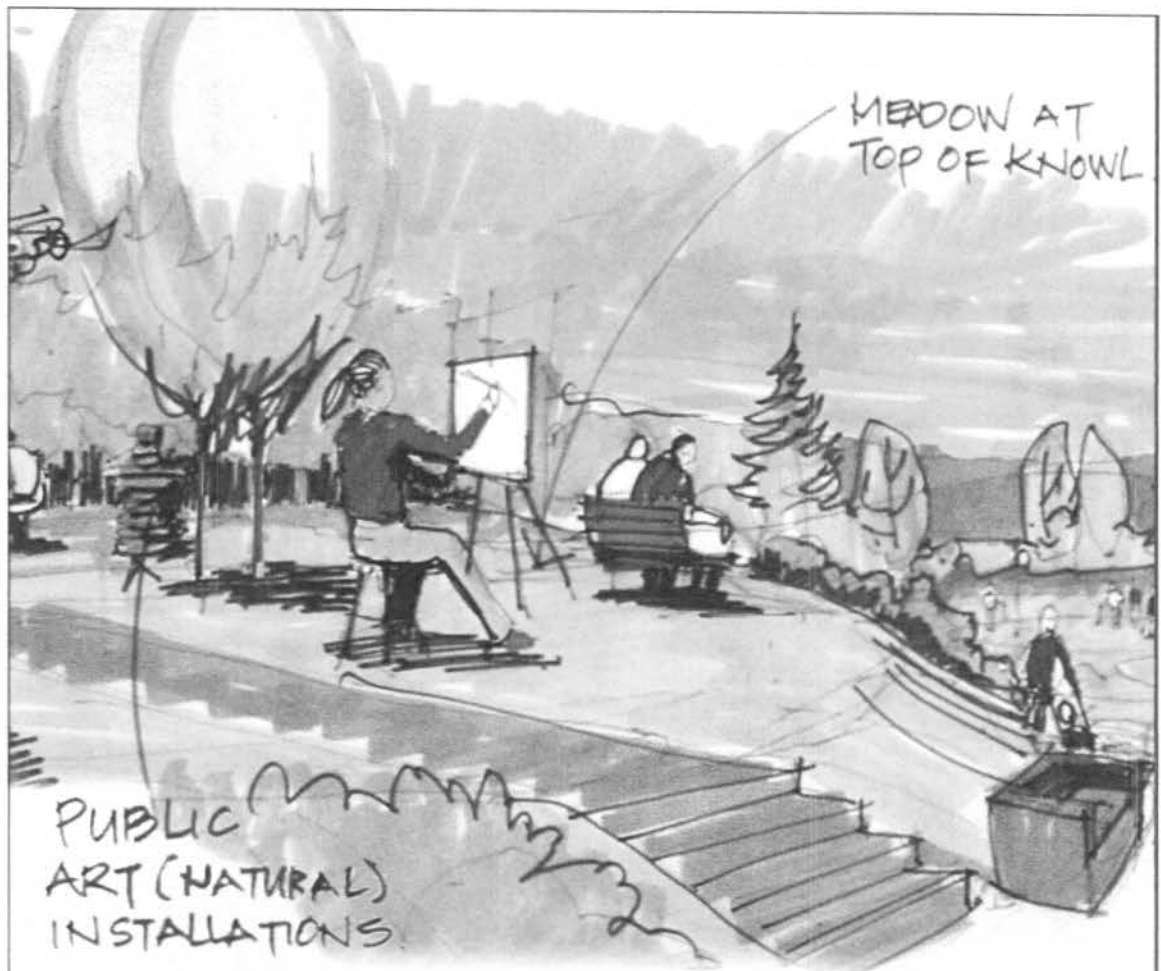
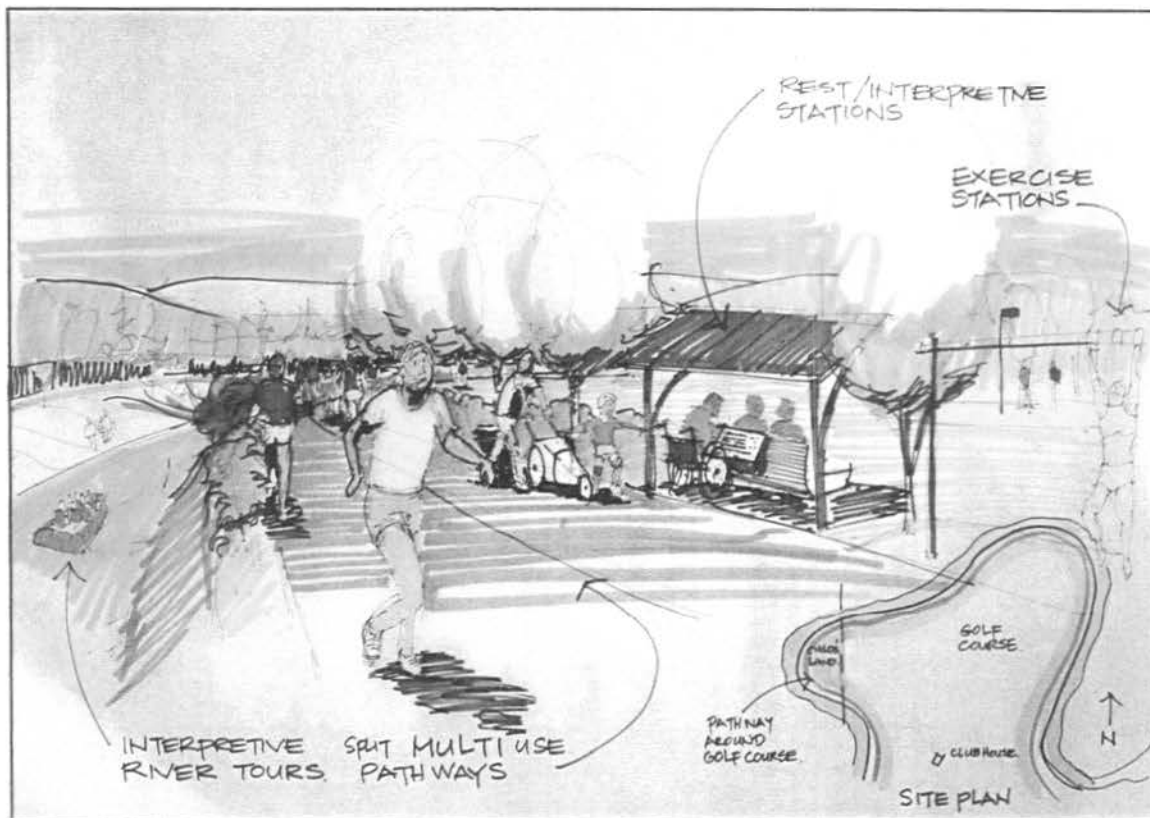


PRIORITY RATINGS

SERENITY PARK	1. I Love It! Go for it!	2. A good idea but needs more designing	3. A good idea but belongs elsewhere
Meadow at top of knoll.	9	4	2
Views over golf course.	9	3	3
Public art installations.	9	2	4
Reading rock.	12	-	4
Stairs leading directly up knoll.	10	2	4
Tiered trail connected to loop.	13	-	4

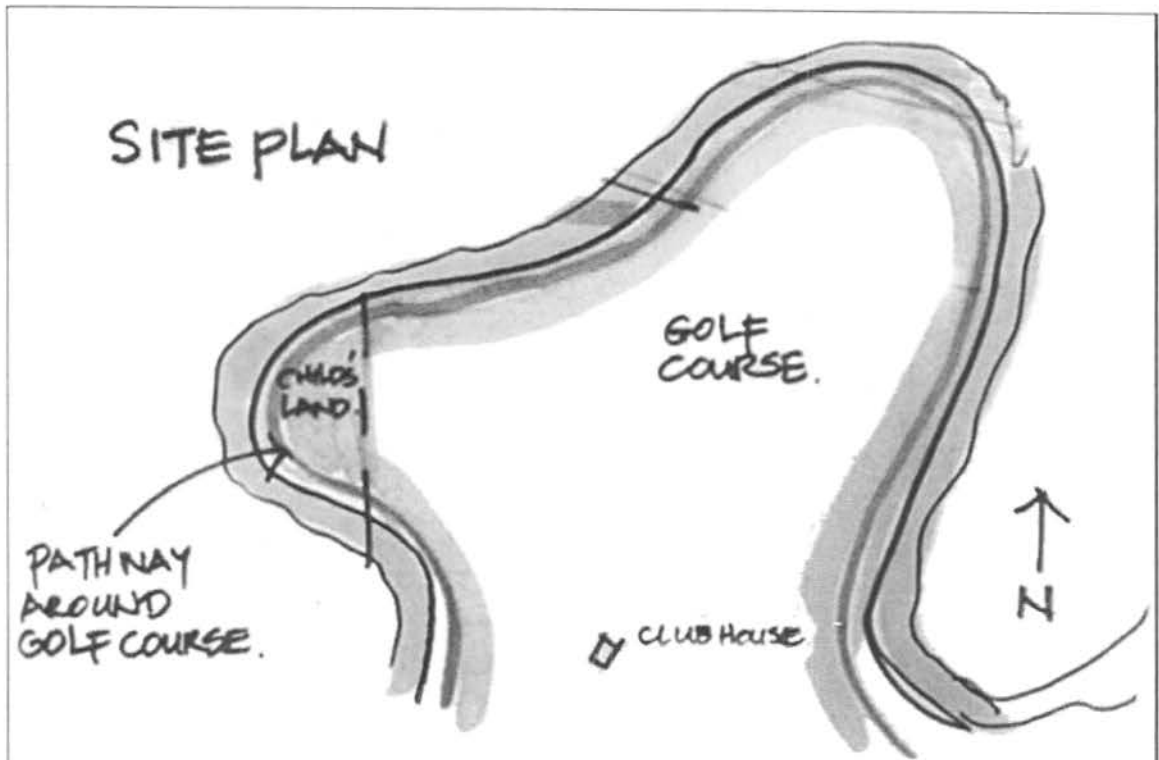


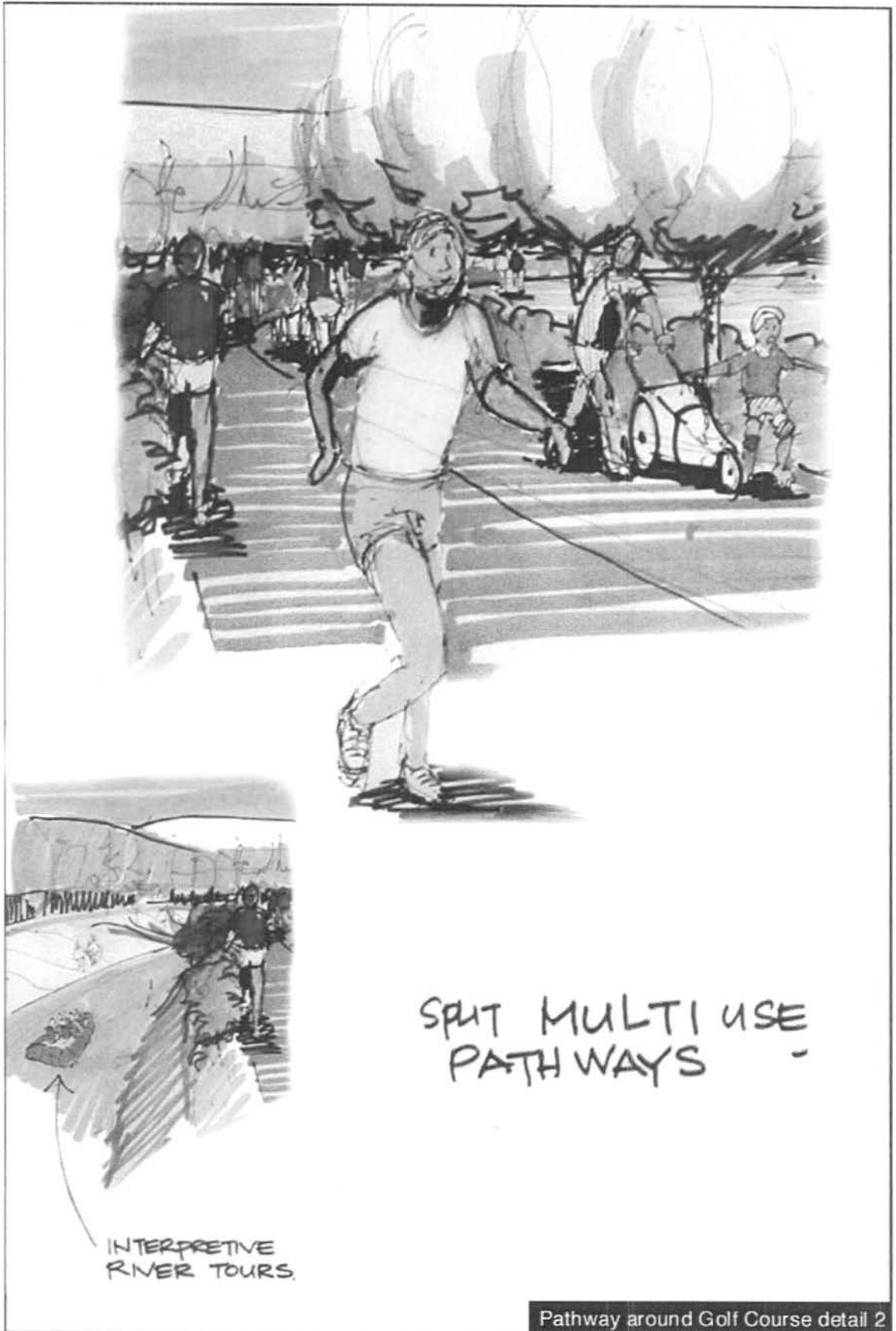
Serenity Park detail 1



PRIORITY RATINGS

PATH AROUND GOLF COURSE	1. I Love It! Go for it!	2. A good idea but needs more designing	3. A good idea but belongs elsewhere
Split multi-use path way.	7	5	4
Rest / interpretive stations.	10	1	4
Interpretive river tours.	7	4	4
Exercise stations.	7	3	4
Golf course expansion (additional 9 holes).	4	1	10
X-country skiing in winter.	-	-	1

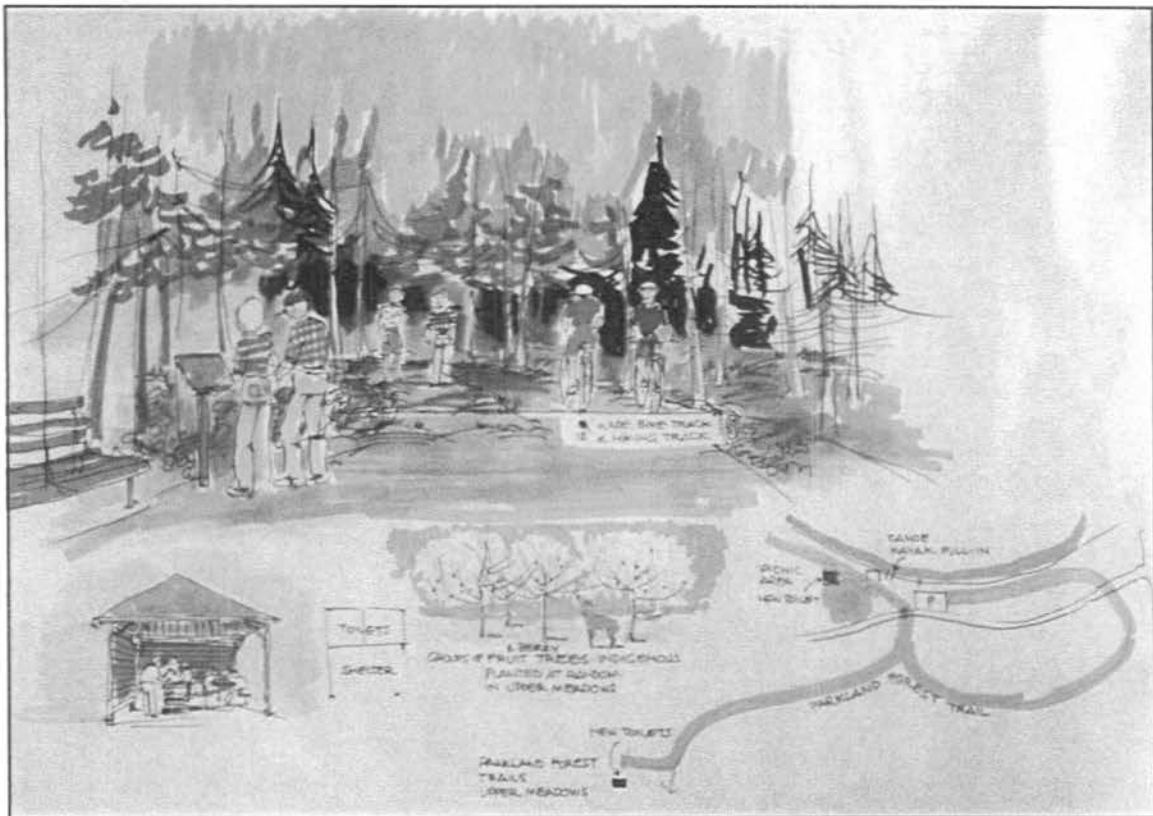




SPAT MULTI USE
PATHWAYS

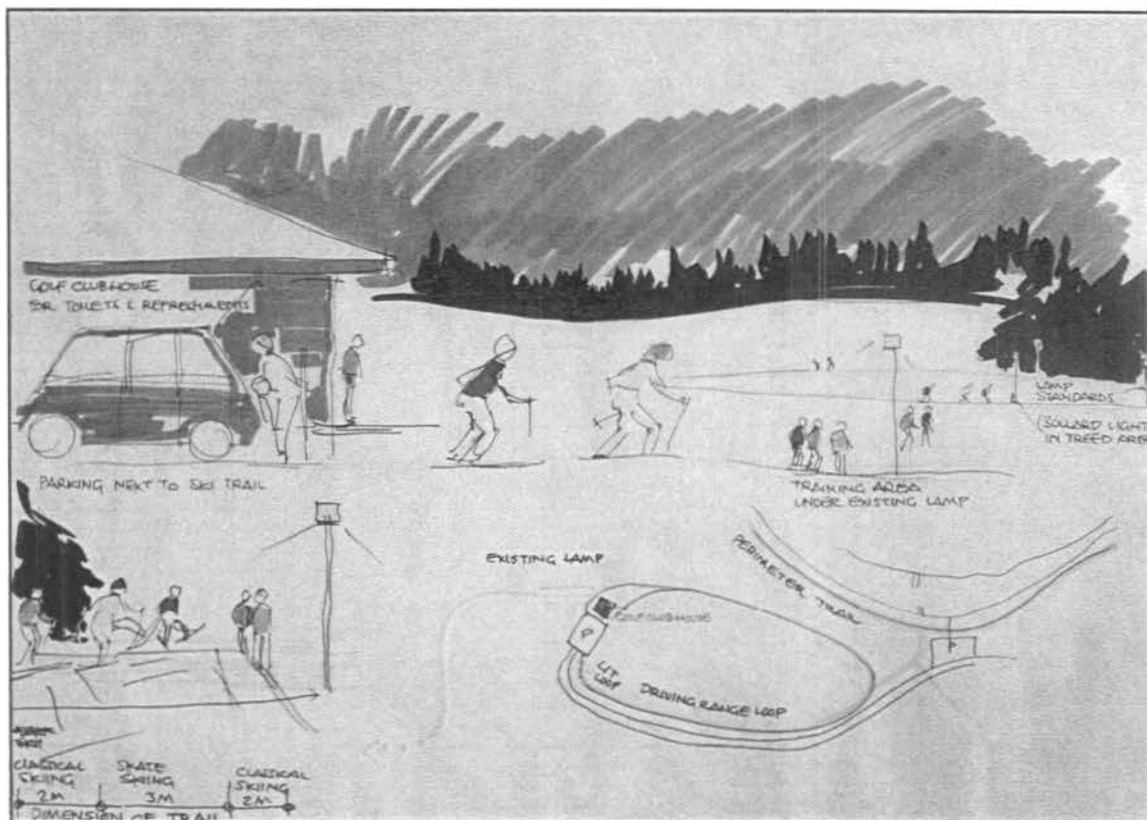
INTERPRETIVE
RIVER TOURS.

Pathway around Golf Course detail 2



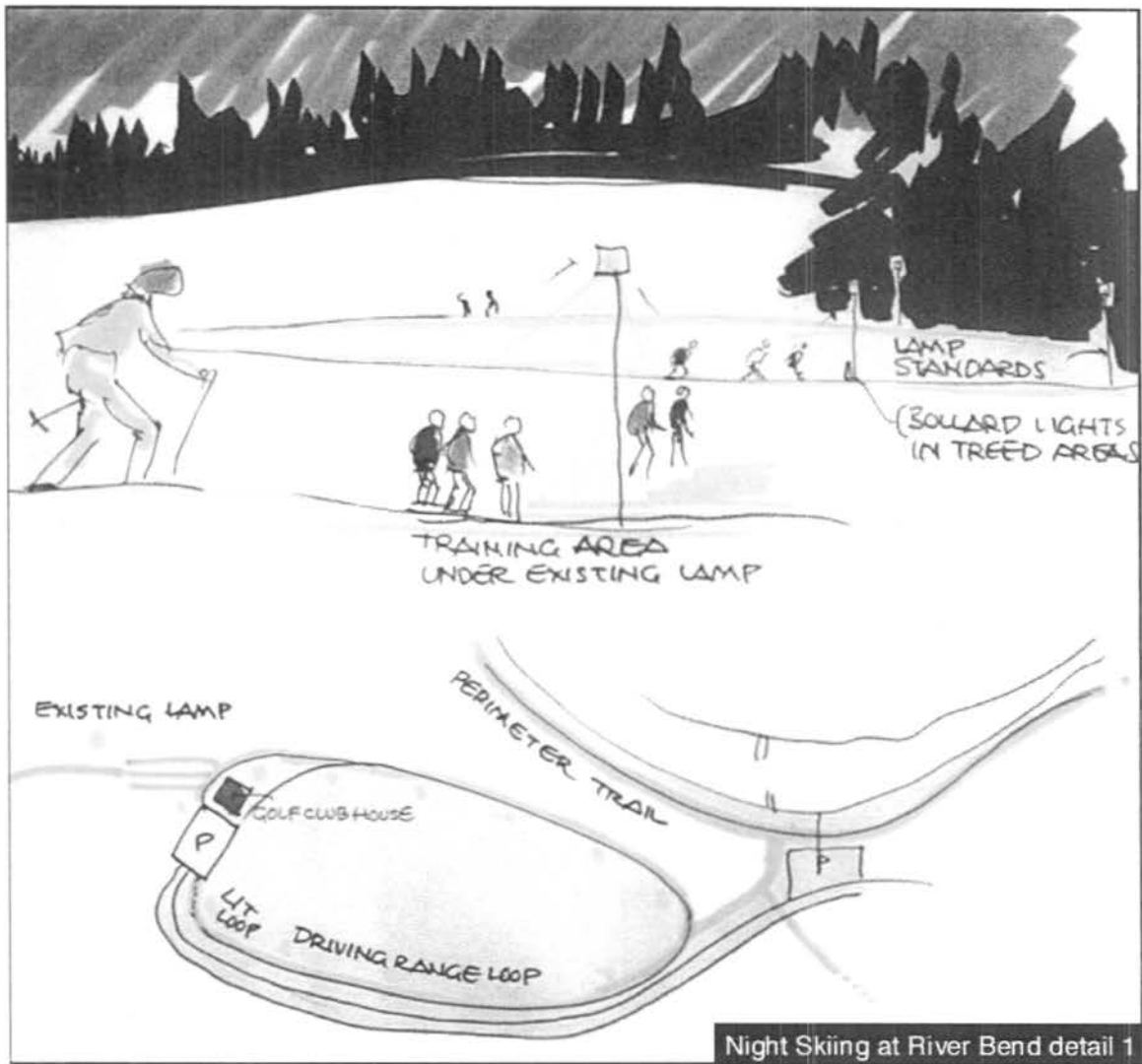
PRIORITY RATINGS

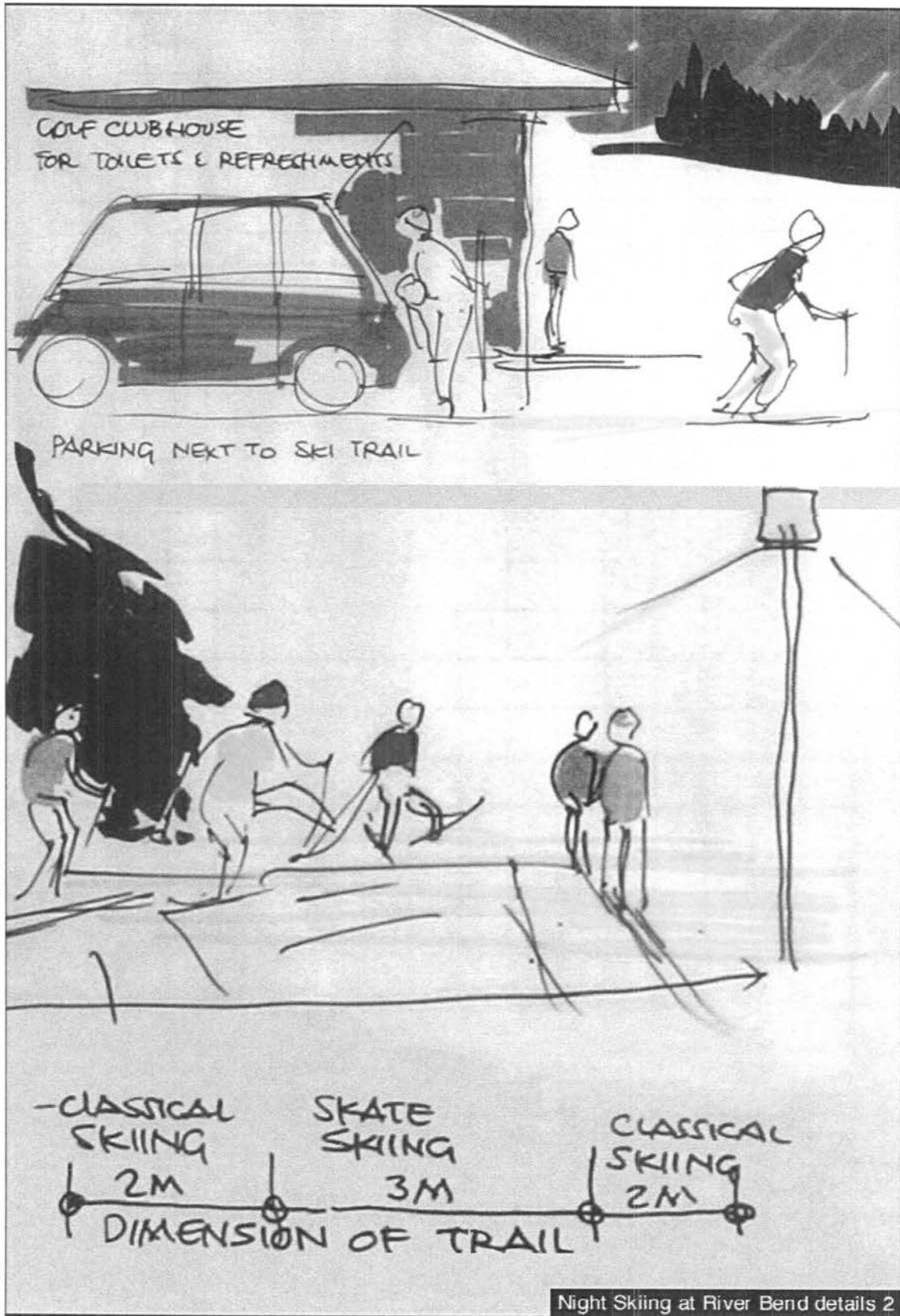
PARK FOREST TRAILS AT RIVER BEND	1. I Love It! Go for it!	2. A good idea but needs more designing	3. A good idea but belongs elsewhere
Parkland forest trails at River Bend.	12	-	-
Trails well maintained.	13	-	-
Keep integrity of existing forest environment.	14	-	-
Improved interpretive signage.	13	-	-
Keep natural serenity, sound, light, smells & surfaces.	14	-	-
New toilets at trail heads & picnic / canoe pull in, and upper meadows.	8	3	-
Volunteer patrols.	12	3	-
Trail head signage.	14	-	-
Shelter in upper meadows.	7	4	1
Groups of fruit and berry trees, planted at random in upper meadows.	7	4	4



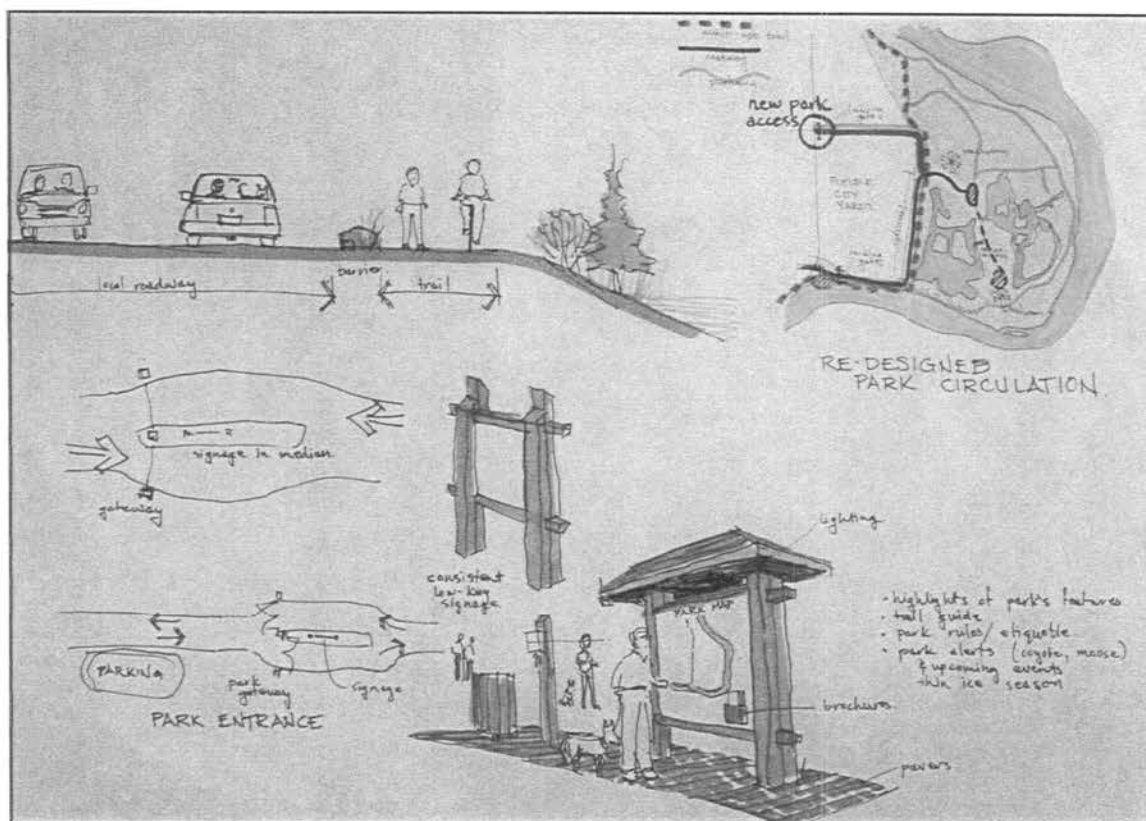
PRIORITY RATINGS

NIGHT SKIING AT RIVER BEND	1. I Love It! Go for it!	2. A good idea but needs more designing	3. A good idea but belongs elsewhere
Night skiing at river bend.	9	5	-
Access to club house with parking at night.	13	1	-
Well groomed trails.	16	-	-
Retain existing hiking, biking & ski trail system as is.	14	-	-
Connect McKenzie trail system to River Bend.	11	3	3
Solar powered night lighting on driving range.	14	-	1
Open till 9pm.	14	-	1



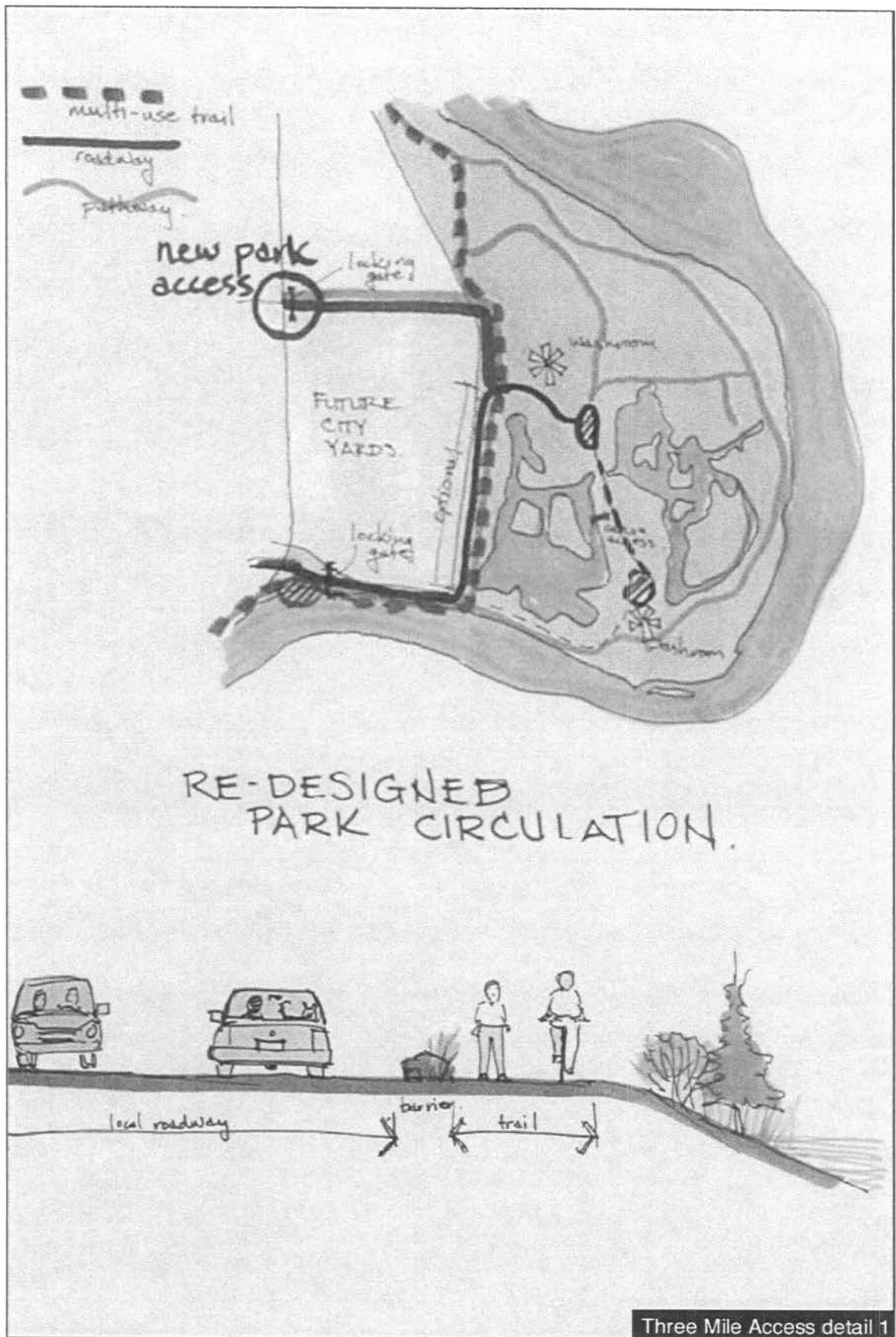


Night Skiing at River Bend details 2

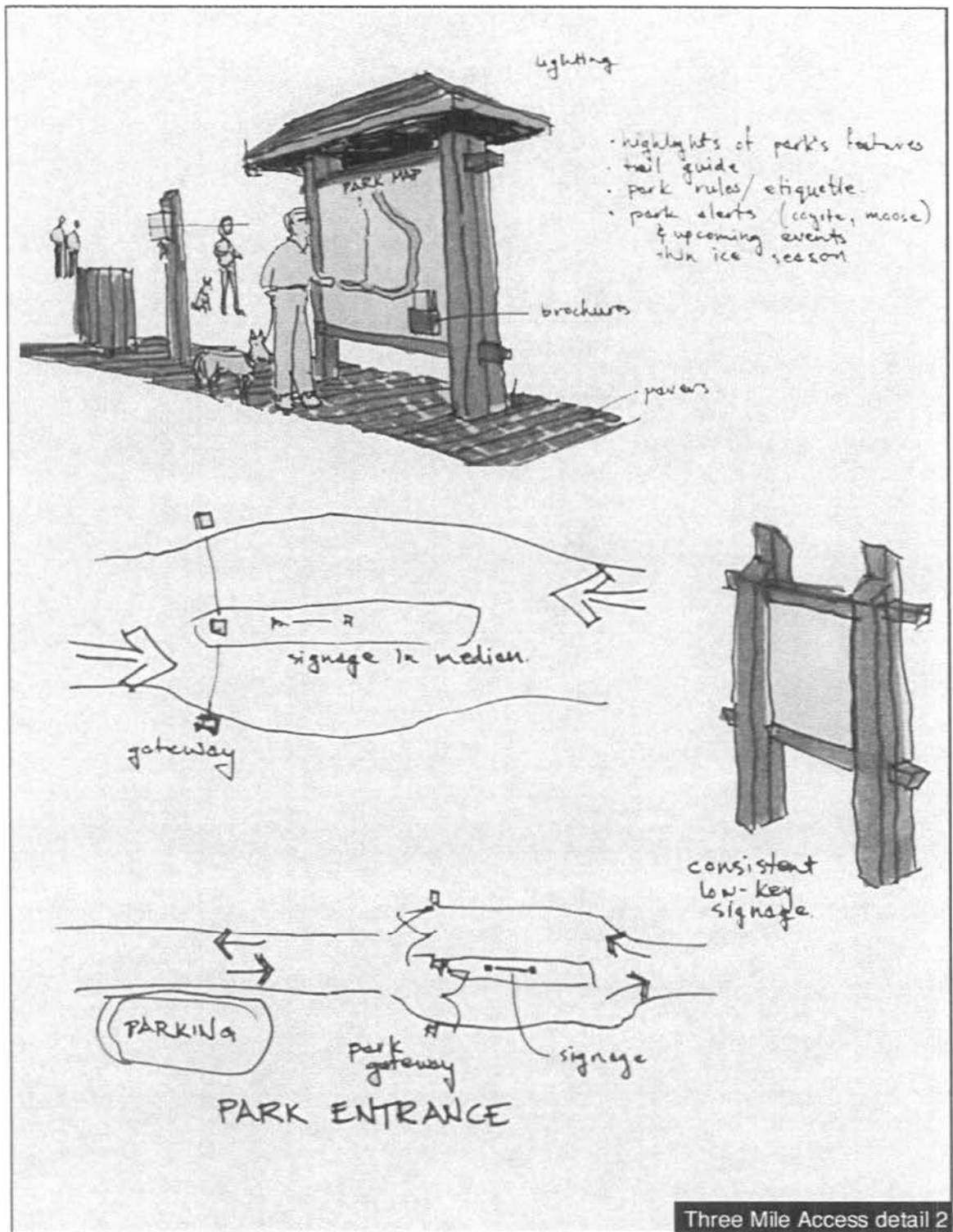


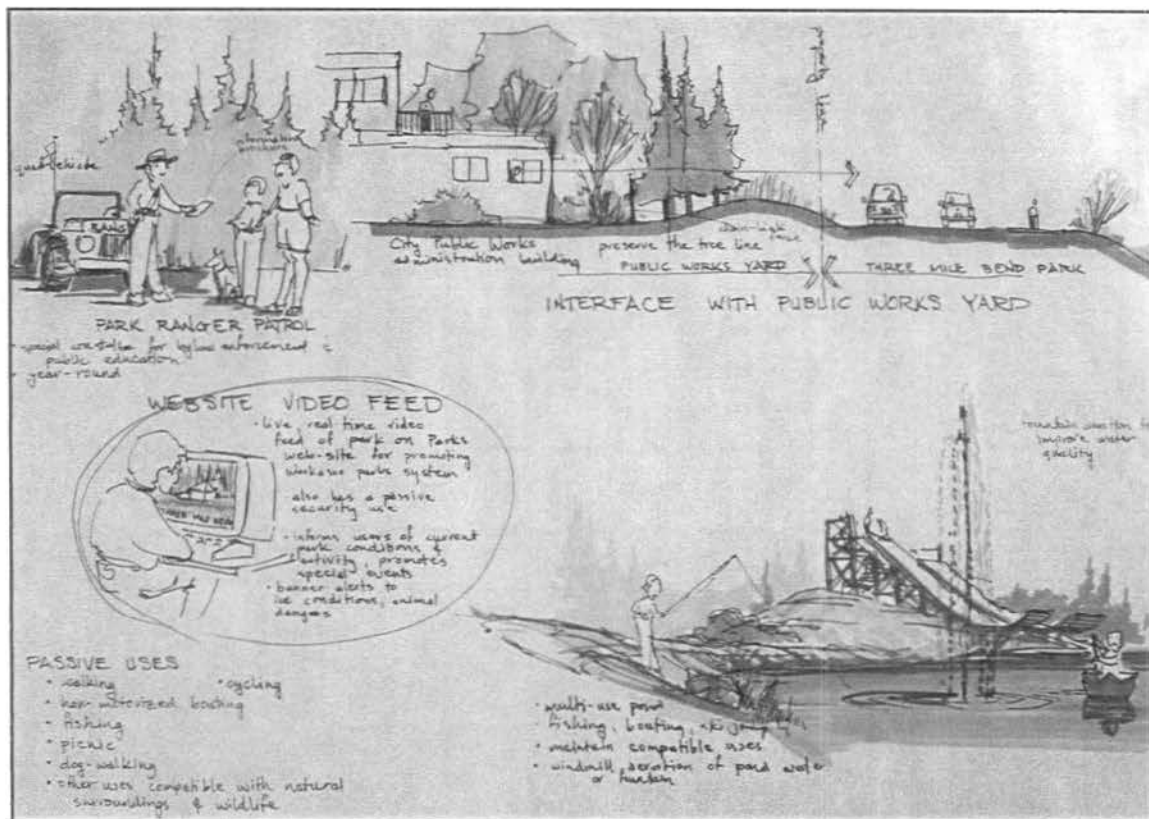
PRIORITY RATINGS

THREE MILE BEND Access / Circulation / Orientation	1. I Love It! Go for it!	2. A good idea but needs more designing	3. A good idea but belongs elsewhere
More effective access/circulation to enhance user safety.	5	3	-
Maintain naturalized feel to park.	13	-	-
Decrease illegitimate use of park through controlled access.	12	-	-
Quieter environment for park users & wildlife sanctuary.	13	1	-
Passive orientation and interpretation.	13	-	-
Interpret reclaimed vegetated area.	12	-	-
Additional washroom facility.	12	1	-
Relocation of radio-control car track to a more appropriate setting.	6	4	1
Allow seasonal access to canoe launch & ski jump facility	11	-	-



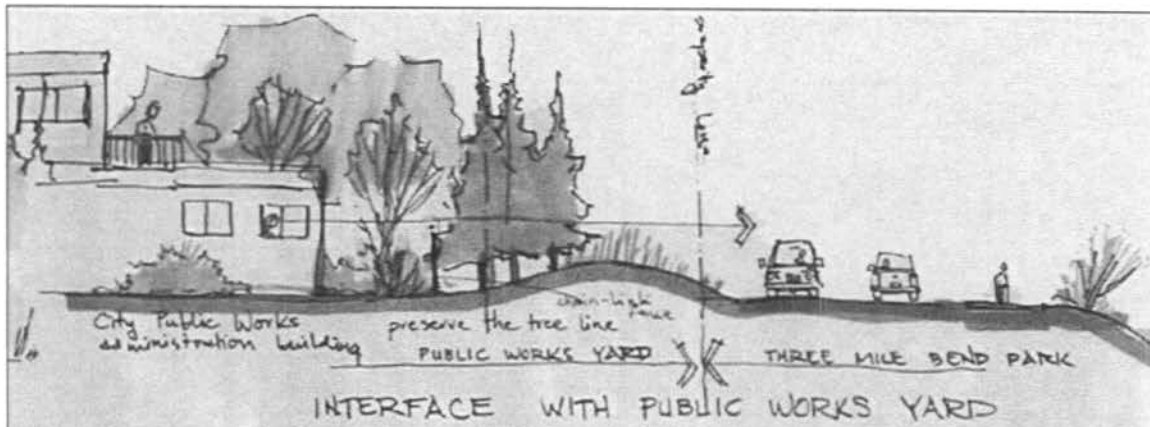
Three Mile Access detail 1





PRIORITY RATINGS

THREE MILE BEND Safety and Security	1. I Love It! Go for it!	2. A good idea but needs more designing	3. A good idea but belongs elsewhere
Park Ranger patrol for year round education and bylaw enforcement.	12	2	-
Real-time web cam park coverage.	5	3	1
Public works yard overlooks park for natural surveillance.	7	3	1
Vegetation screens public works yard from park.	13	-	-
Preserve / enhance tree screen.	11	1	-
Improve pond water quality thru aeration.	11	1	1
Concentrate on 'passive' uses for this park.	15	-	-
Preserve existing landscape qualities.	14	-	-



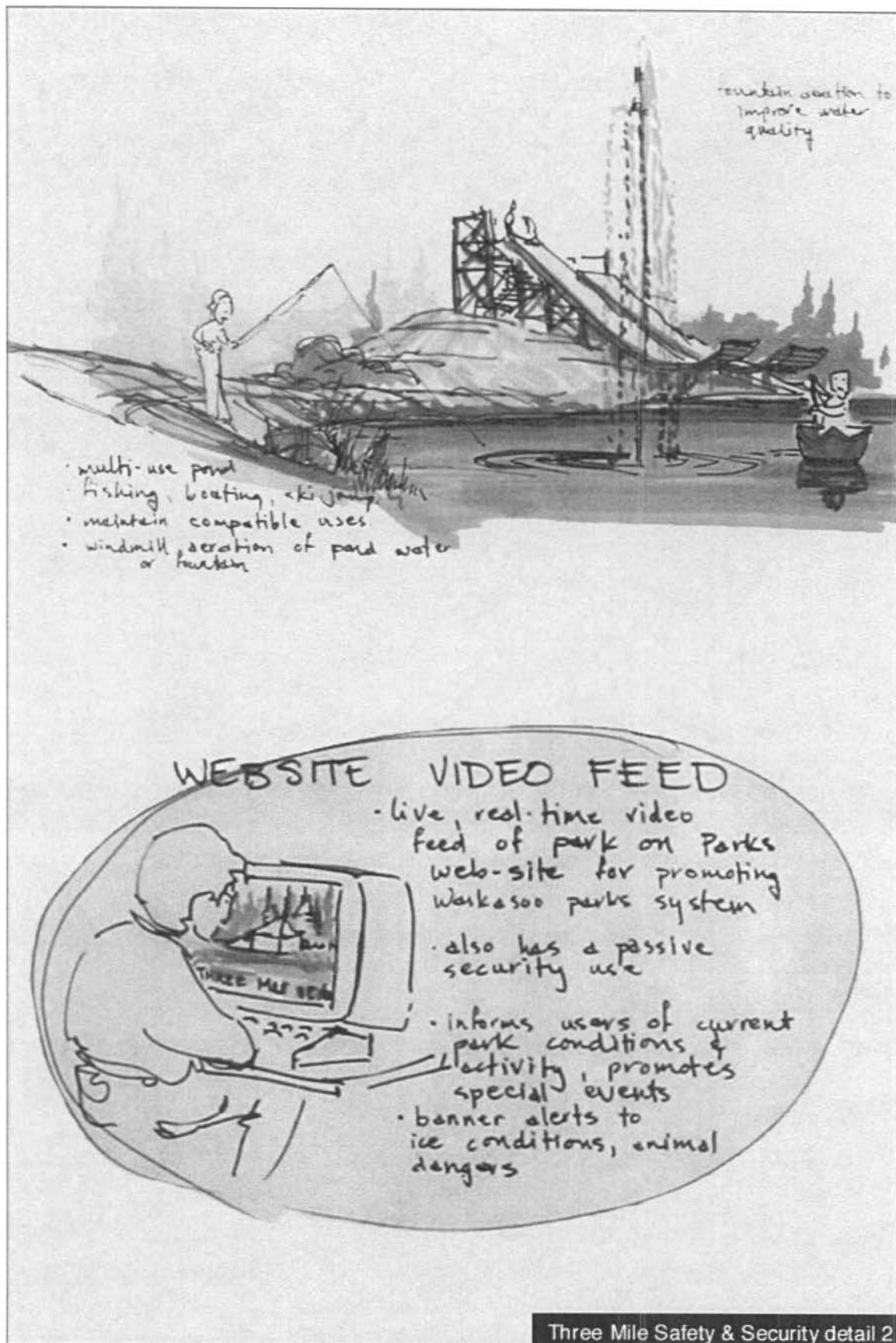
PASSIVE USES

- walking
- cycling
- non-motorized boating
- fishing
- picnic
- dog-walking
- other uses compatible with natural surroundings & wildlife

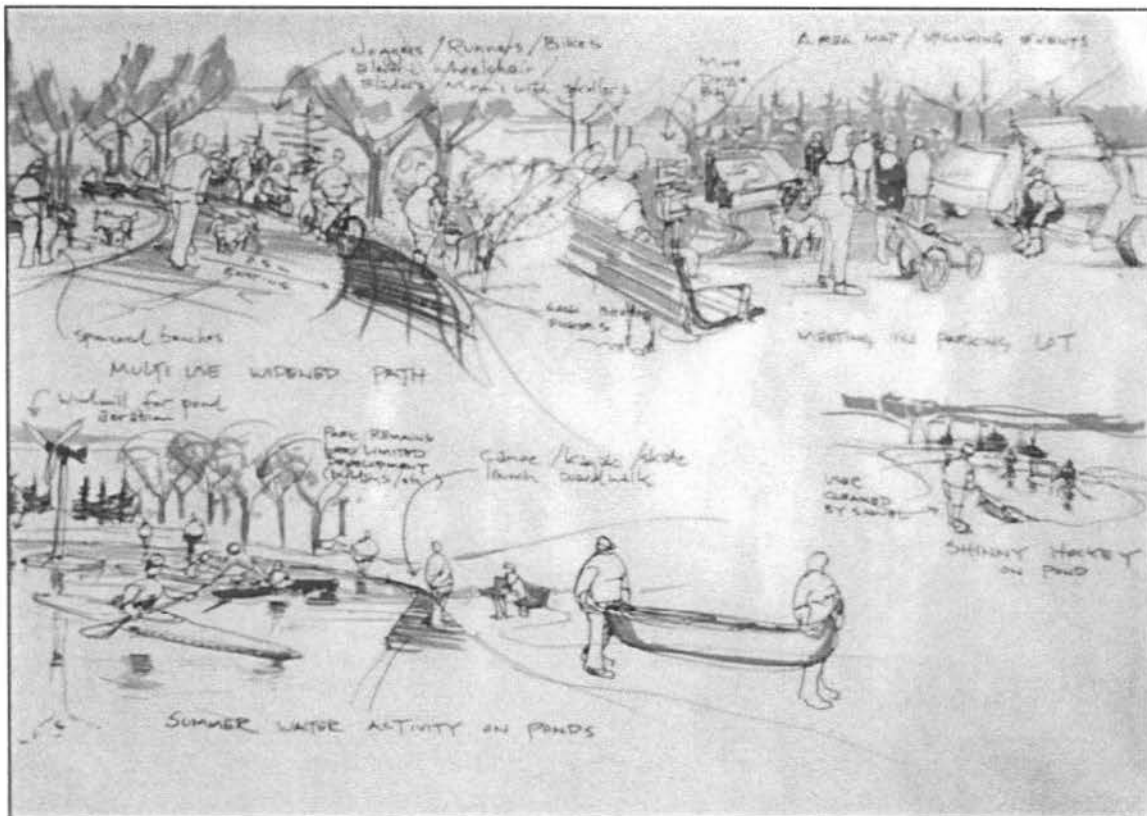


PARK RANGER PATROL

- special constables for bylaw enforcement & public education
- year-round

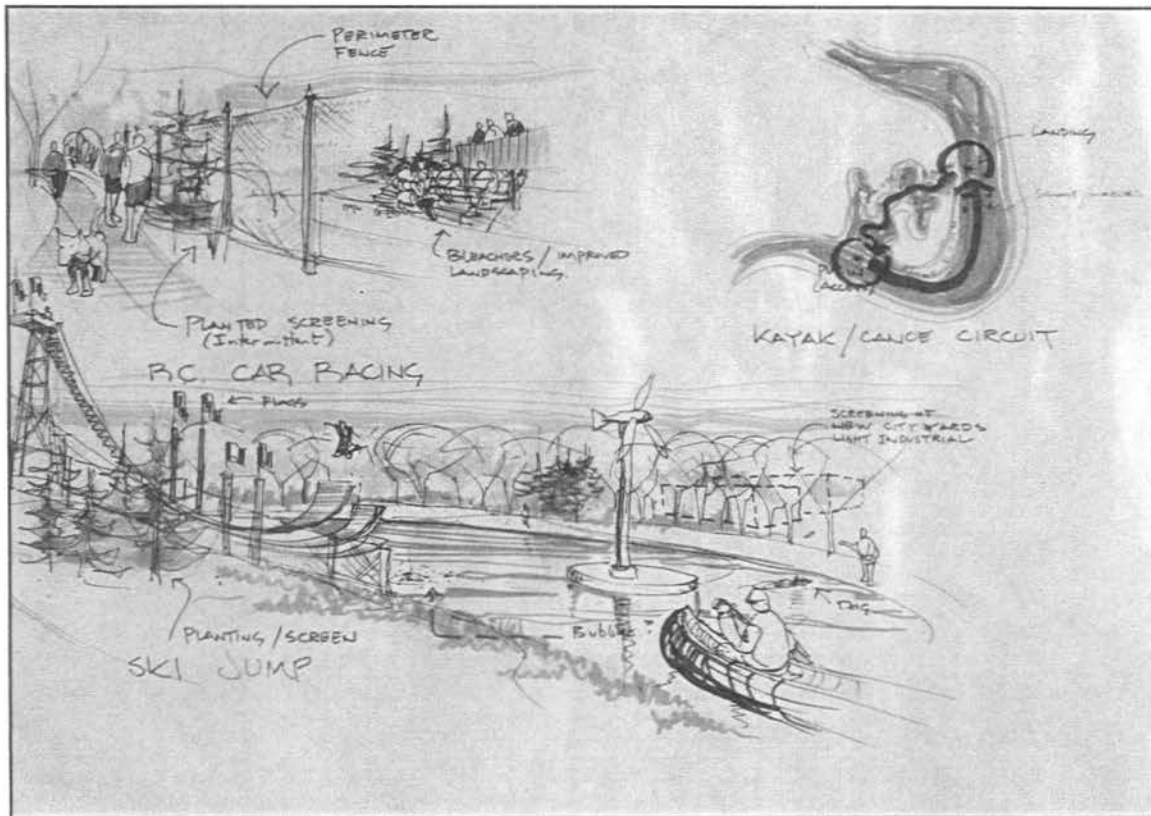


Three Mile Safety & Security detail 2



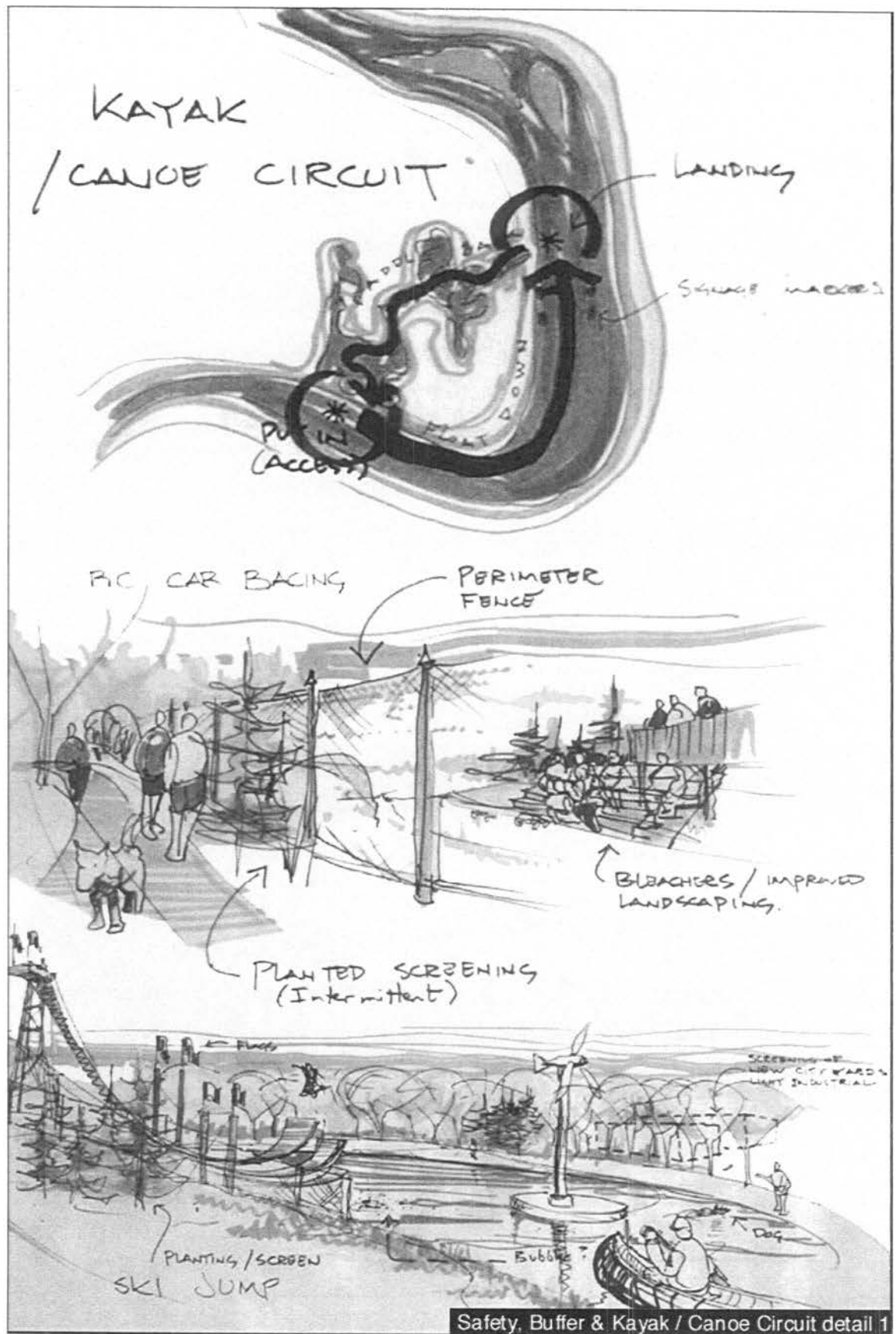
PRIORITY RATINGS

THREE MILE BEND Active Activities	1. I Love It! Go for it!	2. A good idea but needs more designing	3. A good idea but belongs elsewhere
Wider trails.	6	-	-
Area maps signage.	14	-	1
Shared use trails.	12	-	3
More benches, rest areas & tables.	6	4	4
Maintain off leash area.	13	1	1
More parking.	6	6	1
Parking lot is rendezvous point.	9	1	-
Launch boardwalk (for kayaks etc.)	11	1	2
Water quality improvement (eg. windmill for aeration).	17	-	-
Self maintained shinny hockey rink.	4	7	2



PRIORITY RATINGS

THREE MILE BEND Safety / Buffering & Kayak Circuit	1. I Love It! Go for it!	2. A good idea but needs more designing	3. A good idea but belongs elsewhere
RC track fencing.	4	3	1
Spectator seating.	1	6	5
Landscaping inside and outside of track.	9	-	4
Landing and access for canoe / kayak circuit.	11	1	2
Trees around jump ramp.	12	-	4
Festive flags on jump structure.	3	3	2
Landscape buffer to city yards.	14	-	-
Security : park ranger patrols.	12	1	1
Windmill runs aerator.	14	1	1



ACTIVITY TIMELINE		Circulation & Signage	Trail Use	Water Use	Sports and Recreation	Commercial Eat & Drink	Social Gathering	Education Art & Culture	Nature Wildlife	Work & Maintenance
6 am	Walking trails.*		•							
	Jogging*		•		•					
	Fishing.*			•						
7 am	X-C Skiing.*									
8 am	Stopping for breakfast.*					•				
	Horse fed and groomed.									•
	Interpretive trail.		•					•		
9 am	Snowmobile grooms trails.									•
10 am	Wedding pics being taken.						•			
11 am	Sitting / reading.	•								
12 pm	Trail rides.		•							
	Wagon rides.		•							
	Starting meetings.						•			•
1 pm	Teams arrive for baseball.	•			•					
	Aboriginal drumming.							•		
	Guided interpretive trail into wilderness.		•						•	•
	Visiting interpretive Heritage facilities.	•						•		
	Heritage Presentation Lectures.							•		
	Scheduled programs.							•		
	Bus tours to Ft. N. stop in for horse and wagon tours.	•								
2 pm	Visiting New Heritage Facilities.	•						•		
3 pm	Hike, cycle, jog on new trail to Normendeau.		•							
	Equestrian training for children.							•		
	Walk through meadow with wild flowers.								•	
	Enjoy nature walk from Westlake.		•						•	
4 pm	Appropriate wildlife corridor space.								•	

ACTIVITY TIMELINE		Circulation & Signage	Trail Use	Water Use	Sports and Recreation	Commercial Eat & Drink	Social Gathering	Education Art & Culture	Nature Wildlife	Work & Maintenance
5 pm	Gateway Signage / Welcome to Red Deer.	•								
	Heritage / Cultural lectures and demos at Conquist House.							•		
6 pm	Hay rides.	•	•							
	Reading nice area maps of both parks.	•								
7 pm	Rent X-C skis and bikes.					•				
8 pm	Sitting on veranda people watching, eating or having coffee.					•	•			
	Wagon rides to 11 pm.	•	•							
9 pm	Visiting Geological Interpretive Centre.	•						•		
	Driving / view proper way finding signs, and easy access through downtown.	•								
10 pm	Cowboy poetry.							•		
	Rowdy wild games and campfires.						•			
11 pm	Star gazing.							•	•	
12 am	Sleeping in campground (secure).					•				
3 am	Needle drop box.									•
6 am	Clean up litter.									•
TOTALS		11	10	1	2	4	4	11	5	6

ACTIVITY TIMELINE		Circulation & Signage	Trail Use	Water Use	Sports and Recreation	Commercial Eat & Drink	Social Gathering	Education Art & Culture	Nature Wildlife	Work & Maintenance
A Day In The Life Of Bower Ponds										
6 am	Going for a walk.*		•							
	Jogging.*		•		•					
	Fishing*			•						
7 am	Cycling.*		•		•					
	Bird watching.								•	
	Enjoy wildlife.								•	
8 am	Artists drawing.							•		
	Paddling boats.			•						
	Maintenance.									•
9 am	School groups arriving.	•								
	Festivals being set-up.									•
	Coffee at Bower Ponds.					•				
10 am	Hiking.		•		•					
	Beginning a spa weekend.			•	•					
	Swimming in Bower ponds.			•	•					
11 am	Crafts for seniors, hanging baskets etc.						•	•		
	Latte' drinking.					•				
	Kids programs.							•		
12 pm	Mothers w/kids feeding horses,rabbits.								•	
	Retreat centre.						•			
	Families arrive for picnics.	•							•	
1 pm	Yoga / Tai-chi				•					
	Golf.				•					
	Kids water park.			•						
2 pm	Downtowners cross bridge for lunch.	•				•				
	School groups on Bower Ponds.			•						
	Ice skating on ponds.				•					
	Buskers.							•		
	Afternoon Performance.							•		

ACTIVITY TIMELINE		Circulation & Signage	Trail Use	Water Use	Sports and Recreation	Commercial Eat & Drink	Social Gathering	Education Art & Culture	Nature Wildlife	Work & Maintenance
A Day In The Life Of Bower Ponds										
3 pm	Walking, jogging, cycling, X-C skiers.		•		•					
	Strolling along river.		•						•	
	River activities, tubing / dragon boats.			•						
	Seeing proper signage. (seasonal)	•								
	Walking along smooth shale boardwalk.	•								
4 pm	Looking at art (natural art) beside river.							•		
	Park patrols.		•							•
	Tour groups, interpretive walk.	•	•					•		
5 pm	Artwalk.							•		
	Watch football games.				•					
6 pm	Walking, jogging, cycling, blading, ski.		•		•					
7 pm	Hiking separate from walking trails.		•							
	Fine dining.					•				
8 pm	Musical programs.							•		
	Theatrical programs at Conquist House.							•		
	Listen to outdoor symphony concert.							•		
9 pm	Using fire proof biffies.									
10 pm	Overnight group camping. (controlled)					•				
11 pm	Enjoy community campfire, play guitar.						•			
	Stop for late night snack and wine.					•				
12 am	Book club / poetry reading till 2am.						•	•		
TOTALS		6	10	7	11	6	4	12	5	3

ACTIVITY TIMELINE		Circulation & Signage	Trail Use	Water Use	Sports and Recreation	Commercial Eat & Drink	Social Gathering	Education Art & Culture	Nature Wildlife	Work & Maintenance
A Day In The Life River Bend Park										
6 am	On leash dog walk.		•							
	Observing wildlife.*								•	
	Breakfast at clubhouse.					•				
7 am	Enjoy nature & interpretive trail all day.							•	•	
	Trail grooming.									•
	X-country skiing.		•		•					
	Running x-country.*		•		•					
	Biking / exercise to work.*		•		•					
8 am	Canoeing / kayaking.*			•	•					
	Hiking.*		•		•					
	Golf (all day).				•					
	Mountain biking*		•		•					
	Child minding.					•				
	Fishing.*			•						
	Public transit.*	•								
	Volunteer maintenance groups arrive.*									•
	Kids arrive to discover canyon.	•							•	
9 am	Tobogganing, sledding.				•					
	Clubhouse opens.					•				
10 am	Biathlon.				•					
	Camping.					•				
11 am	Interpretive / historic / nature.*							•	•	
	Kids playing in parks.*				•					
12 pm	Wiener roasts and B.B.Q.'s.*					•				
	Skiers gather for lunch.					•				
	Lunch at the clubhouse.					•				
1 pm	Golf lessons.				•			•		
	Wildlife moves thru park.								•	
	Picnicing (anytime).					•				

ACTIVITY TIMELINE		Circulation & Signage	Trail Use	Water Use	Sports and Recreation	Commercial Eat & Drink	Social Gathering	Education Art & Culture	Nature Wildlife	Work & Maintenance
1 pm	Cross trail from McKenzie parking.		•							
	Summer day camp.				•		•			
	Using washrooms and facilities.*	•								
2 pm	Use emergency phone.*	•								
	Art group painting under shelter.*							•		
3 pm	Wedding photos / receptions.						•			
4 pm	River tubing. (pick up)*			•						
5 pm	Music & dining.					•		•		
	Night x-country skiing till 8pm.		•		•					
	Parking cars to go skiing.	•								
	X-country skiing lessons.		•					•		
	Jack rabbit and x-country skiing.		•		•					
6 pm	Dinner at the clubhouse.					•				
7 pm	Enjoy music in bandstand.*						•	•		
	Enjoy serene area with art work.*							•		
8 pm	Nature at Night Interpretive Program.*							•	•	
9 pm	Volunteer patrols.*									•
10 pm	Commissioners patrol areas to 4am.*									•
12 am	Trail grooming.									•
5 am	Open park gates. (summer)									•
TOTALS		5	10	3	14	10	3	9	6	6

ACTIVITY TIMELINE		Circulation & Signage	Trail Use	Water Use	Sports and Recreation	Commercial Eat & Drink	Social Gathering	Education Art & Culture	Nature Wildlife	Work & Maintenance
6 am	Exercise dogs off leash till 6am.	•								
	Observing wildlife.*								•	
7 am	Running / x-country.*		•		•					
	Biking / exercise to work.		•		•					
	Coffee kiosk opens.					•				
	Canoeing / kayaking.			•	•					
8 am	Fishing.			•						
	Public transit.	•								
	Volunteer maintenance groups arrive.									•
	Hiking.*		•		•					
	Mountain biking.*		•		•					
10 am	Dog training.							•		
	Archery.				•					
	Radio controlled car track activity.				•					
	Model boats.			•	•					
	Training at water ramps.			•				•		
	Medieval re-enactments.				•					
11 am	Kids playing in parks.*				•					
12 pm	Weiner roasts and B.B.Q.'s.*					•				
	Interpretive / historic / nature.*							•	•	
	Rent equipment, canoes, bikes & ski.					•				
1 pm	Water polo.			•						
	Kayaking.			•						
	Scuba diving.			•						
	Use washroom facilities.	•								
	Archery to 6pm?				•					
2 pm	Art groups painting under shelter.							•		
	Public skating all day.				•					
	Use emergency phone.	•								

ACTIVITY TIMELINE		Circulation & Signage	Trail Use	Water Use	Sports and Recreation	Commercial Eat & Drink	Social Gathering	Education Art & Culture	Nature Wildlife	Work & Maintenance
A Day In The Life Three Mile Bend Park										
3 pm	Cross foot bridge from McKenzie Park.		•							
4 pm	River tubing (pick up).*			•						
5 pm	Street lighting comes on.	•								
6 pm	Vandalism (patrols)									•
	Skidoes not gaining access?	•								
7 pm	Kayak training.			•				•		
	Summer games, polo.			•	•					
	Enjoy music in bandstand.*						•	•		
	Enjoy serene area with art work.*							•		
8 pm	Nature at Night Interpretive Program.*							•	•	
9 pm	Volunteer patrols.*									•
10 pm	Close access gates. Pass key entry for special groups.	•								
	Commissioners patrol areas to 4am.*									•
11 pm	Star gazing.							•	•	
TOTALS		7	5	10	13	3	1	9	4	4

HERITAGE RANCH & BOWER PONDS

SPECIAL EVENTS

- ❖ Dragon Boat Races
- ❖ Weddings at Conquist House
- ❖ Aboriginal Pow-Wows
- ❖ Canada Day – fireworks
- ❖ New Years Eve – fireworks
- ❖ Thanks Giving Day
- ❖ Walking / Skiing / Biking / Running marathons
- ❖ Dance / Theatre / Music Festivals *
- ❖ Summer Gynkhana events.
- ❖ Christmas lights display*
- ❖ Christmas wagon tours through West Lakes
- ❖ Ice sculpture at Bower Ponds
- ❖ Cabaneg sucre
- ❖ Multi-cultural events
- ❖ Annual park clean-up / Community involved.
- ❖ Outdoor Film Festival event – Bower Ponds

THREE MILE & RIVER BEND

SPECIAL EVENTS

- ❖ Music Festival*
- ❖ Mountain bike, running, X-country skiing racing.*
- ❖ Cycle cross racing.*
- ❖ Adventure (canoe, kayak & biking)* racing.
- ❖ Winter games.*
- ❖ X-c ski loppet.
- ❖ R.C. Car races. (3 mile)
- ❖ Elementary school loppet.
- ❖ Kayak Polo Tourney. (3 mile)
- ❖ Winter bird count.
- ❖ Dog walk. ('Bark at the bend' SPCA)
- ❖ May species count.
- ❖ Wedding events.
- ❖ Summer games.
- ❖ River/trail annual clean up.*
- ❖ Annual marathon. *

(*) Both parks.

SUMMARY OF FEATURES – HERITAGE RANCH

Features listed in order of approval by the participants of the Waskasoo Co-Design Visioning.

