks and Planning staff as rear lanes, particularly from a safety aspect, are not designed to be used as pedestrian corridors. Considerable effort is undertaken in the preparation of all outline plans to create and design City neighbourhoods that are fully integrated with formalized pedestrian pathway systems and neighbourhood linkages in accordance with City Area Structure Plans and the Community Services Master Plan.

The Municipal Planning Commission, pursuant to the City's ***Planning and Subdivision Guidelines***, has recommended Council approval of the Outline Plan. Furthermore, both the Joint Use Planning Committee and the Recreation, Parks & Culture Board have approved the neighbourhood park plan.

Planning Staff Recommendation

THAT Council of the City of Red Deer approve the Anders Southeast "Aspen Ridge" Outline Plan as submitted and the Anders Southeast neighbourhood park plan (attachment 1).

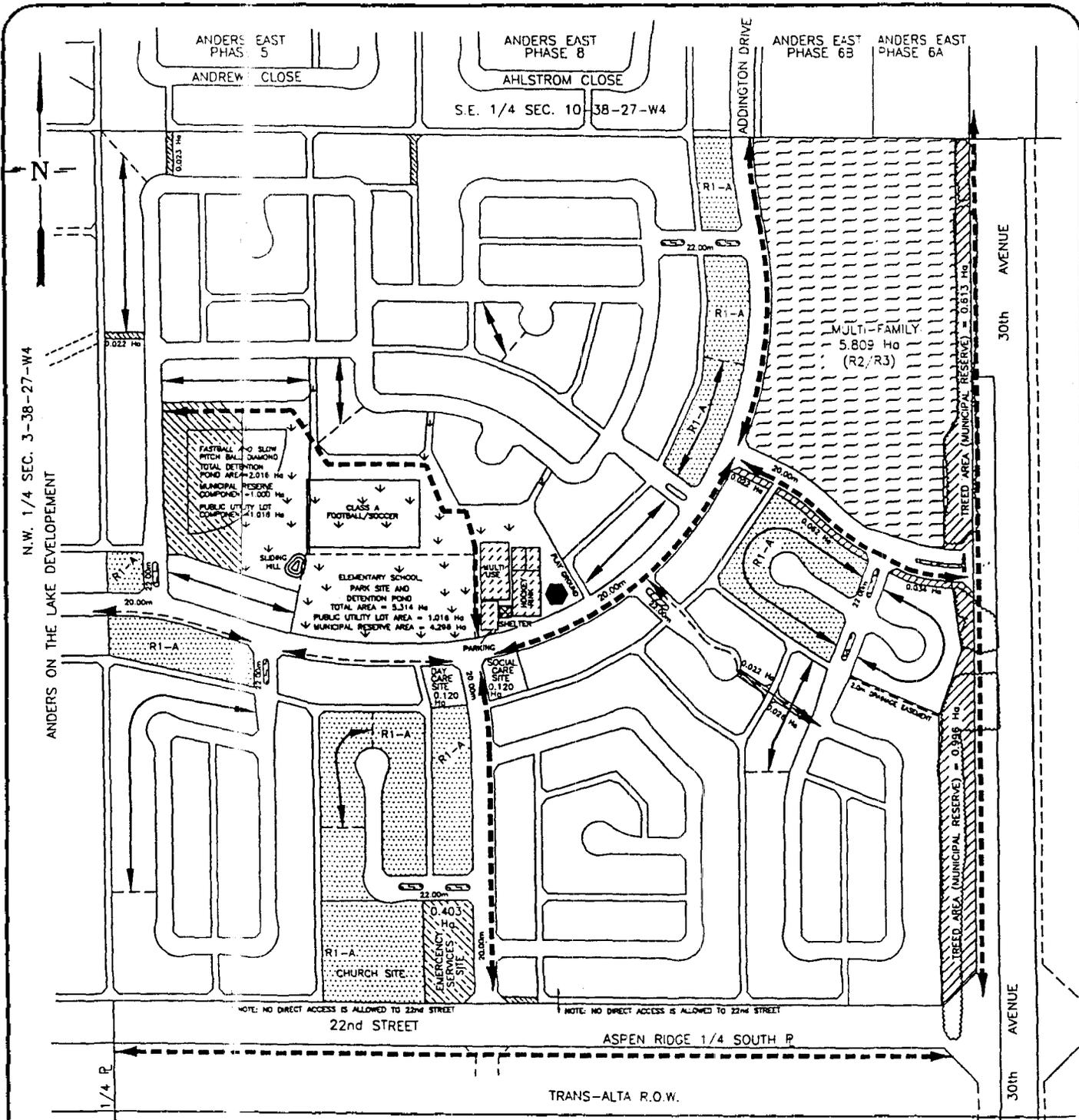


Tony J. Lindhout, ACP, MCIP
PLANNER

TJL:tjl

attachments

- c. Lowell Hodgson, Director of Community Services
Melcor Developments Ltd.
InterPlan Strategies Inc.
Al-Terra Engineering



NOTE: NO DIRECT ACCESS IS ALLOWED TO 22ND STREET

- LEGEND:**
- TWO STOREY RESIDENTIAL WITH WALKOUT BASEMENTS PERMITTED
 - PUBLIC UTILITY LOTS
 - ELEMENTARY SCHOOL SITE AND PARK SITE
 - SINGLE FAMILY
 - MULTI-FAMILY
 - DUPLEX
 - WALKWAYS AND LOCAL PARKS
 - PLAYGROUND FACILITIES AND PARKING LOTS
 - CHILDREN'S PLAYGROUND
 - MINOR PEDESTRIAN WALKWAYS AND BIKE PATHS
 - MAIN PEDESTRIAN WALKWAYS AND BIKE PATHS

TOTAL AREA OF ORIGINAL 1/4 SECTION		64,876 Hq	160.31 Ac
22nd STREET AND 30th AVENUE WIDENING		4,827 Hq	11.43 Ac
DEVELOPABLE AREA		80,248 Hq	148.88 Ac 100%
SINGLE FAMILY- DETACHED (R1)		27,997 Hq	69.18 Ac 46.5%
MULTIPLE FAMILY (R2/R3)		5,809 Hq	14.35 Ac 9.6%
DUPLEX LOTS (R1-A)		4,374 Hq	10.81 Ac 7.3%
FIRE HALL SITE (PS)		0,404 Hq	1.00 Ac 0.7%
CHURCH SITE (R1-A)		0,627 Hq	2.05 Ac 1.4%
DAY CARE SITE (R1-A)		0,120 Hq	0.30 Ac 0.2%
SOCIAL CARE SITE (R1)		0,120 Hq	0.30 Ac 0.2%
ELEM. SCHOOL, PARK AND WALKWAYS (P1)		4,418 Hq	10.91 Ac 7.3%
TREED AREA ALONG 30th AVENUE (P1)		1,809 Hq	3.97 Ac 2.7%
STORM DETENTION POND (PS)		1,018 Hq	2.51 Ac 1.7%
PUBLIC UTILITY LOTS (PS)		0,093 Hq	0.23 Ac 0.2%
ROADS		13,484 Hq	33.27 Ac 22.3%
COLLECTOR		3,017 Hq	7.42 Ac
RESIDENTIAL		7,882 Hq	19.97 Ac
LANES		2,785 Hq	6.83 Ac

FIGURE 3 DEVELOPMENT CONCEPT

SCALE 1:5000
REVISED JULY 16/98

AL-TERRA
ENGINEERING LTD.
CHICAGO MD 2091

CENTRAL PARK AND
SCHOOL SITE FOR
ASPEN RIDGE QUARTER

NOT TO SCALE

AL-TERRA

ENGINEERING LTD.

EDMONTON

RED DEER

PREPARED: JULY 07, 1998

FASTBALL AND SLO
PITCH BALL DIAMOND
TOTAL DETENTION
POND AREA = 2.016 Ha
MUNICIPAL RESERVE/
COMPONENT = 1.000 Ha
PUBLIC UTILITY LOT
COMPONENT = 1.016 Ha

CLASS A
FOOTBALL/SOCCER

SLIDING
HILL

ELEMENTARY SCHOOL,
PARK SITE AND
DETENTION POND
TOTAL AREA=5.314 Ha
PUBLIC UTILITY LOT AREA=1.016 Ha
MUNICIPAL RESERVE AREA=4.298 Ha

MULTI
USE

HOCKEY
RINK

PLAY
GROUND

PARKING

SHELTER

ADDINGTON

DRIVE

22.0m

20.0m

Comments:

We concur with the recommendations of Parkland Community Planning Services. The Outline Plan is submitted as an attachment to this agenda.

"G. D. Surkan"
Mayor

"N. Van Wyk"
City Manager

COUNCIL MEETING OF JULY 27, 1998

**ATTACHMENT TO REPORT
APPEARING ON THE OPEN AGENDA**

RE:

Aspen Ridge Outline Plan

OUTLINE PLAN

ASPEN RIDGE

**NE 1/4 Section 3, Township 38
Range 27, West of 4**

Prepared for:

Melcor Developments Ltd.

Prepared by:

Interplan Strategies Inc.

Al-Terra Engineering Ltd.

Revised July 1998

97108

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1.0 INTRODUCTION AND PURPOSE

The subject site, Aspen Ridge, is located in southeast quadrant of the City at the intersection of 30th Avenue and 22nd Street (See Figure 1). To the north is the Anders East Outline Plan Area which is presently under development. To the west is the proposed Anders on the Lake Outline Plan area. To the east is the future 30th Avenue arterial road right of way and to the south the future 22nd Street undivided arterial road right of way.

The site is situated within the East Hill Area Structure Plan adopted by Council on April 20, 1998. The site, containing 160 acres (64.9 ha) more or less, is legally described as the NE ¼ Section 3, Township 38, Range 27, West of the 4th Meridian.

Interplan Strategies Inc is hereby submitting, on behalf of Melcor Developments Ltd., an application for Outline Plan approval for primarily residential and associated land uses. The plan submitted acknowledges the known edge conditions on all four sides of the site.

The following sections of this report discuss policy framework, site characteristics, proposed land uses, development densities, municipal reserve, and open space requirements, transportation considerations, proposed site servicing and development phasing.

2.0 POLICY FRAMEWORK

On April 20, 1998 City of Red Deer Council adopted the revised East Hill Area Structure Plan (Bylaw 3207/98). The Area Structure Plan allows for the primary use of land for residential purposes.

Other land uses indicated in the Area Structure Plan include a public middle school site in conjunction with a neighbourhood centre and a fire hall site along 22nd Street. The road network shows both 30th Avenue on the east and 22nd Street on the south as arterial roads. The network also shows a collector street loop through the site connecting from Anders East on the north to the future Anders on the Lake to the west. Collector links to 30th Avenue and the future 22nd Street are also shown. The City of Red Deer has established the precise location for the intersection of the collector link with 30th Avenue.

The East Hill Area Structure Plan is implemented by Outline Plans for each quarter section.

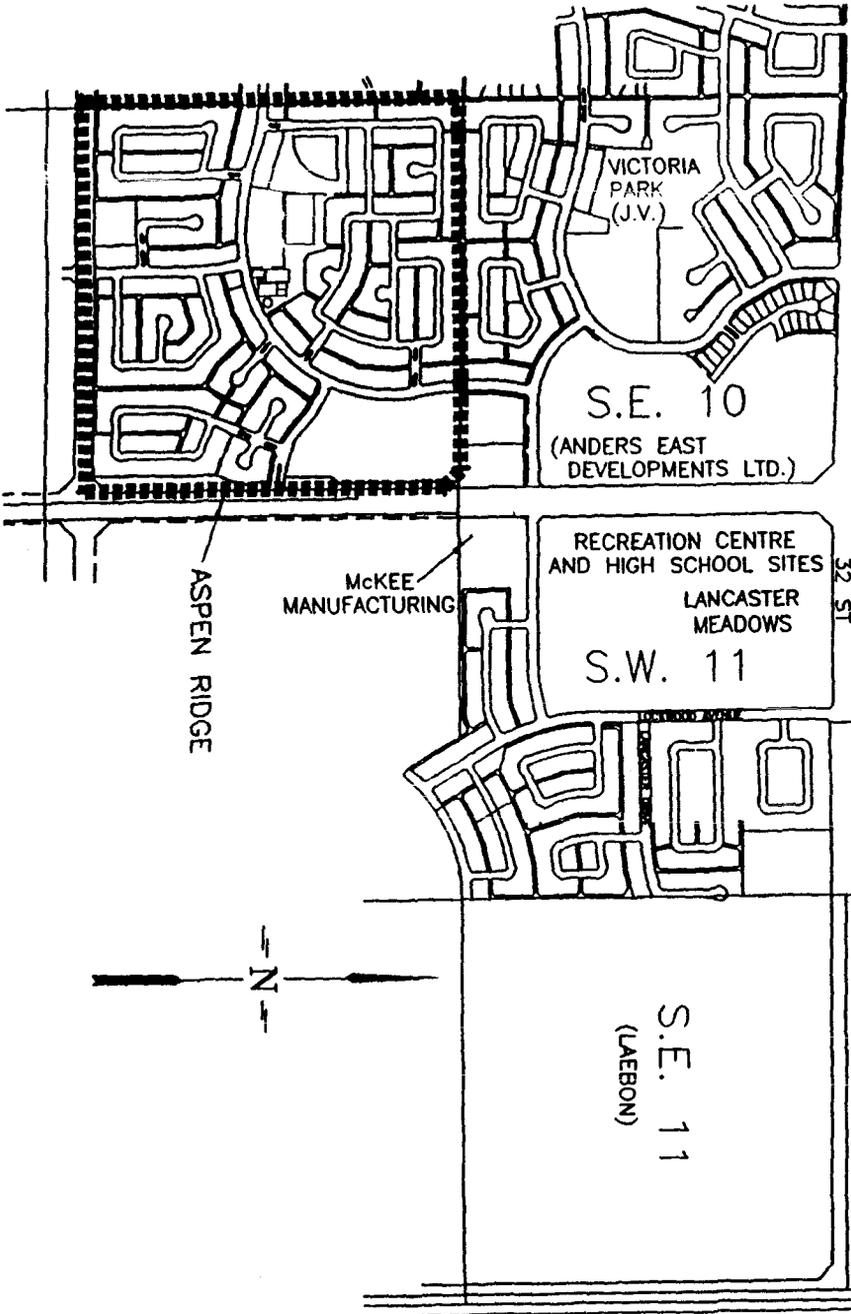
Other City documents such as the Planning and Subdivision Guidelines, the Community Services Master Plan, Ecological Profiles and the Land Use Bylaw govern the more detailed elements of the planning process.

3.0 SITE CHARACTERISTICS

3.1 Legal Description and Ownership

The subject site is legally described as the NE ¼ Section 3, Township 38, Range 27 West of the 4th Meridian. The quarter section is comprised of two titles:

- A twenty-one acre parcel in the northeast corner is owned by five individuals, each with an undivided 1/5 interest. Melcor Developments Ltd. have an interest in the land by virtue of an agreement for sale (Caveat 972 173 418).



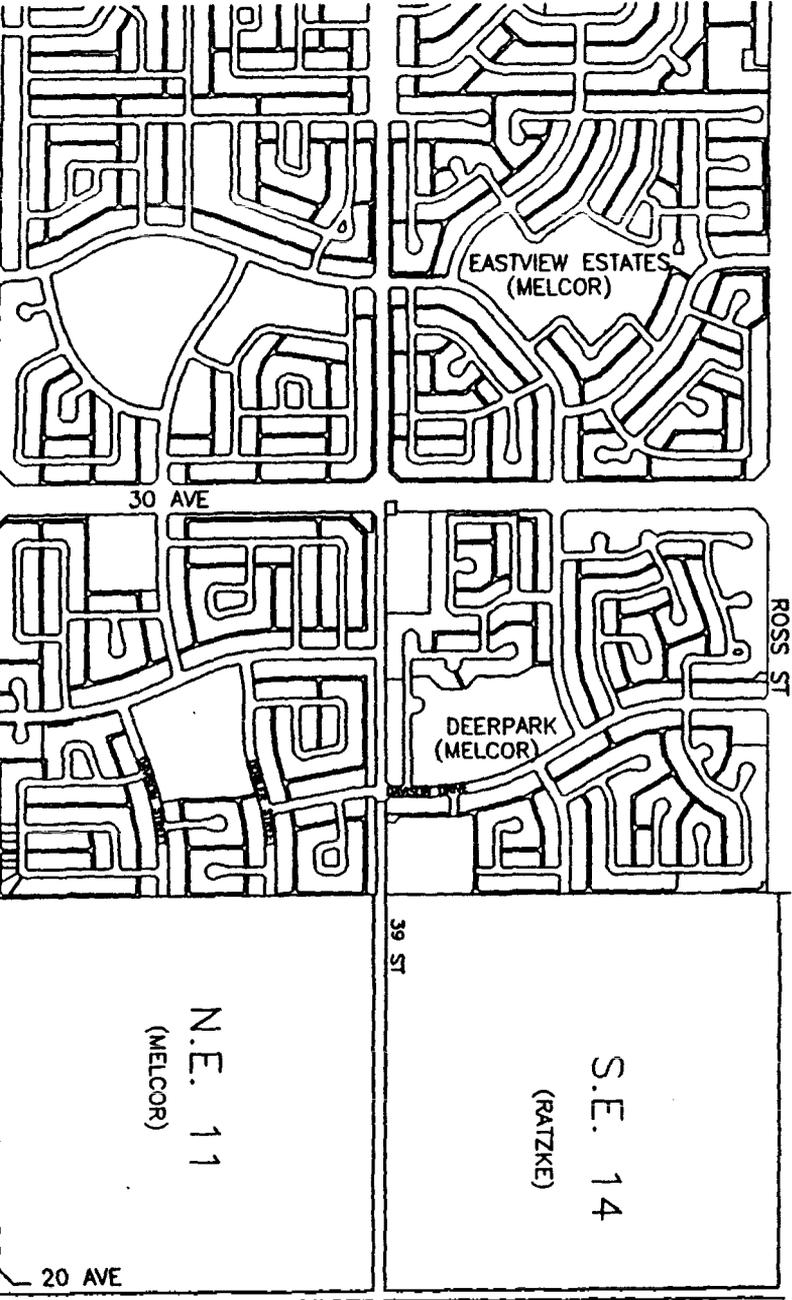
**FIGURE 1
LOCATION**

SCALE 1:15000
REVISED JULY 16/98

CONCEPT BY:
INTERPLAN STRATEGIES INC.

PREPARED BY:
AL-TERRA
ENGINEERING LTD.

ASPEN RIDGE OUTLINE PLAN



EASTVIEW ESTATES
(MELCOR)

30 AVE

DEERPARK
(MELCOR)

ROSS ST

39 ST

N.E. 11
(MELCOR)

S.E. 14
(RAITZKE)

20 AVE

- The balance of the quarter section is owned by Melcor Developments Ltd.

The appropriate titles are included in Appendix 1.

3.2 Site Area

The site area is as follows:

Total Site	160.31 Ac (64.88 Ha)
Less – Major Road Widening	<u>(11.43 Ac) (4.63 Ha)</u>
Developable Area	148.88 Ac (60.25 Ha)

3.3 Existing Land Use

The subject site is presently under cultivation. There are two existing residences on the site. One is on the 21 acre parcel in the north east corner, the other is located further to the south.

The entire quarter section is presently designated A-1 Future Urban Development District by The City of Red Deer Land Use Bylaw No. 3156/96. The general purpose of this District is

“to ensure that development on lands required for future urban development is restricted to ensure that future development may proceed in an orderly and well planned fashion, in keeping with the intent of the General Municipal Plan”

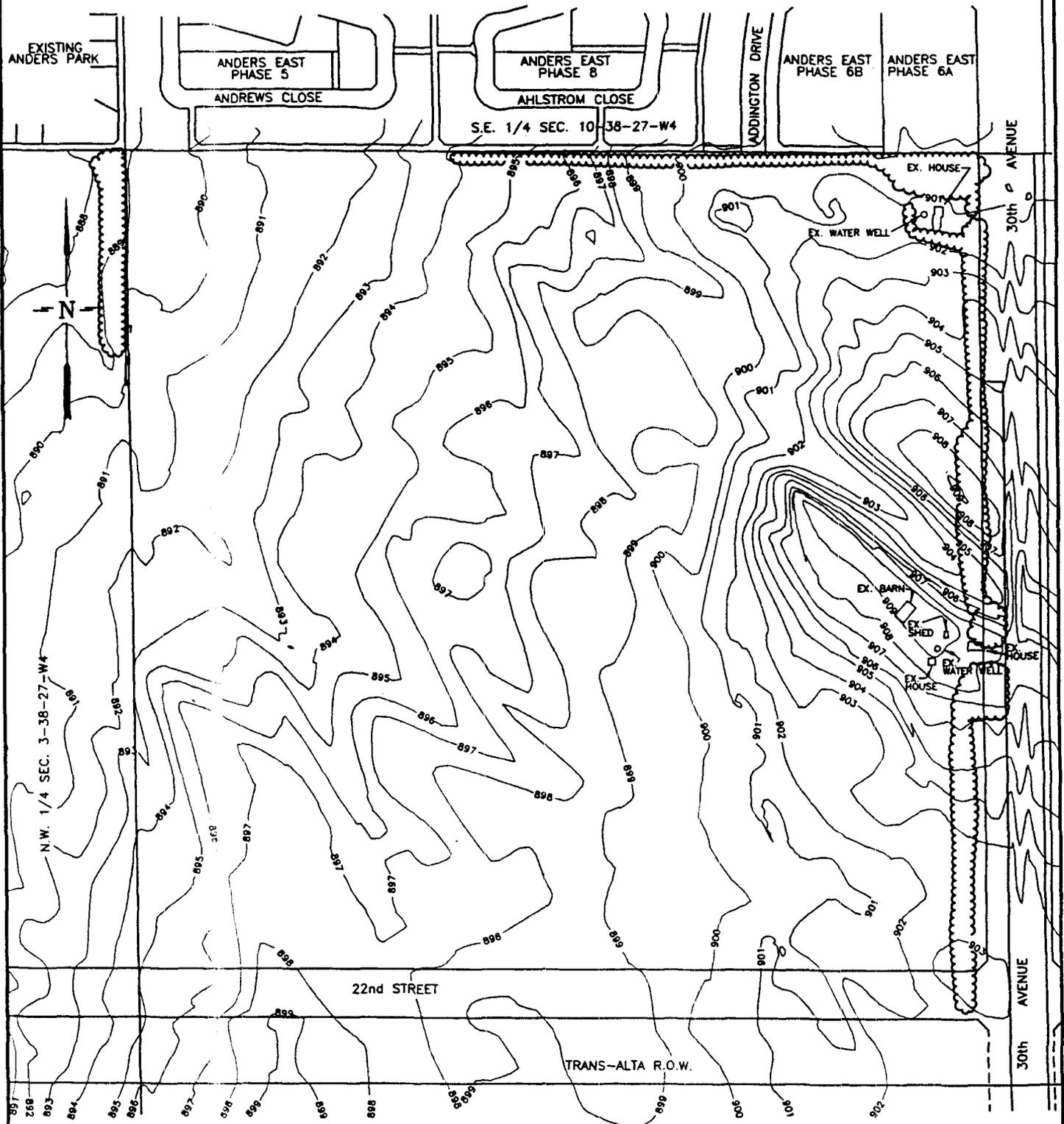
A re-designation to appropriate urban land use districts is therefore required before any urban development can occur.

3.4 Land Form

The site generally slopes from east to northwest from an elevation of approximately 909.5m on the eastern edge to an elevation of 889.5m in the northwest corner (see Figure 2). A fairly prominent ridge is located in the east central portion of the site. There is also a significant row of trees along the eastern boundary of the site extending from section line at the north to the future 22nd Street right of way at the south. The recently completed Ecological Profile for the area identified the trees as a northwest poplar and caragana windbreak. Recommendation R5-a of the Profile states that all of the large poplar trees along the west side of 30th Avenue should be maintained.

The Profile also identifies a natural poplar windbreak along the north and west boundaries of the site. While recommendation R6-b recommends that the present natural stand of trees in the northeast corner be preserved, recommendation R6-a acknowledges that preservation of the windbreak trees along the west and north boundary is not possible due to servicing and development requirements.

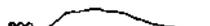
ASPEN RIDGE OUTLINE PLAN



**FIGURE 2
SITE FEATURES**

S.E. 1/4 SEC. 3-38-27-W4

LEGEND:

-  ORIGINAL GROUND CONTOURS
-  ORIGINAL TREELINE

SCALE 1:5000

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EDMONTON

RED BEER

Recommendation R7 also suggests that an attempt should be made to incorporate the landscaping and present trees around the existing two residences in a comprehensive housing development.

3.5 Access

Access to the site is presently available from 30th Avenue, and from the north south collector stub from Avery Street. An ultimate access location to 30th Avenue has been established at approximately the midpoint along 30th Avenue.

3.6 Servicing

The site can be full-serviced with sewer, water and storm water utilities (assuming storm water management techniques are implemented) and shallow utilities from existing utilities immediately adjacent.

3.7 Environmental Considerations

A Phase I Environmental Site Assessment has been completed.

3.8 Existing Power Line

There is an existing TransAlta overhead power line right of way situated immediately to the south of subject parcel. This power line will remain in its present location.

3.9 Road Widening

A road widening of 20 metres is required along the eastern boundary of the subject site south of the 21 acre parcel (the 20m widening has already been provided adjacent the 21 acre parcel). This widening is required to provide the necessary right of way for the future arterial street.

A 37.5 metre right of way is required along the southern boundary of the site, adjacent to and north of the TransAlta right of way. The right of way is required for the future 22nd Street arterial. A reduction in right of way width from the typical 60 metres to 37.5 metres is possible because of the relationship to the power right of way, which can serve as the southerly buffer/berm.

4.0 DEVELOPMENT PROPOSAL

Based on the developer's intent, City policies, and site characteristics, an Outline Plan has been prepared for Aspen Ridge. The components of the Outline Plan are development concept, density and population, open space, transportation, servicing and phasing.

4. Development Concept

The intent of the design of overall Aspen Ridge area is to provide a comprehensively planned residential community with an emphasis on integrating land uses, preserving existing trees and at the same time capitalizing on the potential of a good transportation infrastructure.

The Aspen Ridge Outline Plan incorporates the policies contained in the East Hill Area Structure Plan and other City of Red Deer guideline and policy documents. The Plan, based to a large extent on the client's concept, is intended to provide the opportunity for a variety of residential product types. This is an especially important factor when considering the dynamics of the present day market.

The proposed Outline Plan is contained in Figure 3.

4.2 Neighbourhood Structure

The plan places the neighbourhood park, a fire hall, a possible church site, and other possible public facilities such as the daycare and social care at or near the future main entrance to the community. This neighbourhood centre and adjoining neighbourhood park are intended to create the focus of the community and are therefore strategically located in terms of both vehicular and pedestrian networks.

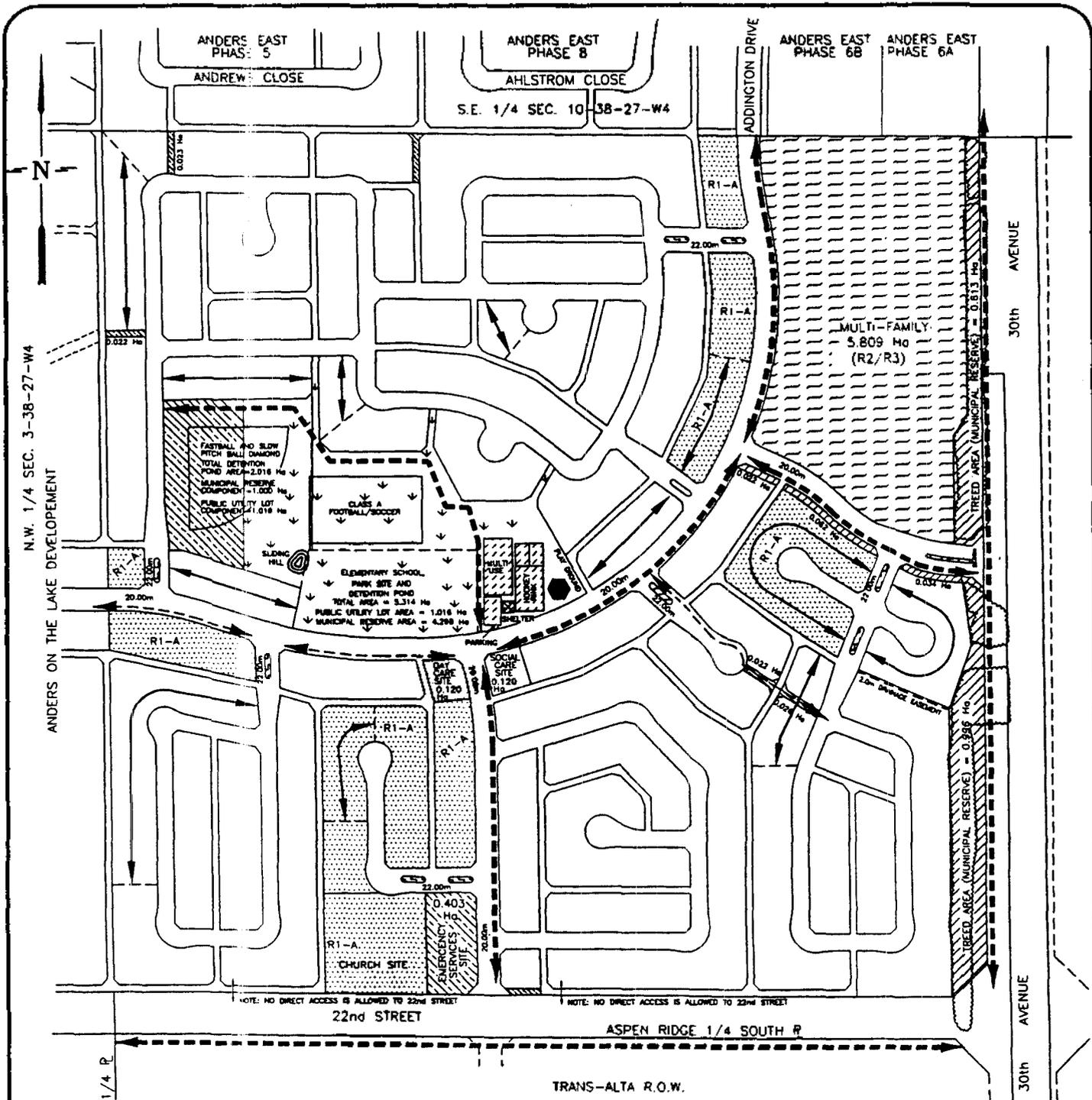
Allowance is made in the plan for higher density housing in the northeast portion of the plan area adjacent to amenity provided by the tree stand that is incorporated into the plan. It is anticipated that this residential cluster will be targeted toward the mature adult segment of the market with the intent to preserve most of the significant trees in the housing development.

Single family detached houses and possibly some semi-detached housing will be distributed throughout the remainder of the community. Although the vast majority of these units will be provided with rear lanes, a small percentage that back onto open space such as parks, storm retention facilities and the treed area will be laneless. As indicated in Figure 3, a portion of the lots is intended to accommodate 2 storey residences with walkout basement.

The lot size, which will be determined at the subdivision stage, is intended to vary in width, thus encouraging a variety of residential building product.

4.3 Land Use Distribution

Aspen Ridge is a comprehensively planned residential community comprised of residential and ancillary land uses. Table 1 below outlines the land use distribution for the Outline Plan Area.



LEGEND:

- TWO STOREY RESIDENTIAL WITH WALKOUT BASEMENTS PERMITTED
- PUBLIC UTILITY LOTS
- ELEMENTARY SCHOOL SITE AND PARK SITE
- SINGLE FAMILY
- MULTI-FAMILY
- DUPLEX
- WALKWAYS AND LOCAL PARKS
- PLAYGROUND FACILITIES AND PARKING LOT
- CHILDREN'S PLAYGROUND
- MINOR PEDESTRIAN WALKWAYS AND BIKE PATHS
- MAIN PEDESTRIAN WALKWAYS AND BIKE PATHS

S.E. 1/4 SEC. 3-38-27-W4			
TOTAL AREA OF ORIGINAL 1/4 SECTION	64.876 Ha	160.31 Ac	
22nd STREET AND 30th AVENUE WIDENING	4.827 Ha	11.43 Ac	
DEVELOPABLE AREA	60.248 Ha	148.88 Ac	100%
SINGLE FAMILY - DETACHED (R1)	27.997 Ha	69.18 Ac	46.5%
MULTIPLE FAMILY (R2/R3)	5.809 Ha	14.35 Ac	9.6%
DUPLEX LOTS (R1-A)	4.374 Ha	10.81 Ac	7.3%
FIRE HALL SITE (PS)	0.404 Ha	1.00 Ac	0.7%
CHURCH SITE (R1-A)	0.827 Ha	2.05 Ac	1.4%
DAY CARE SITE (R1-A)	0.120 Ha	0.30 Ac	0.2%
SOCIAL CARE SITE (R1)	0.120 Ha	0.30 Ac	0.2%
ELEM. SCHOOL PARK AND WALKWAYS (P1)	4.418 Ha	10.81 Ac	7.3%
TREED AREA ALONG 30th AVENUE (P1)	1.609 Ha	3.97 Ac	2.7%
STORM DETENTION POND (PS)	1.016 Ha	2.51 Ac	1.7%
PUBLIC UTILITY LOTS (PS)	0.093 Ha	0.23 Ac	0.2%
ROADS	13.484 Ha	33.27 Ac	22.3%
COLLECTOR	3.017 Ha	7.42 Ac	
RESIDENTIAL	7.862 Ha	19.87 Ac	
LANES	2.785 Ha	6.83 Ac	

FIGURE 3 DEVELOPMENT CONCEPT

SCALE 1:5000
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Table 1 Outline Plan Statistics

Land Use	Acres	Hectares	Percentage
Single Family Detached (R1)	69.18	28.00	46.5
Duplex Lots (R1-A)	10.81	4.37	7.3
Residential – Multi-family (R2/R3)	14.35	5.81	9.6
Church Site (R1)	2.05	0.83	1.4
Day Care Site (R1-A)	0.30	0.12	0.2
Social Care Site (R1)	0.30	0.12	0.2
Emergency Services Site (PS)	1.00	0.40	0.7
School Site, Park & Walkways (P1)	10.91	4.42	7.3
Storm Detention Ponds (PS)	2.51	1.02	1.7
Treed along 30 th Avenue (P1)	3.97	1.61	2.7
Public Utility Lots (PS)	0.23	0.09	0.2
Streets and Lanes	33.27	13.46	22.3
TOTAL DEVELOPABLE AREA	148.88	60.25	100.0

Table 1 illustrates that 63.37 per cent of the Outline Plan Area is for residential uses, 11.7 per cent for open space including a storm detention pond, 22.35 per cent for dedicated streets and lanes and the balance for other related uses.

4.4 Residential

The low density residential areas are proposed for predominately R1 single detached dwellings and a portion R1-A which may accommodate semi detached dwellings as well as detached dwellings.

The residential (R2/R3) medium density area in the northeast portion of the Outline Plan Area is proposed for a mix of product type. The actual mix is very much dependent upon the prevailing market conditions and will be finalized at the subdivision stage. As previously noted, a portion of the medium density area is intended as a mature adult community.

The residential density allocated for the area in the East Hill Area Structure Plan is approximately six (6) units per gross acre.

The Outline Plan, depending upon the actual lot size and land use, is anticipated to accommodate 690 to 770 dwelling units and a population of 2070 to 2310 persons. Given this estimated unit count the overall density for the Outline Plan Area is approximately 4.3 to 4.8 units per gross acre.

4.5 Open Space

The key components of the Open Space provisions in the Outline Plan are discussed below, followed by a statement of municipal reserve calculations.

Components

The components of the proposed Aspen Ridge open space which are cited below, include a neighbourhood school and park centre, east side linear park, and a dry storm detention facility.

a) Neighbourhood School and Park Facility

A 10.6 acre (4.30 ha) central neighbourhood school and park site is provided in the location indicated in the East Hills Area Structure Plan.

b) Linear Park

A 3.97 acre (1.61 ha) north south linear park, ranging from 13 to 30 metres in width, is proposed along the eastern edge of the quarter. The primary purpose for this park is to retain the existing tree stand.

A small 6.0 foot (2m) wide municipal reserve strip connects to the major linear park. In addition to providing this connection, this strip will serve to separate the rear of the residential lots and the collector roadway.

c) Storm Detention Facility

A storm detention facility is proposed to be part of the overall central park site. The total detention pond area is 4.99 acres (2.02 Hectares) of which 2.47 acres (1 hectare) is municipal reserve.

Municipal Reserve

In order to realize the open space network illustrated in the Plan, there will be a municipal reserve dedication of 14.88 acres (6.02 ha) which is 10 per cent of the developable area. This dedicated municipal reserve is comprised of the following elements:

	Acres (+/-)	Ha (+/-)
• Neighbourhood school and park	10.62	4.30
• Local Parks	0.29	0.12
• Linear Park (treed area)	3.97	1.61

4.6 Public Facilities

The Plan provides for an emergency services site, a church site, a daycare site and a social care site, all located in close proximity to the neighbourhood node.

4.7 Environmental Considerations

As indicated in Section 3.4 of this report and illustrated in Figure 2, the Ecological Profile Report for southeast Red Deer identifies the larger poplar trees along 30th Avenue and in the northeast corner as a Priority "A" for preservation. Most of the trees are included in the proposed municipal reserve strip. The remainder, where possible, will be

incorporated in the development of the site. In addition, Recommendation R5-b of the Ecological Profile indicates that a 2.5 metre walking/biking trail be established along the west side of 30th Avenue. The Plan endeavours to accommodate these recommendations.

5.0 TRANSPORTATION

5.1 Traffic Circulation Pattern

The traffic circulation pattern proposed in the Outline Plan conforms to the East Hill Area Structure Plan. At some point in the future, there will be one arterial roadway, and one major collector roadway adjacent to the quarter section:

- 30th Avenue, along the east boundary of the quarter section will be an arterial roadway
- 22nd Street, along the south boundary of the quarter section will be a major collector roadway

Funds for construction of both roadways will come from the City of Red Deer off site levy fund.

Figure 3 illustrates the proposed roadway pattern for the subject quarter section. As illustrated, a looped collector road, Addington Drive, will extend from the Anders East quarter section, through the subject lands, and into the Anders On The Lake quarter section, which is located directly west of the subject quarter section. Collector roads will connect Addington Drive to 30th Avenue, and Addington Drive to 22nd Street.

30th Avenue currently exists as a two lane paved road with a rural cross section. 22nd Street is currently just a cultivated area.

Access to the subject lands for the first few phases of development will come from the Addington Drive collector road, located within Anders East, and from 30th Avenue. The Addington Drive collector road in the Anders East quarter section will be constructed in 19th 8

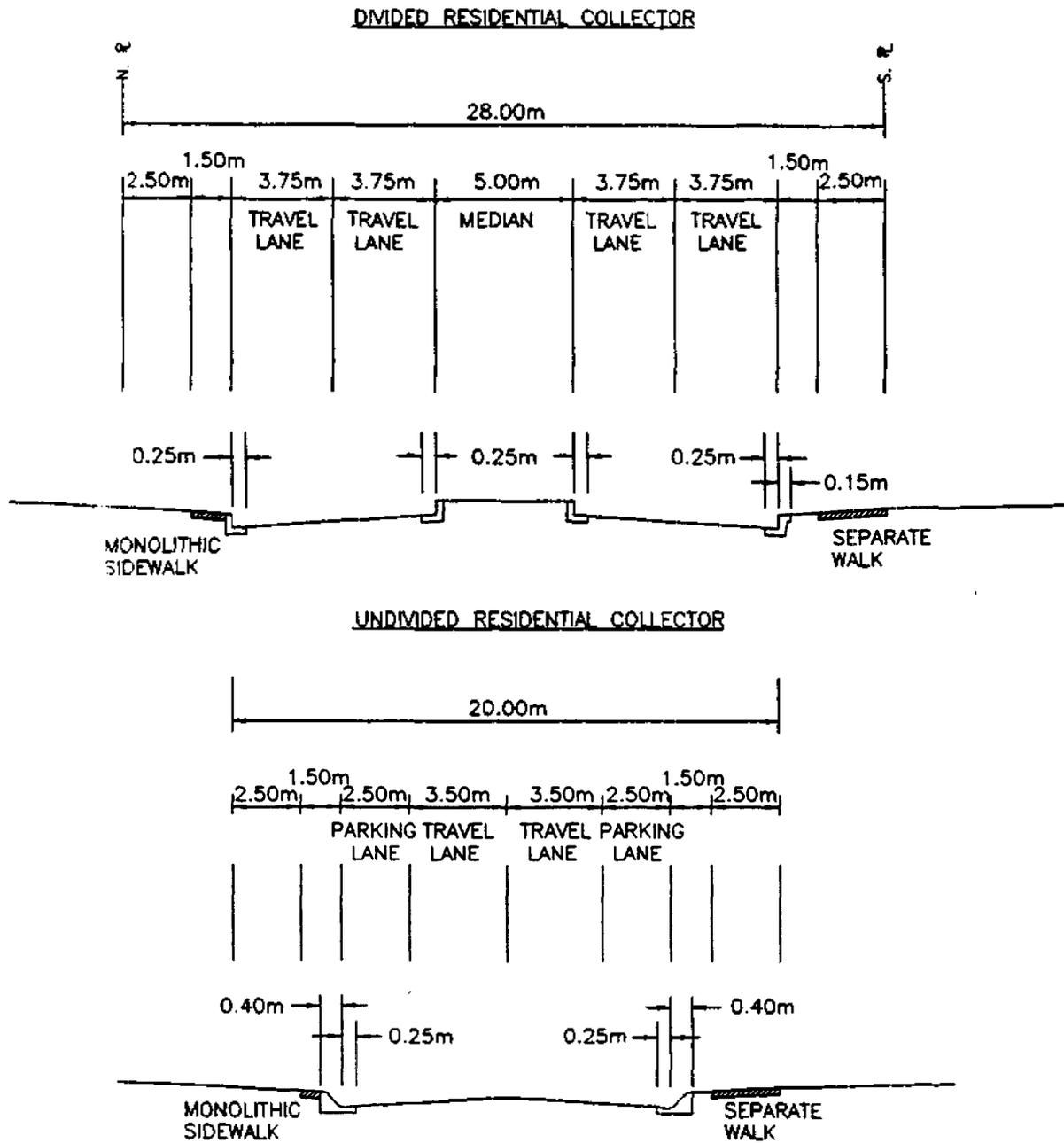
For the P-loops, and long cul-de-sacs, accesses with medians are proposed to provide a divided access, in case of emergencies, where one side of the access is blocked by an obstruction.

5.2 Pedestrian Circulation Patterns

Figure 3 illustrates a continuous integrated pedestrian system throughout the quarter section, and along 30th Avenue and 22nd Street. Figure 4 illustrates the cross sectional details for the collector roadways. As illustrated on Figure 4:

- A 2.5 metre wide separate sidewalk will be installed along the east side of Addington Drive to where Addington Drive intersects with the collector roadway going south to 22nd Street. A monolithic sidewalk will be installed along the west and north side of Addington Drive.

ASPEN RIDGE OUTLINE PLAN



NOTE: THE 2.5m SEPARATE SIDEWALK WILL BE LOCATED ALONG THE EAST AND SOUTH SIDES OF ADDINGTON DRIVE, ALONG THE SOUTH SIDE OF THE COLLECTOR ROAD TO 30th AVENUE, AND ALONG THE EAST SIDE OF THE COLLECTOR ROAD TO 22nd STREET.

**FIGURE 4
DIVIDED AND UNDIVIDED RESIDENTIAL
COLLECTOR ROADWAY DETAIL**

PREPARED BY:

**AL-TERRA
ENGINEERING LTD.**

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- A 2.5 metre wide separate sidewalk will be installed along the south side of the collector road extending from Addington Drive to 30th Avenue. A monolithic sidewalk would be installed on the north side of this collector road.
- A 2.5 metre wide separate sidewalk will be installed along the east side of the collector roadway extending from Addington Drive to 22nd Street.
- As part of the arterial road construction for 30th Avenue, the pedestrian linkage will be continued along the west side of 30th Avenue. As part of the major collector road construction for 22nd Street, a 2.5m wide asphalt or concrete pedestrian linkage will be installed within the TransAlta right of way. The proposed locations are illustrated on Figure 3.

Two minor pedestrian linkages are illustrated on Figure 3. One linkage provides continuity along Addington Drive west to the collector road that connects Addington Drive to 22nd Street. The second provides a pedestrian linkage between the central park site and the southeast quadrant of the quarter section.

The pedestrian linkage system illustrated on the Outline Plan connects key neighbourhood elements and will enable residents to walk, run or ride bicycles through the community on a system of paths in open spaces or on boulevard walks that are separate from the roadways.

The pedestrian movement patterns are designed for both internal and external flows.

6.0 MUNICIPAL SERVICING

Most of the municipal services required to service this quarter section are existing. The exception is the storm trunk system. The remaining services are a direct extension of services located along the north boundary of the quarter section.

6.1 Storm Sewer System

The existing storm trunk system, which is routed through the Anders East quarter section, has capacity for 17.0 hectares of the subject quarter section. The remaining storm drainage, from the remainder of the quarter section, and the adjacent arterial roadways, must be routed to the storm detention pond located north of Addington Drive, toward the west side of the quarter section. The storm detention pond is combined with the neighbourhood school and park. From this storm detention pond, the allowable discharge will be routed westward, through storm sewer mains, ultimately to Piper Creek. The allowable discharge is as follows:

- 0.0013 cu.m/sec/ha for the 1 in 5 year storm
- 0.0036 cu.m/sec/ha for the 1 in 100 year storm event.

Approximately 46 hectares of land will drain into this storm detention pond. The pond must be sized to accommodate the runoff from a one in 100 year storm. The storage volume required in the detention pond, to accommodate this runoff, is approximately 27 000 cubic metres.

6.1.1 Minor Drainage System

Figure 5 illustrates the conceptual layout for the storm sewer system. Runoff for storms up to a one in five year event will be handled via a gravity, piped system. Even for the one in five year storm event, some storm water storage is required in the Anders East storm detention pond, or in the detention pond located within the Aspen Ridge quarter section.

Consideration will be given to providing a weeping tile drainage system for all lots. The storm system design will be completed in accordance with the City of Red Deer Design Guidelines.

6.1.2 Major Overland Drainage System

The major overland drainage will exist regardless of whether or not it is designed for. When there is too much storm runoff for the piped system to handle, the runoff will flow overland along the easiest path available. This will occur when the storm is greater than a one in five year event.

To accommodate this situation, roads and lanes will be designed to route the overland flow to either the storm detention in the Anders East quarter section, or to the proposed storm detention pond in the Aspen Ridge quarter section. Some ponding will also occur within the roads, lanes and municipal reserve lots. The detailed design process will ensure that the major overland drainage system is designed in accordance with the City of Red Deer Design Guidelines.

The major overland drainage system is illustrated on Figure 6.

6.1.3 Storm Detention Pond Cross Section

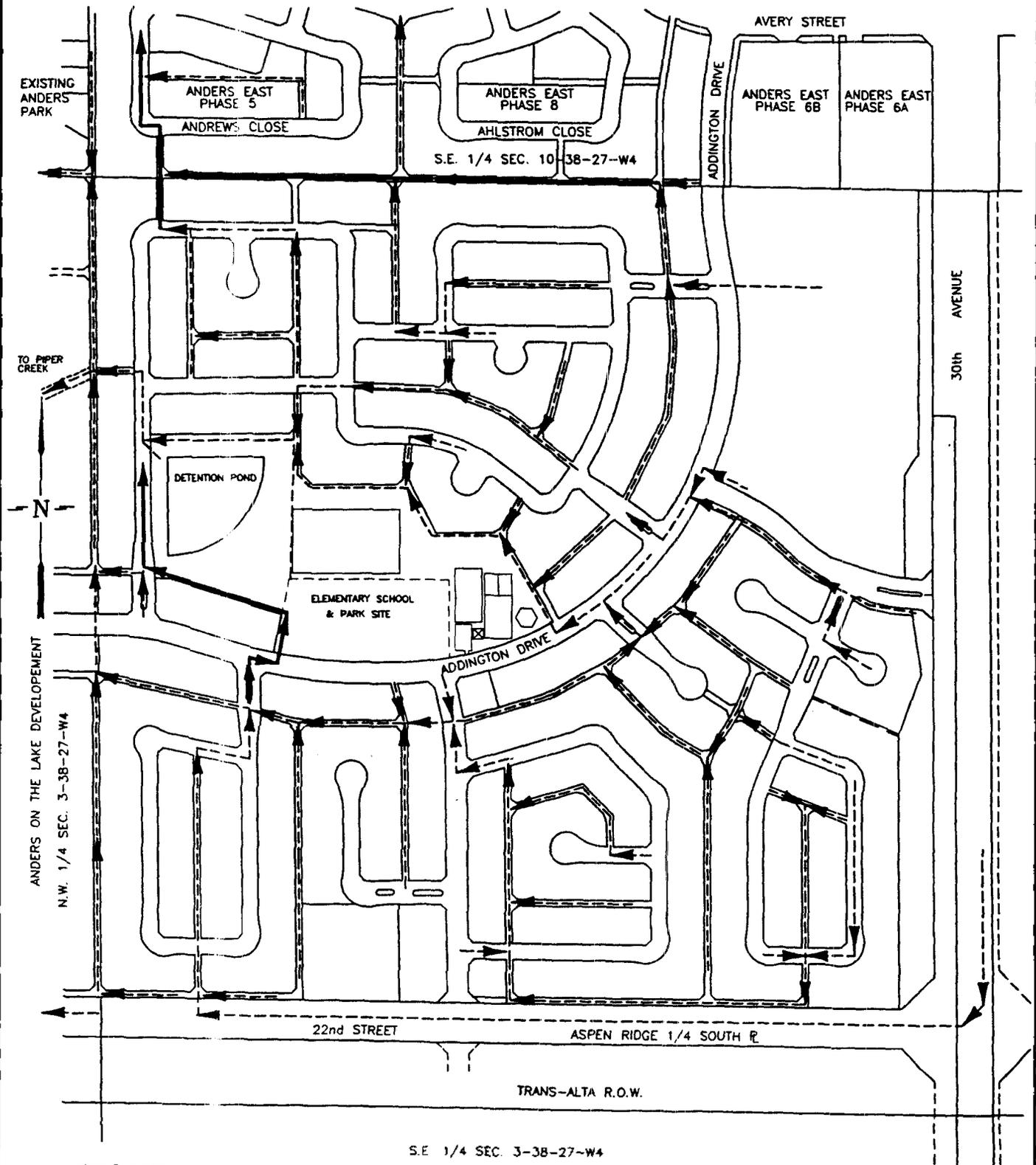
The City of Red Deer Recreation Parks and Culture Department requested that a cross section be provided to illustrate how the storm detention pond grades tie into the central park grades. Figure 6a illustrates this cross section and the location it is based on.

6.2 Sanitary Sewer System

The sanitary sewer system required to service the subject quarter section is a direct extension of the sanitary sewer system located within the Anders East quarter section, which is located directly to the north of the Aspen Ridge quarter section.

A 525 millimetre diameter sanitary sewer is stubbed into the northwest corner of the Aspen Ridge quarter section. The sanitary trunk system will be extended partially through the Aspen Ridge quarter section, and then will be routed westward, into the lane which abuts the west boundary of the Aspen Ridge quarter section. The sanitary sewer trunk will service this quarter section, and six additional quarter sections, located to the south, east and west of the Aspen Ridge quarter section. Figure 7 schematically illustrates the proposed layout for the sanitary sewer system. This drawing illustrates the proposed routing for the extension of the sanitary trunk system through the Aspen Ridge quarter section. It also illustrates the proposed location where the sanitary sewer force main will

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**FIGURE 5
STORM SEWERS**

SCALE 1:5000

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LEGEND:

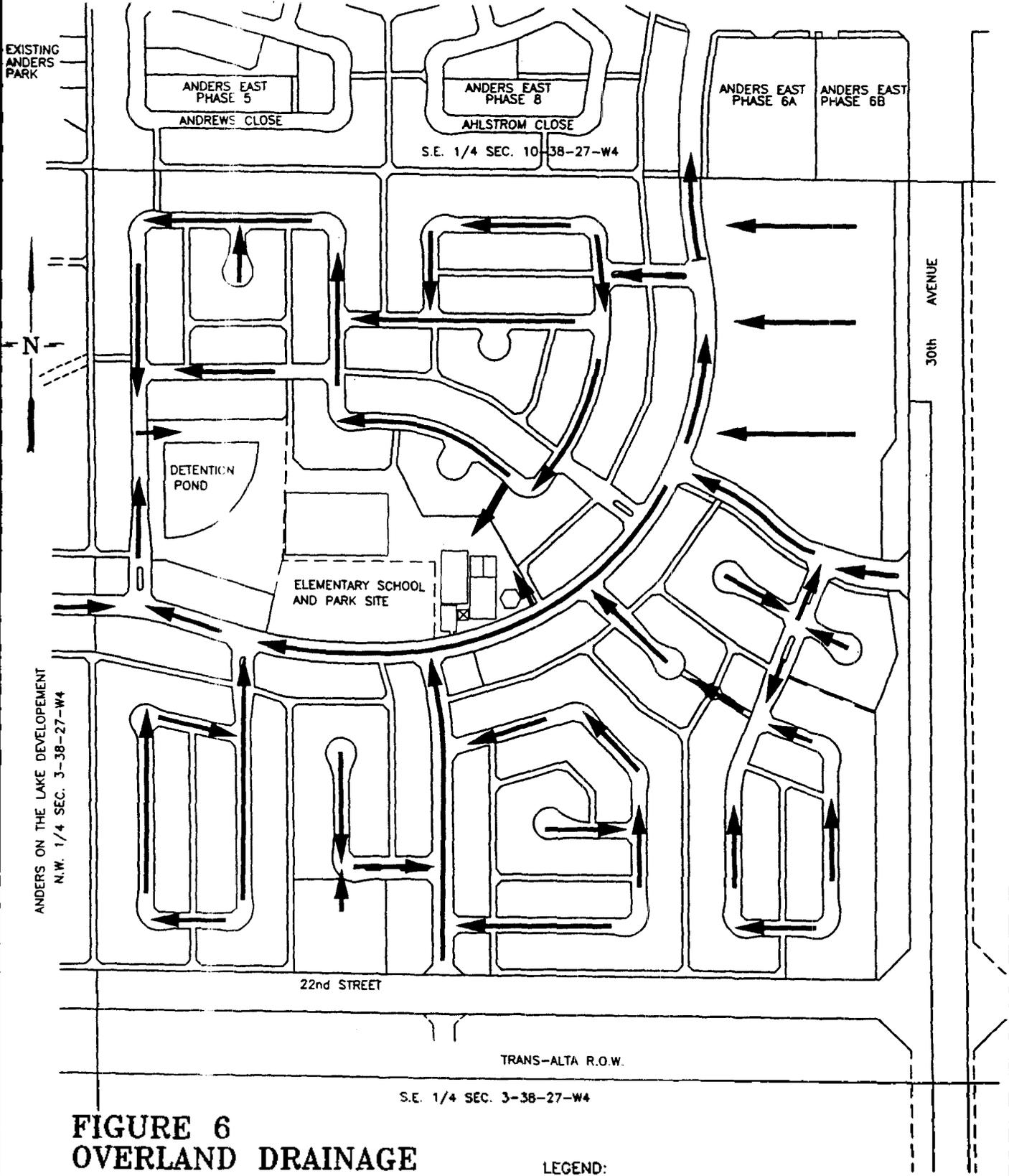
- STORM TRUNK
- STORM SEWER

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ENCLOSURE

SEP 2023

ASPEN RIDGE OUTLINE PLAN



**FIGURE 6
OVERLAND DRAINAGE
GREATER THAN 1:5
YEAR STORM EVENT**

LEGEND:
 DIRECTION OF FLOW

SCALE 1:5000

AL-TERRA
ENGINEERING LTD.

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BY: [Signature] FOR: [Signature]

tie into the sanitary sewer trunk system. The sanitary sewer force main will extend from a sanitary lift station located on the NW ¼ Sec. 3-38-27-W4. This sanitary lift station will service four quarter sections of land located to the west and south of the Aspen Ridge quarter section.

All facilities required for the sanitary sewer system will be designed in accordance with City of Red Deer Design Guidelines.

6.3 Water Distribution System

The water distribution system required to service the Aspen Ridge quarter section is a direct extension of the water distribution system for the Anders East quarter section, located directly to the north. The largest water supply mains include:

- A 400 millimetre diameter water main stubbed off at the northwest corner of the quarter section. This water main will be extended along the west side of 30th Avenue.
- A 250 millimetre diameter water main which is existing or will be extended along the south property line of the Anders East quarter section.
- Water feeder mains will also be located along the north side of 22nd Street, and in the lane located adjacent to the west boundary of the Aspen Ridge quarter section.

Figure 8 conceptually illustrates the water feeder main routing, and the water distribution system for the quarter section. Computer modelling will be utilized to evaluate actual water main sizes within the quarter section.

All facilities for the water distribution system will be designed in accordance with City of Red Deer Design Guidelines.

6.4 Shallow Utilities

The City of Red Deer Electric Light and Power Department, Telus Corporation, Shaw Cable and Northwestern Utilities have been contacted regarding the subject quarter section. All of the franchise utilities have advised that there is adequate capacity to provide servicing in the general area. The utility companies will review and address the servicing alternatives in more detail during the circulation and review of the Outline Plan.

7.0 REPORTS FROM SPECIALIZED CONSULTANTS

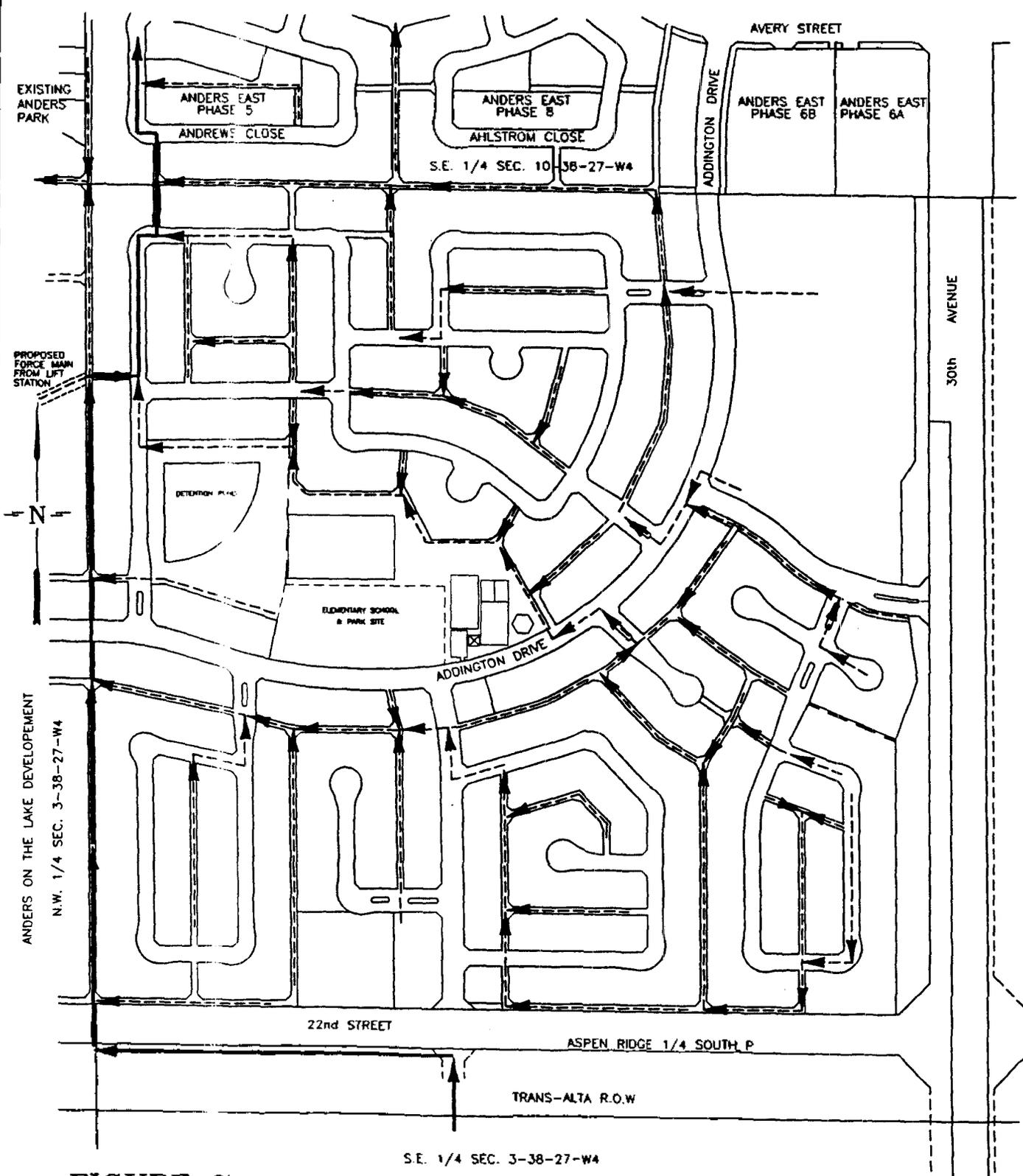
7.1 Geotechnical Report

The geotechnical report, prepared by Agra Earth & Environmental Ltd, was submitted to the City of Red Deer Engineering Department on April 03, 1998.

7.2 Phase 1 Environmental Site Assessment

The Phase 1 Environmental Assessment, prepared by Agra Earth & Environmental Ltd., was submitted to the City of Red Deer Engineering Department and Community Planning Services on April 07, 1998.

ASPEN RIDGE OUTLINE PLAN



**FIGURE 7
SANITARY SEWERS**

SCA E 1:5000

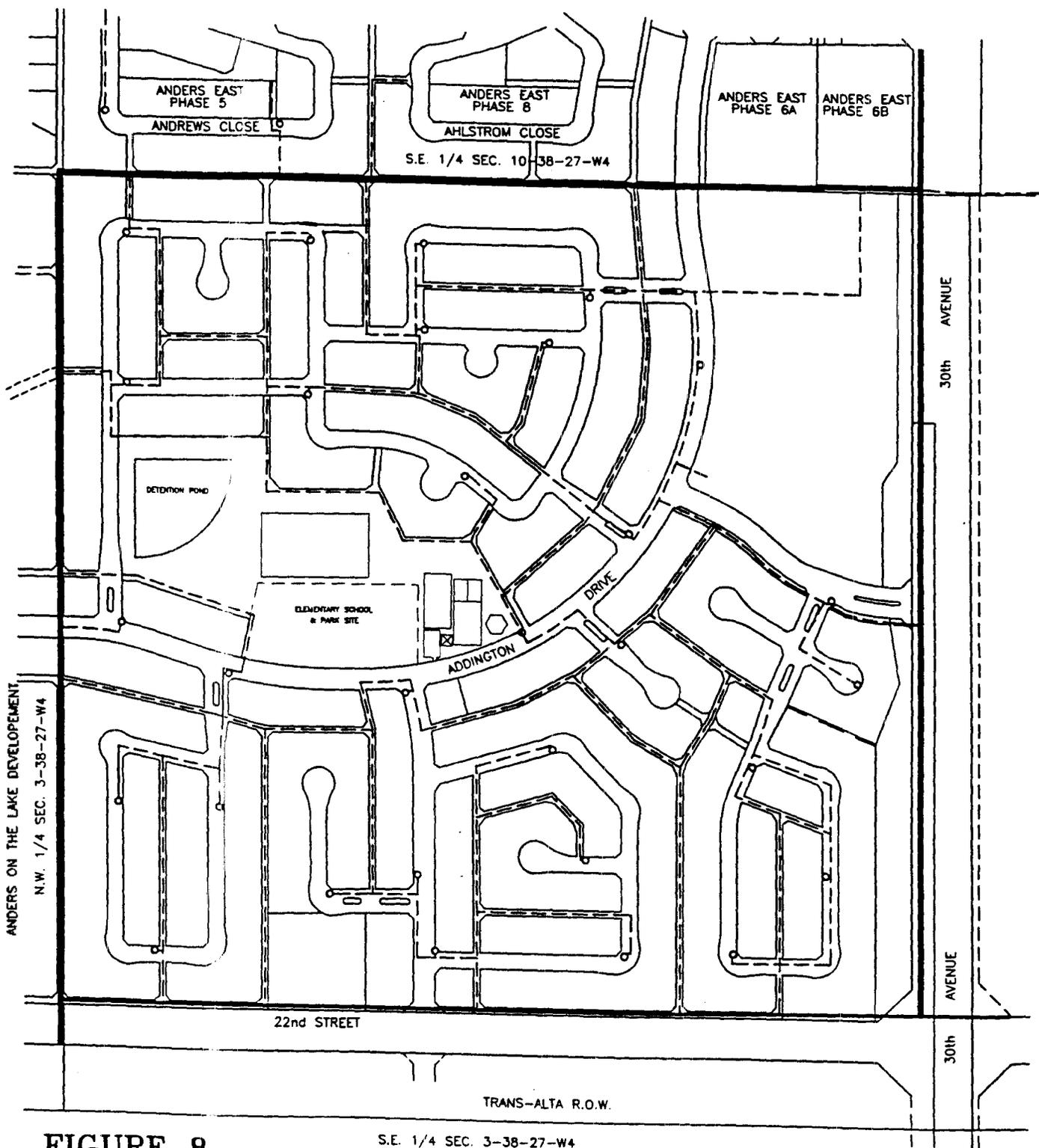
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LEGEND:
 SANITARY TRUNK —————→
 200mm SANITARY - - - - -→

AL-TERRA
 ENGINEERING LTD.