The first figure gives the ratings in the column “Great idea! Go for it.”

The second figure gives the number of ratings in the “Good idea but needs more designing.”

The third figure gives the number of ratings in the “Good idea but belongs elsewhere.”

APPROVED FEATURES

Visual connection to park from inside 14 / - / -
Directing visitors to desired destination clearly 12 / - / -
Consistent aesthetic theme-easily identifies attractions 12 / - / -
Feature Gateway to Heritage Ranch 12 / - / -
Information allows clear choice of destination 12 / - / -
Large fireplace at end of hall for winter events 11 / - / -
Park user amenities, washrooms & snack bar 11 / 1 / -
High capacity 200-300 people indoor and on deck in good weather 11 / 1 / 5
Windows on beautiful view to river valley, north and east 10 / - / -
Retain look of ranch setting 10 / - / -
Make observation deck into barbecue area for groups of 20+ 10 / 1 / -
Connecting deck between observation deck and hall deck 10 / 4 / -
Signage Blends in with natural scene 10 / 1 / -
Vehicular scaled signage and pedestrian oriented 9 / 2 / -
Day use picnic area 9 / 3 / -
Bike/ski rentals for exploring parks 9 / 2 / -
School & Group Programs and equipment support 9 / 1 / -
Year-round staffing, security & maintenance 9 / 4 / -
Interpretive/Program personnel on site 9 / 2 / -
Communicate clearly the facilities and events within the area 9 / 2 / -
Gateway to Waskasoo Park System 8 / 4 / -
Office / laboratory space for park staff or other agencies 8 / 6 / -
Multi-use meeting space, office, interpretive 8 / 6 / -
Kitchen in existing structure 8 / 4 / -
Night lighting under canopies 8 / - / -
Safety signage at trail heads 8 / 1 / -
Interpretive signage, natural artwork along trails 8 / 1 / -
Reconfigure existing access from 43rd Ave. 8 / - / -
Strengthen sense of gateway to park/ranch 8 / - / -
Allow two-way traffic on loop near ranch 8 / - / -
Provide day-use area near parking lot 7 / 1 / -
Overnight R.V. camping (no services) 7 / - / 1
Signage continues throughout park system 7 / 1 / -
Cohesiveness between artwork and signage 7 / 2 / -
Hall has dividers to make smaller areas 7 / 4 / 1
Overnight camping 6 / 4 / 3
Show connections to other park maps, travel times & distance 6 / 2 / -
Meeting place 5 / 2 / -

NEEDS MORE DESIGNING

Trail use staging area 4 / 8 / -

SUMMARY OF FEATURES - BOWER PONDS

APPROVED FEATURES

Enlarged bandstand 14 / 1 / 1
Change facilities in pavilion 14 / - / -
Change areas at rear of bandstand 13 / 3 / -
Low level foot lights 13 / - / -
Lighted fountain 13 / 2 / -
Theme signage (permanent + 'events) 13 / - / -
Open view to whole park area 13 / - / -
Spray park for children 12 / 2 / -
First Night celebration at Bower Ponds 12 / - / -
Pond side boardwalk 11 / 1 / -
Coffee shop (indoor with outdoor counter) 11 / 2 / -
Ice sculpture 11 / - / -
Lighting for evening activities 11 / 2 / -
Non slip rubber matting 10 / 4 / -
Festival stage 10 / 2 / -
Wining & dining at Cronquist House 10 / 3 / 2
Public access to heated washrooms (24/7) 10 / 2 / -
Elevator / stairs down bank to bridge 10 / 4 / -
Flower boxes 10 / 3 / -
Tables, chairs, benches & garbage containers 10 / 3 / -
Lights in views 10 / - / -
Pedway bridge from River Lands 9 / 3 / -
Bridge across Red Deer River to Bower Ponds 9 / 5 / -
Natural Strata display 8 / 5 / -
Cultural activity / kiosk pods 8 / 6 / -
Ski and other equipment rental 8 / 3 / -
Designated hockey area 8 / - / 2
Designated ice skating only 8 / - / 3
Riverside Promenade 8 / 5 / -
Enclosed wading pool area 8 / 5 / -
Theatre under the stars 7 / 2 / -
Semi -formal dining facility 7 / 5 / 3
Luge slide used summer & winter 7 / 6 / -

NEEDS MORE DESIGNING

Toboggans (gentle slope for pre-school and family) 4 / 6 / 1
Roof top patio / restaurant, lounge with panoramic view 6 / 6 / 1
Ice fishing 1 / 4 / 3

BELONGS ELSEWHERE

Quarry interpretive center 6 / 3 / 6
Licensed lounge 5 / 2 / 6

SUMMARY OF FEATURES – River Bend Park

APPROVED FEATURES

Well groomed trails. 16 / - / -
Wheel chair accessibility. 16 / - / -
Expanded shady area. 15 / 1 / -
Retain hiking, biking and ski trail system as is. 14 / - / -
Solar powered night lighting. 14 / - / 1
Open to 9pm (night skiing). 14 / - / 1
Keep integrity of existing forest environment. 14 / - / -
Trail head signage. 14 / - / -
Keep natural serenity, natural sound, light, smells and surfaces. 14 / - / -
Trails well maintained. 13 / - / -
Improved interpretive signage. 13 / - / -
Access to clubhouse with parking at night. 13 / 1 / -
Playground / water park. 13 / 2 / -
Tiered trail connected to loop. 13 / - / 4
Volunteer patrols. 12 / 3 / -
Parkland forest trails at River Bend. 12 / - / -
Reading rocks. 12 / - / 4
McKenzie connect trail system to River Bend. 11 / 3 / 3
Toddler's raft ride (Kiddy's Kreak) 11 / 6 / 1
Expanded beach. 11 / 3 / -
Interpretive center / kiosk. 10 / 4 / -
Stairs leading directly up Knowl. 10 / 2 / 4
Rest / interpretive stations. 10 / 1 / 4
Meadow at top of Knowl. 9 / 4 / 2
Views over golf course. 9 / 3 / 3
Public art installations. 9 / 2 / 4
Night skiing at River Bend. 9 / 5 / -
New toilets at trail heads, and picnic / pull in & upper meadow. 8 / 3 / -
Tobogganing. 8 / 3 / 4
Split multi-use path way. 7 / 5 / 4
Interpretive river tours. 7 / 4 / 4
Exercise stations. 7 / 3 / 4
Shelter in upper meadows. 7 / 4 / 1
Groups of fruit and berry trees planted at random in upper meadows. 7 / 4 / 4

BELONGS ELSEWHERE

Golf course expansion. (additional 9 holes) 4 / 1 / 10
Winter skate area on lake. 6 / 3 / 6
X-country skiing in winter. (path around golf course) - / - / 1

SUMMARY OF FEATURES – Three Mile Bend Park

APPROVED FEATURES

Water quality improvement (e.g. windmill for aeration). 17 / - / 1
Concentrate on 'passive' uses for this park. 15 / - / -
Preserve existing landscape qualities. 14 / - / -
Area maps signage. 14 / - / 1
Landscape buffer to city yards. 14 / - / -
Windmill runs aerator. 14 / 1 / 1
Maintain 'naturalized' feel to park. 13 / - / -
Quieter environment for park users & wildlife sanctuary. 13 / 1 / -
Passive orientation & interpretation. 13 / - / -
Maintain off leash area. 13 / 1 / 1
Vegetation screens public works yard from park. 13 / - / -
Park Ranger patrol for year round education & bylaw enforcement. 12 / 2 / -
Trees around jump ramps. 12 / - / 4
Security park ranger patrols. 12 / 1 / 1
Shared use trails. 12 / - / 3
Decrease illegitimate use of park through controlled access. 12 / - / -
Interpret reclaimed vegetated area. 12 / - / -
Additional washroom facility. 12 / 1 / -
Allow seasonal access to canoe launch & ski jump facility. 11 / - / -
Launch boardwalk for kayaks etc. 11 / 1 / 2
Landing and access for canoe / kayak circuit. 11 / 1 / 2
Preserve / enhance tree screen. 11 / 1 / -
Improve pond water quality through aeration. 11 / 1 / 1
Parking lot is rendezvous point. 9 / 1 / -
Landscaping inside and outside of track. 9 / - / 4
Public works yard overlooks park for natural surveillance. 7 / 3 / 1
Wider trails. 6 / - / -
More bench / rest areas / tables. 6 / 4 / 4
Relocation of radio-control car track to a more appropriate setting. 6 / 4 / 1
More effective access and circulation to enhance user safety. 5 / 3 / -
Real time web cam park coverage. 5 / 3 / 1
R.C. track fencing. 4 / 3 / 1

NEEDS MORE DESIGNING

Self – maintained shinny hockey rink. 4 / 7 / 2
Spectator seating. 1 / 6 / 5
More parking. 6 / 6 / 1
Festive flags on jump structure. 3 / 3 / 2

Appendix C:

Discovery Tour

Premiering Red Deer's Special Gathering Places

Red Deer Citizens Get a Sneak Peek

For Immediate Release – April 11, 2005

RED DEER – On May 5, Red Deer citizens are invited to take part in a Discovery Tour - an inspiring multimedia experience of the Waskasoo Park's Special Gathering Places – specifically, Heritage Ranch, Bower Ponds, Three Mile Bend and River Bend. Citizens will be asked to share their innovative and fresh ideas to enliven these Special Gathering Places and to indicate their preferences on ideas generated to date.

"The Discovery Tour is the ticket for the people of Red Deer to transform their Special Gathering Places into memorable destinations that will add quality of life," said Barbara Hill, Senior Project Consultant for the City of Red Deer. A tour guide, (a landscape architect), will lead the public on an interactive tour of Heritage Ranch, Bower Ponds, Three Mile Bend and River Bend, featuring video footage and graphics. Guests at the Discovery Tour will see current park features and amenities and will explore some different possibilities for these special places - parking, access, signage, safety, new facilities, upgrades, and landscaping. After the tour, participants will be encouraged to visit tour booth displays to share their ideas and opinions with the project team.

When: Thursday, April 28 - Advanced Screening for media & invited guests
Thursday, May 5 - General Admission for Red Deer public

Where: Carnival Cinemas, 5402 47th Street, Red Deer

Time: For both the General Admission and Advanced Screening
6:30pm - Doors Open
7:00-7:45pm - Show
7:45-8:30pm – Booth Displays and Discussion

All tour participants will receive a voucher for a complimentary popcorn and pop.

The Discovery Tour will assist the City of Red Deer in developing Special Gathering Places that are sustainable, innovative and reflective of community needs and desires. "Top-notch recreational spaces can provide users with many benefits – socially, recreationally, physically and educationally," said Barbara Hill, "I encourage interested Red Deer citizens to attend the Discovery Tour of these Special Gathering Places. Seating for 200 people is available; however, we invite input from everyone as these places have meaning to all Red Deer citizens."

For those who are unable to participate in the tour, the presentation materials will be available for viewing for one week at City Hall after the May 5 presentation.

The Special Gathering Places Study is the second phase of the four-phase 2004 Waskasoo Park Study initiated by the City of Red Deer.

- 30 -

For more information, please contact:

Barbara Hill
Senior Project Consultant
City of Red Deer
Phone: (403) 309-8588
Email: Barbara.hill@reddeer.ca

WASKASOO PARK **DISCOVERY TOUR**

....imagine the possibilities

Special Gathering Places
Context and Ideas Overview

April 2005

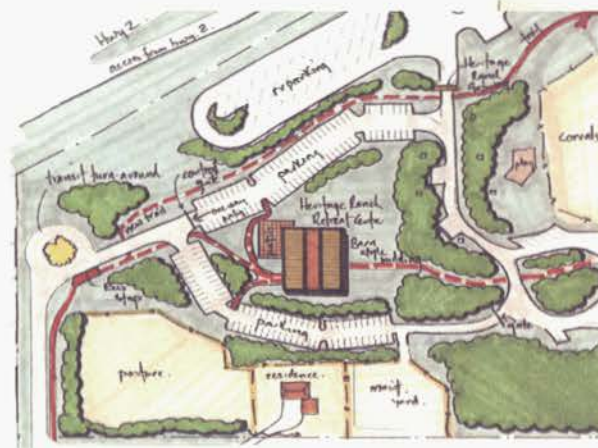
WASKASOO PARK DISCOVERY TOUR



Heritage Ranch

Existing Features & Uses

Heritage Ranch



Heritage Ranch Retreat Centre?



....imagine the possibilities

WASKASOO PARK DISCOVERY TOUR

Should the Heritage Ranch Theme be maintained but programs and services reduced?Or.....

.....Should the Heritage Ranch theme and Equestrian uses be completely phased out over time?

Heritage Ranch



....imagine the possibilities

WASKASOO PARK DISCOVERY TOUR

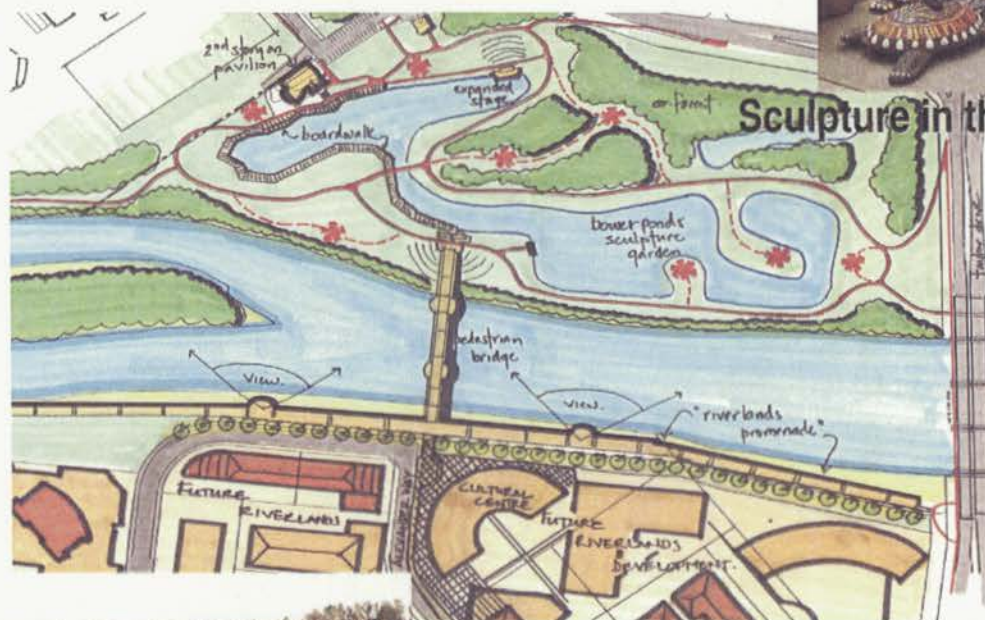


Bower Ponds



Existing Features & Uses

WASKASOO PARK DISCOVERY TOUR



Sculpture in the Park?



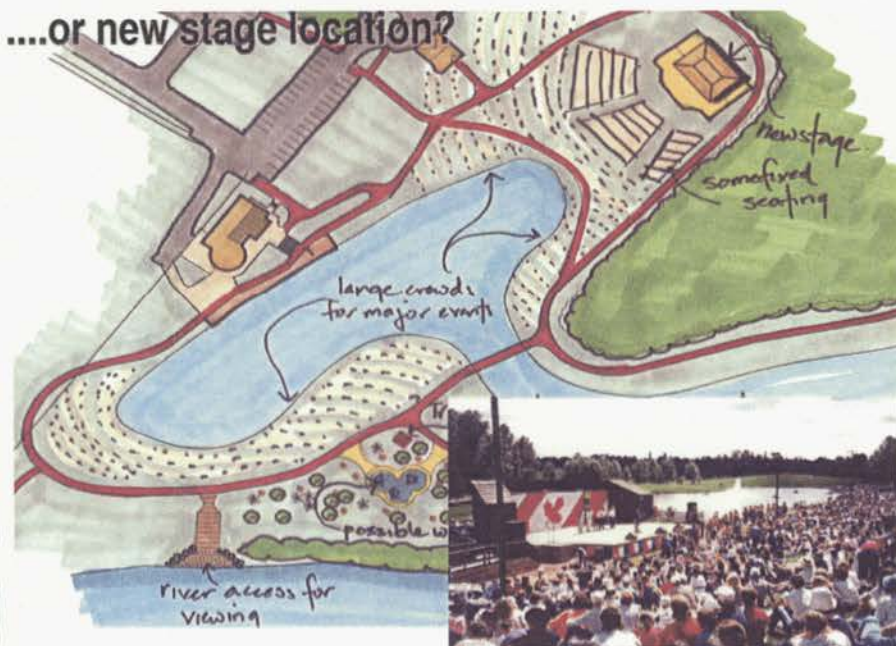
Pedestrian Bridge and
Riverlands Promenade?



Bower Ponds

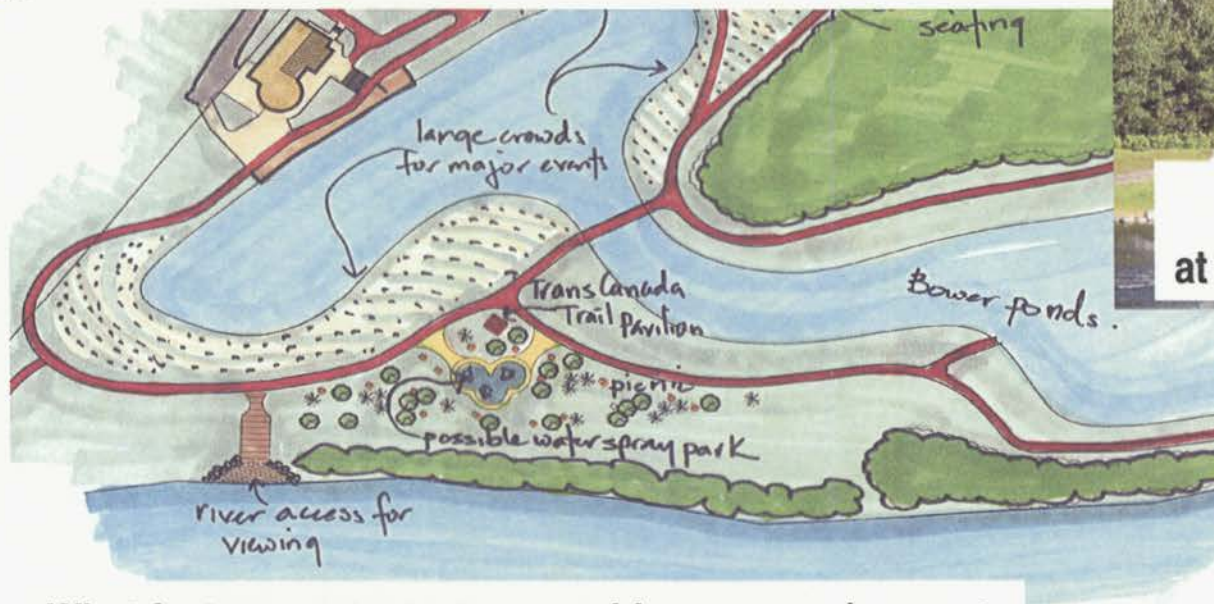


Enhance existing stage?....better programming?
....or new stage location?

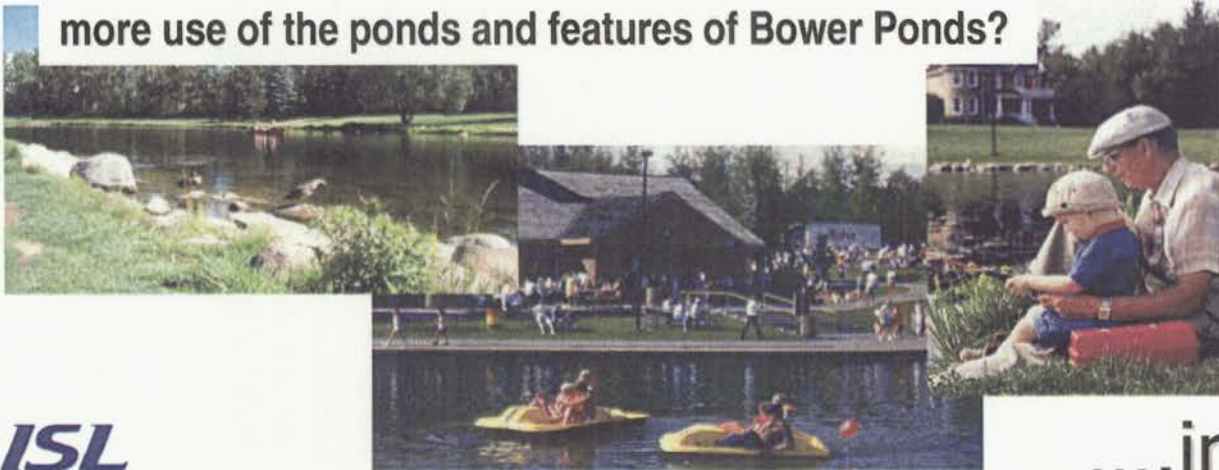


....imagine the possibilities

WASKASOO PARK DISCOVERY TOUR



What features or programs would encourage/support more use of the ponds and features of Bower Ponds?



Bower Ponds



Fine Dining
at Cronquist House?



Pavilion with second floor café?



....imagine the possibilities

WASKASOO PARK DISCOVERY TOUR



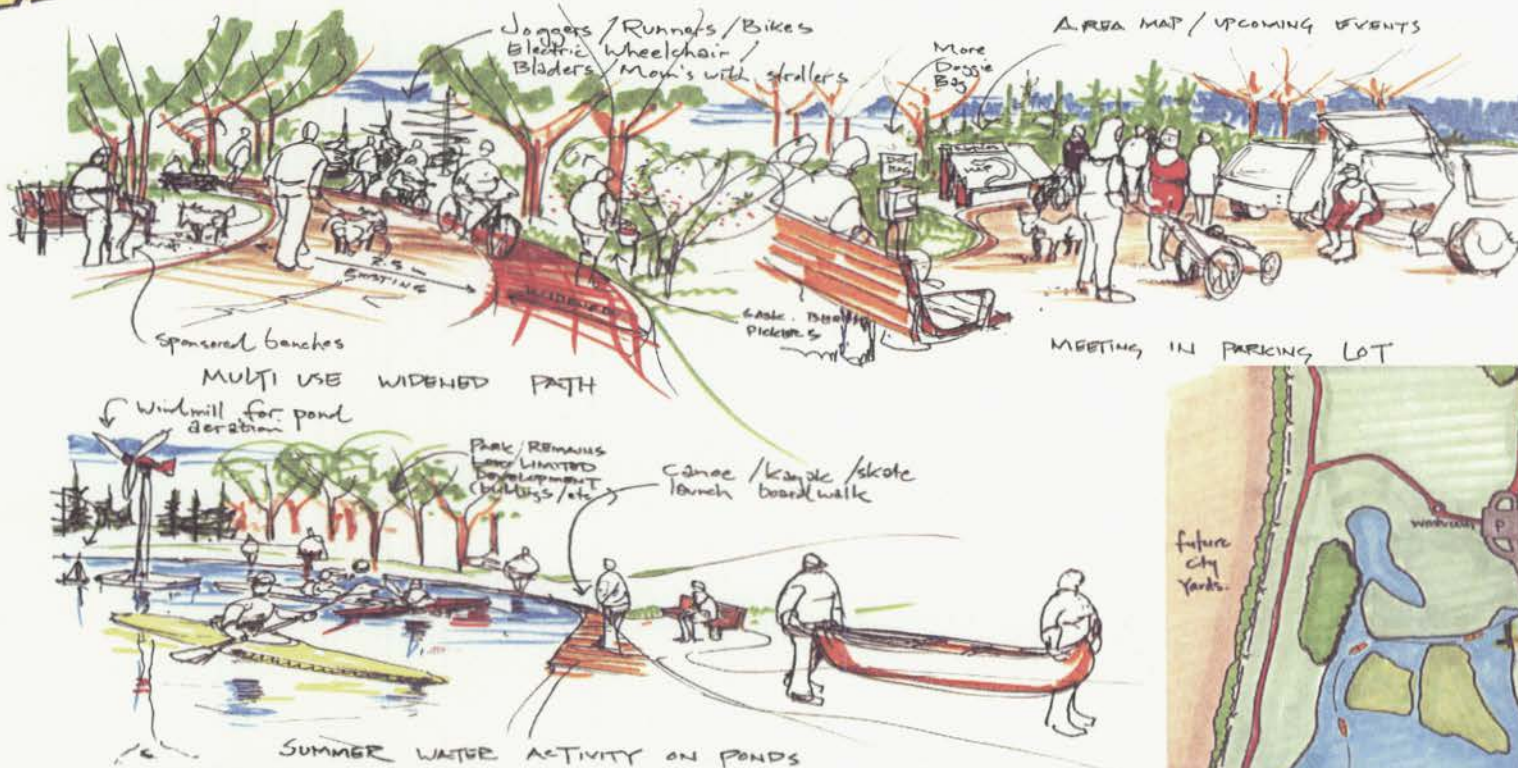
Three Mile Bend



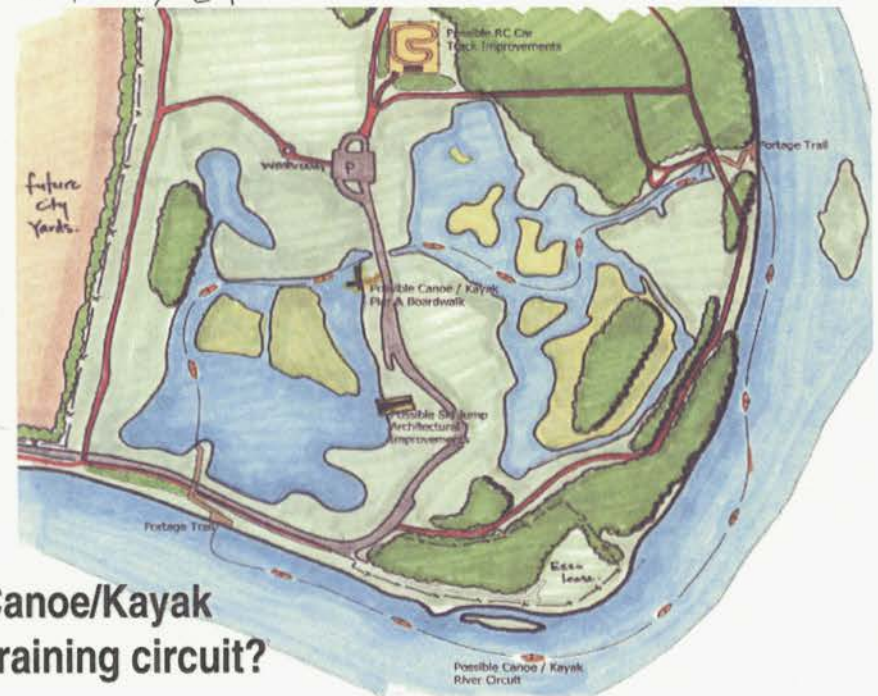
Existing Features & Uses

WASKASOO PARK DISCOVERY TOUR

Three Mile Bend



Improved trails
and amenities for
dog walkers?



Increased water activity?



Interpretive
Signs?

Canoe/Kayak
training circuit?

....imagine the possibilities

WASKASOO PARK DISCOVERY TOUR

Three Mile Bend



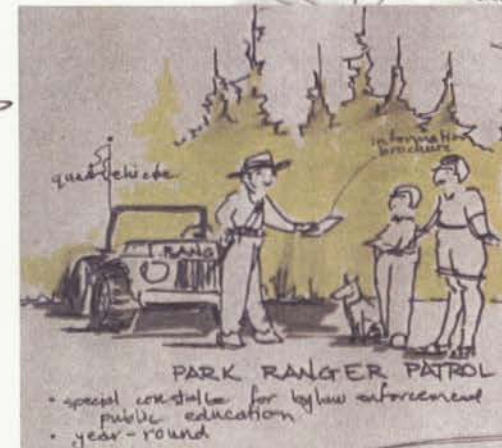
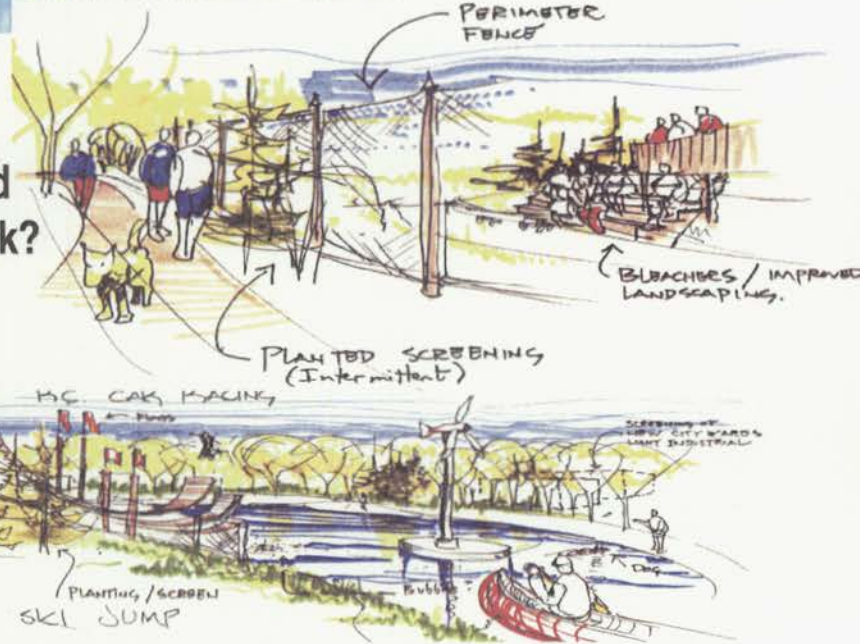
Water quality improvements?



Waskasoo Park
Web site?



Fence and
screening around
RC Car Club track?



Park Wardens for
education and
bylaw enforcement
throughout
Waskasoo Park?

Architectural Improvements to ski jump?

....imagine the possibilities

WASKASOO PARK DISCOVERY TOUR

River Bend



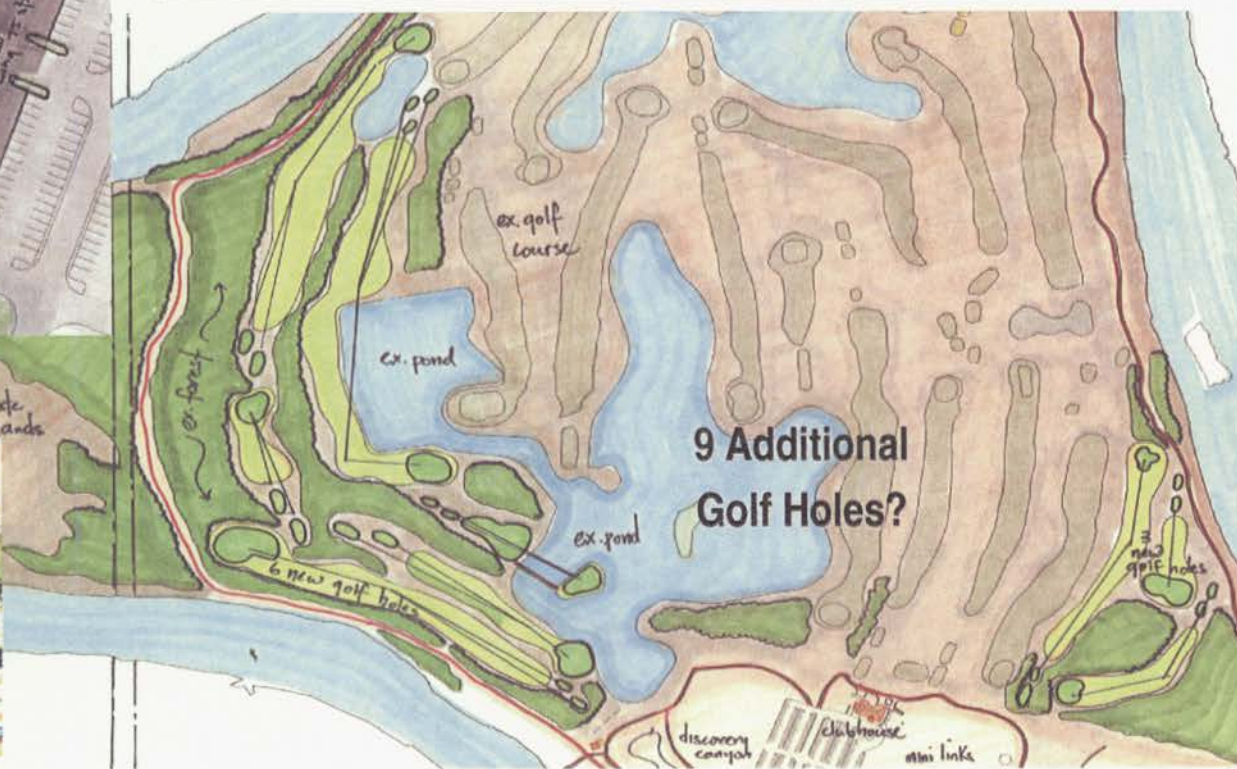
Existing Features & Uses

WASKASOO PARK DISCOVERY TOUR

River Bend



Expanded Discovery Canyon?



9 Additional
Golf Holes?

....imagine the possibilities

WASKASOO PARK DISCOVERY TOUR

River Bend



Serenity Garden?



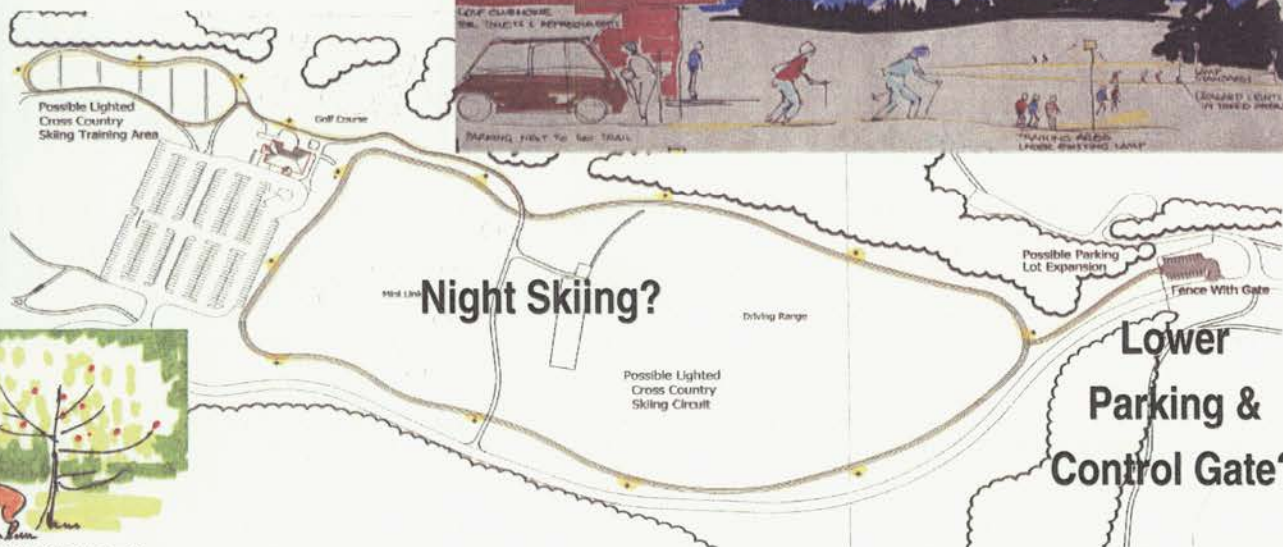
Picnic Shelters?



Interpretive Trails?



GROUPS OF FRUIT TREES - INDIGENOUS
PLANTED AT RANDOM
IN UPPER MEADOWS



....imagine the possibilities



Discovery Tour Open House Summary of Results

Jun-05

HERITAGE RANCH			Great Idea	Like - Needs Improvement	Don't Like Idea
Access & Awareness	Strong	Support	66%	18%	16%
Camping - approx. 20 stalls	Mixed	Support	41%	22%	37%
Heritage Retreat Centre -	Mixed	Support	47%	27%	26%
Phase out trail riding	Mixed	Support	36%	35%	29%
Phase out theme and equestrian	Strong	Against	22%	9%	69%
Waskasoo Discovery Centre	Mixed	Support	45%	28%	27%
Group camp & education	Moderate	Support	56%	21%	23%
Lower Lands - reclamation	Moderate	Support	50%	20%	30%

THREE MILE BEND			Great Idea	Needs Improvement	Don't Like Idea
Retain primarily as Dog Park	Strong	Support	78%	11%	11%
Canoe Boardwalk/Pier	Strong	Support	66%	20%	14%
Canoe/Kayak Circuit	Strong	Support	78%	13%	9%
Ski Jump Improvements	Strong	Support	68%	16%	16%
Add Interpretive signs	Strong	Support	72%	13%	15%
RC Club Improvements	Moderate	Support	52%	14%	34%

BOWER PONDS			Great Idea	Needs Improvement	Don't Like Idea
Promenade	Strong	Support	60%	26%	14%
Pedestrian Bridge	Strong	Support	70%	17%	13%
Art in the Park	Moderate	Support	49%	28%	23%
Boardwalk around Pond	Moderate	Against	28%	17%	55%
Existing Stage Enhanced	Strong	Support	63%	25%	12%
New Stage	Moderate	Support	54%	21%	25%
What Stage Programming?	Music 34% Theatre 26%			Noise Concerns 18%	
Family Use Features	Moderate	Support	58%	30%	12%
Expanded Pavilion	Moderate	Support	56%	15%	29%
Cronquist House - New opport.	Moderate	Support	57%	26%	17%
What type of water activities?	Fine as is 38%				

RIVER BEND			Great Idea	Needs Improvement	Don't Like Idea
Expand Discovery Centre	Strong	Support	83%	13%	4%
Paddle Boats	Strong	Against	30%	7%	63%
Golf Course 9 more holes	Mixed	Support	42%	14%	44%
Night Skiing	Moderate	Support	57%	18%	25%
Lower Parking lot	Strong	Support	70%	14%	16%
Biathlon Range Removed	Mini Golf 22%	Restore 24%		Keep Range - 20%	
Serenity Garden	Moderate	Support	57%	17%	26%
Additional features to					
enhance natural area			More trees & trails 26%	Leave as is 26%	

Appendix D:

Open House



You're Invited . . .

The City of Red Deer is pleased to invite you to an Open House for Waskasoo Park Special Gathering Places. This is an opportunity for you to learn more about the results of the Waskasoo Park Discovery Tour and the future plans for Heritage Ranch, Bower Ponds, Three Mile Bend and River Bend.

We'd like to hear your feedback on all of the proposed features and programs and how they have been integrated into these Special Gathering Places. Please join us and make your imprint on the Waskasoo Park Special Gathering Places.

The Open House will be held at:

City of Red Deer Public Library
Snell Auditorium
4818-49 Street

Tuesday, June 21, 2005

4:30pm - 7:30pm

Refreshments will be provided.

For more information, please contact:

Randy Heaps

ISL

Ph: (780) 438-9000

rheaps@islgroupp.ca

Barbara Hill

City of Red Deer

Ph: (403) 309-8588

Barbara.hill@reddeer.ca

WASKASOO PARK

SPECIAL GATHERING PLACES

Public Open House

Tuesday June 21
4:30-7:30 pm
Snell Auditorium

Discovery Tour Results

On April 28 and May 5, the City hosted the Waskasoo Park Discovery Tour.

A multimedia presentation, displays and passports were used to define the ideas which had been proposed to date for each of the Special Gathering Places.

A total of 155 passports were returned and these charts provide a summary of the ratings of each the proposed ideas.

HERITAGE RANCH			Great Idea	Like - Needs Improvement	Don't Like Idea
Access & Awareness	Strong	Support	66%	18%	16%
Camping - approx. 20 stalls	Mixed	Support	41%	22%	37%
Heritage Retreat Centre -	Mixed	Support	47%	27%	26%
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What type of water activities?	Fine as is 38%				

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Biathlon Range Removed	Mini Golf 22%	Restore 24%		Keep Range - 20%	
Serenity Garden	Moderate	Support	57%	17%	26%
Additional features to enhance natural area More trees & trails 26% Leave as is 26%					

Following the Discovery Tour, the project steering committee reviewed the comments provided by the community and then reached a consensus on the proposed development concepts for each of the Special Gathering Places.

These proposed development concepts are what is being presented this evening.

Heritage Ranch

PROPOSED DEVELOPMENT CONCEPT

Access & Awareness
Improved signage,
gateway, traffic flow

Heritage Ranch Building,
theme and equestrian
functions maintained
(Trail riding phased out)

Waskasoo Discovery Centre
as part of existing
building programming.
Group camps, nature
tours and education

Day use area as site to
support highway use and
future Discovery
programs

Lower Lands – bike trails,
reclamation, wagon rides,
nature interpretation

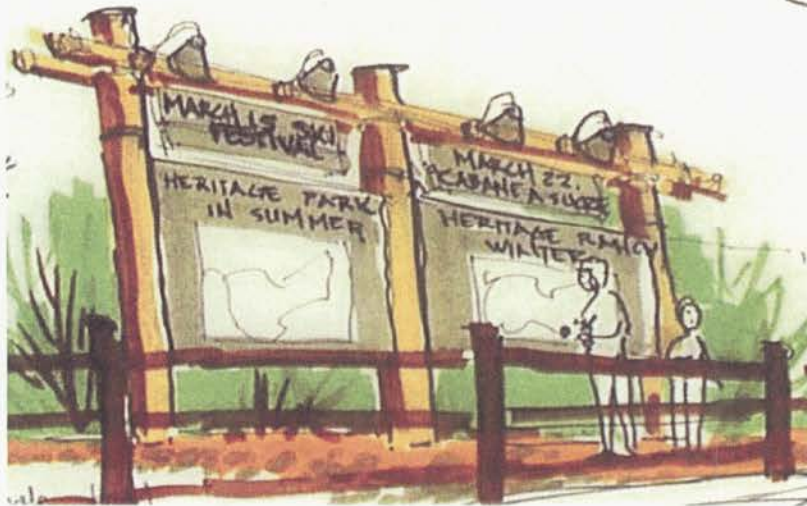


Proposed Development Concept

Heritage Ranch



Improved access & awareness



Waskasoo Park Discovery Centre

Proposed Development Concept

Maintain the Heritage
Ranch Theme but
eliminate trail rides.

Restoration &
interpretation of lower
Lands



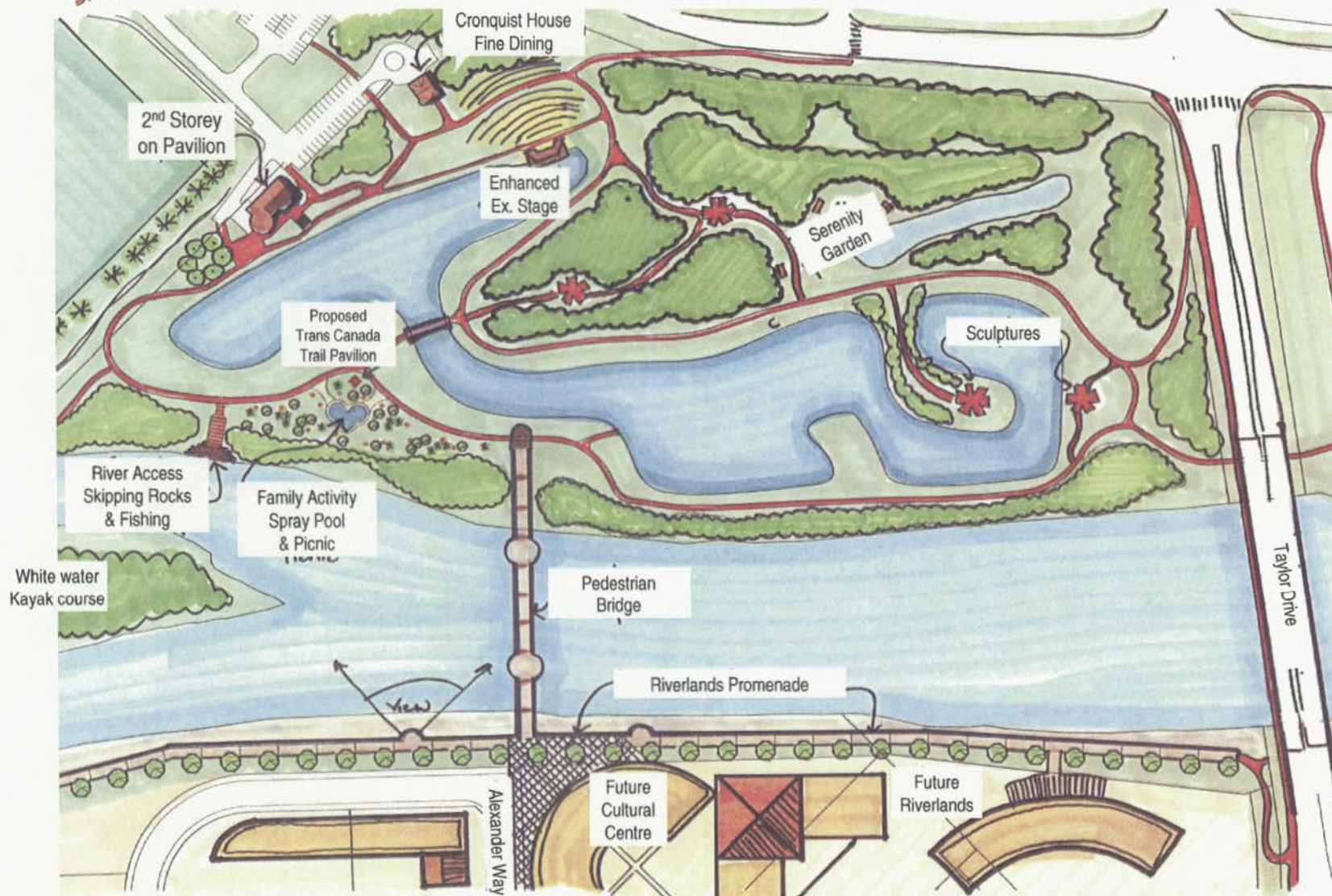
Heritage Ranch



Proposed Development Concept

WASKASOO PARK SPECIAL GATHERING PLACES

Bower Ponds



**PROPOSED
DEVELOPMENT
CONCEPT**

Promenade

Pedestrian Bridge

Art in the Park

Serenity garden

**Existing Stage
Enhanced/More
Programming**

Family Use Features

**Expanded Pavilion
2nd storey patio**

**Cronquist House
Fine dining**

Proposed Development Concept

WASKASOO PARK SPECIAL GATHERING PLACES



Enhance existing stage
and better programming



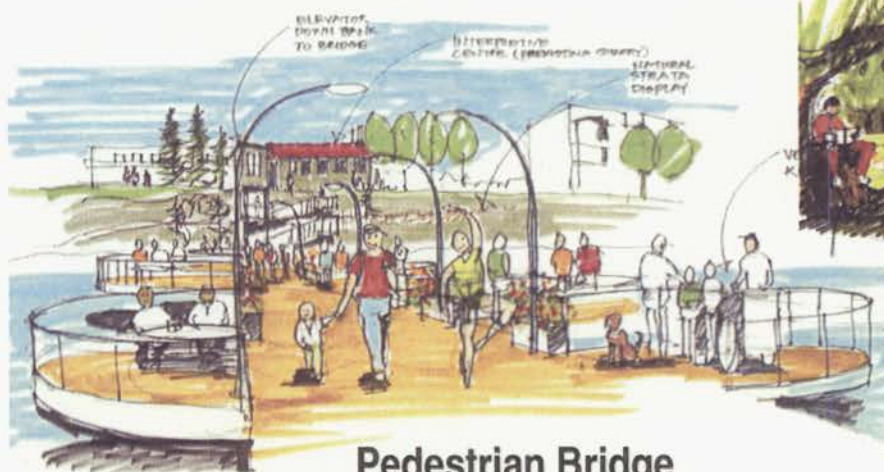
Sculpture in the Park



Bower Ponds



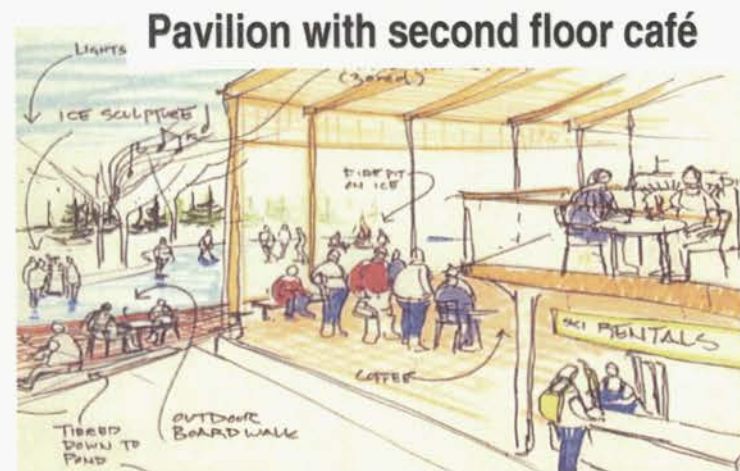
Fine Dining
at Cronquist House



Pedestrian Bridge



Serenity Garden



Pavilion with second floor café

Proposed Development Concept

Three Mile Bend



PROPOSED DEVELOPMENT CONCEPT

**Maintain as primary
dog off leash area**

**Improved trails &
amenities for dog
walkers**

**Improved water
quality**

**Canoe/Kayak circuit
& pier/boardwalk
for lessons**

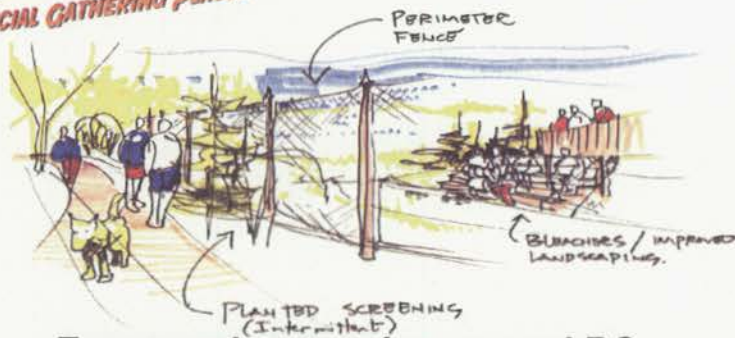
**Architectural
Improvements to
Ski Jump**

**Screening & fencing
around
RC Car Club**

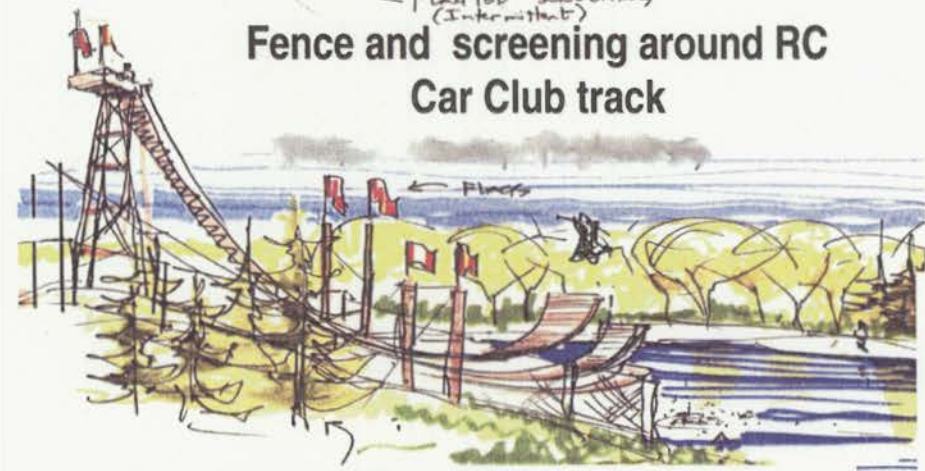
Proposed Development Concept

WASKASOO PARK

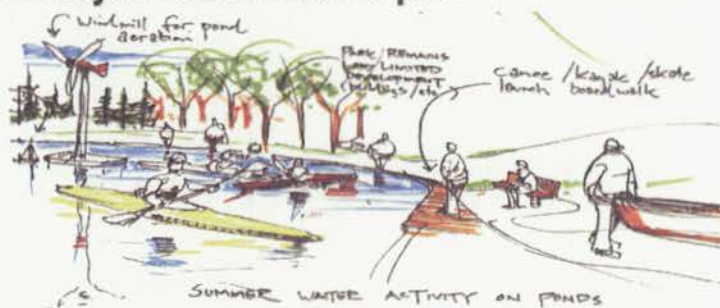
SPECIAL GATHERING PLACES



Fence and screening around RC Car Club track



Architectural Improvements to ski jump & Canoe/Kayak boardwalk & pier



Three Mile Bend

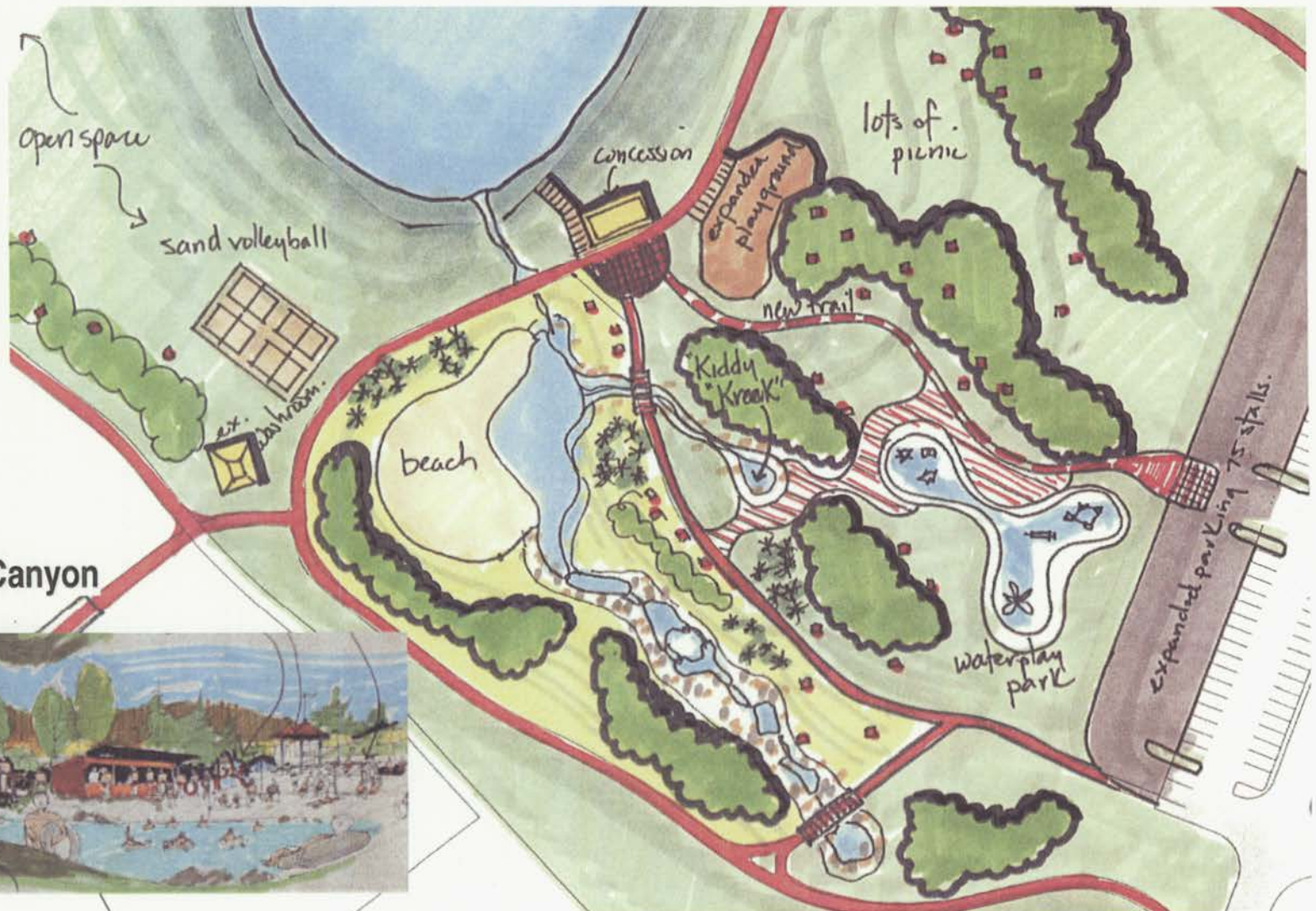
AREA MAP / UPCOMING EVENTS



Improved trails and amenities for dog walkers



Proposed Development Concept



Expanded Discovery Canyon



Proposed Development Concept

Maintain the Trail
loop around golf
course

ex. golf
course

ex. pond

6 New Holes

private
lands

ex. forest

9 Additional
Golf Holes

ex. pond

6 new golf holes

3
New Holes

discovery
canyon

clubhouse

mini links

WASKASOO PARK

SPECIAL GATHERING PLACES



Interpretive Trails



GROUPS OF FRUIT TREES - INDIGENOUS
PLANTED AT RANDOM
IN UPPER MEADOWS

River Bend



Picnic Shelters



Proposed Development Concept

Exit Survey Summary

A public open house was held on June 21, 2005 from 4:30-7:30pm in the Snell Auditorium of the Red Deer Public Library. The event was well advertised and was attended by 143 people which was a higher than expected result. The number of attendees was boosted by users of the River Bend golf course who had been encouraged to come out and support the proposed expansion of the golf course to 27 holes.

An exit survey was available to provide an opportunity for attendees to mark their level of support for the proposed development concepts for each of the Special Gathering Places as well as to provide suggestions for improving the proposals or to identify alternative ideas, issues or concerns. Of the 139 exit surveys that were filled out, ISL determined that 79 had been filled in by the golf proposal supporters. These were surveys which generally had a check mark of support for all of the proposals as well as a short written comment in support of the golf expansion.

Any exit surveys which had comments for any of the other sites were grouped and the identification of support and the specific comments are included in the following summary. Some of these surveys were likely filled out by those that had come out primarily to support the golf course expansion, but are included in the summary because the individuals did take the time to comment on the other proposals. In total there were 60 exit surveys which provided input and comment on some or all of the proposed development concepts for the Special Gathering Places.

As summarized below, the level of support (on the 60 surveys) for all of the proposed development concepts is very high. Suggested improvements to the concepts, as well as concerns and specific reasons for not supporting a concept were often provided on multiple surveys (as indicated by the numbers in brackets eg. (3)) . The comments summarized below are the ones that identify specific ideas or issues. General comments of support have not been summarized but can be reviewed upon request.

1.0 Heritage Ranch

Proposed development concept includes better site access and awareness, improved traffic flow into the site, maintaining Heritage Ranch theme but phasing out trail riding (keeping wagon/sleigh rides). Reprogramming of existing building to include Waskasoo interpretation, group camp & education programs. Reclamation of lower lands with conversion of some trails to multiuse or interpretive with links to Fort Normandeau and Maskepetoon.

Results:

I Support it:	44
I support it, would like improvements:	13
I Don't support it:	3

Heritage Ranch Comments:

- Concern with problems/vandalism related to group camp (3)
- Maintain trail rides (4)

- Where are the X-country trails?¹ (5)
- Concerns about damage at Maskepetoon (3)
- Cheaper way to link to Maskepetoon?
- Should be self supporting/sustainable
- "Red" Deer at Tourism like Dino at Drumheller
- Support link to Fort Normandeau (5)

2.0 Bower Ponds

Proposed Development Concept includes promenade, pedestrian bridge, sculpture, serenity garden, existing stage enhanced, stage programming, family use features, expanded pavilion, fine dining (or other expanded uses) at Cronquist House.

Results:

I Support it:	43
I support it, would like improvements:	13
I Don't support it:	4

Bower Ponds Comments:

- Ped. Bridge too expensive/Taylor Dr. bridge serves same purpose (5)
- No fine dining at Cronquist (4)
- TCT Trail pavilion location too busy, needs better location
- Add parking to Riverlands side

3.0 Three Mile Bend

Proposed Development Concept includes retaining Three Mile Bend as primarily an off leash park but with improved amenities such as benches, more parking, interpretive signs more waste bins and bag dispensers. Other improvements such as a canoe boardwalk/pier, canoe/kayak circuit, ski jump improvements, and RC club improvements

Results:

I Support it:	49
I support it, would like improvements:	8
I Don't support it:	3

Three Mile Bend Comments:

- Need controls/signs/bylaw to keep off leash dogs out of other parks (2)
- More control of their dogs
- RC Car Club track doesn't fit/frivolous/noisy/should be moved (7)
- Move city yards to another location

¹ Note: X-Country trails have not been removed they were just not shown – will be identified as an ongoing feature in report)

4.0 River Bend

Proposed Development Concept includes expanded Discovery Canyon, Golf Course expanded with 9 more holes, night skiing, lower parking lot, removal of biathlon range, and additional features to enhance natural area.

Results:

I Support it:	36
I support it, would like improvements:	11
I Don't support it:	13

River Bend Comments:

- No more golf (6)
- City should not be supporting private venture/should not be in golf business (2)
- Protect natural areas/old growth forest (3)
- Night skiing - expensive/ will not be used/who will pay/vandalism concern (8)
- Where is Biathlon range? (2)
- Need Bus service/shuttles to River Bend (2)
- Discovery Canyon big enough
- Golf course provides revenue for all parks (9)

Appendix E:

River Bend Expansion Environmental Assessment

**Environmental Assessment for a
Proposed 9-Hole Expansion at
River Bend Golf and Recreation Area,
Red Deer, Alberta**

Draft Report

Prepared for:

Infrastructure Systems Ltd.
Edmonton, Alberta

Prepared by:

**Spencer Environmental
Management Services Ltd.**
Edmonton, Alberta

Project Number (EP-228)

August 2005



SPENCER ENVIRONMENTAL
MANAGEMENT SERVICES LTD.

Suite 801, Capital Place
9707-110 Street, Edmonton, Alberta, T5K 2L9
Phone (780) 429-2108 Fax (780) 429-2127
E-Mail: rspencer@spencerenvironmental.ab.ca

Randy Heaps, CSLA
Infrastructure Systems Ltd.
Suite 100, 7909 – 51 Ave.
Edmonton, Alberta
T6H 5G8

12 August 2005
EP-228

Dear Mr. Heaps,

**Re: Environmental Assessment for a Proposed 9-Hole Expansion at River Bend
Golf and Recreation Area, Red Deer, Alberta**

Please find enclosed one copy of the draft report for the above-named project. It is our understanding that this assessment will be distributed to members of the Steering Committee for their review and comment, and then appended to ISL's report.

If you have any comments or questions regarding this report, please contact either of the undersigned.

Sincerely,

**Spencer Environmental
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1.0 INTRODUCTION

In early 2005, the City of Red Deer Community Services Department engaged Infrastructure Systems Ltd. (ISL) to undertake Phase 2 of the Waskasoo Park Study. In general, the Waskasoo Park Study comprised a reassessment of the needs and uses of Waskasoo Park, a major urban park within the City of Red Deer. As a result of that study, it was determined that there was little demand for changes to the park, with the exception of the River Bend Golf and Recreation Area. In that area, a need and desire to expand the current 18-hole municipal golf course to 27-holes was identified. To that extent, ISL retained Spencer Environmental Management Services (Spencer Environmental) to assess the potential impacts to vegetation and wildlife that might result from the development of an additional nine holes. This report comprises the result of that assessment.

2.0 METHODS

As a component of the overall Waskasoo Park Study, Spencer Environmental completed *An Overview of Biophysical Conditions at Four Special Gathering Places* in early 2005. The River Bend Golf and Recreation Area (River Bend) was discussed in that report, however, it consisted primarily of a qualitative overview of biophysical site characteristics that relied on pre-existing information. In order to provide input with respect to the environmental impacts of the proposed golf course expansion, it was necessary to implement a fieldwork program to collect additional biophysical information specific to River Bend. Considering that the environmental assessment was to focus on wildlife and vegetation resources, in July 2005 Spencer Environmental undertook a breeding bird survey, a more general investigation of wildlife use, vegetation typing and rare plant survey. The following is a more detailed summary of the methods used for each of those surveys.

2.1 Breeding Bird Survey

Field surveys to characterize breeding bird richness and abundance in the local study area were conducted on 13 July 2005. Breeding bird surveys were conducted at ten separate locations (Figure 1) to obtain data for all representative habitat types within the local study area. Breeding birds were sampled using a 50 m, fixed radius point-count survey in which all birds identified by sight and sound over an 8 minute period were recorded. Conditions at the time of the surveys were ideal for detecting bird song (i.e., no precipitation, winds of 11 km/h or less). Breeding bird surveys were conducted between sunrise and 9:00 am, a period of heightened bird activity, to maximize detection of singing birds. The effectiveness of the survey was, however, limited by the late seasonal nature of the site visit. Breeding activity for birds in central Alberta peaks in early to mid-June, and has waned considerably by mid-July. The resulting species richness and abundance is, therefore, not likely a true representation of the full community of breeding birds supported in the River Bend area. The results do, however, still provide some indication of the relative level of habitat use.

2.2 Wildlife Investigation

In addition to the breeding bird surveys conducted in the study area on 13 July 2005, Spencer Environmental also undertook a general investigation of wildlife use. More specifically, this involved recording all evidence of wildlife occurrence in the area, and generally consisted of visual and auditory observations, tracks, scat and browsed vegetation. To better determine the capacity of the River Bend area to function as a wildlife corridor, notes on vegetative cover and composition were made throughout the site visit, paying particular attention to the riparian community along the Red Deer River.



Figure 1.
Breeding Bird
Survey Locations

Scale approx. 1:8,000



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2.3 Vegetation and Rare Plant Survey

On 14 and 15 July 2005, a field survey of vegetation and rare plants was carried out in the study area.

The main objectives of that survey were to:

- determine the type and range of plant communities in the study corridor,
- map the area covered by native vegetation,
- assess the level of disturbance of native plant communities, and
- locate rare plants or unusual plant communities within the study area.

An aerial photograph (approximately 1: 8 000) was used to map and interpret landforms and to map plant communities. The entire area was surveyed on foot and detailed surveys were carried out for all sites supporting native vegetation.

The survey involved walking throughout the study area in meandering transects to observe and record the following:

- All vascular plant species, ranking each species as dominant, abundant, frequent, occasional or rare [uncommon] within the site.
- Wildlife sign and sightings.
- Disturbances on site and in the surrounding area.
- Information concerning access, soil, drainage, slope and relative placement of zones within the site, where appropriate.
- Representative examples of vegetation were photographed.

In an effort to assess the age of the apparently more mature tree stands, a Swedish increment borer was used to take cores from a few large spruce trees.

Whenever a plant species could not be identified in the field, a specimen was collected. Those specimens were later identified using a dissecting scope and various floras. When all specimens had been identified, the site data were compiled for further analysis.

2.4 Study Area

For the breeding bird and vegetation surveys, the study area was defined to include the large, city-owned area of forest to the west of the golf course; the smaller tree stand east of the golf clubhouse and west of the canoe launch; and a small portion of the riparian fringe along the east side of the park. Those areas included all lands potentially impacted by the proposed golf course expansion as shown on preliminary concept drawings (Appendix A), with an allowance for considerable changes to the course layout. For the general wildlife investigation, much of the data were collected from that same study area, however, a much larger, more regional area was considered in assessing wildlife movement corridors.

3.0 EXISTING CONDITIONS

3.1 General Description

Before becoming incorporated as part of Waskasoo Park in 1987, the area of River Bend Golf and Recreation Area consisted of privately owned agricultural fields and large gravel pits surrounded by natural wooded areas (Red Deer Regional Planning Commission 1982). From the outset, the original Waskasoo Park Master Plan (Red Deer Regional Planning Commission 1982) recognized the potential for development of this large area to include a golf course. Today, the River Bend area supports a well-maintained and well-used 18-hole municipal golf course and an associated driving range, 9-hole mini links, and clubhouse (Figure 5) (City of Red Deer 2004). Other amenities within this multi-use area include the very popular Discovery Canyon water park, several picnic sites, a canoe launch, several kilometers of hiking and cross-country ski trails, and an underused biathlon range (City of Red Deer 2004). In addition to the above recreational development, much of the River Bend Golf and Recreation Area remains in a natural state. In its entirety, this park covers 170 ha.

3.2 Vegetation

3.2.1 Overview

The majority of the River Bend Golf and Recreation Area is occupied by the golf course and its associated suite of manicured and intensively groomed exotic grasses, plants and shrubs. Riparian mixedwood forest surrounds much of the golf course, forming a narrow fringe that separates it from the Red Deer River. A larger area of white spruce dominated mixedwood forest occupies the area west of the River Bend Golf and Recreation Area. A small but dense stand of mature white spruce exists east of the golf clubhouse and west of the canoe launch. The valley escarpment in the southern portion of the park is heavily forested, and contains a large area of mature spruce.

3.2.2 Survey Results

The vegetation in the study area consisted largely of mature spruce and balsam poplar forest with smaller blocks of shrubby woodland, as well as recently disturbed fallow ground. Six main vegetation types were identified (Figure 2). Those types are summarized in Table 1, and the descriptions that follow are arranged from the youngest, least diverse and most disturbed (by human activities) to the oldest, most diverse and least weedy. A complete listing of vascular plant species and the sites where they were observed is included in Appendix B.

Some of the disturbed sites appeared to be just a few years old, with plants growing on recent man-made berms and hills. The most mature stands supported large white spruce and balsam poplar trees. However, those were very rich sites, so vegetation growth would likely be rapid. Large white spruce trees in the western and eastern forest blocks were found to be 90- and 47-years-old with a diameter at breast height (DBH) of 44 and 38 cm respectively. The old poplars were often just as large, but that species tends to rot in the centre, making an accurate measurement of age difficult to obtain.



Figure 2.
Vegetation
Community Types

Scale approx. 1:8,000



Legend

- 1 = Weedy Field
- 2 = Young Balsam
Poplar Stand
- 3 = Shrubland
- 4 = Aspen Forest
- 5 = Mature Balsam
Poplar Forest
- 6 = Mature White
Spruce/Poplar
Forest



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Table 1. Vegetation Community Types Identified at River Bend Golf and Recreation Area (July 2005)

Site#	Veg. Type	Dominant Species	Notes
1	Weedy Field	smooth brome, absinthie wormwood, clover, creeping wheatgrass, sheep fescue	weedy berms and field adjacent to ponds on the west side of the golf course; mostly weeds
2	Young Balsam Poplar Stand	balsam poplar, smooth brome	man-made hill with a variety of species and sites (submesic to subxeric).
3	Shrubland	saskatoon serviceberry, choke cherry, aspen, wild sarsaparilla	shrub-dominated stand with dense thicket along edges and wild sarsaparilla ground cover in centre
4	Aspen Forest	aspen poplar, saskatoon serviceberry, sarsaparilla	young to medium-aged aspen stand with a good mix of shrubs, forbs and grasses in the understorey; most diverse in openings
5	Mature Balsam Poplar Forest	balsam poplar, saskatoon serviceberry, prickly rose, wild sarsaparilla	rich site with diverse, multi-layered understorey; increasing moisture, tall shrubs and spruce from west to east
6	Mature White Spruce/Poplar Forest	white spruce, balsam poplar, choke cherry, prickly rose, red raspberry, sarsaparilla	white spruce dominant throughout with patches of large balsam poplar; increasing silt deposits from north to south

3.2.2.1 Weedy Field

The berms on either side of the Biathalon Range (Site 1a) and the unmaintained field along the west side of the golf course lake (Site 1b) were surveyed (Figure 2). These two weedy sites were dominated by introduced species such as smooth brome, absinthie wormwood, clover, creeping wheatgrass and sheep fescue. Creeping thistle was also common. Two-thirds (23 of 34) of the species from these sites have been introduced from Eurasia. All of the common plants in these areas, with the exception of America vetch and western blue flax, were exotic species.

These two sites were the least diverse of the surveyed vegetation communities and, as such, are the least sensitive to disturbance. Only 14 species were observed on Site 1a and 26 in Site 1b. Site 1b supported a colorful blend of exotic 'wildflowers', including sweet damesrocket, garden birdsfoot-trefoil, common yarrow, alsike clover and sweetclover.

3.2.2.2 Young Balsam Poplar Stand

The man-made hill north of the Biathalon course and west of the golf-course lake supported a young balsam poplar stand (Site 2). This small area had a surprisingly large number of species (45 vascular plants). Due to the high clay content of the soil, moisture-loving plants such as willows, red-osier dogwood, golden sedge and northern green bog-orchid had colonized the area. However, dry-land plants such as common bearberry and small white pussytoes were also present on steeper, better-drained slopes. Balsam poplar and smooth brome dominated most of the site, but white spruce was rapidly colonizing the cooler, more-shaded northern side of the hill.

Like the nearby fallow ground of Sites 1a and 1b, the vegetation of this area included many exotic weeds. About half of the species observed (21 of 45), and most of the common species (8 of 12 species) were introduced.

3.2.2.3 *Shrubland*

A narrow strip of woody vegetation was surveyed between the eastern edge of the golf course and the Red Deer River (Site 3). This woodland is dominated by dense, tall shrubs (primarily Saskatoon and choke cherry) and small aspen poplar trees. Twining-honeysuckle and red-osier dogwood were also very common. The eastern edge of the stand was protected by a thicket of rose.

Although most dominant species were woody, the site was quite diverse, with 17 tree and shrub species, 27 forbs and 7 grass-like plants. Of the 7 exotic species observed, only the grasses (bluegrass, creeping wheatgrass and smooth brome) were common.

3.2.2.4 *Aspen Forest*

A small aspen stand was surveyed on the west side of the golf course, north of the lake (Site 4). Dominant species included aspen poplar in the overstorey, Saskatoon in the understorey and sarsaparilla as ground cover. However, the stand also supported a rich variety of widespread shrubs (e.g. prickly rose, common snowberry, red-osier dogwood, low bush-cranberry), forbs (e.g. tall bluebells, common dewberry, wild strawberry, northern and sweet-scented bedstraw, veiny meadowrue) and grass-like plants (e.g. bluejoint reedgrass, white-grain mountain-ricegrass). About 10% (6 of 52) of the species were exotic, but of those, only Kentucky bluegrass was common.

3.2.2.5 *Mature Poplar Forest*

A moist, shady poplar stand occupied the area adjacent to the southeast corner of the golf course (Site 5a). From the exterior, this stand appeared to be dominated by aspen, but in fact, balsam poplar was much more common in the interior of the stand, with scattered white spruce also present.

The rich, multi-layered understorey was dominated by Saskatoon, prickly rose and wild sarsaparilla. Red-osier dogwood, common snowberry and choke cherry were also abundant in the shrub layer, with wild false-lily-of-the-valley, common dewberry, veiny meadowrue and pink wintergreen common as ground cover species.

Moving east from Site 5a, the stand became moister and appeared older (Site 5b). Aspen was replaced by balsam poplar as the dominant tree species, which, in turn, was replaced by white spruce. In fact, at the eastern end of the block, by the campground/picnic area, the stand was composed almost entirely of large white spruce trees. The observed transition in species composition was a function of different moisture regimes, with the east end being considerably wetter than the west. As a result of that, the eastern end of the stand supported a lush understorey of moisture-loving plants such as high bush-

cranberry, swamp red currant, cowparsnip, and stinging nettle. This was one of two sites where spiny-tooth woodfern was found.

The area of white spruce at the very eastern end of Site 5b had a relatively open understorey, dominated by forbs such as Canada violet and swamp hedgenettle. Weedy species such as European mountain-ash, cotoneaster and cutleaf elderberry were absent from most of Site 10, but became common here.

Only 14% (9 of 65) of the species observed in Site 5 were exotic, and all of those, with the exception of 2 grasses, were uncommon. Smooth brome and Kentucky bluegrass were common in drier, more open sites near the western end of the stand.

3.2.2.6 *Mature White Spruce/Balsam Poplar Forest*

The western half of the study area was identified as being primarily mature white spruce/balsam poplar forest (Site 6). Balsam poplar was more common around the edges of the stand, while white spruce was dominant in the interior. Large trees of both species were, however, found throughout this area.

The understorey included a wide variety of shrubs (19 species in all), of which choke cherry, prickly rose and red raspberry were most common. Ground cover was often dominated by wild sarsaparilla, although a rich mix of native forbs and grasses was also present. Common forbs included Canada bunchberry, woodland strawberry, northern bedstraw, wild false-lily-of-the-valley, fingered sweet-coltsfoot, common dewberry and Canada violet. Grass-like plants were less abundant, but white-grain mountain-ricegrass and bristle-leaf sedge were found throughout the area. Mosses, such as big red-stem and knight's-plume, were also common in the northern part of this forest.

About 16% of the species observed in the mature white spruce/balsam poplar forest were exotic plants, but 10 of those were rare, or were found only occasionally in the area surveyed. European mountain-ash, cutleaf elderberry and creeping thistle were the most common introduced species.

3.3 *Wildlife*

3.3.1 *Overview*

The manicured nature of the golf course does not provide suitable habitat for most wildlife, other than a few species that are attracted to golf courses, such as Canada Geese and deer. The presence of adjacent stands of mature native vegetation, and the fact that the whole area is part of a major wildlife movement corridor does, however, result in heavy use by many other wildlife species. Mule deer, white-tailed deer, and moose are all likely to use the dense stands of spruce and travel throughout the general River Bend Golf and Recreation Area (Ken Froggat *pers. comm.*). The stands of mature white spruce, and the thermal protection they provide, have particular value as winter habitat for ungulates. The vegetation along the edge of the Red Deer River and the valley escarpment likely supports an abundance and diversity of bird species, as well as many of the more common small mammals such as porcupine, red squirrel, snowshoe hare, deer

mouse, and red-backed vole. Mature vegetation communities, in general, are valued as wildlife habitat because they often contain a high number of snags (standing dead trees) and deadfall, important factors to the presence of cavity-nesting bird species and small mammals, respectively. Though the golf course itself is unsuitable for most species, the ponds within the course are heavily used by waterbirds. The location of the ponds within the river valley and near the City limits, as well as the presence of fish are likely contributing factors to the ponds use by numerous species. The fish community, maintained via a drainage pipe link to the Red Deer River, includes northern pike, walleye, yellow perch, and white suckers (Neil Evans *pers. comm.*). Common loons have been reported to nest on the ponds, and common goldeneye, Canada geese, mallards, green-winged teal, northern pintail, and American widgeon have all been sighted (RDRN *pers. comm.*). Fish-eating species reported from the ponds include American white pelican and mergansers (RDRN *pers. comm.*).

3.3.2 Breeding Bird Survey Results

Fifteen bird species were observed during the point-count surveys. The calculated density of those species is summarized in Table 2. An additional six species (black-billed magpie, American crow, yellow warbler, brown-headed cowbird, Pileated woodpecker, and a *Picoides* spp. woodpecker) were recorded in the study area, combining for a total study area species richness of twenty-one. As noted earlier, the late seasonal nature of the breeding bird surveys had a considerable influence on the survey results. Had the surveys been conducted during the peak of bird breeding season (i.e., early to mid-June), the total species richness and abundance would have been significantly higher.

In general, the species composition recorded in the study area was typical of forested areas in central Alberta. Many of the observed species (e.g., black-capped chickadee, American robin, red-eyed vireo and white-throated sparrow) are generalists, species that thrive in a wide range of habitats, including urban areas characterized by fragmentation and disturbance. The species composition did, however, include an unusually high proportion of coniferous dependent species (e.g., boreal chickadee, golden-crowned kinglet, red-breasted nuthatch, western tanager and yellow-rumped warbler), reflecting the predominance of white spruce trees in the River Bend area.

Although no endangered or threatened species were observed in the study area, two listed species were recorded. The western tanager and pileated woodpecker are both listed as Sensitive species by Alberta Sustainable Resource Development.

A single western tanager was observed in the mature white spruce dominated portion of the eastern tree stand (Site 5b). Western tanagers are listed primarily because they have experienced population declines in other parts of North America (Alberta Sustainable Resource Development 2003), and, because they are obligate neotropical migrants, they are subject to the problem of widespread habitat loss in their winter range. While breeding in Alberta, western tanagers prefer open coniferous and mixedwood forests (Semenchuk 1992).

Although no pileated woodpeckers were actually observed during the site visit, the large, oblong-shaped foraging holes that are characteristic of this species were abundant throughout the areas of mature forest. The pileated woodpecker population in Alberta is thought to be stable, however, their dependence on old-growth trees for nesting habitat, and the associated implications this has for forest management, provides rationale for the pileated woodpecker's listing as a sensitive species (Alberta Sustainable Resource Development 2003).

Table 2. July 2005 Bird Densities in Local Study Area

Species	Total (birds/ha)
American Robin	3.82
Black-capped chickadee	11.46
Boreal chickadee	7.64
Cedar waxwing	5.10
Chipping sparrow	2.55
Downy woodpecker	1.27
Golden-crowned kinglet	2.55
Northern flicker	3.82
Red-breasted nuthatch	3.82
Red-eyed vireo	3.82
Song sparrow	1.27
White-breasted nuthatch	2.55
Western tanager *	1.27
White-throated sparrow	2.55
Yellow-rumped warbler	7.64
Total abundance	61.15
Species Richness	15

* species provincially listed as Sensitive

3.3.3 Wildlife Investigation

Considering the abundance of sign observed during the wildlife investigation, ungulate use of the River Bend area appears to be high. Several observations of tracks and scat, and a high proportion of browsed vegetation indicate that both deer and moose are common in the study area. Although browsed vegetation was recorded within the riparian strip along the east side of the park, ungulate use appears most extensive in the large forested area west of the golf course. In fact, during field surveys a total of five deer were sighted, all within that west forested area. Moose, considering their more reclusive nature, likely restrict their activities to that same heavily forested west side.

The observation of tracks confirmed the presence of coyotes in River Bend. Evidence of prey species (i.e., small mammals) was limited to the ubiquitous red-squirrel, which was encountered in large numbers throughout the study area. The presence of large amounts of deadfall, an important factor to the presence of small mammals does, however, make it likely that such species as snowshoe hare, deer mouse and red-backed vole are also present.

Wildlife Movement Corridors

The issue of wildlife movement corridors is at the forefront of current ecological and conservation-based management. The role of corridors as linking features between suitable habitat has been acknowledged as a key component in the conservation of biodiversity and ecological integrity in an increasingly fragmented landscape. Not only is this an issue of concern to conservation biologists and other scientists, but the presence and maintenance of functional wildlife corridors has become an important consideration for city administration and urban planners during the planning process.

In addition to providing resident wildlife habitat, the Red Deer River Valley as a whole likely provides a significant corridor for wildlife passage within the Red Deer area (Ken Froggat *pers. comm.*). Many of the large areas of native vegetation within and adjacent to the river valley provide a direct and continuous link connecting habitat within the Red Deer River Valley to rural lands outside of the City's boundaries. Although large-bodied species may be among the more conspicuous users of wildlife corridors, smaller wildlife also benefit from the maintenance of corridors.

The River Bend Golf and Recreation Area functions as a key component of the wildlife corridor within the greater Red Deer River Valley. At a regional scale, River Bend, and in particular the large forested area on its west side, provides an important link in a network of natural areas that includes, from south to north, the Gaetz Lakes Sanctuary, the McKenzie Trails area, Three Mile Bend, a natural area south of River Bend, River Bend itself, and a forested tributary ravine immediately north of River Bend. Considering the relatively large size of those natural areas, and the distance that they span, the network they form likely functions as a movement corridor for large-bodied species that travel within large home ranges. The species most likely to travel through the Red Deer area in such a manner, particularly during the cover of darkness, includes white-tailed and mule deer, moose, and coyotes (Ken Froggat *pers. comm.*). In addition, the overall north-south orientation of this regional network likely makes it particularly attractive as a corridor for migrating songbirds during the spring and fall migrations.

At a smaller scale, many areas of River Bend likely function as local wildlife corridors. In particular, the fringe of riparian vegetation that surrounds the golf course, separating it from the Red Deer River, provides a continuous strip of native vegetation for wildlife traveling within the river valley. Further adding to its value as a wildlife corridor, the riparian strip includes a diversity of native shrub and tree species, and the areas immediately adjacent to it are relatively permeable to wildlife movement (i.e., golf course on one side, the Red Deer River and agricultural land on the other). In general, areas of native vegetation along watercourses often function as wildlife movement corridors because they provide a safe buffer zone through which wildlife can move during daily activities, migration and dispersal (Connecticut River Joint Commissions 2000). Considering that the riparian fringe is quite narrow in places, wildlife most likely to use it as a movement corridor would include species such as birds, amphibians, invertebrates, and plants. The presence of browsed vegetation along the east side of the golf course does, however, suggest that deer also occasionally travel through this strip of vegetation.

4.0 POTENTIAL IMPACTS

The proposed nine-hole expansion of the River Bend Golf Course will require that some areas of native vegetation be cleared. Specifically, preliminary concept drawings indicate that the areas most likely to be directly affected include the large area of forest to the west of the golf course; the smaller tree stand east of the golf clubhouse and west of the canoe launch; and a small portion of the riparian fringe along the east side of the golf course. Clearing in those areas will result in several potential impacts to wildlife and vegetation. This chapter describes those potential impacts.

4.1 Overview

The potentially affected areas of native vegetation in River Bend include several different vegetation community types (see Section 3.2.2), but, for the most part, consist of stands of mature, spruce-dominated mixedwood forest. Although most of the vegetation in the study area was typical of Alberta's Central Parkland Subregion and the Parkland Natural Region, the presence of large white spruce trees was a notable exception to the usual Parkland vegetation (Kershaw 2005). White spruce are typically more common in the Boreal and Foothills regions, but cool, moist and rich sites along rivers in central Alberta can provide excellent habitat for this species (Kershaw 2005). Therefore, although uncommon, similar communities of mature spruce-dominated mixedwood can be found scattered throughout the Red Deer region, and within the City of Red Deer itself.

In fact, even the stand of spruce trees at the east end of Site 5b, reported by some to be a unique old-growth stand consisting of some of the largest and oldest trees in Red Deer, was found to be not too dissimilar to the western forest block. One of the largest trees within that stand was aged at 47 years. Comparatively, a similar sized tree from the western forest block was aged at 90 years. The ideal moisture regime within the former stand, as well as other aspects of its microclimate, make it a very rich and productive stand and, as such, the large size of the trees in that area are likely as a result of very rapid growth rates. Based on that information, the claim that the stand is a unique area of old-growth forest is, therefore, debatable.

In addition, no rare plants were encountered during the survey. Further, no threatened or endangered wildlife species were observed during either the breeding bird surveys or the wildlife investigation.

Considering the relatively typical species composition of the vegetation and wildlife in River Bend, the potential impacts of the golf course expansion are limited to several general impacts that typically result from vegetation clearing and forest fragmentation.

4.2 Decrease in Forest Patch Size

The native vegetation, and in particular the areas of mature mixedwood forest, primarily occur in two areas, or patches, within the study area: the forested area west of the golf course, and in the area east of the golf clubhouse and west of the canoe launch. Clearing native vegetation from either of those patches will, inherently, result in a decrease in

overall size of the forested area. A decrease in patch size is often associated with a decrease in species richness (i.e., the total number of species present). This effect, long referred to as the species-area relationship in the study of conservation biology, is one of the most well documented relationships in ecology (Meffe and Carroll 1997). In the context of River Bend, clearing of forested areas could lead to a decrease in species richness because of two main reasons. First of all, a decrease in overall forested area could, depending on the areas cleared, result in a decrease in habitat diversity. A loss of specific physical habitats and resources could then lead to the loss of species dependent on those areas. Secondly, patch size could drop below a minimum-size threshold for some species. Some species occur only in large patches of habitat, and are absent from small patches (Meffe and Carroll 1997). The potential for this latter impact is greatest within the large area of forest west of the golf course. Currently this area measures approximately 12 ha in size, and supports a resident ungulate population, including deer and moose, as well as a diverse bird community. A decrease in overall size of that area could, therefore, lead to a reduction in the ungulate population and a less diverse bird community.

4.3 *Habitat Fragmentation*

Preliminary concept drawings indicate that the nine additional holes will be built into the existing forest, leaving narrow strips of vegetation between the new holes. Although this design creates natural screens that will shield golfers from the view of adjacent structures, trails and nearby players, it also raises the potential concern of habitat fragmentation, and the associated diversity of 'edge effects'. Habitat fragmentation is defined as the partitioning of larger habitats into smaller more isolated patches. Remaining patches are most often interspersed with habitat types which are not suitable for those species that had originally occupied the unfragmented habitat. The potential impacts of fragmentation are many; concerning River Bend, those impacts include the following 'edge effects':

- Change in species composition (vegetation and wildlife)
- Increase in weedy species
- Damage to vegetation

The following sections will discuss each of those potential impacts separately.

4.3.1 *Change In Species Composition*

4.3.1.1 *Vegetation*

Currently, the areas of mature mixedwood forest, and in particular the areas where white spruce dominate, are characterized by a very dense canopy. As a result, very little light penetrates the forest, and even less reaches the ground. Because of this, the microclimatic conditions in the spruce-dominated areas are relatively moist, and moisture-loving plant species thrive. If this dense, closed-in community becomes fragmented, then a series of changes will take place. Sunlight penetration will increase substantially along the newly created edge. As such, evaporation from the ground

surface would increase and microclimatic conditions would become drier. Ultimately, the existing moisture-loving vegetation would be slowly replaced with species better adapted to drier conditions.

4.3.1.2 *Wildlife*

Wildlife species composition can change as a result of fragmentation because some species are vulnerable to edge effects and other factors that accompany the fragmentation process (Meffe and Carroll 1997).

In River Bend, wildlife would be primarily impacted by 'edge effects' through a decrease in 'interior habitat'. Interior habitat typically refers to areas of a forest that are outside the influence of edges and open habitat. A decrease in interior habitat would lead to a decrease in species adapted to forest interior habitat and a correlated increase in edge-adapted species. In the case of River Bend, much of the large western block of mixedwood forest could be defined as forest interior (considering its smaller size, the eastern forest block has very little, or no true interior habitat). In fact, large forests with round or square outlines, as is the situation in the western forest block, have the greatest amount of forest interior (LandOwner Resource Centre 2000). If the proposed expansion of the golf course proceeds as shown on the preliminary concept plan (Appendix A), the amount of interior habitat within the western forest would be considerably reduced. This could lead to a reduction in the abundance and diversity of forest interior bird species that typically nest in central Alberta, such as pileated woodpecker, veery, and Swainson's thrush (Semenchuk 1992, LandOwner Resource Centre 2000). Creation of edge habitat would likely also lead to an increase in species adapted to thrive in such habitat. Those species include American Robin, brown-headed cowbird, European starling and white-throated sparrow (LandOwner Resource Centre 2000).

A secondary potential impact of increased occurrence of edge-adapted species is a rise in bird nest parasitism and predation. The brown-headed cowbird is a species that prefers edge habitat, and consequently benefits greatly from the fragmentation of forests (Fisher and Acorn 1998, LandOwner Resource Centre 2000). Cowbirds are, however, a very effective nest parasite of many other songbirds. This results in a greatly reduced nest success rate for the parasitized nest species, and, in fact, cowbird parasitism has been linked to decreased population of several songbird species (Trail and Baptista 1993). An increase in edge habitat also increases the vulnerability of bird nests to nest predators, such as common grackles and American crows. Fragmentation resulting from clearing areas as narrow as 8 m has been shown to attract cowbirds and other nest predators (Rich *et al.* 1994 in Meffe and Carroll 1997).

4.3.2 *Increase in Weedy Species*

Another potential impact of the 'edge effects' that would result from the proposed golf course expansion, and any associated development of recreational trails, would be an increase in the establishment of weedy species. Although some exotic and weedy species are currently present within the forested areas of River Bend, a wide variety of native shrubs still dominate most areas. An increase in forest edge would facilitate the

introduction of additional weedy species, primarily through the propagation of seeds by wind, but also through the movement of seeds stuck on golf course maintenance equipment, shoe soles and bicycles. Proliferation of weedy species could eventually 'choke-out' the currently dominant native species. Unmitigated, a spread in weedy species would have an adverse impact on habitat values and maintenance costs.

4.3.3 Damage to Vegetation

The creation of new edges along the proposed golf course also has the potential to result in damage to the existing vegetation. When closed tree stands are opened by clearing, shallow-rooted trees from the previously sheltered areas find themselves exposed to increased wind speeds and heightened levels of sunlight. This can lead to wind damage and sunscald, which can subsequently cause the weakening or death of trees. Balsam poplar trees, common in many areas that would be directly impacted by an expansion of the golf course, are especially susceptible to limb breakage or blow-down as a result of high winds, particularly if they are already weakened by age and rot (Kershaw 2005). Dropping limbs and falling trees, a typical end result of any clearing that occurs in forested areas, could, ultimately, create a potential hazard for golfers and other recreational users of River Bend.

4.4 Decrease in Function of Wildlife Movement Corridors

The native vegetation within River Bend functions as a wildlife movement corridor at both a regional and local scale. The proposed construction of an additional nine holes could potentially impact corridor function at both those scales.

Within the greater Red Deer River Valley, the large forested area on River Bend's west side provides an important link in a network of several natural areas. That network is thought to function as a corridor for large-bodied wildlife species, primarily because of the relatively large size of the natural areas included in the network. Any reduction in size of River Bend's west forested area would likely diminish its functionality as a link within that network, and the regional wildlife corridor it supports.

The fringe of riparian vegetation that surrounds the golf course provides a continuous strip of native vegetation for wildlife traveling along the Red Deer River. It is widely agreed that the effectiveness of a wildlife corridor is, among other things, greatly influenced by its width (McEuen 1993 *in* McKenzie 1995). As such, a reduction in the width of the riparian strip surrounding River Bend would likely decrease its function as a wildlife movement corridor. Narrow corridors can allow for the movement of some species of small mammals and birds, but wider corridors can also accommodate larger, more wide-ranging species (Meffe and Carroll 1997).

Any interruption to the continuity of the riparian vegetation would also compromise its capacity to effectively function as a wildlife corridor. Research has shown that some songbird species are unlikely to cross forest gaps greater than 50 m (Belisle and Desrochers 2002). Narrower gaps can, however, present difficulties for other, more terrestrial wildlife, especially when they consist of unsuitable habitat.

4.5 *Loss of Mature Forest Habitat*

The mature forest that currently dominates in many of the areas proposed for expansion of the golf course provides suitable habitat for a wide diversity and abundance of wildlife. Any clearing in those areas would, therefore, constitute an associated loss of productive and mature forest habitat.

The lush, multi-layered understorey, with its variety of berry-producing shrubs and forbs, provides excellent habitat for songbirds. That same well-developed understorey is also beneficial to ungulates, as it provides a plentiful supply of palatable browse species. Ungulates also benefit from the thermal protection provided by the areas of mature white spruce, particularly during the winter. The presence of old balsam poplar trees provides breeding sites for cavity nesting birds, and the seeds of the mature spruce trees provide an abundant food source for seed-eating songbirds. An abundance of deadfall provides necessary cover for many species of small mammals. To summarize, the habitat features within the mature white spruce/balsam poplar forest support a wide diversity and abundance of wildlife. Any loss of those features, or the mature forest habitat in general, could result in a decreased diversity and abundance of wildlife in the River Bend area.

5.0 RECOMMENDED MITIGATIVE MEASURES

Although the proposed nine-hole expansion of the River Bend Golf Course would potentially result in many adverse impacts to wildlife and vegetation, there are several ways in which the course expansion could be implemented such that those impacts were minimized. The following is a list of possible mitigative measures that would help in lessening the impacts that are described in Chapter 4.

- To the greatest extent possible, minimize the clearing of native vegetation. If unavoidable, clear areas of younger vegetation, preferentially avoiding areas of mature forest.
- Where possible, clear at the periphery of existing tree stands instead of clearing from the centre (i.e., place new golf holes close together, minimizing the intrusion into existing tree stands).
- Place any new or relocated trail sections as close to the periphery of treed areas as possible, avoiding cutting new trails through the middle of tree stands.
- If fragmentation is unavoidable, configure remnant habitat patches so that they are relatively circular or square in shape, not elongated and narrow.
- Avoid any clearing that will further narrow the fringe of riparian vegetation.
- Avoid development that will interrupt the continuity of the riparian vegetation. If unavoidable, minimize the width of created gaps (i.e., no more than 50 m wide). Avoid having manicured vegetation within any created gaps, instead attempt to leave them as natural as possible (e.g., vegetated with tall, unmanicured grass species).
- When maintaining the golf course, do not intensively manage the vegetation in areas of rough (i.e., allow some species of native vegetation to grow unrestricted). In particular, this practice should be followed on holes immediately adjacent to areas of native vegetation.
- Implement a vigorous weed management program, with particular attention being paid to deterring weed establishment along newly created forest edges.

6.0 CONCLUSIONS

The River Bend Golf and Recreation Area primarily supports a well-used municipal golf course, Discovery Canyon and other associated amenities. A large portion of the park, however, still remains naturally vegetated, supporting a mature mixedwood community of white spruce and balsam poplar. The proposed nine-hole expansion of the golf course would likely require clearing some areas of natural vegetation. As a result of the forest fragmentation and associated edge effects that that clearing would create, an expansion of the golf course would generate several potential adverse impacts to vegetation and wildlife. Although most of those impacts would be generic impacts that are associated with forest fragmentation in general, they would still have the potential to adversely affect the abundance and diversity of wildlife that currently live, and travel through River Bend. If, however, the golf course expansion proceeds, the implementation of recommended mitigative measures might make it possible to design and construct the golf course so that the impacts to vegetation and wildlife are minimized.

Regardless of the decision that is made, it is clear that it will be one of balance between providing for recreational use and maintaining natural habitat functions. In this case it does not appear that one will be able take priority without compromising the other.

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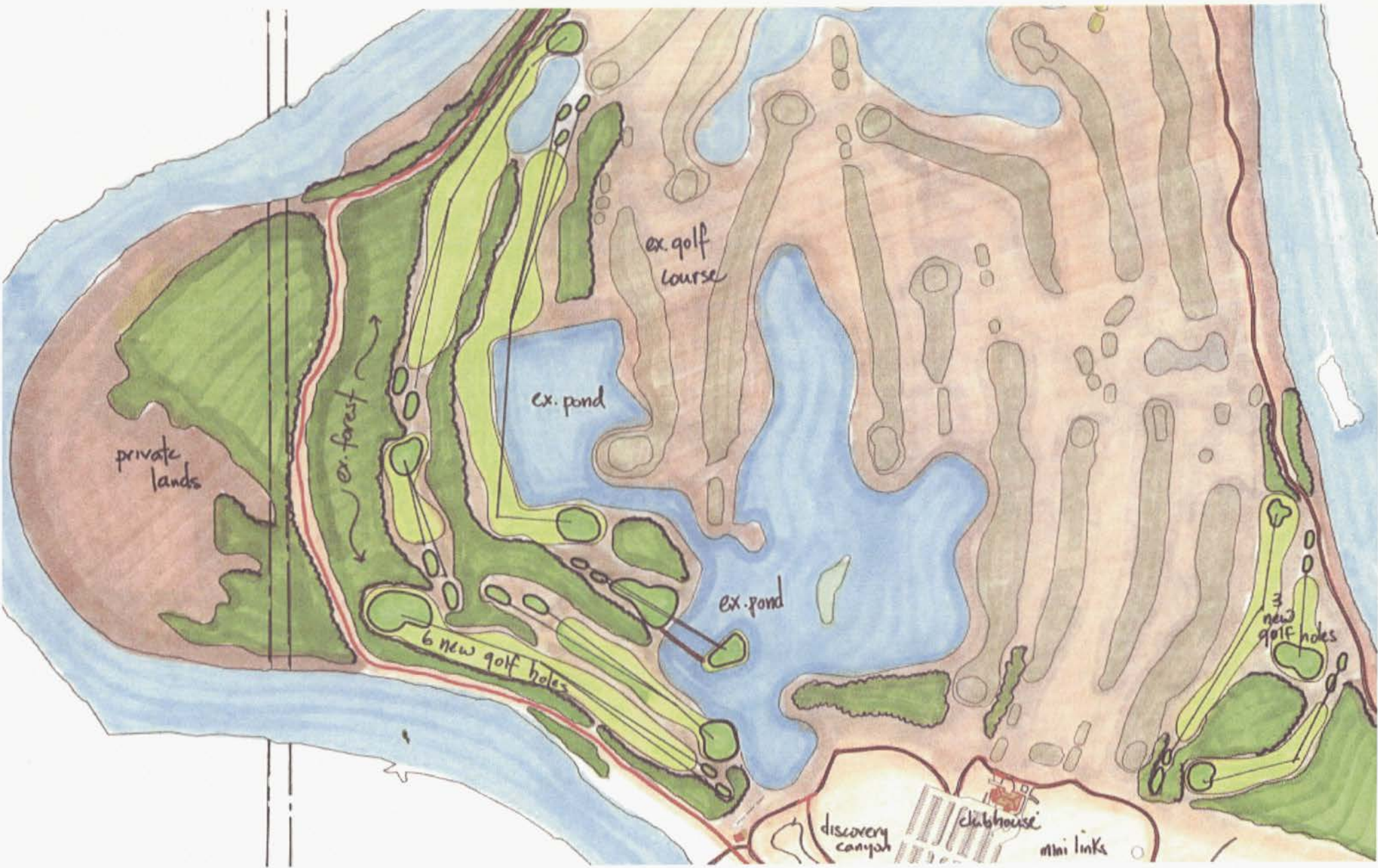
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APPENDIX A. PRELIMINARY CONCEPT DRAWING



APPENDIX B. LIST OF VASCULAR PLANT SPECIES IDENTIFIED AT RIVER BEND

Waskasoo/Riverbend Survey - 14-15 July 2005

Scientific Name	Common Name	Native/ Exotic	Site	1a	1b	2	3	4	5a	5b	6*	6*	6*
TREES													
<i>Betula neoalaskana</i>	Alaska paper birch	native								R		R	
<i>Picea glauca</i>	white spruce	native		O			R/D	O	O	D	D	D	D
<i>Populus balsamifera</i>	balsam poplar	native		O/A	D		O/D	O	O/D	D	D	R	O
<i>Populus tremuloides</i>	aspen poplar	native					D	D	D	O	R	R	
<i>Ulmus pumila</i>	Siberian elm	exotic				R							
SHRUBS													
<i>Acer negundo</i>	Manitoba maple	exotic				R			R				
<i>Amelanchier alnifolia</i>	saskatoon serviceberry	native				O	D	D	D				O
<i>Arctostaphylos uva-ursi</i>	common bearberry	native				R							
<i>Cotoneaster</i> sp.	cotoneaster	exotic								R			O
<i>Cornus stolonifera</i>	red-osier dogwood	native			O	F	F	F	A		O	O	O
<i>Corylus cornuta</i>	beaked hazelnut	native						O		F	F		O
<i>Elaeagnus commutata</i>	America silverberry	native					O/A						
<i>Lonicera dioica</i>	blue-green twining-honeysuckle	native					A	F	F	F	O	O	O
<i>Lonicera involucrata</i>	black-berry honeysuckle	native										R	O
<i>Picea glauca</i>	white spruce	native						F				O	R
<i>Populus balsamifera</i>	balsam poplar	native								O		O	A
<i>Populus tremuloides</i>	aspen poplar	native								O			
<i>Prunus pensylvanica</i>	pin cherry	native					O						
<i>Prunus virginianum</i>	choke cherry	native			O	D	O	O	A	D	F	D	A
<i>Ribes americanum</i>	wild black currant	native								R			
<i>Ribes hirtellum</i>	northern gooseberry	native							O				
<i>Ribes lacustre</i>	bristly black gooseberry	native								O			
<i>Ribes oxycanthoides</i>	northern gooseberry	native								O			O
<i>Ribes triste</i>	swamp red currant	native								F	O	O	O
<i>Rosa acicularis</i>	prickly rose	native					D	A	D		A		F
<i>Rosa woodsii</i>	Woods rose	native					D						
<i>Rubus idaeus</i>	red raspberry	native		O			O	O		F	F	A	F
<i>Salix bebbiana</i>	Bebb willow	native			O								
<i>Salix exigua</i>	sandbar willow	native		O/A	O								
<i>Salix</i> sp.	willow	native	O										
<i>Sambucus racemosa laciniata</i>	cutleaf elderberry	exotic								O		R	F/D
<i>Shepherdia canadensis</i>	Canada buffaloberry	native			O	O	O	O					O
<i>Sorbus aucuparia</i>	European mountain-ash	exotic							R	R	O	F	F

<i>Symphoricarpos albus</i>	common snowberry	native				F	A	A		F	O	O
<i>Symphoricarpos occidentalis</i>	western snowberry	native			F	F/A	F	F	O			O/A
<i>Viburnum edule</i>	low bush-cranberry	native				F/A	F			O	F	F
<i>Viburnum opulus</i>	high bush-cranberry	native				R	O	O	F/D			
FORBS												
<i>Achillea millefolium</i>	common yarrow	ex/na		D	O		O				O	
<i>Achillea sibirica</i>	Siberia yarrow	native			O						O	
<i>Actaea rubra</i>	red baneberry	native				O	R	O	O			O
<i>Agastache foeniculum</i>	blue giant-hyssop	native					O		R			
<i>Agrimonia striata</i>	grooved agrimony	native			O			O				
<i>Anemone canadensis</i>	Canada anemone	native				O	R	O	O			
<i>Anemone riparia</i>	riverbank anemone	native			O	O						O
<i>Antennaria parvifolia</i>	small white pussytoes	native			R							
<i>Aquilegia brevistyla</i>	small blue columbine	native									O	O
<i>Aralia nudicaulis</i>	wild sarsaparilla	native				D	A/D	D	D	D	D	D
<i>Artemisia absinthium</i>	absinthe wormwood	exotic	D	O	O							R
<i>Aster ciliolatus</i>	fringed aster	native			O	F	O	O		O	F	F
<i>Aster conspicuus</i>	showy aster	native				F	O				O	O
<i>Astragalus bisulcatus??</i>	two-groove milkvetch	native			F	O						
<i>Astragalus eucosmus</i>	elegant milkvetch	native			R		R					
<i>Brassica campestris</i>	canola	exotic		O								
<i>Campanula rotundifolia</i>	harebell bellflower	native			O		O				R	O
<i>Capsella bursa-pastoris</i>	common shepherd-purse	exotic	O									
<i>Chenopodium album</i>	lambs-quarters goosefoot	exotic	R									
<i>Chrysanthemum leucanthemum</i>	oxeye daisy	exotic			R							
<i>Cirsium arvense</i>	creeping thistle	exotic	F	A	F			O	O		F	O/A
<i>Cornus canadensis</i>	Canada bunchberry	native					O/A			A	F	F
<i>Crepis tectorum</i>	annual hawksbeard	exotic			R							
<i>Dactylis glomerata</i>	orchardgrass	exotic			F							
<i>Disporum trachycarpum</i>	rough-fruit fairybells	native							O			O
<i>Dryopteris carthusiana</i>	spiny-tooth woodfern	native							R		R	
<i>Equisetum arvense</i>	common horsetail	native		O/A							O	R
<i>Equisetum pratense</i>	meadow horsetail	native						O	F/A	R	O	
<i>Erigeron philadelphicus</i>	Philadelphia fleabane	native		O							R	
<i>Fragaria vesca</i>	woodland strawberry	native					O			F	A	F
<i>Fragaria virginiana</i>	common wild strawberry	native				O	F	O			R	O
<i>Galeopsis tetrahit</i>	brittle-stem hempnettle	exotic	O						O		R	R
<i>Galium boreale</i>	northern bedstraw	native				F	F	O	O	F	F	O
<i>Galium triflorum</i>	sweet-scented bedstraw	native			O	O	F	O	F	O	O	F
<i>Geocaulon lividum</i>	northern false-toadflax	native									R	R
<i>Geum aleppicum</i>	yellow avens	native							O		O	R

<i>Geum macrophyllum</i>	large-leaf avens	native						R		
<i>Goodyera repens</i>	dwarf rattlesnake-plantain	native								R
<i>Habenaria hyperborea</i>	northern green bog-orchid	native			R					
<i>Hackelia americana</i>	nodding stickseed	native							R	O
<i>Hedysarum alpinum</i>	alpine hedysarum	native				O				F
<i>Heracleum lanatum</i>	common cowparsnip	native					F	F/D		
<i>Hesperis matronalis</i>	sweet damesrocket	exotic		O						
<i>Hieracium umbellatum</i>	narrow-leaf hawkweed	native								R
<i>Lappula squarrosa</i>	bristly bluebur	exotic	O		O					
<i>Lathyrus ochroleucus</i>	cream peavine	native	O			O	O			O
<i>Linnaea borealis</i>	twinflower	native				O	O		O	F
<i>Linum lewisii</i>	western blue flax	native		F	O					
<i>Lotus corniculatus</i>	garden birdsfoot-trefoil	exotic		O						
<i>Lysimachia ciliata</i>	fringed yellow-loosestrife	native				O	O	O		
<i>Maianthemum canadense</i>	wild false-lily-of-the-valley	native				F	F	F	F	F
<i>Medicago lupulina</i>	black medick	exotic		A	F	O				
<i>Medicago sativa</i>	alfalfa medick	exotic			O					
<i>Melilotus alba</i>	white sweetclover	exotic		D	F	O				
<i>Melilotus officinale</i>	yellow sweetclover	exotic	O	D	F	O	R			
<i>Mertensia paniculata</i>	tall bluebells	native				O	A	O	O	F
<i>Mitella nuda</i>	common mitrewort	native								O
<i>Orthilia secunda</i>	sidebells wintergreen	native				O				O
<i>Osmorhiza depauperata</i>	blunt-fruit sweet-cicely	native						R		
<i>Petasites palmatus</i>	fingered sweet-coltsfoot	native					O	O	A	F
<i>Polygala senega</i>	seneca milkwort	native					R			
<i>Pyrola asarifolia</i>	pink wintergreen	native				O	O	F		O
<i>Rubus pubescens</i>	common dewberry	native				O	A	F		F
<i>Sanicula marilandica</i>	snakeroot sanicle	native				O		O		R
<i>Senecio pauperculus</i>	balsam ragwort	native			R					R
<i>Sisymbrium altissimum</i>	common tumbledustard	exotic	F		O					
<i>Smilacina stellata</i>	star-flower false-lily-of-the-valley	native				O	O	O	O	O
<i>Solidago sp.</i>	goldenrod	native			F					O
<i>Solidago spathulata</i>	spike goldenrod	native								R
<i>Sonchus arvensis</i>	perennial sowthistle	exotic		O	O					O
<i>Stachys palustris</i>	swamp hedgenettle	native						R		
<i>Taraxacum officinale</i>	common dandelion	exotic		F	O		O			F
<i>Thalictrum venulosum</i>	veiny meadowrue	native				F	F	F	F	O
<i>Thlaspi arvense</i>	field pennycress	exotic		O						
<i>Tragopogon dubius</i>	common yellow goatsbeard	exotic	O	O	O					
<i>Trifolium hybridum</i>	alsike clover	exotic		A/D						R
<i>Trifolium pratense</i>	red clover	exotic			O					R
<i>Typha latifolia</i>	common cattail	native		O						

<i>Urtica dioica</i>	stinging nettle	native						R	O/D			
<i>Vicia americana</i>	America vetch	native	O	F		O	F		O		O	O
<i>Vicia cracca</i>	tufted purple vetch	exotic				O						R
<i>Viola adunca</i>	early blue violet	native									O	
<i>Viola canadensis</i>	Canada violet	native				F	O/A	O	F/D	F	F	F
<i>Viola renifolia</i>	kidney-leaf violet	native							O		O	O

GRASS-LIKE PLANTS

<i>Agropyron repens</i>	creeping wheatgrass	exotic		D		F	O	R		R		R
<i>Agropyron trachycaulum</i>	awned wheatgrass	native							R		R	
<i>Bromus inermis inermis</i>	smooth brome	exotic	D	D	D	A	O	F	O			R/A
<i>Bromus inermis pumpellianus</i>	northern awnless brome	native				R					R	
<i>Calamagrostis canadensis</i>	bluejoint reedgrass	native				F	F	F	F	O		O
<i>Calamagrostis stricta</i>	narrow reedgrass	native										O
<i>Carex aurea</i>	golden sedge	native			O							
<i>Carex deweyana</i>	Dewey sedge	native				F		F	O		O	
<i>Carex eburnea</i>	bristle-leaf sedge	native			O					O	F	A/D
<i>Cinna latifolia</i>	nodding wood-reedgrass	native							R			
<i>Danthonia californica</i>	California oatgrass	native									O	
<i>Elymus innovatus</i>	fuzzy-spike wildrye	native									R	O/A
<i>Festuca ovina</i>	sheep fescue	exotic		D	O							
<i>Festuca rubra</i>	red fescue	native									R	O
<i>Oryzopsis asperifolia</i>	white-grain mountain-ricegrass	native					F		R	F	F	F
<i>Poa palustris</i>	fowl bluegrass	native									O	
<i>Poa pratensis</i>	Kentucky bluegrass	ex/na	A		F	F/A	F	F/A	O		O	
<i>Schizachne purpurascens</i>	pod-grass	native				F	O			O	F	O

COMMON MOSSES

<i>Pleurozium schreberi</i>	big red-stem	native									F/D	F/D
<i>Ptilium crista-castrensis</i>	knight's-plume	native									F/D	F/D

140

14 26 45 51 52 41 50 32 68 75

KEY TO ABBREVIATIONS

D=dominant

A=abundant

F=frequent

O=occasional

R=rare

* Note: at the time of the survey Site 6 was classified as 3 separate sites, during report preparation it was decided to combine those three sites into one.

Appendix F:

Development Concept Ranking

Heritage Ranch

Item	Description	Notes	Total	Rank
1.0	Directional/Information Signage	New Signage on highway and within site (\$20,000).	\$ 20,000.00	1
10.0	Interpretive Trails	Conversion of horse trails to interpretive trails - Includes subgrade prep, gravel/wood chip surface and signage - (approx. 3500 m)	\$ 175,000.00	2
3.0	Waskasoo Discovery Centre	New Building of 6000 sq. ft. at \$250/sq.ft. Includes ecological Services Department offices, lab, storage etc (4000 sq. ft) Utility Servicing for building (\$400,000)	\$ 1,900,000.00	3
2.0	Heritage Ranch Building	Undefined upgrades/maintenance/repairs of ex. building (Allowance \$75,000) Utility Servicing connection to via new Discovery Centre Servicing (\$75,000).	\$ 150,000.00	4
5.0	Roads & Parking	Widen access roads within park, additional parking for Discovery Centre & Staff, Bus stop - includes clearing, grading, paving, signage	\$ 125,000.00	4
6.0	General Landscape/Site Improvements	Additional tree planting, amenities, repairs - allowance	\$ 50,000.00	4
8.0	Reclamation of Pasture - Lower Lands	Removal of fences, design & planting of reclamation forest (5000 sq.m) and meadow species (15000 sq.m), interpretive paths and signage	\$ 65,000.00	7
7.0	Group Camp Site - Upper	Includes 10 tents on concrete pads (\$2100 ea), fire pit with benches (\$4000), Cook house/shelter (\$25000) vault toilet (\$15,000), power & light (\$8000)	\$ 73,000.00	8
9.0	Asphalt Trails	Conversion of horse trails to 3.0 m wide asphalt trails - Includes subgrade prep, gravel base & asphalt - (approx. 1600 m)	\$ 160,000.00	9
11.0	Group Camp Site - Lower Lands	Includes 10 tents on concrete pads (\$2100 ea), fire pit with benches (\$4000), vault toilet (\$15,000)	\$ 40,000.00	10
13.0	Trail Link Fort Normandeau	A master plan is required for this development to be considered	\$ -	11
12.0	Bridge to Maskepetoon	120m long, 5m wide, basic design pedestrian Bridge	\$ 2,500,000.00	12
4.0	Waskasoo Discovery Centre Eco-Garden	Outdoor Ecological Interpretive Garden includes native plantings, displays, interpretive signage, water feature, landscaping, paths, furnishings, outdoor classroom.	\$ 230,000.00	Not incl. at time of ranking

Subtotal	\$ 5,488,000.00
25% Contingency & Fees	\$ 1,372,000.00
Heritage Ranch Total	\$ 6,860,000.00

Bower Ponds

Item	Description	Notes	Total	Rank
1.0	Riverlands Promenade	Concrete promenade (5m wide) with view points, lighting, seating and landscaping (600 m @ \$ 2500/m)	not included in Bower Ponds costs	7
2.0	Pedestrian Bridge	170m long, 6m wide Pedestrian bridge with viewpoints, barrier free access from Riverlands to Bower Ponds	\$ 5,800,000.00	6
3.0	Art in the Park	Development of paths (75 m @ \$75) and four Art/sculpture nodes (concrete pads, benches, landscape). Note: Art/Sculpture cost not incl.	\$ 26,000.00	3
4.0	Serenity Garden	Includes benches, fountain, planting beds	\$ 40,000.00	5
5.0	Existing Stage Enhancements	Includes roof, dressing rooms, stairs, ramps, storage rooms, power service, noise management provisions	\$ 240,000.00	2
6.0	Family Use Features	Includes small spray park (\$340,000 incl. water service), Small playground (\$120,000), River access improvements (\$25,000), Picnic Table on pads (15 @ \$1500), Tree planting (15 @ \$500)	\$ 515,000.00	1
7.0	Pavilion Expansion	Add second storey with lounge, food service & patio. Based on 2000 sq. ft. at \$250/sq.ft.	\$ 700,000.00	4
8.0	Enhancement Planting/Wildlife Corridor	Includes planting of native trees and shrubs between Bower Ponds and football field (Great Chief) to provide buffer and create wildlife corridor	\$ 85,000.00	Not incl. at time of ranking

Subtotal \$ 7,406,000.00
 25% Contingency & Fees \$ 1,851,500.00
Bower Ponds Total \$ 9,257,500.00

Three Mile Bend

Item	Description	Notes	Total	Rank
1.0	Dog Park Amenity Improvements	Includes some trail widening (1200m), additional benches (15), trash/recycling receptacles (10), expand parking lot, info board/map	\$ 75,000.00	1
2.0	Water Quality Improvements	Windmill/wind powered circulating pump/fountain	\$ 12,000.00	2
3.0	Interpretive Trails	Trail signs on existing trails - 1 major trail head sign (\$4000) and 10 interp signs (\$1700 each)	\$ 21,000.00	3
7.0	RC Club Track - Site Improvements	Includes Fencing (200 m), gates (service & person), landscaping, bleachers (24 person)	\$ 32,000.00	4
5.0	Canoe/Kayak Boardwalk & Pier	Floating Boardwalk (40m) and pier, grading and restoration of slope for easy launching and teaching, benches (4)	\$ 75,000.00	5
6.0	Ski Jump - Architectural Improvements	New cladding, paint, steps, platforms, ramp repairs, architectural embellishments (eg. Flags, banner poles)	\$ 48,000.00	6
4.0	Canoe/Kayak Circuit	River & Pond pedestrian/portage access ramps	\$ 24,000.00	7

Subtotal \$ 287,000.00
 25% Contingency & Fees \$ 71,750.00
Three Mile Bend Total \$ 358,750.00

River Bend

Item	Description	Notes	Total	Rank
1.0	Discovery Canyon - Beach expansion	400 sq.m - Includes excavation & removals, grading, retaining walls, new sand	\$ 65,000.00	1
2.0	Discovery Canyon - 'Kiddy Kreek'	Includes excavation & removals, grading, boulders, liner	\$ 120,000.00	2
5.0	Discovery Canyon - Site Development	Includes additional picnic tables (30 @\$700), benches (15 @\$1000), trash/recycling receptacles (10 @ \$1200), groups shelters (2 @\$14,000)	\$ 80,000.00	3
9.0	Trail Improvements	Trail signs on existing trails - 1 major trail head sign (\$4000) and 10 interp signs (\$1700 each)	\$ 21,000.00	4
6.0	Parking Lot Expansion	2250 sq.m - Includes excavation & grading, subgrade preparation, compacted base, concrete curbs, asphalt, line painting and landscaping	\$ 170,000.00	5
4.0	Playground Expansion	Major, regional level playground including all site development and play components	\$ 320,000.00	6
3.0	Water Play Park	Major, regional level water play park including all site development, water service, controllers and activators, and water spray components	\$ 750,000.00	7
7.0	Night Skiing Circuit	Power Service and 14 lights	\$ 32,000.00	8
8.0	Lower Parking Lot	20 car gravel parking lot, control gates, light and fencing	\$ 35,000.00	9

Subtotal \$ 1,593,000.00
 25% Contingency & Fees \$ 398,250.00
River Bend Total \$ 1,991,250.00

Heritage Ranch Total	\$ 6,860,000.00
Bower Ponds Total	\$ 9,257,500.00
Three Mile Bend Total	\$ 358,750.00
River Bend Total	\$ 1,991,250.00
Special Gathering Places Total	\$ 18,467,500.00



Council Decision – December 19, 2005

Legislative & Administrative Services

DATE: December 20, 2005

TO: Barbara Hill, Senior Project Consultant
Dave Matthews, Community Development and Planning Coordinator

FROM: Kelly Kloss, Legislative & Administrative Services Manager

SUBJECT: Waskasoo Park Special Gathering Places

Reference Report:

Senior Project Consultant and Community Development and Planning Coordinator,
dated December 14, 2005

Resolutions:

"Resolved that Council of the City of Red Deer having considered the report from the Senior Project Consultant and the Community Development and Planning Coordinator, dated December 14, 2005 re: Waskasoo Park Special Gathering Places hereby tables consideration of the Waskasoo Park Special Gathering Places Plan to the January 30, 2006 Council Meeting."

Report Back to Council: Yes

Comments/Further Action:

This item is to be brought back to the January 30, 2006 Council Meeting.


Kelly Kloss
Manager

/chk

c Director of Community Services
Recreation, Parks & Culture Manager

**Social Planning Department**

SP-

DATE: December 12, 2005

TO: Kelly Kloss, Legislative & Administrative Manager

FROM: Scott Cameron, Social Planning Manager

CC: Lyle Keewatin-Richards, Chair

SUBJECT: Homelessness Initiative Recommendations from the Community Housing Advisory Committee

Background

On November 6, 2000, City Council agreed that the City of Red Deer would be the fund administrator for the Community Housing Plan, subject to funding agreements being in place with the Government of Canada and Province of Alberta and with the City receiving reasonable compensation for being the administrator. Agreements were signed with both levels of government, and an administration fee negotiated for the project.

On November 20, 2000, City Council established an ad hoc Community Housing Advisory Committee to recommend proposals for housing and supports based on The Journey Home, A Community Housing Plan for the City of Red Deer, Alberta. Two positions on the CHAC are reserved for Aboriginal representation but the present committee is pleased that there are three people who have agreed to be members on CHAC who have been recommended by the Central Alberta Aboriginal Services Council (CAASC).

The agreements with The Government of Canada, including one for Urban Aboriginal Homelessness funding, and the Province of Alberta, state that projects eligible for funding will address the spectrum of homelessness issues but cannot be used for permanent affordable housing. A separate funding strategy is in place for this purpose through the Provincial/Federal Affordable Housing Program.

The funding that the Community Housing Advisory Committee is allocating at the present time is specifically to deal with transitional housing for youth primarily age 13-19. The Government of Canada funds are fully allocated and this recommendation is for allocation of the remainder of Phase II Provincial funding.

Due to a need for more detail, the Community Housing Advisory Committee requested re-submission of one application received in the last request for proposals in October 2005. The proposal was re-considered on December 6, 2005. Parkland Youth Homes is requesting funds for renovation of a house they have purchased for a new programme of transitional supported housing for youth. The home is the previous John Howard Society Youth home and is zoned appropriately for the stated use.

The recommendation of the Community Housing Advisory Committee to Council was reached through consensus, with one withdrawal due to conflict of interest.

RECOMMENDATION

THAT Council for the City of Red Deer approve the recommendation that Parkland Youth Home Society be funded \$105,000 from Provincial Homelessness funding, for renovation of the supported youth transition home.

cc Marcia Lee, Service Delivery Manager, Service Canada
 Norma Chitrena, Shelter Advisor, Alberta Seniors and Community Supports
 Colleen Jensen, Community Services Director, City of Red Deer

Comments:

We concur with the recommendations of the Community Housing Advisory Committee.

"Morris Flewwelling"
Mayor

"Norbert Van Wyk"
City Manager



Council Decision – December 19, 2005

Legislative & Administrative Services

DATE: December 20, 2005
TO: Scott Cameron, Social Planning Manager
FROM: Kelly Kloss, Legislative & Administrative Services Manager
SUBJECT: Homelessness Initiative Recommendations from the Community Housing Advisory Committee

Reference Report:

Social Planning Manager, dated December 12, 2005

Resolutions:

"Resolved that Council of the City of Red Deer having considered the report from the Social Planning Manager, dated December 12, 2005, re: Homelessness Initiative Recommendations from the Community Housing Advisory Committee, hereby approves Parkland Youth Home Society be funded \$105,000 from the Provincial Homelessness Funding for renovation of the supported youth transition home."

Report Back to Council: No

Comments/Further Action:

A handwritten signature in black ink, appearing to read 'Kelly Kloss', is written over the printed name and title.

Kelly Kloss
Manager

/chk

c Director of Community Services
Pam Ralston, Community Facilitator
Community Housing Advisory Committee

Item No. 3

DATE: December 8, 2005

TO: Manager, Legislative & Administrative Services

FROM: EL&P Manager

RE: Regulated Rate Tariff Revision – January 1, 2006 to June 30, 2006

This report is submitted to City Council for the purpose of requesting approval of revisions to the Regulated Rate Tariff – Appendix D of the Electric Utility Bylaw No. 3273/2000 for the period of January 1, 2006 to June 30, 2006.

At this same time, information related to proposed future changes in the provision of default electricity supply beyond June 30, 2006 is being presented to City Council to provide a broader background and insight into the issues respecting the Regulated Rate Tariff.

Legislation and Background

When customer choice of retailers was implemented on January 1, 2001 as part of the deregulation of the Alberta electric utility industry, all Wire Owners had to provide default energy supply to residential and small commercial consumers by means of a Regulated Rate Option. The regulated rate was intended to provide these consumers with reasonable and relatively stable rates during the transition to a competitive retail electricity market. The regulation at that time specified that a regulated rate had to be provided to small commercial consumers for a period of three years and to residential consumers for a period of five years. A Wire Owner could enter into contracts to meet this obligation and the City of Red Deer entered into a five year contract with Enmax Energy for provision of the service. The contract expiry date is December 31, 2005.

In November of 2003, the requirement to provide the regulated rate to small commercial consumers was extended by 30 months to June 30, 2006 and the regulated rate requirement for residential consumers was extended by six months to June 30, 2006 as well. These extensions were made to recognize that competition for the small mass market was not developing as the provincial government had expected. As well the Alberta Department of Energy announced that a very comprehensive review would be conducted of the entire provincial electricity market which would include the small consumer mass market under the regulated rate. This introduced considerable uncertainty into the future requirements of the regulated rate. At that time, the regulation specified that the regulated rate requirement beyond June 30, 2006 was to simply flow the pool price through to the consumer with a number of upward price adjustments to account for items such as trading charges and distribution system losses with no price hedging.

The situation that the City of Red Deer found itself in was that there was a requirement to continue the current regulated rate option for a six month period beyond the December 31, 2005 expiry date of the contract with Enmax Energy for provision of this service. By itself, this requirement could be met quite simply by a contract extension. However, there was great uncertainty looming regarding what the regulated rate requirements would look like beyond June 30, 2006 and there were increasing signs that there would be major changes.

On June 8, 2005 the provincial government introduced a policy paper which indicated that the regulated rate will be continued for a further five year period beyond June 30, 2005, albeit, in a quite different form. The fundamental provincial objective of achieving a fully competitive electricity market for all consumers remains unchanged. During the 2005 to 2010 transition period the small consumer mass market will gradually be introduced to competitive market pricing based on a forward monthly price hedge. During that time frame, the regulated rate will be a blend of a longer term hedge price with a monthly forward hedge price. The proportion of longer term hedges will be reduced 20% annually with a corresponding 20% annual increase in the proportion of monthly forward hedges. Regulated rate providers currently purchase longer term hedges to produce low and stable prices. The gradual replacement of these longer term hedges with monthly forward hedges will introduce the consumer to monthly price changes resulting from market volatility. At the end of the transition period on June 30, 2010, it is expected that the regulated rate will be based on a forward monthly hedge price similar in design to the current natural gas default rate which is based on monthly forward prices. The necessary rate bylaw revision dealing with this issue will be presented to Council at a later date.

On August 23, 2005 the Alberta Department of Energy issued a first draft of the new Regulated Rate Option Regulation with a subsequent draft version issued on October 18th and a final draft version issued on November 25th. During this period of revised drafts, the Department of Energy also issued letters indicating their intent regarding certain aspects of the draft regulations and clarifying some of the language contained in the drafts. The final regulation is expected in mid-December.

To address the changing provincial regulation and to put in place contractual arrangements for the provision of the regulated rate, the EL&P Department found itself in a rather difficult position, particularly with respect to timing. The regulatory requirements for the January 1, 2006 to June 30, 2006 period were known for quite some time, however, the scheme for the continuation of the regulated rate within a new regulation was only generally described in a policy document on June 8, 2005 and the final regulation, which will contain the many details, will not be approved until mid-December.

The most appropriate and desirable solution, given the time available and the need to prepare a rate by-law for City Council by December 12, 2006, was to negotiate and complete a new contract with our current partner which would have combined the January 1 to June 30, 2006 requirements with those of a draft version of the new regulation which specified requirements of Red Deer as early as April 1, 2006. One major obstacle to this solution was a firm definition of the product to be provided under the draft regulation as there were a number of issues respecting the interpretation of the language used in the drafts and this lack of clarity represented a risk to both parties. Another major issue was the procurement of the longer term hedge with respect to the requirement for competitiveness and transparency. Both parties devoted considerable effort to a potential solution and eventually determined that the only solution available within the time constraints was to deal with the January 1, 2006 to June 30, 2006 issue separately from the issue beyond July 1, 2006.

On December 1, 2006, at Red Deer's request, competitive tenders for the Red Deer regulated rate energy requirement for the period of January 1, 2006 to June 30, 2006 were provided to Enmax Energy from four parties and the lowest offer price was accepted. It is interesting to note that in this market the offer prices were only held open for a period of 35 minutes. The EL&P Department is currently working on finalizing the contractual arrangements with Enmax Energy for this time period. This contract will be very similar to our current contract and will include the energy provisioning component as well as the billing, revenue collection, and all customer care services.

The EL&P Department is also currently engaged in placing a second contract for the new energy pricing scheme and the customer related services for the period beyond June 30, 2006. There is a regulatory requirement to have a revised regulated rate bylaw request to City Council not later than April 1, 2006. City Council approval of a revised bylaw will be required by the end of April with an effective date of July 1, 2006. This imposes extremely difficult time constraints.

Proposed Tariff Revisions

It is important to note that every consumer, including those eligible for the Regulated Rate Tariff (RRT), has the option of switching retailers at any time. This includes switching from the Regulated Rate supplier to a competitive retailer and then switching back to the Regulated Rate supplier again if desired. The only situation under which a consumer must take service from the Regulated Rate supplier, acting as the regulated default supplier, is if the consumer is not accepted by a competitive retailer for whatever reason. Furthermore, and in view of the proposed future changes towards increased short term market pricing within the regulated rate, it is strongly recommended that every consumer should become familiar with the offerings of competitive retailers. To this end, a mass education program is being contemplated by the Province.

The RRT for the period of January 1, 2006 to June 30, 2006 must be prepared by each owner of an electric distribution system pursuant to Section 103 of the Electric Utilities Act (EUA 2003) and the current Regulated Default Supply Regulation (AR 168/2003 as amended).

It should be noted that only the Energy Charge and the Administration Charge components of the RRT, which are for contracted services provided by Enmax Energy, are subject to the revision proposed herein. The remaining charges are part of the City's "Distribution Tariff" which is not being changed at this time.

Since January 1, 2001, Red Deer has always had a RRT with an annually fixed and risk-free price for electricity and this is again proposed for the January 1, 2006 to June 30, 2006 period. This contrasts to some other utilities that frequently adjust the energy rate to reflect the actual Power Pool price of electricity.

As noted earlier in the report, the revised energy price results from a competitive and transparent procurement process which reflects the current six month forward market price for electric energy. Prior to the energy procurement process, agreement was reached with Enmax Energy on the revised Administrative Charge and on the additional energy costs associated with load shaping, unlimited swings in monthly consumption, distribution system losses, and Power Pool trading charges. The charges proposed for January 1, 2006 to June 30, 2006 are as follows:

Administration Charge = \$0.2131/day (equivalent to \$6.43/month) for all customer rate categories

(changed from \$0.1614/day, equivalent to \$4.91/month for all customer rate categories)

Energy Charge= \$0.08613/KWh for all consumption during all hours and for all customer rate categories

(changed from \$0.0597/KWh for all customer rate categories)

These revisions are reflected in the attached rate schedule.

The existing Administrative Charge, which was negotiated in 2000, represents the mid-term average charge over a five year period. The proposed charge is thus a change from that average charge over a period of three years which is an annually compounded increase of 9.7%. While this is a large increase, it must be recognized that over the five year period there have been very significant changes, and associated costs, as a result of regulatory billing changes and increased bad-debt costs. In view of this, the proposed charge is considered to be reasonable for a relatively short contract period of six months.

The proposed energy price reflects a 44.2% increase over the existing price which, in the current market, is an extremely low base to compare against. Regardless of the degree of change, the proposed price is the competitive market price on the day of energy procurement. It must also be recognized that the shorter six month term for the proposed price would normally result in a higher price than a longer one year term which applied to the existing price. The market is very volatile and we are currently experiencing very high electricity prices due to the high natural gas prices, which consumers are already well aware of, and the lingering affects of the recent hurricanes. To place some context around the proposed pricing, it may be helpful to consider that the average year-to-date 2005 Power Pool price is 24.2% higher than the 2004 year-end average price and that the November 2005 average Power Pool price of \$0.1248/KWh is 182.8% higher than the November 2004 average price of \$0.04413/KWh.

Impacts of Proposed Revisions

The consumer impact resulting from the proposed revisions is presented in the following table of monthly costs for a typical customer in each rate category. The Total Cost includes Municipal Consent and Access Fee but excludes GST.

Rate Category	2005 RRO (current)	2006 RRT (proposed)	% Change
E61 Residential (600 KWh/month)			
Admin & Energy Only Cost	\$40.73	\$58.11	+42.7%
Total Cost Including Distribution	\$61.53	\$78.91	+28.2%
E63 Small General Service (2,000 KWh/month)			
Admin & Energy Only Cost	\$124.31	\$178.69	+43.7%
Total Cost Including Distribution	\$188.99	\$243.37	+28.8%
E64 General Service (20,000 KWh/month, 65 KVA)			
Admin & Energy Only Cost	\$1,198.91	\$1,729.03	+44.2%
Total Cost Including Distribution	\$1,619.37	\$2,149.49	+32.7%
E78 Large General Service (20,000 KWh/month, 85 KVA)			
Admin & Energy Only Cost	\$1,198.91	\$1,729.03	+44.2%
Total Cost Including Distribution	\$1,700.06	\$2,230.18	+31.2%

Note: Only the Administration and Energy charges are revised in this proposal; the "Distribution Tariff" charges remain constant.

There are no EL&P Department impacts resulting from the proposed revisions as no Departmental revenue is derived from, nor calculated on the basis of, the RRT Administration Charge or Energy Charge which are the only components of the tariff affected by the proposed revisions.

There are no municipal impacts resulting from the proposed revisions as no municipal revenue is derived from, nor calculated on the basis of, the RRT Administration Charge or Energy Charge which are the only components of the tariff affected by the proposed revisions.

Recommendation and City Council Request

It is recommended and respectfully requested that City Council approve the following on December 19, 2005:

- Three readings of Appendix D of the Electric Utility Bylaw No. 3273/2000 with an effective date of January 1, 2006 as per attachment:
- Authorize the Administration to prepare and execute a Contract for Services Between Enmax Energy Corporation and the City of Red Deer for services related to the Alberta *Regulated Default Supply Regulation, AR 168/2003* as amended (for the period of January 1, 2006 to June 30, 2006)
- Authorize the Administration to negotiate, prepare and execute a Contract for Services with an external party for services related the proposed Alberta *Regulated Rate Option Regulation* which is currently being finalized and which will repeal the *Regulated Default Supply Regulation, AR 168/2003* (for some yet undefined period of time, not to exceed five years, commencing on July 1, 2006)

The necessary revised bylaw documentation is appended to the Council Agenda.



Al Roth, P.Eng.
EL&P Manager

CITY OF RED DEER
ELECTRIC LIGHT & POWER DEPARTMENT
REGULATED RATE TARIFF

GENERAL

Effective Date

This Tariff is effective on January 1, ~~2005~~2006.

Terms and Conditions

The "Terms and Conditions for the Regulated Rate Tariff", the "Terms and Conditions for Distribution Access Services" and the "Terms and Conditions for Retail Access Services" are part of this Tariff. Furthermore, the "Regulated Rate Tariff Fee Schedule", the "Distribution Access Services Schedule of Fees", and the "Retail Access Service Agreement" are also part of this Tariff.

Billing Demand

The kVA of Billing Demand with respect to the monthly billing period will be the greater of:

1. the highest kVA Metered Demand in the monthly billing period; or
2. the highest kVA Metered Demand in the 12 consecutive months including and ending with the current monthly billing period.

The kVA Metered Demand will be measured by either a thermal demand meter having a demand response period of 90% in 15 minutes and a 30 minute test period, or 15 minute interval demand metering equipment.

The kVA of Billing Demand will be re-established on such shorter periods of time as designated by the Electric Light & Power Manager for the individual customer as warranted by that customer's changing load characteristics.

RESIDENTIAL REGULATED RATE

RATE 61

This tariff is provided in accordance with the Alberta Regulated Default Supply Regulation (A/R 168/2003), Regulated Default Supply Amendment Regulation (A/R 323/2003, A/R 344/2003, A/R 135/2004), and the Alberta Electric Utilities Act, S.A. 2003, c. E-5.1. Rate 61 is available between January 1, 2001 and June 30, 2006.

Application

Applies to all residential premises which

- (1) are measured by a single meter and contain not more than two dwelling units; and
- (2) are not currently enrolled under any other price options or with any alternative retail electricity supplier.

Rate

Administration Charge	\$0.1614 <u>\$0.2131</u> per day	
Energy Charge	\$0.0597 <u>\$0.08613</u> per kWh of all energy	
System Access Charge	As per Distribution Tariff, Appendix "A" of this Bylaw	
Distribution Access Charge	As per Distribution Tariff, Appendix "A" of this Bylaw	

Balancing Pool Flow Through

Charges or credits as established by the Alberta Balancing Pool Administrator.

Municipal Consent and Access Fee

As per Distribution Tariff, Appendix "A" of this Bylaw.

Minimum Monthly Charge

Minimum Distribution Tariff charge (Appendix "A" of this Bylaw), plus any applicable Municipal Consent and Access Fee, plus any applicable Administration Charge, plus any applicable Balancing Pool Flow Through.

GENERAL SERVICE REGULATED RATE

RATE 63

This tariff is provided in accordance with the Alberta Regulated Default Supply Regulation (A/R 168/2003), Regulated Default Supply Amendment Regulation (A/R 323/2003, A/R 344/2003, A/R 135/2004), and the Alberta Electric Utilities Act, S.A. 2003, c. E-5.1. Rate 63 is available between January 1, 2001 and June 30, 2006.

Application

- (1) Applies to a non-residential customer, or to a residential premise not entitled to Rate 61, or to the "house lights" service (including common area lighting and utility rooms) of apartment buildings, where the kVA Metered Demand is less than 50 kVA. If the kVA Metered Demand exceeds 50 kVA, Rate 64 will be applied immediately and will be continued to be applied irrespective of future kVA Metered Demand; and
- (2) It is reasonably forecasted that the annual consumption of electricity with respect to each separate property will be less than 250,000 kWh; and
- (3) Customer is not currently enrolled under any other price options or with any alternative retail electricity supplier.

Services are to be taken at one of the following nominal voltages:

120/240 Volts, single phase, 3 wire;
120/208Y Volts, network, 3 wire;
120/208Y Volts, three phase, 4 wire;
347/600Y Volts, three phase, 4 wire.

Rate

Administration Charge	\$0.1614 <u>\$0.2131</u> per day	
Energy Charge	\$0.0597 <u>\$0.08613</u> per kWh of all energy	
System Access Charge	As per Distribution Tariff, Appendix "A" of this Bylaw	
Distribution Access Charge	As per Distribution Tariff, Appendix "A" of this Bylaw	

Balancing Pool Flow Through

Charges or credits as established by the Alberta Balancing Pool Administrator.

Municipal Consent and Access Fee

As per Distribution Tariff, Appendix "A" of this Bylaw.

Minimum Monthly Charge

Minimum Distribution Tariff charge (Appendix "A" of this Bylaw), plus any applicable Municipal Consent and Access Fee, plus any applicable Administration Charge, plus any applicable Balancing Pool Flow Through.

GENERAL SERVICE REGULATED RATE

RATE 64

This tariff is provided in accordance with the Alberta Regulated Default Supply Regulation (A/R 168/2003), Regulated Default Supply Amendment Regulation (A/R 323/2003, A/R 344/2003, A/R 135/2004), and the Alberta Electric Utilities Act, S.A. 2003, c. E-5.1. Rate 64 is available between January 1, 2001 and June 30, 2006.

Application

- (1) Applies to a commercial or industrial installation where service is taken at the voltage listed for Rate 63 but where the kVA Metered Demand is 50 kVA or greater; and
- (2) It is reasonably forecasted that the annual consumption of electricity will be less than 250,000 kWh; and
- (3) Customer is not currently enrolled under any other price options or with any alternative retail electricity supplier.

Rate

Administration Charge	\$0.1614 <u>\$0.2131</u> per day	
Energy Charge	\$0.0597 <u>\$0.08613</u> per kWh of all energy	
System Access Charge	As per Distribution Tariff, Appendix "A" of this Bylaw	
Distribution Access Charge	As per Distribution Tariff, Appendix "A" of this Bylaw	

Balancing Pool Flow Through

Charges or credits as established by the Alberta Balancing Pool Administrator.

Municipal Consent and Access Fee

As per Distribution Tariff, Appendix "A" of this Bylaw.

Minimum Monthly Charge

Minimum Distribution Tariff charge (Appendix "A" of this Bylaw), plus any applicable Municipal Consent and Access Fee, plus any applicable Administration Charge, plus any applicable Balancing Pool Flow Through.

GENERAL SERVICE REGULATED RATE

RATE 78

This tariff is provided in accordance with the Alberta Regulated Default Supply Regulation (A/R 168/2003), Regulated Default Supply Amendment Regulation (A/R 323/2003, A/R 344/2003, A/R 135/2004), and the Alberta Electric Utilities Act, S.A. 2003, c. E-5.1. Rate 78 is available between January 1, 2001 and June 30, 2006.

Application

- (1) Applies to a commercial or industrial installation where 4,160 volts or greater is available with adequate system capacity and service is taken at 4,160 volts or greater, balanced three phase and the kVA Metered Demand is not less than 1,000 kVA; and
- (2) It is reasonably forecasted that the annual consumption of electricity will be less than 250,000 kWh; and
- (3) Customer is not currently enrolled under any other price options or with any alternative retail electricity supplier.