ES-0407081 RED COPY

ASPEN RIDGE OUTLINE PLAN



**FIGURE 8
WATER DISTRIBUTION**

LEGEND

- FEEDER WATER MAIN
- WATER MAIN
- HYDRANT

SCALE 1:5000

REVISED JULY 16/98

AL-TERRA
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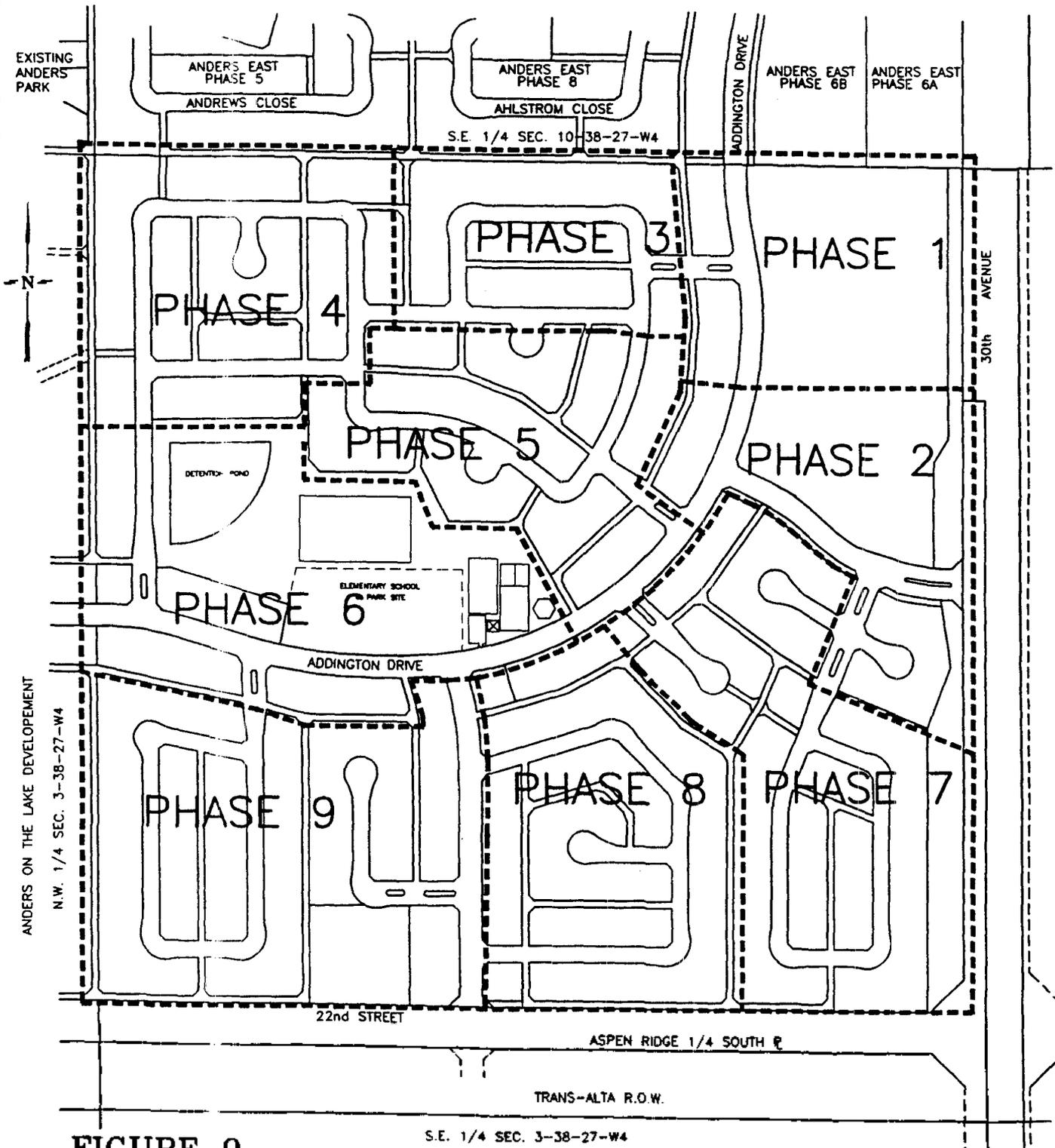
EDMONTON

MBP 0021

8.0 PHASING OF DEVELOPMENT

Figure 9 illustrates the proposed phasing for development. The present location of utilities dictates the first few phases of development. Market conditions will influence the actual phasing of later development.

ASPEN RIDGE OUTLINE PLAN



**FIGURE 9
PHASING CONCEPT**

LEGEND:

PHASE BOUNDARY - - - - -

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SCALE 1:5000

REVISED JULY 16/98

EDMONTON

RED DEER

APPENDICES

A. L. T. A.

NORTH ALBERTA LAND REGISTRATION DISTRICT

R E M O T E L A N D T I T L E S E A R C H

SEARCH DATE: 08/07/1997

S			
LINC	SHORT LEGAL		TITLE NUMBER
0016 811 408	4;27;38;3;NE		862 180 462

LEGAL DESCRIPTION

THE NORTH EAST QUARTER OF SECTION THREE (3)
TOWNSHIP THIRTY EIGHT (38)
RANGE TWENTY SEVEN (27)
WEST OF THE FOURTH MERIDIAN
CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS.
EXCEPTING THEREOUT:
8.50 HECTARES (21 ACRES) MORE OR LESS DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTH EAST CORNER OF THE SAID QUARTER SECTION, THENCE
SOUTHERLY ALONG THE EAST BOUNDARY THEREOF SIX HUNDRED AND NINETY THREE
(693) FEET, THENCE WESTERLY AND AT RIGHT ANGLES TO THE SAID EAST
BOUNDARY THIRTEEN HUNDRED AND TWENTY (1320) FEET THENCE NORTHERLY AND
PARALLEL TO THE SAID EAST BOUNDARY TO A POINT ON THE NORTH BOUNDARY OF
THE SAID QUARTER SECTION, THENCE EASTERLY ALONG THE SAID NORTH BOUNDARY
TO THE POINT OF COMMENCEMENT.
EXCEPTING THEREOUT ALL MINES AND MINERALS
AND THE RIGHT TO WORK THE SAME

ESTATE: FEE SIMPLE

MUNICIPALITY: CITY OF RED DEER

D.C.T. ISSUED: NO

REGISTERED OWNER(S)					
REGISTRATION	DATE(DMY)	DOCUMENT	TYPE	VALUE	CONSIDERATION
862 180 462	25/08/1986				\$1,668,000

OWNERS

MELCOR DEVELOPMENTS LTD.,
OF #900, 10310 JASPER AVENUE, EDMONTON
ALBERTA T5J 1Y8

(CONTINUED)

A. L. T. A.

NORTH ALBERTA LAND REGISTRATION DISTRICT

R E M O T E L A N D T I T L E S E A R C H

SEARCH DATE: 08/07/1997

S			
LINC	SHORT LEGAL	TITLE NUMBER	
0010 118 16	4;27;38;3;NE	892 039 791	

LEGAL DESCRIPTION

ALL THAT PORTION OF THE NORTH EAST QUARTER OF SECTION THREE (3)
TOWNSHIP THIRTY EIGHT (38)
RANGE TWENTY SEVEN (27)
WEST OF THE FOURTH MERIDIAN, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTH EAST CORNER OF SAID QUARTER SECTION, THENCE
SOUTHERLY ALONG THE EAST BOUNDARY THEREOF, SIX HUNDRED AND NINETY
THREE (693) FEET; THENCE WESTERLY AND AT RIGHT ANGLES TO SAID EAST
BOUNDARY, THIRTEEN HUNDRED AND TWENTY (1320) FEET; THENCE NORTHERLY
AND PARALLEL TO SAID EAST BOUNDARY TO A POINT ON THE NORTH
BOUNDARY OF SAID QUARTER SECTION; THENCE EASTERLY ALONG SAID NORTH
BOUNDARY TO THE POINT OF COMMENCEMENT, CONTAINING 8.50 HECTARES
(21.0 ACRES) MORE OR LESS.
EXCEPTING THEREOUT:
0.432 HECTARES (1.07 ACRES) MORE OR LESS, AS SHOWN ON
ROAD PLAN 7920317
EXCEPTING THEREOUT ALL MINES AND MINERALS
AND THE RIGHT TO WORK THE SAME

ESTATE: FEE SIMPLE

MUNICIPALITY: CITY OF RED DEER

D.C.T. ISSUED: NO

REFERENCE NUMBER: 892 039 790

REGISTRATION	DATE (DMY)	REGISTERED OWNER(S) DOCUMENT TYPE	VALUE	CONSIDERATION
892 039 791	21/02/1989	TRANSFER OF LAND	\$60,000	\$60,000

OWNERS

THOMAS E WELLS
OF BOX 216, RED DEER
ALBERTA T4N 5E8
AS TO AN UNDIVIDED 1/5 INTEREST

(CONTINUED)

L A N D T I T L E S E A R C H

RITA WELLS
OF BOX 226, RED DEER
ALBERTA T4N 5E8
AS TO AN UNDIVIDED 1/5 INTEREST

STEVE DAVIDCHUK
OF 3 ARMSTRONG CLOSE, RED DEER
ALBERTA
AS TO AN UNDIVIDED 1/5 INTEREST

JO ANN PARSONS
OF 1015 HIGH GLENN PLACE
HIGH RIVER
ALBERTA T1V 1P5
AS TO AN UNDIVIDED 1/5 INTEREST

VALERIE SARABETH SCHAEFER
OF 19 HOLMAN CRESCENT, RED DEER
ALBERTA
AS TO AN UNDIVIDED 1/5 INTEREST
(DATA UPDATED BY: CHANGE OF NAME 952293509)

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
972 171 418	17/06/1997	CAVEAT RE : AGREEMENT FOR SALE CAVEATOR - MELCOR DEVELOPMENTS LTD.. #900, 10310 JASPER AVENUE, EDMONTON ALBERTA T5J1Y8 AGENT - DAVID M MANNING

TOTAL INSTRUMENTS: 001
YOUR FILE #: WALKIN

*END OF SEARCH *

SR# - J077551 /AR0534

CONFIDENTIAL

CONFIDENTIAL

COUNCIL MEETING OF JULY 27, 1998

**ATTACHMENT TO REPORT
APPEARING ON THE OPEN AGENDA**

RE:

**Public Comments
Aspen Ridge Outline Plan**

Neighbourhood Comment Sheet

for the

Proposed Anders Southeast "Aspen Ridge" Outline Plan

Anders Park Public Meeting July 7th, 1998

Name: Eric Vuori

Mailing Address 11 Alling Ave. TYR 1A1

Comments / Suggestions:

As I suggested at the community meeting, there is one significant improvement to the proposed outline plan which should be considered. There is a definite need for a walkway (not laneway) to allow pedestrians, joggers & bicyclists to have access to the existing east/west laneway at the south side of existing Anders. This would require a walkway in the north-west corner of the proposed plan area. This would allow for continuous foot access.

The existing laneway along the south of Anders Park is very well used as a general access for pedestrians, bicyclists travelling west as far as Bruce Mall and back.

Please provide us with your written comments this evening or, **by 4:00 p.m. July 8th, 1998**, return this comment sheet to Parkland Community Planning Services at #500, 4808 Ross Street (north across from City Hall) or fax to: 346-1570 or E-mail to: pcps@telusplanet.net.

FILE

Council Decision - July 27, 1998 Meeting

DATE: July 28, 1998
TO: Principal Planner
FROM: City Clerk
RE: Draft Anders Southeast "Aspen Ridge" Outline Plan

Reference Report: Tony Lindhout, Planner, dated July 20, 1998

Resolution:

"RESOLVED that Council of The City of Red Deer, having considered report from Parkland Community Planning Services dated July 20, 1998, re: Draft Anders Southeast "Aspen Ridge" Outline Plan, hereby approves the Anders Southeast "Aspen Ridge" Outline Plan and the Anders Southeast Neighborhood Park Plan as presented to Council July 27, 1998, subject to the "Emergency Services Site" being renamed to "Emergency Services/Community Services/Duplex Site."

Report Back to Council Required: No

Comments/Further Action:

Please provide this office with a copy of the noted Outline Plan and Neighborhood Park Plan for use at our counter.



Kelly Kloss
City Clerk

/clr

c Director of Community Services
Director of Development Services
Land and Economic Development Manager
Inspections & Licensing Manager

DATE: July 16, 1998

TO: City Clerk

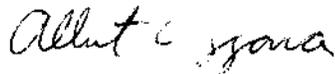
FROM: ALBERT AZZARA, Acting Chairman
Recreation, Parks & Culture Board

RE: CENTRAL ALBERTA THEATRE - MEMORIAL CENTRE

The Recreation, Parks & Culture Board, after considering a resolution from the Cultural Advisory Committee and the July 2, 1998 report from the Recreation, Parks & Culture Department Manager, passed the following resolutions:

1. "That the Recreation Parks & Culture Board, having considered request from Central Alberta Theatre (CAT) dated July 2, 1998 regarding renovations to the Memorial Centre by the leaseholder, hereby support and recommend to Council of the City of Red Deer approval of a CFEP III application by CAT in the amount of \$125,000.00 for the Memorial Centre Project."
2. "That the Recreation Parks & Culture Board, having considered request from Central Alberta Theatre (CAT) dated July 2, 1998 regarding financial support for renovations to the Memorial Centre by the leaseholder, hereby recommend to Council of the City of Red Deer that financial assistance from The City be denied at this time."
3. "That the Recreation Parks & Culture Board, having considered request from Central Alberta Theatre (CAT) dated July 2, 1998 regarding renovations to the Memorial Centre by the leaseholder, hereby support and recommend to Council of the City of Red Deer the continued commitment of the Recreation Parks & Culture Department to CAT in exploring various funding alternatives for this project."

The board remains very supportive of this project, but recommends to Council that consideration of the City providing financial assistance be deferred until the outcome of the Major Recreation Facility Needs Assessment.



ALBERT AZZARA
Recreation, Parks & Culture Board

DB:nb

Encs.

- c. Lowell Hodgson, Director of Community Services
Dale Nagel, Central Alberta Theatre
Leonard Belsher, Memorial Centre
Kerry Dawson, Culture Development Superintendent
Harold Jeske, Recreation Facilities Superintendent

DATE: July 2, 1998

TO: CULTURAL ADVISORY COMMITTEE
RECREATION, PARKS & CULTURE BOARD

FROM: DON BATCHELOR, Recreation, Parks & Culture Manager
KERRY DAWSON, Culture Development Superintendent

RE: CENTRAL ALBERTA THEATRE (C.A.T.) - MEMORIAL CENTRE

Central Alberta Theatre has received approval from the Recreation, Parks & Culture Board and City Council (March 11, 1997 and March 24, 1997 respectively) to undertake renovations and expansion at the Memorial Centre. The project was supported by the City in terms of the scope of the project and C.A.T.'s ability to fund raise and obtain grants.

Although the scope of this project has remained the same, the cost estimate has close to doubled; this is primarily due to some estimating errors by the original consultant hired by C.A.T., and the present boom in the construction industry.

The Recreation, Parks and Culture Department remains supportive of this project; however, at this time I do not recommend financial assistance from the City of Red Deer. I well appreciate the dilemma that C.A.T. is in, but believe that there are other options that need to be explored including:

- applying for a 1998 C.F.E.P. Grant
- applying for a Community Lottery Board Grant
- applying to Red Deer Community Foundation for financial assistance
- seeking cooperative partnership opportunities with various agencies
- exploring lending options with various authorities, foundations, and institutions
- scaling down the scope of the project
- phasing the development of the project

Clearly, the intent of C.A.T. at the outset of this project was to make the capital construction cost the sole responsibility of C.A.T. (Section 5 of the C.A.T./City of Red Deer Memorial Centre Agreement). This, combined with the possibility of other recreation and culture organizations approaching the City for financial assistance at the conclusion of the Recreational Facility Needs Assessment Study leads me to not support acceptance in principal or give any indication of financial support to the Memorial Centre project at this time. Mr. Dale Nagel's letter of July 2, 1998 (Attachment 1) outlines his request.

In the interim, the Recreation, Parks and Culture Department remains committed to working with C.A.T. to explore the options outlined above that may enable this project to proceed. The C.A.T. Board has adopted a resolution to delay the project one year to seek other funding opportunities.

RECOMMENDATIONS:

1. That the Recreation, Parks & Culture Board support and recommend to City Council that C.A.T.'s request for a C.F.E.P. III application in the amount of \$125,000 be approved for the Memorial Centre Project.

-
2. That the Recreation, Parks & Culture Board not support, and recommend to City Council that the request from C.A.T. for financial assistance from the City of Red Deer for the Memorial Centre Project be denied at this time.
 3. That the Recreation, Parks & Culture Board and City Council support the Department's continued commitment to C.A.T. in exploring various funding alternatives for this project.



DON BATCHELOR



KERRY DAWSON

:nb

Att.

- c. Lowell Hodgson
Harold Jeske
Rich Roberts
Leonard Belsher



**CENTRAL
ALBERTA
THEATRE**

**BOX 431, RED DEER, ALBERTA T4N 5E9
Phone 403 347 8111 Fax 403 341 3356**

CAT TRAC

Theatre Renovations and Addition Committee

July 2, 1998

Members of Recreation, Parks, and Culture Board
c/o Don Batchelor
Recreation, Parks, and Culture Department
The City of Red Deer
P.O. Box 5008
Red Deer AB T4N 3T4

Dear Members of the Board,

Since relocating to the Memorial Centre in September of 1994, Central Alberta Theatre (CAT) has been committed to the long term viability of the facility and has been planning to significantly increase that commitment by constructing rehearsal and workshop space adjacent to the building.

Last spring CAT began fund raising for the project by requesting endorsement from the Recreation, Parks, and Culture Board for two CFEP III grants for the 1996 and 1997 fiscal years. Both grant requests were approved and CAT has since raised 610 k\$ of its targeted 650 k\$ goal.

In November 1997 CAT TRAC selected TIMCON Construction Limited as the Project Manager and John Murray Architectural Associates as the Design Engineer. Detailed design work began in November commencing with a design check of our original concept that had been developed to form the basis of our cost estimate.

Our original design was optimized to maximize the use of the space in the Addition. A revaluation of our original cost estimate was completed by TIMCON and it suggested that the project could not be completed within budget.

The project was modified and detailed cost estimation by TIMCON still indicated that it would cost more than the \$650,000 CAT had budgeted. CAT TRAC decided to continue with the design process and reduce costs where possible. In April 1998 the project was put out to tender to obtain an actual cost.

The results of the tendering process supported TIMCON's estimate of \$1.2 million. The significant difference between the original project budget estimate and the tendered amount is attributed partially to the buoyant Central Alberta economy. Unfortunately, the bulk of the difference is due to errors in the original budget cost estimate developed by the previous consultant.

At the CAT Annual General Meeting on June 19, 1998, the membership endorsed CAT TRAC's recommendation that the project be delayed one year and that funding be obtained for the revised project cost of \$1.2 million.



Central Alberta Theatre requests the following endorsements from the Recreation, Parks, and Culture Board:

1. Approval of a request for \$125,000 from the CFEP III programme for the 1998 fiscal year.
2. Accept in principle the request for a grant towards the project from the City of Red Deer to a maximum of \$350,000.

Supporting documentation for this request will be complete by mid August for consideration by the Board. CAT recognizes that this request may be addressed in parallel with the Major Recreational Facility Needs Assessment currently underway.

Consideration of these items at your July meeting would be greatly appreciated. Feel free to contact me at work (342 8075) if you have any questions. Additionally, members of the committee and I, will be available to attend your meeting to discuss these items further

Yours truly,

A handwritten signature in black ink, appearing to read "Dale Nagel", written in a cursive style.

Dale Nagel, President

cc: CAT TRAC

Mary Lou Armstrong
Leonard Belsher
Verda Lee Gilchrist
Harold Jeske
Barb More
Rich Roberts
Harold Truckle

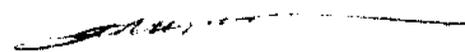
DATE: July 20, 1998
TO: KELLY KLOSS
City Clerk
FROM: LOWELL R. HODGSON
Community Services Director
RE: CENTRAL ALBERTA THEATRE:
MEMORIAL CENTRE EXTENSION

This memo is written in support of the recommendations of the Recreation, Parks & Culture Board in response to Central Alberta Theatre's request for a grant toward the Memorial Centre Extension.

In August 1994, The City entered into an agreement with Central Alberta Theatre to lease the auditorium portion of the Memorial Centre for a 25-year period. The society is bound to continue to provide Public School Board access in order to meet its needs in a way similar to what had existed with the City-operated facility, and to make it available for reasonable community use and private rental. Central Alberta Theatre assumed full responsibility for the operation, maintenance and management of the facility. The Community Services Master Plan recommends that The City continue to provide a facilitative role, to support Central Alberta Theatre in its operation of the Memorial Centre, and to ensure lease access stipulations are maintained.

There is no doubt that the proposed expansion of this facility will greatly enhance it, not only for Central Alberta Theatre's own use, but for use by community groups that rent the facility. However, it has been clear from the outset that The City would not be involved in a financial way, either in facility upgrading or operation. To do so would, in my opinion, set a precedent that would be there for other groups, e.g., the Cultural Heritage Society, which operates the Festival Hall, to seek similar grants.

Central Alberta Theatre has been very successful in operating this facility, and I applaud the group for this success and the service provided to the city. However, the planned extension significantly meets particular needs for rehearsal space, office requirements, costume storage, etc., and, while the community would benefit from some of the amenities, the greatest benefit is to Central Alberta Theatre, itself. Therefore, I concur that The City's support should be in the area of facilitation, and the Recreation, Parks & Culture Department is committed to that service.


LOWELL R. HODGSON

:dmg

Comments:

We concur with the recommendations of the Recreation, Parks and Culture Board. We are concerned, however, that expectations may be raised by the recommendation that Council reconsider this after the results of the Major Recreation Facility Needs Assessment are available. It is our understanding that while the community may make some comments about the need for cultural facilities, this is not the principle thrust of the Needs Assessment and we do not anticipate a strong recommendation supporting the development of additional cultural facilities. As a result, we do not want to create unrealistic expectations.

"G. D. Surkan"
Mayor

"N. Van Wyk"
City Manager

**Recreation, Parks and Culture Department
Cultural Services**

87-98

July 29, 1998

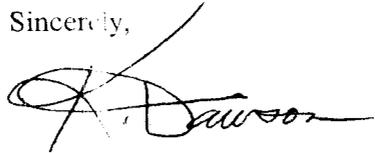
Mr. Dave Nagel, President
Central Alberta Theatre
c/o Box 431
Red Deer AB T4N 5E9

Dear Dale:

Attached please find a copy of a memo sent by City Clerk's office with regard to the Recreation, Parks & Culture Board report presented to City Council on July 16, 1998. The report contained three resolutions pertaining to Central Alberta Theatre. Council agreed to support Central Alberta Theatre in their application for a CFEP III grant, and agreed to continue with support offered by the Recreation, Parks & Culture Department, however, with regard to your request for financial support, City Council, after some discussion, denied support.

Please call me if you have any questions or concerns regarding this.

Sincerely,



Kerry Dawson,
Culture Development Superintendent

cc: Kelly Kloss, City Clerk
Don Batchelor, Recreation, Parks & Culture Manager

encl.

KD:mak





Office of the Director
Community Services Division

July 29, 1998

Mr. Dale Nagel
Central Alberta Theatre
Box 431
Red Deer, AB T4N 5E9

Dear Dale:

RE C.F.E.P. III Application

This letter is written as a follow-up to City Council's decision of July 27th, to support Central Alberta Theatre in a \$125,000 C.F.E.P. III application, and a commitment to have the Recreation, Parks & Culture Department continue working with you in exploring various funding alternatives for your project. As you know from your presence at Council, it was agreed to deny your request for City financial assistance for these renovations.

I know that your working relationship with Don Batchelor, Kerry Dawson and Harold Jeske is excellent. By copy of this letter to that department, I am asking them to continue to assist you in every way possible so that this project can proceed at the earliest date possible.

Yours sincerely,

LOWELL R. HODGSON
Community Services Director

:dmg

c. Don Batchelor, Recreation, Parks & Culture Manager
Kelly Kloss, City Clerk

Council Decision - July 27, 1998 Meeting

DATE: July 28, 1998
TO: Recreation, Parks & Culture Board
FROM: City Clerk
RE: *Central Alberta Theatre - Memorial Centre*

Reference Report:

Recreation, Parks & Culture Board, dated July 16, 1998

Resolution No. 1:

"RESOLVED that Council of The City of Red Deer, having considered report from the Recreation, Parks and Culture Board dated July 16, 1998, re: Central Alberta Theatre - Memorial Centre, hereby:

1. approves a CFEP III application by Central Alberta Theatre in the amount of \$125,000.00 for the Memorial Centre Project;
2. agrees to support the continued commitment of the Recreation, Parks and Culture Department in exploring various funding alternatives for this project,

and as presented to Council July 27, 1998."

Resolution No. 2:

"RESOLVED that Council of The City of Red Deer, having considered report from the Recreation, Parks and Culture Board dated July 16, 1998, re: Central Alberta Theatre - Memorial Centre, hereby denies the request by Central Alberta Theatre dated July 2, 1998 for financial assistance for renovations to the Memorial Centre by the leaseholder, and as presented to Council July 27, 1998."

Report Back to Council Required: No

Recreation, Parks & Culture Board
July 28, 1998
Page 2

Comments/Further Action:

By way of a copy of this memo I will be requesting the Community Services Director to advise Mr. Dale Nagel, President of Central Alberta Theatre, of Council's decision in this regard with a copy to this office for retention in the Council file.



Kelly Kloss
City Clerk

/clr

- c Community Services Director, L. Hodgson
Recreation, Parks & Culture Manager, D. Batchelor
Culture Development Superintendent, K. Dawson
Facilities Superintendent, H. Jeske
Facilities Technical Services Coordinator, R. Roberts

Item No. 10

MEMO

DATE: July 21, 1998

TO: KELLY KLOSS
City Clerk

FROM: RYAN STRADER, Manager
Inspections & Licensing Department

RE: SIGN BYLAW REVIEW COMMITTEE

Could you place this item before Council for their consideration.

In 1995, Council received a request from the Holiday Inn asking for permission to locate some type of directional sign adjacent to either Highway 21 or 67th Street, or both, and felt the subject required further review. As a result, on June 19, 1995, Council passed the following resolution:

"RESOLVED that Council of The City of Red Deer hereby agrees as follows:

- 1) That an ad hoc committee be established to review The City's Sign Bylaw relative to location of signage on public and private property adjacent to highways and major corridors;
- 2) Subject to the review of said committee, the use of The City of Red Deer billboard located adjacent to Highway 2 conforms to the Sign Bylaw;
- 3) That the membership be appointed by the Mayor and include members of Council and City Administration;

and as presented to Council June 19, 1995."

The Committee which had representation from City Council, the County of Red Deer, the Visitor and Convention Bureau, the Chamber of Commerce, The Westerner and City Administration met several times to discuss the numerous issues around allowing advertising signs adjunct to major roads.

Memo to City Clerk
 July 21, 1998
 Page 2

The Committee reviewed:

- various other municipality's methods for dealing with directional signage;
- Provincial regulations governing signs adjacent to highways; and
- several different ways of dealing with the issues.

At their final meeting on June 23, 1998, a report from the Traffic Engineer outlining various options for signage and costs was considered. As well, a representative of a company that specializes in providing highway advertising signs was in attendance and presented a proposal regarding highway signage for businesses. The Committee, after discussion, passed the following resolution:

"That the Sign Bylaw Review Committee (Ad Hoc), having considered correspondence (**Attachments 1-4**) from Parkland Community Planning Services (August 21, 1997, March 18, 1998, April 2, 1998), Alberta Transportation and Utilities (August 21, 1997) and Sign Tech Canada Ltd. (April 17, 1998) re: Highway Signage, Community Business Sign Program (**see Attachment "A"**), hereby recommend to Council of the City of Red Deer approval of Option "A" as contained in the proposal from Sign Tech Canada Ltd. with the following conditions:

1. Limit of two signs per exit from Highway 2 (**see Map attached**);
2. Exits to be signed include Highway 11A, 67 Street, 32 Street, Taylor Drive, South Gaetz Avenue;
3. Design, colour, size and number of panels to be forwarded to the Municipal Planning Commission for approval.

and that same be forwarded to Alberta Transportation and Utilities requesting their approval."

The Committee then discussed directional signage for major attractions and adopted the following resolution dealing with this issue:

"That the Sign Bylaw Review Committee (Ad Hoc), having considered report from the Traffic Engineer dated October 22, 1997 re: Guide Sign to Publicly Managed Recreation Facilities (**see Attachment "B"**), hereby recommend to Council of the City of Red Deer the following:

1. Use Signing Alternative 'C' for the Westerner facility only, the cost of which should be provided by the facility operator.
2. Guide signs presently installed along the route from major City entrances to the Red Deer Regional Hospital and the Visitor Information Centre to remain.

Memo to City Clerk
July 21, 1998
Page 3

3. Option 'A' to be made available to any of the 19 listed facilities with the cost to be borne by the facility operator."

If Council endorses this recommendation, a request for consideration by the Department of Transportation and Utilities would be forwarded by the Administration. It is our hope that the restrictions placed on the number of signs allowed would answer concerns that this Provincial Department has expressed.

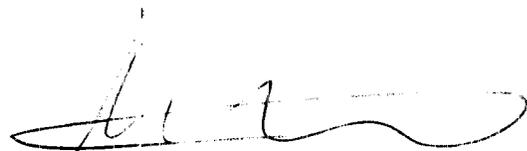
Assuming a favorable response is received, the next step is to select a company to build the signs, lease advertising space, and maintain the signs. Sign Tech, the company that addressed the Committee, indicated that their policy was to operate on a first-come-first-served basis, subject to the following conditions: first priority to be given to businesses that offer services to travelers or commuters; second priority to local attractions; and third priority to any other businesses. Additional conditions could, however, be added.

Concern has been expressed that not everyone who wants to advertise will be able to secure a spot on the signs, however, the restrictions on the total number of signs was a condition the Committee felt strongly about. The Committee also recommended that the City-owned billboard adjacent to Highway 2 be removed as City policy does not allow billboards adjacent to arterial roads.

In an earlier meeting, the Committee felt that a public meeting should be held regarding the sign issue. However, as there has been no major change recommended to City policy, the discussion at Council should provide the necessary public input.

RECOMMENDATION:

- That Council endorse the Committee's proposal to contact the Department of Transportation and Utilities.
- That Council adopt the policy for directional signs for major attractions.
- That Council endorse the Committee's proposal to remove the billboard adjacent to Highway 2.



RYAN STRADER
Inspections & Licensing Manager
INSPECTIONS & LICENSING DEPARTMENT

RS:kb
Attach.



**PARKLAND
COMMUNITY
PLANNING
SERVICES**

Suite 500, 4808 Ross Street
Red Deer, Alberta T4N 1X5
Phone: (403) 343-3394
FAX: (403) 346-1570
e-mail: pcps@telusplanet.net

MEMORANDUM

DATE: March 18, 1998

TO: Jason Volk
Chairman
Ad Hoc Sign Committee

FROM: Paul Meyette
Principal Planner

RE: **COMMERCIAL BUSINESS SIGNS**

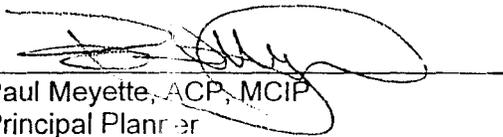
The Chamber of Commerce has reviewed the proposal to develop and manage a commercial sign program for the City of Red Deer. They have declined to become involved due to the following:

- not enough resources
- not all members would benefit
- signage not seen as necessary in a large city where all services are available; more appropriate in small towns
- lots of work for limited benefit.

If the committee wishes to continue to pursue this matter, there are two courses of action available.

1. Turn this issue over to Sign Tech which appears to be the only company that specializes in this form of signage. Hook Outdoor Advertising is not interested.
- or
2. Reassign this back to City staff / Parkland Community Planning Services when resources become available. This option would give the City greater control over the sign program but would not provide any way to implement the program.

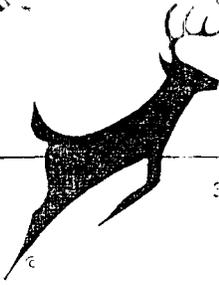
Please advise which option you wish to pursue.


Paul Meyette, ACP, MCIP
Principal Planner

PM/tb

cc. Cheryl Adams

SERVING RED DEER SINCE 1894

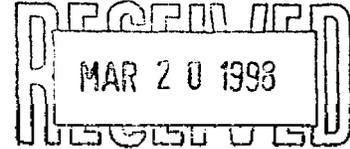


RED DEER CHAMBER OF COMMERCE

3017 - 50th AVENUE, RED DEER, ALBERTA, CANADA T4N 5Y6 PHONE (403) 347-4491 FACSIMILE (403) 343-615

March 1, 1998

Paul Melette
 Parkland Community Planning Service
 #500 4808 Ross Street
 Red Deer, Alberta T4N 1X5



Dear Paul:

At a recent meeting of the Executive of the Red Deer Chamber of Commerce your proposal for the Chamber to administer highway signs was reviewed. After a discussion it was moved, seconded and carried "*That the Chamber of Commerce does not pursue the project associated with highway business signage outside the City of Red Deer.*"

We would like to thank you for giving us this opportunity, however it was felt that there could possibly be political sensitivities with membership in that we would be able to allow some members to participate and not others. It was also felt that this signage is helpful for small communities, however with a city the size of Red Deer it is expected that these services are available. On a further note, it was felt that the Chamber does not have the resources to proceed with the project.

If you have any other questions, please give me a call.

Sincerely

Jan L. Fisher, APR
 Executive Director

JLF:jdf



**PARKLAND
COMMUNITY
PLANNING
SERVICES**

Suite 500, 4808 Ross Street
Red Deer, Alberta T4N 1X5
Phone: (403) 343-3394
FAX: (403) 346-1570
e-mail: pcps@telusplanet.net

DATE: April 2, 1998

TO: Richard Donadt
Sign Tech
Fax: 960-5999

FROM: Paul Meyette
Principal Planner

RE: COMMUNITY BUSINESS SIGNS

In my conversation with Rudy Kafer, he agreed to review the possibility of Sign Tech undertaking to prepare a proposed regulation for community business signs for the City of Red Deer and administering this program if it is approved. Several Red Deer businesses have an interest in advertising along the highway using community business signs. In this memo I will provide background information regarding this issue.

Community Business Signs Program

As you know, the Province of Alberta has established a "community business signs" program to "provide businesses with an opportunity to advertise in a controlled manner". This program is targeted to Towns and Villages located within 8 kilometres of a primary highway and to rural industrial parks located within 2 kilometres of a primary highway. An exception was made to allow rural commercial businesses to advertise south of the City of Red Deer. Cities are currently excluded from the Community Business Signs (C.B.S.) Program, although there is currently some consideration being given to allowing community business signs in cities with a population of 20,000 or less.

Under the C.B.S. program, a maximum of five signs are allowed for each direction in advance of the urban centre or the main access to the urban centre. Each sign can have up to 9 advertising panels. Two businesses cannot advertise on a single panel however one's business could advertise on two panels as long as they are adjacent to each other. The guidelines state that no business can advertise on successive community business signs; this guideline is not, however, applied south of the City where some businesses are allowed to advertise on successive signs.

The C.B.S. program allows businesses to advertise their logo, name, location (i.e. "next right" or "straight ahead") and hours of operation.

This program has not been extended to cities because of a concern regarding proliferation of signage. It is unclear why rural industrial areas on the City's fringe are allowed to advertise while City industrial areas are not allowed. The ability of rural businesses to advertise on the highway has prompted the request from City businesses who seek the same advantage.

Red Deer Initiative

In order to make a case which would allow Red Deer businesses to advertise on community business signs, a regulation needs to be drawn up which would address Alberta Transportation and Utilities concerns regarding proliferation of signage.

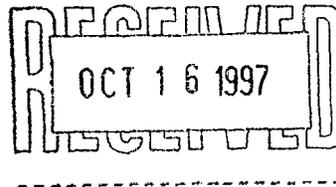
Office of the Operations Manager
Central Region

#404, 4920 - 51 Street
Red Deer, Alberta
Canada T4N 6K8

Telephone 403/340-5166
Fax 403/340-4810

10 October, 1997

Parkland Community Planning Services
Suite 500, 4808 Ross Street
Red Deer, AB. T4N 1X5



1900-02
Advertising

Dear Sir:

RE: PROPOSED BUSINESS SIGNAGE
CITY OF RED DEER

With reference to your enquiry, I would offer the following comments relating to the issues raised relating to highway signage:

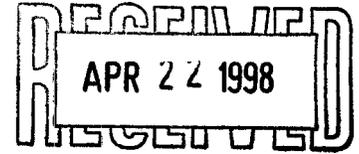
1. Currently, the Community Business Signs Program does not permit these signs in advance of cities. Unless the guidelines in this program are changed at a future date we cannot consider approval this type of signage.
2. Some of the reasons why cities are excluded from the Community Business Signing Program are :
 - a) The original intent of the program was to allow smaller communities (towns and villages), many of which were bypassed by primary highways, to advise highway users of the services and facilities available in the community. Motorists already know that cities have virtually all types of businesses available in larger communities.
 - b) Virtually every city has more businesses than could reasonably be accommodated on highway signs.
 - c) With the exception of Airdrie and Leduc, cities have authority to regulate signing on the highways entering the municipality and have room to adopt local signing policies within their boundaries.

....2



The Billboard People

April 17th, 1998



Paul Meyette
Principal Planner
Parkland Community Planning Services
500, 4808 Ross Street
Red Deer, Alberta T4N 1X5

Dear Mr. Meyette,

Thank you for your interest in Signtech - The Billboard People, and the Community Business Sign program. We would be pleased to assist in your effort to obtain Community Business Signs for Red Deer. For our part, we will draft a proposed regulation, and should it be successful, as proprietors of the signs and the advertising agreements, we would undertake to administer the program, construct, erect, and maintain the signs, as well as solicit any and all advertisers.

In a review of the existing signage along Highway # 2 Southbound, between the Blackfalds and Penhold exits we found a total of 92 signs. Northbound, there was a total of 104 signs. These are signs of all varieties including some directional and amenity signs. The majority related to highway information and could not be considered for replacement or consolidation. The following are three options which we feel may be appropriate to submit to Alberta Transportation and Utilities for their consideration. We feel Option A is the best of the three, as it does not require AT&U to alter any existing signage, provides for effective signage for Red Deer, and there is already an AT&U program in place (Flashing Red Means Stop) which allows for signs to be placed along primary highways where they will not interfere with existing signs by locating them near the back slope of the highway right-of-way boundary.

Option A

- Placement of Community Business style of signs 1 kilometer to 2.5 kilometers in advance of all Red Deer Exits.
- 500 meter separation between signs.
- Maximum of 4 signs per exit.
- Signs to be placed on the back slope near the highway right-of-way boundary. This would set the signs back of the existing highway signs, without interfering with them. Precedence for signs to be located on the back slope along stretches of highway where other AT&U signs exist has been set in sections 4 and 5 of the general conditions for the AT&U "Flashing Red Means Stop" signage project (see attachment).

Option B

- CBS style signs to replace existing exit signs (*).
- One sign per exit.
- Signs to be placed in line with existing signs.

Option C

- Billboard style signs to be placed on private property along the highway. This would require approval by private land owners as well as AT&U.
- Minimum 200 meter separation between signs.
- Maximum of 4 signs per exit.

General comments

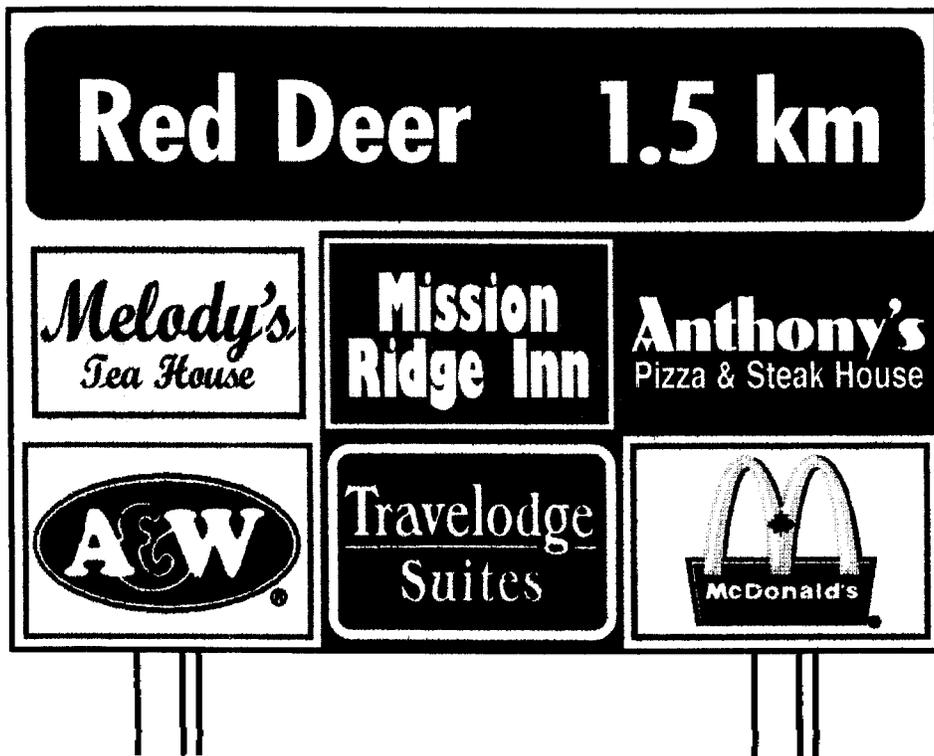
- City identification portion of the sign to have blue base color with a white border and text.
- All local businesses should be given an opportunity to identify their services on the signs (as with the CBS program) with priority given to services relating to travellers and commuters first, local attractions second, and all others third.
- Businesses or services on any particular sign should be accessed via the exit for which the sign is designated.
- Service based businesses should indicate hours of operation, but should not be required to keep a minimum number of hours.
- Although level of service is an issue, past experience indicates that affiliation with or membership in any particular association (eg. Chamber of Commerce, Better Business Bureau, local Tourist Association) does not guarantee quality and may be misleading.

Please review this information. Bare in mind this is simply an initial proposal and can be revised or amended as you see fit. I look forward to your response and recommendations.

Sincerely,



Richard Donadt



Single Panel



Double Panel

Highway 11A

68

The City of
RED DEER



EDGAR

KENTWOOD

NORTHLANDS

JOHNSTONE
PARK

RIVERSIDE
(HEAVY)

GLENDALE

PINES

NORMANDEAU

EDGAR

GOLDENW ST
67 St

HIGHLAND

RIVERSIDE
(LIGHT)

GREEN

BRIAR
PARK

NORTH RED DEER

WASKASOO

FAIRVIEW

DOWNTOWN

WOODLEA

MICHENER
HILL

CLEARVIEW

ROSEDALE

49 St

49 St

49 St

GRANDVIEW

PARKVALE

EASTVIEW

DEER
PARK

WEST PARK

SOUTH HILL

MOUNTVIEW

MORRISHOE

32 St

32 St

SUNNYBROOK

LANDERS

LANCASTER

BOWER

19 St (Delburne Rd)



Map produced by The City of Red Deer
Engineering Department. Sep. 1997

MEMO

DATE: October 22, 1997
TO: Ad Hoc Sign By-law Review Committee
FROM: Traffic Engineer
RE: **GUIDE SIGN TO PUBLICLY MANAGED RECREATION FACILITIES**

During their August 19, 1997 meeting, the Ad Hoc Sign By-law Review Committee passed the following resolution:

"That the Ad Hoc Sign By-law Review Committee, having received a report from the Traffic Engineer (memo to Council February 9, 1994 and verbal), hereby direct the Administration to review the feasibility of providing directional signage to major public attractions within the City, with a set of guidelines to be brought back for consideration of this Committee."

This memo outlines three signing alternatives and a list of publicly managed facilities. The Committee should decide which signing alternative should be adopted and which facilities should be signed.

A. Section 1 - Comparison of Signing Alternatives

The attached table compares the existing with the three new signing alternatives. All alternatives use larger Facility Signs (Figure 1) at the starting point. Facility Markers (Figure 1) are installed in advance of the arterial intersections to lead motorists from the Facility Sign to the destination. It is unknown at this time how many of the existing signs and posts can be re-used with the new signing alternatives. For comparison purposes, this report has assumed all new signs and posts for the three new signing alternatives

The existing scheme uses about 200 signs and markers to guide motorists to the 22 publicly managed facilities listed in Section 2 of this memo. This scheme provides guidance from the nearest major arterial. Facility Signs or Facility Markers are used at the starting point. For the Hospital and the Visitor Information Centre, guidance is also provided from major City entrances.

Ad Hoc Sign By-law Review Committee
 Page 2
 October 22, 1997

Alternative A requires about 240 signs to guide motorists to 22 facilities at an approximate cost of \$91,400. This Alternative provides guidance from the nearest major intersection. Since the nearest major intersection is further away than the nearest arterial (existing scheme), the number of signs will be increased by about 20%.

Alternative B requires about 2550 signs to guide motorists to 22 facilities at an approximate cost of \$513,000. This Alternative provides guidance from the following nine major intersections near City entrances (Figure 2). During the August 19, 1997 meeting, the Committee asked us to explore providing a similar level of signing to public facilities as what Calgary provides to the Stampede. Alternative B is similar, although not the same as the "Stampede level of signing".

1. Delburne Road and 40 Avenue
2. Highway 11A and Gaetz Avenue
3. Highway 11A and Taylor Drive
4. 67 Street and Taylor Drive
5. 32 Street and Taylor Drive
6. Ross Street and 49 Avenue
7. Delburne Road and Taylor Drive
8. Delburne Road and Gaetz Avenue
9. 55 Street and 30 Avenue

Alternative C requires about 900 signs to guide motorists to 22 facilities at an approximate cost of \$295,400. This Alternative is a scaled back version of Alternative B. This Alternative provides guidance from three centrally located major intersections (Figure 2).

1. 67 Street and Gaetz Avenue
2. Ross Street and Taylor Drive
3. 32 Street and Gaetz Avenue

B. Section 2 - Facilities to be Signed

The following 22 attractions are managed by public agencies. The facilities that are more likely to be visited by strangers to the City are listed at the top. The Committee may wish to add, delete, or re-arrange the order of priority for providing guide signs to these facilities. Once this list is finalized, the Committee can decide how many of these facilities should be signed. Since this list represents all publicly managed facilities, the City would provide guide signs, the need to develop a set of warrant criteria would be unnecessary.

Ad Hoc Sign By-law Review Committee
 Page 3
 October 22 1997

1. Visitor Information
2. Red Deer Regional Hospital
3. Westerner / Centrium
4. Red Deer College Arts Centre
5. Lions Campground
6. Alberta Sports Hall of Fame / Heritage Ranch
7. Great Chief Park / Bower Ponds
8. River Bend Golf Course
9. Memorial Centre
10. Red Deer Arena
11. Fort Normandeau
12. Kerry Wood Nature Centre
13. St. Mary's Church
14. Kinsmen Community Arenas
15. Michener Centre
16. Rotary Recreation Center and Pool/*MUSEUM*
17. Three Mile Bend
18. Edgar Athletic Park
19. Dawe Community Centre
20. Great West Adventure Park
21. Rotary Park
22. City Hall Park

C. Section 3 - Discussion and Conclusion

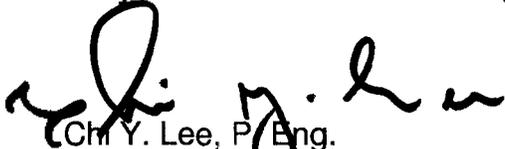
If Alternative B is adopted for all 22 facilities, roadways would be cluttered with about 2550 signs. Drivers would need to sift through all these signs in a matter of seconds to find the directions pertinent to their own trips, while still driving and watching the traffic at the same time. Both Alternatives B and C will end up with unrealistically elaborate signs as shown in Figure 3. Safety is a concern. There is also a concern that drivers would be unable to pick out the information they need. For the signs to be effective in providing route guidance information, the number of facilities to be signed has to be substantially reduced.

The Committee's goal is to provide better guide signs on public roadways than is existing. To effectively increase the amount of guidance provided to the motorist, the Committee could consider a number of alternatives; some of which can be supported from a transportation perspective and some which cannot. The Engineering Services Department can support the following enhancement to the existing information guide signs that are within the existing streetscape:

Ad Hoc Sign By-law Review Committee
Page 4
October 22, 1997

1. Use Signing Alternative C for one facility that requires the most guidance. The cost of approximately \$13,400 should be provided by the facility operator.
2. Guide signs are presently installed along the route from major City entrances to the Red Deer Regional Hospital and the Visitor Information Centre. Leave these signs as existing.
3. X For the remaining 19 facilities, replace the existing guide signs with Signing Alternative A. The cost of about \$79,800 (\$4,200 per facility) is to be included in the 1998 budget for Council's consideration.

All sign costs and quantities indicated in this memo are order of magnitude estimates. They need to be finalized during the design stage, after it is approved by Council.



Chi Y. Lee, P. Eng.
Traffic Engineer

CYL/emr
Att.
c. City Manager

COMPARISON OF THREE SIGNING ALTERNATIVES

ALTERNATIVES	EXISTING	A	B	C
Description of signing method: - One Recreation Facility Sign (Drawing A)	Installed on the nearest arterial in advance of the route to a major facility.	Installed at one nearest major intersection.	Installed at nine major intersections near City entrances.	Installed at three major intersections.
- Facility Markers (Drawing B) and required Directional Arrows	Installed along the route leading from the nearest arterial(s) to the facility.	Installed along the route leading from the nearest major intersection to the facility.	Installed in advance of every arterial intersection leading from the nine major intersections to the facility.	Installed in advance of every arterial intersection leading from the three major intersections to the facility.
Average number of signs per facility.	9	11	115	41
Facility Sign	N/A	3	10	9
Facility Marker and Directional Arrow	N/A	8	105	32
AVERAGE COST per Facility	\$300	\$4,200	\$23,300	\$13,400
Total number of signs for 22 facilities.	198	242	2,530	902
Facility Sign	N/A	66	220	198
Facility Marker and Directional Arrow	N/A	176	2,310	704
TOTAL COST for 22 Facilities	\$6,900	\$1,400	\$513,000	\$295,400

Comments:

We appreciate the considerable research and debate undertaken by the Sign Bylaw Review Committee to deal with the issue of directional signage. However, on careful reflection we cannot support the recommendation dealing with highway signage for commercial outlets. We do recommend Council accept the recommendations of the Committee regarding the removal of the City billboard on Highway #2 and the signage of public facilities.

Our concerns with the commercial signage option are threefold:

First, the original request which initiated the discussion was from the Holiday Inn and centered on the need to signal travellers which intersection to use to reach a major destination (e.g. The Holiday Inn), available directly off that intersection. In order to be equitable, the proposal defeats this purpose since the facilities would not necessarily be major destinations or available directly off the intersection in question. The result is simply another general advertising sign. In this case, however, only a few of the many operators available would be provided space.

Second, the general impression given by these signs is that it represents the range of services available in a smaller community. All of us are aware that many travellers who pass Red Deer seriously underestimate the scope and number of facilities in the City. This signage may well add to that difficulty and could, in fact, act to the detriment of the broader business community. We are concerned the signs could send the wrong signal.

Finally, we cannot overlook the ongoing issues associated with general proliferation of signage which is not crucial to the traveller. Both safety and aesthetics are negatively impacted.

We have concluded that since we cannot meet the advertising needs of many Red Deer businesses who may want signage on the Highway, the status quo is both fair and reasonable to all concerned.

"G. D. Surkan"
Mayor

"N. Van Wyk"
City Manager

SERVING RED DEER SINCE 1894



RED DEER CHAMBER OF COMMERCE

3017 - 50th AVENUE, RED DEER, ALBERTA, CANADA T4N 5Y6 PHONE (403) 347-4491 FACSIMILE (403) 343-6188

December 7, 1994

Mayor Gail Surkan
Members of Council
City of Red Deer
P.O. Box 5008
Red Deer, Alberta
T4N 3T4

BACKUP INFORMATION
NOT SUBMITTED TO COUNCIL

Your Worship, Members of Council:

Our Directors have recently looked at and discussed the present policy of the City of Red Deer with respect to Outdoor Advertising. We agree with the city that there is a need for control in respect to location, content and the appearance of such structures.

However, like most advertising, there have been tremendous changes that have taken place over the years. With these changes, we have seen a variety of new pleasing and ascetically acceptable structures that include:

- Vertical Posters
- Street Ads
- Mall Posters
- Back Lights
- Super Posters

These provide a variety of options that can not only be effective for the advertiser, but can be presented in an acceptable pleasing manner.

Other communities of similar size provide two to three times as many locations with little or no complaints from the local populace.

In fact, the City of Red Deer presently are allowing such advertising on the Bus Structures that are located throughout the city.

We recently met with Hook Signs who have been a leader in outdoor advertising for many, many years. They have indicated that they are prepared to refurbish existing structures and are asking for an additional eleven faces within the city.

OUR MISSION

TO STIMULATE SUSTAINABLE ECONOMIC GROWTH IN THE BUSINESS COMMUNITY OF RED DEER AND AREA

By allowing this expansion the City can benefit with opportunities of promoting Red Deer from three possible locations.

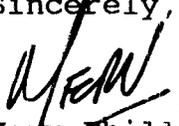
- Highway 2 north of Calgary
- Highway 2 close to Red Deer
- Panel space located within the city

Certainly, when you look at proliferation of signs that individual businesses are allowed to put up, surely we can accommodate a company that is dedicated to serving Albertans, is a member of the Red Deer Chamber of Commerce and are committed to providing a quality product.

We would ask that council re-consider their present policy with respect to outdoor advertising.

Thank you for your consideration.

Sincerely,



Merv Phillips
President

MP:jdf



Here's the Fax!

from Ted Wilson,
Leasing Representative
Hook Outdoor Advertising, Edmonton, AB

To: MR KELLY KLOSS, City Clerk.

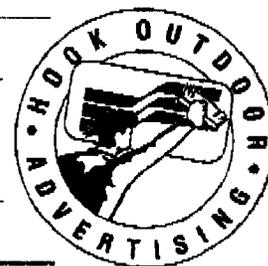
Date: Jan 12/95 Total pages including this cover: 3

As discussed, please accept this copy
for your files as we continue our
progress in your beautiful City!

Any questions or need for clarification,
please contact me directly at (403) 483-3073.

Regards,

Ted Wilson



Hook Outdoor Advertising, 17206 - 108 Avenue, Edmonton, Alberta T5S 1E8
Phone (403) 483-3073 Fax (403) 489-3452



January 12, 1995

Mr. Paul Meyette, Principal Planner
Red Deer Regional Planning Commission
2830 Bremner Avenue
Red Deer, Alberta
T4R 1M9

Dear Paul:

Re: Refurbishing of existing structures and inquiry to potential wall mount signs.

Further to our meeting on December 21, 1994, please accept this letter to serve as our intent to rebuild two (2) existing billboards and to investigate potential wall mount advertising signs to be located within the City of Red Deer.

The existing billboards located at Highway 2 South and Delburne Road (Woody's RV World), and at 5301 - 43 Street (Proform Concrete Services), both require immediate refurbishing due to foundation instability and completed road closure, respectively. Both landlords have been contacted and have given their consent for the rebuilding and relocating of these structures entirely within their respective property lines. *Hook Outdoor Advertising* requests an amendment be granted to the existing By-Law(s) pertaining to the reconstruction of existing billboards in attempts to refurbish and properly maintain our structures.

Secondly, our company is presently seeking new and innovative ways to add advertising structures to the popular Red Deer market. As discussed, wall mount advertising has become a viable alternative to the traditional freestanding billboard in all of Hook's markets. As the enclosed rendering indicates, the advertising panel is 10' x 20' in size and is securely fastened to walls of concrete or brick in nature. Therefore, we are requesting a review of the City By-Law as it pertains to wall mount signs whether these signs would be permissible or not.

Calgary
Edmonton
Regina
Saskatoon
Winnipeg

A Division of
Jim Pattison
Enterprises Ltd.

...../2

Hook Outdoor Advertising

17206 - 108 Avenue, Edmonton, Alberta T5S 1E8
Phone - (403)483-3073 Fax (403)489-3452



- 2 -

Once again, Paul, *Hook Outdoor Advertising* wishes to thank you for your efforts in helping our company improve our presence in a market that we have enjoyed conducting business in successfully over the many years. If Mr. Dan Manning or myself can be of any assistance to the Regional Planning Commission with reference to the above, please do not hesitate to call us.

All the best in 1995! I look forward to a favourable reply at your earliest convenience.

Yours very truly,
HOOK OUTDOOR ADVERTISING

A handwritten signature in black ink, appearing to read "R.E. Wilson". The signature is fluid and cursive, with a long horizontal stroke at the end.

R.E. (Ted) Wilson, B.P.E.
Leasing Representative

RFW/skn



**RED DEER
REGIONAL PLANNING COMMISSION**

2830 BREMNER AVENUE, RED DEER,
ALBERTA, CANADA T4R 1M9

Telephone: (403) 343-3394
Fax: (403) 346-1570

DIRECTOR: W. G. A. Shaw, ACP, MCIP

Copy to Miss
Ryan Strader Jan 6/95
m.

DATE: December 23, 1994
TO: Mayor Dail Surkan
FROM: Paul Meyette, Principal Planner
SUBJECT: Hook Outdoor Advertising

I met with Ted Wilson and Dan Manning from Hook Outdoor Signs on December 21, 1994.

They have indicated that they wish to have the following issues considered.

1. In areas where billboards are prohibited: The company has asked for permission to rebuild existing billboards either at the same location or elsewhere on the property.
2. In the Downtown: Hook Outdoor Advertising would like to look at some wall sign locations.
3. In areas where billboards are a discretionary use: Hook Outdoor Advertising will be applying for 4 new locations.

It is my understanding that Hook Outdoor signs will not be requesting any substantial change in the bylaw requirements restricting billboards.

I have asked that they put their request in writing to me respecting items one and two. I will meet with Ryan Strader to discuss items one and two when I receive their correspondence.

Regarding item number three, I have suggested that they deal with Ryan directly as it would involve a development permit application.

In terms of any free advertising for the City or rebuilding of the highway 2 sign, I have asked that they deal directly with your office. Any replacement of the City's sign on Highway # 2 should be consistent with City policy and bylaws.

I will advise your office of the outcome of discussions regarding items # 1 and # 2 in January.

Paul Meyette, ACP, MCIP
Principal Planner, City Section



November 10, 1994

Red Chamber of Commerce
Attention: Pat Henry
3017 Gaetz Avenue
Red Deer, Alberta
T4N 5Y6

Dear Pat:

Thank you for the opportunity to meet and discuss the potential for Hook Outdoor Advertising to maintain and perhaps expand its' presence, under **strictly** controlled guidelines, as might be agreed upon by the Regional Planning Commission and the Red Deer City Council.

I believe it is important to restate some of the key reasons why it makes sense for the citizens of Red Deer to reconsider allowing Hook to remain a part of their city:

- 1) Hook has been around for over 80 years and has a longstanding proven tradition of quality and is committed to ensuring that our advertising structures are kept as modern and clean looking as possible.
- 2) Hook has no intention of building advertising structures in areas of Red Deer where the natural scenery might be spoiled by their presence.
- 3) Increased demand for outdoor advertising has resulted in local Red Deer Business not being able to access the medium.

.../2

Hook Outdoor Advertising

17206 - 108 Avenue, Edmonton, Alberta T5S 1E8
Phone (403) 483-3073 Fax (403)489-3452

Calgary
Edmonton
Regina
Saskatoon
Winnipeg

A Division of
Jim Pattison
Enterprises Ltd



- 4) There currently exists some outdoor advertising structures in Red Deer that are in need of some refurbishing. If we are unable to work on these structures to improve their appearance, they will only become more of an eyesore, which does nothing for the image of Hook, the outdoor industry, or the city of Red Deer.
- 5) Hook proudly supports charities and public service organizations in most of the markets where we have a presence. However this is not possible in Red Deer due to our limited inventory.

The following table provides some relative comparison against other similar size Alberta markets with Outdoor Advertising:

<u>MARKET</u>	<u>POPULATION</u>	<u>PANELS</u>	<u>('000)</u>
Medicine Hat	53,600	43	.8
Lethbridge	63,100	55	.87
Red Deer	62,500	25	.4

With a view to creating more of a partnership between Hook and the City of Red Deer, I would like to propose the following options as suggestions of ways we might help each other:

In exchange for the city of Red Deer allowing **strictly controlled** expansion of Hook's advertising structures (Possibly 6 more structures allowing 11 additional advertising faces and the ability to potentially rebuild 2 existing structures), We propose doing one of the following described items for the citizens of Red Deer.

- A) Provide no charge space rental on one Series 14 Superboard on Highway 2 North of Calgary on the East Side facing South.



- B) Build a modern Superboard Structure on Highway 2 near Red Deer (possibly at the site of existing large highway billboard) for the sole use of promoting Red Deer
- C) Provide poster panel space in Red Deer for the use of the city in local promotion. Possibly 2 faces for 24 weeks per annum.

Thanks for your assistance and support. Please call if you have any questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "Dan Manning", written in a cursive style.

Dan Manning
Retail Sales Manager

/DM



**RED DEER
REGIONAL PLANNING COMMISSION**

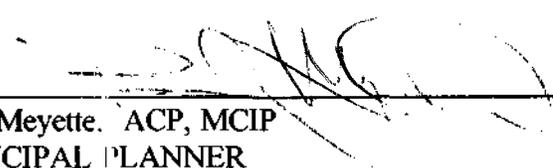
2830 BREMNER AVENUE, RED DEER,
ALBERTA, CANADA T4R 1M9

Telephone: (403) 343-3394
Fax: (403) 346-1570

DIRECTOR: W. G. A. Sha... ACP, MCIP

DATE: December 8, 1994
TO: Mayor Gail Surkan
FROM: Paul Meyette, Principal Planner
RE: **BILLBOARD POLICY**

Correspondence from Hook Outdoor Advertising related to the adoption of the billboard policy is enclosed.



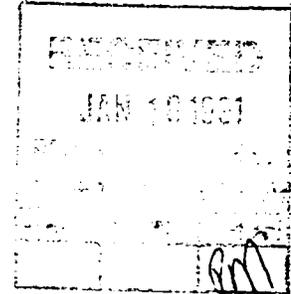
Paul Meyette, ACP, MCIP
PRINCIPAL PLANNER
/cc

c.c. - R. Strader, Bylaws & Inspections Manager
- C. Curtis, Director, Community Services



January 7, 1991

Mr. D. Rouhi, MCIP
Senior Planner
Red Deer Regional Planning Commission
2830 Bremner Avenue
Red Deer, Alberta
T4R 1M9



Dear Mr. Rouhi:

Re: Billboard Report Meeting

Please be advised that we are in agreement with the above as set down in the minutes covering same during a meeting held in your office on Friday January 4, 1991, at 10:00 A.M.

It is our understanding that the contents of this report will be incorporated into the new Sign By-Law in the City of Red Deer.

We will be present at the meeting of Council on January 21, 1991 to answer any further questions that may arise pertaining to this matter.

Yours very truly,

HOOK OUTDOOR ADVERTISING

Morris J. Proskow
President

MJP/sm

HOOK OUTDOOR ADVERTISING

A Division of Jim Patison Industries Ltd

2335 - 30 AVENUE N.E., CALGARY, ALBERTA T2E 7C7
TELEPHONE (403) 291-4665 FAX (403) 250-8787

Billboard Report Meeting

In Attendance

M.J. (Morris) Praskow	(Hook Outdoor Advertising)
Jack E. Mackenzie	"
Daryl M. Bazowski	"
Peter Holloway	(City)
Craig Curtis	(City)
Djamshid Rouhi	(RDRPC)
Paul Meyette	(RDRPC)

1. The meeting commenced at 10:08 a.m.
2. Djamshid Rouhi provided introductions for City and RDRPC staff.
3. Morris Praskow provided introductions for Hook Outdoor Advertising staff and provided a brief history of the company.
4. Djamshid Rouhi outlined the Billboard Report contents.
5. Craig Curtis explained that while he generally supports the report as outlined by Mr. Rouhi, the three departments he represents do not support construction of any billboards along Highway #2.
6. Daryl Bazowski asked what would happen to existing billboards. Djamshid Rouhi indicated that billboards for which approvals were given would be allowed to remain.
7. Djamshid Rouhi asked for comments on Mr. Curtis' suggestion that no billboard be allowed along Highway 2.
8. Jack MacKenzie made a presentation on behalf of Hook Outdoor Advertising (attached).
9. Regarding the statement on definitions presented by Mr. MacKenzie there was a consensus that truck trailer signs be deleted from the definition of billboards.
10. Regarding the section on aesthetics point (a) was discussed. There was general agreement to change the words "should not conflict" to "complement."
11. Regarding landscaping, the second sentence should read "It would be advisable, however, where the billboard is visible and where it is feasible, landscaping should be placed around the billboard to improve the aesthetics of the base of the structure.
12. Regarding the Highway Commercial Section, Mr. Rouhi provided clarification that existing billboards would be allowed to remain as a non-conforming use. Mr. Curtis indicated that he would support a phrase in the report referring to existing billboards and stating that proposed landscaping for entranceways should not obscure existing billboard faces.
13. Hook Outdoor Advertising indicated that in return for allowing existing billboards to remain as a non-conforming use, they would support the prohibition of billboards along Highway 2 within the City boundary.