Rate

Administration Charge	\$0.1614 <u>\$0.2131</u> per day
Energy Charge	\$0.0597 <u>\$0.08613</u> per kWh of all energy
System Access Charge	As per Distribution Tariff, Appendix "A" of this Bylaw
Distribution Access Charge	As per Distribution Tariff, Appendix "A" of this Bylaw

Balancing Pool Flow Through

Charges or credits as established by the Alberta Balancing Pool Administrator.

Municipal Consent and Access Fee

As per Distribution Tariff, Appendix "A" of this Bylaw.

Minimum Monthly Charge

Minimum Distribution Tariff charge (Appendix "A" of this Bylaw), plus any applicable Municipal Consent and Access Fee, plus any applicable Administration Charge, plus any applicable Balancing Pool Flow Through.

Comments:

We concur with the recommendations of the EL & P Manager.

"Morris Flewwelling"
Mayor

"Norbert Van Wyk"
City Manager

Legislative & Administrative Services

DATE: December 20, 2005

TO: Al Roth, EL & P Manager

FROM: Kelly Kloss, Legislative & Administrative Services Manager

SUBJECT: Regulated Rate Tariff Revision – January 1, 2006 to June 30, 2006
Electric Utility Bylaw Amendment 3273/B-2005 – Changes to Appendix “A”
– Effective January 1, 2006

Reference Report:

EL & P Manager, dated December 8, 2005

Resolutions:

“Resolved that Council of the City of Red Deer having considered the report from the EL& P Manager, dated December 8, 2005, re: Regulated Rate Tariff Revision – January 1, 2006 to June 30, 2006, hereby:

1. Authorizes Administration to prepare and execute a Contract for Services between Enmax Corporation and the City of Red Deer for the period of January 1, 2006 to June 30, 2006, for services related to the *Alberta Regulated Default Supply Regulation, A.R. 168/2003* as amended.
2. Authorizes Administration to negotiate, prepare and execute a Contract for Services with an external party for a period of time, not to exceed five years commencing on July 1, 2006, for services related to the proposed *Alberta Regulated Rate Option Regulation* which is currently being finalized and which will repeal the *Regulated Default Supply Regulation, A.R. 168/2003* .”

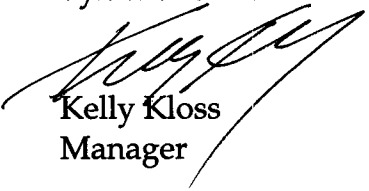
Bylaw Readings:

Electric Utility Bylaw Amendment 3273/B-2005 was given three readings. A copy of the bylaw is attached.

Report Back to Council: No

Comments/Further Action:

Electric Utility Bylaw Amendment 3273/B-2005 provides for changes to the Regulate Rate Tariff to be effective January 1, 2006. This office will amend the Electric Utility Bylaw and distribute copies in due course.



Kelly Kloss
Manager

/chk

c Director of Development Services

BYLAW NO. 3273/B-2005

Being a bylaw to amend Bylaw No. 3273/2000, the Electric Utility Bylaw of The City of Red Deer.

COUNCIL ENACTS AS FOLLOWS:

Bylaw No. 3273/2000 is hereby amended as follows:

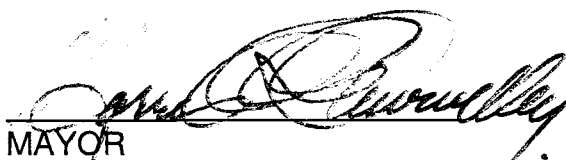
1. By deleting Appendix "D" - Regulated Rate Tariff – and replacing it with Appendix "D" attached hereto.
2. This bylaw shall come into effect on January 1, 2006.

READ A FIRST TIME IN OPEN COUNCIL this 19th day of December 2005.

READ A SECOND TIME IN OPEN COUNCIL this 19th day of December 2005.

READ A THIRD TIME IN OPEN COUNCIL this 19th day of December 2005.

AND SIGNED BY THE MAYOR AND CITY CLERK this 19th day of December 2005.


MAYOR


CITY CLERK

CITY OF RED DEER
ELECTRIC LIGHT & POWER DEPARTMENT
REGULATED RATE TARIFF

GENERAL

Effective Date

This Tariff is effective on January 1, 2006.

Terms and Conditions

The "Terms and Conditions for the Regulated Rate Tariff", the "Terms and Conditions for Distribution Access Services" and the "Terms and Conditions for Retail Access Services" are part of this Tariff. Furthermore, the "Regulated Rate Tariff Fee Schedule", the "Distribution Access Services Schedule of Fees", and the "Retail Access Service Agreement" are also part of this Tariff.

Billing Demand

The kVA of Billing Demand with respect to the monthly billing period will be the greater of:

1. the highest kVA Metered Demand in the monthly billing period; or
2. the highest kVA Metered Demand in the 12 consecutive months including and ending with the current monthly billing period.

The kVA Metered Demand will be measured by either a thermal demand meter having a demand response period of 90% in 15 minutes and a 30 minute test period, or 15 minute interval demand metering equipment.

The kVA of Billing Demand will be re-established on such shorter periods of time as designated by the Electric Light & Power Manager for the individual customer as warranted by that customer's changing load characteristics.

RESIDENTIAL REGULATED RATE

RATE 61

This tariff is provided in accordance with the Alberta Regulated Default Supply Regulation (A/R 168/2003), Regulated Default Supply Amendment Regulation (A/R 323/2003, A/R 344/2003, A/R 135/2004), and the Alberta Electric Utilities Act, S.A. 2003, c. E-5.1. Rate 61 is available between January 1, 2001 and June 30, 2006.

Application

Applies to all residential premises which

- (1) are measured by a single meter and contain not more than two dwelling units; and
- (2) are not currently enrolled under any other price options or with any alternative retail electricity supplier.

Rate

Administration Charge	\$0.2131 per day
Energy Charge	\$0.08613 per kWh of all energy
System Access Charge	As per Distribution Tariff, Appendix "A" of this Bylaw
Distribution Access Charge	As per Distribution Tariff, Appendix "A" of this Bylaw

Balancing Pool Flow Through

Charges or credits as established by the Alberta Balancing Pool Administrator.

Municipal Consent and Access Fee

As per Distribution Tariff, Appendix "A" of this Bylaw.

Minimum Monthly Charge

Minimum Distribution Tariff charge (Appendix "A" of this Bylaw), plus any applicable Municipal Consent and Access Fee, plus any applicable Administration Charge, plus any applicable Balancing Pool Flow Through.

GENERAL SERVICE REGULATED RATE

RATE 63

This tariff is provided in accordance with the Alberta Regulated Default Supply Regulation (A/R 168/2003), Regulated Default Supply Amendment Regulation (A/R 323/2003, A/R 344/2003, A/R 135/2004), and the Alberta Electric Utilities Act, S.A. 2003, c. E-5.1. Rate 63 is available between January 1, 2001 and June 30, 2006.

Application

- (1) Applies to a non-residential customer, or to a residential premise not entitled to Rate 61, or to the "house lights" service (including common area lighting and utility rooms) of apartment buildings, where the kVA Metered Demand is less than 50 kVA. If the kVA Metered Demand exceeds 50 kVA, Rate 64 will be applied immediately and will be continued to be applied irrespective of future kVA Metered Demand; and
- (2) It is reasonably forecasted that the annual consumption of electricity with respect to each separate property will be less than 250,000 kWh; and
- (3) Customer is not currently enrolled under any other price options or with any alternative retail electricity supplier.

Services are to be taken at one of the following nominal voltages:

120/240 Volts, single phase, 3 wire;
120/208Y Volts, network, 3 wire;
120/208Y Volts, three phase, 4 wire;
347/600Y Volts, three phase, 4 wire.

Rate

Administration Charge	\$0.2131 per day
Energy Charge	\$0.08613 per kWh of all energy
System Access Charge	As per Distribution Tariff, Appendix "A" of this Bylaw
Distribution Access Charge	As per Distribution Tariff, Appendix "A" of this Bylaw

Balancing Pool Flow Through

Charges or credits as established by the Alberta Balancing Pool Administrator.

Municipal Consent and Access Fee

As per Distribution Tariff, Appendix "A" of this Bylaw.

Minimum Monthly Charge

Minimum Distribution Tariff charge (Appendix "A" of this Bylaw), plus any applicable Municipal Consent and Access Fee, plus any applicable Administration Charge, plus any applicable Balancing Pool Flow Through.

GENERAL SERVICE REGULATED RATE

RATE 64

This tariff is provided in accordance with the Alberta Regulated Default Supply Regulation (A/R 168/2003), Regulated Default Supply Amendment Regulation (A/R 323/2003, A/R 344/2003, A/R 135/2004), and the Alberta Electric Utilities Act, S.A. 2003, c. E-5.1. Rate 64 is available between January 1, 2001 and June 30, 2006.

Application

- (1) Applies to a commercial or industrial installation where service is taken at the voltage listed for Rate 63 but where the kVA Metered Demand is 50 kVA or greater; and
- (2) It is reasonably forecasted that the annual consumption of electricity will be less than 250,000 kWh; and
- (3) Customer is not currently enrolled under any other price options or with any alternative retail electricity supplier.

Rate

Administration Charge	\$0.2131 per day
Energy Charge	\$0.08613 per kWh of all energy
System Access Charge	As per Distribution Tariff, Appendix "A" of this Bylaw
Distribution Access Charge	As per Distribution Tariff, Appendix "A" of this Bylaw

Balancing Pool Flow Through

Charges or credits as established by the Alberta Balancing Pool Administrator.

Municipal Consent and Access Fee

As per Distribution Tariff, Appendix "A" of this Bylaw.

Minimum Monthly Charge

Minimum Distribution Tariff charge (Appendix "A" of this Bylaw), plus any applicable Municipal Consent and Access Fee, plus any applicable Administration Charge, plus any applicable Balancing Pool Flow Through.

GENERAL SERVICE REGULATED RATE

RATE 78

This tariff is provided in accordance with the Alberta Regulated Default Supply Regulation (A/R 168/2003), Regulated Default Supply Amendment Regulation (A/R 323/2003, A/R 344/2003, A/R 135/2004), and the Alberta Electric Utilities Act, S.A. 2003, c. E-5.1. Rate 78 is available between January 1, 2001 and June 30, 2006.

Application

- (1) Applies to a commercial or industrial installation where 4,160 volts or greater is available with adequate system capacity and service is taken at 4,160 volts or greater, balanced three phase and the kVA Metered Demand is not less than 1,000 kVA; and
- (2) It is reasonably forecasted that the annual consumption of electricity will be less than 250,000 kWh; and
- (3) Customer is not currently enrolled under any other price options or with any alternative retail electricity supplier.

Rate

Administration Charge	\$0.2131 per day
Energy Charge	\$0.08613 per kWh of all energy
System Access Charge	As per Distribution Tariff, Appendix "A" of this Bylaw
Distribution Access Charge	As per Distribution Tariff, Appendix "A" of this Bylaw

Balancing Pool Flow Through

Charges or credits as established by the Alberta Balancing Pool Administrator.

Municipal Consent and Access Fee

As per Distribution Tariff, Appendix "A" of this Bylaw.

Minimum Monthly Charge

Minimum Distribution Tariff charge (Appendix "A" of this Bylaw), plus any applicable Municipal Consent and Access Fee, plus any applicable Administration Charge, plus any applicable Balancing Pool Flow Through.



Date: December 12, 2005

To: Legislative & Administrative Services Manager

From: Engineering Services Manager

Re: **Proposed 2005 Off-Site Levy Rates and Tentative 2006 Rates**

This report will provide you with information relative to the City's Off-site Levy Rates starting with background, rate history, transportation grants, service basin changes, proposed adjustments to each rate (water, sanitary, storm, and roads), staging of rate increases, identification of emerging issues, future levy rate projections, UDI comments and concludes with recommended 2005 and tentative 2006 rates.

1. Background

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

- Revenues received from new developments during the previous year,
- Expenditures made to construct new facilities during the previous year,
- The effect of inflation on the current Off-site Levy Fund debt or surplus,
- Re-estimation of construction costs for future off-site facilities, and
- Changes in future infrastructure plans, levy basin areas, and funding sources.

For the 2005 rates, an inflation factor of 1.4% (Alberta's Consumer Price Index for 2004) was applied to net expenditures incurred to the beginning of 2004, to reflect the current value of facilities that have already been constructed but are not yet paid for.

In 2003 and 2004, future project estimates were based on 2002 estimates with CPI annual adjustments. In 2005, all future off-site levy funded sanitary, storm, water, and road projects were re-evaluated and cost estimates were updated based on adjusted 2004 tendered unit prices.

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December 12, 2005
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This levy rate review is normally performed in the first quarter of the applicable year. However, as the following report will outline, a significant amount of additional time was taken this year to conduct project scope reviews, develop refined construction cost estimates, and conduct a complete reconciliation of previous years costs and revenues with The City's General Ledger. This, coupled with an extremely heavy workload, staff changes and senior level discussions with UDI, has delayed finalization of the 2005 Off-site Levy rates.

In order to proceed with development agreements in advance of final 2005 off-site levy rates, an interim estimated rate of \$72,850 per hectare was established with the understanding that an adjustment will occur once the actual 2005 rates are approved. This process was found to be agreeable with developers.

2. 2004 Rate Changes

As a result of a number of changes approved by City Council in 2004 (primarily the reduction of Transportation Grants), the total calculated levy rate for 2004 increased from \$48,600 to \$61,080 per hectare. Following discussions with the Urban Development Institute (UDI), the 2004 total levy rate was set at \$54,000 per hectare to facilitate a more manageable staged increase over a three year period. It was anticipated at the time that the overall rate would increase to approximately \$59,400 in 2005 and to \$64,800 in 2006.

3. Transportation Grants

Funding for new development infrastructure is primarily shouldered by developers of the benefiting areas and, in turn, by lot purchasers. An exception to this funding arrangement in the past has been the use of Transportation Grants through the Basic Capital Program to off-set as much as 75% of arterial roadway construction costs.

With the City's recent surge in growth and the resulting accelerated need for road improvements, the Basic Capital grant has been insufficient to meet the needs of the City. A decision was therefore made by City Council in 2004 to cease the use of Basic Capital funds for Off-site Levy projects, with the exception of a portion of Northland Drive and 30 Avenue.

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UDI has requested that The City consider funding 75% of the cost of road improvements related to highway connector roads such as Delburne Road, 67 Street, 30 Avenue (north end), 20th Avenue and Northland Drive. The rationale for this request is that these roads serve the growth needs of the developed parts of Red Deer as well as the region outside of Red Deer.

In consideration of UDI's request, and through discussion with City Senior Management, we are proposing that the Transportation Grant be utilized to fund 50% of the cost of constructing the proposed roadways along the following route to connect Highways 2A and 11A to Highway 11 (future alignment east of 20 Avenue on 67 Street):

- Northland Drive from Gaetz Avenue, across the Red Deer River, to 30 Avenue,
- 30 Avenue from Northland Drive to 67 Street,
- 67 Street from 30 Avenue to 20 Avenue,
- 67 Street and 30 Avenue intersection improvements, and
- Associated traffic signals, land acquisition, bridges, and storm drainage.

This funding proposal is based on a rough estimation (based on the 2004 Transportation Study) that as many as half of the vehicles projected to use this new corridor could be from outside the City (assumes that regional traffic is focused on this corridor rather than using a variety of routes). The impact of this funding change will require an additional \$6.6 million in transportation grants raising the funding commitment from the previously allocated \$14.4 million to \$21.0 million.

With respect to the Delburne Road, while it is a highway connector, the present road geometry would be adequate to handle highway traffic growth for several decades. Future road widening requirements will only be needed to serve new development growth within the City.

20th Avenue will primarily provide transportation service for development in the East Hill, similar to 30 Avenue. As such, 20 Avenue is not a candidate for shared funding in our opinion.

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4. Service Basin Changes

There are a number of service basin changes that have been evaluated in determining the proposed 2005 Off-site Levy rates, including the following:

- a. Sanitary, Storm and Water off-site levy service basins have been expanded to include the 2004 residential annexation lands and the remainder of Section 26 to correspond with the road basin change made last year. As City growth absorbs the remaining undeveloped land in the service basin, new growth areas must be established and added to the service basins.
- b. Additional sanitary trunks were added in Section 23 to extend trunk service to each quarter section. This is consistent with other growth areas in the basin, but provides a higher level of service for this area than anticipated in the 2004 rate calculation and results in a higher sanitary off-site levy rate.
- c. As outlined earlier, the rate calculation has assumed that transportation grants will be used to fund 50% of the cost of the Northland Drive/30 Avenue/67 Street corridor. This will absorb approximately \$21.0 million in transportation grants over the next 5 to 10 years. The 2004 rate calculation had allowed for approximately \$14.4 million in transportation grants.
- d. Additional traffic signals have been included in the road off-site levy calculation to accommodate signals at 400m spacing along arterial roads rather than the 800m spacing used in previous calculations. While signal spacing of 800m is common during initial road construction, signal infill to 400m spacing is normally required once the development area is fully built out.

For your reference, attached are Schedules A, B, C, and D, which illustrate service basin boundaries and infrastructure for the water, sanitary, storm, and road basins respectively.

5. Proposed 2005 Rate Changes

As indicated earlier, annual levy rate calculations are a function of previous years revenues and expenditures, inflation, future estimated construction costs, and the

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remaining service area. For the 2005 levy assessment, the rate calculation also addressed:

- Re-evaluation of design for all future projects within the service basin,
- Re-estimation of construction costs for all future projects within the service basin,
- Reconciliation of The City's general ledger with the levy calculation spreadsheet,
- Expansion of the sanitary, storm and water levy service basins and associated infrastructure to include newly annexed areas and some adjacent areas.

Table 1 outlines the calculated 2005 Water, Sanitary, Storm and Roadway off-site levies. As noted within this table, the calculated 2005 rate valued at **\$76,220** per hectare is:

- \$15,140 (25%) higher than the calculated 2004 rate of \$61,080 per hectare, and
- \$22,220 (41%) greater than the approved 2004 rate of \$54,000 per hectare.

There are a number of variables that account for this significant increase in rates. They are as outlined below:

- a. One reason that is common to the Water, Sanitary, Storm and Road levies is that construction costs have increased significantly over the last few years. Construction costs used in previous off-site levy calculation have not been re-estimated since 2002, although normal inflation (based on the Alberta CPI) has been applied to the rates in 2003 and 2004. However, the CPI has not represented the increase in construction costs experienced during this period. Actual construction costs have increased by 10 to 40% over this period, depending on the type of work and materials needed for the project.
- b. Another significant influence on the 2005 Storm Levy is a nearly doubling (since 2002) of the cost to acquire land for detention ponds.
- c. Reconciliation of the levy rate calculation spreadsheets with The City's accounting system has also impacted the levy rates. While individual project actual cost confirmation has been done annually for the levy rate calculation, complete account reconciliation has not been done for five years. This process was a significant undertaking, but did identify several cost and revenue discrepancies between the two systems. Each discrepancy was then analyzed and corrections were made to the accounting and levy calculation systems.

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Overall, these corrections have resulted in an increase in levy rates of approximately \$4,260 per hectare, which is about 7% of the 2004 calculated rate or 8% of the 2004 approved rate. Based on this significant change, we have decided that complete reconciliation will be conducted every year as part of the annual rate review.

- d. The inclusion of additional infrastructure within the existing and expanded Water, Sanitary, and Storm basins has also resulted in a rate increase.

Descriptions of specific rate change issues and amounts are outlined in Appendix A and Table 2 attached hereto.

6. Staging of Rate Increase

As noted earlier, the rate increase identified in 2004 was to be staged in over 3 years. Such staging reduces the immediate impact of the increase and allows the developer to adjust lot pricing moderately. However, an even higher rate increase at the end of the staging period will result because a smaller remaining undeveloped basin area must pay for the unpaid infrastructure costs.

Significant rate staging is therefore discouraged. However, following discussion with City Senior Management, a modest rate staging concept was developed. The proposed 2005 rate equivalent to the interim rate of \$72,850 per hectare would be adopted to eliminate any rate adjustment needed for existing 2005 development agreements. This is \$3,370 (4%) below the 2005 calculated rate, \$11,770 (19%) above the 2004 calculated rate, and \$18,850 (35%) above the 2004 approved rate.

7. Emerging Issues

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

- a. The City is currently pursuing annexation of lands northwest of the City for industrial development. Further expansion of the service basins will be warranted in 2006 to incorporate these development lands and associated infrastructure.

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- b. Melcor Developments Ltd. is currently investigating options for providing service to the east half of Section 2 (Hurlbert and Hansen quarter sections). If these areas are determined to be serviceable, the current Off-site Levy basin could be expanded to include them and funding of sanitary and storm oversize costs currently being financed by Melcor may be considered for inclusion in the off-site fund.
- c. Pursuant to the 2004 Transportation Study, The City will investigate alternative transportation improvements to address growing traffic volumes on 32 Street between 40 Avenue and Gaetz Avenue. Options discussed have included 32 Street widening, Delburne Road widening and/or construction of Molly Banister Drive. As the yet to be determined improvements are related to City growth and development, funding of all or a portion of such improvements should come from Off-site Levies.
- d. The current calculation allows for the construction of storm and sanitary trunks to be constructed along the Northland Drive alignment to serve the newly annexed area of the service basin (including the remainder of Section 26). It is anticipated that these trunks will be oversized to serve areas beyond the current service basin and that the oversize costs will be recouped from the future expanded basin areas. The cost of over sizing will have to be financed by City reserves or the current Off-site Levy fund until the basin is expanded.
- e. With the vibrant economy and heavy construction activity forecast for all parts of Alberta, demand for contractors will likely continue to push ahead of the supply, thus accelerating construction cost inflation. Based on applying a modest 5% increase to the 2005 calculated levy rate totaling \$76,220, the 2006 rate is anticipated to exceed \$80,000 per hectare. Factors such as the inclusion of new industrial lands to the levy basins, near record natural gas and crude oil prices and the shortage of qualified construction forces may apply further inflationary pressures to the currently proposed levy rates.

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8. UDI Comments

City Administration has had several engagements with UDI (Urban Development Institute) during this year and as indicated in last year's report, they were advised that the Capital Budget would be based on zero provincial funding for new development projects due to other competing tax based funding priorities.

UDI has indicated that they understand that the vibrant economy is inflating construction costs and the associated levy rates, and as such they are prepared to accept the rates as proposed for the water, sanitary and storm related projects.

With respect to the transportation levy, UDI restated their request for additional provincial grant funding. UDI also expressed appreciation with respect to the revised 50/50 funding position specific to the Northland Drive highway connector link (outlined in section 3 above); however, they pressed for similar inclusion of Delburne Road and 20th Avenue.

In addition to the above, UDI raised the need to establish a consistent and predictable system for the application of grants to roadway projects. UDI further committed their efforts to jointly lobby the Province with The City for additional funding sources to increase arterial roadway funding for new development.

UDI's August 29th and November 21st letters are attached for information.

9. Conclusion

The completion of the 2005 Off-site Levy Report has taken significantly more time to complete because this process required complete project scope reviews, refinement of construction cost estimates, a complete reconciliation of previous years costs and revenues with The City's General Ledger and extensive discussions with UDI and City Senior Management.

As presented above, the 2005 levy rates are significantly higher than in previous years, reflecting current development costs and the continued removal of provincial funding towards future roadway levy projects. An exception to this is the proposal to equally share the cost of the Northland Drive link that will serve regional commuters and new residential development generated traffic.

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On November 4, 2005 Senior Management met with UDI to further discuss the request for increased funding for roadway levy projects. Although it was generally agreed that regional traffic volumes coupled with new residential development will necessitate the shared funding and construction of the Northland Drive route, there was no agreement reached with respect to additional funding for other roadway projects.

10. Recommendations

Based on the information provided above, we recommend implementing a 2005 Off-site Levy Rate of \$72,850 per hectare as outlined below:

Proposed 2005 Off-site Levy Rates

• Water	\$ 8,520	(24% increase)
• Sanitary	\$ 5,215	(30% increase)
• Storm	\$ 22,370	(68% increase)
• Roads	<u>\$ 36,745</u>	<u>(23% increase)</u>
Total:	\$ 72,850/ha	(35% increase)

Also, because it is almost certain that the 2006 rates will be higher than the calculated 2005 rates as noted above, we are recommending the implementation of an interim 2006 off-site levy rate of \$80,000 per hectare as noted below. This is approximately 5% higher than the calculated 2005 rate of \$76,220/ha (see Table 1).

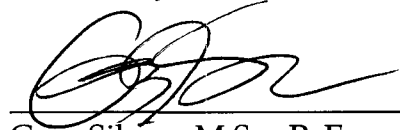
Proposed Interim 2006 Off-site Levy Rates

• Water	\$ 8,940
• Sanitary	\$ 5,470
• Storm	\$ 23,480
• Roads	<u>\$ 42,110</u>
Total:	\$ 80,000/ha

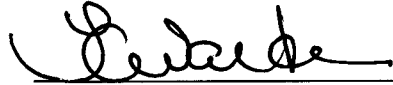
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The interim 2006 rates would be applied to development agreements signed prior to approval of the final 2006 rates. A further report will be presented to Council in about March 2006 with respect to the final 2006 off-site levy rates once we have completed our rate calculation.

Yours truly,



Greg Sikora, M.Sc., P. Eng.
Utilities Engineer



Tom C. Warder, P. Eng.
Engineering Services Manager

TCW/GJS/ldr
Att.

- c. City Manager
Director of Development Services
Director of Corporate Services
Streets Engineer
Engineering Administrative Supervisor
UDI Chapter Chairman, Guy Pelletier

TABLE 1
2005 OFF-SITE LEVY RATE SUMMARY

	Water	Sanitary	Storm	Roads	Totals
EXPENDITURES AND REVENUES TO DATE					
Net Balance at Beginning of Year Jan 1, 2004	(\$836,452)	\$501,626	\$1,222,787	\$1,238,305	\$2,126,267
Current Year Expenditures	\$1,345,039	\$69,067	\$539,222	\$4,116,903	\$6,070,231
Current Year Revenue	(\$684,137)	(\$348,378)	(\$944,009)	(\$2,894,241)	(\$4,870,765)
Current Year CPI Interest (Carrying Cost)	(\$11,710)	\$7,023	\$17,119	\$17,336	\$29,768
Net Balance to Date: Dec 31, 2004	(\$187,260)	\$229,338	\$835,120	\$2,478,303	\$3,355,501
FUTURE EXPENDITURE ESTIMATES					
Projected Future Construction Costs	\$10,609,455	\$6,117,008	\$22,953,907	\$71,133,480	\$110,813,851
Provincial Grant Funding				(\$21,067,500)	(\$21,067,500)
Net Future Expenditures:	\$10,609,455	\$6,117,008	\$22,953,907	\$50,065,980	\$89,746,351
TOTAL NET COSTS AND RATE CALCULATION					
Total Costs	\$10,422,195	\$6,346,346	\$23,789,027	\$52,544,283	\$93,101,852
Remaining Development Area	1,223	1,217	1,063	1,310	
Calculated 2005 Rates (\$/ha)	\$8,520	\$5,215	\$22,370	\$40,115	\$76,220
COMPARISON TO 2004 RATES					
2004 Rates	\$6,855	\$4,020	\$13,355	\$29,770	\$54,000
Rate Change	\$1,665	\$1,195	\$9,015	\$10,345	\$22,220
Percent Change	24.3%	29.7%	67.5%	34.7%	41.1%
Notes: Water, Sanitary and Storm Basins have been expanded to include newly annexed lands and the remainder of Section 26 Road basin was expanded in 2004 to include annexed lands and Section 26 No Transportation Grant has been applied for development roads except for Northland Drive (Gaetz to 30 Av), 30 Avenue (Northland to 67 St), and 67 Street (20 Av to 30 Av) where a 50% grant has been applied. Road Levy of \$29,770 was reduced from \$36,850 as per Council approved staged implementation (\$54,000 vs. \$61,080)					

TABLE 2
SUMMARY OF 2005 OFF-SITE LEVY RATE CHANGES

	Water	Sanitary	Storm	Roads	Totals
2004 CALCULATED RATE (\$/ha.)	\$6,855	\$4,020	\$13,355	\$36,850	\$61,080
2004 APPROVED RATE (\$/ha.) <i>Road Levy of \$29,770 was reduced from \$36,850 as per Council approved 3 stage implementation.</i>	\$6,855	\$4,020	\$13,355	\$29,770	\$54,000

2005 Basic Off-site Levy Calculation Adjustments (\$/ha.)						
1	GL Reconciliation & Spreadsheet Corrections	\$1,545	(\$294)	\$2,548	\$458	\$4,257
	% Change	22.5%	-7.3%	19.1%	1.5%	7.9%
	% of 2004 Total rate	2.9%	-0.5%	4.7%	0.8%	
2	2004 Expenditures, Revenue & Committed Funds (C/O)	(\$2,263)	(\$70)	\$2,047	\$1,102	\$816
	% Change	-33.0%	-1.7%	15.3%	3.7%	1.5%
	% of 2004 Total rate	-4.2%	-0.1%	3.8%	2.0%	
3	Future Construction Costs (Inflation, Refined Scope, Quantities & Estimates - includes 50% funding for Northeast Highway Connector)	\$513	\$588	\$3,876	(\$527)	\$4,450
	% Change	7.5%	14.6%	29.0%	-1.8%	8.2%
	% of 2004 Total rate	1.0%	1.1%	7.2%	-1.0%	
Basic Adjustment Subtotal (\$/ha.)		(\$205)	\$224	\$8,471	\$1,032	\$9,523
	% Change	-3.0%	5.6%	63.4%	3.5%	17.6%
	% of 2004 Total rate	-0.4%	0.4%	15.7%	1.9%	
2005 Basic Rate excluding Basin Changes (\$/ha.)		\$6,647	\$4,242	\$21,834	\$37,882	\$70,606

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TABLE 2 (Continued)
SUMMARY OF 2005 OFF-SITE LEVY RATE CHANGES

	Water	Sanitary	Storm	Roads	Totals
Adjustments Related to Basin and Infrastructure Changes (\$/ha.)					
4 New trunk to E ¹ / ₂ Section 23		\$587			\$587
% Change		14.6%			1.1%
% of 2004 Total rate		1.1%			
5 Expanded Basin (2004 NORTH Res. Annexation)	\$1,365	\$387	\$539		\$2,291
% Change	19.9%	9.6%	4.0%		4.2%
% of 2004 Total rate	2.5%	0.7%	1.0%		
6 Riverside Drive Oversize	\$505				\$505
% Change	7.4%				0.9%
% of 2004 Total rate	0.9%				
7 Arterial Roadway Signals (28 new sites)				\$2,226	\$2,226
% Change				7.5%	4.1%
% of 2004 Total rate				4.1%	
Basin Adjustment Subtotal (\$/ha.)	\$1,870	\$974	\$539	\$2,226	\$5,608
% Change	27.3%	24.2%	4.0%	7.5%	10.4%
% of 2004 Total rate	3.5%	1.8%	1.0%	4.1%	
TOTAL ADJUSTMENT (\$/ha.)	\$1,665	\$1,198	\$9,010	\$3,258	\$15,131
% Change	24.3%	29.8%	67.5%	10.9%	28.0%
% of 2004 Total rate	3.1%	2.2%	16.7%	6.0%	
2005 CALCULATED RATES (\$/ha)	\$8,517	\$5,215	\$22,373	\$40,108	\$76,213

Notes: - numbers in brackets () are Credits [+ve]
- numbers without brackets are Debits [-ve]
- complete reconciliation with GL last completed in 2000

APPENDIX A

Description of 2005 Off-site Levy Rate Changes

1. Water Off-site Levy

Reconciliation Adjustments:

- Rate increase of \$1,545/ha; equating to a 23% increase in water rate and 3% increase in total rate.
- Mainly attributed to the exclusion of large fourth quarter progress payments for Lancaster Reservoir, 52nd Street Trunk, and 30th Avenue trunk in 2004 rate calculation.

Expenditures and Revenue:

- Rate decrease of \$2,263/ha; equating to a 33% decrease in water rate and 4% decrease in total rate.
- Positive impact due to the new Red Deer County South Area Water Supply Agreement and resulting revenue of \$930,000 based on the equivalent of an additional 136 hectare service area.

Future Construction Costs:

- Rate increase of \$513/ha; equating to an 8% increase in water rate and 1% increase in total rate.
- Re-evaluation of infrastructure improvement requirements and cost estimates.
- Decreasing basin size (98 hectares of development occurred in 2004).

Basin Expanded to Northeast:

- Rate increase of \$1,365/ha; equating to a 20% increase in water rate and a 3% increase in total rate.
- Current basin expansion to fund booster station and trunks, while future basin expansion will fund future reservoir. Project split and funding strategy is logistical and mutually beneficial.

Red Deer Riverside Drive Trunk Oversize:

- Rate increase of \$505/ha; equating to a 7% increase in water rate and 1% increase in total rate.
- Oversize needed for future growth to the Northeast.

2. Sanitary Off-site Levy

Reconciliation Adjustments:

- Rate reduction of \$294/ha; equating to a 7% decrease in sanitary rate and 1% decrease in total rate.
- Attributed to spreadsheet cell referencing corrections and account reconciliation.

Expenditures and Revenue:

- Rate reduction of \$70/ha; equating to a 2% decrease in sanitary rate and 0% decrease in total rate.
- 2004 revenue exceeded expenditures.

Future Construction Costs:

- Rate increase of \$588/ha; equating to a 15% increase in sanitary rate and 1% increase in total rate.
- Mainly attributed to construction cost inflation although project scope and material quantity refinements made minor changes.
- Average construction inflation of 15 to 20% with some project increases in the 30% range (e.g., river siphon-crossing, Ironstone deep trunks).
- Decreasing basin size (85 hectares developed in 2004) intensifies rate increase.

Trunk Extension to East half of Section 23:

- Rate increase of \$587/ha; equating to a 15% increase in sanitary rate and 1% increase in total rate.
- Trunk access to each new quarter section is consistent with other areas of the current service basin.

Basin Expanded to Northeast:

- Rate increase of \$387/ha; equating to a 10% increase in sanitary rate and 1% increase in total rate.
- Basin expansion is necessitated to accommodate growth north of 67street within the northeast and is consistent with the roadway basin expansion of 2004.

3. Storm Off-site Levy

Reconciliation Adjustments:

- Rate increase of \$2,548/ha; equating to a 19% increase in storm rate and 5% increase in total rate.
- Mainly attributed to spreadsheet cell referencing corrections.

Expenditures and Revenue:

- Rate increase of \$2,047/ha; equating to a 15% increase in storm rate and 4% increase in total rate.
- Expenditures exceeded revenue in 2004.

Future Construction Costs:

- Rate increase of \$3,876/ha; equating to a 29% increase in storm rate and 7% increase in total rate.
- Attributed to inflated construction costs averaging in the order of 25% and scope changes in pond size calculations, Inglewood trunk, College Park area trunks and ponds.
- Decreasing basin size (144 hectares developed in 2004) intensifies rate increase.

Basin Expanded to Northeast:

- Rate increase of \$539/ha; equating to a 4% increase in storm rate and 1% increase in total rate.
- Basin expansion is necessitated to accommodate growth north of 67th street within the northeast and is consistent with the roadway basin expansion of 2004.

4. Road Off-site Levy**Reconciliation Adjustments:**

- Rate increase of \$458/ha; equating to a 2% increase in road rate and 1% increase in total rate.

Expenditures and Revenue:

- Rate increase of \$1,102/ha; equating to a 4% increase in road rate and 2% increase in total rate.
- Expenditures exceeded revenue.

Future Construction Costs:

- Rate reduction of \$527/ha; equating to a 2% decrease in road rate and 1% decrease in total rate.
- Approximately \$7,000,000 in additional Transportation Grant funding to support 50% of the northeast highway connector route (Northland Drive, 30 Avenue, and 67 Street).
- Inflated construction costs, on average in the order of 10%.
- Refined project scopes and unit quantities.
- Previously unidentified land acquisition costs for 19th street

Additional Arterial Roadway Signals:

- Rate increase of \$2,226/ha; equating to a 8% increase in road rate and 4% increase in total rate.
- This cost increase reflects the inclusion of 28 additional traffic signals valued at \$110,000 each. The additional signals are located at mid-quarter-section locations and will be required at full development build-out.



502 Parkland Square, 4901 - 48 Street, Red Deer, Alberta T4N 6M4
 Phone: (403) 343-0817 Fax: (403) 343-7510 www.melcor.ca

AUG 29 2005

August 29, 2005

The City of Red Deer
 Engineering Services Department
 Box 5008
 Red Deer, Alberta
 T4N 3T4

Attention: Tom Warder P. Eng, Engineering Services Manager

Dear Mr. Warder:

Re: 2005 Draft Levy Rates

Thank you for the package of information summarizing the City proposal for the 2005 offsite levies. We have reviewed the material and are pleased to provide the following feedback.

The development industry is happy to pay our fair share of the legitimate costs of growth of our community but we need to be clear on what those costs are and what the legitimate broader regional benefit share is. Our objective as an organization is to achieve a system of calculating levies that is fair to new home owners, predictable, and consistent from year to year. In order to achieve this we need to determine the status of all projects within the basin and what the appropriate cost sharing formula would be.

Prior to 2002 Provincial Basic Capital Grant funding paid for 75% of all arterial level roads attributed to the growth basin. In 2004 this contribution was reduced to zero. In April of 2004 the City of Red Deer approved a total levy rate of \$54,000 per hectare. At that time it was agreed that a proposed large increase in the major thoroughfare levy would be staged over 3 years with the ultimate target rate being \$64,800 (total of all levies) in three years (2007). The reason for the staged approach was the belief that additional provincial funding for infrastructure would be provided to allow the City to restore the traditional support that existed prior to 2002 for major thoroughfare projects. Despite the commitment of the provincial and federal governments to provide the additional infrastructure dollars as hoped, we are now facing a proposed rate increase of 35% which would surpass in 1 year what was a 3 year target. The Urban

Development Institute, on behalf of the new home buyers in the City of Red Deer, cannot support and accept increases of this magnitude as proposed.

There are a number of areas on which we would like to provide comments, the bulk of which relate to the transportation side of the equation. Since 2000 the water, sanitary, and storm water levies have increased by 14%, 36%, and 76% respectively. The transportation portion of the levy has increased by 195% and is the largest contributor to the 100% jump in overall levies experienced by Red Deers new home owners in the last 5 years. The spike in the non-roadway related levies is certainly much larger than we would like to see but we do have an understanding of the drivers behind the new rates. The Urban Development Institute is prepared to accept the rates as proposed for water, sanitary, and storm related projects. The balance of this letter will focus on the most significant issue which is the major thoroughfare projects.

2004 Status

Prior to 2002 Provincial Basic Capital Grant funding contributed 75% of the cost of what would be described as major thoroughfares. Via the levy mechanism new home owners paid 25 %. The levy calculation approved by Council in 2004 reduced the Provincial Grant contribution to 0%. The position taken by UDI was that some of these high level roads have a regional and City wide value and they cannot reasonably be funded in their entirety by new home buyers. The balance of the roadways required for access to and within new communities are appropriately paid for in full by levies or directly by developers. At that time our argument pointing out the regional nature of these specific roadways was rejected by City Administration and the only hope offered to keep the rate increases reasonable was an increase in infrastructure funding from the Province.

A letter to UDI from Kelly Kloss dated April 20th, 2004 details the City commitment to phasing the proposed increase to allow time for the Province to announce additional transportation/infrastructure funding. UDI's understanding of this commitment was that if the funding was to materialize that a portion of it would be used to restore partial funding to the projects identified.

2005 City Proposal

We do appreciate the revised position of the City specific to highway connector roads resulting from the completion of the 2004 Transportation Study. The principle of a 50% contribution to highway connector roadways is a very important one to establish. The impact of this proposed change is negated to a large degree by the addition of the bridge to the list of projects partially paid by levy funds. Bridges have never been considered a part of the levy basin so this proposal is a significant variance from previous City policy. Keeping in mind the objectives of UDI stated earlier, we would request the following revisions be made to the proposal going forward to Council for review:

- 1) That Delburne Road be added to this list of roadway projects that qualify for partial Provincial funding. This is an important feeder roadway that connects highway #2 to east central Alberta. Delburne Road forms part of the highway connector network linked by 20th avenue. The recent announcement by the Province of improvements to the highway east of the City speak to the importance of this roadway and indicate that regional traffic will likely increase on this corridor.
- 2) The addition of 20th avenue from 67th street south to highway #595. This road provides the critical link between highways #11A, #11, and #595. It is reasonable to conclude that the non-local traffic on this expressway level road would be similar in nature to the #11 and #11A numbers indicated in your letter.
- 3) The removal of the Northlands Drive bridge from the projects to be funded by levies. The bridge makes an ideal project to attract specific funding from the Province as received with many other projects within the City. Unique and high cost projects such as river crossings are very rare and serve an important role in communities. The capital costs of such projects should not be attributed to a limited group of citizens but rather shared by the broadest base possible. This would be in alignment with past City policies that have kept the bridge out of the levy calculation.
- 4) We would appreciate clarification on specifically which traffic lights have been added to the levy fund. It is not immediately clear from the schedule "d" map attached to the package which lights are new to the calculation.

Grant Funds

The decrease in grant dollars provided for "growth related" projects in the last 3 years has had a significant negative effect on the offsite levy being charged. Every year there seems to be a debate about what is fair and equitable. It is our perspective that growth is good for the City and is something that the City encourages and we all benefit from. The high levels of growth we have seen do put pressure on existing infrastructure and concurrently increase the cost of future projects. The increasing population does allow the City to qualify for additional basic capital money and the Federal and Provincial governments have been stepping up, albeit slowly, with specific funding to aid growing municipalities (Gaetz north widening, federal transit money, Gaetz south intersection improvements, infrastructure grants).

The New Deal For Cities program and the Alberta Municipal Infrastructure Program are two examples of Provincial grants announced this year. These programs are aimed at assisting municipalities in meeting their infrastructure needs. The highway connector projects referred to above are legitimate projects

for the benefit of the community that meet the criteria of these funding programs.

It is critical in this period of high growth that we do what we can to maintain the affordability of housing in our City, especially starter homes for young workers moving to Red Deer. The cost of levies and development charges are becoming an increasingly large component of the cost of new homes. A policy of using grant funds to help pay for major thoroughfare infrastructure is very prudent. These projects must be given equal priority to other transportation projects that are important to the City. We cannot continue to tax new development at dramatically increasing rates or we are in danger of threatening the very growth that benefits the citizens of Red Deer. For this reason it is important for the City to provide the limited support requested by UDI and committed to by the City in April of 2004.

Summary

We do appreciate the work that you and your staff have done in preparing the information package summarizing the proposed levy changes. Certainly some of the items are beyond anyone's control and are a symptom of the economy we are experiencing currently. We need to ensure as, partners in the growth of this City, that we both keep our eye on affordability and that decisions we make now will not come back to haunt us when we return to more normal growth patterns.

We need to make sure that the development charges are fair to existing homeowners and new homeowners and are also consistent from year to year. The Province needs to step up for their share and the City needs to ensure that funds received are spread equitably to projects of equal priority.

We would like to request a meeting with yourself, Bryon, Norbert, and Morris to discuss the changes requested by UDI and the philosophy around levies going forward. We would also be happy to meet with City Council if necessary.

Sincerely,



Guy Pelletier
Chapter Chairman



NOV 23 2005

URBAN DEVELOPMENT INSTITUTE RED DEER CHAPTER

#502, PARKLAND SQUARE
4901 - 48 STREET
RED DEER, ALBERTA T4N 6M4
PHONE (403) 343-0817 FAX (403) 343-7510
EMAIL: GPELLETIER@MELCOR.CA

November 21st, 2005

Mayor Morris Flewelling &
Members of City Council

Re: 2005 Offsite Levy Rates

The Urban Development Institute is pleased to provide comment on the proposed 2005 levy rates.

As you may be aware the original levy proposal came forward for our review in July. Written feedback was provided to this proposal from our Association in August. This feedback was followed up with a meeting on the 4th of November to review the revisions requested by UDI. Although we appreciated the opportunity to meet with City officials the results were not to our satisfaction.

We would like to take this opportunity to make the following supplemental comments to City Council for consideration:

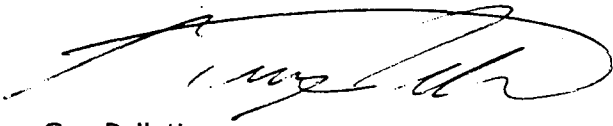
- UDI is appreciative of the restoration of partial provincial grant funding to certain major roads required in the basin. This is a key change that we requested in 2004 and is important as it recognizes the impact of regional traffic on some City roads.
- We would like to reiterate our request to have the 20th Avenue and Delburne Road project costs added to the list of grant eligible projects. UDI believes that these high level roadways that make up portions of a "ring road" are logical additions to projects partially funded by the Province. This would result in a further spreading of the costs of growth amongst the benefiting tax base.
- One of the issues that UDI brought forward was the need to have the system for calculating levies and applying grant dollars remain consistent and predictable. It is important to us to determine which project attract funding at what level and then have that formula approved by Council and

not subject it to review every year. We need a formula that can be relied upon from year to year so we don't experience large unexpected jumps like we have witnessed over the last several years **(38% this year and 100% since 2000)**. It is important that the transportation projects eligible for grant funding be given an equivalent priority to the other grant funded projects. The development industry and new home buyers deserve a longer term commitment from the City.

- We are blessed to live in a vibrant and growing region. We all benefit from the additional opportunities created by this growth. The development industry and our customers (new home buyers) are happy to pay our share of the costs of growth. It is important that we do what we can collectively to keep the costs of housing in our City reasonable. A levy that is fair, affordable, and predictable will assist us all in achieving that goal.
- UDI fully understands the situation that the City is in with respect to the limited access to funding for infrastructure in high growth periods. We recognize that the Province experiences much greater revenue growth and has an obligation to assist municipalities. As an industry we are prepared to join with the City in a joint lobbying effort to assist the City to achieve more sustainable levels of funding for growth related infrastructure.

The Urban Development Institute looks forward to continuing its partnership with the City of Red Deer in delivering affordable housing solutions for all new home buyers.

Sincerely,

A handwritten signature in black ink, appearing to read 'Guy Pelletier', with a large, sweeping flourish at the end.

Guy Pelletier
Chairman, UDI Red Deer

Comments:

We recommend that Council proceed with First Reading of this bylaw. Following the appropriate advertising, the bylaw will be brought back to Council on Monday, January 16, 2006.

"Morris Flewwelling"
Mayor

"Norbert Van Wyk"
City Manager



Council Decision – December 19, 2005

Legislative & Administrative Services

DATE: December 20, 2005
TO: Tom Warder, Engineering Services Manager
FROM: Kelly Kloss, Legislative & Administrative Services Manager
SUBJECT: Proposed 2005 Off-Site Levy Rates and Tentative 2006 Rates
2005/2006 Off-Site Levy Bylaw 3354/2005

Reference Report:

Engineering Services Manager, dated December 12, 2005

Bylaw Readings:

2005/2006 Off-Site Levy Bylaw 3354/2005 was given first reading. A copy of the bylaw is attached.

Report Back to Council: Yes – to the January 16, 2005 Council Meeting

Comments/Further Action:

The 2005/2006 Off-Site Levy Bylaw 3354/2005 provides for the off-site levies, for 2005/2006 that the City charges on new development lands within The City. As per the MGA, this office will advertise the 2005 levies and 2006 levies that will be charged and bring this item back to Council on Monday, January 16, 2005 for second and third reading of the bylaw.



Kelly Kloss
Manager

/chk

/attach.

c Director of Development Services

BYLAW NO. 3354/2005

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

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

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

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

2 Definitions:

For the purpose of this bylaw:

(1) "Development" shall mean:

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

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

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

- (3) "Net Development Area" means the area remaining after the deletion from the Gross Development Area of lands required for arterial roadways, any previously developed lands, and other undevelopable lands such as wetlands, rivers, creeks, escarpments and major utility rights of way.
- (4) "Trunk Water" means an existing or proposed water main; generally having an internal diameter of 350 mm or greater, complete with related pumping and storage facilities; that has been designated by The City as a trunk facility, the cost of same having been included in the calculation of the Water Off-site Levy rate.
- (5) "Trunk Sanitary Sewer" means an existing or proposed sanitary sewer; generally having an internal diameter of 375 mm or greater, or having a depth of cover greater than 6.0 m, complete with related pumping facilities; that has been designated by The City as a trunk facility, the cost of same having been included in the calculation of the Sanitary Off-site Levy rate.
- (6) "Trunk Storm Sewer" means an existing or proposed storm sewer; generally defined as having an internal diameter of 1,200 mm or greater, as well as stormwater storage facilities and associated outlet piping; that has been designated by The City as a trunk facility, the cost of same having been included in the calculation of the Storm Off-site Levy rate.

- (7) "Major Thoroughfare" means an existing or proposed expressway, divided arterial roadway, or undivided arterial roadway, including the land for right of way, storm drainage, traffic signals, and street lighting, that has been designated as a major thoroughfare by The City; the cost of same having been included in the calculation of the Major Thoroughfare off-site levy rate.

3 That up to and including December 31, 2005, The City of Red Deer hereby levies an off-site levy upon all land to be developed or subdivided within the areas described below and calculated as follows:

- (1) In all the area outlined in the attached Schedule "A", the sum of \$8,520 per hectare for each hectare or part thereof within the Net Development Area for Trunk Water Infrastructure.
- (2) In all the area outlined in the attached Schedule "B", the sum of \$5,215 for each hectare or part thereof within the Net Development Area for Trunk Sanitary Sewer Infrastructure.
- (3) In all the area outlined in the attached Schedule "C", the sum of \$22,370 for each hectare or part thereof within the Net Development Area for Trunk Storm Sewer Infrastructure.
- (4) In all the area outlined in the attached Schedule "D", the sum of \$36,745 for each hectare or part thereof within the Net Development Area for Major Thoroughfares.

- 4 That effective January 1, 2006, The City of Red Deer hereby levies an off-site levy upon all land to be developed or subdivided within the areas described below and calculated as follows:
- (1) In all the area outlined in the attached Schedule "A", the sum of \$8,940 per hectare for each hectare or part thereof within the Net Development Area for Trunk Water Infrastructure.
 - (2) In all the area outlined in the attached Schedule "B", the sum of \$5,470 for each hectare or part thereof within the Net Development Area for Trunk Sanitary Sewer Infrastructure.
 - (3) In all the area outlined in the attached Schedule "C", the sum of \$23,480 for each hectare or part thereof within the Net Development Area for Trunk Storm Sewer Infrastructure.
 - (4) In all the area outlined in the attached Schedule "D", the sum of \$42,110 for each hectare or part thereof within the Net Development Area for Major Thoroughfares.
- 5 All levies imposed under this bylaw shall be in addition to the fee payable for development permits or building permits, and shall be paid to The City following approval of a subdivision plan and prior to the issuance of a development permit or a building permit, as the case may be.

6 Offsite levies imposed and collected under Bylaw 3354/2005 shall be deemed to have been imposed and collected under this Bylaw.

7 Bylaw 3331/2004 is hereby repealed.

READ A FIRST TIME IN OPEN COUNCIL this 19th day of December 2005.

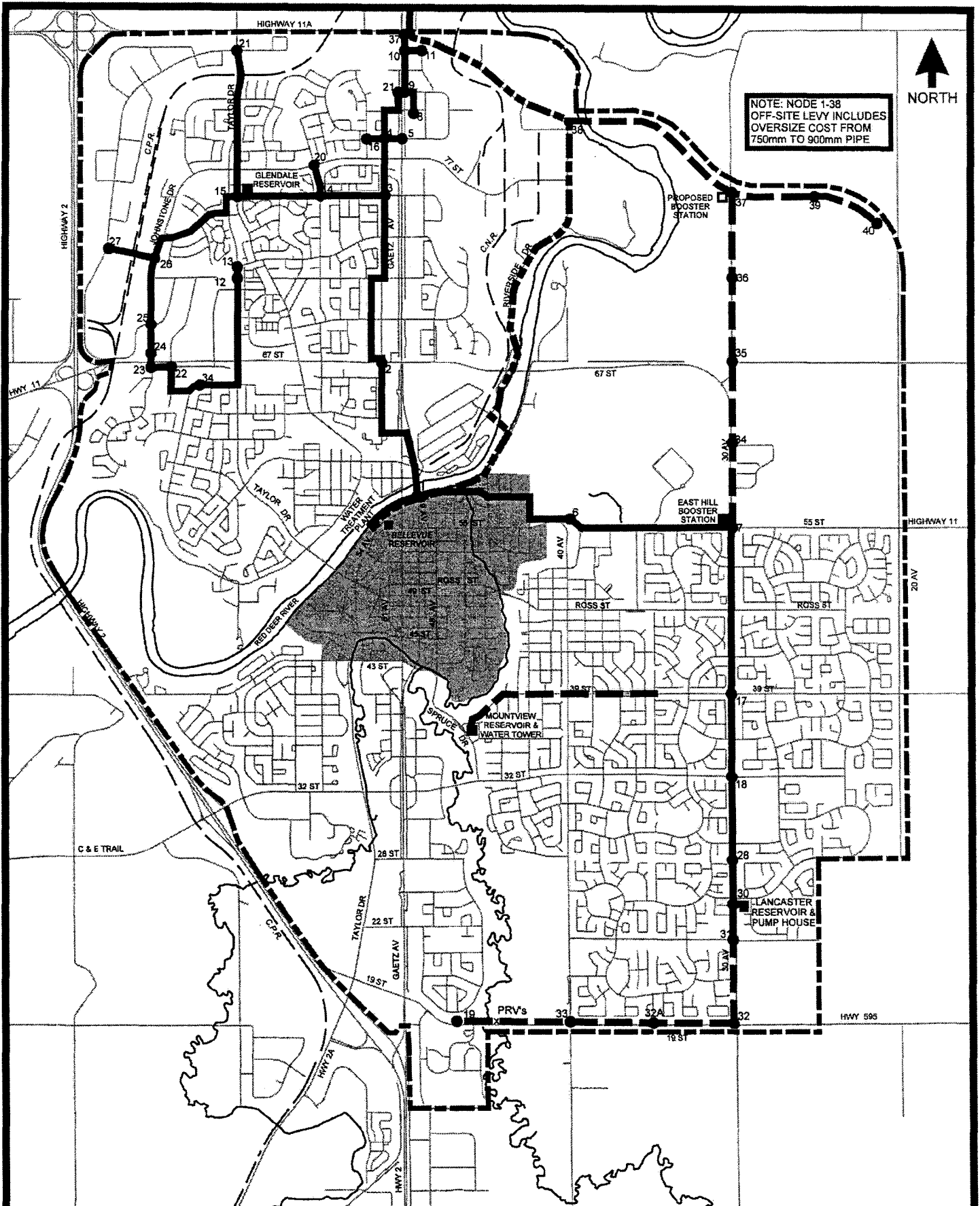
READ A SECOND TIME IN OPEN COUNCIL this day of 2005.

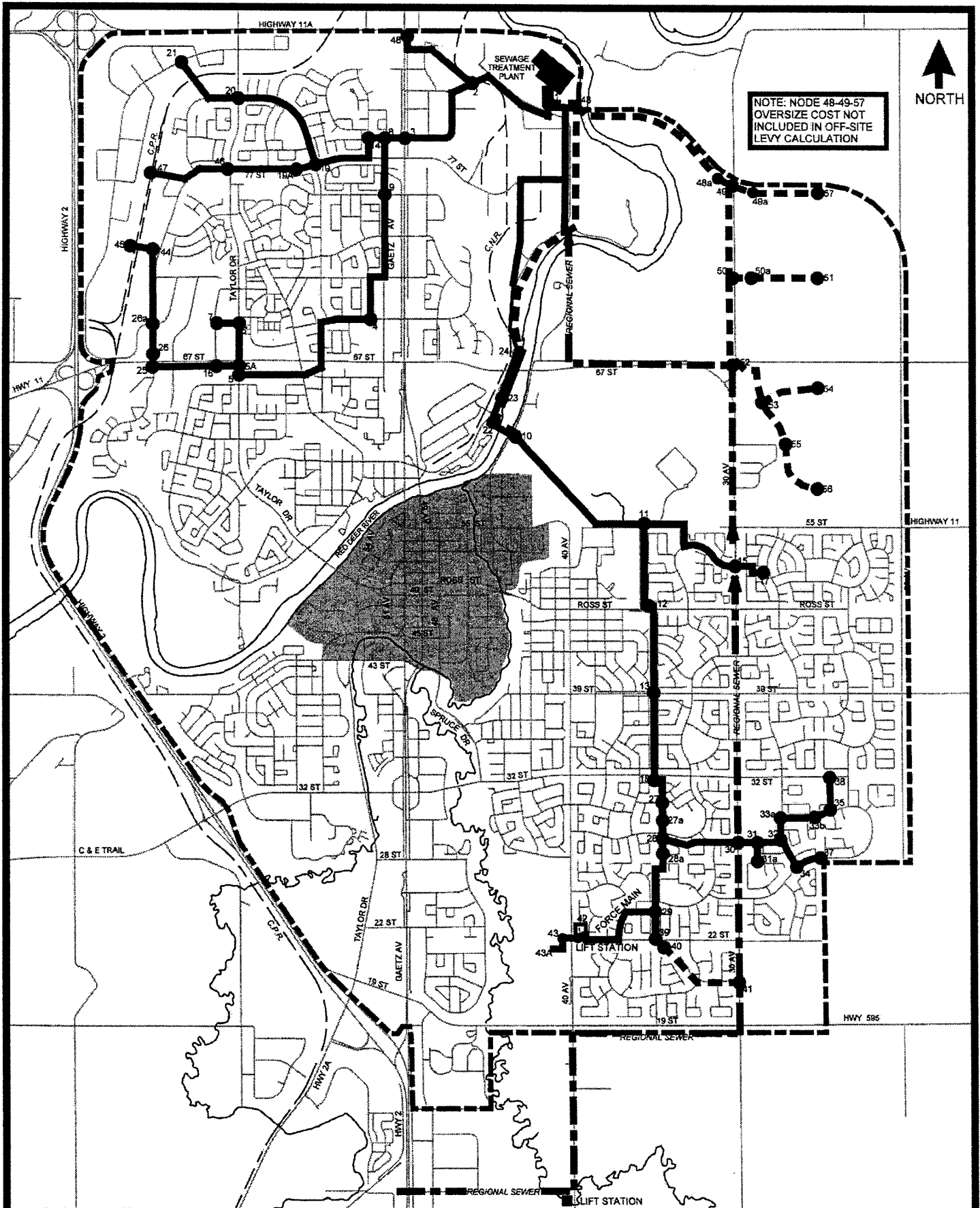
READ A THIRD TIME IN OPEN COUNCIL this day of 2005.

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

MAYOR

CITY CLERK





NOTE: NODE 48-49-57
OVERSIZE COST NOT
INCLUDED IN OFF-SITE
LEVY CALCULATION



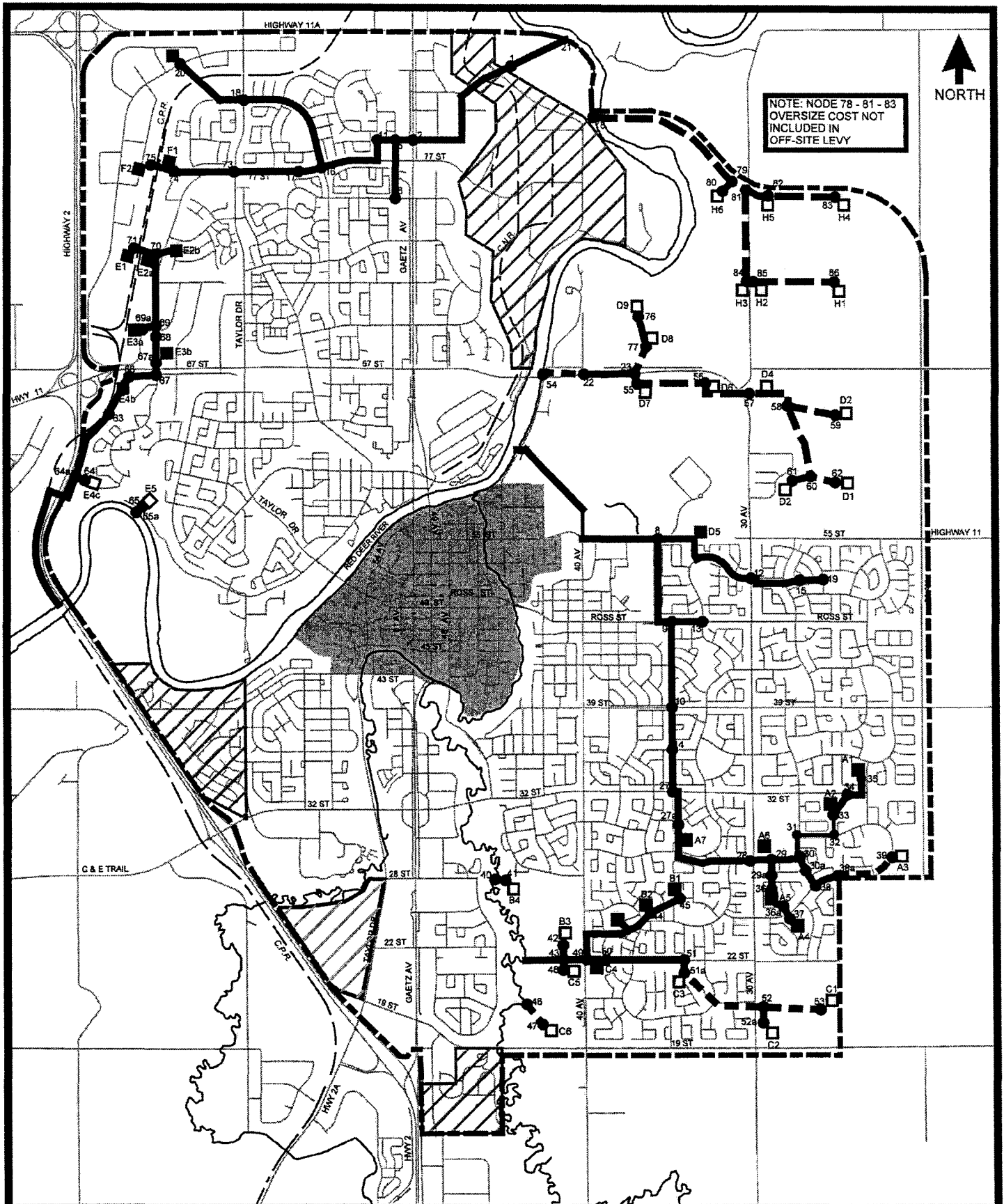
- Basin Boundary
- Existing Trunks
- - - Proposed Trunks
- Central Exempt Area
(levies do not apply)

SANITARY TRUNKS

Not to Scale

March 2005

OFF-SITE LEVY
BYLAW 3354 / 2005
SCHEDULE "B"



NOTE: NODE 78 - 81 - 83
OVERSIZE COST NOT
INCLUDED IN
OFF-SITE LEVY



- Basin Boundary
- Central Exempt Area
(levies do not apply)
- Developer to construct and pay for
own outfall main; basin levy charge
not applicable
- Existing Detention Pond
- Proposed Detention Pond

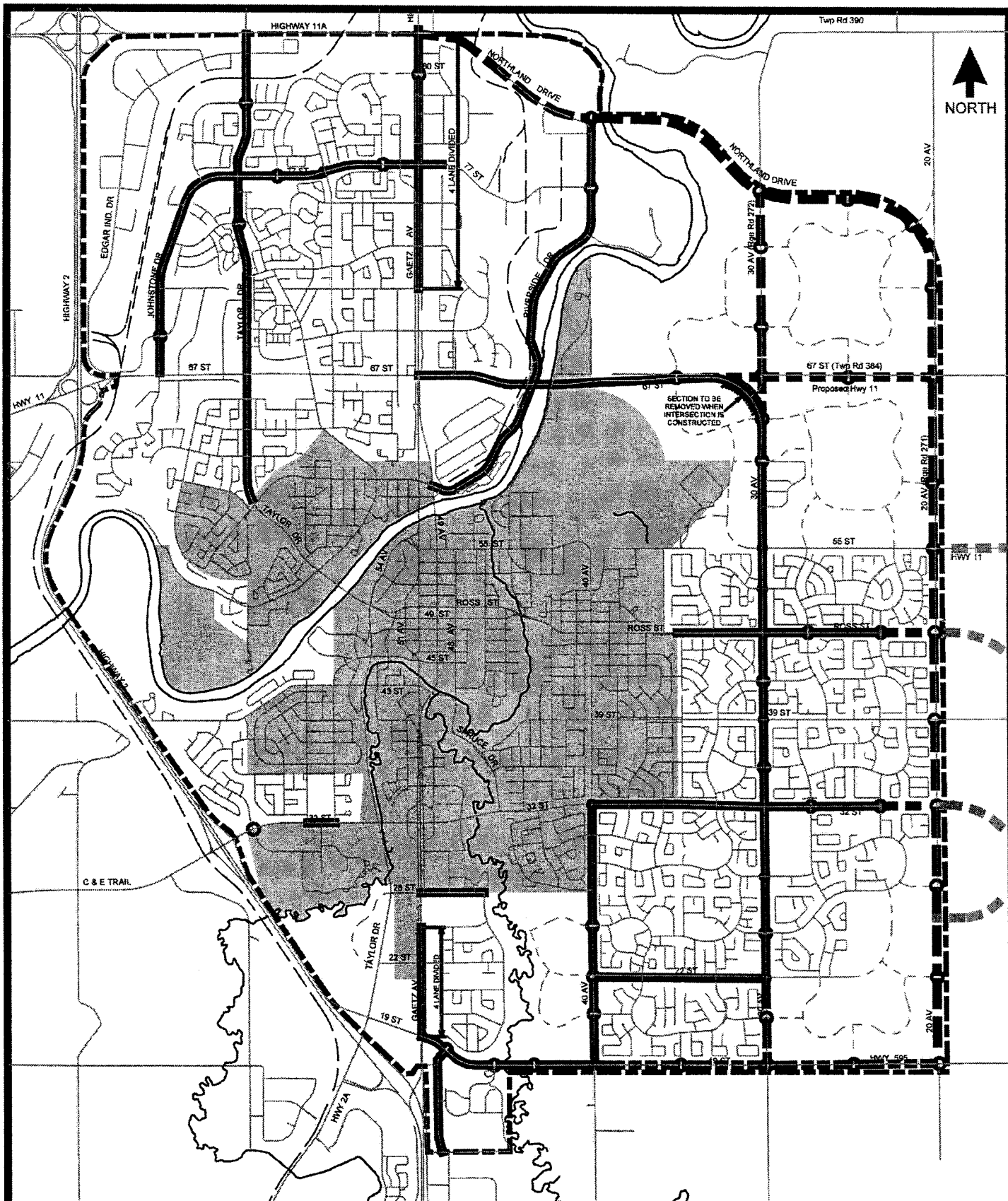
STORM TRUNKS

Not to Scale

March 2005

- Existing Trunks
- - - Proposed Trunks

OFF-SITE LEVY
BYLAW 3354 / 2005
SCHEDULE "C"



- Basin Boundary
- Existing 4 lane road (included in levy rate)
- Proposed 4 lane road
- Proposed 4 lane with 2 existing lanes
- Initial 2 lanes of 4 lane divided roadway
- - - Proposed Collector Roadway

MAJOR THOROUGHFARE LEVY

Not to Scale

Former Central Basin (levies do not apply)

- Existing traffic lights included in offsite levy rate
- Proposed traffic lights included in offsite levy rate
- ⊗ Not funded by Levy

July 2005

OFF-SITE LEVY
BYLAW 3354 / 2005
SCHEDULE "D"



PERSONNEL

Date: December 13, 2005

To: Kelly Kloss, LAS Manager

From: Greg LeBlanc, Compensation Supervisor
Grant Howell, Personnel Manager

Subject: 2006 Exempt Staff Salary Adjustment

BACKGROUND:

Salary scales for Exempt Staff are typically adjusted annually to maintain our competitive position. The increase to Exempt Staff salaries for 2005 was 3.5%. We consider economic factors and monitor our competitive position by participating in salary surveys and compensation-related website resources, meeting with public and private sector human resource colleagues, analyzing sector specific data (e.g., engineers), and gathering feedback from recruitment related sources (e.g., job offer successes and failures, recruitment ads, job boards, etc.). Our next major survey of management positions is scheduled for 2007.

Considerations:

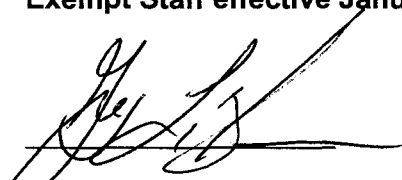
- The general economic conditions in Alberta remain relatively strong. Published gross domestic product growth estimates are forecast to be 1-2% higher than the Canadian average and stronger yet in the Edmonton/Calgary corridor. Unemployment has reached a level which economists call full employment, and there is strong competition for skills in almost all sectors of the economy. The CPI has been stable at less than 2% for the past twelve months but has increased to 3.5% for both September and October, driven primarily by shelter and transportation costs. It is expected to remain stubbornly high until there is some relief in these sectors.
- Wage settlements have varied in Alberta in 2005. Agreements averaged 3.3% in general, reaching an average of 4.6% in construction and transportation to an average of 2.3% in retail and wholesale.
- Settlement estimates for 2006 have been obtained from The Conference Board of Canada, Watson Wyatt, Mercer, Hewitt Associates, Morneau Sobeco, Aon, and the Hay Group. Their estimates are drawn from surveys conducted with hundreds of Canadian organizations. There is general

consensus amongst these agencies that cross Canada salary settlements will average 3.3%. These figures must be qualified. Firstly, they are averages. There will be extremes both above and below these figures. Secondly, economic buoyancy will vary from region to region within Canada. Higher settlements will occur in the more economically fortunate areas of the country than the economically stagnant. Forecasts for Alberta range from 3.5% to 3.8% as a general average. The third qualifier is that different industries will provide higher increases than others. Present trends show that knowledge workers and construction workers are receiving the largest increases. The smaller increases are being received in retail and communications.

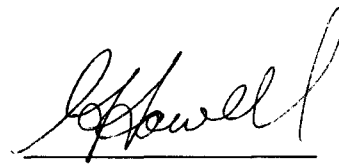
- There is a general perception amongst staff that the Red Deer economy is doing well. This will create some level of expectation.
- The City is experiencing difficulty in attracting candidates in some senior categories. The long-term trend points to skill shortages and increased competition for some senior skill sets.

RECOMMENDATION:

We recommend to Council acceptance of a 3.50% general salary increase for Exempt Staff effective January 1, 2006.



Greg LeBlanc



Grant Howell

Comments:

We concur with the recommendations of the Personnel Manager.

"Morris Flewwelling"
Mayor

"Norbert Van Wyk"
City Manager



Council Decision – December 19, 2005

Legislative & Administrative Services

DATE: December 20, 2005

TO: Greg LeBlanc, Compensation Supervisor
Grant Howell, Personnel Manager

FROM: Kelly Kloss, Legislative & Administrative Services Manager

SUBJECT: 2006 Exempt Staff Salary Adjustment

Reference Report:

Compensation Supervisor and Personnel Manager, dated December 13, 2005

Resolutions:

"Resolved that Council of the City of Red Deer having considered the report from the Compensation Supervisor and the Personnel Manager, dated December 13, 2005, re: 2006 Exempt Staff Salary Adjustment, hereby agrees to a 3.50% general salary increase for Exempt Staff to be effective January 1, 2006."