BILLBOARD ADVERTISING - CITY OF RED DEER
REVIEW OF REGULATIONS

In review of the revised draft report on billboard advertising, we list below our comments and concerns.

DEFINITIONS (Page 3)

As a company, we strongly disagree with the recommendation that truck trailer signs be added to the definition of billboards. Truck trailer signs should be grouped with portable signs as a temporary sign category. The outdoor advertising industry is a well organized industry dating back to 1898. Having defined rules and regulations, a national code of ethics, a national inspection service on behalf of advertisers and agencies and authentic traffic surveys conducted by Delcan Corporation as do most municipal authorities. To be associated with such an industry as truck trailer advertising, having no credentials, is a loathsome suggestion. Most jurisdictions in North America do not allow them within their town limits and therefore should be classed as a non-entity as far as the City of Red Deer is concerned.

SAFETY CONSIDERATIONS

We agree with the general working of this section.

AESTHETICS

We approve most statements listed in this category with the possible exception of item (a). This is a somewhat vague description and could actually be sufficient reason to refuse any and all applications for permits.

SPACING

We certainly support a reasonable spacing criteria and agree that the draft is probably satisfactory.

SIZE AND HEIGHT

We agree with the wording.

SETBACK

Again, we concur with this wording.

LANDSCAPING

We believe the wording of the second section should be improved for clarification purposes. Shrubs around the base of structures should only be required where they are visible, and an alternate landscape plan should be proposed for displays on paved lots.

LIGHTING - Agreed.

LAND USE BYLAW

CITY CENTRE COMMERCIAL (C1)

Due to the passing of the Downtown Concept Plan which was approved by Council, we agree with the restrictions indicated in this section.

HIGHWAY COMMERCIAL (C4)

The wording of the second paragraph in this section should be adjusted to read: 10 existing billboards would be affected: four on the city's south side and six on 67th Street.

The wording in this section includes part of the restrictions for industrial area I1 as well.

As eight of the 10 billboards in question have been just built during the past year, this would be an extreme hardship for our firm to accept. We were not advised that regulations such as are now proposed were being planned, and we would ask for consideration here. Rather than to prohibit the display of billboards in these areas, we would ask for the following to be substituted:

The use of billboards be limited to the existing structures with no new structures being permitted. Attrition would therefore address the concerns of working towards a major entry beautification plan. Existing structures could be landscaped.

(In exchange for the above ^{consideration} ~~wording~~, we would suggest that the display of billboards along Highway 2 within the city boundary be prohibited).



1990 LOCAL RED DEER CLIENTS

RED DEER T.V.
GLENN'S SUN & SLOPES
DAIRY QUEEN
COUNTRY CUPBOARD
H & R BLOCK
PERSONAL TAX SERVICE
MACDONALD'S RED DEER
CANADA SAFEWAY RED DEER
TRAVELAIRE CANADA LTD.
CAPRI CENTRE
ALPHA

This is a list of local business who have used Hook Outdoor Advertising in Red Deer in 1990 and want to use us again in 1991.

HOOK OUTDOOR ADVERTISING

A Division of Jim Pattison Industries Ltd

17206 - 108 AVENUE, EDMONTON, ALBERTA T5S 1E8

TELEPHONE (403) 483-3073 FAX (403) 489-3452

Red Deer Regional Planning Commission



Fax 346-1570

Phone 343-3394

Facsimile Information Cover Sheet

Date Sent: Mr. Mackenzie & Bazowski ^{Jan 10/91} Time Sent: 8.50 A.M.
 Sent To: Mr. Mackenzie & Bazowski
 Attention: Hoak Signs
 Receiving Facsimile No. 489-3452

From: D. ROUTE
 Office Section: Red Deer Regional Planning Commis
 Other Data: Billboards

Please be advised that the Billboard Report (attached) will be discussed by the city council on January 21, 1991 at 7.30 P.M.

You can send your written comments to city clerk before hand and be present at the meeting.

We are also sending a copy to Mr. M. Proskow in Calgary.

Pages Sent: 15
 (including cover letter)



THE CITY OF RED DEER

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4

FILE No. **FILE**

City Clerk's Department
(403) 342-8132 FAX (403) 346-6195

June 6, 1995

Holiday Inn Red Deer
6500 - 67 Street
Red Deer, Alberta
T4P 1A2

ATTENTION: Ms. Karima Suleman, Vice President

Dear Ms. Suleman:

RE: REQUEST FOR SIGNAGE ON CITY PROPERTY

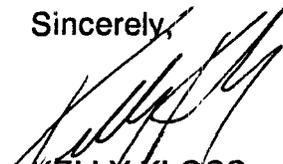
At The City of Red Deer Council Meeting held on June 5, 1995, consideration was given to your letter dated May 18, 1995 concerning the above noted topic, and at which meeting the following resolution was passed:

"RESOLVED that Council of The City of Red Deer, having considered correspondence from the Holiday Inn, Red Deer, dated May 18, 1995, Re: Request To Place Billboard Type Signage On City Property, hereby agrees that said request be denied, and as presented to Council June 5, 1995."

Although Council did not support your request, it is their intent to consider at the Council Meeting of June 19, 1995 whether to proceed with a review of the City's policy relative to signage on public and private property.

If you have any questions or require additional information, please do not hesitate to contact the undersigned.

Sincerely,


KELLY KLOSS,
City Clerk

KK/fm

cc. Director of Development Services
Director of Community Services
Bylaws & Inspections Manager
Principal Planner



a delight to discover!

RATV
BACKUP INFORMATION
NOT SUBMITTED TO COUNCIL

BACKUP INFORMATION
NOT SUBMITTED TO COUNCIL



BACKUP INFORMATION
NOT SUBMITTED TO COUNCIL

December 13, 1996

City Clerk's Office
2nd Floor, City Hall
4912 - 48 Avenue
Red Deer, Alberta
T4N 3T3

Attention: Kelly Kloss

Dear Kelly:

Re: Shopping Centre Signage on Highway 2

With reference to a recent Council meeting, we understand that a committee has been formed to look into the possibility of shopping centre signage on the highway.

If this indeed is a possibility, we would like to have **Westpark Shopping Centre** included on the signs as well.

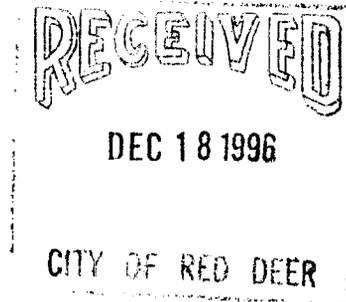
Please contact our office if you need further information or if you have any questions.

Yours truly,

Linda Stenbeck
Linda Stenbeck,
Property Administrator

lms

cc: Ryan Strader
Ad Hoc Sign Committee





THE CITY OF RED DEER

P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4

FILE No. **FILE**

City Clerk's Department
(403) 342-8132 FAX (403) 346-6195

June 6, 1995

Holiday Inn Red Deer
6500 - 67 Street
Red Deer, Alberta
T4P 1A2

ATTENTION: Ms. Karima Suleman, Vice President

Dear Ms. Suleman:

RE: REQUEST FOR SIGNAGE ON CITY PROPERTY

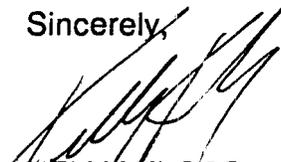
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If you have any questions or require additional information, please do not hesitate to contact the undersigned.

Sincerely,


KELLY KLOSS,
City Clerk

KK/fm

cc. Director of Development Services
Director of Community Services
Bylaws & Inspections Manager
Principal Planner



*a delight
to discover!*

RATTO
BACKUP INFORMATION
NOT SUBMITTED TO COUNCIL

BACKUP INFORMATION
NOT SUBMITTED TO COUNCIL



BACKUP INFORMATION
NOT SUBMITTED TO COUNCIL

December 13, 1996

City Clerk's Office
2nd Floor, City Hall
4912 - 48 Avenue
Red Deer, Alberta
T4N 3T1

Attention: Kelly Kloss

Dear Kelly:

Re: Shopping Centre Signage on Highway 2

With reference to a recent Council meeting, we understand that a committee has been formed to look into the possibility of shopping centre signage on the highway.

If this indeed is a possibility, we would like to have **Westpark Shopping Centre** included on the signs as well.

Please contact our office if you need further information or if you have any questions.

Yours truly,

Linda Stenbeck
Linda Stenbeck,
Property Administrator

lms

*cc: Ron Struder
Advisory Sign Committee*

RECEIVED
DEC 18 1996
CITY OF RED DEER



MEMO

620-017

DATE: July 30, 1998
TO: Inspections & Licensing Manager
FROM: Traffic Engineer
RE: SIGN BY-LAW REVIEW COMMITTEE RECOMMENDATION

This is to confirm our July 29, 1998 telephone conversation with regard to Council's approval of the Sign By-law Committee recommendations.

The Engineering Services Department will coordinate the design, approval, and installation of guide signs to the Westerner Exposition and the other 19 public facilities listed in Resolution 1, items 2, 3, and 4 of the attached July 28, 1998 City Clerk's memo. We would be pleased to work with stakeholders and respond to inquiries on these items.

The Inspections & Licensing Department will coordinate all work related to obtaining Provincial approval and the placement of commercial signs along Highway 2, as indicated in Resolution 2 of the City Clerks' memo. We will ask our Secretaries to forward any inquiries related to this item for your Department's response.

Thank you.


Chi Y. Lee, P. Eng.
Traffic Engineer

CYL/emr

- c. Principal Planner
- c. Engineering Services Manager
- c. City Clerk
- c. Parks Manager
- c. John Harms, Westerner Exposition Association Manager

FILE

Council Decision - July 27, 1998 Meeting

DATE: July 28, 1998
TO: Inspections & Licensing Manager
FROM: City Clerk
RE: *Sign Bylaw Review Committee - Request for Approval of Recommendations*

Reference Report:

Inspections & Licensing Manager, dated July 21, 1998

Resolution No. 1:

"RESOLVED that Council of The City of Red Deer, having considered report from the Inspections and Licensing Manager dated July 21, 1998, re: Sign Bylaw Review Committee, hereby agrees:

1. That the City of Red Deer's billboard adjacent to Highway No. 2 be removed;
2. That signing Alternative "C", as outlined in the report from the Traffic Engineer to the Ad Hoc Sign Committee dated October 22, 1997, be made available for the Westerner facility only with any costs to be the responsibility of the Westerner;
3. That guide signs installed along the route from major City entrances to the Red Deer Regional Hospital and the Visitor Information Centre remain;
4. That signing Alternative "A", as outlined in the above noted report from the Traffic Engineer, be made available to the following 19 public facilities with any costs to be the responsibility of the facility operator:
 1. Red Deer College Arts Centre
 2. Lions Campground
 3. Alberta Sports Hall of Fame / Heritage Ranch
 4. Great Chief Park/Bower Ponds
 5. River Bend Golf Course
 6. Memorial Centre
 7. Red Deer Arena
 8. Fort Normandeau
 9. Kerry Wood Nature Centre
 10. St. Mary's Church.
 11. Kinsmen Community Arenas
 12. Michener Centre
 13. Rotary Recreation Centre/Pool & Museum
 14. Three Mile Bend
 15. Edgar Athletic Park
 16. Dawe Community Centre
 17. Great West Adventure Park
 18. Rotary Park
 19. City Hall Park;

Resolution No. 2:

“RESOLVED that Council of The City of Red Deer, having considered report from the Inspections and Licensing Manager dated July 21, 1998, re: Sign Bylaw Review Committee, hereby agrees that the Administration be directed to contact the Department of Transportation and Utilities to obtain approval for the placement of commercial signs along Highway No. 2 based on the following conditions:

1. Placement of community business style signs one kilometre to 2.5 kilometres in advance of all Red Deer exits;
2. 500 metre separation between signs;
3. Maximum of two signs per exit from Highway No. 2;
4. Signs to be placed on the back slope near the highway right of way boundary;
5. Maximum of 2 signs per exit from Highway 11A; 67 Street; 32 Street; Taylor Drive; South Gaetz Avenue;
6. Design, color, size and number of panels to be forwarded to the Municipal Planning Commission for approval,

and as presented to Council July 27, 1998.”

Report Back to Council Required: No

Comments/Further Action:

Please contact the Department of Transportation and Utilities to request the necessary approvals. Once the approvals have been received, please proceed with implementation of these programs, including but not limited to:

Inspections & Licensing Manager
July 28, 1998
Page 2

1. Changes to Sign Bylaw and /or Land Use Bylaw, if necessary;
2. Tendering for sign contractor;
3. Advising public facility operators of the appropriate program;
4. Advising businesses of the appropriate program.



Kelly Kloss
City Clerk

/clr
attchs.

- c Director of Community Services
Director of Corporate Services
Director of Development Services
Principal Planner
Traffic Engineer, Chi Lee

Ad Hoc Sign Committee

Ms. Jan Fisher, Executive Director
Red Deer Chamber of Commerce
3017 - 50 Avenue
Red Deer, AB T4N 5Y6

Item No. 11

Date: July 21, 1998

To: CITY CLERK

From: DIRECTOR OF CORPORATE SERVICES

Re: UTILITY BYLAW CHANGES

The City has entered into an agreement with Canadian Utilities (CU) to have them provide the City's Utility meter reading, billing and collection services starting in December of this year. This opportunity is being used to compare in detail the City's utility billing practices to how CU does business, and we are changing some of what we do in an attempt to make use of the best practices of both CU and the City.

Many changes are service enhancements, such as providing the budget plan to non-residential customers or hand delivering final notices, that don't require bylaw changes. Some of the changes do require Utility Bylaw changes. The following is a summary of major changes proposed to a process defined in the Utility Bylaw:

1. **Elimination of Blanket Deposits/Application Fee Exceptions** - To help offset the cost of administration of opening new accounts, the City charges a \$14 application fee. At one time the City also required signatures on all applications, but wanted to encourage landlords and contractors to put vacant properties in their names. On the other hand, landlords and contractors didn't want the nuisance of having to sign applications. The solution was to accept a \$200 blanket deposit, waiving the \$14 application fee and the need for signatures. This not only saved property owners and contractors time and money, but also accomplished the City's goal of having vacant properties transferred into landlord or contractors names. We have realized, however, that holding such a small deposit gives the City very little security, and actually increases our workload. We are, therefore, proposing that we no longer hold blanket deposits, but that the City Treasurer be given the authority to waive the \$14 application fee for landlords and contractors who are willing to have vacant premises transferred into their names.
2. **Minimum Deposit** - The City currently requires a \$70 minimum deposit from ALL new residential customers (\$200 from commercial customers), unless they can produce a letter of reference from another utility. An INCREASED deposit of three months billings is then charged if payment problems arise. CU does not charge a minimum deposit at all, but instead watch new customers very closely, charging a deposit of 30 % of the annual bill as soon as payment problems begin. In the interests of protecting the City from potential bad debts, we've been treating all new customers as possible bad credit risks. We are proposing to

change our practice to match that of CU and no longer require a minimum deposit. This will protect the City while, hopefully, improving customer relations.

3. **Meter Reads on Final Accounts** - Wherever possible the City has had a meter reader make a special trip to a customer's premises to obtain an actual meter reading for final billing. CU is confident enough in their estimating algorithm that, if an actual meter reading has been obtained in the previous 30 days, they do not require a special meter read. Instead they use the most recent actual read and prorate to determine the final read. CU has had no problem with this practice and we are proposing to change our practice to match that of CU.
4. **Deposit Interest Rate** - Our bylaw has had to be changed on a number of occasions so that interest rates paid on deposits are reasonable. The current bylaw actually includes a variety of rates depending on when the deposit was paid. CU's Natural Gas Service Regulations, approved by the Energy and Utility Board, do not mention a specific rate and instead specify interest "at the rate specified from time to time in the Residential Tenancy Act". This is the rate paid by landlords on damage deposits so this rate would be fair to both the customer and the City, and would eliminate the need to specify and continually update an interest rate in the bylaw.
5. **Periodic Payment of Deposit Interest** - One of the other reasons the deposit interest calculation has had to be specified in the bylaw is because the City only applies deposit interest when the deposit is refunded or applied to the account. We have actually been holding some deposits, and their accrued interest, for 15 years. CU does not accumulate interest as we do, but instead calculates and applies the interest to the customers account each year. We are proposing that the City do the same. The result would be the amount of security held would be decreased by the amount of the interest paid. There would be much less administration and the interest calculation would be much easier to explain to customers.
6. **Deposit Refund Rules** - The City refunds deposits to customers who have been able to make 12 consecutive on time payments. This means the City is constantly refunding deposits whereas CU only review and refund deposits at the beginning of each year. We are proposing to change to CU's practice in order to reduce the extra administration of having to refund deposits on a continual basis. Of course, if a customer closed their account, the deposit and accrued interest would automatically be applied to their account.
7. **Under/Over Billed Account Adjustments** - Occasionally power or water meters malfunction, resulting in over or under charges to customers. The utility bylaw currently allows the City to charge back only 12 months, but to credit back for 36 months. This limits our ability to remedy a problem older than three years. In

addition, if the date the problem began cannot be determined, there can be difficulty determining what the account adjustment should be. CU, however, limit their adjustments to three months, "unless an examination of past meter readings or other information discloses the time at which such error commenced". In such a case an adjustment would be made back to the date the error occurred. This seems to be a reasonable approach and we propose the City adopt this practice.

8. **'Snowbirds'** - There are about 100 'snowbirds' who spend winters away from the City, presumably in warmer climates. The garbage and recycling section of the utility bylaw states that "no charges shall be levied or collected in respect of residential lands when such lands are not in fact occupied and the garbage service is not being used". This means that these customers are exempt for a number of months every year from garbage and recycling charges even though the garbage and recycling trucks are still required to travel the same route. In addition, staff have to turn these services off every year for these customers and then turn them back on again when the customer returns. It is now proposed to not turn off the cost of garbage and recycling services during the winter months.

We are also proposing a number of less significant changes, such as protecting the City from novelty payment methods (e.g. cheques written on plywood) and some minor changes, such as making consistent use of the term 'customer' versus "consumer", changing references to the "City" or "Treasurer" to include reference to an agent, etc.. In addition, the existing Utility Bylaw is ten years old and has been amended dozens of times, resulting in many deleted sections and some problems with the way the bylaw is organized. An amending bylaw to cover such sweeping changes would be almost as long as the original bylaw, and would be cumbersome and difficult to understand. We are, therefore, proposing to repeal the old Bylaw 2960/88 and replace it with a new Utility Bylaw 3215/98 effective December 1, 1998.

There are some changes that need to be made before December 1 to allow utility staff time to get ready for the changeover. We are, therefore, also submitting an amending bylaw 2960/B-98 to change ONLY those sections of the bylaw that need to be changed prior to December 1. These relate primarily to deposits. Council is being asked at this time to approve amending bylaw 2960/B-98 so the proposed changes to the deposit system can be implemented.

In regard to the new Utility Bylaw 3215/98 to be effective December 1, 1998; Council is only being asked at this time to indicate their approval of the proposed changes. A draft of the proposed bylaw is attached for Council's information. If Council agree to the proposed changes, the bylaw will be finalized and submitted to Council in August for approval.

RECOMMENDATION

That Council:

- approve Bylaw amendment 2960/B-98 effective immediately
- approve by resolution the proposed changes incorporated in the draft of the new Utility Bylaw 3215/98 to be effective December 1, 1998.



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

f:\cu\bylaw revisions\Bylaw Report to Council

Comments:

We recommend that Council adopt the proposed changes. The principal intent of most of the changes is to simplify procedures and ensure consistency with Canadian Utilities, whose bill we will be sharing.

The one issue which may raise concerns from consumers is the item related to forgiveness of garbage recycling charges for snowbirds. We appreciate that those few citizens who utilize this service will be concerned with its elimination. However, the amount of money they are actually saving is relatively small (approximately \$12.00 per month) compared to the difficulties encountered with administering the account and creating a lack of consistency with the policies of Canadian Utilities. In addition, there is a concern around the equity of such a policy since its availability is not broadly known by our customers.

The elimination of the waiver also recognizes that there is a basic or a fixed cost to providing this service whether or not the home owner is there. As noted in the administrative report, the garbage and recycling trucks have to cover the route regardless of whether they are picking up material at each residence.

"G. D. Surkan"
Mayor

"N. Van Wyk"
City Manager

COUNCIL MEETING OF JULY 27, 1998

**ATTACHMENT TO REPORT ON
OPEN AGENDA**

**RE: PROPOSED NEW
UTILITY BYLAW
NO. 3215/98**

For Information Only

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SCHEDULE B - WASTEWATER RATES

SCHEDULE C - ELECTRIC, LIGHT AND POWER RATES

SCHEDULE D - GARBAGE RATES

BYLAW NO. 3215/98

Being a bylaw of the City of Red Deer, in the Province of Alberta, to regulate and provide for the supply and use of the water, wastewater, electricity and garbage utilities of The City of Red Deer.

PART 1

ENACTMENT

WHEREAS The City of Red Deer has constructed and now maintains utility systems to provide for water, wastewater, electricity and garbage service and facilities; and

WHEREAS it is deemed just and proper to levy rates and charges on all persons to whom such utility services are provided and to set forth the terms and conditions under which such utility service will be provided.

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

1 This bylaw may be called "The Utility Bylaw".

PART 2

DEFINITIONS

2 In this bylaw and in the Schedules attached hereto:

"Application" shall mean the application made by the customer to the City for the supply of utility services;

"Apartment Building" or "Multi Family Building" shall mean a residential building containing three or more dwelling units;

"Building Code" shall mean the Alberta Building Code 1985 and amendments thereto or replacements thereof;

"City" shall mean The City of Red Deer or an employee or agent designated by the City

"Customer" shall mean any person, firm partnership, corporation or organization who has entered into a contract with the City for utility services, or who is the owner or occupant of any premises connected to or provided with a utility;

"Director" shall mean the Director of Development Services of the City, or a person or agent authorized by the Director to act on behalf of the Director;

"Dwelling Unit" or "Residential Premises" shall mean one or more rooms useable as a residence operated as a single housekeeping unit and having its own sleeping, cooking and sanitary facilities.

"Financial Institution" shall mean a bank, a trust company, or a credit union, located in the City;

"Non-Residential Customer" shall mean those persons, firm partnership, corporation or organization who use a utility service for any purpose other than exclusively residential purposes.

"Owner" shall mean the registered owner of a property or the purchaser thereof;

"Premises" includes land and buildings;

"Residential Customer" shall mean those persons who occupy a building used exclusively for residential purposes and connected to or provided with a utility;

"Service Connection" for the purpose of this bylaw shall mean all that portion of the pipes, wires, or things that provide a public utility situate between the public utility main and the property line of the property to which such utility is supplied;

"Street" shall mean all those lands situated within a registered road right-of-way at the Land Titles Office, Edmonton, Alberta.

"Treasurer" shall mean the Director of Corporate Services of the City, or an agent or City employee authorized by such Director to act on behalf of the Director;

"Utility" and "Utility Service" shall mean and include, as the context may require:

- (i) the supply of water;
- (ii) the provision of wastewater collection and disposal;
- (iii) the supply of electric power;
- (iv) the provision of garbage collection and disposal.
- (v) the provision of recycling services

PART 3**GENERAL PROVISIONS****SUPERVISION**

- 3 (1) The utility services shall be under the general supervision and control of the City Manager.
- (2) The Director and Treasurer shall exercise the powers and perform the duties with respect to the utility services conferred and placed upon them by this bylaw and any other bylaw of the City applicable thereto and any order or direction of the City Manager or Council with respect thereto.

SUPPLY AND OWNERSHIP OF FACILITIES AND EQUIPMENT

- 4 (1) All meters and metering equipment shall be supplied, owned and maintained by the City unless otherwise provided in this bylaw.
- (2) Notwithstanding the payment by a customer of any costs incurred by the City, the City shall retain full title to all lines, equipment and apparatus on its side of the point of delivery, and to all meters and metering equipment provided by it.

ASSIGNMENT OF CONTRACT

- 5 The contract for utility service is not transferable by the customer and shall remain in full force and effect until the customer notifies the City of their desire to terminate the contract or until the said contract shall have been terminated by the City.

CITY RESPONSIBILITY AND LIABILITY

- 6 The City does not guarantee the continuous uninterrupted supply of any utility, and reserves the right at any time without notice to shut off such supply where required in the maintenance or operation of the utility and the City, its officers, employees or agents shall not be liable for any damages of any kind due to or arising out of a failure to supply a utility.

PART 4**APPLICATION FOR AND CONDITIONS OF SERVICE****APPLICATION**

- 7 (1) Any customer who requires utility services shall apply to the City and pay an application fee of \$14.00 and may be required to sign an application or a contract for service, and to supply information respecting load and the manner in which the services will be utilized, and credit references.

- (2) The utility account shall be set up:
 - (a) in the name of the owner or;
 - (b) where there is evidence of a landlord-tenant situation, in the name of the tenant or;
 - (c) in the name of the general contractor in the case of a new building under construction.
- (3) An application shall be supported by such identification and legal authority of the applicant as the Treasurer may require.
- (4) The Treasurer may waive the application fee for owners of residential rental properties for the utility services supplied to all rental properties registered in their name, for building contractors constructing property until the property is ready for occupancy, and financial institutions for the utility services supplied to all of its residential foreclosure properties where legal title has been passed to the financial institution pending property liquidation.

8 Upon making application, providing all information required by the City, and paying the application fee, deposit and any other sums herein required, there shall thereupon be a binding agreement between the customer and the City, for the utility service applied for, and the provisions of the application and this bylaw shall constitute the terms and conditions of such agreement.

CONDITIONS OF SERVICE

- 9 The City shall not be obligated to provide utility services until access has been provided to the premises to enable the City to obtain an initial meter reading for each utility service which is metered.
- 10 Where the applicant is indebted to the City for any utility services previously provided by the City, the applicant may not be allowed to complete their application, or be entitled to receive utility services, until satisfactory arrangements have been made for payment of such outstanding account and any deposit required.

PART 5**DEPOSITS****DEPOSITS - GENERAL**

- 11 (1) Customers unable to establish and maintain a credit worthiness satisfactory to the City, or
- (a) where payment of a utility account is in arrears; or
 - (b) where service to a property has been shut off for non-payment of the account; or
 - (c) where a cheque received for payment of an account has been returned marked "Not Sufficient Funds" or "Payment Stopped", or with other words indicating that the cheque has not been honoured; or
 - (d) where a customer's utility account has been written off as a bad debt and the customer has applied for a new utility account; or
 - (e) where collection proceedings, including legal action or referral to a collection agency, commenced for recovery of a customer's previous utility account and the customer has applied for a new utility account; or
 - (f) where there is no evidence of a landlord-tenant relationship, or of a general contractor for new construction situation, and the customer wishes to set up the utility account in any name other than that of the legal owner, and providing that the City agrees to this action; or
 - (g) where a customer's existing or previous utility account(s) has not been maintained in good standing
- are, in addition to paying any arrears or previous balances owing, required to provide a guarantee of payment in the form of a cash deposit or irrevocable letter of guarantee from a financial institution. The amount of the deposit shall be 30 percent of the estimated annual bill.
- (2) Customers opening a new account due to a change of residence within the City shall be charged the same deposit as required in the previous account.
- (3) The Treasurer may waive the requirement for a deposit.

INTEREST ON DEPOSITS

- 12 (1) Interest on each customer's cash security deposit calculated annually, not in advance, shall be credited to a cash deposit calculated as follows;
- (a) In respect to deposits received by the City on or before May 1, 1982:
 - (i) from May 1, 1982 to March 1, 1984 at a rate of 10% per year,
 - (ii) from March 1, 1984 to May 1, 1992 at a rate of 6% per year,
 - (iii) from May 1, 1992 to December 1, 1993 at a rate of 5% per year,
 - (iv) from December 1, 1993 to December 1, 1998 at a rate of 4% per year,
 - (v) from December 1, 1998 to the date the deposit is refunded at a rate specified from time to time in the Residential Tenancy Act.
 - (b) In respect to deposits received by the City after May 1, 1982 but on or before March 1, 1984:
 - (i) from the date the deposit was received to March 1, 1984 at a rate of 10% per year,
 - (ii) from March 1, 1984 to May 1, 1992 at a rate of 6% per year,
 - (iii) from May 1, 1992 to December 1, 1993 at a rate of 5% per year,
 - (iv) from December 1, 1993 to December 1, 1998 at a rate of 4% per year,
 - (v) from December 1, 1998 to the date the deposit is refunded at a rate specified from time to time in the Residential Tenancy Act.
 - (c) In respect to deposits received by the City after March 1, 1984:
 - (i) from the date the deposit was received to May 1, 1992 at a rate of 6% per year,

- (ii) from May 1, 1992 to December 1, 1993 at a rate of 5% per year,
 - (iii) from December 1, 1993 to December 1, 1998 at a rate of 4% per year,
 - (iv) from December 1, 1998 to the date the deposit is refunded at a rate specified from time to time in the Residential Tenancy Act.
- (2) The deposit interest accrued in the cash deposit will be credited to the utility account of the customer beginning in the year 2000 and annually thereafter.

REFUND OF DEPOSIT

- 13 (1) When customers have established and maintained a credit worthiness satisfactory to the City, or upon termination of the contract, the utility account deposit paid by such customer shall be refunded, together with any accrued interest thereon that has not already been credited to the customer's account as provided for by Section 12, after deducting therefrom all charges outstanding, including the cost of shutting off or discontinuing any utility service for non payment of accounts rendered.
- (2) Deposits may be refunded at the discretion of the Treasurer.

PART 6

METERS

MEASUREMENT BY METER

- 14 All water and electricity supplied by the City to a customer shall be measured by a meter unless otherwise provided for in this bylaw.

PROTECTION OF METER

- 15 (1) Each customer shall provide adequate protection for the meter supplied by the City against freezing, heat or any other internal or external damage, failing which the customer shall pay to the City all costs associated with the repair of such meter which amount shall be recoverable in the same manner as all other costs and charges provided for under this bylaw.
- (2) No person other than an authorized City employee shall remove, disconnect, reconnect or tamper with a meter.

METER INSTALLATION

- 16 Every customer who requires the installation of more than one meter for each metered utility, shall pay a fee of \$21.00 for each additional meter.

NON-REGISTERING METER

- 17 (1) If, upon the reading of a meter, it is determined that the meter has failed to record the consumption of the utility supplied then the consumption will be estimated and the account rendered based upon such method as the Treasurer considers to be fair and equitable.
- (2) Where it has been determined by the City that the meter is not recording the consumption of a utility, the City, with reasonable notice to the customer, must be allowed to enter the premises to replace the meter.

TESTING OR CALIBRATION OF DISPUTED METERS

- 18 (1) A customer who disputes a meter reading shall give written notice to the City. Following receipt of written notice:
- a) an electricity meter situated on the customer's premises shall be tested or calibrated by an official designated by the Department of Consumer and Corporate Affairs or such other Department as may from time to time be charged with such responsibility. In the event that the said meter is found to be accurate within the limits prescribed from time to time by the said Department, the expense of such test or calibration shall be borne by the customer; or
 - b) a water meter situated on the customer's premises shall be tested or calibrated by a qualified person designated by the Director. In the event that the meter is found to be accurate within 98.5% to 101.5% of the water passing through the same, the expense of such test or calibration shall be borne by the customer in the amount designated in Schedule "A".
- (2) In the event that the said meter is found not accurate within the said limits it shall forthwith be repaired or be replaced by one that is accurate and the expense thereof shall be borne by the City.
- (3) In the event a meter is found not to be accurate within the aforesaid limits then any meter handling and testing fees paid by the customer shall be refunded, and the billings adjusted to fully take into account such error. Unless an examination of past meter readings or other information discloses the time at which such an error commenced, then such error shall be deemed to have commenced three months prior to such testing of the meter or from the date upon which the meter was installed, whichever is the lesser. The amount so determined shall be deemed accepted by the customer and the City as settlement in full of all claims on account of

the inaccuracy of such meter.