Report Back to Council: No

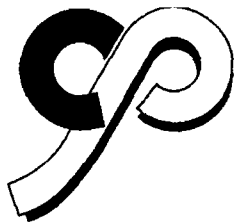
Comments/Further Action:



Kelly Kloss
Manager

/chk

c City Manager



**PARKLAND
COMMUNITY
PLANNING
SERVICES**

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

DATE: December 12, 2005

TO: Kelly Kloss, Legislative & Administrative Services Manager

RE: Proposed Rezoning – Red Deer Co-op Site
NW corner of Taylor Drive and 67 Street – Taylor Plaza
Bylaw Amendment No. 3156/MM-2005

BACKGROUND

In May 2002 the *Planning and Development Guidelines: Taylor Drive between 67 Street and 65 Avenue* came into effect as a planning tool to be used by City Administration/ City Manager as a guideline to provide a framework for the development of a block of commercial land that reflects agreements on future access, land use, land requirements, phasing and disposal of Municipal Reserve.

Since 2002 two properties between 65 & 67 Streets (west of Taylor Drive) have been rezoned from I1 Industrial to C4 Commercial (Major Arterial) District, and some municipal reserve areas have been disposed of, in accordance with the area guidelines. On August 29, 2005 the Municipal Planning Commission approved a development permit and site plan for a C4 commercial development on the Red Deer Co-op site.

The developer of the Red Deer Co-op site is requesting the rezoning of a portion of the site from C4 to C2 in order to provide medical offices in the proposed Taylor Plaza development. This proposal will require the subdivision of that portion of the site that is proposed to be rezoned to C2. In addition, the developer is proposing to subdivide the remaining C4 portion of the site into two sites. In total there will be three individual lots owned by two landowners within the Red Deer Co-op site. The proposed development (i.e. Taylor Plaza) will be developed and will function as a single commercial development.

PLANNING ANALYSIS

Land Use

The northwest area of the city has had considerable growth in residential development over the past five years and employment population has grown as well with new industrial developments in this area. Within this context the developer has identified the potential market demand for medical offices in this location however the C4 District does not allow medical offices.

In principle planning staff supports the proposed change of land use to provide medical offices. The preference is to support the rezoning of the site to a land use district which allows medical offices, rather than to make a special land use exception within the C4 District or to create a Direct Control District. Therefore planning staff supports the rezoning of a portion of the Red Deer Co-op site to the C2 District, which does allow "Health and Medical Services" as a discretionary use.

The *Planning and Development Guidelines: Taylor Drive between 67 Street and 65 Avenue* proposed the rezoning of the properties from I1 Industrial to C4 Commercial. The intent of the guidelines is to provide a framework for development in order to ensure that the development of an individual parcel does not occur in a way which would prevent the effective development of the remaining parcels. From this perspective a change to the guidelines to allow a portion of the Red Deer Co-op site to be rezoned from C4 to C2 Commercial would not conflict with the intent of the original guidelines.

Whether the zoning is C4 or C2 does not make a significant difference to the land use and traffic implications, since both districts allow commercial floor area of not more than one third of the site area.

Approved Site Development Plan

The site development plan approved by the Municipal Planning Commission (August 29, 2005) meets the development regulations for the C4 district. At the time of subdivision of the proposed C2 portion of the site the Municipal Planning Commission will need to consider minor relaxations for landscaping and parking requirements as well as require a cross parking agreement across the three lots, in order to ensure that this portion of the site meets the development regulations of the C2 district.

Additional Site Access


The 2002 guideline document does not identify a second site access along Taylor Drive into the Red Deer Co-op site. When City Administration and the Municipal Planning Commission recently reviewed the commercial development permit application for the Taylor Plaza development, it allowed the additional access based on more current detailed information being available. The 2002 guidelines have been updated to show this additional (third) site access point as well as the proposed C4 zoning.

Municipal Reserve Disposal

It is required that the developer purchase a portion of municipal reserve to provide the third site access. In a separate item on the City Council agenda, the Land & Economic Development Department is proposing the disposal of approximately 0.016 ha of municipal reserve for this purpose. This portion of municipal reserve is proposed to be rezoned from P1 Parks & Recreation to C2 Commercial.

RECOMMENDATION

That Council proceeds with first reading of Land use Bylaw Amendment No. 3156/MM-2005.

for/ 
 Johan van der Bank ACP, MCIP
 PLANNER

attachments

**PLANNING AND DEVELOPMENT GUIDELINES
TAYLOR DRIVE BETWEEN 67TH STREET AND 65TH AVENUE**

May 2002
Revised December 2005

This document is intended to be used by City Administration as a guideline for development of the area located west of Taylor Drive between 67th Street and 65th Avenue (shown on the attached map).

BACKGROUND INFORMATION

The property consists of the Red Deer Co-op site (i.e. the former Red Deer Bottling site) and the east half (approximately) of the Don Adams Welding and L-7 Inc. sites. The area is currently designated I1 Industrial (Business Service) District (the Don Adam's Welding site), C4 Commercial (Major Arterial) District (the L-7 Inc. site and the former Red Deer Bottling Site, now Red Deer Co-op site) and P1 Parks & Recreation District in the Land Use Bylaw. The City of Red Deer Municipal Development Plan has identified these properties for commercial use. These guidelines will provide guidance in the redevelopment of these parcels for commercial use.

At a special meeting of the Recreation & Parks Board on April 29, 2002 and again on December 13, 2005 the Board supported the disposal of Municipal Reserve as detailed in these guidelines.

The guidelines, updated to December 2005, are illustrated on the map attached as Appendix A. The map attached as Appendix B illustrates the site situations at the time of the initial adoption of the guidelines in 2002.

PURPOSE OF THE OVERALL PLAN

The purpose of these guidelines is to reflect agreements on future access, land use, land requirements, phasing and disposal of Municipal Reserve within this new commercial area. Without these overall guidelines the development of individual parcels may occur in a way which would prevent the effective development of the remaining parcels.

INVOLVEMENT

Engineering Services, Land and Economic Development, Recreation Parks and Culture and Parkland Community Planning Services have all been involved in the creation of these guidelines along with the current owners of the properties involved. All parties are in agreement with the content of these guidelines.

STATEMENT OF INTENT

A major objective of these guidelines is to ensure that the overall design accommodates traffic flow and access/egress for each site, in accordance with City Design Standards.

These guidelines allow for the phasing of re-zoning and development. Each property owner may make application to City Council for re-zoning to C4 or C2 and to purchase a portion of Municipal Reserve at such date as best suits the property owner's needs. City Council will base their decision on rezoning on the merits of each application, statutory plans, compliance with these guidelines, administrative comments and public input.

PROPERTY ORIENTATION

The east portion of the properties currently owned by Don Adams Welding and L-7 Inc. are proposed to be redesignated to commercial use (C4) in accordance with The City of Red Deer Municipal Development Plan. The area of these properties proposed to be redesignated to commercial use is shown approximately east of the line on the plan and development will be oriented to Taylor Drive. The former Red Deer Bottling site is proposed to be redesignated in its entirety to commercial use (C2) and development will be oriented to Taylor Drive.

ACCESS / EGRESS

Former Red Deer Bottling site

A maximum of three (3) access / egress points will be permitted to this site. At a point to be agreed upon between City Engineering and the affected property owner, a right-in and right-out only will be located on 67 St. for west-bound traffic and on Taylor Drive for south-bound traffic. The intersection at 68 St. and Taylor Drive will allow all turns.

Don Adam's Welding site

A common access (with Red Deer Bottling) at 68 St. will be the principal entry to this property. It is not required that this access be developed at the same time as the access into the planned commercial development on the Red Deer Bottling site. However, it is understood and agreed by the affected parties that 50% of the cost incurred by the owners of Red Deer Bottling to purchase the MR land from The City for the access and to construct same will be paid for by Don Adams Welding, or any future owners of the site, at such future date that they also would apply for subdivision for commercial use; such payment shall be made to the registered owners of the Red Deer Bottling site at the time the Don Adams site is subdivided. Don Adams Welding and Red Deer Bottling will enter into a Common Access Agreement for the area shown as cross-hatched on the plan and will register the Agreement on the titles of both properties.

L-7 Inc. site (former Telus Site)

A maximum of three (3) access / egress points will be permitted for this site at the approximate locations indicated in the attached map. The property owner shall only be required to provide access / egress points to the property as needed for any planned development. A maximum of (2) access points onto Taylor Drive will be positioned approximately as shown, and will be right-in / right-out only. It is acknowledged that, if one or more access points onto Taylor Drive are constructed, an acceleration/deceleration lane will be located and constructed to the satisfaction of The City at the time of development. Both right and left access / egress turns will be permitted at the north entrance to 65 Avenue, and the intersection of 65 Avenue with Taylor Drive will permit all turns.

MUNICIPAL RESERVE (MR) LANDS

Red Deer Co-op Site

Municipal reserve has been disposed of on this property previously and at the same time The City purchased land from the site owner for the provision of a corner cut from Taylor Drive to 67 Street west (refer to the map attached as Appendix B).

The owners of this site are prepared to purchase the area of MR at the southern site entrance along Taylor Drive, comprising one block of approximately 0.016 ha (diagonally hatched on the map attached as Appendix A).

Don Adams Welding Sites

The owners may make application to The City to purchase, at market value, the “MR DISPOSAL” parcel adjacent to their sites (as shown diagonally hatched in the map attached as Appendix A) if the owners chose at a future time when they would apply for re-zoning. They would have the ability to buy all, any or no portion of such lands identified as surplus, depending entirely on the needs of their planned development. Any purchase shall be subject to approval from City Council. Any lands purchased shall be consolidated with the main development site.

L-7 Inc. (former Telus) Site

Municipal reserve has been disposed of on this property previously (refer to the map attached as Appendix B).

Preservation of Trees on the Municipal Reserve Land

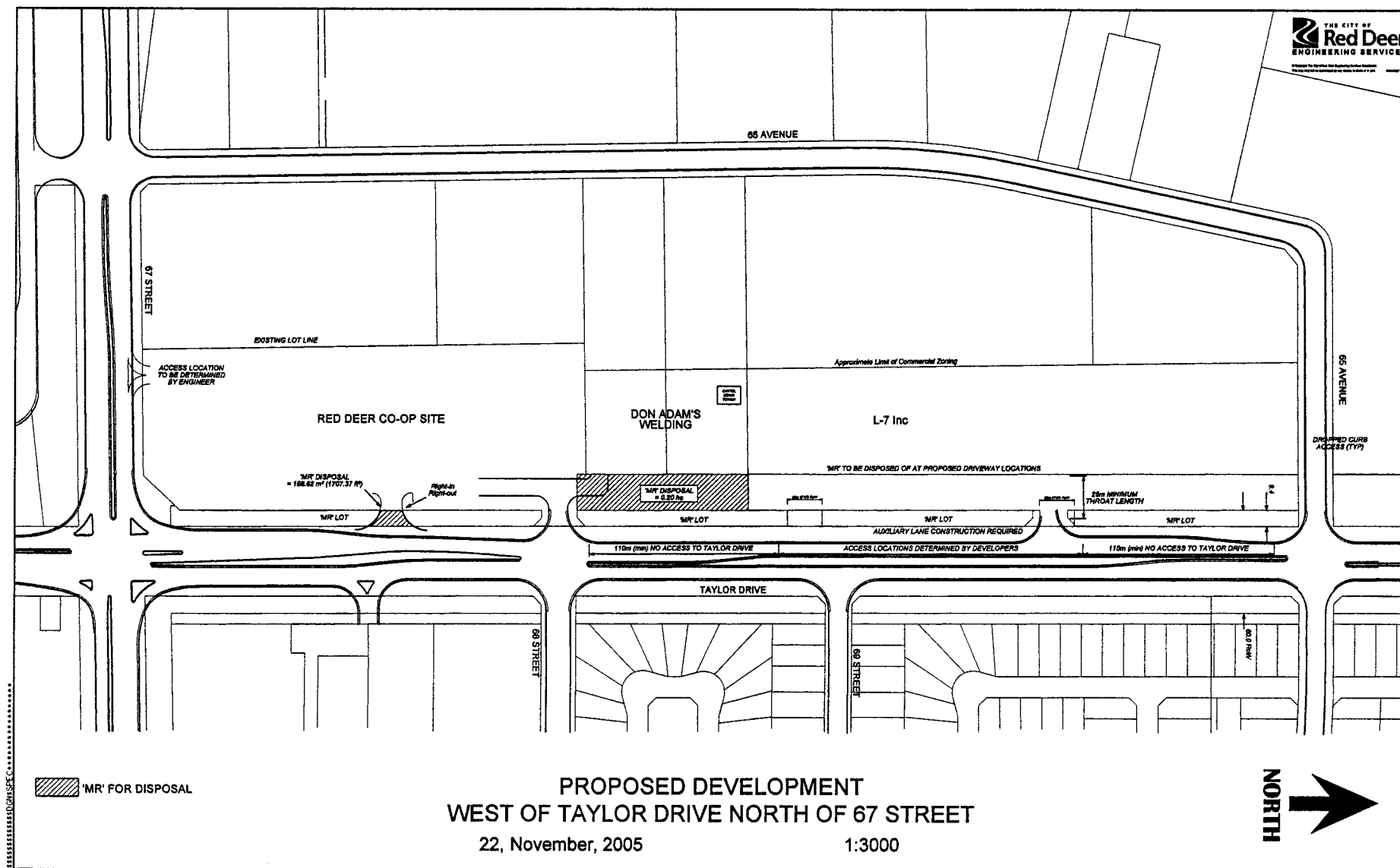
If any of the Municipal Reserve land is purchased, the developer shall endeavor to preserve existing trees. If the existing trees are removed or damaged The City shall be compensated for the value of the trees over and above the cost of the Municipal Reserve or alternatively the developer shall be required to replace the trees.

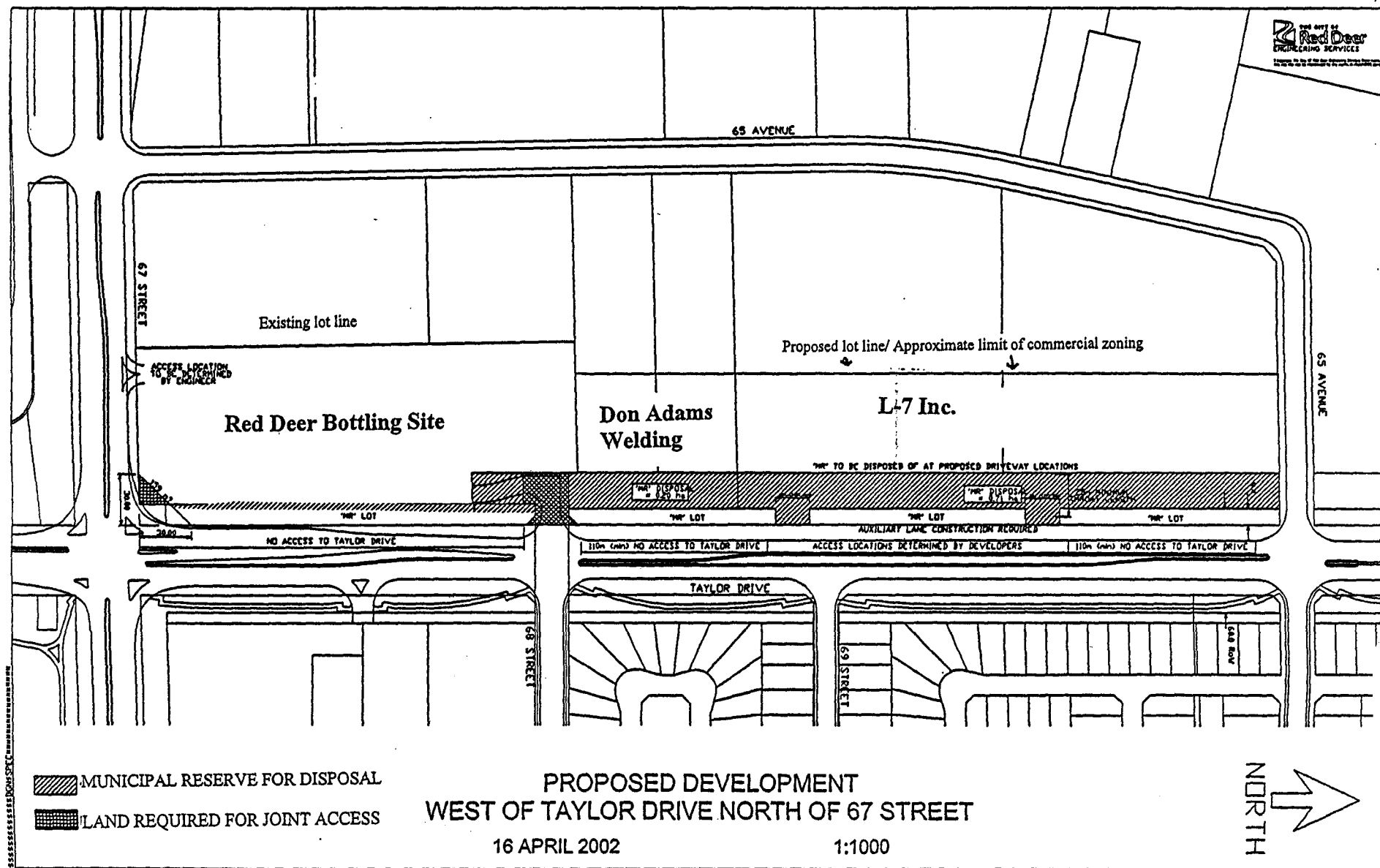
CROSS ACCESS AGREEMENT

It is The City's requirement that a cross access agreement be registered on the titles of the properties to allow internal vehicular circulation. This cross access agreement will be registered on title at the time of commercial development of each of the parcels. It is understood that this will not require a dedicated roadway but only the ability for vehicles to move from one site to another.

PARKING

It is acknowledged by the owners that parking for such uses as are proposed to be developed on each individual site upon receiving re-zoning will be sufficiently provided in accordance with the Land Use Bylaw within each particular site or by means of a cross parking agreement if required by The City.





Memo

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Date: December 12, 2005

To: Kelly Kloss, Legislative and Administrative Manager

From: Howard Thompson, Land & Economic Development Manager and
Russell Crook, Land Coordinator

RE: **Request to Dispose Municipal Reserve Lot R-1, Block 1, Plan 762 0159
(adjacent to Taylor Drive north of 67th Street)**

Background:

Land and Economic Development have received a request from Ronmor Developers Inc. to dispose of a small portion, 2292+/- square feet (approximately 0.05 acres) of the above captioned reserve lot. The area affected is shown on the attached sketch and is currently zoned P1. Part of the reserve lot was previously sold and consolidated with the adjacent lot in 2003 and this additional area is required for additional right in right out access to Taylor Drive. The site plan and development permit has been approved by MPC and development of the site is ongoing.

The request was circulated to all affected department managers with no objections received. The Recreation Parks and Culture Department offers no objections and this matter will be presented to the Recreation Parks and Culture Board on December 13th with a recommendation to approve this disposal. A report from PCPS requesting the rezoning of this land appears elsewhere on this agenda.

Financial implications

The purchase price of the land will be \$7.75 per square foot based on the City's practice of discounting encumbered land to 75% of market value. In this case market value is indicated by the purchase price of the adjacent parcel at \$10.33 per square foot and the land will be encumbered with a utility right of way to preserve the City's ability to service underground utilities located within.

Memo

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Kelly Kloss
Page 2

Recommendation:

That City Council approves the disposal and sale of Municipal Reserve described as;

"All that portion of Lot R-1, Block 1, Plan 762 0159 lying within Plan _____ and containing 0.021 ha., more or less". Excepting thereout all mines and minerals.

Subject to the following conditions:

1. That the lands subject to the reserve closure be consolidated with the purchaser's adjacent land.
2. That the purchaser be responsible for all costs associated with advertising for the required public hearing.
3. That the purchaser be responsible for all costs associated with any required legal survey.
4. That the purchase price be \$7.75 per square foot.
5. Approval for rezoning of this land from P1 to C2.



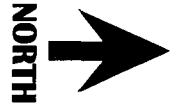
Howard Thompson
Land & Economic Development Manager



Russell Crook
Land Coordinator

Attach.

RED DEER CO-OP SITE



RESERVE TO BE DISPOSED
= 212.97 m² (2292.39² ft)

Right-in
Right-out

'MR' LOT

20.00
4.42
7.07
30.00
4.42
7.07

TAYLOR DRIVE

68 STREET

PROPOSED DEVELOPMENT
WEST OF TAYLOR DRIVE NORTH OF 67 STREET

December 12, 2005

NTS

 'MR' FOR DISPOSAL



Legislative & Administrative Services

Date: December 14, 2005

To: Legislative & Administrative Services Manager


From: Recreation & Parks Board

Re: Proposal to Purchase a Portion of Municipal Reserve, Lot R1, Plan 762-0159, Located North of 67 Street and West of Taylor Drive (Adjacent to Old Red Deer Bottling Site)

At the December 13, 2005 Recreation & Parks Board meeting members reviewed a report from the Community Development & Planning Coordinator dated December 12, 2005 regarding the disposal of a portion of municipal reserve located north of 67 Street and west of Taylor drive (Lot R1, Block 1, Plan 762-0159) for the purpose of providing road access into the new commercial development. The following motion was passed.

"Resolved that the Recreation & Parks Board recommend that Council of the City of Red Deer support that approximately 2,300 square feet of municipal reserve located north of 67 Street and west of Taylor Drive (portion of Lot R1, Block 1, Plan 762-0159) be disposed of for the purpose of providing road access into the new commercial development located on the old Red Deer Bottling site, at the cost of approximately \$7.75 per square foot."

The above is submitted for Council's consideration.

 for Kristine Dugas, Chairperson
Recreation & Parks Board

/lk

c Recreation, Parks & Culture Manager
Community Development & Planning Coordinator

Comments:

We recommend that Council proceed with:

- 1) Passing a resolution to give notice of intent to dispose of municipal reserve.
- 2) First reading of the Land Use Bylaw Amendment,
- 3) Subject to the disposing of the municipal reserve and approval of the Land Use Bylaw Amendment, approve the sale of lands as outlined by the Land & Economic Development Manager.

Public Hearings will be held on Monday, January 16, 2006 at 7:00 p.m. in Council Chambers, during Council's regular meeting.

"Morris Flewwelling"
Mayor

"Norbert Van Wyk"
City Manager



LEGISLATIVE & ADMINISTRATIVE SERVICES

December 20, 2005

Fax: (403) 255-2516

Mr. D. Porozni
Ronmor Developers Inc.
#250, 5920 – 1A Street S.E.
Calgary, AB T2H 0G3

Dear Mr. Porozni:

*Proposed Rezoning – Red Deer Co-op Site
NW Corner of Taylor Drive and 67 Street – Taylor Plaza
Land Use Bylaw Amendment 3156/MM-2005
Request to Dispose Municipal Reserve – Lot R-1, Block 1, Plan 762 –0159 (Adjacent to Taylor Drive
North of 67th Street)*

Red Deer City Council gave first reading to *Land Use Bylaw Amendment 3156/MM-2005* at the City of Red Deer's Council Meeting held Monday, December 19, 2005. For your information a copy of the bylaw is attached.

Land Use Bylaw Amendment 3156/MM-2005 provides for the rezoning of a portion of the NW corner of Taylor Drive and 67 Street from C4 to C2 to provide medical offices in a proposed Taylor Plaza development.

Council also passed the following resolutions regarding the Disposal of Municipal Reserve:

"Resolved that Council of the City of Red Deer having considered the report from the Land & Economic Development Manager, dated December 12, 2005, re: Request to Dispose Municipal Reserve Lot R-1, Block 1, Plan 762 0159 (adjacent to Taylor Drive North of 67th Street) hereby agrees to the sale of Municipal Reserve subject to the following:

1. The lands subject to the reserve closure be consolidated with the purchaser's adjacent land.
2. The purchaser be responsible for all costs associated with advertising and costs associated with any required legal survey.

...2/

3. The purchase price be \$7.75 per square foot.
4. Approval of the disposal of municipal reserve.
5. Approval of the Land Use Bylaw Amendment for rezoning of the land from P1 to C2.

"Resolved that Council of the City of Red Deer having considered the report from the Land & Economic Development Manager, dated December 12, 2005, re: Request to Dispose Municipal Reserve Lot R-1, Block 1, Plan 762 0159 (adjacent to Taylor Drive North of 67th Street) hereby agrees that the following resolution be considered at the Council Meeting of Monday, January 16, 2006:

"Resolved that Council of the City of Red Deer, having considered the report from the Land & Economic Development Manager, dated December 12, 2005, re: Request to Dispose Municipal Reserve Lot R-1, Block 1, Plan 762 0159 (adjacent to Taylor Drive North of 67th Street), hereby agrees to the disposal of municipal reserve lands described as:

"All that portion of Lot R-1, Block 1, Plan 762 0159 lying within Plan _____ and containing 0.021 ha., more or less," "Excepting thereout all mines and minerals."

The Disposal of Municipal Reserve of Lot R-1, Block 1, Plan 762 0159, involving approximately 0.05 acres, is required for additional right in right out access to Taylor Drive.

Council must hold Public Hearings before giving second and third readings to the bylaw and disposal of municipal reserve. This office will now advertise for the Public Hearings to be held on Monday, January 16, 2006 at 7:00 p.m. in Council Chambers of City Hall during Council's regular meeting.

Mr. D. Porozni
December 20, 2005
Page 3

According to the *Land Use Bylaw*, the City requires a deposit before public advertising. An amount equal to the estimated cost of advertising, which in this instance is \$400, is required by Wednesday, December 28, 2005. You will be invoiced for or refunded the difference once the actual cost of advertising is known.

Please call Mr. Howard Thompson, Land & Economic Development Manager, at 342-8364 , if you have any questions.

Sincerely,



Kelly Kloss
Manager

c Parkland Community Planning Services
 R. Crook, Land & Economic Development
 C. Adams, Administrative Assistant

* * * Transmission Result Report (MemoryTX) (Dec.20. 2005 3:19PM) * * *

1) CITY OF RED DEER
2) Legislative and Admin. Services

Date/Time: Dec.20. 2005 3:15PM

File No. Mode	Destination	Pg(s)	Result	Page Not Sent
4672 Memory TX	14032552516	P. 5	OK	

Reason for error
E.1) Hang up or line fail
E.3) No answer

E.2) Busy
E.4) No facsimile connection



LEGISLATIVE & ADMINISTRATIVE SERVICES

December 20, 2005

Fax: (403) 255-2516

Mr. D. Porozni
Ronnor Developers Inc.
#250, 5920 - 1A Street S.E.
Calgary, AB T2H 0G3

Dear Mr. Porozni:

*Proposed Rezoning - Red Deer Co-op Site
NW Corner of Taylor Drive and 67 Street - Taylor Plaza
Land Use Bylaw Amendment 3156/MM-2005
Request to Dispose Municipal Reserve - Lot R-1, Block 1, Plan 762 -0159 (Adjacent to Taylor Drive North of 67th Street)*

Red Deer City Council gave first reading to *Land Use Bylaw Amendment 3156/MM-2005* at the City of Red Deer's Council Meeting held Monday, December 19, 2005. For your information a copy of the bylaw is attached.

Land Use Bylaw Amendment 3156/MM-2005 provides for the rezoning of a portion of the NW corner of Taylor Drive and 67 Street from C4 to C2 to provide medical offices in a proposed Taylor Plaza development.

Council also passed the following resolutions regarding the Disposal of Municipal Reserve:

"Resolved that Council of the City of Red Deer having considered the report from the Land & Economic Development Manager, dated December 12, 2005, re: Request to Dispose Municipal Reserve Lot R-1, Block 1, Plan 762 0159 (adjacent to Taylor Drive North of 67th Street) hereby agrees to the sale of Municipal Reserve subject to the following:

1. The lands subject to the reserve closure be consolidated with the purchaser's adjacent land.
2. The purchaser be responsible for all costs associated with advertising and costs associated with any required legal survey.

.. 2/

Legislative & Administrative Services

DATE: December 20, 2005

TO: Tony Lindhout, Parkland Community Planning Services
Howard Thompson, Land & Economic Development Manager

FROM: Kelly Kloss, Legislative & Administrative Services Manager

SUBJECT: Proposed Rezoning – Red Deer Co-op Site
NW Corner of Taylor Drive and 67 Street – Taylor Plaza
Land Use Bylaw Amendment 3156/MM-2005
Request to Dispose Municipal Reserve – Lot R-1, Block 1, Plan 762 –0159
(Adjacent to Taylor Drive North of 67th Street)

Reference Report:

Parkland Community Planning Services, dated December 12, 2005 and Land & Economic Development Manager, dated December 12, 2005

Resolutions:

“Resolved that Council of the City of Red Deer having considered the report from the Land & Economic Development Manager, dated December 12, 2005, re: Request to Dispose Municipal Reserve Lot R-1, Block 1, Plan 762 0159 (adjacent to Taylor Drive North of 67th Street) hereby agrees to the sale of Municipal Reserve subject to the following:

1. The lands subject to the reserve closure be consolidated with the purchaser's adjacent land.
2. The purchaser be responsible for all costs associated with advertising and costs associated with any required legal survey.
3. The purchase price be \$7.75 per square foot.
4. Approval of the disposal of municipal reserve.
5. Approval of the Land Use Bylaw Amendment for rezoning of the land from P1 to C2.

“Resolved that Council of the City of Red Deer having considered the report from the Land & Economic Development Manager, dated December 12, 2005, re: Request to Dispose Municipal Reserve Lot R-1, Block 1, Plan 762 0159 (adjacent to Taylor Drive North of 67th Street) hereby agrees that the following resolution be considered at the Council Meeting of Monday, January 16, 2006:

“Resolved that Council of the City of Red Deer, having considered the report from the Land & Economic Development Manager, dated December 12, 2005, re: Request to Dispose Municipal Reserve Lot R-1, Block 1, Plan 762 0159 (adjacent to Taylor Drive North of 67th Street), hereby agrees to the disposal of municipal reserve lands described as:

“All that portion of Lot R-1, Block 1, Plan 762 0159 lying within Plan _____ and containing 0.021 ha., more or less.” “Excepting thereout all mines and minerals.”

Bylaw Readings:

Land Use Bylaw Amendment 3156/MM-2005 was given first reading. A copy of the bylaw is attached.

Report Back to Council: Yes

Public Hearings will be held on Monday, January 16, 2006 at 7:00 p.m. in Council Chambers, during Council’s regular meeting.

Comments/Further Action:

Land Use Bylaw Amendment 3156/MM-2005 provides for the rezoning of a portion of the NW corner of Taylor Drive and 67 Street from C4 to C2 to provide medical offices in a proposed Taylor Plaza development. The Disposal of Municipal Reserve of Lot R-1, Block 1, Plan 762 0159, involving approximately 0.05 acres, is required for additional right in right out access to Taylor Drive. This office will now proceed with the advertising for the Public Hearings. Ronmor Developers Inc. will be responsible for the advertising costs in this instance.



Kelly Kloss
Manager

/chk
/attach.

c Director of Development Services
 Inspections & Licensing Manager
 Land Coordinator
 C. Adams, Administrative Assistant
 T. Edwards, Clerk Steno

BYLAW NO. 3156/MM-2005

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

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

1. The "Land Use District Map D12" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use Bylaw Amendment Map No. 35/2005 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 19th day of December 2005.

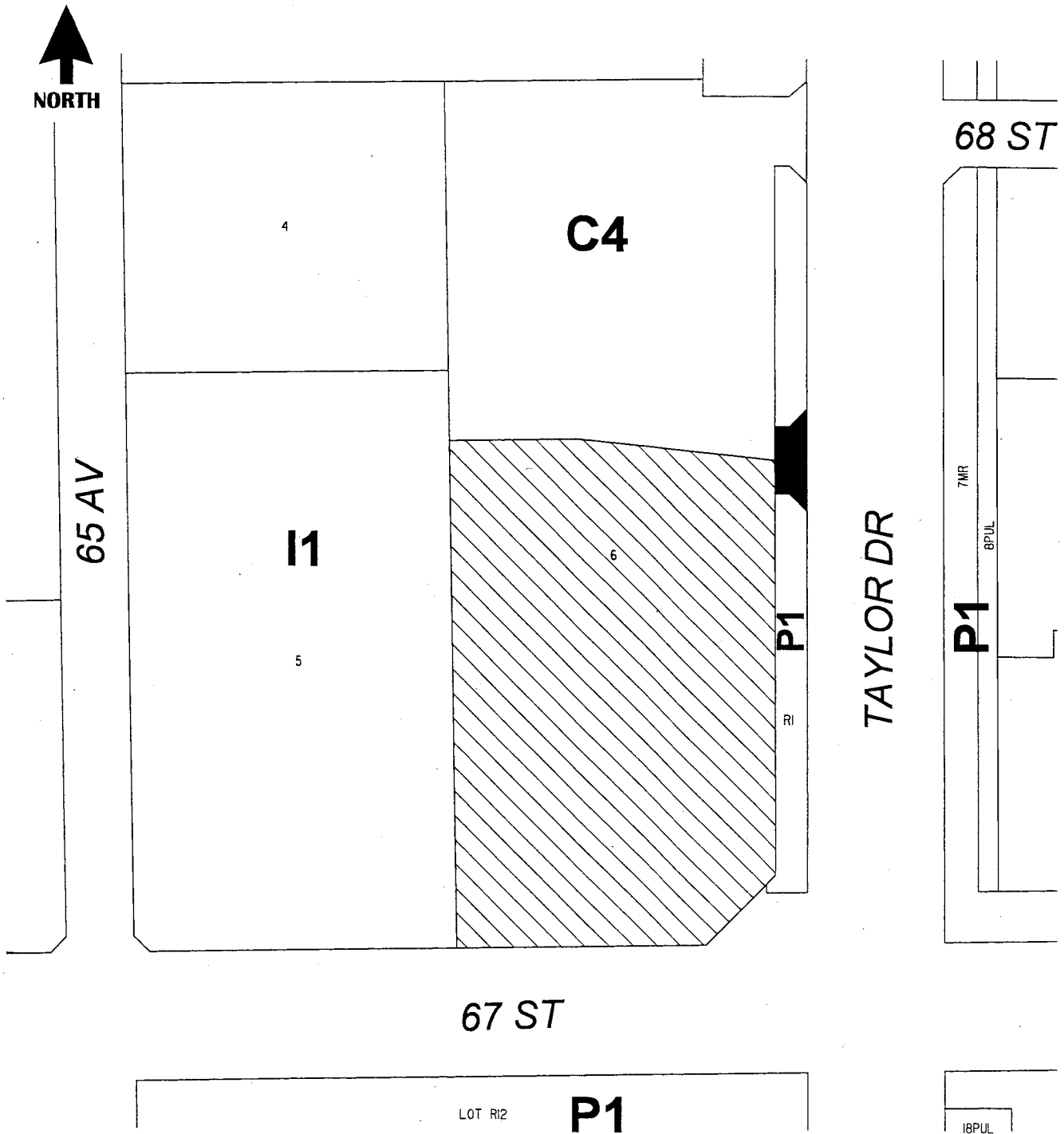
READ A SECOND TIME IN OPEN COUNCIL this day of 2005.

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

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

MAYOR

CITY CLERK



AFFECTED DISTRICTS:

P1 - Parks and Recreation District

C2 - Commercial (Regional and District Shopping Centre) District

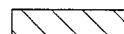
C4 - Commercial (Major Arterial) District

Change from:

P1 to C2

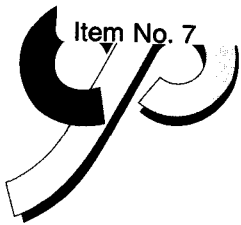


C4 to C2



MAP No. 35 / 2005

BYLAW No. 3156 / MM - 2005



Date: December 9, 2005
To: Kelly Kloss, Legislative and Administrative Services
From: Nancy Hackett, Parkland Community Planning Services
Re: **Rezoning Request: 4820 – 45 Street (Lot 1, Block 23, Plan 892 1574)**
Eventide Funeral Chapel

Rezoning Request

The owner of the Eventide Funeral Chapel located at 4820 – 45 Street is requesting a land use bylaw amendment to change the designation of the property from R3 Residential (Multiple Family) District to C1 Commercial (City Centre) District.

The property is currently designated R3 Residential (Multiple Family) District. The purpose of the R3 district is to accommodate medium and high density residential development. The uses permitted within this district include multi-attached buildings and multiple family buildings. Discretionary uses include retirement homes, assisted living residences, and social care residences. A funeral home is neither a permitted nor discretionary use under the current zoning and therefore the existing funeral home is considered a legal but non-conforming use. As such, the current zoning does not allow for expansion of the funeral home. The owner of the property is interested in redesignation to allow the possibility for future expansion. However, in speaking to the owner in September he indicated that there are no specific expansion proposals at this time.

History Of The Site

In 1989 Eventide Funeral Chapels requested City approval to construct a funeral home on the subject site. In correspondence from Eventide Funeral Chapel they proposed that the building would be of a residential style, two storeys, with parking for approximately 50 vehicles. Associated documents indicate seating capacity would be 175 people.

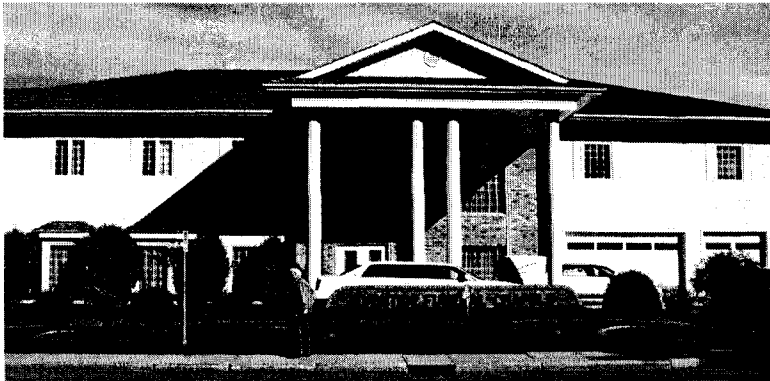
The designation of the subject site at the time was R3 Residential (Multiple Family) District under the Land Use Bylaw No. 2672/80 (the City's Land Use Bylaw between 1980-1996). The general purpose of the district was 'to accommodate and control medium and high density development'. In reviewing Bylaw No. 2672/80, it appears that a funeral home was neither a permitted nor a discretionary use in the R3 District. From the remaining records it is not clear what additional rationale lead to approval, however, Municipal Planning Commission approved the use on January 23, 1989. A development permit was issued in February 1989. The permit was re-issued on March 13, 1989 containing several conditions relating to landscaping, parking agreements, engineering conditions, and advertising. A restrictive covenant was entered into in May 1989 to ensure that lands to the rear of the site (Lots 12 and 13, Block 23, Plan K5), "shall not be developed or used for any other purpose than as a parking lot to provide parking for the funeral chapel situated upon the

said lots 34 to 39, inclusive, in Block 23, Plan K5". The funeral home building was constructed and has operated on site over the last 16 years.

In 2004, Eventide Funeral Chapel requested redesignation to C1 Commercial (City Centre) District to accommodate a freestanding commercial sign. At the time planning staff did not support redesignation to C1 because it would create spot zoning and all adjacent properties were zoned R3. As an alternative, it was recommended that the site remain zoned R3 with consideration of a Land Use Bylaw exception which would allow the desired C1 style signage. After additional discussion and public consultation with the surrounding neighbourhood, the exception was revised to allow C3 Commercial (Neighbourhood Convenience) District style signage as a discretionary use based on the concerns of surrounding residents. City Council approved this exception in November 2004. The signage was erected earlier this year under the Land Use Bylaw exception (no. 15).

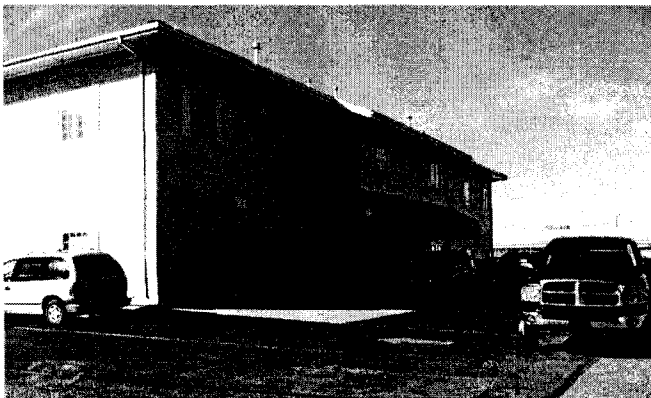
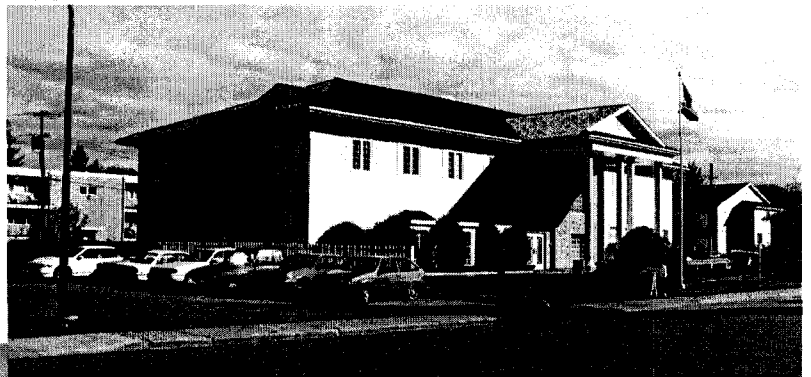
Site Visit

After reviewing the request, a site visit was conducted on September 20, 2005 by planning staff. The site is surrounded by several multi-family buildings to the south, east, and north. The rear yard and side yards are paved to allow for parking or vehicle access to the parking. The front of the property is landscaped. The following photographs show the property and building.



Front Elevation from 45 Street

Side Elevation from the West, showing adjacent R3 properties (to east and north).



Rear Elevation, from laneway.

Department Comments

The proposed redesignation was circulated to all applicable City Departments in September and October. No objections were raised. However, upon reviewing the reason for the rezoning request, The Engineering Services Department indicated that any future expansion plans could be restricted or affected by a 2.13 metre road widening setback requirement in place adjacent to 45 Street and that a traffic study would be required for future development or expansion at the site.

Planning Policies

Generally, the City's relevant planning policies and documents focus on encouraging and maintaining residential development within downtown Red Deer. Both the Greater Downtown Action Plan and the Municipal Development Plan contain several policies which encourage residential development as a means to revitalize and strengthen downtown Red Deer. Specifically, Map 3 "Land Use" of the Municipal Development Plan, shows the subject property as residential. In addition, the Greater Downtown Action Plan identifies the subject site is as being situated in the "South Mixed Use Area". This area is intended for a mix of residential and commercial uses (policy 9.5).

Planning Analysis

In reviewing this request, the surrounding zoning and neighbourhood character, the existing planning documents, and the potential for community impact were considered.

This request would require spot zoning from R3 residential to C1 commercial. The other properties fronting onto the 4800 block of 45 Street are R3 residential. In fact, all adjacent properties are designated as R3 residential. Properties to the north, east and south have been developed as either owner occupied or rental multi-family housing. The property to the west is also designated R3 (although it is not developed and currently serves as a parking lot for the Husky Station). Please refer to the attached map from the land use bylaw. Planning staff do not generally support spot zoning, particularly mid block and particularly in this case given the amount of surrounding existing residential development

In addition, as noted above, applicable planning documents support residential land uses in this location. It is certainly true that there is a great deal of commercial development within the downtown and that revitalization of the downtown includes commercial uses as well as residential uses, however in order to encourage residential uses in the long term (should the funeral home site ever redevelop) planning staff are conscious of retaining the opportunity for multi-family residential development to ensure an appropriate balance of uses as directed (and mapped) by the Municipal Development Plan.

Designation to the C1 district would make the funeral home a permitted use. But many other commercial uses would also become permitted or discretionary. Some of these uses would not be compatible with the surrounding residential developments. Uses such as drinking establishments, commercial recreation facilities, or retail sales would be allowed under C1 designation, which could cause traffic, parking, noise, or aesthetic concerns among surrounding residents. The site has no buffer to adjacent properties. In dealing with the 2004 request for signage on this site, there was neighbourhood concern pertaining to the visual appearance of the site and the interface between commercial standards and

residential standards. Under C1 zoning many of the minimum site regulations would be much lower than in R3 zoning. For example, at minimum standard no landscaping would be required on a C1 commercial development and no parking would need to be provided on site. These types of standards could conflict with adjacent residential properties and negatively impact the surrounding residents.

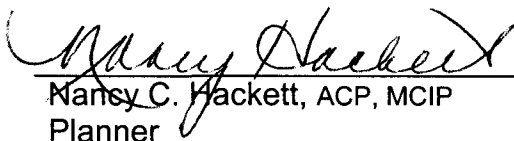
Comments that adjacent property owners shared in 2004 when the earlier request for rezoning was under consideration, included an interest in speaking with the owners of Eventide Funeral Chapel before Land Use Bylaw amendments go forward in order that points of view could be shared. To the knowledge of Parkland Community Planning Services, Eventide Funeral Chapel has not made the adjacent property owners aware of this request and it would be advisable to do so prior to moving forward with rezoning or consideration of expansion. There were also concerns about the location/impact of the funeral home. Rezoning the site to allow the funeral home as a discretionary or permitted use (thereby allowing expansion or new construction of a funeral home) may be a concern to surrounding residents. Community consultations should occur prior to consideration of a Land Use Bylaw amendment.

For these reasons, planning staff do not recommend rezoning this site to C1 commercial. However, should council wish to further consider the request, an exception to the Land Use Bylaw could be contemplated. The site already has an exception to allow signage which was approved after a neighbourhood consultation process. When more specific expansion plans are available, a similar process could be used to consider broadening the exception to allow expansion of the existing funeral home use. As noted, the input of the adjacent property owners and residents would be very important in this process. Should Council wish to consider this approach, the subject property owner would need to provide additional information to planning staff and a neighbourhood consultation process would need to be designed and implemented.

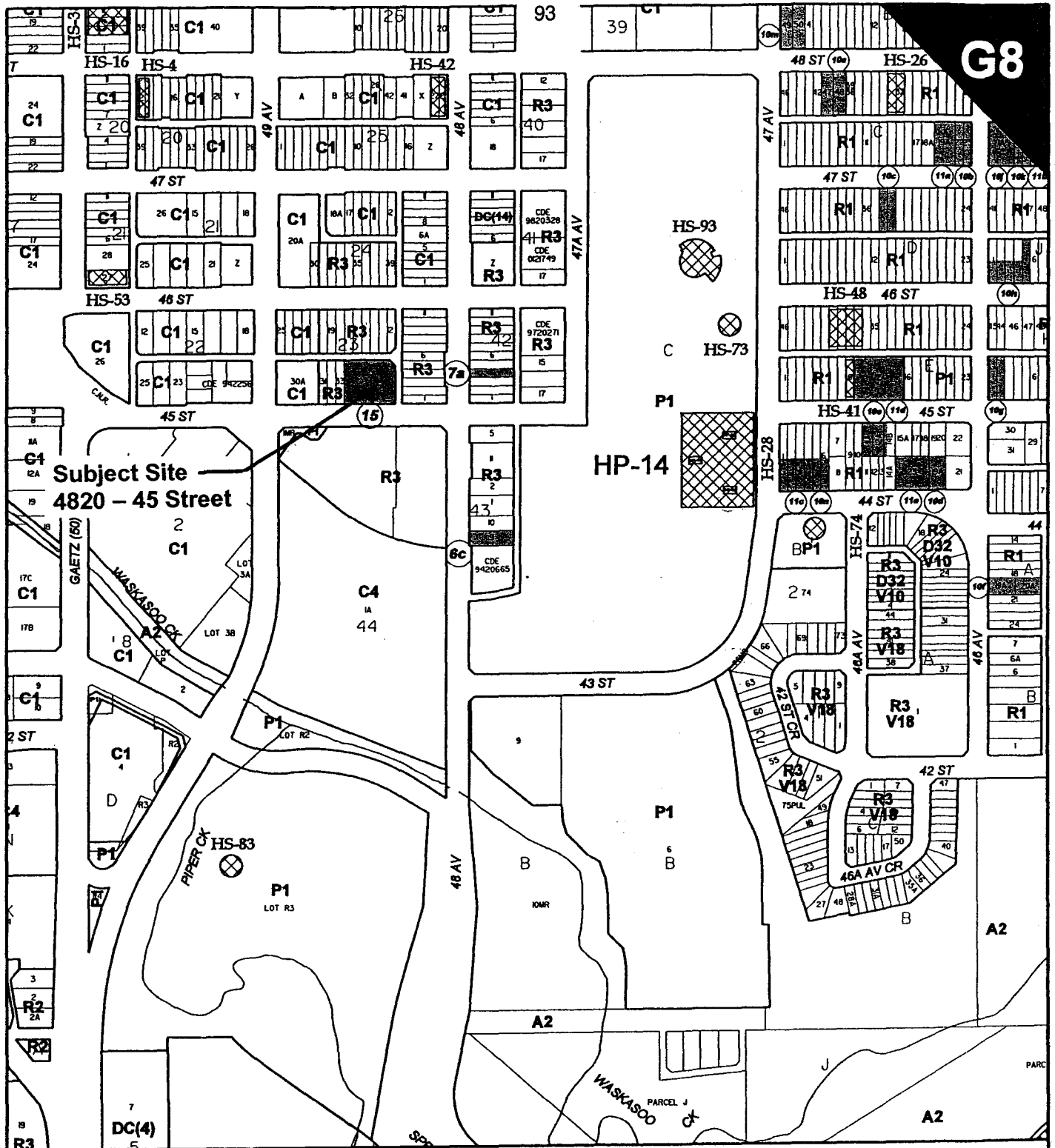
Recommendation

THAT Council of the City of Red Deer deny the request to rezone the property at 4820 – 45 Street (Lot 1, Block 23, Plan 892 1574) from R3 Residential to C1 Commercial.

Respectfully Submitted,


Nancy C. Hackett, ACP, MCIP
Planner

- c. Colleen Jensen, Community Services
Gordon Mathers, Eventide Funeral Chapel



Part Six of the Bylaw
outlines the Land Use
District Definitions

refer to the Index Map
for the Legend



NORTH
Scale 1:5,000

© The City of Red Deer,
Engineering Department

The City of Red Deer

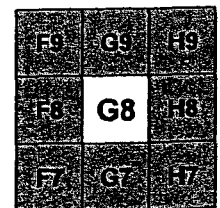
Land Use Bylaw 3156/96

Amendments to SW¼ Sec 16

3156 / J-96	Sept 23, 1996
3156 / C-98	Feb 23, 1998
3156 / H-2000	Apr 10, 2000
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3156 / U-2001	June 18, 2001
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3156 / R-2003	May 20, 2003
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3156 / H-2004	Apr 5, 2004
3156 / M-2004	May 3, 2004
3156 / I-2004	June 14, 2004
3156 / FF-2004	Nov 8, 2004

see reverse for additional constraints



SW¼ Sec 16
Twp 38- Rge 27 - W4th

printed on
December 06, 2004

Eventide



Funeral Chapels & Crematorium Red Deer Ltd.

4820 - 45 Street, Red Deer, Alberta T4N 1K5

Phone: (403) 347-2222 Fax: (403) 346-7320

www.eventidefuneralchapels.com

September 14, 2005

The City of Red Deer
Parkland Community Planning Services
404 4808 Ross Street
Red Deer, Alberta

Attention: Mr. Kelly Kloss
Mr. Tony Lindhout

Please except this application to apply for rezoning of our property (LT1 - BK - PL8921574) located at 4820 - 45 Street, Red Deer, Alberta.

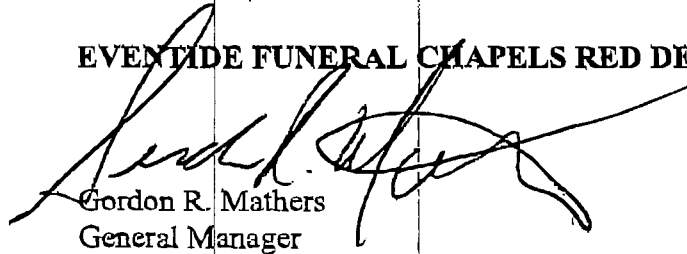
We have been in the same location for over 16 years and feel it is time to be rezoned as surrounding business are all zoned C1 or equivalent to C1. We are presently zoned R-3 which is unsuitable for future expansion of our funeral home.

We recently applied for a land use bylaw amendment for the use of a sign which was successful.

We would like this application brought to City Council as soon as possible. Thank you for you time into this application and you may contact myself at 347-2222.

Very sincerely,

EVENTIDE FUNERAL CHAPELS RED DEER LTD.


Gordon R. Mathers
General Manager

/grm

Proud to be family owned and operated for over 74 years.

Comments:

We concur with the recommendations of Parkland Community Planning Services.

"Morris Flewwelling"
Mayor

"Norbert Van Wyk"
City Manager



12/20/2005
11:00 AM

LEGISLATIVE & ADMINISTRATIVE SERVICES

December 20, 2005

Mr. G. Mathers
General Manager
Eventide Funeral Chapels & Crematorium Red Deer Ltd.
4820 - 45 Street
Red Deer, AB T4N 1K5

Dear Gord:

***Rezoning Request: 4820 - 45 Street (Lot 1, Block 23, Plan 892 1574)
Eventide Funeral Chapel***

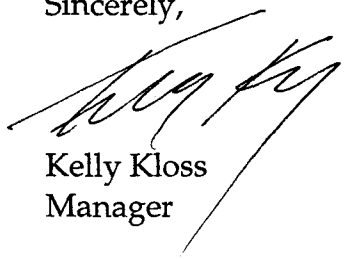
At the Monday, December 19, 2005 Red Deer City Council meeting, Council reviewed your request to rezone the designation of your property from R3 Residential (Multi-Family) District to C1 Commercial (City Centre) District.

At the meeting Council did not approved your request to proceed with rezoning your property. For your reference, I have attached the reports that were presented to Council regarding your request.

Subsequent to this decision, I received a fax from Dianne Schmelke on December 20, 2005 at 9:44 a.m. asking to withdraw your application for rezoning. Unfortunately as this was received after the Council meeting, I was not able to act on your request.

Please call me if you have any questions.

Sincerely,



Kelly Kloss
Manager

/attach.

c Parkland Community Planning Services

Eventide



4820 - 45 Street, Red Deer, Alberta T4N 1K5

Funeral Chapels & Crematorium Red Deer Ltd.

Phone: (403) 347-2222 Fax: (403) 346-7320

www.eventidefuneralchapels.com

December 19, 2005

The City of Red Deer
Parkland Community Planning Services
404 4808 Ross Street
Red Deer, Alberta

Attention: Mr. Kelly Kloss
Mr. Tony Lindhout

We would like to withdraw our application for rezoning of our property (LT1 - BK - PL8921574) located at 4820 - 45 Street, Red Deer, Alberta.

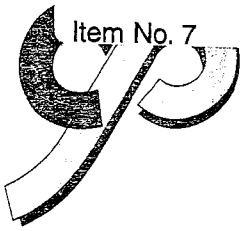
Very sincerely,

EVENTIDE FUNERAL CHAPELS RED DEER LTD.

J. Dianne Schmelke
President

JDS/grm

Proud to be family owned and operated for over 74 years.



AND COMMUNITY PLANNING SERVICES

89

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

Date: December 9, 2005
To: Kelly Kloss, Legislative and Administrative Services
From: Nancy Hackett, Parkland Community Planning Services
Re: **Rezoning Request: 4820 – 45 Street (Lot 1, Block 23, Plan 892 1574)**
Eventide Funeral Chapel

Rezoning Request

The owner of the Eventide Funeral Chapel located at 4820 – 45 Street is requesting a land use bylaw amendment to change the designation of the property from R3 Residential (Multiple Family) District to C1 Commercial (City Centre) District.

The property is currently designated R3 Residential (Multiple Family) District. The purpose of the R3 district is to accommodate medium and high density residential development. The uses permitted within this district include multi-attached buildings and multiple family buildings. Discretionary uses include retirement homes, assisted living residences, and social care residences. A funeral home is neither a permitted nor discretionary use under the current zoning and therefore the existing funeral home is considered a legal but non-conforming use. As such, the current zoning does not allow for expansion of the funeral home. The owner of the property is interested in redesignation to allow the possibility for future expansion. However, in speaking to the owner in September he indicated that there are no specific expansion proposals at this time.

History Of The Site

In 1989 Eventide Funeral Chapels requested City approval to construct a funeral home on the subject site. In correspondence from Eventide Funeral Chapel they proposed that the building would be of a residential style, two storeys, with parking for approximately 50 vehicles. Associated documents indicate seating capacity would be 175 people.

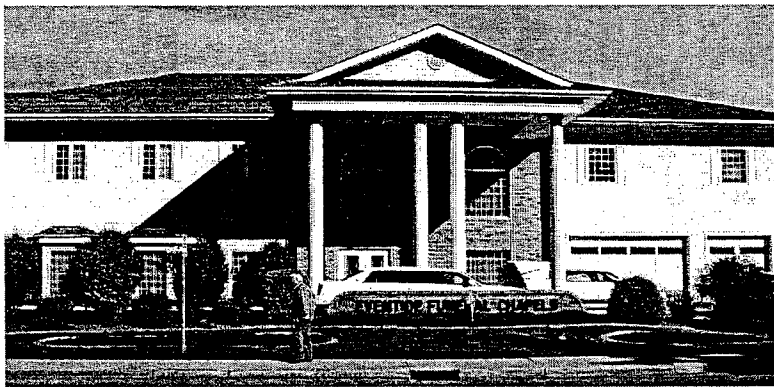
The designation of the subject site at the time was R3 Residential (Multiple Family) District under the Land Use Bylaw No. 2672/80 (the City's Land Use Bylaw between 1980-1996). The general purpose of the district was 'to accommodate and control medium and high density development'. In reviewing Bylaw No. 2672/80, it appears that a funeral home was neither a permitted nor a discretionary use in the R3 District. From the remaining records it is not clear what additional rationale lead to approval, however, Municipal Planning Commission approved the use on January 23, 1989. A development permit was issued in February 1989. The permit was re-issued on March 13, 1989 containing several conditions relating to landscaping, parking agreements, engineering conditions, and advertising. A restrictive covenant was entered into in May 1989 to ensure that lands to the rear of the site (Lots 12 and 13, Block 23, Plan K5), "shall not be developed or used for any other purpose than as a parking lot to provide parking for the funeral chapel situated upon the

said lots 34 to 39, inclusive, in Block 23, Plan K5". The funeral home building was constructed and has operated on site over the last 16 years.

In 2004, Eventide Funeral Chapel requested redesignation to C1 Commercial (City Centre) District to accommodate a freestanding commercial sign. At the time planning staff did not support redesignation to C1 because it would create spot zoning and all adjacent properties were zoned R3. As an alternative, it was recommended that the site remain zoned R3 with consideration of a Land Use Bylaw exception which would allow the desired C1 style signage. After additional discussion and public consultation with the surrounding neighbourhood, the exception was revised to allow C3 Commercial (Neighbourhood Convenience) District style signage as a discretionary use based on the concerns of surrounding residents. City Council approved this exception in November 2004. The signage was erected earlier this year under the Land Use Bylaw exception (no. 15).

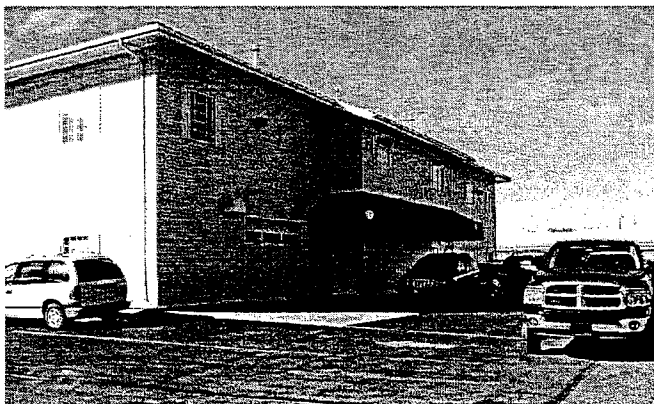
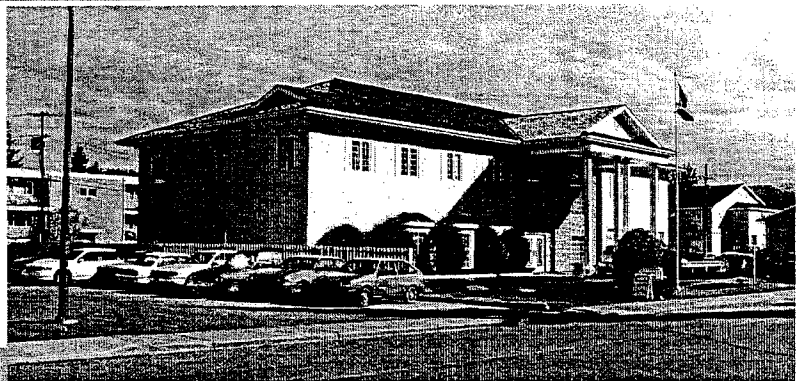
Site Visit

After reviewing the request, a site visit was conducted on September 20, 2005 by planning staff. The site is surrounded by several multi-family buildings to the south, east, and north. The rear yard and side yards are paved to allow for parking or vehicle access to the parking. The front of the property is landscaped. The following photographs show the property and building.



Front Elevation from 45 Street

Side Elevation from the West, showing adjacent R3 properties (to east and north).



Rear Elevation, from laneway.

Department Comments

The proposed redesignation was circulated to all applicable City Departments in September and October. No objections were raised. However, upon reviewing the reason for the rezoning request, The Engineering Services Department indicated that any future expansion plans could be restricted or affected by a 2.13 metre road widening setback requirement in place adjacent to 45 Street and that a traffic study would be required for future development or expansion at the site.

Planning Policies

Generally, the City's relevant planning policies and documents focus on encouraging and maintaining residential development within downtown Red Deer. Both the Greater Downtown Action Plan and the Municipal Development Plan contain several policies which encourage residential development as a means to revitalize and strengthen downtown Red Deer. Specifically, Map 3 "Land Use" of the Municipal Development Plan, shows the subject property as residential. In addition, the Greater Downtown Action Plan identifies the subject site is as being situated in the "South Mixed Use Area". This area is intended for a mix of residential and commercial uses (policy 9.5).

Planning Analysis

In reviewing this request, the surrounding zoning and neighbourhood character, the existing planning documents, and the potential for community impact were considered.

This request would require spot zoning from R3 residential to C1 commercial. The other properties fronting onto the 4800 block of 45 Street are R3 residential. In fact, all adjacent properties are designated as R3 residential. Properties to the north, east and south have been developed as either owner occupied or rental multi-family housing. The property to the west is also designated R3 (although it is not developed and currently serves as a parking lot for the Husky Station). Please refer to the attached map from the land use bylaw. Planning staff do not generally support spot zoning, particularly mid block and particularly in this case given the amount of surrounding existing residential development

In addition, as noted above, applicable planning documents support residential land uses in this location. It is certainly true that there is a great deal of commercial development within the downtown and that revitalization of the downtown includes commercial uses as well as residential uses, however in order to encourage residential uses in the long term (should the funeral home site ever redevelop) planning staff are conscious of retaining the opportunity for multi-family residential development to ensure an appropriate balance of uses as directed (and mapped) by the Municipal Development Plan.

Designation to the C1 district would make the funeral home a permitted use. But many other commercial uses would also become permitted or discretionary. Some of these uses would not be compatible with the surrounding residential developments. Uses such as drinking establishments, commercial recreation facilities, or retail sales would be allowed under C1 designation, which could cause traffic, parking, noise, or aesthetic concerns among surrounding residents. The site has no buffer to adjacent properties. In dealing with the 2004 request for signage on this site, there was neighbourhood concern pertaining to the visual appearance of the site and the interface between commercial standards and

residential standards. Under C1 zoning many of the minimum site regulations would be much lower than in R3 zoning. For example, at minimum standard no landscaping would be required on a C1 commercial development and no parking would need to be provided on site. These types of standards could conflict with adjacent residential properties and negatively impact the surrounding residents.

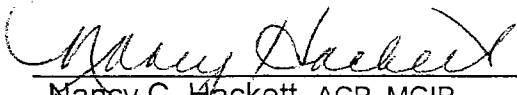
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For these reasons, planning staff do not recommend rezoning this site to C1 commercial. However, should council wish to further consider the request, an exception to the Land Use Bylaw could be contemplated. The site already has an exception to allow signage which was approved after a neighbourhood consultation process. When more specific expansion plans are available, a similar process could be used to consider broadening the exception to allow expansion of the existing funeral home use. As noted, the input of the adjacent property owners and residents would be very important in this process. Should Council wish to consider this approach, the subject property owner would need to provide additional information to planning staff and a neighbourhood consultation process would need to be designed and implemented.

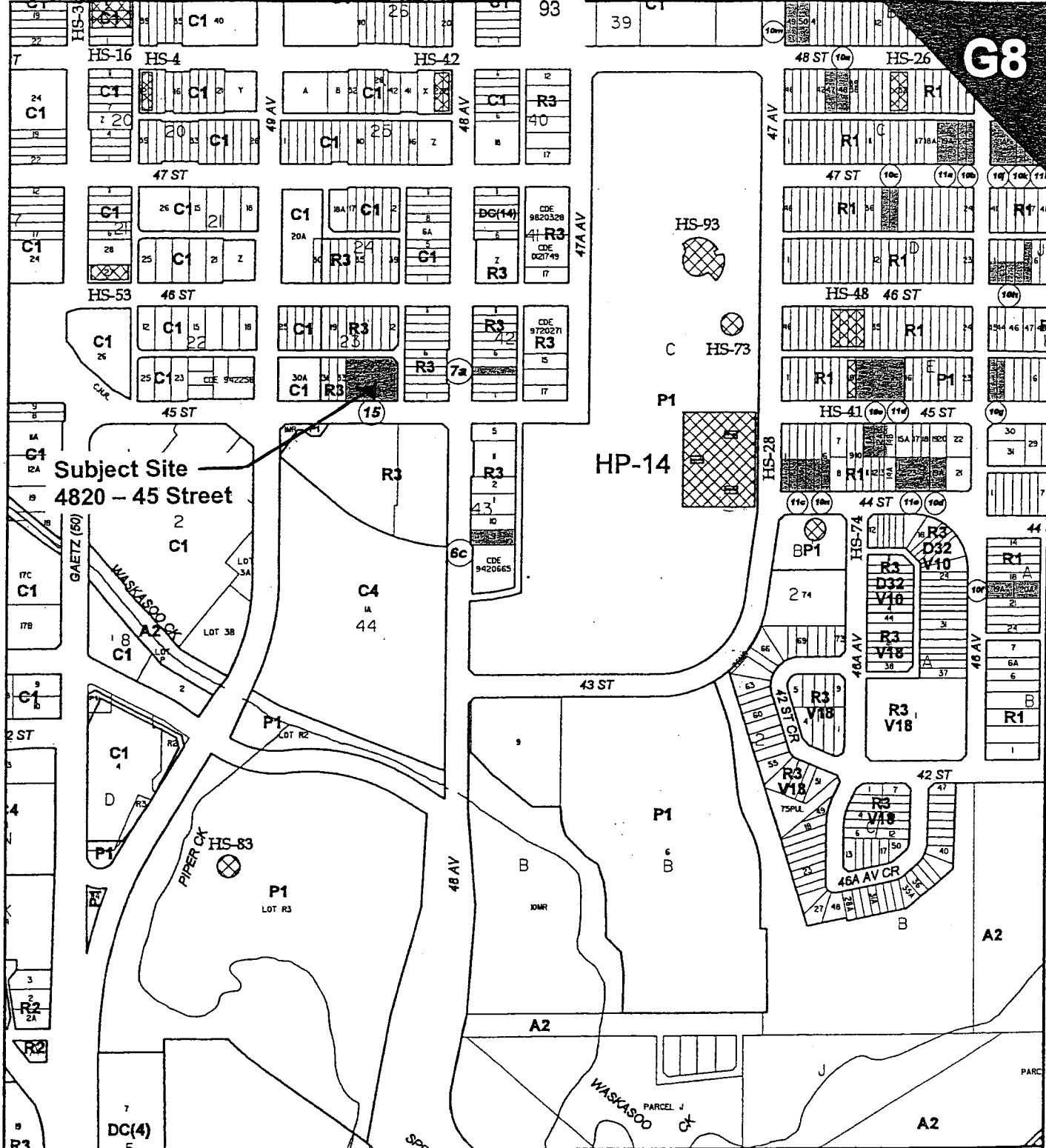
Recommendation

THAT Council of the City of Red Deer deny the request to rezone the property at 4820 – 45 Street (Lot 1, Block 23, Plan 892 1574) from R3 Residential to C1 Commercial.

Respectfully Submitted,


Nancy C. Hackett, ACP, MCIP
Planner

- c. Colleen Jensen, Community Services
Gordon Mathers, Eventide Funeral Chapel



Part Six of the Bylaw
outlines the Land Use
District Definitions

refer to the Index Map
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NORTH
Scale 1:5,000

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Engineering Department

The City of Red Deer

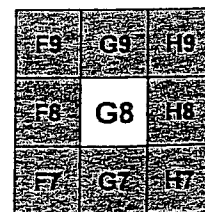
Land Use Bylaw 3156/96

Amendments to SW¼ Sec 16

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3156 / H-2004	Apr 5, 2004
3156 / M-2004	May 3, 2004
3156 / I-2004	June 14, 2004
3156 / FF-2004	Nov 8, 2004

see reverse for additional constraints



SW¼ Sec 16
Twp 38- Rge 27 - W4th

printed on
December 06, 2004

Eventide



Funeral Chapels & Crematorium Red Deer Ltd.

4820 - 45 Street, Red Deer, Alberta T4N 1K5

Phone: (403) 347-2222 Fax: (403) 346-7320

www.eventidefuneralchapels.com

September 14, 2005

The City of Red Deer
Parkland Community Planning Services
404 4808 Ross Street
Red Deer, Alberta

Attention: Mr. Kelly Kloss
Mr. Tony Lindhout

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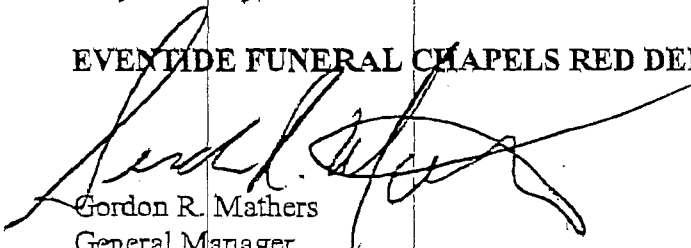
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We recently applied for a land use bylaw amendment for the use of a sign which was successful.

We would like this application brought to City Council as soon as possible. Thank you for you time into this application and you may contact myself at 347-2222.

Very sincerely,

EVENTIDE FUNERAL CHAPELS RED DEER LTD.



Gordon R. Mathers
General Manager

/grm

Proud to be family owned and operated for over 74 years.

Comments:

We concur with the recommendations of Parkland Community Planning Services.

"Morris Flewwelling"
Mayor

"Norbert Van Wyk"
City Manager




FILE

Legislative & Administrative Services

DATE: September 14, 2005
TO: Tony Lindhout, Parkland Community Planning Services
FROM: Kelly Kloss, Legislative & Administrative Services Manager
SUBJECT: Request for Rezoning – Eventide Funeral Chapels
From R3 to C1 – Property Located at 4820 – 45 Street

Please review the attached letter received from Eventide Funeral Homes requesting that their property located at 4820 – 45 Street be rezoned from R3 to C1 and prepare a report for Council.


Kelly Kloss
Manager

KK/chk

/attach.



FILE

LEGISLATIVE & ADMINISTRATIVE SERVICES

September 14, 2005

Mr. G. Mathers, General Manager
Eventide Funeral Chapels & Crematorium Red Deer
4820 – 45 Street
Red Deer, AB T4N 1K5

Dear Gord:

I received your letter, dated September 14, 2005, regarding an application to rezone your property located at 4820 – 45 Street from R-3 to C1.

Your request has been circulated to City Administration for comments and we will advise you when this item will be presented to Council, most likely within the next 30 days.

There is no cost for an initial application to Council for amendments to a Land Use Bylaw. Should Council proceed with a bylaw amendment, you will be responsible for advertising costs, in the amount of approximately \$400.00, in order to notify the public of the proposed amendment. Bylaw amendments must go through a public hearing process before receiving final approval from Council.

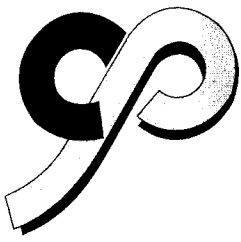
Please contact me if you have any questions or require further assistance.

Sincerely,

Kelly Kloss
Manager

KK/chk

c T. Lindhout, Parkland Community Planning Services



**PARKLAND
COMMUNITY
PLANNING
SERVICES**

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

Mr. Gordon Mathers, General Manager
Eventide Funeral Chapels & Crematorium Red Deer Ltd.
4820 - 45 Street
Red Deer, AB T4N 1K5

September 16, 2005

Dear Mr. Mathers,

Thank you for your letter dated September 14, 2005 requesting redesignation of the property at 4820 – 45 Street. Under the requirements of the City of Red Deer Land Use Bylaw, in order to consider this request we require the following supporting information:

- (a) A letter from the registered owner(s) and any other person beneficially interested in the parcels affected.
- (b) A statement from the applicant containing reasons in support of the proposed amendment.

Based on the letter you submitted, we assume that you are the registered owner of the property and that your rationale for requesting redesignation have been fully noted in your letter. If this is not the case, or if you wish to provide additional details, please advise us immediately.

In terms of the process for redesignation, your request is currently under review by our office. We will undertake a planning analysis. We will let you know if any other studies or information is needed to complete this analysis. A public meeting may be required.

As all amendments to the Land Use Bylaw must be approved by City Council, your request will be forwarded to Council together with our planning report once it is completed. I will be pleased to provide you with a copy of this report.

Once again thank you for your letter. Should you have any questions please feel free to contact me at 343-3394.

Sincerely,

Nancy C. Hackett, ACP, MCIP
Planner

- c. Kelly Kloss, Legislative and Administrative Services
Colleen Jensen, Community Services

Legislative & Administrative Services

DATE: December 20, 2005

TO: Nancy Hackett, Parkland Community Planning Services

FROM: Kelly Kloss, Legislative & Administrative Services Manager

SUBJECT: Rezoning Request – 4820 – 45 Street
(Lot 1, Block 23, Plan 892 1574)
Eventide Funeral Chapel

Reference Report:

Parkland Community Planning Services, dated December 9, 2005

Resolutions:

"Resolved that Council of the City of Red Deer having considered the report from Parkland Community Planning Services, dated December 9, 2005, re: Rezoning Request: 4820 – 45 Street (Lot 1, Block 23, Plan 892 1574) Eventide Funeral Home, hereby denies the request to rezone the property located at 4820 – 445 Street from R3 Residential to C1 Commercial."

Report Back to Council: No

Comments/Further Action:

Kelly Kloss
Manager

/chk

c Director of Community Services



DATE: December 12, 2005
TO: Legislative & Administrative Services Manager
FROM: Tony Lindhout, City Planning Manager
RE: Land Use Bylaw Amendment 3156/OO-2005
Portable Sign Regulations

Red Deer City Council at their meeting of September 16, 2005 passed the following resolution:

"Resolved that Council of the City of Red Deer, having considered the report from Parkland Community Planning Services, dated September 14, 2005, re: Background Report – Consideration of Portable Sign Regulations, hereby directs Administration to prepare a Land Use Bylaw Amendment for regulating portable signage."

Background

The City of Red Deer strives to maintain sign regulations that are current, up to date and reflective of what is deemed appropriate for the City, the business community and the public at large. While the Land Use Bylaw makes provision for many different types and forms of signage, it does not permit or provide for all forms of temporary signage. The most visible forms of temporary signage allowed in the city are real estate signs and the A-board signs that are permitted in the City's downtown C1 and C1A Commercial Districts. Other forms of temporary signage such as inflatable signs, banner signs and mobile or portable signs are not permitted as they are currently prohibited under the City's Land Use Bylaw.

While for overall aesthetic, traffic and safety impact reasons, the City has resisted the move to expand the amount and types of temporary signage permitted throughout the city, recent Court challenges to the broad prohibition against temporary or portable signs in municipal land use bylaws have resulted in a need to re-think the status-quo. Courts have been progressively critical of any local legislation which has absolutely prohibited some forms of signage, including affixing posters to utility poles, prohibiting the placement of electoral signs on public property and lastly, the broad prohibition against portable signs.

As a result of Court decisions across Canada and the intent to comply with the law, many urban municipalities now permit, but legislate the use of temporary signage. Therefore, it is now deemed necessary for the City of Red Deer to consider modifying its Land Use Bylaw so as to regulate various forms of temporary signage including portable signs, rather than totally prohibiting them as the Bylaw now provides. Any further prohibition by The City against portable signs could potentially be subject to successful legal challenge because similar provisions have been successfully challenged in other jurisdictions.

The Courts have indicated that the following provisions in a land use bylaw represent a rational attempt to strike a balance between the right of business to identify themselves and convey messages, and the right of the public to establish and maintain standards of aesthetics and to deal with safety concerns of motorists and pedestrians:

Legislative & Administrative Services Manager
Land Use Bylaw Amendment 3156/00-2005
Portable Sign Regulations
Page 2

1. A limit on the consecutive number of days that a particular sign could be placed.
2. A limit on the number of signs which could be placed in relationship to the number of units in a commercial strip mall.
3. Restrictions with respect to illumination, flashing or sequential lights or other mechanical or electronic devices to provide or simulate motion.
4. The location only on private property and to the same property to which the sign applies.

The Courts have also indicated support for the proposition that signage overload increase traffic hazards and contribute to the clutter and aesthetic blight which sign regulations aim to reduce. Furthermore, a municipality is not prevented from making regulations about the number, the size, and length of use, the colour of portable signs, or the location of portable signs. A municipality is, however, now prevented from completely banning portable signage as this form of advertising has now been determined to be legitimate by the Courts.

Proposed Portable Sign Regulations

Further to Council's resolution from their September 26, 2005 meeting, City Administration is now bringing forward for Council consideration, a Bylaw amendment to add portable sign regulations to the Land Use Bylaw.

A portable sign is proposed to be defined as "any sign or advertising device that can be carried or transported from one site to another, which does not rely on a building or a fixed concrete foundation for its structural support and includes signs commonly known as mobile signs, temporary signs, inflatable signs or devices or banners, whether tethered to a building or not, vehicles placed in a location for advertising purposes, but does not include an A-board or real estate sign or signage permanently attached and forming part of motor vehicles used in the day to day conduct of a business."

One of the most common examples of a stand-alone portable sign is the type illustrated in the picture to the right. This form of sign has metal legs and typically contains $\pm 4.0 \text{ m}^2$ of advertising media using coloured lettering on a black background. These advertising units are approximately 2.5m high by 3.0m in length and they are usually located in the front yard or boulevard of the site or business to which the advertising applies.



As the Courts have recognized that municipalities have the right to regulate portable signs in the same way that signage generally is regulated, the following summarizes the proposed regulations as contained in Bylaw Amendment No. 3156/00-2005:

Portable Signs:

- signs to be located wholly within the property to which advertising applies, except for promotions of only not-for-profit organizations,
- signs not permitted on city boulevards,
- signs to be a permitted use in C1, C1A, C3, C4, I1 & I2 Districts and discretionary in all other districts,

Legislative & Administrative Services Manager
Land Use Bylaw Amendment 3156/00-2005
Portable Sign Regulations
Page 3

- maximum sign area of 4.0 m²,
- maximum sign height of 3.0m from grade,
- maximum of one sign per site frontage,
- minimum separation distance of 100m between portable signs,
 rationale:
 - ✓ this separation distance has been determined as reasonable based on the amount and number of other types of commercial signage already permitted under the land use bylaw,
 - ✓ avoids clustering of portable signs including on those sites with multiple tenants,
 - ✓ reduces the number of portable signs along city streets, and
 - ✓ reduces visual clutter, sign pollution and negative street aesthetics,
- sign may not contain any illumination, flashing or sequential lights or any mechanical or electronic device to produce or simulate motion,
- sign must not interfere with any site pedestrian and/or vehicular traffic,
- sign to be located minimum 1.5m inside any property line, minimum 3.0m from any site vehicle access/egress point and, if on a corner site, be minimum 3.0m away from street intersection,
- maximum length of sign permit is 90 consecutive days; site then must remain free of a portable sign for a minimum period of 60 days,
 rationale:
 - ✓ validates that portable signs are meant to be temporary,
 - ✓ portable signs are transitory (not permanent),
 - ✓ intent is to accommodate special sales, promotions, etc.,
 - ✓ portable signs are not intended to be main type of advertising,
 - ✓ avoids expectation that any portable sign will always be located on a particular site and/or location,
- sign permit fee is \$85.00 and a sign contravention and/or administration and sign removal fee of \$100.00,
 rationale:
 - ✓ recognizes increased workload for administration to issue permits,
 - ✓ recognizes time and expense related to enforcement (inspect & validate sign permit and location and, removal of illegal signs),
 - ✓ enforcement is key – City needs to be able to enforce regulations,
- provision for seasonal portable sign (i.e. Christmas tree lot); maximum length 30 days.

Inflatable Signs:

- same general regulations as portable signs
- maximum height cannot exceed height of free standing signs in that district,
- maximum of 1 inflatable sign per site; same 100m separation distance as portable signs, both a portable and inflatable sign on the same site at the same time is not allowed,
- not allowed on the roof of any structure, and
- maximum length of permit is 30 consecutive days and limited to two occurrences per calendar year per site.

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Land Use Bylaw Amendment 3156/00-2005
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Banners

- maximum length of permit is 90 consecutive days and limited to two occurrences per calendar year per site, and
- maximum size cannot exceed 10% of the gross area of the face of the structure to which it is attached.

Public Engagement

As part of the preparation of the background and research on the matter of portable signage, both local sign industry stakeholders and the general public have been informed, consulted and asked for input on the legal requirement of the City to move forward with the preparation of portable signage regulations.

Over the past 12 months, local sign industry stakeholders were provided two opportunities to provide feedback on the City's proposal to create portable signage provisions. Of those that responded, only those few businesses with the potential to provide portable type signs supported portable signage provisions, the rest of the respondents were opposed. City and planning staff have, since the September 16 Council meeting, met with representatives of Magnetsigns who are a major industry provider and supporter of portable signs. While they provided positive input and "hands-on" experience into the preparation of this bylaw amendment and while consensus on a number of the proposed portable sign regulations was achieved, they clearly do not support the proposed 100m separation distance between portable signs. Their thinking is more in the 30-50m sign separation range.

The general public were informed, and asked for feedback mainly through a City based web-page on-line survey, during the summer of 2005. Analysis of the responses received from the on-line survey indicated an overwhelming opposition to any move by the City to allow portable signage.

The most common concerns raised by both sign industry stakeholders and the general public to allowing portable signage were sign pollution, cluttering of city streetscapes and aesthetic blight. Many commented that they have seen the proliferation of these portable advertising signs in other urban centres and were very appreciative that they were not allowed in Red Deer. Respondents clearly indicated that if portable signs were to be allowed, significant limitations must be applied in order to find a balance that maintains the aesthetic values of the City of Red Deer, its business community and area residents.

Conclusion

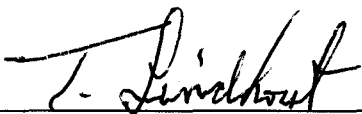
As it is clear that a total prohibition of portable signs will not withstand a Court challenge, it is necessary for the City of Red Deer to modify its Land Use Bylaw so as to regulate portable signs rather than totally prohibiting them as is currently the case. Administrative staff believes that the challenge to strike a balance between portable sign industry interests (right to use such signs for advertising) and maintaining the aesthetic values of the City of Red Deer and its citizens has been achieved in this bylaw amendment proposal. However, it must be clearly acknowledged that this new category of signage will lead to a noticeable increase in the number of advertising signs both on individual sites and collectively along our major business corridors and that this additional signage will impact the current look, aesthetics and appearance of city streets.

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There will be those who consider any move to incorporate portable sign regulations as a step backwards and conversely, there will be those who might find any proposed regulations ultimately to be too restrictive. The approach to establish these portable signage regulations have been undertaken in a manner (intent) that would make them supplementary to existing signage options and their regulations. The City would continue to maintain an overall scheme of signage control that allows for various and multiple advertising options but at the same time, still regulate the overall aesthetic and traffic impact of signage as a whole.

Recommendation

That City Council proceed with first reading of Land Use Bylaw amendment 3156/00-2005.



Tony J. Lindhout, ACP, MCIP
City Planning Manager

Attachments

- c. Colleen Jensen, Community Services Director
Joyce Boon, Inspections & Licensing
Nick Riebeek, City Solicitor

Comments:

We recommend that Council proceed with First Reading of the Land Use Bylaw Amendment. A Public Hearing would be held on Monday, January 16, 2006 at 7:00 p.m. in Council Chambers, during Council's regular meeting.

"Morris Flewwelling"
Mayor

"Norbert Van Wyk"
City Manager

Backup

Christine Kenzie

To: Tony Lindhout
Subject: RE: Reports for November 21st Council Agenda

Thanks for the update Tony.

Christine.

-----Original Message-----

From: Tony Lindhout
Sent: November 15, 2005 8:19 AM
To: Christine Kenzie
Subject: RE: Reports for November 21st Council Agenda

Christine

No report coming on the crematoriums issue for Nov. 21 Council mtg. Council had requested this item go to the EAB which it did but they requested more information prior to making an official recommendation. Martin was going to check with Norbert to see if this could come back to Council (for first reading ?) or if more research is required. I will have Martin keep you informed.

On the issue of portable signage, we made the commitment to Randy Simpson of MagnetSigns to have a draft City bylaw to Council by the end of the year following sign industry stakeholder input. It never was to come back for the Nov. 21 mtg. We are aiming for the Dec. 19 Council mtg. for a potential first reading.

Hope this helps.

*Tony Lindhout
City Planning Manager
Parkland Community Planning Services
#404, 4808 Ross Street
Red Deer, Alberta T4N 1X5
Ph: 403.343.3394
Fax: 403.346.1570
Email: tony.lindhout@pcps.ab.ca*

-----Original Message-----

From: Christine Kenzie
Sent: November 14, 2005 9:56 AM
To: Tony Lindhout
Subject: Reports for November 21st Council Agenda

I note that Martin Kvapil is away until November 28th. Will there be a report coming to Council for the November 21st Council meeting regarding Land Use Bylaw Amendment 3156/H-2005 - Funeral Homes & Crematoriums? - or is this delayed until Martin is back?

Also the bylaw amendment regarding portable signage - I have it in my bring forward file for the November 21st Council meeting - are you still planning to bring this forward at this time - or will it be coming for the December 5th Council Meeting?

Thanks Tony.

*Christine Kenzie
Legislative & Administrative Services*

Christine Kenzie

From: Kelly Kloss
Sent: November 14, 2005 2:56 PM
To: Christine Kenzie
Subject: FW: City of Red Deer - Draft Portable Signs Bylaw Amendment

-----Original Message-----

From: Tony Lindhout
Sent: November 09, 2005 4:00 PM
To: 'rsimpson@magnetsigns.com'
Cc: Nick Riebeek; Joyce Boon; Kelly Kloss
Subject: City of Red Deer - Draft Portable Signs Bylaw Amendment

Mr. Randy Simpson,
General Counsel, MagnetSigns

In accordance with discussions that took place at the October 24, 2005 Council meeting and further to your letter of November 7, 2005, we invite you to provide comments on our draft "portable sign" bylaw amendment proposal which is attached hereto.

Please be advised that based on direction given by City Administration, this Bylaw amendment is restricted to deal **only** with "portable signs" and to a lesser degree, inflatable and banner signage. While we have incorporated some of the wording and concepts that were contained in your suggested September 22, 2005 proposed amendment, A-Board, election, directional, construction and pole signs are not to be dealt with as part of this Bylaw amendment proposal.

Please review the attached portable sign Bylaw proposal and forward any comments to me by November 25, 2005. Thank you. We would also be willing to meet with you anytime between November 21 and December 2 for the purpose of obtaining your comments only, which we will consider in preparing the final form and content of the Bylaw to go to Council. In this regard, I would suggest a tentative meeting date of either November 23 or 30 between 10:30 a.m. and 12 noon. Please advise of the suitability and availability of these dates and time.

Furthermore, our draft amendment proposal will also be sent to local signage industry stakeholders for their comment and/or input. They will be provided the same opportunity to meet with us for the purpose of providing their comments. This letter is to be considered the official request for comments from MagnetSigns.

If you have any questions, please contact me.

*Tony Lindhout
City Planning Manager
Parkland Community Planning Services*

*#404, 4808 Ross Street
Red Deer, Alberta T4N 1X5
Ph: 403.343.3394
Fax: 403.346.1570
Email: tony.lindhout@pcps.ab.ca*

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BYLAW NO. 3156/_____-05

Being a Bylaw to amend Bylaw No. 3156/96, the Land Use Bylaw of the City of Red Deer to govern the construction, placement and use of portable signs.

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

Schedule "D" - Sign Regulations of Bylaw No. 3156/96 is hereby amended as follows:

- 1 By adding the following new definitions to section 1 (1):

““Corner Lot" means that portion of any site abutting two streets".

"Frontage" means that portion of any site abutting the street".
- 2 The definition of "Portable sign" is deleted and replaced with the following new definition:

"Portable Sign" means any sign or advertising device that can be carried or transported from one site to another, which does not rely on a building or a fixed concrete foundation for its structural support and includes signs commonly known as mobile signs, temporary signs, inflatable signs or devices or banners, whether tethered to a building or not, vehicles placed in a location for advertising purposes, but does not include an A-board or real estate sign or signage permanently attached and forming part of motor vehicles used in the day to day conduct of a business."
- 3 Section 49 is deleted in its entirety and replaced with the following:

Intent

"49(1) (a) Portable signs are intended for temporary on site advertising relating to the commercial activities of the landowner or tenants. Third party advertising is not permitted on portable signs;

(b) The portable sign owner or licensee, not the City, will determine which tenant(s) shall have the benefit of the portable sign;

(c) A portable sign being used to advertise activities or events may only be located on a site where the event or activity is taking place.

Districts in which Portable Signs are allowed

- (2) Subject to the provisions of this part, portable signs are a permitted use in C1, C1A, C3, C4, I1, I2 and discretionary in all other districts. Banners and inflatable signs are a discretionary use in all districts.

Specific locations in which Portable Signs are allowed

- (3) (a) A maximum of one portable sign per site frontage will be allowed;
- (b) The landowner or a lessee with the consent of the landowner of a site for which a portable sign is proposed may apply for a portable sign permit.
- (c) An application for portable sign permit must include a site plan showing the proposed location of the portable sign, all dimensions of the sign including height and face area of the sign, the design of the sign including a photograph of same, the type of construction, material and finish of the sign, the manner of stability and support of the sign, the distance from curb lines, property lines and driveway locations;
- (d) Notwithstanding (c) herein, a portable sign must be wholly located on the property of the landowner who has been granted a permit
- (e) Notwithstanding (a), (b), (c) or (d) above, no portable sign shall be located closer than 100 linear m to any other portable sign;
- (f) A portable sign may only be located at the specific location for which a permit is granted;

Portable Sign Standards

- (4) (a) A portable sign shall be installed, serviced, removed, and accessed from within the property on which the sign is located;
- (b) A portable sign shall not exceed 3.0m^2 per face, nor shall any such sign exceed 3.0m in height from grade;
- (c) No portable sign shall be illuminated or employ any flashing or sequential lights or any mechanical or electronic device to produce or simulate motion;
- (d) A portable sign shall not interfere with pedestrian and/or vehicular traffic;
- (e) Notwithstanding 4(d) above, no portable sign shall be located closer than 1.5m to a property line or within 3m of any access/egress to/from a property or within 10m of any intersection;

- (f) A portable sign must be stabilized but shall not use unsightly or potentially hazardous methods. The means by which stability is to be provided shall be included as part of the permit application. An inflatable sign may, however, use guy wires.
- (g) A portable sign shall be removed immediately on ceasing to be in use.
- (h) A portable sign in use, shall at all times be maintained in good condition and, specifically, shall contain lettering and signage which is secure and complete. Any damaged or missing signage must be repaired within 24 hours of knowledge of same coming to the attention of the permit holder.

Permit and Fees

- (5) (a) No portable sign shall be erected without a permit from the City of Red Deer Inspections & Licensing Manager; The fee payable for a sign permit for a portable sign shall be \$150.00;
- (b) An applicant for a portable sign permit shall provide all of the information required by these provisions, and include such other information as the Inspections & Licensing Manager may reasonably require;
- (c) No portable sign may be placed other than at a location approved by the Inspections & Licensing Manager and shown on a site plan forming part of the permit application;
- (d) The maximum length of a permit is 90 days. The maximum duration of display at one location for each portable sign shall be 180 days in a calendar year, provided, however, that no portable sign shall remain at one location for more than 90 consecutive days at a time. A site shall remain free of portable signs for a minimum of 60 consecutive days before a further permit for such site can be issued. No permit may be applied for more than 7 days in advance of the date of placement;
- (e) Portable signs shall be removed on or before the date on which the permit expires;
- (f) Any portable sign not removed as required herein on 7 days notice or any portable sign in contravention of this Bylaw may be removed by the City, in which case, before the portable sign is released to the permit holder or Owner an administration and removal fee of \$100.00, as well as storage costs and any applicable fine must be paid, A portable sign which is not recovered by the permit holder or owner within 60 days of seizure is deemed forfeited and becomes the property of the City of Red Deer.

Inflatable Signs

- (6)(a) Except as enumerated herein, all provisions applicable to portable signs generally shall apply to inflatable signs;
- (b) An inflatable sign shall be tethered or anchored and shall be touching the surface to which it is anchored;
- (c) An inflatable sign shall not exceed the maximum free standing sign height allowable for the district;
- (d) There shall be a maximum of 1 inflatable sign per site, but no inflatable sign shall be permitted on the site containing any other portable sign;
- (e) An inflatable sign may be placed on a site twice within a calendar year, but for not more than 30 days at a time;
- (f) An inflatable sign may not be located on the roof of a structure."

Banners

- (7)(a) A banner shall not be displayed at any one site for longer than 90 consecutive days and for no more than 180 days within a calendar year.
- (b) The application for a permit respecting a banner shall indicate the location and the area the banner will cover.
- (c) Notwithstanding the above, a banner size shall not exceed 10% of the gross area of the face of the structure to which it is attached.
- (d) A banner shall be maintained in good condition and promptly removed if damaged.

Exception

- (8) These provisions do not apply to portable signs erected by the City or the RCMP as warning signs in connection with traffic speed or safety."

4 By deleting subsection 58(2) in its entirety and replacing it with the following:

"58 (2) No billboard, wall sign, or painted wall sign, including supergraphics or portable sign shall be allowed to advertise adult entertainment or services which feature nudity."

5 In all other respects, Schedule "D" of Bylaw No. 3156/96 is hereby ratified and confirmed.

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

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

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

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

MAYOR

CITY CLERK



Council Decision – December 19, 2005

Legislative & Administrative Services

DATE: December 20, 2005
TO: Tony Lindhout, Parkland Community Planning Services
FROM: Kelly Kloss, Legislative & Administrative Services Manager
SUBJECT: Land Use Bylaw Amendment 3156/00-2005
Portable Sign Regulations

Reference Report:

Parkland Community Planning Services, dated December 12, 2005

Resolutions:

“Resolved that Council of the City of Red Deer hereby agrees to amend Land Use Bylaw Amendment 3156/00-2005 by deleting Sections (5) (d) and (6) and substituting in their place the following new Sections (5) (d) and (6):

- (5)
- (d) the maximum length of a permit is 60 days. The maximum duration of display at one location for each portable sign shall be twice in a calendar year, provided, however, that no portable sign shall remain at one location for more than 60 consecutive days at a time. A site shall remain free of portable signs for a minimum of 60 consecutive days before a further permit for such site can be issued. No permit may be applied for more than 7 days in advance of the date of placement;

- (6) Short Term Seasonal Activity Portable Signs:

On application the Inspections & Licensing Manager may, in his sole discretion, permit the placement of a portable sign for short term seasonal activities but in any event for a period not exceeding 60 days. The license fee for such permit shall be \$25.00 and all other provisions relating to portable signs shall apply.”

Bylaw Readings:

Land Use Bylaw Amendment 3156/OO-2005, as amended, was given first reading. A copy of the bylaw is attached.

Report Back to Council: Yes

A Public Hearing will be held on Monday, January 16, 2005 at 7:00 p.m. in Council Chambers, during Council's regular meeting.

Comments/Further Action:

Land Use Bylaw Amendment 3156/OO-2005 provides for regulations regarding portable signs, inflatable signs and banners within the Land Use Bylaw. This office will now proceed with the advertising for a Public Hearing. The City of Red Deer will be responsible for the advertising costs in this instance.



Kelly Kloss
Manager

/chk

/attach.

- c Director of Development Services
Land & Economic Development Manager
Inspections & Licensing Manager
C. Adams, Administrative Assistant
T. Edwards, Clerk Steno

BYLAW NO. 3156/00- 2005

Being a Bylaw to amend Bylaw No. 3156/96, the Land Use Bylaw of the City of Red Deer to govern the construction, placement and use of portable signs.

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

Schedule "D" - Sign Regulations of Bylaw No. 3156/96 is hereby amended as follows:

- 1 By adding to Section 1 (1) the following new definitions:

"Corner Lot" for the sole purpose of section 49 means; "that portion of any site abutting two streets".

"Frontage" for the sole purpose of section 49 means; "that portion of any site abutting the street".

- 2 By deleting from Section 1(1) the current definition of "Portable Sign" and replacing it with the following new definition:

"Portable Sign" means any sign or advertising device that can be carried or transported from one site to another, which does not rely on a building or a fixed concrete foundation for its structural support and includes signs commonly known as mobile signs, temporary signs, inflatable signs or devices or banners, whether tethered to a building or not, vehicles placed in a location for advertising purposes, but does not include an A-board or real estate sign or signage permanently attached and forming part of motor vehicles used in the day to day conduct of a business."

- 3 Section 49 is deleted in its entirety and replaced with the following:

Portable, Temporary and Inflatable Signs and Banners

"49 (1) Intent:

- (a) portable signs are intended for temporary on site advertising relating to the commercial activities of the landowner or tenants. Third party advertising is not permitted on portable signs with the exception only of promotions of not for profit organizations;
- (b) the portable sign owner or licensee, not the City, will determine which tenant(s) shall have the benefit of the portable sign; and
- (c) a portable sign being used to advertise activities or events with

the exception of not for profit organizations may only be located on a site where the event or activity is taking place.

(2) Districts in which Portable Signs are allowed:

Subject to the provisions of this part, portable signs are a permitted use in C1, C1A, C3, C4, I1, I2 and discretionary in all other districts.

(3) Specific locations in which Portable Signs are allowed:

- (a) a maximum of one portable sign per site frontage will be allowed but not on any site which contains an "A" board;
- (b) the landowner or a lessee with the consent of the landowner of a site for which a portable sign is proposed may apply for a portable sign permit;
- (c) an application for portable sign permit must include a site plan showing the proposed location of the portable sign, all dimensions of the sign including height and face area of the sign, the design of the sign including a photograph of same, the type of construction, material and finish of the sign, the manner of stability and support of the sign, the distance from curb lines, property lines and driveway locations;
- (d) notwithstanding (c) herein, a portable sign must be wholly located on the property of the landowner who has been granted a permit;
- (e) notwithstanding (a), (b), (c) or (d) above, no portable sign shall be located closer than 100 linear m to any other portable sign; and
- (f) a portable sign may only be located at the specific location for which a permit is granted.

(4) Portable Sign Standards:

- (a) a portable sign shall be installed, serviced, removed, and accessed from within the property on which the sign is located;
- (b) a portable sign shall not exceed 4.0m² per face, nor shall any such sign exceed 3.0m in height from grade;
- (c) no portable sign shall be illuminated or employ any flashing or sequential lights or any mechanical or electronic device to produce or simulate motion;

- (d) a portable sign shall not interfere with pedestrian and/or vehicular traffic;
 - (e) notwithstanding 4(d) above, no portable sign shall be located closer than 1.5m to a property line or within 3m of any access/egress to/from a property or within 10m of any intersection;
 - (f) a portable sign must be stabilized but shall not use unsightly or potentially hazardous methods. The means by which stability is to be provided shall be included as part of the permit application. An inflatable sign may, however, use guy wires;
 - (g) a portable sign shall be removed immediately on ceasing to be in use; and
 - (g) a portable sign in use, shall at all times be maintained in good condition and, specifically, shall contain lettering and signage which is secure and complete. Any damaged or missing signage must be repaired within 24 hours of knowledge of same coming to the attention of the permit holder.
- (5) Permit and Fees:
- (a) no portable sign shall be erected without a permit and if applicable, a validating marker or ID tag from the City of Red Deer Inspections & Licensing Manager; The fee payable for a sign permit for a portable sign shall be \$85.00;
 - (b) an applicant for a portable sign permit shall provide all of the information required by these provisions, and include such other information as the Inspections & Licensing Manager may reasonably require;
 - (c) no portable sign may be placed other than at a location approved by the Inspections & Licensing Manager and shown on a site plan forming part of the permit application;
 - (d) the maximum length of a permit is 60 days. The maximum duration of display at one location for each portable sign shall be twice in a calendar year, provided, however, that no portable sign shall remain at one location for more than 60 consecutive days at a time. A site shall remain free of portable signs for a minimum of 60 consecutive days before a further permit for such site can be issued. No permit may be applied for more than 7 days in advance of the date of placement;
 - (e) portable signs shall be removed on or before the date on which the permit expires; and

- (f) notwithstanding any other provision in this Bylaw, any portable sign not removed as required herein or any portable sign in contravention of this Bylaw may after 7 days notice to the owner of the sign be removed by the City, in which case, before the portable sign is released to the permit holder or Owner an administration and removal fee of \$100.00, as well as storage costs and any applicable fine must be paid, A portable sign which is not recovered by the permit holder or owner within 60 days of seizure is deemed forfeited and becomes the property of the City of Red Deer.

(6) Short Term Seasonal Activity Portable Signs:

On application the Inspections & Licensing Manager may in his sole discretion permit the placement of a portable sign for short term seasonal activities but in any event for a period not exceeding 60 days. The license fee for such permit shall be \$25.00 and all other provisions relating to portable signs shall apply.

(7) Inflatable Signs:

- (a) except as enumerated herein, all provisions applicable to portable signs generally shall apply to inflatable signs;
- (b) an inflatable sign shall be tethered or anchored and shall be touching the surface to which it is anchored;
- (c) an inflatable sign shall not exceed the maximum free standing sign height allowable for the district;
- (d) there shall be a maximum of 1 inflatable sign per site, but no inflatable sign shall be permitted on the site containing any other portable sign;
- (e) an inflatable sign may be placed on a site twice within a calendar year, but for not more than 30 days at a time; and
- (f) an inflatable sign may not be located on the roof of a structure."

(8) Banners:

- (a) a banner shall not be displayed at any one site for longer than 90 consecutive days and for no more than 180 days within a calendar year;
- (b) the application for a permit respecting a banner shall indicate

the location and the area the banner will cover but in no circumstance will a banner be permitted on any structure other than a permanent building;

- (c) notwithstanding the above, a banner size shall not exceed 10% of the gross area of the face of the structure to which it is attached;
- (d) a banner shall be maintained in good condition and promptly removed if damaged; and
- (e) except as enumerated herein, all provisions applicable to portable signs generally shall apply to Banners.

(9) Exception:

These provisions do not apply to portable signs including banners erected by the City or the RCMP as warning signs in connection with traffic speed or safety."

4 By deleting subsection 58(2) in its entirety and replacing it with the following:

"(2) No billboard, wall sign, or painted wall sign, including supergraphics or portable sign shall be allowed to advertise adult entertainment or services which feature nudity."

5 In all other respects, Schedule "D" of Bylaw No. 3156/96 is hereby ratified and confirmed.

READ A FIRST TIME IN OPEN COUNCIL this 19th day of December 2005.

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

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

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

MAYOR

CITY CLERK

**Legislative & Administrative Services**

DATE: December 12, 2005
TO: City Council
FROM: Legislative & Administrative Services Manager
SUBJECT: Land Use Bylaw Amendment 3156/PP-2005
Overnight Stay of Trailers (RV's) in Parking Lots

Background

Currently the City's Land Use Bylaw does not allow RV's to park overnight for living/sleeping purposes in any commercial parking lot. RV's however are allowed to stay overnight for living/sleeping purposes in approved campgrounds and they are also allowed for living/sleeping purposes in residential areas May - September to a maximum of 48 hours.

At the Council meeting of October 24, 2005 consideration was given to Land Use Bylaw Amendment 3156/R-2005. This Bylaw proposed to expand within the City, locations where RV's would be permitted to stay overnight for living/sleeping purposes. It proposed to allow (add) overnight living/sleeping in RV's at the following locations:

1. In conference hotel parking lots while attending a function there during major City events when virtually all hotel rooms are booked,
2. On the Westerner site (outside current campground) when exhibitors, etc. need to be nearer to livestock barns, or other site venues for the purposes of security, monitoring and access to show exhibits,
3. In school, church and community facility/center parking lots when attending that site for the purpose of a sporting event, family reunion, concert, etc. This was subject to:
 - a. approval by the landowner,
 - b. landowner notification to the City development officer,
 - c. no fees to be charged,
 - d. a maximum stay of 2 consecutive nights;
 - e. each site only permitted 2 such events per calendar month, and
 - f. the site owner responsible for application of Public Order Bylaw.

No change was proposed to the prohibition of overnight RV stays in the large Wal-Mart type commercial parking lots.

Following the public hearing for Bylaw 3156/R-2005, Council defeated the bylaw at second reading. With the defeat of Bylaw 3156/R-2005 the existing Land Use Bylaw stands and overnight accommodation in RV's is permitted in only approved campgrounds and limited as mentioned previously.

Discussion

Subsequent to the defeat of the mentioned bylaw, it came to my attention that there was some confusion on where RV's were allowed to park. Based on this I was requested to bring this matter back to Council for reconsideration.

Based on discussions with the City Solicitor, we believe that reconsidering second reading of the bylaw is not an option. What Council can do is reconsider the matter as a whole and agree to introduce a new Land Use Bylaw Amendment that mirrors the defeated bylaw. If Council agreed to reconsider the matter, then the new Land Use Bylaw could be given 1st reading with a public hearing being advertised prior to consideration of 2nd reading.

Attached is an updated report from Parkland Community Planning Services for Council's consideration.

Recommendation

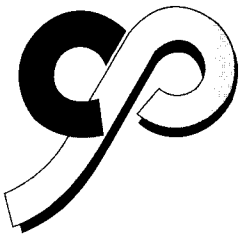
That Council:

- Reconsider a Land Use Bylaw Amendment related to overnight stay of trailers (RV's) in parking lots,
- If the reconsideration passes, consider first reading of Land Use Bylaw Amendment 3156/PP-2005.



Kelly Kloss
Manager

/attach.



DATE: December 12, 2005

TO: Kelly Kloss, Legislative & Administrative Services Manager

RE: Land Use Bylaw Amendment 3156/PP-2005
Overnight Stay of Trailers (RV's) in Parking Lots

This Land Use Bylaw (LUB) amendment proposal is meant to clarify and expand the current provisions of where overnight parking and use (living/sleeping) of self-contained trailers and RV's may be allowed. This Bylaw amendment proposes to allow overnight RV parking and use as follows:

1. in approved campgrounds (**as currently allowed**),
2. in residential areas, subject to meeting certain criteria (**as currently allowed**),
3. in parking lots at the Westerner Exposition site (**this is a new provision**), and
4. in parking lots at schools, churches, community centers, recreation facility sites and major hotels, subject to meeting certain criteria (**this is a new provision**).

The overnight parking of RV units in commercial retail and big box store parking lots, which is not permitted under the current Land Use Bylaw, **is not proposed to be changed** in this Bylaw amendment.

Background

Other than in campgrounds and subject to certain criteria in residential districts, the City's Land Use Bylaw (Section 47) currently prohibits, in any other locations, the overnight parking and use for living/sleeping of self contained recreation vehicle units. This restriction causes a problem when major events are held in the city. Overflow trailer (RV) parking occurs at the Westerner site and during major conventions and events, RV's are parked and in use at hotels. In addition, family reunions and sporting tournaments on public sites have included requests for overnight RV parking which also is not allowed under the current bylaw.

City Administration has examined and evaluated the current Bylaw requirement that does not allow overnight visitor RV parking outside of designated campgrounds. This became an issue because of Wal-Mart's policy across North America to allow overnight visitor RV parking in their parking lots after their stores had closed. Research on this matter revealed that none of Alberta's major cities regulate this activity on the basis that these parking areas are considered to be private land, they do not have the staff to monitor or police the situation, they have not had complaints and if there were complaints of noise or nuisance, charges under the appropriate municipal bylaw would be laid. Lastly, as long as the overnight RV parking does not interfere with the Land Use Bylaw parking standards as to the number of stalls available to customers while the store is open, they do not have a concern.

The City of Red Deer, through its Licensing and Inspections Department, enforces municipal Bylaws on a complaint basis. The Inspections & Licensing Department has been actively working to ensure and educate large commercial retail operators of the fact that overnight parking and stay of RV units

Legislative & Administrative Services Manager
Land Use Bylaw Amendment 3156/PP-2005
Page 2

in their parking lots are not permitted. In this regard, the local Wal-Mart stores have now added signage to their parking lots indicating that overnight RV stays are not permitted and Wal-Mart has been asked to remove Red Deer from their national listing of stores that allow overnight RV stays.

Also, the practice of occupying a RV unit overnight while parked at a convention hotel, recreation facility site, community center, school or church site was noted. This appears to occur occasionally during special functions, tournaments, family reunions, concerts or other entertainment events held at these locations. Furthermore, the Westerner Exhibition Association allows the overnight stay of RV units on portions of their parking lots when their own campground is full and/or in conjunction with agricultural, trade shows and similar major events.

Stakeholder Consultation

Planning and Inspections & Licensing staff met with the operators of the two city campgrounds who voiced their concerns regarding the viability of their campground operations if travelers with RV units were allowed to freely park (camp) overnight in city commercial parking lots. Concerns were also expressed related to the volume of campers and resulting impact on parking in the commercial parking lots. Photos were provided showing sites in other municipalities where RV units were occupying large portions of commercial parking lots. Representatives from two of the city's larger convention hotel operations were also consulted indicating that, while it is not their desire to be in the campground business, hotel operators would like the ability to accommodate hotel patrons who arrive with a RV unit to attend a major event at their facility when all normal rooms are fully booked. The campground operators acknowledged that when certain major events are held in the city, generally all available accommodation is full including campgrounds. Therefore, campground operators were prepared to support the overnight stay of RV units in hotel parking lots on a limited basis.

There was also examination of overnight RV parking at public sites (schools, churches, community centers) to accommodate family reunions, ball tournaments and other specialized events. It appears that this practice was not wide spread, generally limited to the summer season and, for the most part, goes unnoticed by the general public. No objections have been received to this.

Proposed Bylaw Amendment 3156/PP-2005

Based on the discussions held with local campground and hotel industry operators and the consensus and analysis reached with them, planning and Inspections & Licensing staff are prepared to support additional locations that allow overnight RV stays based on an approach that does not undermine the campground industry but yet supports the local convention and conference industry. Proposed Land Use Bylaw Amendment 3156/PP-2005 aims to regulate overnight parking and use of RV units in the following manner:

1. Continue to allow overnight parking of RV units in all approved campgrounds.
2. Will allow, on Westerner Exhibition parking lots, overnight parking and use of RV units if

Legislative & Administrative Services Manager
Land Use Bylaw Amendment 3156/PP-2005
Page 3

their campground is full and/or if patrons require close proximity to agricultural facilities housing livestock or for security reasons regarding other site functions. The Westerner site is often the venue for major events which fill their campground to capacity. It is not practical to expand their campground for these few events per year.

3. Will allow, subject to certain criteria, limited overnight parking and use of self-contained RV units in parking lots at schools, churches, recreation facility sites and community centers in order to accommodate patrons of on-site family reunions, concerts, sporting tournaments, etc.
4. Will allow, subject to certain criteria, limited overnight parking and use of self-contained RV units in the parking lots of major hotels to accommodate patrons who attend functions or events in facilities on the same site when regular hotel accommodation is not available.
5. Will continue to allow, subject to existing Section 47 of the Land Use Bylaw, limited overnight parking of RV units in residential areas. While some minor wording, renumbering and format changes are being proposed to this section, these changes do not alter the intent of what is permitted under the current Bylaw.

The criteria referenced in (3) & (4) above to regulate overnight parking and use of self-contained RV units in parking lots located at schools, churches, recreation facility sites, community centers and major hotel sites are proposed as follows:

- a) the occupant shall obtain consent from the owner of the site and must be attending a function or event in a facility on that site;
- b) the owner of the site shall obtain approval from the Development Authority;
- c) overnight parking on the site shall not exceed two consecutive nights unless approved by the Development Authority;
- d) overnight parking on the site shall not exceed two occasions per calendar month unless approved by the Development Authority;
- e) no fees shall be charged for overnight parking; and
- f) the owner of the site shall be responsible to ensure that all City of Red Deer Bylaws, including the Public Order Bylaw, are complied with.

Commercial Retail and Big Box Store Parking Lots

Planning and Inspections & Licensing staff do not support overnight parking of RV units in commercial retail and big box store parking lots for the following reasons:

- availability of free camping is unfair to approved campground operators,
- competes with site parking provisions required and provided under the land use bylaw,
- disrupts intended function of a parking lot (parking for store customers),
- overnight use of a parking lot for living/accommodation is not an allowed use within commercial land use districts,
- overnight living/accommodation is not an appropriate or desirable use for a commercial retail parking lot,
- potential for late night noise and disruption (music, partying, grouping of RV's),

Legislative & Administrative Services Manager
Land Use Bylaw Amendment 3156/PP-2005
Page 4

- safety – children playing, bike riding, walking a pet, etc. in and around a commercial parking lot conflicts with the movement of vehicles and is not expected by drivers,
- garbage - most parking lots do not have trash containers, and
- RV's can stay for extended periods of time.

Overnight stay of RV units in commercial retail and big box store parking lots, which is currently **not permitted** under the City's Land Use Bylaw, **is therefore not proposed to be changed** as part of this Bylaw amendment proposal. The Inspections & Licensing department will continue to enforce parking lot violations on a complaint basis.

Recommendation

That City Council proceed with first reading of Land Use Bylaw amendment 3156/PP-2005.



Tony Lindhout, ACP, MCIP
City Planning Manager

- c. Paul Meyette, Inspections & Licensing Manager
Colleen Jensen, Community Services Director

attachment

Comments:

We agree that Council consider reconsideration of this issue.

"Morris Flewwelling"
Mayor

"Norbert Van Wyk"
City Manager



Council Decision – December 19, 2005

Legislative & Administrative Services

DATE: December 20, 2005
TO: Tony Lindhout, Parkland Community Planning Services
FROM: Kelly Kloss, Legislative & Administrative Services Manager
SUBJECT: Land Use Bylaw Amendment 3156/PP-2005
Overnight Stay of Trailers (RV's) in Parking Lots

Reference Report:

Legislative & Administrative Services Manager, dated December 12, 2005 and Parkland Community Planning Services, dated December 12, 2005

Bylaw Readings:

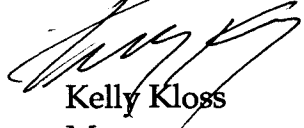
Land Use Bylaw Amendment 3156/PP-2005 was given first reading. A copy of the bylaw is attached.

Report Back to Council: Yes

A Public Hearing will be held on Monday, January 16, 2005 at 7:00 p.m. in Council Chambers, during Council's regular meeting.

Comments/Further Action:

Land Use Bylaw Amendment 3156/PP-2005 provides clarification and expansion of the current regulations regarding where overnight parking and use (living/sleeping) of self-contained trailers and RV's may be allowed. Some of the new provisions include overnight RV parking and use allowed in parking lots at the Westerner Exposition site, and in parking lots at schools, churches, community centers, recreation facility sites and major hotels, subject to meeting certain criteria. The overnight parking of RV units in commercial retail and big box store parking lots will not be permitted. This office will now proceed with the advertising for a Public Hearing. The City of Red Deer will be responsible for the advertising costs in this instance.


Kelly Kloss
Manager
/chk
/attach.

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

BYLAW NO. 3156/PP-2005

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

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

Bylaw No. 3156/96 is hereby amended as follows:

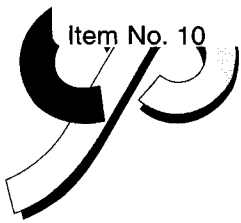
1 Section 47 is deleted in its entirety and replaced with the following new section:

- “47 No owner or person in lawful possession or control of a site shall allow or permit a trailer parked on such site to be used for living or sleeping accommodation except as follows:
- (1) A trailer parked in an approved campground.
 - (2) A trailer parked in the Westerner Exposition site if their on-site campground is full or if exhibitors require close proximity to on-site facilities.
 - (3) A self-contained trailer parked in the parking lot of a church, school, recreation venue site, community centre or major hotel with conference/convention facilities providing:
 - (a) the occupant has obtained consent from the owner of the site and is attending a function or event in a facility on that site;
 - (b) the owner of the site has obtained approval from the Development Authority;
 - (c) overnight parking on the site does not exceed two consecutive nights unless approved by the Development Authority;
 - (d) overnight parking on the site shall not exceed two occasions per calendar month unless approved by the Development Authority;
 - (e) no fees shall be charged for overnight parking;
 - (f) the owner of the site will be responsible to ensure that all City of Red Deer Bylaws, including the Public Order Bylaw, are complied with.”
 - (4) A trailer parked on a site in a residential district for 48 hours or less between the first day of April and the thirty-first day of October each year.
 - (5) A trailer parked on a site in a residential district for a period greater than 48 hours between the first day of April and the thirty-first day of October each year providing:
 - (a) the owner of the site obtains approval from the Development Authority;
 - (b) no rent or fees are paid for the use of the site or facilities;
 - (c) the period shall in no circumstances exceed thirty days without prior approval of the Development Authority.”

READ A FIRST TIME IN OPEN COUNCIL this 19th day of December 2005.
READ A SECOND TIME IN OPEN COUNCIL this day of 2005.
READ A THIRD TIME IN OPEN COUNCIL this day of 2005.
AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2005.

MAYOR

CITY CLERK



LAND
**COMMUNITY
PLANNING
SERVICES**

109

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

DATE: December 9, 2005
TO: Kelly Kloss, Legislative and Administrative Services Manager
FROM: Martin Kvapil, Planning Assistant
RE: Land Use Bylaw Amendment No. 3156/HH-2005
Annexation Lands - 2004

Background

In January 2004, 851 hectares of land were annexed from Red Deer County into the City of Red Deer. Currently, City departments refer to the County's existing land use bylaw (LUB) requirements when considering development permit applications upon these lands. These lands require rezoning in order to be accommodated and considered within the City's Land Use Bylaw.

Proposed Amendment

In general, the proposed City land use bylaw districts attempt to reflect similar purposes and requirements of the existing County LUB districts. As some of the City and County districts are similar, lateral redesignations would be possible. For example, most of the County's AG-A Agricultural lands may be rezoned to the City's A1 Future Urban Development District. Similarly, the County's P Institutional lands may be rezoned to the City's PS Public Service District and the County's RF Recreation Facility lands may be rezoned to the City's P1 Parks and Recreation district.

A major difference between the two land use bylaws is that the County accommodates subdivision and development for and upon country residential parcels greater in size than that of typical urban subdivisions. Areas such as College Park, the MacKenzie subdivision area, and various country residential parcels are presently contained within CRAG Country Residential Agricultural, CR-A Country Residence, and CR-B Country Residence districts. These districts allow for rural residential parcels while allowing for some associated agricultural uses. Some of these residential lands could be accommodated within the City's A1 district, while some of the other residential lands would be more suited within a residential district more urban in nature. Upon successful redesignation as proposed, all existing parcels, with the exception of seven (7) A1 lots, would meet the minimum 1.2 ha (3.0 acre) site area requirement of Land Use Bylaw 3156/96 and all of the existing uses would conform with the proposed land use districts. These seven lots would be considered as legal non-conforming and would be permitted to continue as they exist at the time of passing of this bylaw.

Presently, the City's LUB does not include a land use district which would be appropriate to accommodate lots similar to those within College Park. Parkland Community Planning Services,

in conjunction with College Park residents, is currently in the process of preparing an area redevelopment plan for this area. As part of this process, appropriate subdivision and development standards will be determined and may included within a new land use district. Until such time, it is recommended that the current CR-A zoning upon these residential lots remain.

During the preparation of this bylaw amendment, application was received by Parkland Community Planning Services requesting that an existing AG-A Agricultural portion of land be considered for PS Public Service zoning. The applicant, Balmoral Bible Chapel, has recently purchased the lands adjacent to the north of their existing P Institutional lands. The Chapel would like to use these lands as an extension of their church operations.

The current Recreation Facility zoning for the existing driving range located on SW ¼ 23-38-27-4 is proposed to be changed to A1. It is anticipated that this area will be redeveloped in accordance with a future neighbourhood area structure plan for this area.

Staff Recommendation

Parkland Community Planning Services recommends that City Council proceed with first reading of Land Use Bylaw Amendment 3156/HH-2005.



Martin Kvapil
PLANNING ASSISTANT

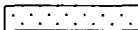


Attachments

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT

The 2004 Annexed Lands are proposed to be rezoned from the existing County of Red Deer Land Use Bylaw zoning designations to those of the appropriate zone in the City of Red Deer Land Use Bylaw as illustrated.

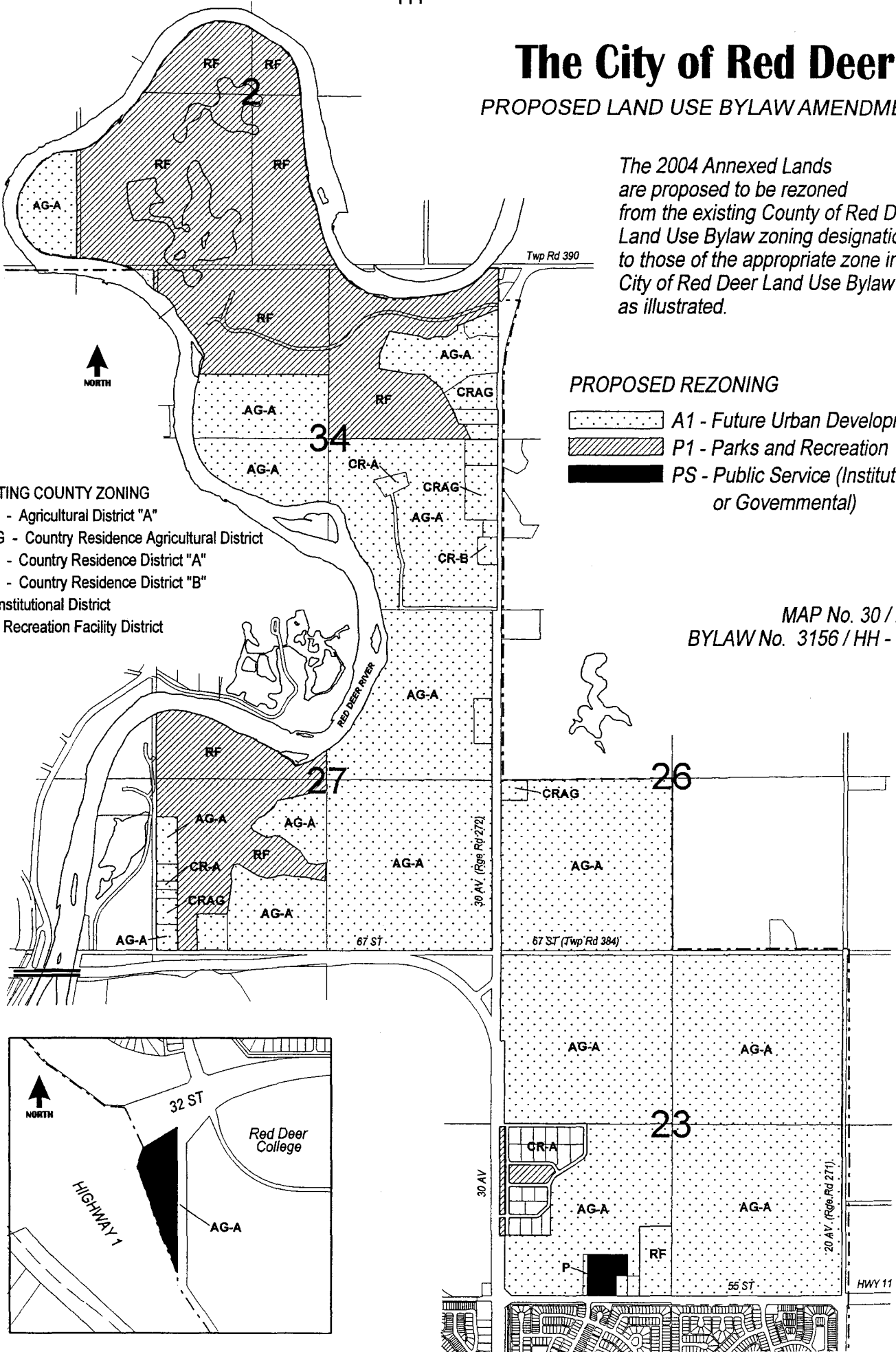
PROPOSED REZONING

-  A1 - Future Urban Development
-  P1 - Parks and Recreation
-  PS - Public Service (Institutional or Governmental)

MAP No. 30 / 2005
BYLAW No. 3156 / HH - 2005

EXISTING COUNTY ZONING

- AG-A - Agricultural District "A"
- CRAG - Country Residence Agricultural District
- CR-A - Country Residence District "A"
- CR-B - Country Residence District "B"
- P - Institutional District
- RF - Recreation Facility District



Comments:

We agree that Council proceed with First Reading of the Land Use Bylaw Amendment. A Public Hearing would be held on Monday, January 16, 2006 at 7:00 p.m. in Council Chambers, during Council's regular meeting.

"Morris Flewwelling"
Mayor

"Norbert Van Wyk"
City Manager



LEGISLATIVE & ADMINISTRATIVE SERVICES

December 20, 2005

Mr. N. Chiles
Chiles Development Corporation Ltd.
403C, 39015 Highway 2A
Red Deer County, AB T4S 2A3

Dear Mr. Chiles:

*Request to Rezone Portion of SE 3-39-27-4
Land Use Bylaw Amendment 3156/HH-2005
Rezoning of Lands Annexed from Red Deer County in 2004*

At the Monday, December 19, 2005 meeting of Council, Council considered your request to rezone the portion of SE 3-39-27-4 (22 acres) in the newly annexed lands to P1 instead of A1.

Council proceeded with giving first reading to Land Use Bylaw Amendment 3156/HH-2005, however the City Planners will review your request and may consider presenting an amendment to Council prior to the Public Hearing scheduled for Monday, January 16, 2006.

Please contact Tony Lindhout at Parkland Community Planning Services, 343-3394, if you have any questions.

Sincerely,

Kelly Kloss
Manager

c Parkland Community Planning Services

**CHILES DEVELOPMENT CORPORATION LTD.
403C - 39015 Highway 2A
Red Deer County AB T4S 2A3**

15 December 2005

Members of City Council
c/o Legislative and Administrative Services
City of Red Deer
Box 5008
Red Deer AB T4N 3T4

Attention: Kelly Kloss, Manager

Re: Dec. 19th First Reading -- Rezoning Pt SE 3-39-27-4 -- Newly Annexed City Lands

After considerable thought on this matter, we would ask that the portion of SE 3-39-27-4 (22 acres) in the newly annexed lands be rezoned to **P1** (not A1), **and that the City acknowledge the active development permit for the gravel pit on these lands, which permit was issued by Red Deer County -- D-042-98.** We recognize that, under normal circumstances, a gravel pit is neither a permitted nor a discretionary use under P1, however, annexation took place long after our gravel pit development permit was issued by the County.

An application was submitted to the City of Red Deer, October 19, 2005, for a development permit to construct a bridge and develop a 9-hole golf course on the 22-acre portion that now falls under the City's jurisdiction. But that development permit cannot be processed unless these lands are zoned to a City land use district.

It makes sense that these lands only be rezoned one time rather than to turn around right away and request rezoning again in order to facilitate our development permit application.

Yours truly,

CHILES DEVELOPMENT CORPORATION LTD.

Norman Chiles,
President

cc Martin Kvapil, Planner; Parkland Community Planning Services

Christine Kenzie

From: Kelly Kloss
Sent: December 16, 2005 7:47 AM
To: Chiles Homes Ltd.
Cc: Christine Kenzie
Subject: RE: 1st Reading, Dec 19/05 -- Rezoning of Pt SE 3-39-27-4

I will provide the letter to Council on Monday.

Kelly

From: Chiles Homes Ltd. [mailto:chilesho@telus.net]
Sent: Thu 2005/12/15 4:24 PM
To: Kelly Kloss
Cc: Martin Kvapil
Subject: 1st Reading, Dec 19/05 -- Rezoning of Pt SE 3-39-27-4

Kelly:

I have attached a letter that I would ask Council to consider in the above regard.

Parkland Community Planning Services has already submitted their proposal for the December 19th agenda and this is after the fact.

Thank you for your help with this.

N. Chiles

 Add FUN to your email - [CLICK HERE!](#)

[This message has been scanned for security content threats, including computer viruses.]

Christine Kenzie

From: Kelly Kloss
Sent: December 16, 2005 7:52 AM
To: Martin Kvapil
Cc: Christine Kenzie; Nona Housenga; Norbert Van Wyk
Subject: FW: 1st Reading, Dec 19/05 -- Rezoning of Pt SE 3-39-27-4

Hi Martin,

Could you be ready to provide your comments to Council on Monday regarding this request from Chiles. I have acknowledged his email already. Thanks

Kelly

From: Chiles Homes Ltd. [mailto:chilesho@telus.net]
Sent: Thu 2005/12/15 4:24 PM
To: Kelly Kloss
Cc: Martin Kvapil
Subject: 1st Reading, Dec 19/05 -- Rezoning of Pt SE 3-39-27-4


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Parkland Community Planning Services has already submitted their proposal for the December 19th agenda and this is after the fact.

Thank you for your help with this.

N. Chiles

 Add FUN to your email - CLICK HERE!

[This message has been scanned for security content threats, including computer viruses.]

Legislative & Administrative Services

DATE: December 20, 2005

TO: Martin Kvapil, Parkland Community Planning Services

FROM: Kelly Kloss, Legislative & Administrative Services Manager

SUBJECT: Land Use Bylaw Amendment 3156/HH-2005
Rezoning of Lands Annexed from Red Deer County in 2004

Reference Report:

Parkland Community Planning Services, dated December 9, 2005

Bylaw Readings:


Land Use Bylaw Amendment 3156/HH-2005 was given first reading. A copy of the bylaw is attached.

Report Back to Council: Yes

A Public Hearing will be held on Monday, January 16, 2005 at 7:00 p.m. in Council Chambers, during Council's regular meeting.

Comments/Further Action:

Land Use Bylaw Amendment 3156/HH-2005 provides for the rezoning of lands annexed from Red Deer County in 2004. The lands will be rezoned from existing County of Red Deer Land Use bylaw zoning designations to A1 Future Urban Development, P1 Parks and Recreation and PS-Public Service (Institutional or Governmental) Districts in accordance with The City of Red Deer's Land Use bylaw zoning. This office will now proceed with the advertising for a Public Hearing. The City of Red Deer will be responsible for the advertising costs in this instance.



Kelly Kloss
Manager
/chk
/attach.

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

BYLAW NO. 3156/HH-2005

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

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

1. That "Use District Maps D6, I12, I13, I14, I15, I16, I17, J12, J13, J14, J15, J16, J17, K10, K11, K12, L10, L11" contained within "Schedule B" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 30/2005 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this	19 th	day of	December	2005.
READ A SECOND TIME IN OPEN COUNCIL this		day of		2005.
READ A THIRD TIME IN OPEN COUNCIL this		day of		2005.
AND SIGNED BY THE MAYOR AND CITY CLERK this		day of		2005.

MAYOR

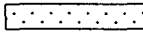


CITY CLERK

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT

The 2004 Annexed Lands are proposed to be rezoned from the existing County of Red Deer Land Use Bylaw zoning designations to those of the appropriate zone in the City of Red Deer Land Use Bylaw as illustrated.

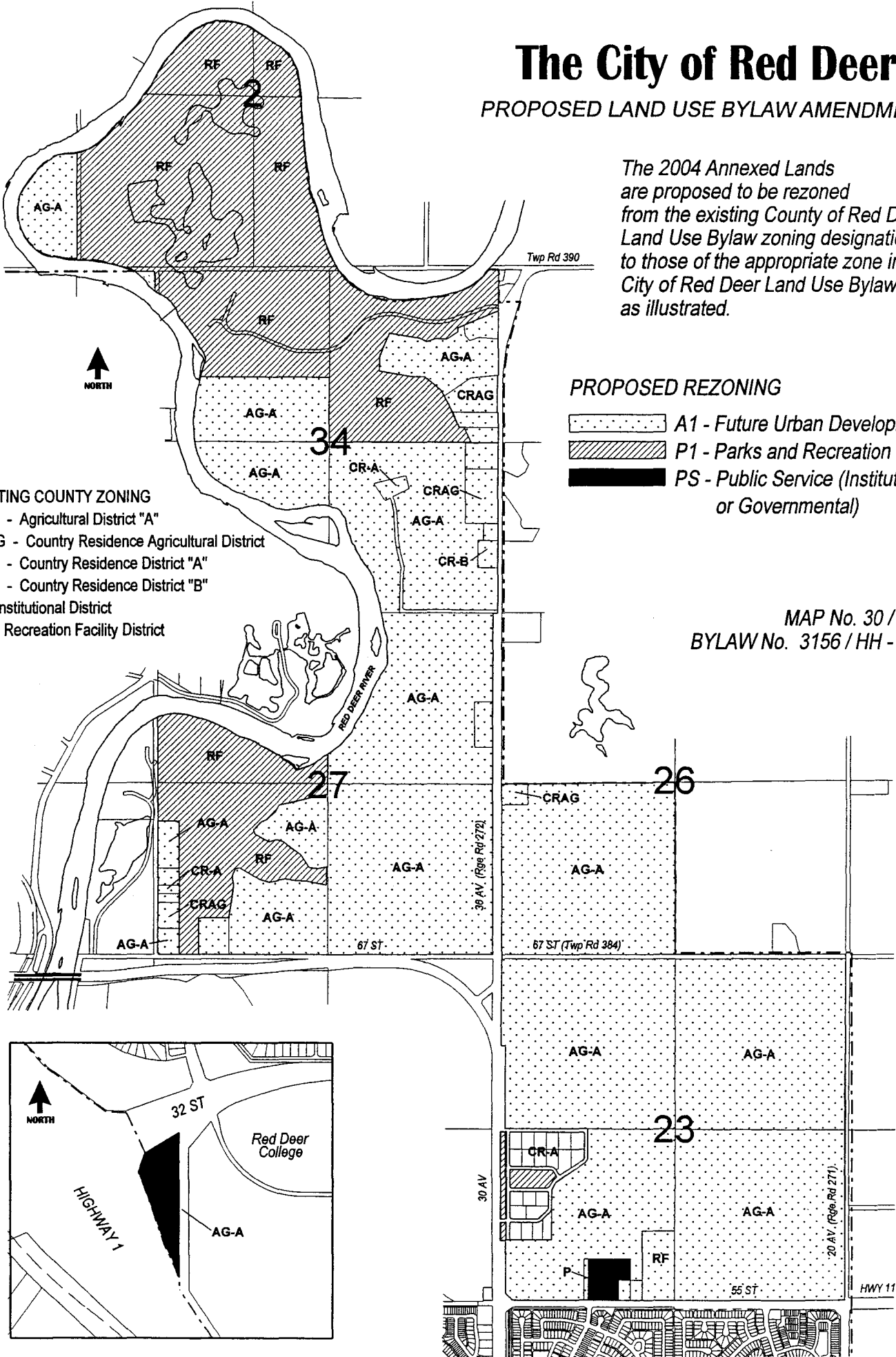
PROPOSED REZONING

-  A1 - Future Urban Development
-  P1 - Parks and Recreation
-  PS - Public Service (Institutional or Governmental)

MAP No. 30 / 2005
BYLAW No. 3156 / HH - 2005

EXISTING COUNTY ZONING

- AG-A - Agricultural District "A"
- CRAG - Country Residence Agricultural District
- CR-A - Country Residence District "A"
- CR-B - Country Residence District "B"
- P - Institutional District
- RF - Recreation Facility District



BYLAW NO. 3207/A-2005

Being a bylaw to amend Bylaw No. 3207/98, the bylaw adopting the East Hill Major Area Structure Plan as a bylaw of the City of Red Deer.

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

1. That Bylaw No. 3207/98 is hereby amended:

By substituting the revised plan in its entirety, including all maps and text pages attached hereto and forming part of the bylaw, for the existing plan.

READ A FIRST TIME IN OPEN COUNCIL this 21st day of November 2005.

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

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

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

MAYOR

CITY CLERK

CITY OF RED DEER

EAST HILL

MAJOR AREA STRUCTURE PLAN

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CITY OF RED DEER

EAST HILL

MAJOR AREA STRUCTURE PLAN

1.0 INTRODUCTION - Figure 1

1.1 AREA LOCATION

The plan area is shown on Figure 1 and contains approximately 37 quarter sections or 2396 ha (5920 acres) of land. Approximately 17 quarter sections of land within the plan area are fully completed City residential neighbourhoods.

On Figure 5, conceptually shown outside of the plan area are six quarter sections of land that lie within Red Deer County. These lands are beyond the statutory requirements of this area structure plan but have been included for illustrative purposes.

1.2 ENABLING LEGISLATION

The East Hill Major Area Structure Plan has been adopted by the City of Red Deer as a statutory plan in accordance with Section 633 of the *Municipal Government Act*. This section describes an area structure plan as providing a framework for subsequent rezoning, subdivision and development of an area of land. In addition to this plan it is The City's policy to require individual neighbourhood area structure plans for each quarter section of those lands that are serviceable, prior to considering land use districting and subdivision. These plans must comply with the East Hill Major Area Structure Plan (refer to Section 1.4.5 and Section 6.1 for additional information).

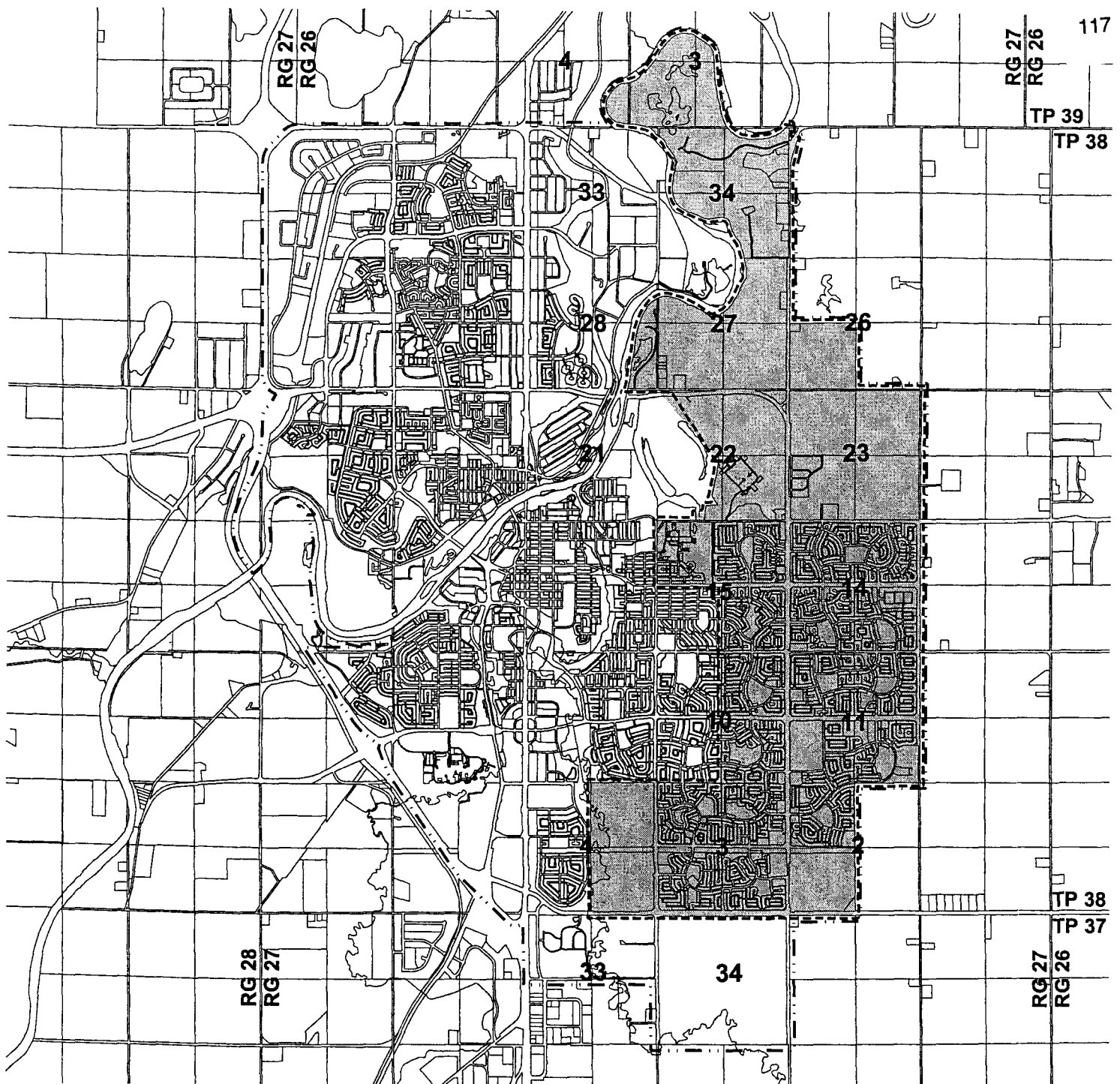
1.3 BACKGROUND

The East Hill Major Area Structure Plan has its origin in the original East Hill Concept Plan prepared in 1977-1978 containing 17 quarter sections of land with an area of 1100 hectares (2720 acres). At that time only four of these quarter sections were located inside the City and the remaining 13 quarters were located in Red Deer County.

The original East Hill Concept Plan has subsequently been amended by City Council in 1985 and 1989, it was converted to an area structure plan in 1993 and again amended in 1998, 2001, 2003 and 2005. During this time the plan responded to changes in Provincial legislation, City boundary expansions that added undeveloped and annexed lands to the plan, updated land use, servicing and transportation information, and the need to identify environmentally significant natural areas and school and commercial locations.

1.4 PLANNING FRAMEWORK

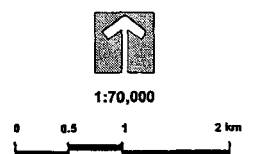
The East Hill Major Area Structure Plan is one of a series of inter-related planning documents adopted by the City of Red Deer. The following City planning documents were referenced in the preparation of the East Hill Major Area Structure Plan ensuring that all plans are consistent with each other.