PART 7

METER READING

METER READS

- 19 (1) The customer shall permit the City to perform meter reading using automated monitoring equipment.
- (2) The City shall endeavour to read the meters of non-residential customers once every month and to read the meters of residential customers once every two months, or at such other intervals as are reasonable and practicable under the circumstances. If the City cannot gain access safely to read the meter as aforesaid, the consumption of the utility shall be estimated upon such basis as the Treasurer considers to be fair and equitable and the account rendered in accordance with such estimate. Each meter shall be read at least once per year and if such reading cannot be obtained, the City may discontinue any or all utility services supplied to the premises until such time as the City is able to obtain an actual meter reading.
- (3) The customer shall ensure that access to the meter is safe, well lit, and free of hazards to the person reading the meter.

ADDITIONAL METER READS

- 20 When a customer requests a meter reading at a time other than the regular scheduled time for meter reading, the customer may be assessed a fee of \$21.00 for such reading. Provided, however, if upon such reading, it appears that the previous billed meter reading is incorrect, no service charge shall be required.

PART 8

SERVICE CALLS

SERVICE CHARGE

- 21 When a customer requests that the City attend at their premises with respect to any matter relating to the supply of utility services or the servicing of the same, and for any reason whatsoever the City is unable to enter the said premises, or if the call is for failure of service not attributable to the City utility service, the customer shall pay a fee of \$30.35.

AFTER HOURS CALLS

- 22 Notwithstanding anything herein provided, if a meter is required to be installed or connected, or should a utility service be required to be disconnected or reconnected, or should a service call requested, be required after 4:00 p.m. or before 7:30 a.m., Monday through Friday, or on a Saturday, Sunday, or statutory or civic holiday, a fee of \$94.40 shall be paid by the customer.

DISCONNECTION

- 23 A customer shall pay a disconnection service charge of \$21.00, which may be added to their account for any service call which is made for the purpose of discontinuing a utility service, pursuant to:
- a) Sections 34, 35 or 36 of this bylaw; or,
 - b) at the owner's request, for whatever reason, to have services discontinued.

RECONNECTION

- 24 Where a service call is made for the purpose of restoring services, a reconnection service charge of \$21.00 may be assessed, as follows:
- a) to the customer's account where utility services were previously discontinued pursuant to Sections 35, 36 or 37 of this bylaw; or
 - b) to the owner's account where utility services were previously discontinued at the owner's request.

PART 9**UTILITY ACCOUNTS****PAYMENT OF UTILITY ACCOUNTS**

- 25 All rates and charges payable hereunder shall be paid to the City within the time prescribed by this bylaw.
- 26 The entire utility account is due and payable when rendered and if not paid on or before the due date stated on the utility bill is deemed to be in arrears. Failure to receive a utility bill does not relieve the customer of liability to pay the same.
- 27 A customer who has not paid the full utility account rendered on or before the due date stated in the utility account may have the supply of all or any utility services discontinued without notice and such service will not be

reinstated until all arrears and charges owed to the City are paid.

LATE PAYMENT PENALTY

- 28 When the customer pays the utility account as rendered after the due date stated in the account, or such due date as may be approved by the Treasurer, such customer shall pay a penalty of 5% of current charges. Payments must be received by the City on or before the due date in order for the customer to avoid the penalty. Payments made at a financial institution must be received by the City on or before the due date in order for the customer to avoid the penalty.

NOVELTY PAYMENT METHODS

- 29 The City may refuse to accept payment on a customer's account when payment by cheques is drawn on a form other than a bank cheque form. In the event the City accepts a payment by a cheque drawn on any other form, the customer shall be liable for and pay to the City all charges and costs incurred to process the cheque. The City will follow the Bank of Canada rules and regulations of currency acceptance limitations.

INTERIM ACCOUNT

- 30 In any case in which the City has rendered an account based upon an estimate of utility consumption, the City shall, upon reading the meter in respect of which the estimate was made, render an account for such utility service since the time the meter was last read by the City, after crediting all amounts received from the customer in respect of such estimated accounts.
- 31 Where any service rate or charge is designated by reference to a time certain, the charge for a lesser period of time shall be calculated on a proportionate basis.

ENFORCEMENT

- 32 The Treasurer may enforce payment of all accounts rendered hereunder by whatever means the Treasurer considers appropriate in accordance with the Municipal Government Act.

APPEALS

- 33 Notwithstanding any other provision of this bylaw or the Rate Schedules forming part hereof, any customer who feels himself aggrieved in respect of rates charged to him under this bylaw on the grounds that such rates are unfair, unreasonable or discriminatory, may, by notice in writing delivered to the Director, or a person authorized to act on behalf of the

Director, specifying the grounds of this complaint, appeal such rates. Such appeal shall be heard and determined by the Director, or person authorized to act on behalf of the Director, whose decision shall be final.

PART 10

TERMINATION

TERMINATION BY CUSTOMER

- 34 Upon notification by the customer to the City to terminate the customer's contract, the City shall, when deemed necessary, obtain a final reading of any meter as soon as reasonably practical and the customer shall be liable for and pay for all service supplied prior to such reading. The City may base the final charge for service on an estimated meter reading which will be prorated from the time of an actual meter reading.

TERMINATION BY CITY

- 35 When the premises to which utility service is provided become vacant and no new application for service has been made, the City may terminate the contract and, in lieu of disconnecting the service, open a new utility account in the name of the owner. Nothing herein shall prevent the owner from requesting that the City disconnect such utility service provided the owner pays the service charge prescribed herein.
- 36 The City may discontinue the supply of all utility services for any of the following reasons:
- a) non-payment of any utility accounts; or
 - b) inability of the City to obtain access to a residential premises to read any meter for a period of six months, or to a non-residential premises to read any meter for a period of three months; or
 - c) failure by, or refusal of, a customer to comply with any provision of this bylaw; or
 - d) failure by, or refusal of, a customer to comply with any provisions of any Provincial Acts, the Building Code, or any regulations thereunder; or
 - e) at the owner's request to have services discontinued; or
 - f) in any other case provided for in this bylaw;

and in such event the City, its officers, employees or agents shall not be liable for any damages of any kind from such discontinuance of service.

- 37 The Director is hereby authorized and directed to enter upon and in any property upon which a meter or shut-off valve is situated for the purpose of terminating the supply of a utility to that property, or for the purpose of supplying a utility to that property.

SERVICE KILL

- 38 No permit for the demolition or removal of a building shall be issued by the City nor shall any person cause, permit or allow to be demolished or removed a building connected to a utility service line or main until there has been paid to the City the cost of disconnecting the utility service in the amount required under this bylaw under Schedule 'A', and such utility services have been disconnected. Notwithstanding the foregoing, the Director may, in circumstances which the Director considers appropriate, permit the service to remain connected to the utility service line or main.

PART 11**WATER UTILITY****DEFINITIONS**

39 In this part and in the Schedules attached thereto:

"City Service" or "City Service Pipe" shall mean that portion of a pipe used or intended to be used for the supply of water which extends from the water main to the service valve;

"Combined Service" shall mean the service or service pipe used or intended to be used to supply water for fire protection as well as water for purposes other than fire protection;

"Fire Line" shall mean a pipe intended solely for the purpose of providing a supply of water for fire protection purpose.

"Private Service" or "Private Service Pipe" shall mean that portion of a pipe used or intended to be used for the supply of water which extends from the service valve to a meter;

"Remote Reading Device" shall mean a device which is connected to a water meter by the City and provides a duplicate reading of the water consumed, which may be monitored from the exterior of a building.

"Service or Service Pipe" shall mean a pipe used or intended to be used for supplying water which extends from the water main to a meter;

"Service Valve" shall mean the valve on a City Service pipe;

"Shut Off" shall mean an interruption in, or discontinuance of, the supply of water;

"Sprinkling" shall mean the distribution of water to the surface or sub-surface of lawns, gardens, street or other areas situated outside the buildings by pipes, hoses, sprinklers or any other method and includes the washing of motor vehicles and the exterior of buildings;

"Water main" shall mean those pipes installed by the City in streets for the conveyance of water throughout the City to which service pipes may be connected;

"Water Utility" shall mean the system of water works owned and operated by the City and all accessories and appurtenances thereto.

WATER SERVICE LEVY AND BILLING RATES

Rate Payable

- 40 (1) The City hereby levies, and the customer shall pay, for all water supplied or services rendered hereunder the amounts and charges provided for in this and in Schedule "A" attached to and forming part of this bylaw.
- (2) The Director shall determine which rate contained in Schedule "A" shall apply to any particular customer.
- (3) The rate payable by a customer as set out in Schedule "A" of this bylaw for all water supplied shall be determined by reference to the reading of the meter supplied to each customer.
- (4) Where a remote reading device is installed in addition to the main water meter, the main meter shall be the official reading.

Exceptions

- 41 All owners of property fronting on 65 Avenue between 67 Street and 64 Avenue shall, prior to the hook-up of water service, and as a condition of such services, make payment of the following sums of money to the City, namely:
- a) a sum equal to the off-site water charges based on the rate in force as of the date of the water connections established under the Off-Site Services Bylaw for the Golden West subdivision area, and
 - b) the estimated cost of the construction of small diameter water main and hydrants and all appurtenances thereto, constructed along and in 65th Avenue between 67th Street and 64th Avenue, distributed on the assessable frontage along 65th Avenue and pro-rated to the Owner based on the frontage of the Owner's land as it related to the total assessable frontage aforesaid. All such costs shall be calculated as at the current City costs in force as of the date of hooking up the water service to the Owner's property.

CONNECTION TO PUBLIC WATER SUPPLY

- 42 Within 60 days after a public water supply becomes available, the owner of every building situated on land abutting on any street in which there is a water main shall at the owner's expense connect such building to the water system in accordance with the requirements and standards set out in the Alberta Building Code and elsewhere in this bylaw.
- 43 At such time as the owner connects to the water main, the owner shall also open a utility account and make payment of all application fees and deposits that may be required under this bylaw.

- 44 Notwithstanding the foregoing, the Director shall have discretion to extend the period of time within which the connection to the public water supply must be made from 60 days up to a maximum of 180 days after a public water supply becomes available.
- 45 A person who has been directed to connect their building to the water system shall have the right to appeal the direction to Council within 30 days of the date that the direction to connect has been served, and on hearing such appeal, Council may suspend or rescind such direction on such terms as it deems appropriate.

ADMINISTRATION OF WATER SUPPLY

- 46 The Director may shut off water for any customer for any reason which, in the opinion of the Director, necessitates such shutting off, provided that the Director shall, if in the Director's opinion it is reasonably practicable to do so, give notice of such shutting off.
- 47 The City does not guarantee the pressure nor the continuous supply of water and the City reserves the right at any and all times without notice to change operating water pressures and to shut off water and the City, its officers, employees or agents shall not be liable for any damages of any kind due to changes in water pressure, the shutting off of water, or by reason of the water containing sediments, deposits or other foreign matter.
- 48 Customers depending upon a continuous and uninterrupted supply or pressure of water or having processes or equipment that require particularly clear or pure water shall provide such facilities as they consider necessary to ensure a continuous and uninterrupted supply pressure or quality of water required for their use.
- 49 The City may as a condition to the supply of water inspect the premises of a customer who applies to the City for such supply in order to determine if it is advisable to supply water to such customer.
- 50 The City may, with the permission of the customer, inspect the premises of the customer in order to do any tests on water piping or fixtures belonging to such customer so as to determine if this bylaw is being complied with and in the event that such customer fails or refuses to give such permission, the supply of water to that customer may be shut off.
- 51 The Director may at such times and for such lengths of time as the Director considers necessary or advisable regulate, restrict or prohibit the use of water for use other than human consumption. The Director may cause the water supply to any customer who causes, permits or allows consumption or sprinkling in contravention of any such regulation, restriction or prohibition to be shut off until such customer undertakes to

abide by and comply with such regulation, restriction or prohibition.

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) During such summer months as the City Manager may designate by Notice published in a newspaper in the City,
- (a) No customer shall use, permit, suffer or allow to be used, any water supplied to any premises, the numerical designation of which (not including the street designation) ends in odd number, for vehicle washing, lawn watering or other irrigation purposes on any day of the month which is an even number;

- (b) No customer shall use, permit, suffer or allow to be used any water supplied to any premises, the numerical designation of which ends in an even number (exclusive of the street designation) for vehicle washing, lawn watering, or other irrigation purposes, on any day of the month which is an odd number;
 - (c) Watering as defined in subsections (a) and (b) shall be done only with a hand held hose.
- (3) During such period as the City by Notice published in a newspaper may designate, no customer shall use, permit, suffer or allow to be used, any water supplied to any premises for vehicle washing, lawn watering or other irrigation purposes.

INVESTIGATION INTO WATER SUPPLY SERVICE FAILURE

- 55 (1) Any customer complaining of a failure or interruption of water supply, the investigation of which complaint necessitates the opening up and excavating of a street shall, prior to such opening up and excavating, deposit with the Treasurer the costs thereof as estimated by the Director, or sign a work order, agreeing to pay such costs, at the discretion of the Director.
- (2) In the event that such failure or interruption was caused by the City service, providing that the service is a new service or has been used in the preceding twelve (12) months, the customer shall not be liable for such costs and any deposit paid shall be refunded.
- (3) In the event that such failure or interruption was caused by the private service, the actual cost of such work shall be paid by the customer and the said deposit shall be applied thereto; any excess shall be refunded to the customer and any deficiency shall be collected in the same manner as water rates.

NOISE AND PRESSURE SURGES

- 56 No customer shall cause, permit or allow any apparatus fitting or fixture to be or remain connected to the customer's water supply or to be operated which causes noise, pressure surges or other disturbances which may in the opinion of the Director, result in annoyance or damage to other customers or to the water utility.

CONTAMINATION

- 57 No customer shall cause, permit or allow to be or remain connected to the customer's water supply system any piping, fixture, fitting, container or other appliance which may cause water from a source other than the water utility or any other harmful or deleterious liquid or substance to enter

the water utility. The Director may cause the water supply to any customer contravening the provisions of this section to be shut off provided that the Director shall, if the Director considers it practicable so to do, give notice to such customer prior to such water supply being shut off. The water supply to such customer shall not be restored until such customer has paid to the City all costs associated with the shutting off of the water supply, the cleanup of contamination and the remedying of the customer's default under this section.

WATER METERS

Installation Responsibility

- 58 (1) Water meters supplied by the City being 2 inches (50 millimetres) in size or smaller shall be installed by the City with no direct charge to the customer.
- (2) Water meters supplied by the City being larger than 2 inches (50 millimetres) in size shall be installed by and at the expense of the customer.

Subsidiary Meter

- 59 A customer may, for their own benefit, install a water meter between the meter supplied by the City and the point of use of the water supply provided that the City shall not maintain such meter, nor shall such meter be read by the City.

Installation

- 60 A customer shall make provision for the installation of a water meter to the satisfaction of the Director and when required shall install a properly valved bypass.
- 61 Unless the Director otherwise approves, the City shall not be obligated to supply more than one water meter for any one building. In the event additional water meters are approved, a separate curb stop will be required for each additional water meter.
- 62 Notwithstanding Section 61, the City shall supply a separate water meter for each of the two semi-detached dwelling units contained within a duplex residential building. A separate curb stop will be required for each water meter.
- 63 Any customer:
- (a) whose water is not metered, or
 - (b) whose meter is not positioned to the satisfaction of the Director,

shall make proper provision for a meter to be installed or the meter to be moved as the case may be, all costs of which shall be paid by the customer.

Meter Chamber

- 64 When in the opinion of the Director, the building or other premises intended to be supplied with water are too far from the City service to conveniently install a meter in such building or premises, or if a number of buildings are to be so supplied or for any other reason in the opinion of the Director, then the customer shall, at the customer's sole cost, construct and maintain a container for a meter and such container shall in all respects including location, construction size, access and otherwise howsoever be satisfactory to the Director.

Meter Size

- 65 The size of the meters shall be determined as follows:
- a) If the internal diameter of the private service is 1 inch (25 millimetres) or less, a 5/8 inch (16 millimetre) meter shall be used; or
 - b) If the internal diameter of the private service exceeds 1 inch (25 millimetres), the size of the meter shall be one size smaller than the size of the private service; or
 - c) If the private service is combined service the internal diameter of the private service branch to be used for purposes other than fire protection shall determine the meter size as set out in subsections (a) and (b) of this section.

Bypasses

- 66 Any customer having a water meter 2 inches (50 millimetres) in size or larger shall at the customer's own expense construct and maintain a properly valved bypass satisfactory to the Director which bypass shall be sealed by the City and shall be opened by the customer only in case of emergency. The customer shall notify the City within 24 hours after the seal on the bypass is broken, failing which the Director may cause the water supply to such customer to be shut off until satisfactory arrangements have been made for the calculation of and payment for water supplied and not recorded on the meter.

Meter Valving

- 67 Any customer having a meter smaller than 2 inches (50 millimetres) in size shall, at the customer's sole cost and expense, supply and maintain

valves on both sides of and within 12 inches (300 millimetres) of the meter.

SERVICES AND SERVICING

68 All persons doing any work or service upon a private service or the plumbing system attached thereto shall comply with the provisions of the Building Code and any bylaws of the City applicable thereto.

Number and Depth of Services

69 Unless the Director otherwise approves,

- a) there shall not be more than one private service to any building;
- b) a private service shall be buried to a depth of at least 9 feet (2.7 metres).

Fire Protection Service

70 (1) A water line which provides combined domestic service and fire line service shall not be installed without the prior approval of the Fire Chief of the Red Deer Emergency Services Department.

(2) A fire line shall be used only for fire protection purposes and the Director shall determine whether or not a meter shall be affixed to such fire line. If the Director requires such a meter, the same shall be supplied and installed in a manner satisfactory to the Director at the sole cost and expense of the customer.

71 No trees, shrubs or plant material shall be planted within 3 feet (1 metre) of a fire hydrant. In addition, no tree branches or plant material shall be allowed to encroach within 2 feet (0.7 metres) of a hydrant.

Temporary Water Service

72 Any persons requiring a temporary water supply in the course of construction shall make application therefore to the Director and shall pay therefore the sums required by Schedule "A".

Thawing Services

73 The cost of thawing a frozen service shall be borne as follows:

- (a) If the private service or the plumbing system connected thereto is frozen, as determined by the Director, by the customer;
- (b) If the City service is frozen as a result of the negligence of the customer, as determined by the Director, by the customer;

- (c) If the City service is frozen for any other reason, as determined by the Director, by the City.

- 74 If the Director is of the opinion that a private service or plumbing system has frozen without any negligence on the part of the customer or any other person for whose negligence the customer is responsible, the Director may waive the cost of one thawing during any one winter season which shall be deemed to run from November 15th to May 15th.
- 75 The City shall not thaw a private service or plumbing system unless the customer shall first have signed an acknowledgement recognizing that thawing may be inherently dangerous to property including private service or plumbing system and may cause damage to electrical systems or the outbreak of fire and waiving any claim against the City for any such damage whatsoever except damage caused by the negligence of the City.

Winter Installation

- 76 The cost payable by the customer for installing a service between November 15th of any year and May 15th of the following year unless designated otherwise by the Director shall be increased by the amount designated in the said Schedule "A".

Service Size

- 77 The size of the service required for residential purposes shall be determined in accordance with the Building Code, provided that the City shall not install a service having a size smaller than 1 inch.

Boilers

- 78 In any case where a steam boiler or equipment of a nature similar to that of a steam boiler is supplied directly from a service, such boiler or other equipment shall be equipped with at least one safety valve, vacuum valve or other device sufficient to prevent the collapse or explosion thereof in the event the water supply thereto is shut off.

Requested Water Shut Off

- 79 If a customer requires the supply of water to be shut off for their own purposes, the customer shall pay therefore the amount specified in the said Schedule "A".

Cross Connections and Backflow Prevention

- 80 No customer or other person shall connect, cause to be connected, or allow to remain connected to the water system any piping, fixture, fittings, container or appliance, in a manner which under any circumstances, may

allow contaminated or polluted water, wastewater, or any other liquid, chemical or substance to enter the domestic water system.

- 81 If a condition is found to exist which is contrary to Section 80, the Inspections and Licensing Manager may issue such order or orders to the customer as may be required to obtain compliance with Section 80.
- 82 Notwithstanding anything herein contained, where in the opinion of the Inspections and Licensing Manager, the configuration of any water connection which creates a high risk of contamination to the water system, the customer, upon being given notice by the Inspections and Licensing Manager, shall install on their water service an approved cross connection control device, in addition to any cross connection control devices installed in the customer's water system at the source of potential contamination.
- 83 All cross connection control devices shall be inspected and tested at the expense of the customer, upon installation, and thereafter annually, or more often if required by the Inspections and Licensing Manager by personnel approved by the Inspections and Licensing Manager to carry out such tests to demonstrate that the device is in good working condition. The customer shall submit a report on a form approved by the Inspections and Licensing Manager on any or all tests performed on a cross connection control device within thirty (30) days of a test and a record card issued by the Inspections and Licensing Manager shall be displayed on or adjacent to the cross connection control device. The tester shall record thereon the name and address of the owner of the device; the location, type, manufacturer, serial number and size of the device; and the test date, the tester's initials, the tester's name (if self employed) or the name of the testers employer and the tester's license number.
- 84 When the results of a test referred to in Section 83 of this bylaw show that a cross connection device is not in good working condition, the customer shall, when so directed by the Inspections and Licensing Manager, make repairs or replace the device within ninety-six (96) hours. If the customer fails to comply with the direction given , the City may shut off the water service or water services.
- 85 (1) If a customer fails to have a cross connection control device tested, the Inspections and Licensing Manager may notify the customer that the cross connection control device must be tested within ninety-six (96) hours of the customer receiving the notice.
- (2) If a customer fails to have a cross connection control device tested within the time provided in Section 83, the Inspections and Licensing Manager may cause the water service or water services to be terminated until the cross connection control device has been tested and approved as required by Section 83 of this .

- 86 No person shall turn on a water service valve to provide water to the occupants of any newly renovated, constructed, or reconstructed premises until the plumbing system in such premises has been inspected for cross connections and approved by the Inspections and Licensing Manager.
- 87 No persons other than those who have achieved journeyman or "Certificate of Competency" in the cross connection control program of Alberta may conduct the tests of cross connection control devices, except with special permission from the authority having jurisdiction.
- 88 If the customer to whom the Inspections and Licensing Manager has issued an order fails to comply with that order, the Licensing Manager may:
- a) Give notice to the customer to correct the fault at the customer's expense within a specified time period and, if the notice is not complied with, the Inspections and Licensing Manager may then shut off the water service or services; or
 - b) Shut off the water service or services without prior notice.

PART 12**WASTEWATER UTILITY****DEFINITIONS**

89 In this part:

"Backflow Valve" shall mean a device or a method to prevent backflow;

"B.O.D." (denoting Biochemical Oxygen Demand) shall mean the quantity of oxygen utilized in the biochemical oxidation of organic matter under standard laboratory procedure in parts per million by weight;

"Building Drain" shall mean that part of the lowest horizontal piping which receives the discharge from soil waste or other drainage pipes within a building and conducts it to the building sewer beginning 1 metre outside the building wall;

"Building Sewer" shall mean that part of a wastewater drainage system outside a building commencing at a point 1 metre from the outer face of the wall of the building and connecting the building drain to the sanitary sewer or place of disposal of wastewater;

"Cleanout" shall mean a pipe fitting that has a removable cap or plug and is so constructed that it will permit pipe cleaning;

"C.O.D." (denoting Chemical Oxygen Demand) shall mean the oxygen equivalent of organic matter and related empirically to B.O.D.";

"Combined Sewer" shall mean a sewer which carries sanitary wastewater and storm water;

"Dangerous Goods" shall mean dangerous goods as defined in the Dangerous Goods Control Act;

"Garbage" shall mean solid wastes from the preparation, cooking, and dispensing of foods, and from the handling, storage, and sale of produce;

"Garbage Disposal Unit" shall mean any device, garbage processor, equipment, or machinery designed, used, or intended to be used for the purpose of grinding or otherwise treating garbage to enable the same to be introduced into a public sewer;

"Grease and Oil" shall mean any material recovered as a substance soluble in trichlorotrifluoroethane and may also include sulphur, organic dyes and chlorophyll, using the "Standard Methods" for the examination of water and wastewater from the latest editions of American Public Health Association, American Water Works Association, and American Water

Pollution Control Federation;

"Hydrocarbons" shall mean compounds made up of only carbon and hydrogen;

"Industrial Wastes" shall mean liquid wastes from industrial processes, such as dairies, breweries, packing plants and similar processes;

"Lime Slurry and Residues" shall mean a mixture of lime and water resulting in a pH in excess of 10, or suspended solids in excess of 1000 milligrams per litre;

"Natural Outlet" shall mean any naturally occurring outlet into a water course, pond, ditch, lake, or other body of surface or groundwater not constructed by any person;

"pH" shall mean the logarithm of the reciprocal of the weight of hydrogen ion in grams per litre of solution and denotes alkalinity or acidity;

"Phosphates" shall mean a chemical salt classified as orthophosphates, condensed phosphates and poly-phosphates;

"Polluted Wastes" and "Polluted Water" are materials or water that are contaminated with wastes in excess of that permitted in this bylaw;

"Sanitary Sewer" shall mean a sewer located on public property which is designated by the Director to carry wastewater only;

"Sewer" shall mean a pipe or conduit for carrying wastewater;

"Sewerage Works" shall mean all sewers and facilities for collecting, pumping, treating, and disposing of wastewater;

"Storm Sewer or Storm Drain" shall mean a pipe or conduit which is designated by the Director to carry storm, surface drainage, and groundwater only;

"Suspended Solids" shall mean solids that either float on the surface of, or be in suspension in water, wastewater, or other liquids, and which are removable by laboratory filtering;

"Wastewater" shall mean a combination of the water carried wastes from all buildings in the City and without limiting the generality of the foregoing, including residences, business buildings, institutions, and industrial establishments;

"Wastewater Treatment Plant" shall mean any facility used for treating wastewater, and without restricting the generality of the foregoing shall include a wastewater disposal system;

"Water Course" shall mean a channel in which a flow of water occurs, either continuously or intermittently.

SEWERAGE SERVICE LEVY AND BILLING RATES

Rate Payable

- 90 The City hereby levies a sewerage charge on all persons occupying property connected with the City sewerage works based on volume of wastewater contributed by the customer, to be paid monthly as determined by the Director computed on the rates set forth in Schedule "B" attached hereto and forming part of this bylaw.

Exceptions

- 91 (1) Notwithstanding the provisions of this bylaw, the Director shall have the right to make special agreements on terms fixed by the Director with certain industries or others to whom large quantities of water are sold but whose uses of such water do not involve the return of comparable amounts of wastewater to the City's sewerage works.
- (2) All owners of property fronting on 65 Avenue between 67 Street and 64 Avenue shall, prior to the hook-up of sanitary sewer services, and as a condition of such services, make payment of the following sums of money to the City, namely:
- a) a sum equal to the off-site sewer levy based on the rate in force as of the date of sewer connections established under the Off-Site Levies Bylaw for the Golden West Subdivision area, and
 - b) The estimated cost of the construction of sanitary sewers and manholes and all appurtenances thereto, constructed along and in 65 Avenue between 67 Street and 64 Avenue, distributed on the assessable frontage along 65 Avenue and pro-rated to the owner based on the frontage of the owner's land as it relates to the total assessable frontage aforesaid. All such costs shall be calculated as at the current City costs in force as of the date of hooking up the sewer service to the owner's property.

USE OF SANITARY SEWERS REQUIRED

- 92 (1) No person shall place, deposit, or permit to be deposited in any manner upon public or private property within the City or in any area under the jurisdiction of the City, any human or animal excrement, or other waste, or dangerous goods.
- (2) No person shall discharge from any natural outlet within the City or to any area under the jurisdiction of the City, any wastewater, industrial waste,

dangerous goods, or polluted waters, except where suitable pre-treatment is within the provisions of this bylaw.

- (3) Within 60 days after sewer service becomes available, the owner of every building situated on land abutting on any street in which there is a sewer main shall at their own expense install toilet facilities and connect the building to the sewer system in accordance with the requirements and standards set out in the Alberta Building Code and elsewhere in this bylaw.
- (4) Notwithstanding the foregoing, the Director shall have discretion to extend the period of time within which the connection to the sewer must be made from 60 days up to a maximum of 180 days after access to the sewer main becomes available.
- (5) A person who has been directed to connect their building to the sewer system shall have the right to appeal the direction to Council within 30 days of the date that the direction to connect has been served, and on hearing such appeal, Council may suspend or rescind such direction on such terms as it deems appropriate.
- (6) Except as permitted by this bylaw or The Building Code, no person shall construct or maintain in the City any privy or pit toilet, septic tank, cesspool, or other facility intended or used for the collection or disposal of wastewater.

CLEANOUTS

- (7) A building sewer that is connected to a sanitary sewer shall be equipped with a main cleanout with a minimum diameter of 4 in. (100 mm) and a building sewer that is connected to a storm sewer shall be equipped with a main cleanout with a minimum diameter of 3 in. (75 mm), each located not more than 80 ft. (25 m) from property line. The main cleanout shall be located as close as practical to the point where the sewer leaves the building and in such a manner that the opening is readily accessible and has sufficient clearance (7 feet or 2 metres) for effective rodding and cleaning. The building sewer from cleanout to property line is to be as straight as possible. A maximum of one 45° bend is permitted for the cleanout and a maximum of one additional 45° bend may be used between the cleanout and property line. Total bends shall not exceed 90°.

BACKFLOW VALVE

- (8) Where premises are subject to backflow, all plumbing fixtures and floor drains set below the level of the ground surface of the adjoining street or property shall be protected from backflow by an approved flow valve.

TREES AND ROOTS

- (9) No deep rooting trees (without limiting the generality of the foregoing, including willow, poplar and elm) shall be planted over building sewer lines on private property. If it is determined that roots are entering the sewage works from trees upon private property, the trees may be removed by the City at the owner's expense.

PRIVATE WASTEWATER DISPOSAL

- 93 Where a sanitary sewer is not available for connection as required under the provisions of Section 93(3), the building sewer shall be connected to a private wastewater disposal system complying with the provisions of the bylaw, The Building Code, and such additional requirements as may be imposed by the Director.
- 94 The owner shall operate and maintain the private wastewater disposal facilities in a sanitary manner at all times at no expense to the City.
- 95 After the owner has connected to the sewer system as required by Section 92(3), the owner shall, within 60 days of the date of connection to the sewer system, empty any septic tanks, cesspools and similar private wastewater disposal facilities and shall fill them with fill dirt or other suitable material.

BUILDING SEWERS AND CONNECTIONS

- 96 Any person desiring to connect their premises with a sanitary or storm sewer shall sign and file with the City a written application on a form approved by the Director for a permit to make such connection. The permit application shall be supplemented by any plans, specifications, or other information deemed necessary in the opinion of the Director.
- 97 No person shall uncover, make any connections with or opening into, use, alter, or disturb any sanitary sewer or appurtenances thereof, unless authorized by the Director.
- 98 All building sewers when approved shall be constructed by municipal forces or municipal contractors from the sanitary sewer to the property line.
- 99 All building sewers on private property shall be constructed by the owners' forces to the requirements of this and of The Building Code.
- 100 The City shall maintain the building sewer from the sanitary sewer to the property line at the expense of the City; from the property line to the building connection such sewer shall be maintained by the property owner at their own expense.

- 101 When any sewer connection is abandoned, the owner of the property shall effectively block up the connection at a suitable location within their property so as to prevent wastewater backing up into the soil, or dirt from being washed into the sewer.
- 102 No weeping tile system shall be connected to any building sewer or sanitary sewer unless approved in writing by the Director.
- 103 Where the groundwater table, seasonally adjusted, is within 6.7 feet (2.1 metres) of the top of the footing of any residence constructed after the passage of this , such residence must have a weeping tile system connected to a storm sewer where a storm sewer is available, or upon permission being granted by the Director, connected to the sanitary sewer.

USE OF PUBLIC SEWERS

- 104 No person shall discharge, or cause to be discharged, storm water, surface water, groundwater, roof run-off, subsurface drainage, or cooling water, from any industrial process to any sanitary sewer; provided that the Director may, on application, authorize such discharge where in the Director's opinion exceptional conditions prevent compliance with the foregoing provisions.
- 105 No person shall deposit or permit the deposit of a deleterious substance, as defined by the Director, of any type in the storm sewers of the City of Red Deer.
- 106 No person shall discharge storm water or natural water to any sewer except a storm sewer, or to a natural outlet approved by the Director.
- 107 (1) No person shall discharge, cause, or permit to be discharged into any sanitary sewer any:
- (a) dangerous goods;
 - (b) ashes, cinders, sand, potters clay, mud, straw, shavings, metal, glass, rags, feathers, tar, plastics, wood, or other solid or viscous substance capable of causing obstruction, or other interference with, the operation of the sewerage works;
 - (c)
 - (i) paunch manure or intestinal contents from horses, cattle, sheep or swine;
 - (ii) animal hooves, toenails, or bone scraps;
 - (iii) animal intestines or stomach casing;
 - (iv) bones;

- (v) hog bristles;
 - (vi) hides or parts thereof;
 - (vii) animal fat or flesh, in particular larger than will pass through a 6 millimetre screen;
 - (viii) horse, cattle, sheep or swine manure;
 - (ix) poultry entrails, heads, feet, feathers, or eggshells;
 - (x) fleshings and hair resulting from tanning operations;
 - (xi) blood;
- d) waters or wastes having pH lower than 5.5 or higher than 10.0, or having any other corrosive property capable of causing damage or hazard to structures, equipment, biological wastewater treatment processes, and personnel of, the sewerage works;
- e) Wastewater containing substances in concentrations exceeding the following:

Antimony	1.0 mg/L
Arsenic	1.0 mg/L
Barium	3.0 mg/L
Boron	1.0 mg/L
Cadmium	0.05 mg/L
Chromium	1.0 mg/L
Chlorinated Hydrocarbons	0.02 mg/L
Copper	0.5 mg/L
Cyanide	1.0 mg/L
Lead	1.0 mg/L
Manganese	1.0 mg/L
Mercury	0.1 mg/L
Nickel	0.5 mg/L
Total Pesticides	0.1 mg/L
Phenolic Compounds	0.1 mg/L
Selenium	1.0 mg/L
Silver	1.0 mg/L
Sulphide	1.0 mg/L
Zinc	1.0 mg/L

- (f) Wastewater which contains more than:

Suspended Solids	1000 mg/L
B.O.D.	1000 mg/L
C.O.D.	2000 mg/L

Oil and Grease	500 mg/L
Hydrocarbons	100 mg/L
Phosphates	100 mg/L

- g) lime slurry and residues;
 - n) any substance which, in the opinion of the Director,
 - (i) is or may become harmful to any recipient water course or sewerage system or part thereof;
 - (ii) may interfere with the proper operation of the sewerage system;
 - (iii) may impair or interfere with any wastewater treatment process; or
 - (iv) may become a hazard to persons, property, or animals.
- (2) The Director may cause samples of wastewater to be taken to determine the content thereof and, notwithstanding the provisions of Section 107(1)(f), where any person has discharged, caused, or permitted to be discharged into any sanitary sewer any:
- a) Suspended solids which exceed 200 mg/L; or
 - b) B.O.D. which exceed 200 mg/L; or
 - c) Oil and grease which exceeds 100 mg/L;

then such person shall pay rates for treatment for such substances as set forth in Schedule "B" hereof. Where the discharges of substances do not exceed the amount specified in this subsection, then such person shall pay only the volume rate for discharge of wastewater.

- 108 (1) Grease, oil, and sand interceptions or filters shall be provided on private property for all restaurants, garages, petroleum service stations, vehicle and equipment washing establishments.
- (2) Interceptors will be required for other types of businesses when, in the opinion of the Director, they are necessary for the proper handling of wastewater containing grease in excessive amounts, or any flammable wastes, sand, and other harmful ingredients.
- (3) All interceptors shall be of a type and capacity approved by the Director and shall be so located as to be readily and easily accessible for cleaning and inspection and shall be maintained by the owner at the owner's expense in continuously efficient operation at all times.

- (4) Interceptors shall not be required for private residences.
- 109 Should any blockage, either wholly or in part, of the sewerage works be caused by reason of failure, omission, or neglect of a customer, or owner of property, to comply strictly with the provisions of this bylaw, the customer or owner shall, in addition to any penalty for infraction of this bylaw, be liable to and shall on demand pay the City for all costs of clearing such blockage as determined pursuant to Schedule "A" and for any other amount for which the City may be held legally liable because of such blockage.
- 110 Any person who contravenes any of the provisions of Section 107(1) shall, in addition to any penalty for infraction of this bylaw, be liable to and shall on demand pay to the City all costs of cleaning up and removing any of the materials listed in Section 107(1) and removing and cleaning up a contamination resulting from the discharging of any such materials into a sanitary sewer, and for any other amount for which the City may be held legally liable because of such contamination.
- 111 No municipality or person shall discharge or cause to be discharged into any sewer or sanitary sewer, wastewater, or industrial waste in a greater volume than 100,000 cu. ft. (9,300 cubic metres) per month without first obtaining written consent from the Director, but no such consent shall be given by the Director until:
- a) an application in writing for permission to discharge industrial waste or wastewater into a sewer within or entering the City system is delivered to the Director, and
 - b) the Director has been provided with the chemical and physical analysis, quantity and rate of discharge of wastewater or industrial waste to be so discharged, and any other detailed information that the Director may require, including all pertinent information relating to any pre-treatment before discharge.
- 112 (1) The Director may require the person making application to discharge wastewater to provide, at their own expense, such preliminary treatment as may be necessary to change the characteristics of the industrial waste or wastewater to the standards required under the provisions of this bylaw.
- (2) Where preliminary treatment facilities are provided for any industrial waste or wastewater, they shall be maintained continuously in satisfactory and effective operation by the customer at the customer's own expense.
- 113 (1) The installation of a manhole in a wastewater service connection will be required in accordance with the wastewater manhole requirement of the "Design Guidelines" of the Engineering Department.

- (2) Notwithstanding the above, when required by the Director, the installation of a manhole in a wastewater service connection to an industrial, commercial, or other development will be required:
- a) to facilitate the clearing of blockages where, in the opinion of the Director, the risk of sewer blockage is high;
 - b) for observation, sampling, and measurement of the waste of premises served by a wastewater service connection carrying industrial waste.
- (3) Without limiting the generality of the foregoing, manholes will be required or, but not limited to:
- a) Industrial - Oil related industries, dairies, breweries, packing plants, processing plants, feed mills, manufacturing plants, fabricating plants, painting shops.
 - b) Commercial - Shopping centres, heavy machine repair, welding shops, automobile repair, service stations, car washes, restaurants, paint stores, hotels, motels, dry cleaners, laundries.
 - c) Other - Residential dwellings over 6 units, apartment over 6 units, institutions, hospitals, dental labs, funeral homes, churches, schools.
- (4) Such manholes may be constructed by the City, at cost to the applicant for wastewater services, at the service connection to the sanitary main or such manhole may be constructed at the applicants expense, on property/easement line in accordance with plans approved by the Director and shall be maintained by the applicant so as to be safe and accessible at all times.

114

All measurements, tests, and analysis of the characteristics of industrial waste, wastewater or water to which reference is made in this bylaw shall be determined in accordance with the "Standard Methods and Practices for the Examination of Water and Sewage" of the American Public Health Association, and shall be determined from suitable samples taken at the control manhole provided for in Section 113. In the event that no special manhole has been required, the control manhole shall be considered to be the nearest downstream manhole in the sanitary sewer to the point at which the sewer connection enters the sanitary sewer.

PART 13**ELECTRIC, LIGHT AND POWER UTILITY****DEFINITIONS**

115 In this part:

"Manager" shall mean the Manager of the Electric, Light and Power Department of the City;

"Power Consuming Devices" shall mean all instruments and appliances used by the customer and not owned by the City which in any way use and consume the electricity supplied by the City;

"Power Factor" (P.F.) shall mean the ratio of real power (expressed in kilowatts, kW) to apparent power (expressed in kilovoltampere, KVA) for any given load and time, generally expressed as a percentage;

"Watt" (W) shall mean the electrical unit of power or rate of doing work which is the rate of energy transfer equivalent to one ampere flowing under a force of one volt at unity power factor;

"Voltampere" (VA) shall mean the electrical unit of apparent power which is the mathematical product of the volts times amperes;

"Kilowatt - Hour" (kWh) shall mean the unit of electric energy equal to one kilowatt (kW) of power supplied to or taken from an electric circuit steadily for one hour;

"Kilovar - Hour" (KVAH) shall mean the unit of apparent electric energy equal to one kilovoltampere (KVA) of apparent power supplied to or taken from an electrical circuit steadily for one hour.

ELECTRICAL SERVICE LEVY AND BILLING RATES

- 116 (1) The City hereby levies and the customer shall pay for all electricity supplied or services rendered hereunder the amounts and charges provided for in this bylaw and in Schedule "C" attached hereto and forming part of this bylaw.
- (2) The Manager shall determine which rate contained in Schedule "C" shall apply to any particular customer.
- (3) The amount payable by a customer for all electricity supplied shall be determined by reference to the appropriate rate in Schedule "C" of this bylaw and the reading of the meter supplied to each customer.

- (4) Where any service rate or charge is designated by reference to a time certain, the charge for a lesser period of time shall be calculated on a proportionate basis.
- 117 (1) In addition to all other rates, tolls and charges to be paid by customers pursuant to this bylaw, in every application for electric power service, the customer shall pay prior to service being provided, an amount as a levy towards the capital cost of service calculated by the Manager, taking into account the following factors:
- a) current cost of material, equipment and labour;
 - b) the frontage of the property to be served; and
 - c) the electrical load density.
- (2) The amount of money levied and to be paid by the customer towards the cost of service shall be calculated and shown upon the work order for the installation and shall be signed by the customer and the Manager.
- (3) The work order showing the amount of money levied and to be paid by the customer and signed by the customer and the Manager shall be deemed to be a binding contract at law and the Council delegates to the Manager the power to enter into such contracts on behalf of Council.
- (4) The amount of money levied and paid by a customer towards the cost of service shall be payable upon written demand.

TRANSFORMERS

- 118 Where an application is made for the supply of electricity by a non-residential customer and the Manager is of the opinion that because of insufficient space or of unsuitability of location, an electric transformer necessary to provide the supply must be located on the property of such a customer, the customer shall as a term and condition of receiving the supply of electric power, provide the necessary space for the transformer on the customer's own property by one of the following methods:
- (a) In a transformer vault having minimum dimensions of 8' x 12' with 7' clear head room, situated inside the customer's premises and built in compliance with the Canadian Electrical Code, and in the event that the transformers to be installed will not be owned by the customer but by the City, such vault shall connect directly to the exterior of the building so as to be accessible at all times to the City, its officers, employees or agents for the purpose of installation, servicing and repairs;

- (b) On a pad outside of the premises provided that such pad shall not be placed upon any setback required by the Land Use Bylaw;
- (c) In an underground vault having minimum dimensions of 8' x 12' with 7' clear head room outside the premises; or
- (d) In such other manner as the Manager may approve.

119 Where an application for the supply of electricity is made by the customer for an apartment, house or any other building containing multiple residential dwelling units, it is a term and condition of the supply of electricity that a transformer pad shall be provided by the customer on the land upon which the apartment or other building is located at a location approved by the Manager.

120 Where a transformer for the supply of electricity to a customer is located on or adjacent to the customer's land, the customer shall, as a term and condition for the supply of electricity, supply and install at their own expense, all secondary conductors, connectors and enclosures from the point of connection of the customer's conductors with the transformer terminals.

121 The Council delegates to the Manager the power to decide, as a term and condition of the supply of electricity, that the supply is to be delivered from either an underground or an overhead distribution system.

122 (1) The City does not guarantee a continuous and uninterrupted supply of electricity and reserves the right at any time without notice to shut off such supply where required in the maintenance or operation of the utility, and the City, its officers, employees and agents shall not be liable for any damages of any kind due to the interruption or shutting off of electrical supply

(2) The City is not responsible for the supply, maintenance or repair of any breakers, cables, transformers or power consuming devices or other electrical facilities which are not owned by the City.

(3) When electrical service is disconnected for any reason, it is the responsibility of the applicant or the owner to ensure that the appropriate switches or circuit breakers have been turned off to avoid a hazard to life or property when service is restored.

PART 14**GARBAGE UTILITY****DEFINITIONS**

123 In this part and in the schedules related to this part, the following words shall have the following meanings:

"Container" shall mean a container for garbage which is designed to be emptied by a front loader garbage vehicle;

"Contractor" shall mean the person who is under contract with the City through the Solid Waste Collection Contract or other applicable agreements entered into between the City and the Contractor;

"Recycling Contractor" shall mean the person who is under contract with the City through the Residential Recycling Contract or other applicable agreements entered into between the City and the Recycling Contractor.

"Dangerous Goods" shall have the meaning set out from time to time in the Transportation of Dangerous Goods Control Act, R.S.A. 1980, Ch. T-6.5 as amended, and the regulations thereunder;

"Disposal Grounds" shall mean the landfill site operated under the authority of the City from time to time;

"Garbage" shall mean discarded material or waste of any kind which is permitted to be disposed of at the City landfill site;

"Hazardous Waste" shall have the meaning set out from time to time in the Environmental Protection and Enhancement Act, R.S.A. 1980, Ch. E 13.3 as amended, and the regulations thereunder;

"Receptacle" shall mean a receptacle for garbage other than a container as defined herein and includes a garbage can and garbage bags;

"Special Waste" shall mean waste which requires special disposal treatment at the Disposal Grounds but does not include garbage, hazardous waste or dangerous goods.

"Vacant Residential Lands" shall mean is a residential parcel of land without a building ready for occupancy.

ESTABLISHMENT AND CONTRACTING

124 The City hereby establishes the garbage utility system for the collection, removal and disposal of all garbage and special waste in the City.

- 125 (1) Except as provided in this part or by any agreement entered into between the City and the contractor, no person other than the contractor shall directly or indirectly remove or dispose of garbage collected within the boundaries of the City.
- (2) Notwithstanding the foregoing, the contractor shall not have any exclusive right to collect, remove and dispose of the following types of garbage:
- a) residential large household goods;
 - b) garbage in rolloff containers of a capacity of 20 cubic yards or greater;
 - c) garbage produced by large scale commercial compactors of a capacity of 20 cubic yards or greater;
 - d) waste produced in the process of constructing, altering or repairing a building;
 - e) any waste not accepted at the City Landfill; and
 - f) those items suitable for recycling or reuse.

- 126 Except as provided in this part or by any agreement entered into between the City and the Recycling Contractor , no person other than the Recycling Contractor shall directly or indirectly remove or dispose of recyclable material from the Residential Recycling Program collected within the boundaries of the City.

GARBAGE SERVICE CHARGES AND BILLING RATES

- 127 (1) The City hereby levies and the customer shall pay for garbage services provided the amounts and charges provided for in this bylaw and in Schedule "D" attached hereto.
- (2) For greater certainty, all customers shall pay the City for basic garbage services notwithstanding any contract such customer may have for additional or special garbage services. The City shall not be responsible to bill or to collect fees for additional or special garbage services.
- (3) Where service is provided for part of a billing period, the rate shown under Schedule "D" for such service shall be prorated and charged for the portion of the period the service is provided.
- (4) No charges shall be levied or collected in respect of vacant residential lands.

ADMINISTRATION OF GARBAGE COLLECTION, REMOVAL AND DISPOSAL SERVICE

- 128 The Director shall:

- (a) supervise the collection, removal and disposal of garbage under this bylaw and under any contract entered into by the City;
- (b) require the owner of a property to install a lid on a garbage container when, in the Director's opinion, there is a problem with the containment of garbage which could be resolved by the installation of a lid;
- (c) decide what does or does not constitute garbage or special waste which shall be collected and removed under this bylaw, and
- (d) determine which of the rates set out in Schedule "D" applies to a particular customer in light of the quantity or volume of garbage produced by that customer.

USE OF THE GARBAGE SERVICE AND DISPOSAL GROUNDS

- 129 (1) No material shall be considered to be "garbage" within the meaning of this bylaw unless and until the owner of the same shall have placed it in a receptacle or container for collection.
- (2) All garbage shall be removed to and disposed of in the Disposal Grounds subject to the regulations established by the City therefor and no person shall deposit or dispose of garbage at any location in the City except the Disposal Grounds.
- (3) A person shall not use or permit to be used any vehicle or trailer for the conveyance or storage of waste unless such vehicle or trailer is fitted with a cover capable of preventing the dropping, spilling or blowing off of waste while it is being stored in or transported by the vehicle.
- 130 (1) No owner or occupant of land shall permit garbage to accumulate loosely on such land.
- (2) An owner or occupant of land shall ensure that any garbage produced from such land is held in receptacles or containers in good condition adequate to contain the accumulation of garbage originating from such lands between collection times.
- (3) Garbage receptacles shall be placed as near as practicable to the lane abutting the lands upon which the same are situated so as to be easily accessible to the persons required by this bylaw or any contract pursuant hereto to handle the same, or if a lane does not abut such lands, or for any other reason the placement required by this section is impractical, such receptacles shall be placed in such manner as the Director directs.
- 131 When a building is constructed so that its exterior wall abuts the lane or the lane setback and no alternate location is provided on the site accessible to the lane, a space within the building, accessible to the lane, shall be provided of sufficient dimensions to contain all garbage between periods of collection to the satisfaction of the Director.

- 132 (1) Notwithstanding any other provisions of this bylaw, a receptacle containing garbage shall be sufficiently strong to hold the weight of garbage contained therein without breaking and shall not exceed:
- (a) 25 kilograms (55 pounds) in weight;
 - (b) 1.2 metres (4 feet) in length; or
 - (c) 100 litres (3.6 cubic feet) in volume.
- (2) The City and its contractor are not required to handle, collect or remove a receptacle, or the contents of a receptacle, which does not comply with Section 132 (1) of this bylaw.
- (3) All owners or occupants of land shall remove and dispose of all garbage originating on their lands or premises which are not collected, removed and disposed of pursuant to this bylaw, and in default of their so doing, the City may remove and dispose of such garbage at the expense of such owners or occupants and the owners or occupants shall make payment of such expenses on demand.
- (4) A person shall not put out or permit to be put out animal feces or any other manure type waste unless packaged separately from other waste in a securely tied double plastic bag free of punctures, tears and leaks.
- (5) No person shall dispose of any waste in a receptacle or container owned or leased by another person without the express written consent of the owner of the receptacle or container.
- 133 (1) The owner or occupant of residential lands or premises may remove the garbage therefrom at their own expense and employ some other person for such purpose, but such action shall not relieve the owner or occupant of this liability to pay to the City the rate levied under this bylaw for removing such garbage.
- (2) The owner or occupant of multi-family residential lands or premises must have hand pick-up or container collection of garbage at least once per week. The joint use or sharing of garbage containers or receptacles between multi-family residential lands or premises, for the collection and disposal of garbage, shall not be permitted except with the prior written permission of the Public Works Manager.
- (3) The owner or occupant of non-residential lands or premises may remove their own garbage at their own cost and expense by employing the services of their own workers or employees, but such owner or occupant shall not contract such work out to any party other than the contractor, except for the removal of the types of garbage listed in Section 125(2).
- (4) Any person who breaches the provisions of subsection (3) hereof, in addition to their liability to be prosecuted for an offence under this bylaw, shall be liable for

and make payment to the City of the fees and charges for removal and disposal of garbage which such person would have had to pay had such person used the services of the contractor for such purpose.

- (5) This section does not apply to removal of garbage from the Michener Centre.

HAZARDOUS WASTE, DANGEROUS GOODS, SPECIAL WASTE

- 134 (1) The owner or occupant of land which produces or possesses any dangerous goods, hazardous waste or special waste shall remove and dispose of such goods in accordance with this bylaw and any regulations of the Governments of Alberta and Canada.
- (2) The owner or occupant of any lands from which any dangerous goods, hazardous waste or special waste is removed shall properly identify such waste or goods and shall be responsible for obtaining approvals for the safe transport and disposal thereof.
- (3) No person shall deposit or mix with any garbage for collection in the garbage service or delivery to the Disposal Grounds any dangerous goods or hazardous waste.
- (4) No person shall place, or cause to be placed, any special waste into the garbage service or Disposal Grounds without obtaining permission from the Director and making payment of the disposal charge specified in Schedule "D".
- (5) Any person breaching any part of this section shall be responsible for all costs incurred in eliminating any pollution or contamination of the Disposal Grounds or any other site in the City and shall make payment of the same to the City on demand.

BURNING

- 135 Except as provided in the City's Fire Permit Bylaw no persons shall burn or attempt to burn any garbage outside of a building in any area of the City.

MISCELLANEOUS

- 136 (1) Notwithstanding anything in this bylaw, no person shall deposit any garbage or refuse at the Disposal Grounds which does not originate from within the boundaries of the City except with the prior written permission of the Public Works Manager or under the authority of a contract with the City.
- (2) The penalty for a breach of this section shall be:

- (a) in the case of a first offence, a fine of not less than \$50.00 and not more than \$100.00 and in default of payment thereof to a term of imprisonment for not more than 5 days;
- (b) in the case of a second offence, a fine of not less than \$150.00 and not more than \$250.00 and in default of payment thereof to a term of imprisonment for not more than 15 days; and
- (c) in the case of a third and any subsequent offence, a fine of \$500.00 and in default of payment thereof to a term of imprisonment for not more than 90 days, or to both fine and imprisonment.

PART 15**POWER AND AUTHORITY OF INSPECTORS**

- 137 The Director, any manager of a utility appointed by the Director in charge of administering each utility, the Inspections and Licensing Manager and other duly authorized employees of the City and contractors or agents appointed by the City, bearing proper credentials and identification, shall be permitted to enter upon all properties for the purpose of inspection, observation, measurement, sampling and testing in accordance with the provisions of this bylaw. If such inspection discloses any failure, omission, or neglect respecting any utility upon the customer's premises, or discloses any defect in the location, construction, design or maintenance of any facility or any connection therefrom to the utility service, the person making such inspection shall, in writing, notify the customer, owner, proprietor or occupier to rectify the cause of complaint within a reasonable time as determined by the Director. Such person shall within the time limited rectify such cause of complaint stated in the notice.
- 138 Any person violating any provision of this bylaw may be served by the City with written notice stating the nature of the violation and requiring the satisfactory correction thereof within 48 hours, or such additional time as determined by the Director. Such person shall, within the time stated in such notice, permanently cease all violations.

PART 16 - OFFENCES AND PENALTIES

- 139 Any person who:
- a) breaches Section 92(1), 92(2), 107, or 134 of this bylaw; or
 - b) fails to act in compliance and accordance with any notice given to him under this bylaw;
- shall be guilty of an offence and upon summary conviction shall be liable to a penalty of not less than \$500.00 and not more than \$2,500.00, plus court costs and in default of payment of the penalty and costs, to a term of imprisonment not exceeding 6 months.
- 140 The penalty for a breach of Section 129(3) shall be as follows:
- (a) for a first offence, a fine of \$50.00 and, in default of payment, 5 days imprisonment;
 - (b) for a second offence, a fine of \$150.00 and, in default of payment, 15 days imprisonment;

(c) for a third or subsequent offence, a fine of \$500.00 and, in default of payment, imprisonment for a period of 60 days.

141 Except as provided for in Sections 139 and 140 of this bylaw, , any person who breaches or contravenes any other provision of this bylaw is guilty of an offence and is liable to a specified penalty of \$110.00.

142 Where a Peace Officer or Bylaw Enforcement Officer has reasonable grounds to believe that a person has contravened any provision of this bylaw, they may serve upon such person an offence ticket allowing the payment of the specified penalty to the City which shall be accepted by the City in lieu of prosecution for the offence.

PART 17 - EFFECTIVE DATES

143 This bylaw shall come into effect on December 1, 1998

144 Bylaw No. 2960/88 is hereby repealed effective December 1, 1998.

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

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

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

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

MAYOR

CITY CLERK

SCHEDULE "A"

WATER RATES

Every customer shall pay for water supplied to him the aggregate of amount determined as follows:

- 1 A consumption charge of \$1.04 for each 100 cubic feet of water supplied.
- 2 A fixed monthly charge shall be determined by the size of the meter supplied to each customer as follows:

METER SIZE	FIXED MONTHLY CHARGE
5/8" (16 mm)	9.68
3/4" (19 mm)	15.50
1" (25 mm)	28.23
1½ " (38 mm)	65.87
2" (50 mm)	159.01
3" (75 mm)	268.47
4" (100 mm)	568.34
6" (150 mm)	1,065.01
8" (200 mm)	1,882.04

MISCELLANEOUS WATER AND WASTEWATER RATES

- 1 New service connection:

	From Main In Street	From Main In Lane
(a) Basic charge for 1" (25 mm) water and 6" (150 mm) sanitary	\$3 715.00	\$3 115.00
(b) Basic charge for 1" (25 mm) water	\$3 270.00	\$2 670.00

SCHEDULE "A"

(c) Basic charge for 6" (150 mm) sanitary sewer	\$3 270.00	\$2 670.00
(d) Basic charge for 4" (100 mm) storm sewer	\$3 270.00	\$2 670.00
(e) Basic charge for 1" (25 mm) water main, 150 mm sanitary and 4" (100 mm) storm sewer	\$4 000.00	\$3 400.00
(f) Dual service upon approval	\$4 320.00	N/A
(g) Water service renewal upon approval	\$3 500.00	N/A

Extra charge for:

Larger water service:

1.5" (38 mm)	220.00
2" (50 mm)	750.00
4" (100 mm)	2 170.00
6" (150 mm)	3 000.00
8" (200 mm)	3 640.00

Larger sanitary or storm sewer:

8" (200 mm)	120.00
10" (250 mm)	180.00
12" (300 mm)	250.00
15" (375 mm)	400.00
18" (450 mm)	660.00
21" (525 mm)	920.00

2 Additional fee for winter construction of service (Nov. 15 - May 15)

Lane	645.00
Street	900.00

SCHEDULE "A"

3	Temporary water supply for construction purposes includes 5/8" (16 mm) water meter with up to 4000 cubic feet consumption. (Consumption in excess of 4000 cubic feet will be billed at current rate)	50.00
4	Disconnection of service (water kill)	
	up to 50 mm in size	1 020.00
	over 50 mm in size	2 500.00
5	Turn water off or on for repairs or line testing	
	(a) during regular working hours	30.35
	(b) after regular working hours	94.40
6	Other Charges	
	Construction of manhole	2 230.00
	Inspection Chamber	1 500.00
	Cutting and replacing pavement:	
	(a) Single or double service 3" (75 mm) and under	1 720.00
	(b) Single or double service over 3" (75 mm)	2 200.00
	(c) Triple service 3" (75 mm) and under	2 295.00
	(d) Triple service over 3" (75 mm)	2 770.00
	(e) For service kill 3" (75 mm) and under	310.00
	(f) For service kill over 3" (75 mm)	450.00
	(g) For water service renewal	800.00
	Replacing and/or tunnelling sidewalks:	
	(a) Single or double service residential	1 268.00
	(b) Single or double service commercial	2 839.00
	(c) Triple service residential	1 690.00
	(d) Triple service commercial	3 262.00

SCHEDULE "A"

Replacing curb only:

	a) Single or double service	916.00
	b) Triple or dual service	1 196.00
	Landscaping Repairs	105.00
7	Clearing plugged sewer	
	a) During regular working hours	53.95
	b) After regular working hours	100.00
8	Repairs to water meters	at cost
9	Thawing water service	at cost
10	Repair to damaged stand pipe	at cost
11	Meter Test	47.20
12	Televise sewer lines	
	a) Service (regular hours only)	108.00
	b) Mains (regular hours only)	2.00/m
13	Private fire hydrant maintenance	
	(a) Spring inspection (Mar. 2 - June 30)	25.00/hydrant
	(b) Fall inspection (Aug. 1 - Oct. 31)	25.00/hydrant
	(c) Winter inspection (Nov. 1 - Mar. 1)	50.00/hydrant
	(d) Damage evaluation	20.00/hydrant
	(e) Paint	60.00/hydrant

SCHEDULE "A"

14	Use of designated fire hydrant to obtain water	40.00/hydrant
15	Replace valve at water meter at time of water meter replacement	40.00

SCHEDULE "B"

WASTEWATER RATES

- 1 The cost of wastewater service for residential premises connected to the City sewerage system and which contains not more than two dwelling units shall be a flat fee of \$15.18 per month.
- 2 Where there are more than two dwelling units in residential premises served by a single water meter, the customer shall pay at the rate of \$1.73 per 100 cu. ft. (2.832 cu. metres) of wastewater calculated in the manner herein set forth with a minimum of \$15.18 per month.
- 3 Where the Director has tested the discharge of wastewater into the sewerage system pursuant to Clause 91 and found that the wastewater exceeds the limits of B.O.D., suspended solids or grease set out therein, then that customer shall pay for wastewater service at the following rates:
 - (a) A volume charge based on 109.41 cents per 100 cu. ft. (2.832 cu. metres)
 - (b) A treatment charge based on the amount of B.O.D., grease or suspended solids at the following rates:
 - B.O.D.: 15.30 cents per pound (454 grams)
 - Suspended Solids: 16.53 cents per pound (454 grams)
 - Grease: 4.72 cents per pound (454 grams)

SCHEDULE "B"

- 4 For the purpose of calculating the sewerage charge payable by a customer, the volume of wastewater contributed by the customer to the sewerage works shall be deemed to be equal to 80% of the water delivered to the customer's premises, whether the water was received from the City or from sources other than the City. Where no meter or other exact means exist to determine the quantity of water consumed by any person, the Director shall make an estimate thereof for the purpose of determining the sewerage service charges. The customer may, at his own expense, install and maintain a meter approved by the Director upon which the service charge shall thereafter be determined.

Note: See Schedule 'A' for Miscellaneous Wastewater Rates

SCHEDULE "C"

ELECTRIC, LIGHT AND POWER RATES

GENERAL

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 month period including and ending with the 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 and Power Manager for the individual customer as warranted by that customer's changing load characteristics

SCHEDULE "C"**RESIDENTIAL - RATE 61**

Applies to all residential premises served by a single meter which contain not more than two dwelling units.

Service Charge	\$8.50 per month
Energy Charge	
- First 150 kWh per month	\$0.0902 per kWh
- Over 150 kWh per month	\$0.0530 per kWh
Minimum Charge	\$8.50 per month

GENERAL SERVICE - RATE 63

Applies to non-residential customers and to residential premises not entitled to Rate 61, plus the "house lights" services (including common area lighting and utility rooms) of apartment buildings where the kVA of Demand is less than 50 kVA. If the kVA of Demand exceeds 50 kVA, Rate 64 will be applied immediately and will be continued to be applied irrespective of future kVA of Demand.

Service 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;

SCHEDULE "C"**Rates:**

Service Charge	\$9.75 per month
First 2025 kWh per month	\$0.1110 per kWh
All additional kWh per month	\$0.0647 per kWh
Minimum Charge	\$9.75 per month

GENERAL SERVICE - RATE 64

Applies to commercial and industrial installations where service is taken at the voltage listed for Rate 63 but where the kVA of Demand is 50 kVA or greater.

Rates:**Demand Charge:**

\$5.60/kVA of Billing Demand per month

Energy Charge:

First 350 kWh/kVA of Billing Demand	\$0.0538 per kWh
Over 350 kWh/kVA of Billing Demand	\$0.0254 per kWh

Minimum Charge:

\$5.60/kVA of Billing Demand

SCHEDULE "C"

LARGE GENERAL SERVICE/INDUSTRIAL - RATE 78

Applies 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 of Demand is not less than 1000 kVA.

Rates:

Demand Charge:

\$5.60/kVA of Billing Demand per month

Energy Charge:

First 350 kWh/kVA of Billing Demand \$0.0456 per kWh

Over 350 kWh/kVA of Billing Demand \$0.0254 per kWh

Primary Service Credit:

\$0.51/kVA of Billing Demand per month

The primary service credit is applicable to all customers served on Rates 76 and 77 as of November 15, 1995, and to all subsequent customers on Rate 78.

Minimum Charge:

\$5.60 per kVA of Billing Demand less \$0.51 per kVA Primary Service Credit

SCHEDULE "D"**SCHEDULE OF GARBAGE RATES**

1. Rates to be applicable for premises when supplied with a container by the contractor engaged by the City. Scheduled Service includes Contractor-provided container.

SOLID WASTE COLLECTION RATES FOR COMMERCIAL FRONT-END CONTAINERS				
Type of Service	Monthly Rate			
	1.529 cu. m. (2 cu. yds.)	2.294 cu. m. (3 cu. Yds.)	3.058 cu. m. (4 cu. yds.)	4.587 cu. m. (6 cu. yds.)
<u>Service on Demand:</u>				
Container rental	19.81	26.42	33.02	39.62
Lift charge	19.81	26.42	33.02	39.62
<u>Scheduled Service:</u>				
1 lift per month	21.39	25.48	29.56	37.74
1 lift every 2 weeks	29.56	37.74	45.92	62.28
1 lift per week	34.81	52.21	67.88	91.37
2 lifts per week	69.62	104.42	135.75	169.16
3 lifts per week	104.42	156.64	192.15	247.49
4 lifts per week	139.24	208.86	250.63	334.16
5 lifts per week	174.04	261.07	313.28	416.40
6 lifts per week	208.86	313.28	375.94	501.24
Extra lift for scheduled service	19.81	26.42	33.02	39.62

SCHEDULE "D"

SCHEDULE OF GARBAGE RATES

Charges for special container services in addition to the above rates will be as follows:

	RATES PER CONTAINER
Standard Metal Lid	No charge
Locking Devices on Containers	\$ 5.08 per month
Castors on Containers	\$ 5.08 per month
Extra Cleaning (if more than one per year required)	\$121.92 each time
Fire Damage	\$101.60 each time

2. Rates to be applicable for premises where the owner or agent is charged and such owner or agent provides receptacles for hand pickup of solid waste.