City of Red Deer East Hill Major Area Structure Plan

Figure 1
Key Plan

- Plan Area
- City Boundary



1.4.1 City of Red Deer Strategic Plan

The City's Strategic Plan provides purpose and guiding principles focusing on City direction in the areas of Community Development, Economic Development, Organization Development and Financial Development. The Strategic Plan specifically addresses community and land use planning. Regularly updated at three year intervals, the Strategic Plan is a current and relevant guideline for the sustained operation and growth of the City of Red Deer.

1.4.2 The City of Red Deer 2004 Growth Study

The City of Red Deer 2004 Growth Study focuses on land absorption rates and land inventory requirements for industrial, residential and commercial land uses within the city over the next 50 years. The update reflects changes in development trends, environmental management initiatives, existing land use, population forecasts, servicing, and transportation. The study is used to identify potential growth areas and generate future short, medium and longer term growth strategies for the city.

1.4.3 Intermunicipal Development Plan

The *Intermunicipal Development Plan* exists to facilitate land use planning cooperation between the City of Red Deer and Red Deer County. It is consistent with the provisions of the *Municipal Government Act* and the individual municipal development plans of the City and County. This plan exhibits a cooperative approach to land use planning matters in and around the City to provide for the future expansion of the City and to allow compatible development in the County without impeding the orderly expansion plans of the City.

1.4.4 Municipal Development Plan

The City of Red Deer Municipal Development Plan contains broad policies for guiding growth and change in the City. It focuses on the type, quality and direction of land use and development, and related issues. The Plan is vital to ensuring that the high quality of life valued by City residents is maintained as new growth occurs. As directed within the *Municipal Government Act*, The City of Red Deer's *Municipal Development Plan* addresses future land use, the process and order of future development, and the provision of services and facilities to accompany this growth.

1.4.5 Area Structure Plans and Area Redevelopment Plans

Area structure plans are usually prepared for undeveloped lands. The City of Red Deer uses two different categories of area structure plans, namely the major area structure plan and the neighbourhood area structure plan. Major area structure plans, such as this document, illustrate broad, long term transportation and land use development strategies for large areas/multiple quarter sections of land. A neighbourhood area structure plan generally encompasses approximately one quarter section (65 ha) of land and provides a significantly greater level of development detail and for a shorter time horizon. This would include housing types, the location of all roadways, lanes, and schools, requirements of public facilities such as parks, trails, churches and social care sites, population density, sequence of development and servicing details. Neighbourhood area structure plans form the basis for future zoning, subdivision and development decisions at the community or neighbourhood level.

Related to area structure plans is a planning tool known as an area redevelopment plan. This is a statutory plan covering an area of existing, mature and often older development in the City. Its

preparation is of necessity community driven, and its policies and land use concept outline directions for the rehabilitation, redevelopment and enhancement of specific sites, housing districts, shopping areas, and generally the public realm including streets and parks.

1.4.6 Land Use Bylaw

The City of Red Deer Land Use Bylaw is designed to regulate and control the subdivision, development and use of lands and buildings within the City to achieve orderly, economical and beneficial development for the overall greater public interest. The Land Use Bylaw divides the City into land use districts that prescribe both permitted and discretionary uses of land and buildings. The Land Use Bylaw implements the policies and objectives outlined in the *Municipal Development Plan*, area structure plans and area redevelopment plans.

1.4.7 Neighbourhood Planning Guidelines & Standards

The City of Red Deer *Neighbourhood Planning Guidelines & Standards*, as amended from time to time, provides guidelines and standards based on smart growth principles for the planning and design of neighbourhoods including neighbourhood form, housing, trails and linkages, roadways, transit, active and passive parks, school sites, leisure facilities, natural environment and heritage, social health and safety. This document provides the requirements for a neighbourhood area structure plan, the subdivision approval process, and park development templates.

1.4.8 Red Deer Growing Smarter: Design Elements and Ideas for New Residential Neighbourhoods

This document provides vision and principles for the development of sustainable neighbourhoods through a set of 50 design elements. It provides background information on City of Red Deer strategic planning framework, the evolution and overview of Red Deer's neighbourhood planning policies and standards, and outlines planning principles of major planning movements and practices throughout North America (as current in 2002). This document has been referenced during drafting of, and to some extent forms the basis of certain elements in, the *Neighbourhood Planning Guidelines & Standards*.

1.4.9 Discussion Paper on Environmental Initiatives – April 2004

The Discussion Paper on Environmental Initiatives was approved by City Council in April, 2004. Council resolved to adopt a conservation and reduction philosophy in all new developments and redevelopments throughout all levels of the organization with this to be reflected in the 2005-2008 Strategic Plan. The Paper contains a comprehensive overview of the types of environmental initiatives taken on by city departments. The Paper also identifies potential partnerships and funding sources that could assist the City in preserving the environment.

1.4.10 Subdivision & Development Regulation

Promulgated under the Municipal Government Act, this Regulation addresses a number of issues relevant to this plan, including:

- A development may require an approval or authorization under the Environmental Protection and Enhancement Act for any construction including sanitary, storm water, and/or waterworks systems. The proponent of a project requiring any of these approvals must submit the

appropriate applications to Alberta Environment and approval must be obtained prior to construction.

- A development may require an approval under the Water Act for any construction associated with storm water management or for any activities within a water body or potentially affecting a water body. The proponent of a project requiring any of these approvals must submit the appropriate applications to Alberta Environment and approval must be obtained prior to construction.
- A development may require a setback waiver from a wastewater treatment facility, landfill or waste site, as indicated within the Subdivision and Development Regulation under the MGA. The setback may be varied by a subdivision authority or development authority with the written consent of the Deputy Minister of Environment. The proponent of a project requiring a setback waiver must submit the appropriate application to The City, who will request approval from Alberta Environment prior to construction.
- Approval from Alberta Environment does not mean that the applicant also has authority under federal legislation. Fisheries and Oceans for matters under the Fisheries Act and Canadian Coast Guard for matters under the Navigable Waters Protection Act are to be contacted for matters relating to federal laws.

2.0 FUTURE EAST HILL COMMUNITY – Figure 2

2.1 VISION

This section describes a possible future built out scenario of the presently (2005) undeveloped lands (approximately 780 ha gross developable land) within the East Hill Major Area Structure Plan into a core community symbolizing a mandate for sustainable development in the City. Depending on population growth and future land absorption rates it may take 10 to 20 years to build out the plan area.

This is the vision for the East Hill communities for the year 2025:

As more people realize and desire the benefits of a sustainable community lifestyle the East Hill has built out with integrated, vibrant and dynamic neighbourhoods designed to meet these expectations. Over the past 20 years since 2005 the neighbourhoods south of 32 Street (±230 ha) have added 2800 to 4000 new dwelling units (8000 to 11000 residents) to the East Hill community, while the neighbourhoods between 55 Street and 67 Street (±240 ha, excluding ±112 ha dedicated for a town centre site) have added 3200 to 4500 dwelling units (9000 to 12000 residents). During the last few years of this time period the lands northward of 67 Street up to the Riverbend Golf Course & Recreation Area (±200 ha) have built out to accommodate 2,500 to 3500 dwelling units (7000 to 10000 residents). Development in the East Hill has seen the city's 2005 population of 79082 grow by 24000 to 33000.

The more recently completed neighbourhoods of the East Hill community are easily identified by their compact land use pattern, pleasant environment, walkable streets and green spaces linking neighbourhoods to commercial sites, natural areas, parks, school sites and other community gathering places.

The neighbourhoods north of 55 Street in particular as well as the larger East Hill community and the surrounding region support a regional commercial centre that has developed from individual commercial developments initially into a vibrant town centre, located at the intersection of 30 Avenue and 67 Street. It integrates commercial, residential and public uses, including a main street theme, and constitutes the pride of the community (see Figure 2).

Transit service links the town centre with the surrounding neighbourhoods and the entire city. The architecture reflects elements of traditional prairie downtowns and contemporary designs. Recreation, social and cultural activities supplement viable commercial services, and shape the town centre as a focal point for the surrounding neighbourhoods and the larger East Hill community. The town centre Main Street is alive as residents and shoppers walk along the pedestrian-friendly street lined with shade trees, shops and the glitter of architectural lighting. Wide sidewalks and pedestrian trail linkages provide safe and convenient access to various facilities and amenities. Employment areas and buildings are designed to be compatible with adjacent residential uses and school sites. The multi-neighbourhood park site at the intersection of 30 Avenue and 67 Street provides additional vibrancy to the town centre. It accommodates two high school sites and a major recreation venue.

A compact land use pattern, an interconnected street pattern with direct pedestrian linkages and higher residential densities around transit stops have become characteristic of development on the East Hill and have made public transit more efficient, and more people walk or ride to local destinations.

Landscaped arterial roadways, with no more than two lanes for each travel direction, facilitate vehicle and transit travel between neighbourhoods and into the city.

Each neighbourhood reflects a special image and character of mixed housing linked by inviting streetscapes, walkways and enhanced open spaces. Schools and other public institutions are constructed as architectural landmarks in the neighbourhood. Tree-lined residential streets, houses that are intimately related to the sidewalk and wide walkways create a comfortable pedestrian setting. The neighbourhood attractions are linked to the residences through a network of local and collector roadways, trails and linear parks that are well used by residents. Everyday necessities are within walking distance of most homes. Friends and neighbours meet along streets, sidewalks, and points of interest.

Trails connect the neighbourhoods to the Waskasoo trail network and places of interest throughout the community. A variety of active and passive parks, from large neighbourhood parks to linear parks, and tiny manicured local parkettes are strategically located throughout the neighbourhoods, creating linkages and a sense of community.

Preservation and beautification of the environment are diligently practiced. The natural scenic areas along the Red Deer River Valley and its tributary and ravines, including creeks and seasonal streams, have been preserved and enhanced to form the backdrop for a shared trails system, used for cross-country skiing, jogging, walking, biking and roller-blading. Rest areas, look outs and interpretive sites contain recreational amenities that are actively used. Natural treed areas and wetlands remind residents of their heritage and enhance the open space system.

Servicing is provided in an efficient and environmentally-friendly manner. Green infrastructure, recycling and energy conservation are efficiently practiced. The natural systems of the area are utilized and enhanced to provide aesthetic and recreational value. Wet and dry storm water ponds and constructed wetlands are found throughout the community providing amenity to the neighbourhoods while effectively and naturally managing storm water volume and enhancing run-off water quality.

(Adapted for The City of Red Deer from 'Heritage Valley Servicing Concept Design Brief', 2001, City of Edmonton)

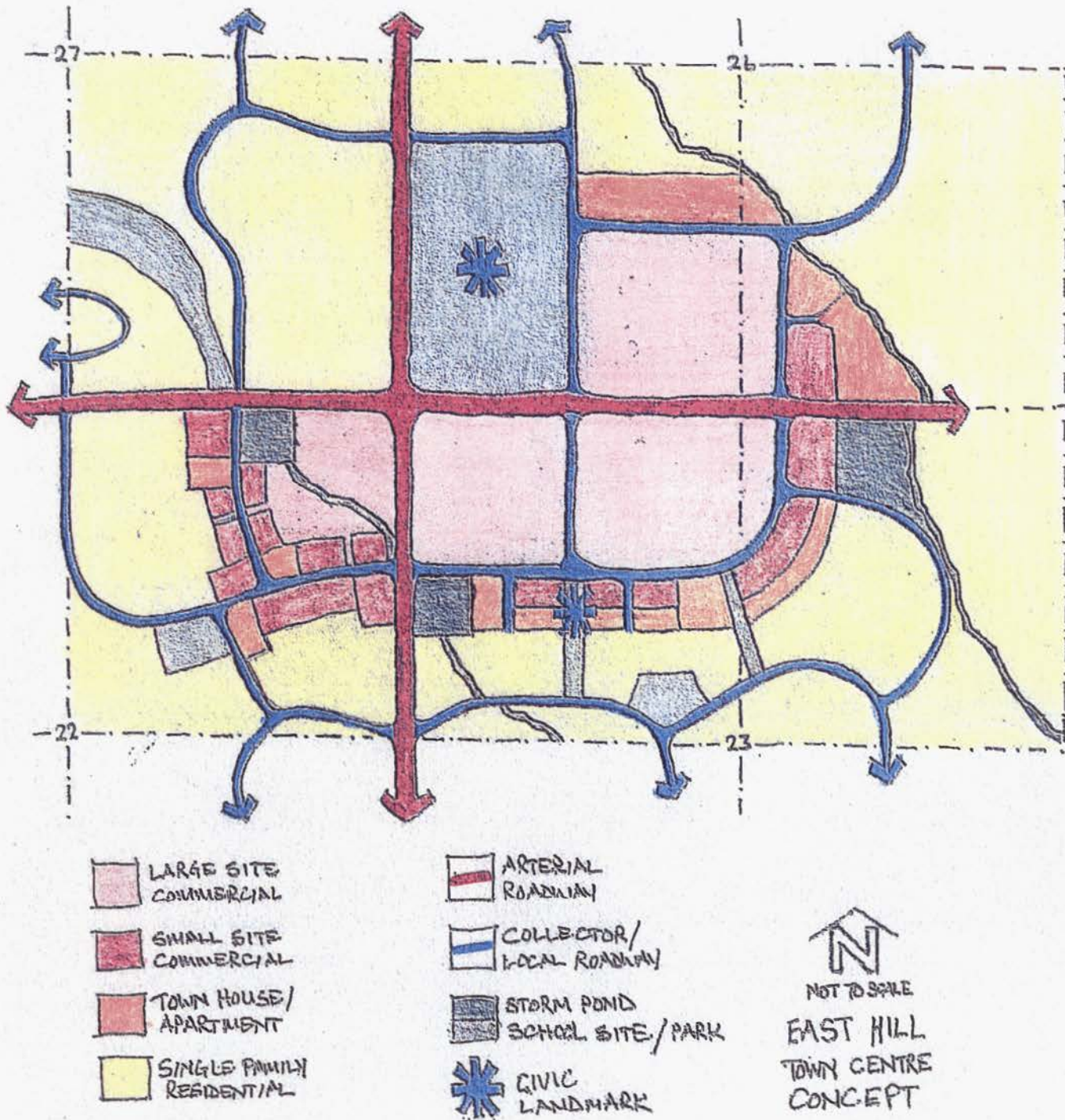


Figure 2: Concept illustrating the basic elements of the town centre site

Note: The development concept shown in Figure 2 is for illustration purposes only. The intent is to illustrate the basic elements of the proposed town centre, such as mixed land use/integration, pedestrian linkages, landmark sites, and avoiding commercial traffic shortcuts through adjacent residential areas. It is not a blueprint for development on the relevant quarter sections, and it does not have to be amended if the neighbourhood area structure plans propose development concepts that are different to this one.

2.2 GOAL AND OBJECTIVES

The stated vision of this plan translates into the following goal:

'To provide a broad planning direction for the subdivision of lands in a manner which facilitates the economically, socially and ecologically sustainable building out of the plan area as a desirable place for healthy living, education, work and recreation for individuals and families of all ages and with varying needs and desires.'

The following objectives support the goal:

- i) *To guide City expansion in an orderly manner reflecting high standards in terms of quality of life.*
- ii) *To establish an infrastructure and services framework for more detailed neighbourhood planning.*
- iii) *To manage growth and resources in a manner capable of sustaining fiscal, social and environmental activities into the future.*
- iv) *To provide transportation mode options for regional, district and local destinations, encouraging the use of alternatives to the motor car (i.e. walking, bicycling and transit).*
- v) *To facilitate the creation of employment opportunities in the plan area.*
- vi) *To preserve special natural features (natural capital) through the preparation of ecological profiles for each neighbourhood prior to neighbourhood area structure planning.*
- vii) *To identify future commercial sites in locations which serve the community and are economically viable.*
- viii) *To implement the City's Municipal Development Plan and the City/County Intermunicipal Development Plan.*

In striving to achieve the goal and objectives, the plan endorses and promotes the principles of 'smart growth' and sustainable development practices which underpin The City's *Neighbourhood Planning Guidelines & Standards*, as amended from time to time, and the trends highlighted in *The City of Red Deer 2004 Growth Study*.

This plan supports environmentally sustainable practices and standards, ecological conservation, management of the city's ecological footprint, the use of green infrastructure, and efforts to work towards regional conservation.

3.0 EXISTING SITE CHARACTERISTICS – Figure 3 & 4

Section 3.1 and Figure 3 must be read in conjunction with Section 4.0 and Figure 5 and 10.

3.1 TREE AND WETLAND NATURAL HABITAT AREAS (Preservation Focus) – Figure 3

The topography of the plan area consists of generally flat land, rising gradually towards future 10 Avenue to the east (see Figure 5 for the location of future 10 Avenue). Most of the undeveloped land in the plan area has been used primarily for agricultural purposes with limited vegetation and trees remaining. The Red Deer River valley and two major ravines are located in the plan area, as well as a large wetland in the Red Deer County conceptual area.

Figure 3, Tree and Wetland Natural Habitat Areas (Preservation Focus), is based on the City's Ecospace (Natural Habitat) Management Plan which is updated regularly to preserve and enhance Red Deer's natural environment through careful community planning. Figure 3 identifies existing drainage courses, wetlands and a variety of natural areas, including treed areas, other vegetation growth and escarpment.

Figure 3 also identifies the preservation focus within the plan area, including the extent that these may relate to features outside of the plan boundary. Preservation focus areas are a combination of drainage patterns and natural features serving as wildlife corridors and significant reserves of biodiversity. These preservation focus areas are identified to flag their presence and significance. The preferred outcome is to preserve these focus areas intact as natural features either within environmental reserve or municipal reserves or alternatively to incorporate them with storm water management facilities. Final strategies for the actual preservation of these focus areas may not be in place at the time of adopting this plan therefore, their actual preservation along with numerous less prominent natural features will be confirmed through the preparation of ecological profiles for each quarter section and through the preparation of neighbourhood area structure plans. These processes take into account practical and economic considerations, the result of which may determine which of the focus areas are successfully preserved.

Focus preservation areas identified on Figure 3 are the following:

- W₁ - these wetlands are significant seasonal wetlands tying into Piper Creek with storm water servicing potential
- W₂ - this wetland is a significant wetland with entrance feature and storm water servicing potential
- W₃ - along with associated trees, this area has many natural attributes
- W₄ - this prominent wetland is a significant natural feature in the area
- W₅ - these wetlands and treed area have a significant regional drainage function
- WRS - the wetland, ravine and seasonal streams are part of a natural drainage system with potential to be linked through storm water management facilities to Red Deer River. The seasonal stream has the potential to be utilised in its natural state as a linear park providing a separate linkage through residential development from 20 Avenue to the wetland on the NW ¼ Section 26 and ultimately into the Waskasoo park system via the ravine leading northward of the wetland
- RS - this ravine and seasonal stream could potentially serve as a water source to McKenzie Trails recreational area and has storm water servicing potential
- T₁ - mature tree stand
- T₂ - this significant feature is a seasonal stream with an expansive mature tree stand

- E₁ - Red Deer River escarpment with associated trees
- E₂ - Piper Creek escarpment with associated trees

Since natural features and associated wildlife are not confined to man-made boundaries, a number of natural areas are positioned outside of the plan boundary but retain close connection to natural areas within. Preservation focus areas located outside of the plan area boundaries are conceptual, however the City will endeavour to work with Red Deer County, the landowners, developers and other interested parties to develop a regional approach to conservation of natural areas in the Red Deer region.

3.2 NATURAL RESOURCE EXTRACTION AND LANDFILLS – Figure 4

Natural Resource Extraction

Figure 4 identifies the north and northeast areas of the Plan as having been subject to gravel and oil and gas extraction in the past. The required statutory setbacks from the oil and gas wells and pipelines, as prescribed by the Alberta Energy & Utilities Board, will be detailed in phase one site assessments which are submitted as part of each neighbourhood area structure plan.

A neighbourhood area structure plan will incorporate any setbacks into its development concept as part of a public utility lot, municipal reserve (not necessarily included as part of the required 10% municipal reserve dedication) or road right of way, subject to approval by the City.

The City's policy with regard to future oil and gas extraction facilities is outlined in the *Municipal Development Plan*.

Notwithstanding the proposed uses shown on Figure 5 Part of the SE ¼, Part of the NW ¼ and the whole of the SW ¼ Section 34-38-27-W4, all lying east of the Red Deer River bank, may be considered for gravel extraction. When subdivision of any of these lands occur access to the gravel extraction operation, which is presently taken along an existing unregistered gravel road, will be secured through appropriate measures, such as an access agreement.

Landfills

The City's existing landfill site and five closed or inactive landfill sites are all relevant to the East Hill plan area (see Figure 4). A 450 metre development setback is required from any active landfill site while a 300 metre development setback would be applicable to an inactive or closed landfill site. This setback applies to subdivision or development for a school, hospital, food establishment or residential/commercial accommodation use.

- a) The City's closed solid waste disposal site, located in the NE ¼ Section 33-37-27-W4, has a 300 m setback from proposed residential development. The south ±200 m of the SE ¼ Section 4-38-27-W4 and ±115 m of the southwest corner of the SW ¼ Section 3-38-27-W4 are affected by this setback. The lands within this setback could be developed for commercial land uses that do not include the preparation and handling of food products or for commercial accommodation.
- b) The City's active solid waste disposal site, located in Section 34-37-27-W4, has a 450 m setback from proposed residential development. This setback is accommodated within a planned buffer located within the solid waste disposal site up to the south boundary of residential development in the south half of Section 3-38-27-W4. Therefore no lands

proposed for residential development are affected by this setback. The lands within this setback on the north half of Section 34-37-27-W4 could be developed for commercial land uses that do not include the preparation and handling of food products or for commercial accommodation.

- c) There are two confirmed closed solid waste disposal sites located in the SE ¼ Section 21-38-27-W4 immediately west of the Gaetz lakes sanctuary. The most southerly of these two sites affects a small part of the NW ¼ Section 15-38-27-W4. See Figure 4.
- d) A suspected landfill identified on the SW ¼ Section 23-38-27-W4 may require setbacks affecting the adjacent residential developments. More detail regarding the nature and extent of this landfill will be acquired through a phase one site assessment as part of neighbourhood area structure planning. At this time removal of the landfill contents and reclamation may be required prior to residential planning, or if the landfill site remains, a setback requirement will be established. The setback identified on Figure 4 indicates the setback requirement if a closed landfill site is confirmed and is to remain.
- e) The landfill and well on the SW ¼ Section 34-38-27-W4 and the landfill on the east half of Section 28-38-27-W4 are located within areas that are not identified for residential use (except for one country residential lot in the McKenzie subdivision) and therefore do not have an impact on proposed residential uses.

Based on developer requests supported with geotechnical evidence at the time of subdivision The City may apply to Alberta Environment to reclassify dry landfill sites.

4.0 DEVELOPMENT CONCEPT – Figure 5 & 10

Section 4.0 and Figure 5 and 10 must be read in conjunction with Section 3.1 and Figure 3.

The development concept illustrated on Figure 5 has been prepared in response to current and anticipated residential and commercial market trends, population growth, development and planning objectives and principles contained in the City's *Municipal Development Plan*, *Neighbourhood Planning Guidelines & Standards* and *The City of Red Deer 2004 Growth Study*.

4.1 RESIDENTIAL – Figure 5

Sustainable Growth

This major area structure plan promotes the principles of sustainable community development, otherwise referred to as 'smart growth' principles. These principles are incorporated into the *Neighbourhood Planning Guidelines & Standards* which support the implementation of this plan and as such are required to be incorporated into the planning and design of all neighbourhoods within the East Hill community.

All development within the plan area must be preceded by an approved neighbourhood area structure plan based on the requirements of this Plan and the City's *Neighbourhood Planning Guidelines & Standards*, with a goal to incorporating principles of sustainable community development. This includes the establishment of neighbourhood identity, the promotion of compact land use patterns (minimum density requirement) and mixed housing opportunities in terms of form, tenure and affordability, and the provision of trails to connect homes with natural areas, parks, schools, the town centre and other community gathering places.

Neighbourhood design in Sections 22 and 23-38-27-W4 will focus towards and provide direct pedestrian/bicycle linkages to the town centre site, while being conscious of ensuring that opportunities for shortcutting of motorcars from surrounding areas to the town centre site are not encouraged.

Density

For new neighbourhood area structure plans adopted after November 2002 the design density must fall within the range of 12.35 to 17.30 dwelling units per gross developable hectare (5 to 7 du/gross developable acre), subject to available capacity in the major sanitary sewer system. Plans originally adopted prior to November 2002 will be evaluated based on the former *Planning & Subdivision Guidelines* and the density shall not exceed 45 persons per hectare, unless the plan has been amended to meet the new City of Red Deer *Neighbourhood Planning Guidelines & Standards*.

Existing Country Residential Development

The 2004 annexation lands now located within the plan area include two developed country residential subdivisions, i.e. College Park on the SW ¼ Section 23-38-27-W4 and MacKenzie on the SW ¼ Section 27-38-27-W4, as well as several acreages scattered throughout.

With regard to the College Park subdivision, any development of adjoining lands is required to provide residential use and traffic patterns compatible with the existing residential use. Additional

requirements for adjoining development as set out in the *Neighbourhood Planning Guidelines & Standards* will apply to planning of the adjacent lands. An area redevelopment plan for College Park will be prepared to ensure the requirements are implemented. Other existing residential developments (i.e. acreages) will be incorporated into future Neighbourhood Area Structure Plans.

Existing Red Deer County Statutory Plans

Previously adopted Red Deer County Area Structure Plans that are part of the annexed lands will be superseded by this plan (Spruce Woods ASP on part of SE ¼ Section 34-38-27-W4 and Thompson ASP on the south half of NE ¼ Section 34-38-27-W4).

Required Number of Dwelling Units in the Town Centre

This plan requires a minimum number of dwelling units in the town centre. Section 4.2.1.3 provides direction for each quarter section containing a component of the town centre.

4.2 COMMERCIAL – Figure 5

The *City of Red Deer 2004 Growth Study* predicts major residential growth in the City's southeast and north east sectors, placing strong demand for increased future commercial development in these areas. The proposed 20 Avenue expressway (see Figure 5) and its bypass connections with the proposed realigned Highway 11 (via 67 Street), Highway 2 (via McKenzie Road) and Highway 11A (via proposed Northlands Drive river crossing) will facilitate prime commercial development opportunities on the City's east side.

As shown on Figure 5, existing and future commercial areas will serve East Hill residents for commercial needs and employment opportunities. Future commercial development will focus on the designated town centre site. Home businesses may play an increasingly significant role. A future industrial employment node (potentially with fringe commercial uses) is envisioned outside the plan area east of The City's existing waste management facility on 19 Street.

4.2.1 Town Centre Concept

A town centre site of approximately 112 ha is proposed at the arterial roadway intersection of 30 Avenue and 67 Street, accessible within one kilometre west of the future expressway along 20 Avenue.

The following sections describe the basic elements of the town centre concept, which must be incorporated into the town centre design during the preparation of individual neighbourhood area structure plans.

A new land use district will be developed to implement the town centre concept. Refer to Section 6.0 *Plan Implementation* for additional information.

4.2.1.1 General Directions for Development in the Town Centre Site

The town centre site is envisioned as a commercial, civic and residential mixed use area. It will provide a range of commercial sites for retail, services, entertainment and limited office use to serve the East Hill community as well as a regional market. Possibly, larger commercial sites for power centres or lifestyle centres will be provided adjacent to the 30 Avenue and 67 Street

arterial roadway, while smaller sites (within a main street centre) will be provided along the internal collector roadways.

Any “main street” commercial centre within the town centre site will reflect a pedestrian-friendly street environment lined with shade trees, shops and wide sidewalks. This can be developed on either the public collector roadway system as part of smaller commercial lots, or on a private roadway on a larger commercial lot.

The town centre site is located adjacent to a proposed multi-neighbourhood park site, which will accommodate two high school sites and a major event venue / community centre / recreation facility.

The town centre site includes medium and high density residential uses. This will be in the form of town houses and apartments, the latter either as stand alone developments or as dwelling units above commercial ground floors or a combination of these depending on market demand. Figure 6 conceptually illustrates commercial development with dwelling units above the ground floor.

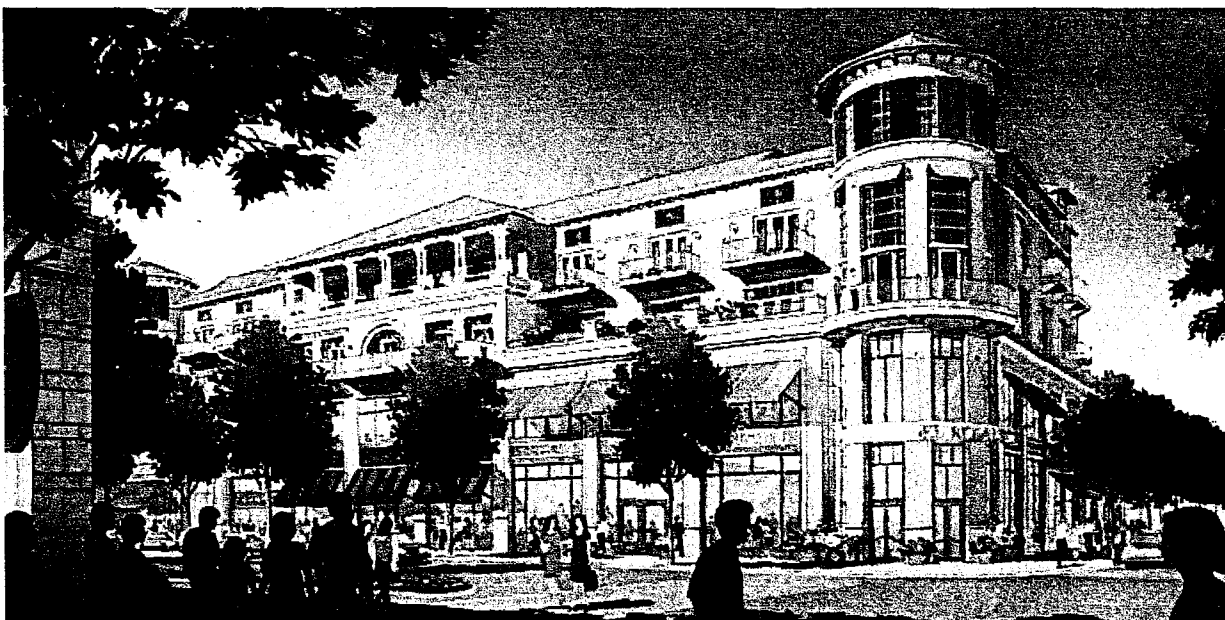


Figure 6: Vertical residential/commercial mix in a “main street” centre

(Source: Congress for the New Urbanism, Image Bank – www.cnu.org)

It is anticipated that the majority of residential development within the town centre site will occur on its fringe. Rather than turning its back towards residential lands adjacent to the town centre site, commercial and residential uses within the town centre site will be appropriately integrated with surrounding residential neighbourhoods. There is a gradual transition of residential densities and land use intensity from low and medium density in adjacent areas to medium and high density on the fringes of the town centre site and high density in the town centre core where commercial uses dominate.

The town centre will be designed to accommodate motorcars and other transportation modes. Collector trails and neighbourhood trail linkages will provide safe, direct and convenient access from adjacent residential areas to various facilities throughout the town centre site. The existing oil/gas facilities may present opportunities to provide separate pathways for this purpose.

The town centre site will include one or more landmark buildings and at least one public square. These features will be distinctive and prominent at carefully selected locations and will function as community focal points/gathering places.

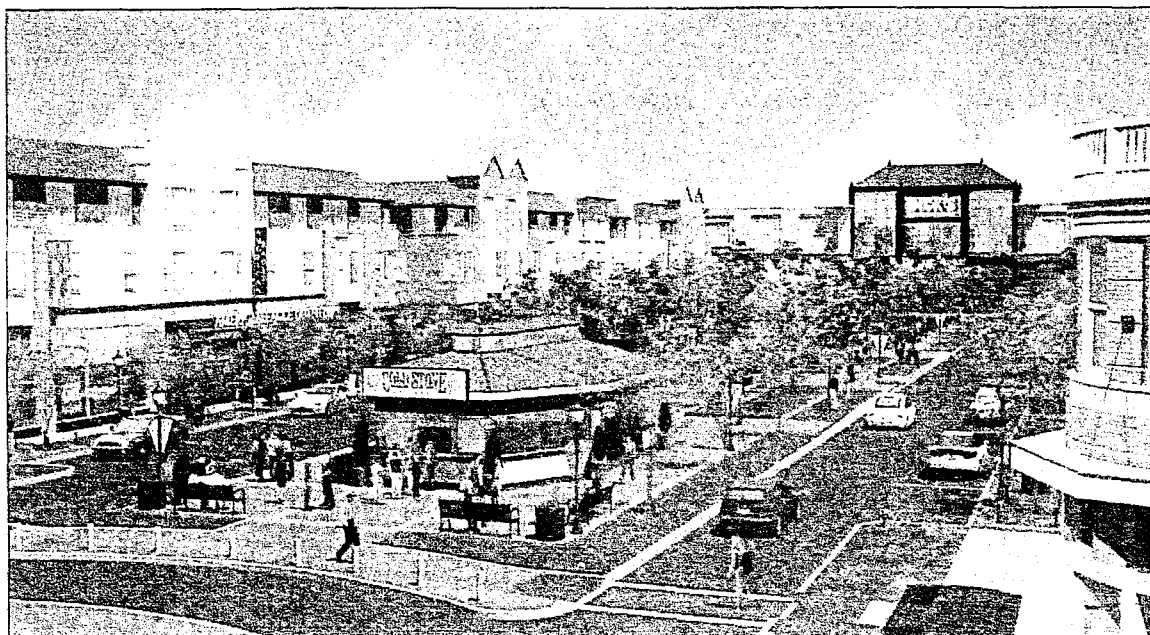
There is potential for the development of transit facilities within the proposed town centre.

4.2.1.2 Commercial Form Options in the Town Centre Site

The overall town centre concept will include a mix of commercial types, including the following:

- a) **Large Commercial Centres** – The majority of the commercial development in the town centre will be regional commercial. This could take a variety of forms, including the following:
 - (i) *Power Centre or Lifestyle Centre* - A “power centre” or “lifestyle centre” is defined as an open-air retail and leisure centre, dominated by a group of large anchor “big box” stores and upscale national chain speciality stores, such as warehouse clubs, discount department stores and other retailers that tend to offer a very deep selection in a particular merchandise category, such as books, toys, shoes, furniture, audio, video and other appliances, office supplies or sporting goods. The “big box” anchor stores tend to comprise approximately 75% of the entire centre, which may contain between 20 ha (200,000 square feet) and 60 ha (600,000 square feet) or more of space.

In Red Deer, the commercial development at South Point Common is an example of a “power centre”. While the typical power centre is oriented specifically towards shoppers with cars, there are design considerations that would facilitate a pedestrian-friendly environment, as illustrated in Figure 7 below. A lifestyle centre typically has an architectural theme and a pedestrian-friendly environment. It is the vision of this plan to encourage this kind of town centre development for the East Hill community.



A national tenant terminates the end of a square at Crocker Park near Cleveland, Ohio.

Figure 7: A commercial “power centre” designed as a pedestrian square

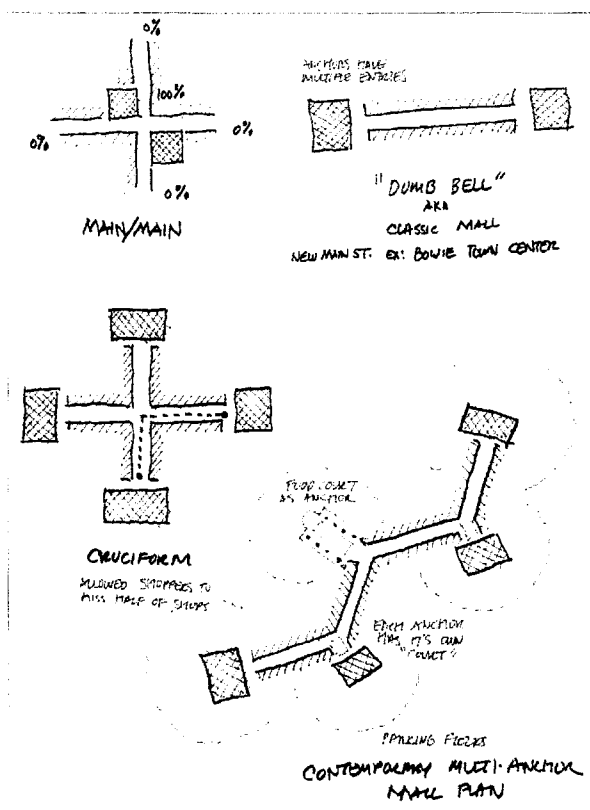
(Source: New Urban News, Volume 10 Number 1, January/February 2005)

- (ii) *Traditional Regional Shopping Centre* – Traditionally a regional shopping centre is defined as an enclosed shopping centre of approximately 35 ha (350,000 square feet) to 80 ha (800,000 square feet) or more that serves sections of, or entire urban areas, as well as surrounding rural communities. Anchors typically include department stores, along with a concentration of apparel and other specialty stores.

In Red Deer, the Bower Place Mall in the South Hill area and the Parkland Mall in the North Hill area are considered traditional regional shopping centres.

- (iii) *Main Street Commercial Centre* – the town centre commercial area will include a “main street” centre. This is envisioned as an approximately 200 to 400 m long section of either a private or public street designed to reflect a typical prairie small town main street with associated architecture. It will be oriented towards creating a pedestrian friendly environment intrinsically linked to adjacent residential areas, and it may include residential development on the second floor.

Commercial lots along “main street” are smaller, and national tenants are strategically placed as anchors at junctions and terminated vistas. “Main street” form options include the concepts shown in Figure 8 (there may be others).



Illustrated at left (clockwise from lower left): the cruciform mall format, which allows shoppers to miss half of the shops; the historic downtown “main/main” format; the two-anchor dumb bell format; and the modern shopping mall layout centered on the food court. Below is the corresponding zigzag main street format, here shown centered on a civic plaza. Other plazas are placed at the end anchors. Terminated vistas create a sense of enclosure and place and draw shoppers from one section of the town center to the next. Notice the streets branching off of the main street, connecting the town center to the rest of the town (not shown).

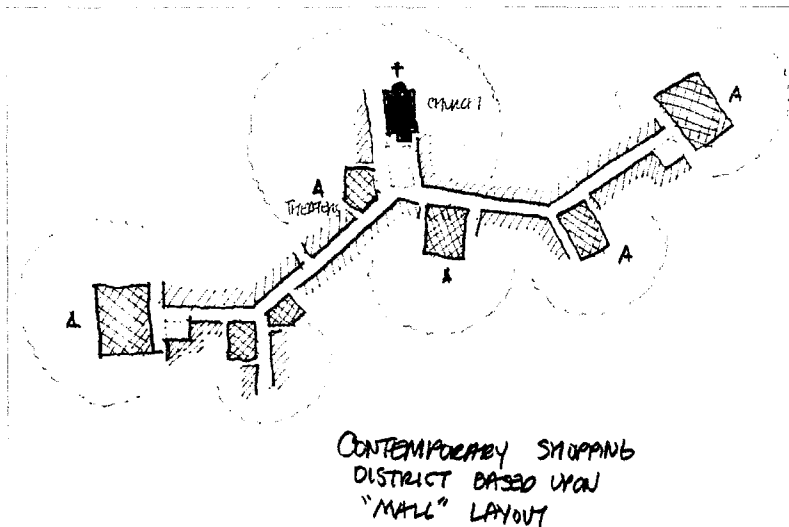


Figure 8: Design options for “main street” commercial centres
(Source: New Urban News, Volume 10 Number 1, January/February 2005)

Figure 9 illustrates the typical small town ambience of the “main street” type commercial centre.

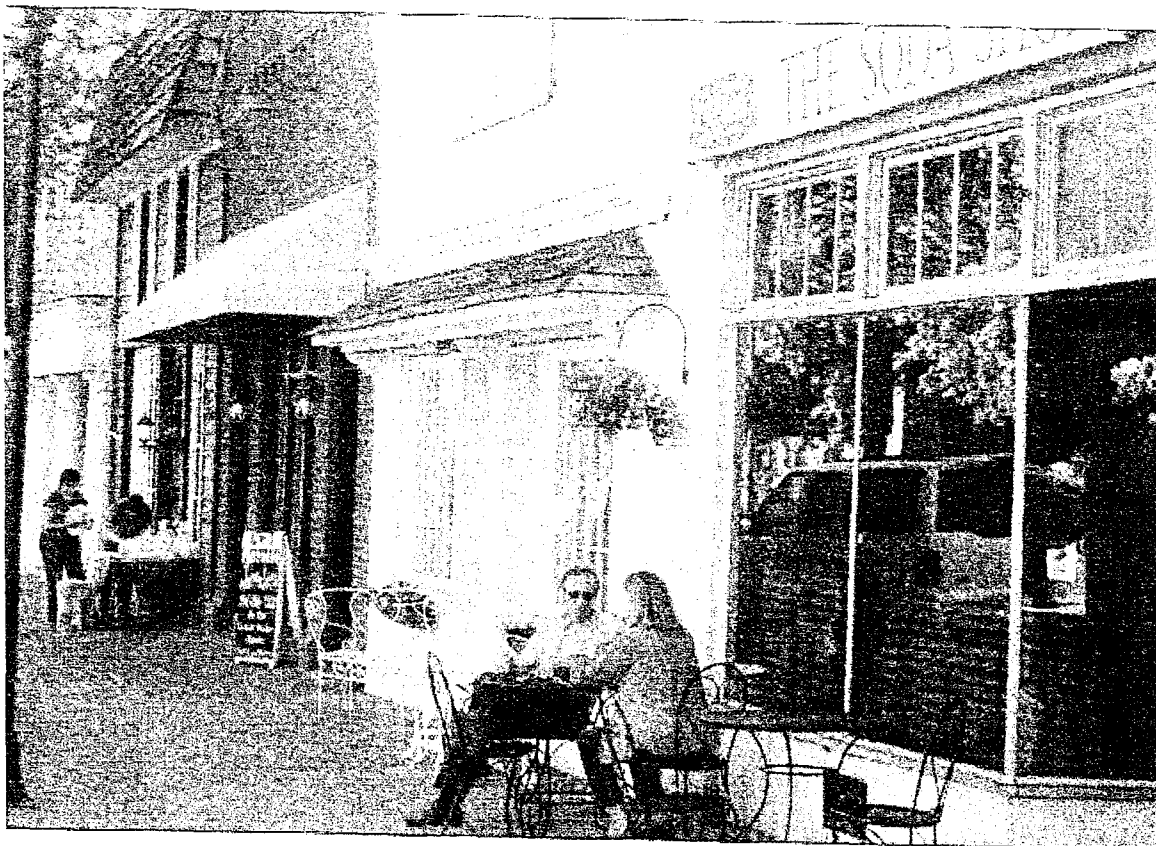


Figure 9: Small town main street ambience

(Source: New Urban News, Volume 10 Number 1, January/February 2005)

- b) **Medium and Small Shopping Centres** – while the regional commercial component of the town centre is oriented towards a regional market, the town centre will include some smaller centres, including the following:
- (i) *Highway Commercial Centre* – these centres accommodate uses that are oriented towards main traffic routes, with convenient access and egress onto major arterials. Typically the minimum permissible lots sizes are smaller than regional commercial centres. In addition to uses that are similar to those found in other commercial developments, highway commercial centres may also accommodate premises that cater for bulk goods and large products such as motor vehicle sales, repair shops and agricultural equipment. Typically the landscaping standards along major entryways such as the location of the town centre, requires higher landscaping standards.
 - (ii) *District and Neighbourhood Convenience Shopping Centres* – these types of shopping centre provide in the frequent shopping needs of the local community. At the very least the town centre site will include one district shopping centre on the NE ¼ Section 22-38-27-W4 and one neighbourhood convenience centre on the NW ¼ Section 23-38-27-W4, but the specific location of these sites on those quarter sections are not identified on Figure 5. Sections 4.2.2 and 4.2.3 below describe the functions of these shopping centre

types in more detail. District and Neighbourhood Convenience Shopping Centres may take on a "main street" format similar to that found in regional commercial centres.

4.2.1.3 Specific Development Directions for Quarter Sections Containing a Component of the Town Centre Site

The ±112 ha town centre site is distributed across five quarter sections, i.e. the NE ¼ Section 22-38-27-W4, the NW ¼ Section 23-38-27-W4, the NE ¼ Section 23-38-27-W4, the SW ¼ Section 26-38-27-W4 and the SE ¼ Section 26-38-27-W4. This distribution aims to ensure visibility along 67 Street, provide sufficient roadway access, disperse traffic through multiple intersections and facilitate development phasing over time in order to meet commercial growth demands for the 115,000 population threshold as identified in *The City of Red Deer 2004 Growth Study*.

A breakdown of the land use allocations within the overall town centre site is as follows:

- ±72 ha gross commercial land (±58 ha net)
- ±40 ha gross residential land – ±1380 medium and high density dwelling units at 35 du/ha

The following breakdown is specific to each of the five quarter sections containing the town centre site: [Note that residential density requirements are calculated at the low end of The City's density range requirement, i.e. 12.35 dwelling units per hectare outside of the town centre site, and at an average of 35 du/ha gross (±50 du/ha net) for medium density (town houses) and high density (multi-family/apartment buildings) within the town centre site]

a) NE 22-38-27-W4:

- 57.81 ha available for overall development, of which a maximum of 26 ha gross is designated as a component of the town centre site
- Within the 26 ha component of the town centre site:
 - ±19 ha gross commercial, including ±2 ha commercial collector roadways and a ±4 ha storm water detention pond)
 - ±7 ha gross mixed used residential/commercial fringe area, to be developed at a minimum density of 35 du/ha, yielding a minimum of 245 dwelling units within the fringe area (i.e. 38% of the total minimum housing stock)
 - Additional commercial area could be provided if the required minimum number of dwelling units (245) were developed at a density higher than 35 du/ha
- ±32 ha gross residential area on the remainder of the quarter section to be developed at a minimum density of 12.35 du/ha, yielding a minimum of 395 dwelling units.
- Overall this ¼ section (57.81 ha) will yield a minimum of 640 dwelling units
- See note on municipal reserve below

b) NW 23-38-27-W4:

- 56.68 ha available for overall development, of which a maximum of 40 ha gross is designated as a component of the town centre site
- Within the 40 ha component of the town centre site:
 - ±28.5 ha gross commercial, including ±3.5 ha commercial collector roadways

- ±11 ha (including a ±4 ha storm water detention pond) gross mixed used residential/commercial fringe area, to be developed at a minimum density of 35 du/ha, yielding a minimum of 385 dwelling units within the fringe area (i.e. 65% of the total minimum housing stock)
- Additional commercial area could be provided if the required minimum number of dwelling units (385) were developed at a density higher than 35 du/ha
- ±16.68 ha gross residential area on the remainder of the quarter section to be developed at a minimum density of 12.35 du/ha, yielding a minimum of 205 dwelling units.
- Overall this ¼ section (56.68 ha) will yield a minimum of 590 dwelling units
- See note on municipal reserve below

c) **NE 23-38-27-W4:**

- 55.42 ha available for overall development, of which a maximum of 10 ha gross is designated as a component of the town centre site
- Within the 10 ha component of the town centre site:
 - ±3.5 ha gross commercial, including ±1.2 ha commercial collector roadways
 - ±6.5 ha (including a ±1.8 portion of a ±4 ha storm water detention pond) gross mixed used residential/commercial fringe area, to be developed at a minimum density of 35 du/ha, yielding a minimum of 225 dwelling units within the fringe area (i.e. 29% of the total minimum housing stock)
 - Additional commercial area could be provided if the required minimum number of dwelling units (225) were developed at a density higher than 35 du/ha
- ±45.42 ha gross residential area on the remainder of the quarter section to be developed at a minimum density of 12.35 du/ha, yielding a minimum of 560 dwelling units.
- Overall this ¼ section (55.42 ha) will yield a minimum of 785 dwelling units
- See note on municipal reserve below

d) **SE 26-38-27-W4:**

- ±57.49 ha available for overall development, of which a maximum of 14 ha gross is designated as a component of the town centre site
- Within the 14 ha component of the town centre site:
 - ±4.5 ha gross commercial, including ±1.25ha commercial collector roadways
 - ±9 ha gross mixed used residential/commercial fringe area, to be developed at a minimum density of 35 du/ha, yielding a minimum of 315 dwelling units within the fringe area (i.e. 37% of the total minimum housing stock)
 - Additional commercial area could be provided if the required minimum number of dwelling units (315) were developed at a density higher than 35 du/ha
- ±43.49 ha gross residential area on the remainder of the quarter section to be developed at a minimum density of 12.35 du/ha, yielding a minimum of 540 dwelling units.

- Overall this ¼ section (57.49 ha) will yield a minimum of 855 dwelling units
- See note on municipal reserve below

e) **SW 26-38-27-W4:**

- 58.42 ha available in this quarter section, of which ±24 ha gross will be developed as a multi-neighbourhood park site / major event venue. Although the multi-neighbourhood park site will form a functional and integral component of the town centre, it shall not be included in calculations for residential density requirements for this quarter section. This leaves ±34.42 ha available for overall development, of which a maximum of 22 ha gross is designated as a component of the town centre site.
- Within the 22 ha component of the town centre site:
 - ±16 ha gross commercial, including ±1.25 ha commercial collector roadways
 - ±6 ha gross mixed used residential/commercial fringe area, to be developed at a minimum density of 35 du/ha, yielding a minimum of 210 dwelling units within the fringe area (i.e. 57% of the total minimum housing stock)
 - Additional commercial area could be provided if the required minimum number of dwelling units (210) were developed at a density higher than 35 du/ha
- ±12.42 ha gross residential area on the remainder of the quarter section to be developed at a minimum density of 12.35 du/ha, yielding a minimum of 155 dwelling units.
- Overall this ¼ section (34.42 ha) will yield a minimum of 365 dwelling units
- See note on municipal reserve below

4.2.1.4 Municipal Reserve Dedication within the Town Centre Site

Typically, in respect of commercial developments, The City requests money in lieu of municipal reserve dedication; however, considering that the town centre concept includes residential land uses and landmark sites, which may consist of public open space, as well as an overall pedestrian friendly theme, The City may request that some or all required municipal reserve land (instead of cash in lieu) be dedicated within the town centre site.

4.2.1.5 Storm Water Management Facilities within the Town Centre Site

Storm detention ponds are required on each of the three quarter sections comprising the town centre site. The approximate sizes of these storm water management facilities are provided in the breakdown in the previous section. The natural slope on the lands in question is such that the lowest points on the three quarter sections coincide with desirable commercial site locations. If developers propose to place storm water management facilities in locations other than the natural low points, or in less efficient configurations for marketing or other reasons, the additional construction costs must be borne by the developer.

4.2.2 Commercial Sites for District Shopping Centres

Within the plan area there are two developed district shopping centres, i.e. the Deer Park Centre Mall located on the southeast corner of the 30 Avenue/Dunlop Street intersection and the East

Hill Shopping Centre located at the northwest corner of 30 Ave and 22 Street, as identified on Figure 5. Located a short distance west and just outside of the plan area is another existing district shopping centre, i.e. the Eastview Shopping Centre at the southeast corner of 40 Avenue and 39 Street.

Typically a district shopping centre serves the daily to weekly shopping needs of residents in adjacent and nearby residential neighbourhoods. In accordance with the Land Use Bylaw a district shopping centre is a retail/service facility located on a site that is between 1.0 and 3.0 hectares in size. In general, a district shopping centre typically comprises a maximum of approximately 107,000 square feet of leasable space. These shopping centres are usually developed as an open-air plaza concept built in an "I", "L" or "U" shape. Another option is to develop a district shopping centre based on a small scale "main street" theme. District shopping centres are anchored by a supermarket or a specialized grocery store. The anchor supermarkets at the existing centres are the Co-op (approximately 26,000 square feet), Save-On Foods (approximately 41,000 square feet) and IGA (approximately 14,500 square feet).

4.2.3 Commercial Sites for Neighbourhood Convenience Shopping Centres

The existing and proposed sites for neighbourhood convenience centres in the East Hill area, as shown on Figure 5, will fulfil the daily shopping needs of East Hill area residents.

In accordance with the Land Use Bylaw a neighbourhood convenience centre provides for a convenience type retail/service facility on a site with a maximum site size of 4047 square metres (1.0 acres). The purpose of a neighbourhood convenience centre is to provide retail and service facilities that meet the day-to-day needs of the residents in adjacent residential neighbourhoods located within an approximate one kilometre service area, or approximately two neighbourhoods of a ¼ section each. These sites typically provide for a small strip plaza containing between approximately one and five stores. The tenants in a neighbourhood convenience centre may include a gasoline service facility along with a convenience store and services such as a hair salon, dry cleaner, or a neighbourhood scale coffee/restaurant facility. Typically neighbourhood convenience centres are positioned at the corner of arterial and major collector roadway intersections. In addition to having convenient roadway access, these sites are accessible by transportation mode alternatives along the trails which are provided as a standard within arterial and collector roadways.

4.2.4 Restricted Commercial Sites

Figure 5 identifies an area for "Restricted Commercial" use north along 19 Street on SE ¼ Section 4-38-27-4. The uses in this area will be similar to the C4 Commercial (Major Arterial) District however because this area is within the minimum setback requirement from the closed landfill site, no schools, hospitals, food establishments or residential uses (including commercial accommodation) will be permitted, in accordance with the *Municipal Government Act Subdivision and Development Regulation*. This area will be redistricted to Direct Control or a special commercial district.

4.3 CIRCULATION AND CONNECTIONS – Figure 5 and 10

Land use is an important determinant of demand for travel. The type and location of land use and the intensity of activity can increase or reduce travel demand. The East Hill Plan provides travel mode options for regional, district and local destinations. Careful planning of routes and linkages will encourage walking, biking and the use of other alternatives to the motor car for

travel to local destinations, while compact communities and a transit-friendly street layout will promote transit use and reduce motor vehicle reliance.

The East Hill area is a predominantly residential land use area with some commercial at pre-designated locations. In order to accommodate this traffic, a planned system of trails, transit routes and roadways will effectively manage transportation activity patterns within and between neighbourhoods. As new neighbourhoods are developed, all planned trails, roadways and transit routes are to be constructed according to City of Red Deer *Engineering Design Guidelines, Neighbourhood Planning Guidelines & Standards* and *Trails and Pathways Master Plan* to ensure a fully integrated, consistent, and safe circulation system.

4.3.1 Trail System – Figure 5 and 10

The proposed trail and open space system, as shown on Figure 10, provides direction for planning at the neighbourhood level. The purpose of the resulting system of trails and open spaces is to provide opportunities for transportation mode alternatives to the motorcar for trips to local destinations. These trails will link residential neighbourhoods with adjacent neighbourhoods, leisure facilities and amenities, and school facilities, and will provide pedestrian and bicycle connections to the existing and expanding Waskasoo Park system, commercial core areas and places of employment.

The major electric transmission easement running east-west between 20 Avenue and Piper Creek through Sections 2, 3 and 4-38-27-W4 in the south portion of the plan area, as well as the oil/gas pipelines in Section 23-38-27-W4, present opportunities to create a continuous neighbourhood trail linkage to the Waskasoo park system as well as between the town centre site and surrounding neighbourhoods.

There is an opportunity to establish a district level linear corridor of open space and trails that would connect with the Waskasoo Park to provide residents of the East Hill with a circular system of alternative travel mode linkages to various parts of the city. This system will follow linkages along the electrical R.O.W. along 22 Street, the arterial trail along 20 Avenue, the drainage channel / linear park within the NE ¼ Section 23 and the South ½ of Section 26 and the wetland and ravine system on the North ½ of Section 26. In some areas the corridor would overlap with proposed trails and pathways, e.g. along the major electrical right-of-way and along 20 Avenue, while in other areas it would follow natural drainage systems, e.g. in the NE ¼ Section 23 and the south half of Section 26.

The City's collector roadway design standard and the Trails & Pathways Master Plan standards require the provision of a separate sidewalk on both sides of a collector street with one of these being a minimum of 2.5 m wide. This collector trail functions as a component of the overall trail system in each neighbourhood and is connected, to The City's satisfaction, to other categories of trails (i.e. major trails along expressways and arterial roadways, neighbourhood trails within park sites and nature trails within natural areas) and to trail systems in adjacent neighbourhoods. This will provide a continuous trail system linking homes to gathering places such as neighbourhood convenience and district shopping centres, transit stops and parks, as well as providing pedestrian short cuts to bus stops and other local destinations.

As an addition to the collector trail system, the proposed park site and neighbourhood trail linkage symbol in Figure 5 identifies the requirement to provide neighbourhood and/or nature trail linkages in combination with park sites and natural areas (municipal reserve) in each quarter section neighbourhood, to The City's satisfaction. The alignment of neighbourhood and nature

trails and the location of the park sites will be determined at the Neighbourhood Area Structure Plan level where more detailed site information is available.

A major storm water management facility with landscaped areas and neighbourhood trails exists on the south boundary of the SE ¼ Section 22-38-27-W4 (i.e. the Michener Centre). It is required that neighbourhood planning for this quarter section and adjacent quarter sections integrate their trail systems with trails in this major facility.

4.3.2 Transit – Figure 5

The East Hill area is served by bus stops on arterial and collector roadways as determined by The City. Each neighbourhood area structure plan is required to identify the designated transit routes and bus stops. These are subject to change over time due to passenger demand and funding, as well as the building out of neighbourhoods.

New development must endeavour to create transit friendly neighbourhoods by concentrating higher density residential, commercial and school locations within close proximity to potential transit routes. Roadway layout must reflect walkable distances to transit stops for all residences within a neighbourhood.

There is potential for the development of transit facilities within the proposed town centre site.

4.3.3 Roadways – Figure 5

The principles of sustainable community development apply also to the design of residential streets (i.e. collector and local roadways). These streets are integral components of community space and should reflect the function of the street and the type and intensity of the adjacent land uses. Issues to be considered in the design of residential streets include the following:

- a) Roadways will incorporate all modes of transportation.
- b) Roadway design is a significant factor in the cost of neighbourhood development and developers are encouraged to propose ways to reduce costs associated with roadway construction and maintenance, for evaluation by The City.

There are four classes of roadways in the East Hill Major Area Structure Plan: local roadways, collector roadways, arterial roadways and expressways. Most quarter sections abut an arterial roadway on one or two sides and have an internal collector roadway system that links with existing collector roadways in adjoining neighbourhoods without creating opportunities for shortcutting. The majority of residential development will be located on local roadways, and to a lesser degree on collector roadways.

Local Roadways

Local roadways are not identified on Figure 5. The alignment of local roadways will be determined as part of the neighbourhood area structure plan, to the satisfaction of The City and based on The City's *Engineering Design Guidelines*.

Collector Roadways

Designated collector roadways are identified on Figure 5. Typically a collector roadway provides direct frontage access to abutting land uses, provides public parking on both sides, accommodates snow storage, serves as a transit route and provides sidewalks for transportation mode alternatives to the motorcar. The current standard provides for a treed boulevard and separate sidewalk on both sides of the street, with a minimum of one sidewalk being a 2.5 collector trail.

The alignment of collector roadways proposed on Figure 5 is based on the standard of 400 m minimum intersection spacing onto arterial roadways and 800 m intersection spacing onto expressways, as well as the requirement for collector street linkages between adjacent neighbourhoods without creating opportunities for shortcutting between arterial roadways or incompatible land uses. Collector roadways must provide efficient and effective circulation of traffic within each neighbourhood and efficient and effective connections to adjacent arterial roadways.

Based on these minimum ground rules a developer may propose an alternative collector roadway design as part of the preparation of the Neighbourhood Area Structure Plan for evaluation by The City. In this regard developers are encouraged to consider transit routing, the actual location of natural features (from Figure 3 and from the detailed neighbourhood ecological profile), any park site locations and any other design considerations that may enhance the neighbourhood identity, sense of place, land use pattern and walkability of the neighbourhood – details which for practical reasons are typically not available and considered at the major area structure plan level. Changes to the collector roadway alignment which avoid shortcutting and maintain the predetermined intersection spacing to the satisfaction of the City Administration may be made without obtaining an amendment to the East Hill MASP.

The commercial streets within the town centre site will be divided collector roadways. The commercial traffic generated within the town centre site is expected to be up to eight times more than what would be typical for residential traffic volumes. The developers of the relevant quarter sections will be responsible for all costs associated with the construction of collector roadways including intersection treatments and additional lanes.

The collector roadway pattern within Section 23 is designed to discourage external traffic shortcutting to the town centre from areas south of 55 Street, from 30 Avenue and from 20 Avenue.

The collector roadway intersection proposed on 30 Avenue approximately at 61 Street will provide access for residential developments to the east on the NW and SW ¼ Section 23-38-27-W4, including the existing College Park subdivision. The collector roadway alignment will provide land for a buffer area between the proposed roadway and existing College Park residences. The existing 61 Street will remain a local roadway with a new intersection to be constructed connecting it with the proposed collector roadway for access into College Park. There will be no roadway connections between College Park and the future developments to the east on SW ¼ Section 23. One or more pedestrian linkages will be provided from future subdivisions east of College Park through College Park to the arterial trail along 30 Avenue. More detail will be provided in an area redevelopment plan for College Park.

Arterial Roadways

Arterial roadways provide for the movement of large volumes of traffic, including truck and transit routes, by connecting major areas of traffic generation within the City. As efficient flow of traffic is the primary function of this classification of roadway, direct residential lot access is not permitted to/from a divided arterial roadway. Subject to the approval of The City, right in/ right out site accesses for major non-residential developments such as district and regional shopping centres, high schools or other major public facilities may be permitted.

Intersections and junctions onto arterial roadways are infrequent and appropriately designed, therefore all turn intersections onto divided arterials are provided at 400 m intervals to effectively channel traffic from the major collector network.

Off-site levies normally fund the basic cost of constructing four-lane divided arterial roads, but additional improvements necessitated by adjacent developments (e.g. additional accesses and traffic lanes) will be borne by the developer.

Arterial roadways within the plan area consist of the following:

- 30 Avenue
- 40 Avenue
- 22 Street between 30 and 40 Avenues
- 32 Street
- 50 (Ross) Street, and
- 67 Street westbound from a point approximately 800 m west of 20 Avenue

The extensions of Ross Street and 32 Street east of 20 Avenue and related intersections as illustrated on Figure 5 are shown conceptually within Red Deer County jurisdiction. These proposed roadways are illustrated on lands that are not likely to be developed until the city reaches a population of 160,000 and are shown in order to illustrate how the arterial roadway system potentially could be completed to 10 Avenue.

The arterial roadway along 22 Street west of 30 Avenue is built within a 37.5m right of way (reduced from 48 m) that allows for the construction of a berm along the north side of 22 Street (a berm was not required along the south side due to the presence of a 61 m wide Altalink right-of-way. Minimum intersection spacing along 22 Street is 200 metres. East of 30 Avenue, 22 Street is classified as a collector road.

The Molly Bannister Drive alignment protection serves to ensure that the planning of the NE ¼ Section 4 accommodates this roadway alignment into the neighbourhood design without adversely affecting any future decisions regarding a possible roadway crossing over Piper Creek. This does not necessarily imply that Molly Bannister Drive will be extended across Piper Creek, and any such decision would require Council approval. If the protected alignment for Molly Banister Drive between 40 Avenue and Bremner Avenue is ever implemented this will be an arterial roadway with a 43 m right-of-way width from 40 Avenue to Piper Creek.

Expressways

The expressway classification of road reflects the highest level of roadway function in the plan area. Expressways require a 60 to 80 metre right-of-way and a recommended intersection spacing of 800 metre. Where expressways intersect with major arterials and/or highways, a grade-separated intersection may eventually be required. Although further study is required to

determine the traffic needs, it is anticipated that diamond-type interchanges will be required on 20 Avenue at 67 Street and Delburne Road (19 Street). A 150m by 400m triangular area from each affected quarter section has been identified on Figure 5 to accommodate these interchanges.

Expressways within the plan area are:

- 67 Street (Highway 11) eastbound from a point 800 m west of 20 Avenue
- Delburne Road (19 Street)
- 20 Avenue, and
- Northland Drive with its river crossing and linkage to Highway 11A

The eastward extension of 67 Street reflects the future alignment of Highway 11 that has been protected by a Provincial Ministerial Order.

4.4 PUBLIC OPEN SPACE – Figure 3, 5 & 10

For the purpose of interpreting Figure 5 (read in conjunction with Figure 3) public open space on Figure 5 consists of the following categories:

- a) utility rights of way/easements
- b) proposed neighbourhood parks and trail linkages
- c) proposed natural areas, and
- d) a multi-neighbourhood park site

Figure 10 identifies proposed trail linkages based on the information and standards contained in the Trails & Pathways Master Plan.

4.4.1 Utility Easements

Those areas that are set aside for surface, underground or overhead infrastructure, such as electric transmission lines, well sites or oil/gas pipelines are identified on Figure 5 as “Major Easement/R.O.W”. On Figure 10 those easements/R.O.W. that have potential as trail linkages are identified as such.

4.4.2 Proposed Neighbourhood Parks and Trail Linkages

On Figures 5 and 10 proposed neighbourhood parks and neighbourhood trail linkages are conceptually identified with a park and trail symbol. This symbol indicates that in each quarter section a minimum of 10% of the developable area is required to be dedicated as municipal reserve for neighbourhood parks, parkettes and linear parks, containing neighbourhood and nature trails as may be required by The City. The location of proposed neighbourhood parks and neighbourhood/nature trails as indicated on Figure 5 is not specific but rather conceptual and arbitrary. Final locations will be determined with the preparation of a neighbourhood area structure plan when more detailed site information is available. For this purpose developers are required to consult Figure 3 for the location of natural areas and preservation focus areas, Figure 5 for the location of school sites, as well as individual neighbourhood ecological profiles and the *Neighbourhood Planning Guidelines & Standards* to find the most appropriate location for neighbourhood parks and trails within each quarter section.

At the neighbourhood area structure planning level neighbourhood parks will be strategically located to incorporate preservation focus areas, provide centrally located amenities, and create active and passive recreation opportunities for all ages, needs and desires. Neighbourhood parks

may also accommodate school sites as designated on Figure 5, and accommodate neighbourhood/nature trails consisting of separate pathways.

Neighbourhood parks and leisure facilities and amenities are located on sites more or less central to each quarter section neighbourhood or, where the phasing of adjacent quarter sections permits joint development, on a combined site located centrally and serving two adjacent quarter sections. Development of each neighbourhood park will be directed by a neighbourhood park plan which is prepared as part of the neighbourhood area structure plan in accordance with the *Neighbourhood Planning Guidelines & Standards*. Each neighbourhood park site will be landscaped for natural and aesthetic purposes. Each neighbourhood area structure plan must be designed to include a convenient trail system providing internal and external connections in the neighbourhood to local amenities, schools, parks, commercial centres and transit stops.

Neighbourhood parks provide a variety of recreational amenities for neighbourhoods and may be combined with a school site. Where Figure 5 does not identify the requirement for a school site in a quarter section, developers are encouraged to reduce the size of the neighbourhood park site to design more dispersed parkettes and linear parks throughout the neighbourhood.

Linear parks may consist of municipal reserve, a public utility lot or utility easements. Linear parks may combine active and passive recreation along with a trail, but not all linear parks have to contain a trail. The City's Recreation Parks & Culture Department will work with the developer at the neighbourhood area structure plan stage to identify the location of trails.

Where opportunity exists, such as in the NE ¼ Section 23-38-27-W4 and the South ½ of Section 26-38-27-W4, developers must consider incorporation of natural areas as linear parks, such as a seasonal stream or drainage channel.

A parkette is a small municipal reserve site (approximately 0.2 to 0.8 hectare in size) that may contain active (e.g. a tot lot) and/or passive (e.g. a bench and table) recreation and a linkage to the trail system.

The landmark sites and public square envisioned for the town centre could consist of parkettes.

4.4.3 Proposed Natural Areas

This category includes areas that qualify for environmental reserve dedication under the *Municipal Government Act* as well as areas which do not qualify as such but are nonetheless environmentally significant. All of these natural areas are identified on Figure 3 with the purpose of providing a framework and preservation focus for neighbourhood level planning in conjunction with more detailed ecological profiles of each quarter section, as well as to identify regional preservation needs. Neighbourhood planning shall consider these preservation focus areas for possible incorporation into the open space system.

4.4.3.1 Potential Environmental Reserve

Figure 5 identifies those public, semi-public and private natural areas which are suspected with reasonable certainty, but without having conducted a site analysis, as potentially qualifying for environmental reserve dedication in accordance with the *Municipal Government Act*. Reasonable certainty is based on the existence of, for example, steep and/or unstable slopes, or a natural drainage course.

The following areas are identified as potential environmental reserve dedication:

- Piper Creek bed, shore and escarpment
- the deep ravine connecting the Red Deer River with a wetland in the NW ¼ Section 26-38-27-W4 including the wetland itself
- the ravine on the SE ¼ Section 27-38-27-W4 connecting a drainage channel south of 67 Street with the McKenzie Trails area
- the steep slopes along the Red Deer River escarpment

Subject to detailed analysis at the neighbourhood area structure plan level it is required that these lands are dedicated as environmental reserve at the time of subdivision.

Other lands not identified on Figure 5 may also qualify for environmental reserve dedication based on closer evaluation at the neighbourhood area structure plan level, which will be preceded by the preparation of a detailed ecological profile. Examples of such areas include the drainage course which straddles the NE ¼ Section 23 and the South ½ of Section 26-38-28-4 as well as the two wetlands on the SE ¼ Section 22-38-28-4.

4.4.3.2 Other Natural Areas

At the level of planning for this major area structure plan the final strategies to ensure the preservation of natural areas which do not qualify for dedication as environmental reserve may not yet be in place. At the neighbourhood area structure plan level the preservation of such areas will require any one or a combination of the following strategies:

- 1) The lands are included as part of the required 10% municipal reserve dedication;
- 2) The lands are included as part of municipal reserve dedication in excess of the required 10%; and/or
- 3) Funds are identified to purchase the lands containing such natural areas.

4.4.4 **Multi-neighbourhood Park Site**

A ±24 hectare (±60 acre) multi-neighbourhood park/school site, containing a multi-neighbourhood leisure facility and high school sites for both the Catholic and the Public school authorities, is identified at the intersection of 67 Street and 30 Avenue on the SW ¼ Section 26-38-27-W4. The City and the appropriate school authorities involved will acquire the land required for this park site. The multi-neighbourhood park site can potentially be integrated as a civic and recreational component of the town centre site.

The City and both school authorities recognize the potential efficiencies for land use and capital costs that could be realized by sharing facilities such as parking lots and building envelopes. The Multi-neighbourhood Park Site presents an opportunity to explore this route.

The multi-neighbourhood park site requires collector street access along its north and east sides. The designated access points for these collector streets are set back ±600 m north and ±400 metres east from the 30 Avenue/67 Street intersection, as shown on Figure 5.

Roadway design at the 67 Street/30 Avenue intersection will have to accommodate a pedestrian crosswalk.

4.5 PUBLIC FACILITIES – Figure 5

Typically public facilities include large infrastructure and installations such as a landfill site or an electrical substation, an emergency services site, leisure facilities and amenities such as libraries, swimming pools, arenas, and outdoor playing fields and courts, semi-public sites such as places of worship and social care/day care/retirement home/assisted living residence, park and recreation areas that may include a school site, and trail linkages.

Special sites are provided by The City for public facilities that serve a district population, including libraries, arenas and swimming pools. In addition to primarily residential uses, each neighbourhood is required to provide certain public facilities. Usually special sites are set aside for public infrastructure and installations, while leisure facilities and amenities are located on neighbourhood park sites and residential areas include social care and worship sites.