MONTHLY SOLID WASTE COLLECTION RATES FOR COMMERCIAL HAND PICK-UP							
Volume per Pick-Up	Frequency of Pick-Up per Week						Cost per Extra Pick- Up
	1	2	3	4	5	6	
.383 cu. M. ($<1/2$ cu. yd.)	7.47	14.93	22.39	29.85	37.32	44.78	6.60
.383 cu. m. ($1/2$ cu. yd.)	14.93	29.85	44.78	59.70	74.63	89.55	9.25
.765 cu. m. (1 cu. yd.)	29.85	59.70	89.55	119.40	149.25	179.10	11.89
1.529 cu. m. (2 cu. yds.)	59.70	119.40	179.10	238.80	298.50	358.20	14.53
2.294 cu. m. (3 cu. yds.)	89.55	179.10	268.65	358.20	447.75	537.30	21.13
3.058 cu. m. (4 cu. yds.)	119.40	238.80	358.20	477.60	597.00	716.40	27.74
3.823 cu. m. (5 cu. yds.)	149.25	298.50	447.75	597.00	746.25	895.50	34.34
4.587 cu. m. (6 cu. yds.)	179.10	358.20	537.30	716.40	895.50	1074.60	40.94

SCHEDULE "D"**SCHEDULE OF GARBAGE RATES**

3. For a single family dwelling unit, a semi-detached residential unit, a single family dwelling unit with a basement dwelling unit situated therein, or an occupant of a dwelling unit in a multiple family building where the owner or agent does not pay charges directly to the City, the charge shall be \$6.33 per month per dwelling unit for one pick-up per week of garbage year round and once a week collection of yard waste for six months per year.
4. (a) For a single family dwelling unit, a semi-detached residential unit, a single family dwelling unit with a basement dwelling unit situated therein, or any dwelling unit otherwise designated as an "R10" account in the utility billing system, the charge for one pick-up per week of recyclable material shall be \$2.83 per month per dwelling unit.
- (b) For a multiple family building, designated as either an "R11" or "R62" account in the utility billing system, the charge for one pick-up per week of recyclable materials shall be \$2.37 per month per dwelling unit.
5. The charge for collection of large items up to a maximum load weight of 500 kg. shall be \$100.00 per load, to be invoiced directly by the Contractor.
6. Disposal Grounds Rates for Acceptance of Garbage and Refuse

	Description	Rate
(1)	Residents hauling residential refuse from their own residences	\$30.00 per metric tonne
(2)	Private companies or commercial haulers with commercial or residential refuse	\$30.00 per metric tonne
(3)	Liquid waste contained in a water tight box or tank	\$36.00 per metric tonne
(4)	Demolition, concrete, asphalt and tree rubble	\$30.00 per metric tonne
(5)	Special Waste	\$50.00 per metric tonne

SCHEDULE "D"**SCHEDULE OF GARBAGE RATES**

6. (Continued)

<i>Description</i>	<i>Rate</i>
(6) When fractional metric tonnes are delivered the rate charged for the same shall be determined by pro-rating the above rates per tonne in the same ratio as the weight of such refuse, waste or rubble delivered bears to a metric tonne. In any event, a minimum charge of \$5.00 shall apply.	
(7) Cover Material	No Charge

7. Dry Waste Disposal Site

	<i>Dirt</i>	<i>Concrete and Asphalt</i>
Single Axle	\$ 5.00	\$ 20.00
Tandem	\$ 5.00	\$ 20.00
End Dumps	\$ 10.00	\$ 40.00
Pups and Trucks	\$ 10.00	\$40.00
Service charge for opening the gate (If special trip is required)		\$15.00/trip

Council Decision - July 27, 1998 Meeting

DATE: July 28, 1998
TO: Director of Corporate Services
FROM: City Clerk
RE: *Utility Bylaw Amendment No. 2960/B-98 / Proposed Changes to Bring The City In Line with Current Practices of Canadian Utilities*

Reference Report:

Director of Corporate Services, dated July 21, 1998

Resolution:

"RESOLVED that Council of The City of Red Deer, having considered report from the Director of Corporate Services dated July 21, 1998, re: Utility Bylaw Changes, hereby approves in principle the changes to Utility Bylaw No. 2960/88 as outlined in proposed new Utility Bylaw No. 3215/98 presented to Council July 27, 1998."

Bylaw Readings:

Utility Bylaw Amendment No. 2960/B-98 was given three readings, a copy of which is attached hereto.

Report Back to Council Required: Yes

Comments/Further Action:

Proposed new Utility Bylaw No. 3215/98 was submitted to Council with the July 27th Agenda for information and approval in principle only. Council looks forward to new Utility Bylaw No. 3215/98 being submitted for Council's consideration, in due course. It would be very much appreciated if the City Clerk's Office could be provided an opportunity to peruse the final draft bylaw prior to same being submitted to the agenda.

Director of Corporate Services
July 28, 1998
Page 2

This office will now be updating the consolidated copy of Utility Bylaw No. 2960/88, incorporating Amendment No. 2960/B-98, and distributing same in due course.



Kelly Kloss
City Clerk

/clr
attchs.

- c Director of Community Services
- Director of Development Services
- Engineering Services Manager
- Information technology Services Manager
- Gary Mullin, IFS Project Manager
- E. L. & P. Manager
- Public Works Manager
- Jeannette Devine, A/R Coordinator
- Utility Billing Supervisor, T. Bergman
- City Solicitor

BYLAW NO. 2934/A-98

Being a bylaw to amend Bylaw No. 2934/87, the Health Bylaw of the City of Red Deer.

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

Bylaw No. 2934/87 is hereby amended as follows:

- 1 By deleting sections 15 and 16 in their entireties and replacing them with the following new sections:
 - "15 (1) No proprietor or other person shall smoke in a taxi cab when such cab is in service.
 - (2) For the purposes of this section, a taxi cab shall be 'in service' during the period of time from when the taxi cab is available for hire and is being driven on the way to pick up a passenger until the time at which such passenger is delivered to his destination.
 - 16 The proprietor of a taxi cab shall post a 'no smoking' sign in general conformity with Schedule "A" in a conspicuous position in the taxi cab and clearly visible to the passengers therein."
- 2 By deleting section 17 in its entirety.

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

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

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

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

MAYOR

CITY CLERK

Attached are the sections of the current Utility Bylaw referred to in this bylaw amendment to allow Council to more thoroughly examine changes to be made.

BYLAW 2960/B-98

Being a bylaw to amend Bylaw No. 2960/88, the Utility Bylaw of the City of Red Deer.

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

Bylaw No. 2960/88 is hereby amended by:

1 Adding subsection (4) to Section 4 as follows:

“(4) Consumers opening a new account who are indebted to the City for utility services previously supplied may not be allowed to complete their application, or be entitled to receive utility services, until satisfactory arrangements have been made for payment of such outstanding account and any deposit required as per Section 14.”

2 Adding subsection (5) to Section 4 as follows:

“(5) The Treasurer may waive the requirement of an application fee for owners of residential rental properties, building contractors constructing property until the property is ready for occupancy, and financial institutions for residential foreclosure properties where legal title has been passed to the financial institution pending property liquidation.”

3 Deleting the words “Minimum Deposits” immediately preceding Section 14.

4 Deleting Section 14 in its entirety and replacing same with the following new Section 14:

“14 (1) Any consumer unable to establish and maintain a credit worthiness satisfactory to the City, or

- (a) where payment of a utility account is in arrears;
or
- (b) where service to a property has been shut off for non-payment of the account; or
- (c) where a cheque received for payment of an account has been returned marked “Not Sufficient Funds” or “Payment Stopped”, or with other words indicating that the cheque has not been honoured; or

- (d) where a consumer's utility account has been written off as a bad debt and the consumer has applied for a new utility account; or
- (e) where collection proceedings, including legal action or referral to a collection agency, commenced for recovery of a consumer's previous utility account and the consumer has applied for a new utility account; or
- (f) where there is no evidence of a landlord-tenant relationship, or of a general contractor for new construction situation, or of a financial institution for residential foreclosure properties, and the consumer wishes to set up the utility account in any name other than that of the legal owner, and providing that the City agrees to this action; or
- (g) where a consumer's existing or previous utility account(s) has not been maintained in good standing; or
- (h) where a consumer's deposit on an existing or a previous account has been increased and the account is not being maintained in good standing;

then, in addition to paying any arrears or previous balances owing, the consumer will be required to pay a deposit equal to three months estimated billing, or such other amount as the Treasurer may approve.

- (2) At the Consumer's request the City may accept as a deposit an irrevocable letter of credit from a financial institution in a form satisfactory to the Treasurer.
- (3) Consumers opening a new account due to a change of residence within the City shall be charged the same deposit as required in the previous account.
- (4) The Treasurer or his designate may, at his discretion, waive the requirement for a deposit."

5 Deleting Section 15 in its entirety.

- 6 Deleting Section 16 in its entirety.
- 7 Deleting Section 17 in its entirety.
- 8 Deleting from Section 19 subsection (1) the words "Except for deposits paid under Section 16".
- 9 Replacing the existing subsection (2) of Section 19 with the following:
 "(2) Deposits may be refunded at any time at the discretion of the Treasurer."

READ A FIRST TIME IN OPEN COUNCIL this day of A.D. 1998.
 READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 1998.
 READ A THIRD TIME IN OPEN COUNCIL this day of A.D. 1998.
 AND SIGNED BY THE MAYOR AND CITY CLERK this day of A.D. 1998.

MAYOR

CITY CLERK

- 4 (1) Any person who requires utility services shall apply to the City Utility Office and pay an application fee of \$14.00
- (2) The utility account shall be set up:
- (a) in the name of the owner or;
 - (b) where there is evidence of a landlord-tenant situation, in the name of the tenant or;
 - (c) in the name of the general contractor in the case of a new building under construction.
- (3) An application shall be supported by such identification and legal authority of the Applicant as the Treasurer may require.
- 5 Upon making application, providing all information required by the City, and paying the application fee, deposit and any other sums herein required, there shall thereupon be a binding agreement between the Consumer and the City, for the utility service applied for, and the provisions of the application and this bylaw shall constitute the terms and conditions of such agreement.
- 6 No provision, agreement, term, condition, or representation not contained in an application for utility service or in this bylaw shall form any part of the Contract between the City and a consumer for utility service.
- 7 The City shall not be obligated to provide utility services until access has been provided to the premises to enable the City to obtain an initial meter reading for each utility service which is metered.
- 8 Where the Applicant is indebted to the City for any utility services previously provided, the City may refuse to provide any utility services until such amount is paid in full or until arrangements for payment are made satisfactory to the Treasurer.
- 9 (1) The Contract for utility service is not transferable and shall remain in full force and effect until the consumer notifies the City Utility Office of his desire to terminate the Contract or until the said Contract shall have been terminated by the City.

(e) in any other case provided for in this bylaw

and in such event the City, its officers, employees or agents shall not be liable for any damages of any kind from such discontinuance of service.

12.1¹ The Director is hereby authorized and directed to enter upon and in any property upon which a meter or shut-off valve is situated for the purpose of terminating the supply of a utility to that property, or for the purpose of supplying a utility to that property.

Service Kill

13 No permit for the demolition or removal of a building shall be issued by the City nor shall any person cause, permit or allow to be demolished or removed a building connected to a utility service line or main until there has been paid to the City the cost of disconnecting the utility service in the amount required under this bylaw, and such utility services have been disconnected. Notwithstanding the foregoing, the Director may, in circumstances which he considers appropriate, permit the service to remain connected to the utility service line or main.

DEPOSITS

Minimum Deposits

- 14 (1) Subject to Sections 15 and 16, every consumer shall at the time of application pay a deposit as follows:
- (a) Residential consumers - \$70.00;
 - (b) Non-residential consumers - a deposit equal to 3 months estimated billing or \$200.00, whichever is greater.
- (2) At the consumer's request the City may accept as a deposit an irrevocable letter of credit in form satisfactory to the Treasurer from a financial institution.

¹ 2960/C-90

Exceptions

15

Notwithstanding Section 14,

- (a) Consumers opening a new account who are indebted to the City for utility services previously supplied will not be allowed to complete their application, or be entitled to receive utility services, until satisfactory arrangements have been made for payment of such outstanding account and any deposit required as per Section 17.
- (b) Consumers opening a new account due to a change of residence within the City shall be charged the same deposit as required in the previous account subject to the increased deposit provisions of Section 17.
- (c) Consumers opening a new account due to a move of residence from outside the City, and who previously had a utility account with the City, may be charged a deposit subject to the provisions of Section 17. The Treasurer may waive the requirement for a deposit where a previous utility account with the City terminated within the past 12 months had been maintained in good standing prior to termination.
- (d) The Treasurer may waive the requirement of a deposit under Section 14 for non-residential consumers, and for residential consumers who have been established at least 12 months in another municipality, provided a reference letter from the consumer's previous utility company is supplied indicating his account was maintained in good standing.
- (e) If the consumer has an existing utility account that is not in arrears, and for which no deposit is being held, then if application is made for another utility service in the same name and of the same type, the Treasurer, at his discretion, may waive the requirement for a deposit.

Blanket Deposits

16

- (1) In lieu of individual deposits, and application fee,

- (a) owners of residential rental properties may provide one cash deposit of \$200.00 for the utility services supplied to all rental properties registered in their name;
 - (b) a building contractor may provide one cash deposit of \$200.00 for the utility services supplied to all properties he is constructing until they are ready for occupancy;
 - (c) Financial institutions may provide one cash deposit of \$200.00 for the utility services applied to all of its residential foreclosure properties where legal title has been passed to the financial institution pending property liquidation.
- (2) Notwithstanding the foregoing, the Treasurer, at his discretion, may disallow the blanket deposit privilege at any time with respect to any properties.
- (3) The exceptions stated in Section 15 are not applicable to blanket deposits.

Increased Deposit

17

Notwithstanding Section 14,

- (a)¹ where payment of a utility account is in arrears; or
- (b) where service to a property has been shut off for non-payment of the account; or
- (c) where a cheque received for payment of an account has been returned marked "Not Sufficient Funds" or "Payment Stopped", or with other words indicating that the cheque has not been honoured; or
- (d) where a consumer's utility account has been written off as a bad debt and the consumer has applied for a new utility account; or
- (e) where collection proceedings, including legal action or referral to a collection agency, commenced for recovery of a consumer's previous utility account and the consumer has applied for a new utility account; or

¹ 2960/C-93

- (f) where there is no evidence of a landlord-tenant relationship, or of a general contractor for new construction situation, and the consumer wishes to set up the utility account in any name other than that of the legal owner, and providing that the City agrees to this action; or
- (g) where a consumer's existing or previous utility account(s) has not been maintained in good standing; or
- (h) where a consumer's deposit on an existing or a previous account has been increased as provided for in this section and the account is not being maintained in good standing;

then, in addition to paying any arrears or previous balances owing, the consumer will be required to pay an additional deposit equal to three months' estimated billing, or the minimum deposit required by Section 14, whichever is greater.

Interest on Deposit

18¹ Interest calculated annually, not in advance, shall be credited to a cash deposit calculated as follows;

- (a) In respect to deposits received by the City on or before May 1, 1982
 - (i) from May 1, 1982 to March 1, 1984 at a rate of 10% per year.
 - (ii) from March 1, 1984 to May 1, 1992 at a rate of 6% per year.
 - (iii)² from May 1, 1992 to December 1, 1993 at a rate of 5% per year.
 - (iv)³ from December 1, 1993 to the date the deposit is refunded by the City at a rate of 4% per year.
- (b) In respect to deposits received by the City after May 1, 1982 but on or before March 1, 1984
 - (i) from the date the deposit was received to March 1, 1984 at a rate of 10% per year

¹ 2960/C-92

² 2960/D-93

³ 2960/D-93

- (ii) from March 1, 1984 to May 1, 1992 at a rate of 6% per year
 - (iii)¹ from May 1, 1992 to December 1, 1993 at a rate of 5% per year
 - (iv)² from December 1, 1993 to the date the deposit is refunded by the City at a rate of 4% per year.
- (c) In respect to deposits received by the City after March 1, 1984
- (i) from the date the deposit was received to May 1, 1992 at a rate of 6% per year
 - (ii)³ from May 1, 1992 to December 1, 1993 at a rate of 5% per year
 - (iii)⁴ from December 1, 1993 to the date the deposit is refunded by the City at a rate of 4% per year.

Refund of Deposit

19

- (1) Except for deposits paid under Section 16, where consumers have made payment of all utility accounts rendered to them on or before the due date stated in the utility bill for a period of 12 consecutive months, and have maintained their utility account in good standing during that time, the utility account deposit paid by such consumer shall be refunded, together with interest as provided for by Section 18.

(2)

Deposits paid under Section 16 will be refunded only upon the customer's request and at the discretion of the Treasurer.

- (3) When refundable, or upon termination of the Contract, the deposit shall be returned to the consumer together with interest as provided by Section 18, after deducting therefrom all rates and charges outstanding thereunder, including the cost of shutting off or discontinuing any utility service for non-payment of accounts

¹ 2960/D-93

² 2960/D-93

³ 2960/D-93

⁴ 2960/D-93

BYLAW NO. 3156/U-98

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

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

- 1 The "Use District Map K6" contained in "Schedule B" of the Land Use Bylaw are hereby amended in accordance with the Land Use District Map No. 17/98 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 29 day of June A.D. 1998.

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

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

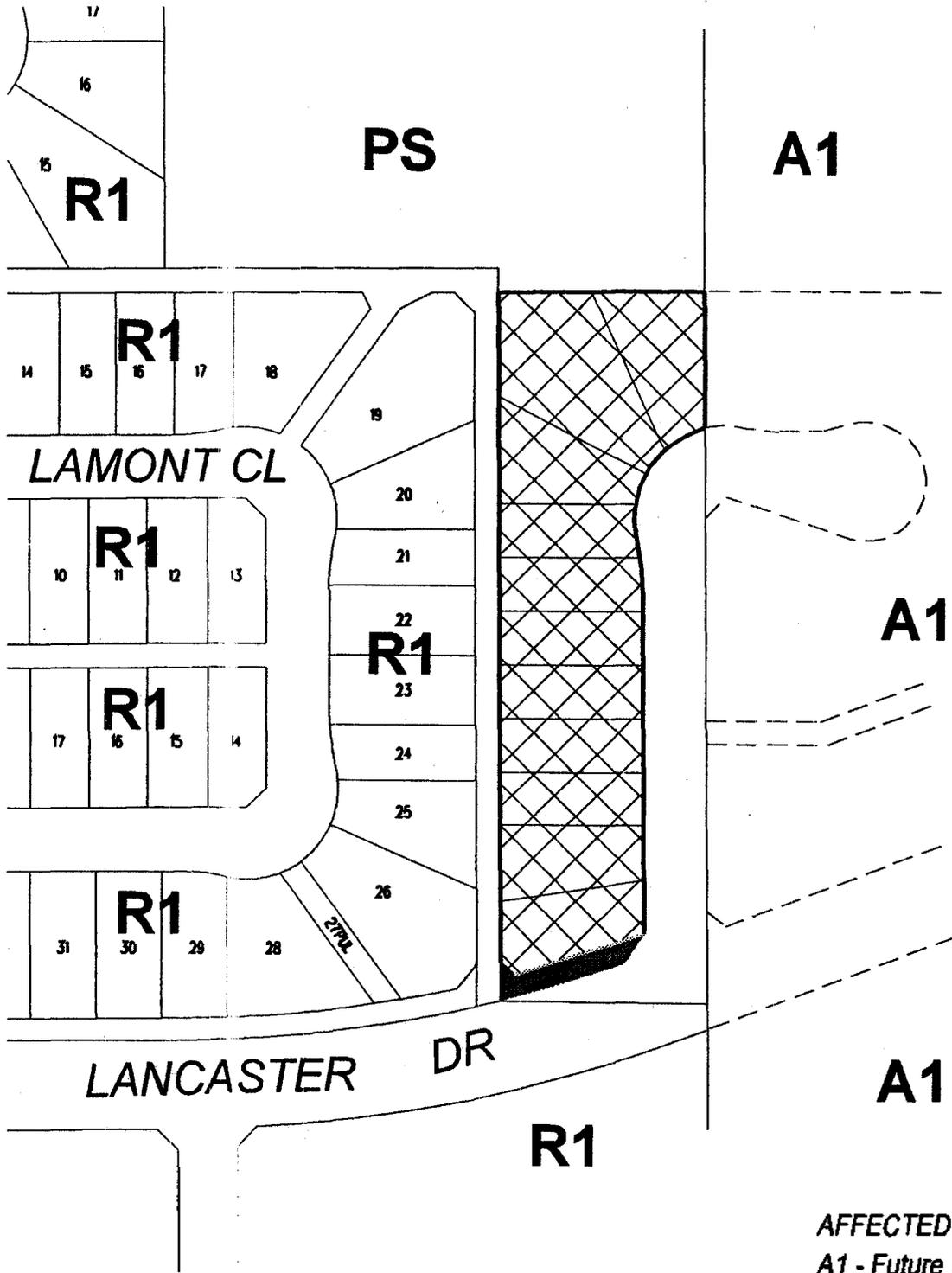
AND SIGNED BY THE MAYOR AND CITY CLERK this day of A.D. 1998.

MAYOR

CITY CLERK

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Change from: A1 to R1 
 A1 to P1 

AFFECTED DISTRICTS:
 A1 - Future Urban Development
 R1 - Residential (Low Density)
 P1 - Parks & Recreation

MAP No. 17 / 98
 BYLAW No. 3156 / U-98

BYLAW NO. 3156/V-98

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

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

- 1 The "Use District Map L6" contained in "Schedule B" of the Land Use Bylaw are hereby amended in accordance with the Land Use District Map No. 18/98 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 29 day of June A.D. 1998.

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

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

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

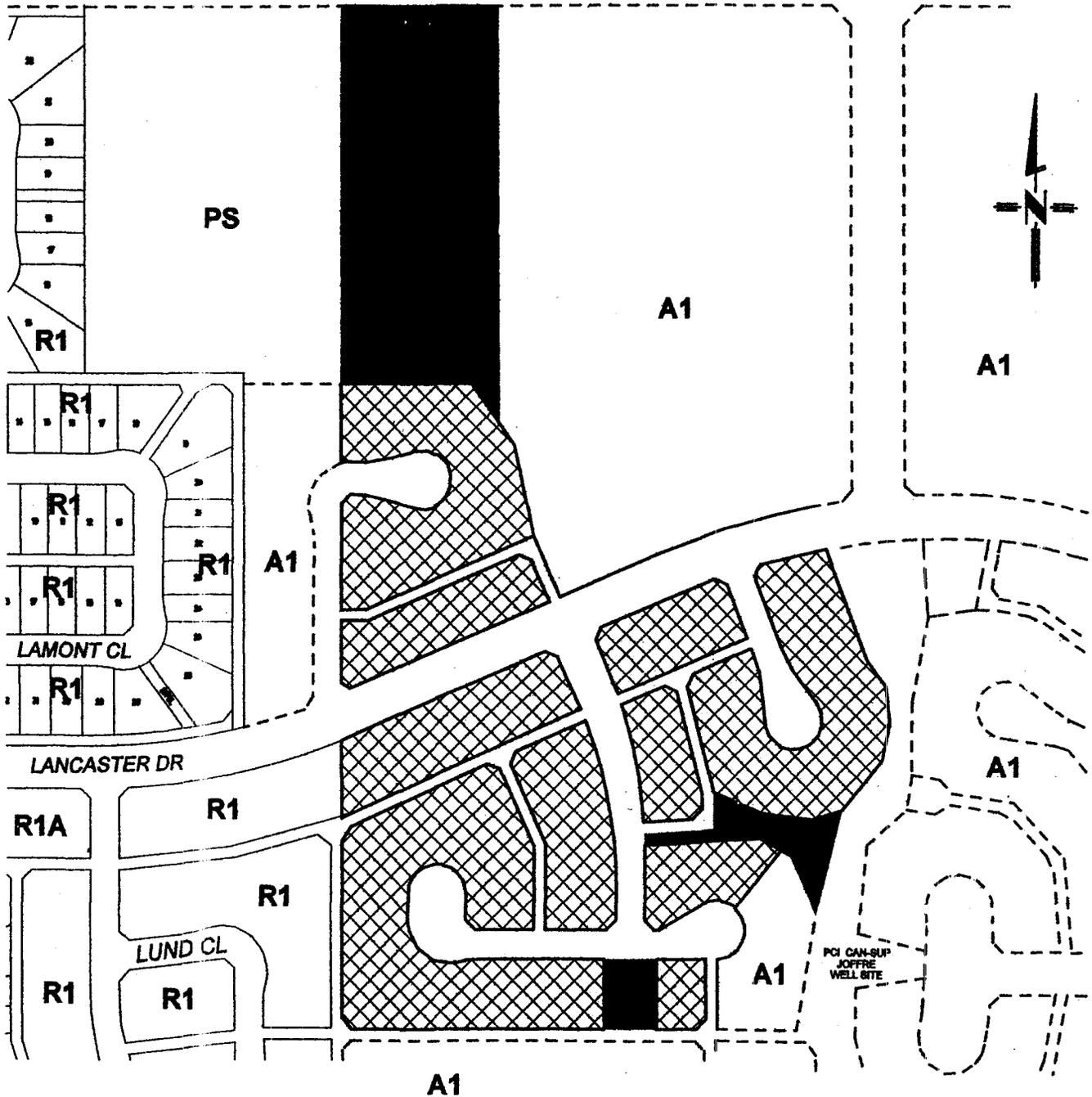
MAYOR

CITY CLERK

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT

32 STREET EXTENTION



Change from: A1 to R1
 A1 to P1



AFFECTED DISTRICTS:

- A1 - Future Urban Development
- R1 - Residential (Low Density)
- P1 - Parks & Recreation

MAP No. 18 / 98
 BYLAW No. 3156 / V- 98

BYLAW NO. 3156/Z-98

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

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

- 1 The "Use District Maps I2, I3, J2, and J3" contained in "Schedule B" of the Land Use Bylaw are hereby amended in accordance with the Land Use District Map No. 22-98 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this	day of	A.D. 1998.
READ A SECOND TIME IN OPEN COUNCIL this	day of	A.D. 1998.
READ A THIRD TIME IN OPEN COUNCIL this	day of	A.D. 1998.
AND SIGNED BY THE MAYOR AND CITY CLERK this	day of	A.D. 1998.

MAYOR

CITY CLERK

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT

94



19 ST (Delburne Road)

40 AVENUE

30 AVENUE

34
37-27-W4th

City boundary

Annexed lands to be
redesignated to A1
(Future Urban Development)



MAP No. 22 / 98
BYLAW No. 3156 / Z- 98

BYLAW NO. 3156/CC-98

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

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

- 1 The "Use District Map E12" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 24/98 attached hereto and forming part of the bylaw.

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

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

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

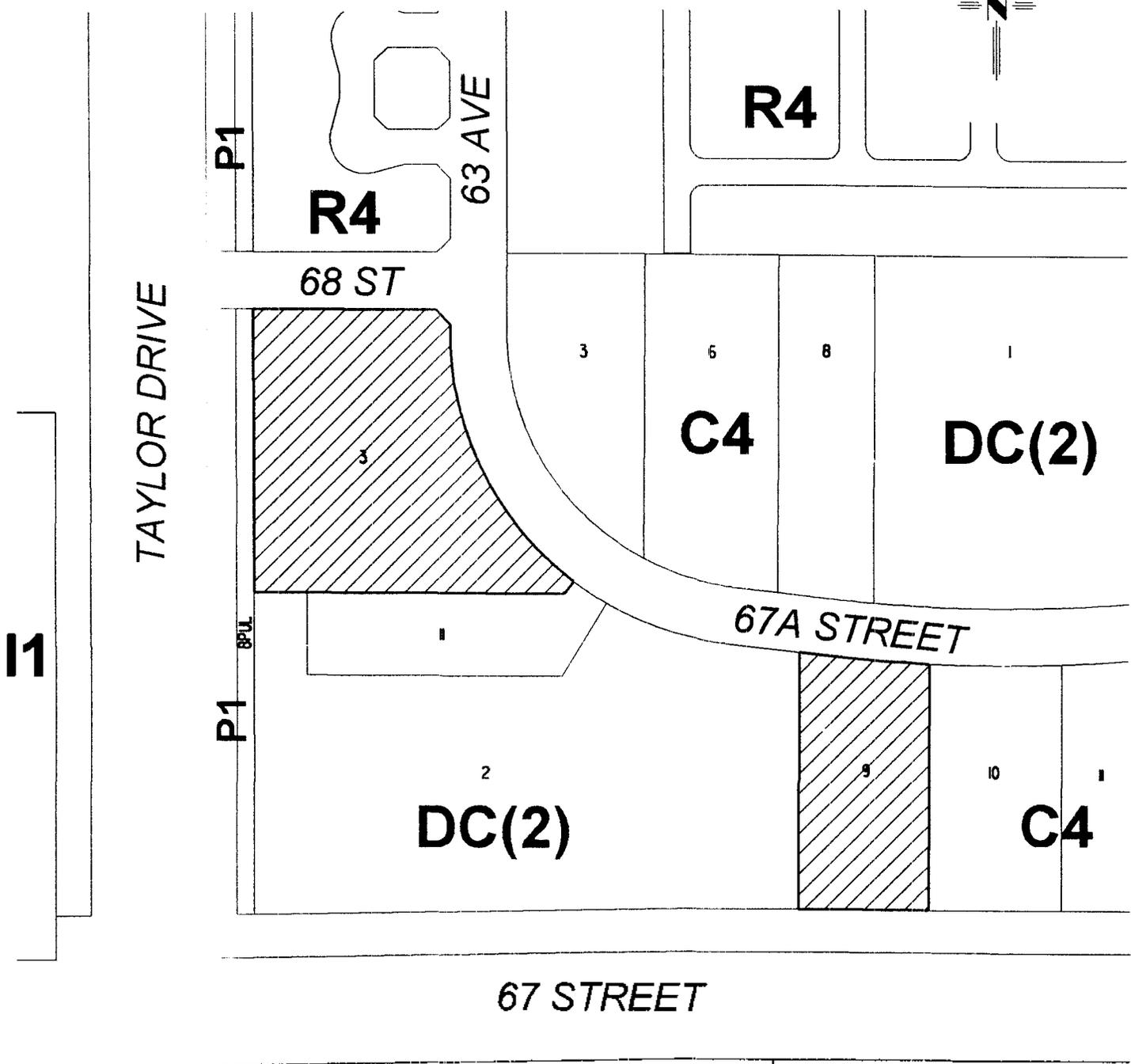
AND SIGNED BY THE MAYOR AND CITY CLERK this day of A.D. 1998.

MAYOR

CITY CLERK

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

DC(2) - Direct Control District No. 2

C4 - Commercial (Major Arterial) District

Change from: DC(2) to C4 

MAP No. 24 / 98
BYLAW No. 3156 / CC - 98

BYLAW NO. 3156/DD-98

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

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

- 1 Section 179 "Permitted Uses, subject to any applicable Outline Plan approved by Council" is hereby amended by deleting sections (1) and (2) in their entireties and replacing same with the following new sections (1) and (2):
 - "(1) Multi-attached building up to a maximum density of 90 persons per hectare (D90);
 - (2) Multiple family building up to a maximum density of 90 persons per hectare (D90)."

- 2 Section 179 "Permitted Uses, subject to any applicable Outline Plan approved by Council" is hereby amended by adding the following new sections (7) and (8):
 - "(7) Any multi-attached building legally constructed or approved prior to the passage of this Land Use Bylaw amendment;
 - (8) Any multiple family building legally constructed or approved prior to the passage of this Land Use Bylaw amendment."

- 3 Section 180 "Discretionary Uses, subject to any applicable Outline Plan approved by Council" is hereby amended by adding the following new sections (10), 11) and (12):
 - "(10) Multi-attached building;
 - (11) Multiple family building;

- (12) Additional Units in an existing Multi-attached building or Multiple family building."

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

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

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

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

MAYOR

CITY CLERK