Facilities such as the Westerner Exposition Park and the Collicutt Centre combine various leisure facilities and amenities, including educational facilities, which serve the surrounding neighbourhoods, the city and the region. The City's landfill site is another regional facility. The East Hill Major Area Structure Plan recognizes the land uses, access issues and traffic generation resulting from these existing public facilities within and near the plan area.

4.6 EMERGENCY SERVICES – Figure 5

Figure 5 identifies the following four potential new locations for future emergency services facilities that could accommodate fire, ambulance and/or other community services:

- a) Along the north side of 22 Street between 30 Avenue and 40 Avenue on the NE ¼ Section 3-38-27-W4.
- b) On the west side of 40 Avenue near the intersection of 22 Street within the NE ¼ Section 4-38-27-W4.
- c) On the west side of 30 Avenue at the intersection of future 55 Street within the SE ¼ Section 22-38-27-W4.
- d) On the NW ¼ Section 23-38-27W4 near the intersection of 30 Avenue and 67 Street. This site is within the proposed town centre and its actual location, design and architecture must complement residential and commercial development. It has the potential to be a landmark site/building as envisioned in Section 4.2.1.

In the event that a proposed emergency services site is not used, alternative land use will be determined through the more detailed neighbourhood area structure plan process.

4.7 SCHOOLS – Figure 5

The K-9 Catholic school designation means a school building that could contain kindergarten (K) through grade 9, or grades K-5 (elementary school), or grades 6-9 (middle school). A Catholic High School could contain any grades from 9 to 12.

The K-8 Public school designation means a school building that could contain kindergarten (K) through grade 8, or grades K-5 (elementary school), or grades 6-8 (middle school). A Public High School contains grades 9 to 12.

As is the case with the park site and trail linkage symbol, the location of proposed school sites is flexible and will be determined at the neighbourhood area structure plan level. However, the school site must be located in the quarter section in which it is shown on Figure 5.

Typically the location of all catholic K-9 and public K-8 school sites are planned to occur in conjunction with a neighbourhood park site internal to the neighbourhood. These sites are preferably located at the intersection of two collector streets, but the minimum access requirement is to provide site access from one collector and one local street. The school site is to be positioned within a neighbourhood park site containing a minimum of one sports field and in close proximity to the trail system.

High school sites are positioned at the edge of quarter sections next to arterial roadways and near a proposed transit stop. These sites are required to have collector roadway frontage and be directly connected to the trail system.

When appropriate, K-9 and K-8 school sites may be placed nearer to the edge of a quarter section so as to be shared by the adjacent neighbourhood.

The designation and location of school sites as shown on Figure 5 are pursuant to agreements between Red Deer Public School District No. 104, Red Deer Catholic Regional Division No. 39 and the City of Red Deer. All school locations shown are tentative with actual construction of any school being dependent upon approval of the respective school board.

This plan and the *Neighbourhood Planning Guidelines & Standards* encourages the school boards to decide if a school site is required within a quarter section development as early as possible. This is to ensure that, if municipal reserve is not required for a large school site, then the size of the neighbourhood park site could be reduced and the 'surplus' municipal reserve could be better utilized as smaller parkettes and/or linear parks with neighbourhood trails that are distributed throughout the neighbourhood.

Potential efficiencies for land use and capital costs that could be realized by sharing facilities between the two school authorities, such as parking lots and building envelopes, will be explored.

5.0 MUNICIPAL UTILITY SERVICES – Figures 11, 12, 13 & 14

Ecologically sustainable development principles suggest that potential exists within undeveloped areas of the East Hill community to combine natural features with servicing requirements. This is often referred to as green infrastructure. Examples include the Michener storm ponds that have combined storm water management with an existing wetland to create a multi-purpose facility with storm drainage and natural interpretative functions.

Neighbourhood ecological profiles must be considered when developing servicing plans for the consideration of potential multi-purpose features.

5.1 STORM WATER DRAINAGE - Figure 11

Surface water runoff from the East Hill area is drained through buried pipe systems and overland surface systems to the Red Deer River directly or via Piper and Waskasoo Creeks. The East Hill Major Area Structure Plan has been divided into separate storm drainage basins, each with its own designed system of gathering surface water runoff as shown on Figure 11. The City has adopted a policy of restricting direct storm water discharges into the creeks and river in order to limit potential damage associated with increased rates of runoff from urban developments. The restrictions are imposed through the use of a storm water collection system that incorporates water retention and detention facilities for the area.

A number of “dry-ponds” are designated for the East Hill area. These public utilities are usually designed so that they may also serve, in part, as neighbourhood play fields and recreation/open space areas. A detention pond that contains a formal sports field(s) can be credited with up to, but not more than, 1.0 hectare (2.5 acres) of the required minimum ten percent municipal reserve dedication at the discretion of the Recreation Parks & Culture Department. As illustrated on Figure 11, the majority of the storm water detention ponds are located near the boundary of a quarter section. This may limit their use for recreation facilities which are required to be located centrally to a neighbourhood.

The City will also support alternative methods of storm water management, including the creation of permanent man-made storm water ponds and the incorporation of natural marshes or wetlands into the overall storm water system (i.e. green infrastructure), where this can be accomplished without causing concerns for potential flooding.

5.2 SANITARY SEWER – Figure 12

The sanitary sewer system, shown on Figure 12, is divided into drainage basins as shown on Figure 11. This collection system is designed to use a combination of sewage lift stations and gravity trunk mains to direct all sewage to the wastewater treatment plant located at the north end of the City along the river.

As new development occurs, the extension of existing trunk mains will permit all areas within the boundaries of the East Hill Major Area Structure Plan to be serviced. A portion of the plan area north of 55 Street will be serviced via the Waskasoo Regional Sewer Line that originates south of the City in Red Deer County and connects to the City’s wastewater treatment plant in the north.

5.3 WATER DISTRIBUTION – Figure 13

The City of Red Deer obtains raw water from the Red Deer River. Water treatment is accomplished with two plants located at the river. The City's water distribution system for the East Hill area consists of a combination of water pressure zones, booster pump stations, water reservoirs, and trunk mains to adequately distribute water to meet domestic and fire flow demands. See Figure 13.

5.4 POWER TRANSMISSION – Figure 14

The concept for the transmission of electric power to meet domestic and commercial demand on the East Hill is provided on Figure 14. This includes the following overhead power lines:

- Delburne Road from 30 Avenue to 20 Avenue
- 20 Avenue north from Delburne Road to 22 Street
- 20 Avenue from 55 Street to 76 Street
- 76 Street from 30 Avenue to 20 Avenue
- 67 Street from the Red Deer River to 20 Avenue

6.0 PLAN IMPLEMENTATION

6.1 NEIGHBOURHOOD AREA STRUCTURE PLANS

The objectives of the East Hill Major Area Structure Plan shall be implemented through the preparation of neighbourhood area structure plans for all undeveloped quarter sections and/or other undeveloped parcels of land within the plan area. Where cooperation exists between landowners a joint neighbourhood area structure plan for each of the following lands is required (if landowner cooperation is not feasible "shadow planning"¹ of these areas is required):

- The north half of Section 22-38-27-W4
- The south half of Section 22-38-27-W4
- The south half of Section 27-38-27-W4
- The south half of Section 26-38-27-W4
- The north half of Section 23-38-27-W4
- The west half of Section 23-38-27-W4 ("shadow planning" for servicing consideration only)

All neighbourhood area structure plans within the plan area shall be consistent with the East Hill Major Area Structure Plan, read in conjunction with the *Neighbourhood Planning Guidelines & Standards*.

The neighbourhood area structure plans for those quarter sections containing the town centre site must address the following matters:

- The gradual transition of residential densities and land use intensity from lands adjacent to the town centre to high density residential and commercial land uses within the town centre.
- The design considerations required to develop a comprehensive and coherent town centre across five quarter sections of land.

6.2 LAND USE BYLAW

A new commercial land use district is required to implement the vision of the commercial and residential mixed use town centre as described in Section 4.2.1. The town centre land use district must address the following aspects:

- The district must allow for a variety of commercial and retail uses at the regional, district and neighbourhood convenience shopping centre levels. This must include uses that are normally associated with highway commercial development, but it must require higher landscaping standards than that which is typical of highway commercial development.
- The district regulations must allow for the subdivision of small commercial stand alone or fee simple sites.
- Development regulations must ensure that commercial development standards are compatible with residential uses, both within and adjacent to the town centre.
- Development regulations must allow for commercial buildings containing dwelling units above the ground floor.
- Development regulations must require on-site provision for pedestrian movement and connections to trails within public roadways.

¹ "Shadow planning": means coordination of land use, roadways and servicing infrastructure to a level satisfactory to The City Administration.

- Development regulations must address the three dimensional interrelationship between residential and commercial uses, including building placement and orientation, aesthetic requirements, landscaping, privacy, on-site provision for pedestrians, etc.

6.3 AREA REDEVELOPMENT PLANS

Area redevelopment plans may be prepared for the existing College Park and Michener Centre developments. These types of statutory plans are governed by the *Municipal Government Act* and are required by the City's *Neighbourhood Planning Guidelines & Standards* as a pre-condition for the redevelopment of large land areas. All area redevelopment plans within this plan area shall be consistent and remain cognizant of the principles and concepts as promoted in the East Hill Major Area Structure Plan.

6.4 EXISTING RED DEER COUNTY AREA STRUCTURE PLANS

Previously adopted Red Deer County Area Structure Plans (Spruce Woods ASP on part of SE ¼ Section 34-38-27-W4 and Thompson ASP on the south half of NE ¼ Section 34-38-27-W4) being part of the annexed lands, will be superseded by this plan.

6.5 ADDITIONAL COST OF COMMERCIAL ROADWAY REQUIREMENTS

The commercial streets within the town centre site will be divided collector roadways. The commercial traffic generated within the town centre site is expected to be up to eight times more than what would be typical for residential traffic volumes. The developers of the relevant quarter sections will be responsible for all costs associated with the construction of collector roadways including intersection treatments and additional lanes.

6.6 AMENDMENTS TO THIS PLAN

Any amendment to the East Hill Major Area Structure Plan shall follow the process as outlined in the *Municipal Government Act* and the City's *Neighbourhood Planning Guidelines & Standards*.

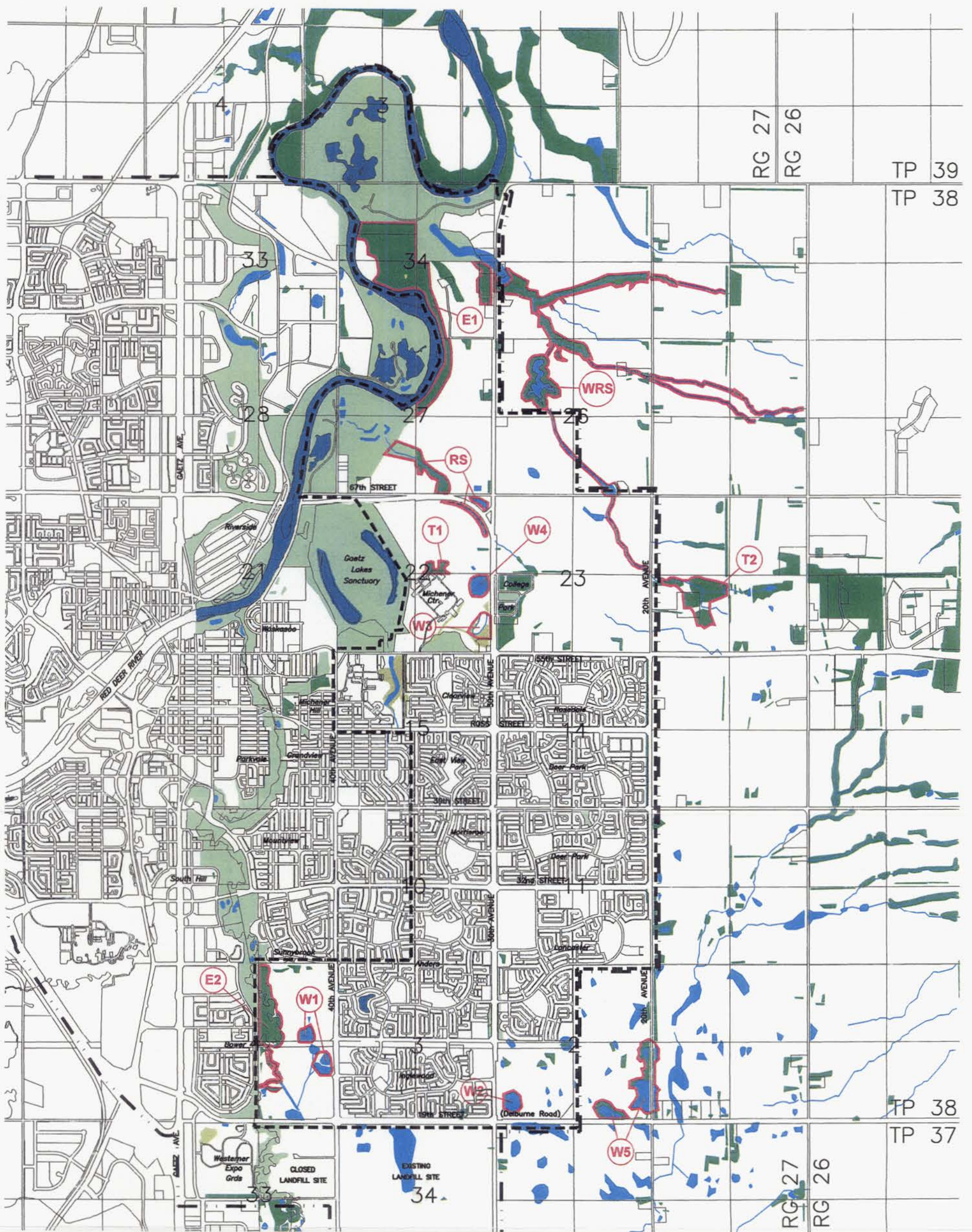
Provided the intent of the Plan is maintained, a minor adjustment to proposed land use boundaries or roadway alignments may be made where necessary without amendment to this Plan.

A change to the collector roadway alignment which, to the satisfaction of The City, avoids shortcutting may be made without obtaining an amendment to the East Hill MASP.

The access points of the collector roadways onto adjacent arterial roadways as proposed in Figure 5 are fixed and cannot be changed without a plan amendment, because this may affect landowners in existing subdivisions.

6.7 PLAN REVIEW

The East Hill Major Area Structure Plan should undergo a comprehensive review and update every five years. This way, any changing or emerging land use and development issues can be given appropriate consideration, and the best interests of the residents of the East Hill area can continue to be recognized into the future.



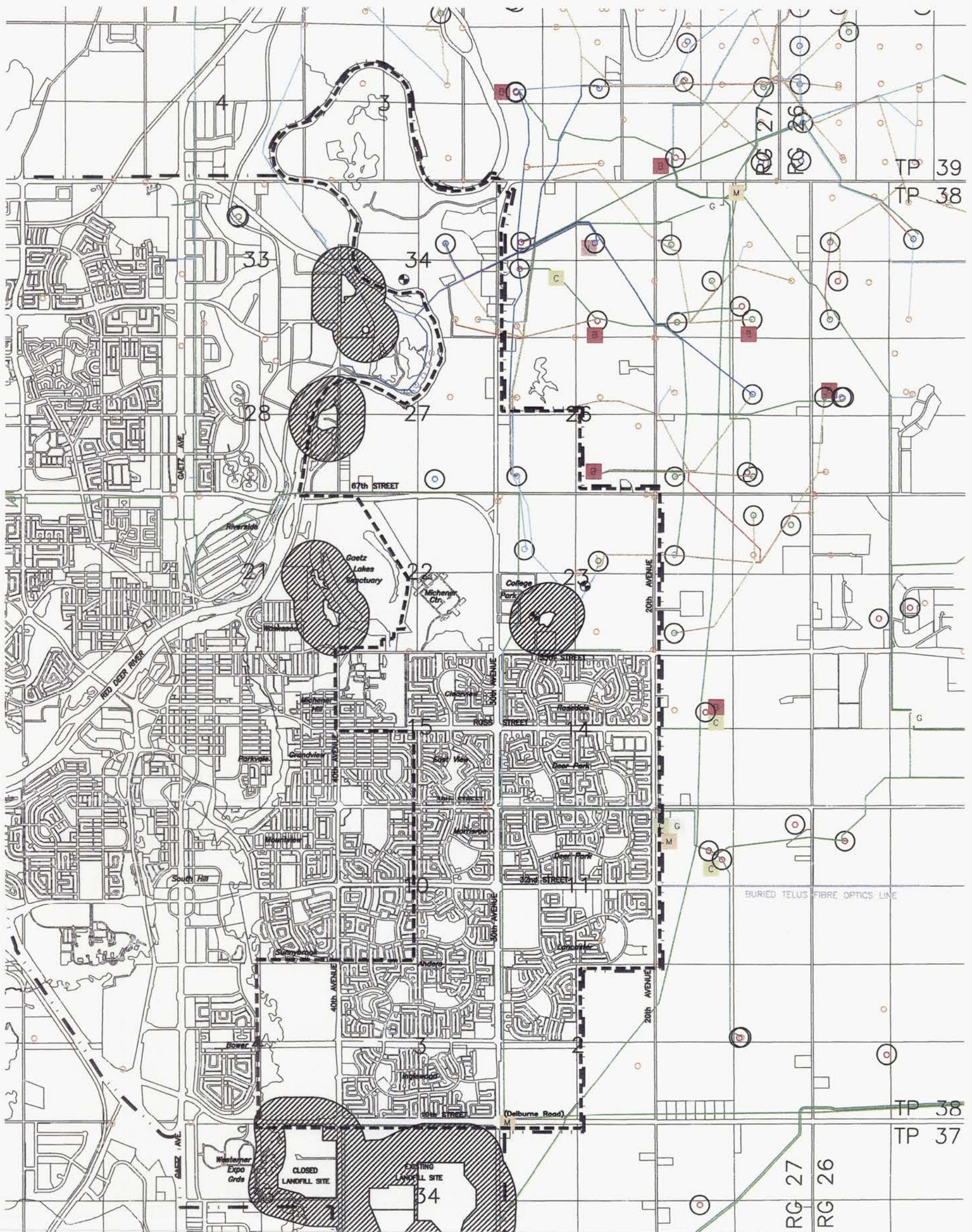
City of Red Deer
East Hill Major Area Structure Plan Tree and Wetland Natural Habitat Areas:
 Preservation Focus*

- Plan Area
- City Boundary
- Existing Water Courses and Lakes
- Existing Public and/or Private Wetlands and Seasonal Streams
- Existing Public Natural Areas
- Existing Semi-Public Natural Areas
- Existing Private Natural Areas
- Environmental Preservation Focus (Refer to text for specific policies)
- W1 Wetlands
- W2 Wetlands
- W3 Wetlands & Trees
- W4 Wetlands
- W5 Wetlands & Trees
- WRS Wetland, Ravine & Seasonal Streams
- RS Ravine & Seasonal Stream
- T1 Mature Treed Stand
- T2 Seasonal Stream and Mature Tree Stand
- E1 Red Deer River Escarpment w/ Trees
- E2 Piper Creek Escarpment w/ Trees

Preservation Focus*



* Information from The City of Red Deer R, P, & C Department Integrated Ecospace (Natural Habitat) Management Area Map, 1995 (updated 1998; minor updates 2004).

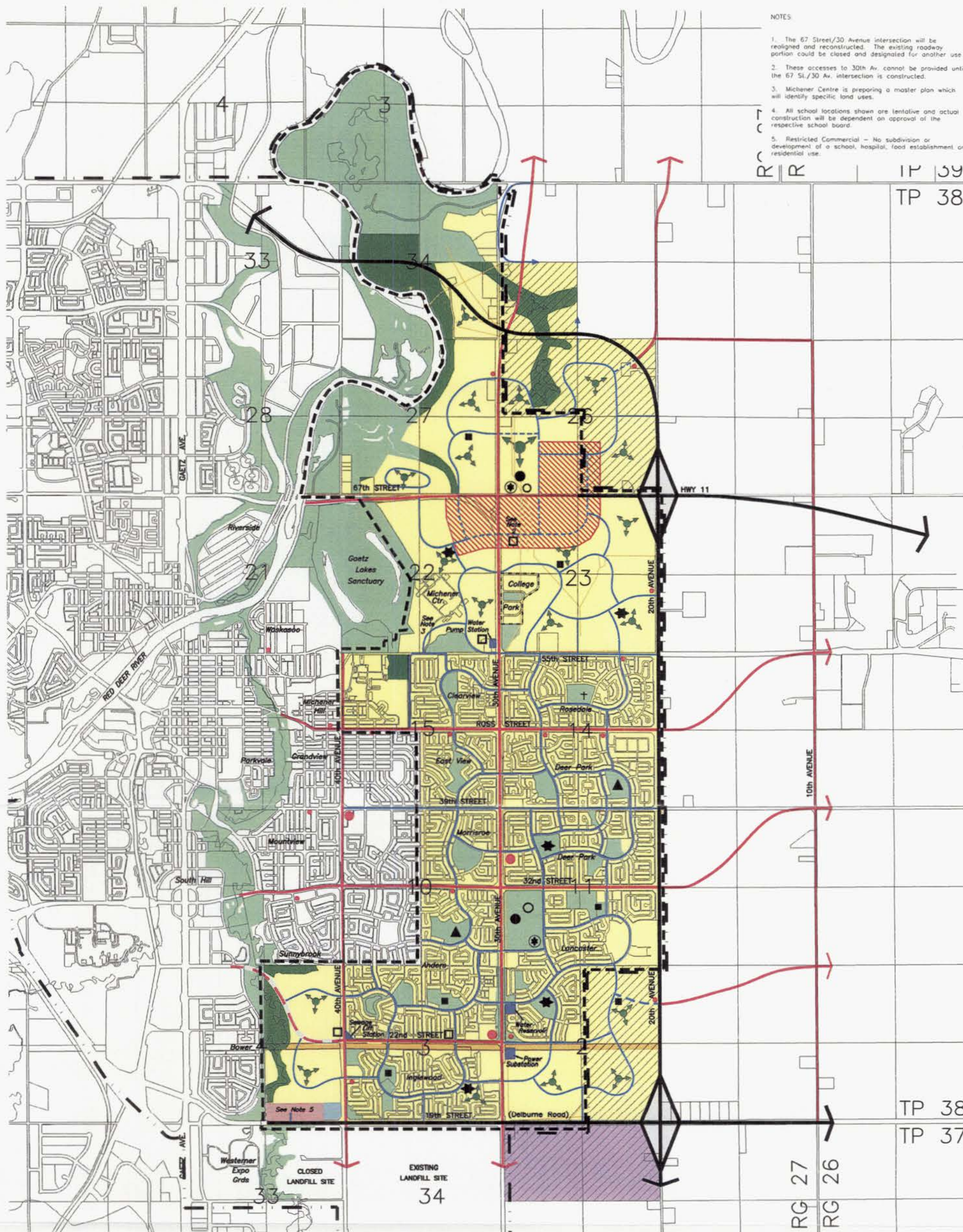


City of Red Deer East Hill Major Area Structure Plan

Figure 4 Natural Resource Extraction & Landfills

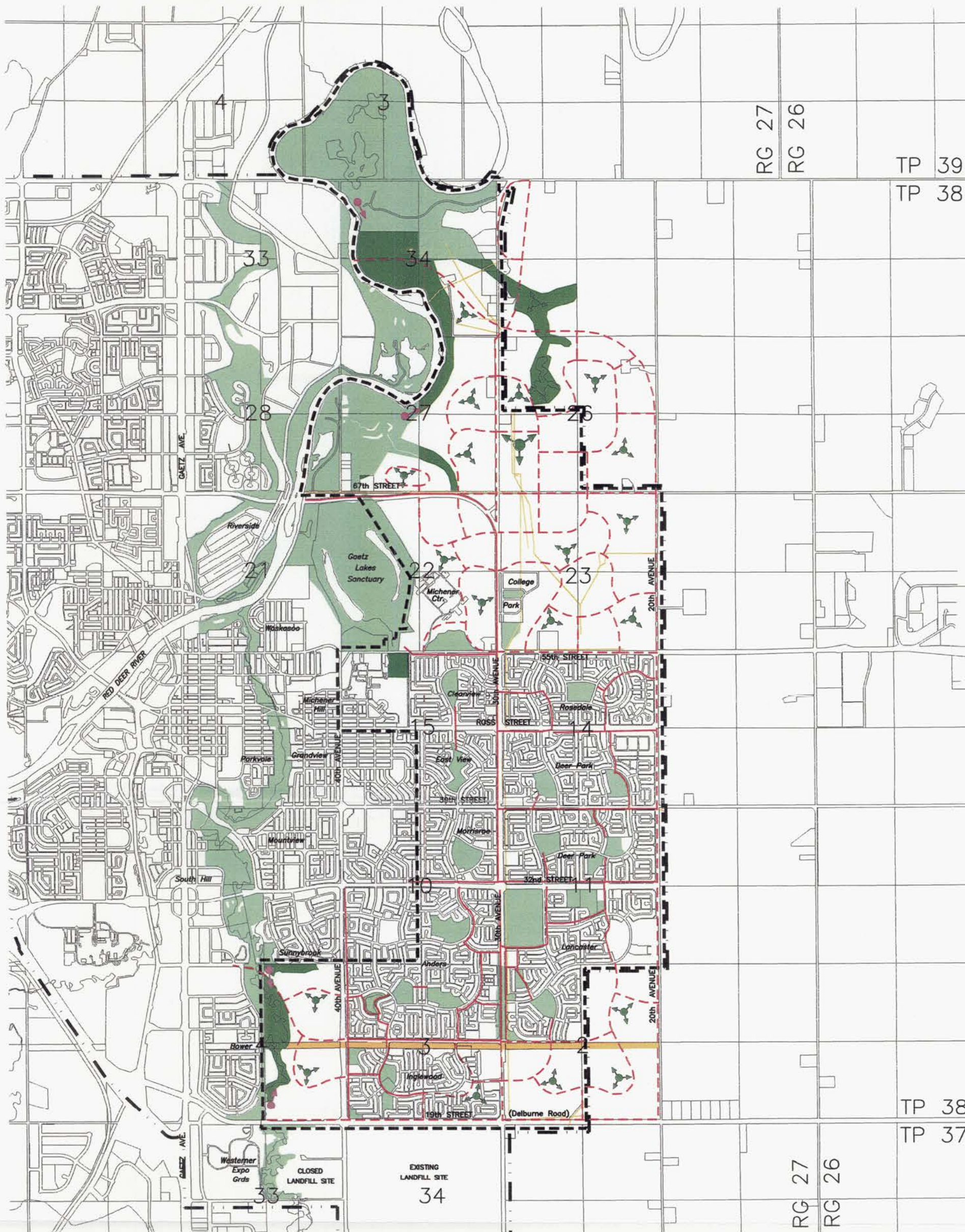
- | | | |
|--|---|---|
| <ul style="list-style-type: none"> Plan Area City Boundary Oil Pipeline Gas Pipeline Water Pipeline Abandoned Pipeline Sour Gas/Oil Pipeline Landfill Setback
(Contents of landfill site adjacent to College Park yet to be confirmed, development restrictions may apply) | <ul style="list-style-type: none"> Gravel/Sand Operation Abandoned Well Flowing Gas Well Suspended Gas Well Flowing Oil Well Water Injection Well Water Source Well Well Setback - 100m | <ul style="list-style-type: none"> Battery Station Compressor Station Gas Plant Injection Facility Meter Station |
|--|---|---|





City of Red Deer East Hill Major Area Structure Plan

Figure 5 Development Concept Plan (READ WITH MAP 3)

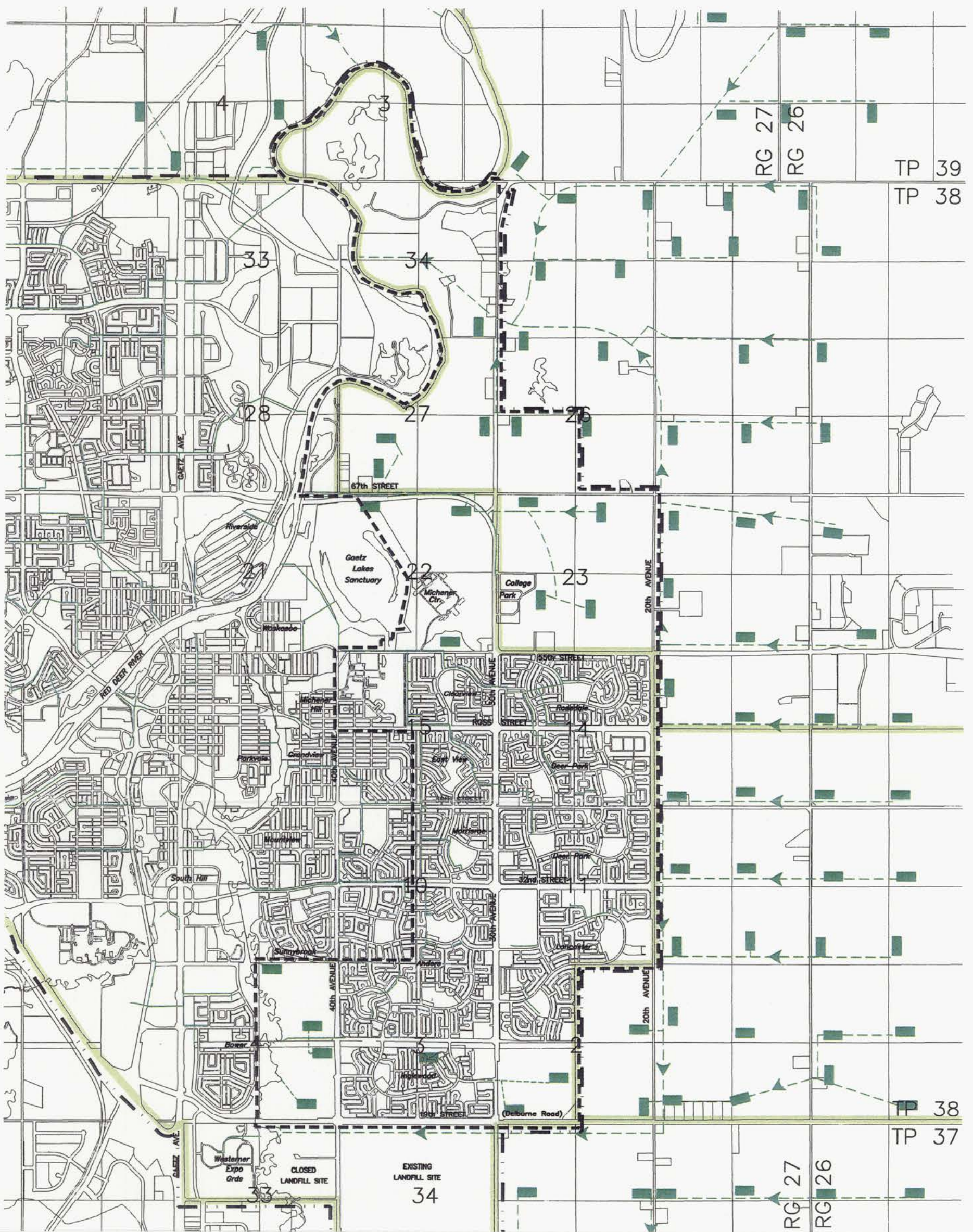


City of Red Deer
East Hill Major Area Structure Plan

Figure 10
Trail & Open Space System

- Plan Area
- - - City Boundary
- Existing Trail
- - - Proposed Arterial and Collector Trail
- Proposed Neighbourhood Park & Trail Linkage* (See Text & Map 2)
- Proposed Multi-Neighbourhood Park (24 ha)
- Direction of Future Waskasoo Major Trail System
- Proposed Natural Area
- Potential Trail Linkage (Major Easement / R.O.W.)
- Existing Park & Natural Area

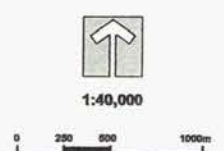
* Locations shown are conceptual and arbitrary

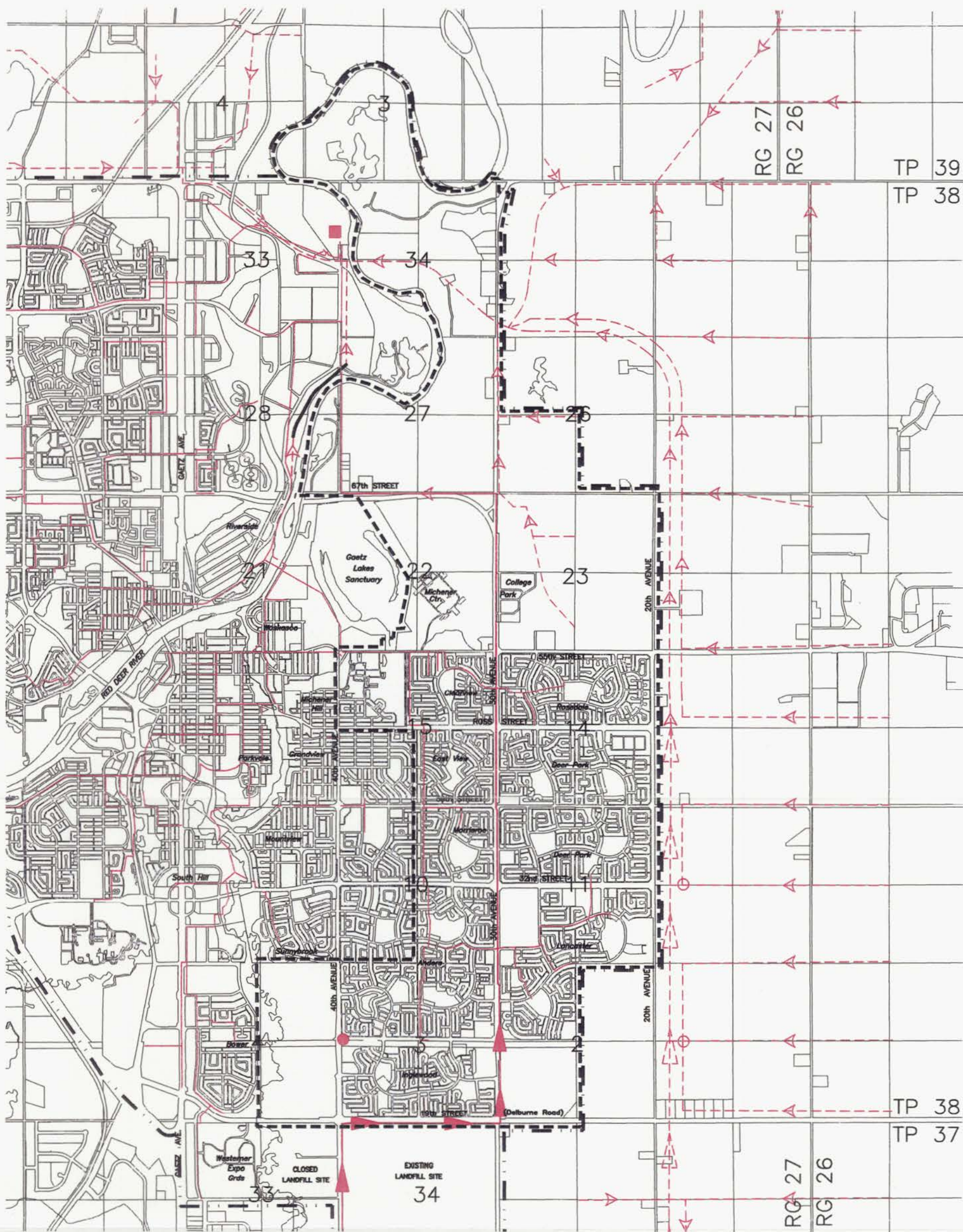


City of Red Deer East Hill Major Area Structure Plan

Figure 11
Storm Servicing
Concept

- Plan Area
- City Boundary
- Existing Storm Water System
- - - Proposed Storm Water System
- Flow Direction
- Proposed Storm Pond
- Service Basin Area



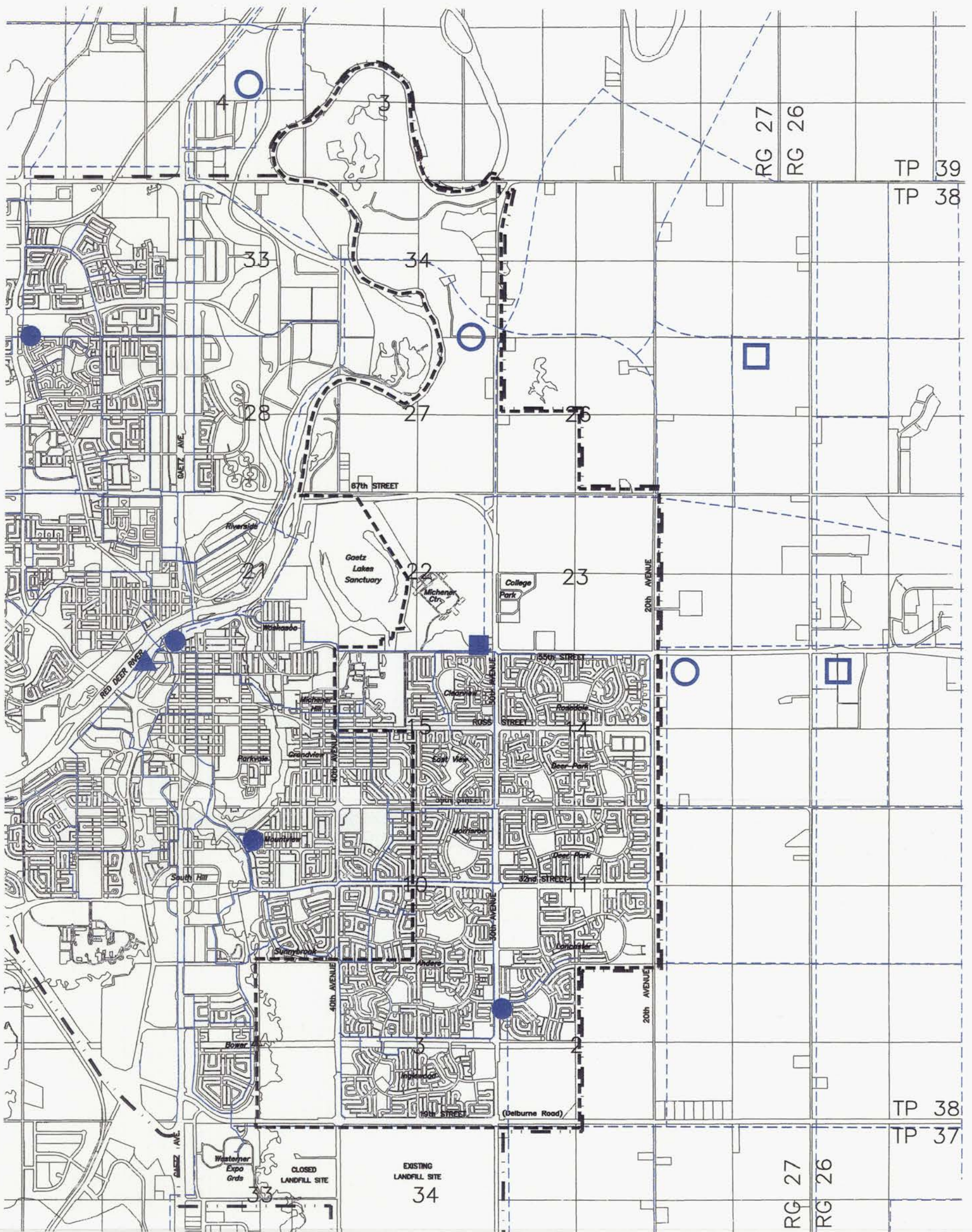


City of Red Deer East Hill Major Area Structure Plan

Figure 12
Sanitary Servicing
Concept

- Plan Area
- - - City Boundary
- Existing System (Pipe >300mm)
- ➔ Existing Force Main System
- Existing Waskasoo Regional Trunk System
- Existing Waste Water Treatment Plant
- Existing Lift Station
- ➔ Proposed Gravity Trunk Main
- ➔ Proposed Force Main
- Proposed Lift Station

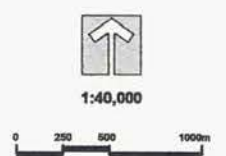


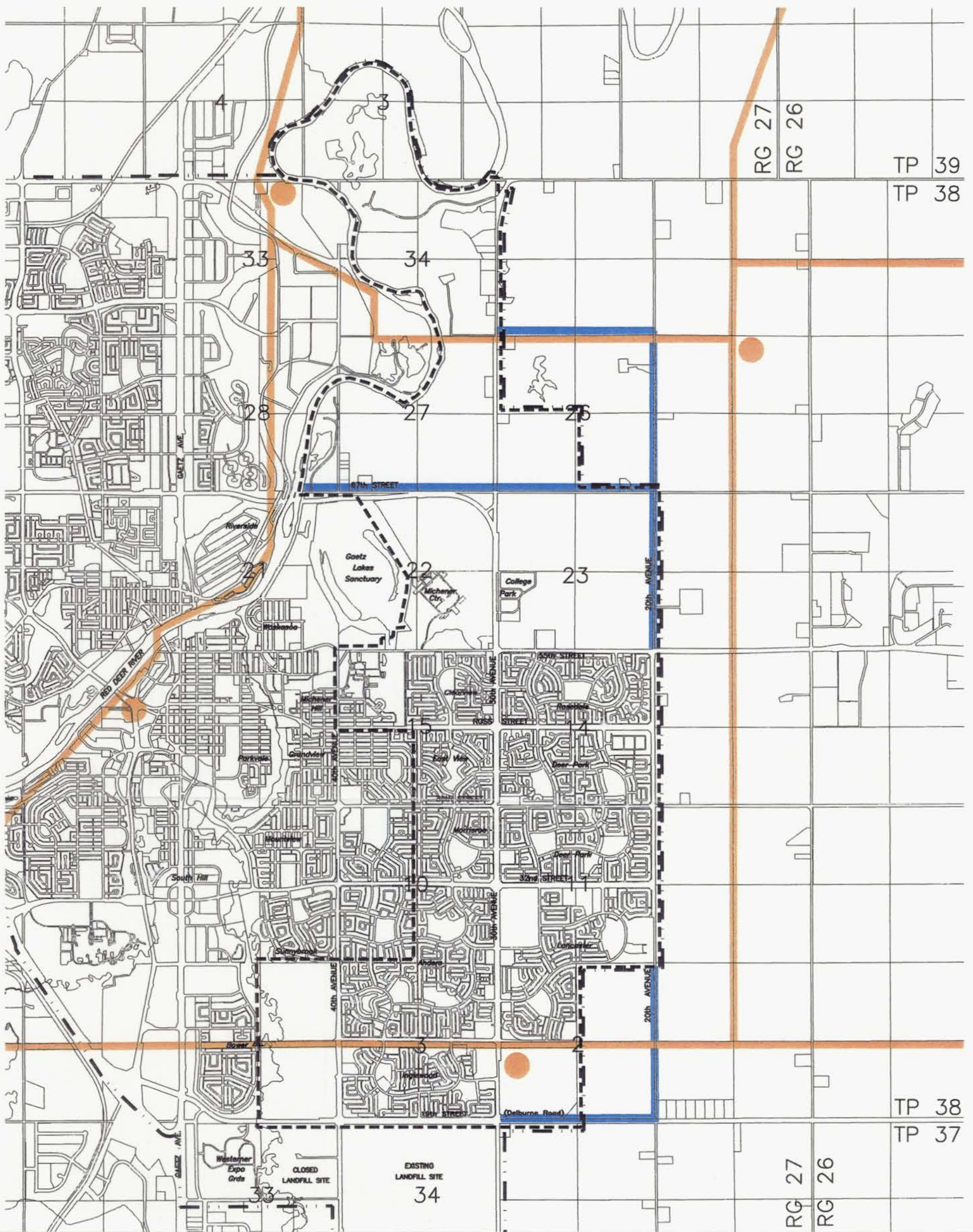


City of Red Deer
East Hill Major Area Structure Plan

Figure 13
Water Servicing Concept

- Plan Area
- ... City Boundary
- Existing Water Trunk
- ▲ Existing Water Treatment Plant
- Existing Pump Station
- Existing Reservoir/Pump Station
- - - Proposed Water Trunk
- Proposed Pump Station
- Proposed Reservoir/Pump Station

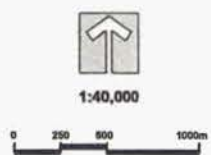




City of Red Deer
East Hill Major Area Structure Plan

Figure 14
Electric Servicing Concept

- Plan Area
- City Boundary
- Transmission Right-of-Way
- Power Substation
- Distribution Right-of-Way



Item No. 2

BYLAW No. 3156/LL-2005

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

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

Bylaw No. 3156/96 is hereby amended as follows:

- 1 That "Use District Maps G6 and G7" contained in "Schedule B" of the Land Use Bylaw is amended in accordance with Land Use District Map No. 34/2005 attached hereto and forming part of the bylaw.
- 2 Part Six of the Land Use Bylaw is amended by adding the following new DC Direct Control District:

"DC(22) Direct Control District No. 22 (See Map G6)

151.7 (1) General Purpose

This District is created to permit redevelopment of the former Red Deer County building site Lots 1 & 2, Block 9, Plan 708 M.C. (4758 – 32 Street) with low density commercial uses. Redevelopment of this site would be with compatible commercial uses that provide a transition between the Gaetz Avenue C4 Arterial Commercial District west of the site and, the R2 and R3 residential developments east and north of the site.

(2) Site Development

- (a) In order to ensure that the new development on this site matches the character and scale of the existing surrounding neighbourhood, all uses and development standards prescribed for this district, site plan, site access, pedestrian environment, the provision of landscaped areas, and the parking layout shall be subject to approval by the Municipal Planning Commission.
- (b) The relationship of the use to adjacent residential areas will be a factor in considering the site plan and architectural treatment of the building.

(3) Permitted Uses

- (a)** Commercial recreation facility
- (b)** Commercial service facility.
- (c)** Restaurant.
- (d)** Merchandise Sales and/or rental, excluding
 - all uses where the primary focus is adult oriented merchandise and/or entertainment
 - liquor
 - motor vehicles
 - machinery and
 - fuel.
- (e)** Health and Medical Services.
- (f)** Signs:
 - (i)** awning, canopy sign,
 - (ii)** under canopy sign,
 - (iii)** fascia sign,
 - (iv)** free standing sign,
 - (v)** painted wall sign,
 - (vi)** projecting sign.

(4) Discretionary Uses

- (a)** Accessory building or use.
- (b)** Service and repair of goods traded in this district.
- (c)** Dangerous goods occupancy, where required, in association with a dry cleaning business.

Bylaw 3156/LL-2005

(5) Regulations

(a)	Floor Area:	maximum	one third of site area
(b)	Building Height:	maximum	two storeys
(c)	Front Yard:	minimum	9.0 m
(d)	Side Yard:	minimum	3.0 m, unless the side yard abuts a residential parcel, in which case it shall be 7.0 m
(e)	Rear Yard:	minimum	9.0 m
(f)	Landscape Area:	minimum	15% of site area to include retention of existing vegetation on the South portion of site.
(g)	Parking:		subject to section 48
(h)	Loading Space:	minimum	one opposite each loading door with a minimum of one, which may be used as a parking space
(i)	Site Area:	minimum	0.5 ha
(j)	Frontage:	minimum	40.0 m. "

Bylaw 3156/LL-2005

READ A FIRST TIME IN OPEN COUNCIL this 21st day of November 2005.

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

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

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

MAYOR

CITY CLERK

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



GAETZ (50) AV

C4**R2**

49 AV

34 ST

R3

47 AV

33 ST

C4

49 AV

R3

32 ST

C4

49 AV

C4**C3****R2**

47 AV

AFFECTED DISTRICTS:

R2 - Residential (Medium Density)

DC(22) - Direct Control District No. 22

Change from:
R2 to DC(22)



MAP No. 34 / 2005
BYLAW No. 3156 / LL - 2005

BYLAW NO. 3352/2005

Being a bylaw to designate 4743 – 56 Street as a Municipal Historic Resource.

1. WHEREAS Section 26 of the Historical Resources Act, Revised Statutes of Alberta 2000, permits Council to designate any historic resource within the City of Red Deer whose preservation Council considers to be in the public interest, together with any land in or on which it is located, as a Municipal Historic Resource;
2. AND WHEREAS the preservation of 4743 – 56 Street in the City of Red Deer appears to be in the public interest;

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

1. The residence at 4743 – 56 Street legally described as located in the SW 21-38-27-4, Lot 20, Block A, Plan K1, in the City of Red Deer is hereby designated as a Municipal Historic Resource.
2. This Bylaw shall come into force upon the final passing hereof.

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

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

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

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

MAYOR

CITY CLERK

Item No. 4

BYLAW NO. 3156/JJ-2005

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

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

- 1 The listing of Historical Preservation Buildings and Sites as contained in the chart on page 7-5 of the Land Use Bylaw is hereby deleted and replaced with the amended chart attached hereto and forming part of the bylaw.
- 2 The "Land Use District Map G10" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 32/2005 attached hereto and forming part of the bylaw.

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

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

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

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

MAYOR

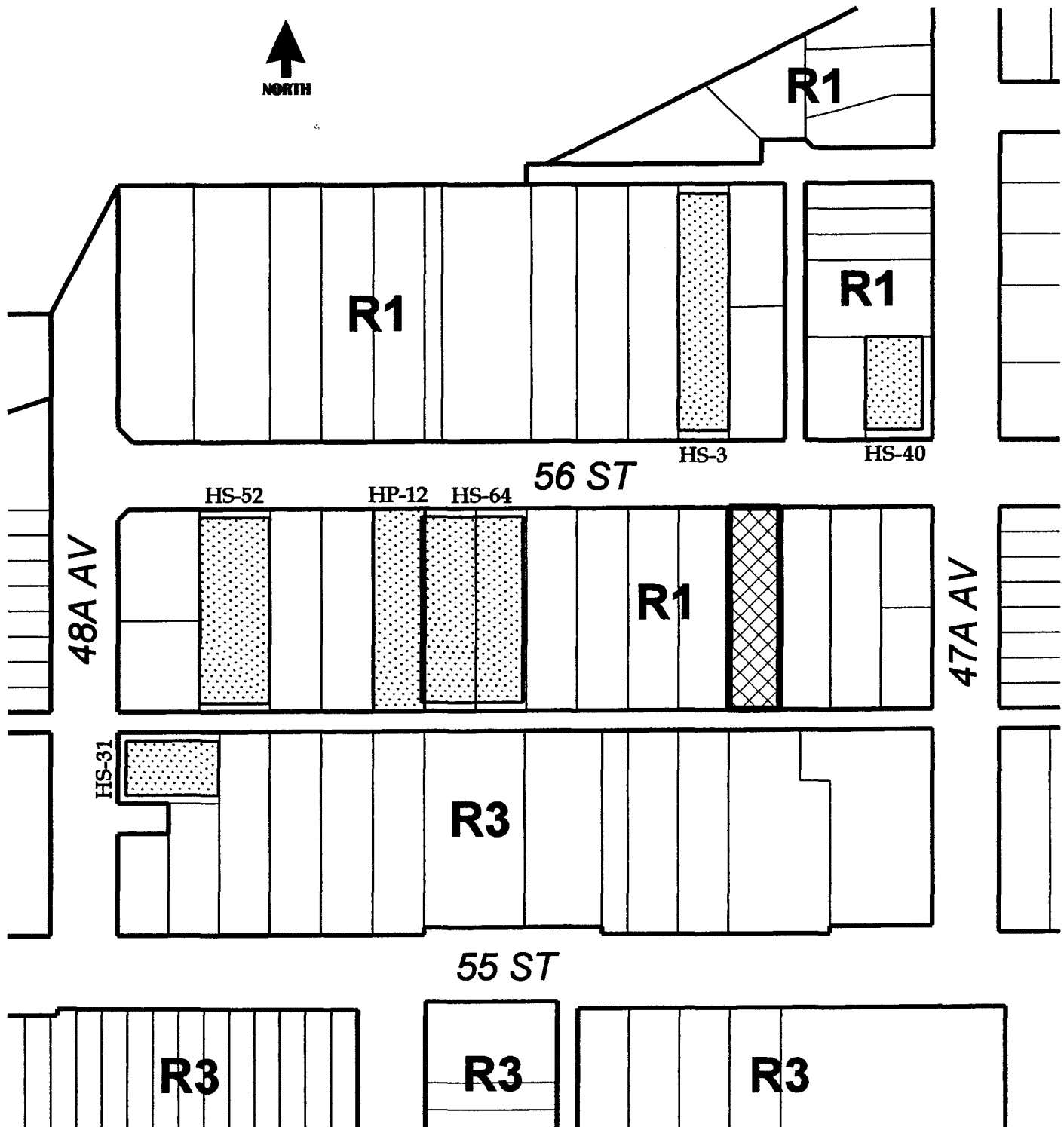
CITY CLERK

HISTORICAL PRESERVATION BUILDINGS AND SITES


PROPERTY NUMBER	BUILDING OR SITE	MUNICIPAL ADDRESS	LEGAL DESCRIPTION	DESIGNATION
HP – 1	1. Old Court House	4836 Ross Street	Lots 1-4, Block 28, Plan K	Provincial
HP – 2	2. C.P.R. Station	5000 - 51 Avenue	Lot 19, Plan 952 4241	Provincial/ Municipal
HP- 3	3. St. Luke's Anglican Church	4929-54 Street	Lots 9-11, Block 14, Plan K	Registered
HP- 4	4. Allen Bungalow	6316 - 45 Avenue	NE 1/4 21-38-27-4 which lies east of Road Plan 1264 ET	Registered / Municipal
HP – 5	5. North Cottage School	5704-60 Street	Lot S, Plan 4596 NY	Registered
HP – 6	6. Parsons House	4801-49 Street	Lots 42 & 43, Block 26, Plan 982-1122	Registered / Municipal
HP – 7	7. C. P. R. Rail Bridge	Red Deer River	SE of Plan 952 3190	Registered / Municipal
HP – 8	8. Cronquist House	Great Chief Park	Lot 1MR, Block 1, Plan 832 2386	Municipal
HP – 9	9. Red Deer Armoury (Fire Hall No. 1)	4905 - 49 Street	Lot 1, Block 27, Plan 1339 RS	Municipal
HP – 10	10. Presbyterian Ladies College	5300 - 39 Avenue	Lot 1, Block 10, Plan 892 0192	Municipal
HP – 11	11. J.J. Gaetz House	3504 - 55 Street	Lot 3, Block 1, Plan 792 1758	Municipal
HP – 12	12. Clarke Residence	4757 - 56 Street	Lot 27, Block A, Plan K1	Municipal
HP – 13	13. McIntosh House	4631 - 50 Street	Lots 38-40 Block A, Plan K8	Municipal
HP – 14	14. Gaetz Library, Presbyterian Church Steeple, and Stevenson Hall Block	Heritage Square	Lot 1, Block C, Plan 842 2027	Municipal
HP – 15	15. Scott House	4743 - 56 Street	Lot 20, Block A, Plan K1	Municipal

Note: Provincial and Registered Designations are designations assigned by the Province of Alberta to provincially significant historic resources.

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



Site to be Designated as:

A Historical Preservation Site - HP-15 

AFFECTED DISTRICTS:

R1 - Residential (Low Density)

MAP No. 32 / 2005

BYLAW No. 3156 / JJ - 2005

Item No. 5

BYLAW NO. 3156/HH-2005

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

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

1. That "Use District Maps D6, I12, I13, I14, I15, I16, I17, J12, J13, J14, J15, J16, J17, K10, K11, K12, L10, L11" contained within "Schedule B" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 30/2005 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this	day of	2005.
READ A SECOND TIME IN OPEN COUNCIL this	day of	2005.
READ A THIRD TIME IN OPEN COUNCIL this	day of	2005.
AND SIGNED BY THE MAYOR AND CITY CLERK this	day of	2005.

 MAYOR

 CITY CLERK

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT

The 2004 Annexed Lands are proposed to be rezoned from the existing County of Red Deer Land Use Bylaw zoning designations to those of the appropriate zone in the City of Red Deer Land Use Bylaw as illustrated.

EXISTING COUNTY ZONING

AG-A - Agricultural District "A"

CRAG - Country Residence Agricultural District




CR-A - Country Residence District "A"

CR-B - Country Residence District "B"

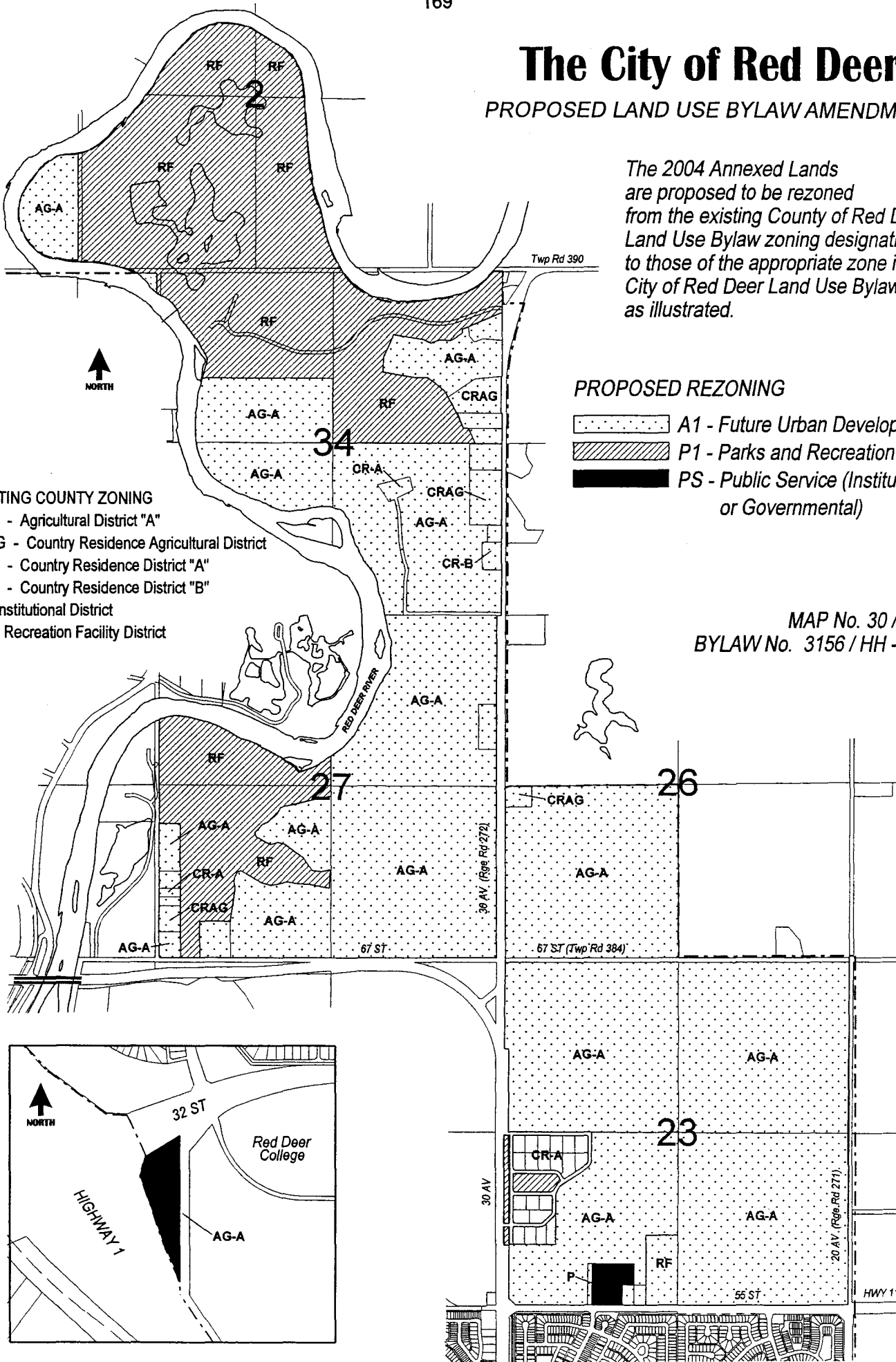
P - Institutional District

RF - Recreation Facility District

PROPOSED REZONING

-  A1 - Future Urban Development
-  P1 - Parks and Recreation
-  PS - Public Service (Institutional or Governmental)

MAP No. 30 / 2005
BYLAW No. 3156 / HH - 2005



BYLAW NO. 3156/MM-2005

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

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

1. The "Land Use District Map D12" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use Bylaw Amendment Map No. 35/2005 attached hereto and forming part of the bylaw.

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

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

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

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

MAYOR

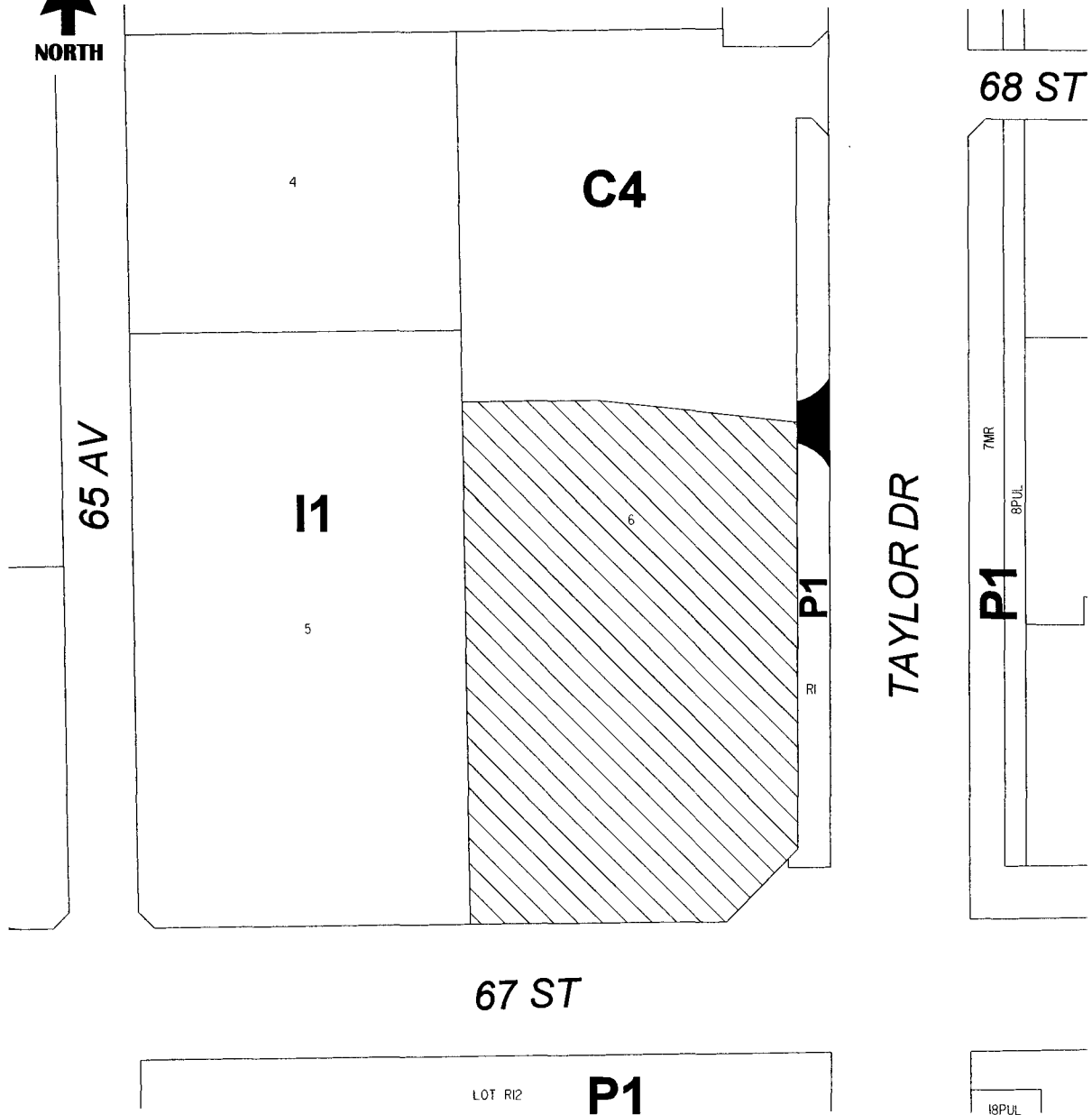
CITY CLERK



**PROPOSED MUNICIPAL RESERVE DISPOSAL
WEST OF TAYLOR DR NORTH OF 67 ST**



NORTH



AFFECTED DISTRICTS:

P1 - Parks and Recreation District

C2 - Commercial (Regional and District Shopping Centre) District

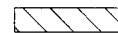
C4 - Commercial (Major Arterial) District

Change from:

P1 to C2



C4 to C2



**MAP No. 35 / 2005
BYLAW No. 3156 / MM - 2005**

BYLAW NO. 3156/00- 2005

Being a Bylaw to amend Bylaw No. 3156/96, the Land Use Bylaw of the City of Red Deer to govern the construction, placement and use of portable signs.

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

Schedule "D" - Sign Regulations of Bylaw No. 3156/96 is hereby amended as follows:

- 1 By adding to Section 1 (1) the following new definitions:

"Corner Lot" for the sole purpose of section 49 means; "that portion of any site abutting two streets".

"Frontage" for the sole purpose of section 49 means; "that portion of any site abutting the street".

- 2 By deleting from Section 1(1) the current definition of "Portable Sign" and replacing it with the following new definition:

"Portable Sign" means any sign or advertising device that can be carried or transported from one site to another, which does not rely on a building or a fixed concrete foundation for its structural support and includes signs commonly known as mobile signs, temporary signs, inflatable signs or devices or banners, whether tethered to a building or not, vehicles placed in a location for advertising purposes, but does not include an A-board or real estate sign or signage permanently attached and forming part of motor vehicles used in the day to day conduct of a business."

- 3 Section 49 is deleted in its entirety and replaced with the following:

Portable, Temporary and Inflatable Signs and Banners

"49 (1) Intent:

- (a) portable signs are intended for temporary on site advertising relating to the commercial activities of the landowner or tenants. Third party advertising is not permitted on portable signs with the exception only of promotions of not for profit organizations;
- (b) the portable sign owner or licensee, not the City, will determine which tenant(s) shall have the benefit of the portable sign; and
- (c) a portable sign being used to advertise activities or events with

the exception of not for profit organizations may only be located on a site where the event or activity is taking place.

(2) Districts in which Portable Signs are allowed:

Subject to the provisions of this part, portable signs are a permitted use in C1, C1A, C3, C4, I1, I2 and discretionary in all other districts.

(3) Specific locations in which Portable Signs are allowed:

- (a) a maximum of one portable sign per site frontage will be allowed but not on any site which contains an "A" board;
- (b) the landowner or a lessee with the consent of the landowner of a site for which a portable sign is proposed may apply for a portable sign permit;
- (c) an application for portable sign permit must include a site plan showing the proposed location of the portable sign, all dimensions of the sign including height and face area of the sign, the design of the sign including a photograph of same, the type of construction, material and finish of the sign, the manner of stability and support of the sign, the distance from curb lines, property lines and driveway locations;
- (d) notwithstanding (c) herein, a portable sign must be wholly located on the property of the landowner who has been granted a permit;
- (e) notwithstanding (a), (b), (c) or (d) above, no portable sign shall be located closer than 100 linear m to any other portable sign; and
- (f) a portable sign may only be located at the specific location for which a permit is granted.

(4) Portable Sign Standards:

- (a) a portable sign shall be installed, serviced, removed, and accessed from within the property on which the sign is located;
- (b) a portable sign shall not exceed 4.0m² per face, nor shall any such sign exceed 3.0m in height from grade;
- (c) no portable sign shall be illuminated or employ any flashing or sequential lights or any mechanical or electronic device to produce or simulate motion;

- (d) a portable sign shall not interfere with pedestrian and/or vehicular traffic;
 - (e) notwithstanding 4(d) above, no portable sign shall be located closer than 1.5m to a property line or within 3m of any access/egress to/from a property or within 10m of any intersection;
 - (f) a portable sign must be stabilized but shall not use unsightly or potentially hazardous methods. The means by which stability is to be provided shall be included as part of the permit application. An inflatable sign may, however, use guy wires;
 - (g) a portable sign shall be removed immediately on ceasing to be in use; and
 - (g) a portable sign in use, shall at all times be maintained in good condition and, specifically, shall contain lettering and signage which is secure and complete. Any damaged or missing signage must be repaired within 24 hours of knowledge of same coming to the attention of the permit holder.
- (5) Permit and Fees:
- (a) no portable sign shall be erected without a permit and if applicable, a validating marker or ID tag from the City of Red Deer Inspections & Licensing Manager; The fee payable for a sign permit for a portable sign shall be \$85.00;
 - (b) an applicant for a portable sign permit shall provide all of the information required by these provisions, and include such other information as the Inspections & Licensing Manager may reasonably require;
 - (c) no portable sign may be placed other than at a location approved by the Inspections & Licensing Manager and shown on a site plan forming part of the permit application;
 - (d) the maximum length of a permit is 90 days. The maximum duration of display at one location for each portable sign shall be 180 days in a calendar year, provided, however, that no portable sign shall remain at one location for more than 90 consecutive days at a time. A site shall remain free of portable signs for a minimum of 60 consecutive days before a further permit for such site can be issued. No permit may be applied for more than 7 days in advance of the date of placement;
 - (e) portable signs shall be removed on or before the date on which the permit expires; and

- (f) notwithstanding any other provision in this Bylaw, any portable sign not removed as required herein or any portable sign in contravention of this Bylaw may after 7 days notice to the owner of the sign be removed by the City, in which case, before the portable sign is released to the permit holder or Owner an administration and removal fee of \$100.00, as well as storage costs and any applicable fine must be paid, A portable sign which is not recovered by the permit holder or owner within 60 days of seizure is deemed forfeited and becomes the property of the City of Red Deer.

(6) Short Term Seasonal Activity Portable Signs:

On application the Inspections & Licensing Manager may in his sole discretion permit the placement of a portable sign for short term seasonal activities but in any event for a period not exceeding 30 days. The license fee for such permit shall be \$25.00 and all other provisions relating to portable signs shall apply.

(7) Inflatable Signs:

- (a) except as enumerated herein, all provisions applicable to portable signs generally shall apply to inflatable signs;
- (b) an inflatable sign shall be tethered or anchored and shall be touching the surface to which it is anchored;
- (c) an inflatable sign shall not exceed the maximum free standing sign height allowable for the district;
- (d) there shall be a maximum of 1 inflatable sign per site, but no inflatable sign shall be permitted on the site containing any other portable sign;
- (e) an inflatable sign may be placed on a site twice within a calendar year, but for not more than 30 days at a time; and
- (f) an inflatable sign may not be located on the roof of a structure."

(8) Banners:

- (a) a banner shall not be displayed at any one site for longer than 90 consecutive days and for no more than 180 days within a calendar year;
- (b) the application for a permit respecting a banner shall indicate

the location and the area the banner will cover but in no circumstance will a banner be permitted on any structure other than a permanent building;

- (c) notwithstanding the above, a banner size shall not exceed 10% of the gross area of the face of the structure to which it is attached;
 - (d) a banner shall be maintained in good condition and promptly removed if damaged; and
 - (e) except as enumerated herein, all provisions applicable to portable signs generally shall apply to Banners.
- (9) Exception:

These provisions do not apply to portable signs including banners erected by the City or the RCMP as warning signs in connection with traffic speed or safety."

4 By deleting subsection 58(2) in its entirety and replacing it with the following:

"(2) No billboard, wall sign, or painted wall sign, including supergraphics or portable sign shall be allowed to advertise adult entertainment or services which feature nudity."

5 In all other respects, Schedule "D" of Bylaw No. 3156/96 is hereby ratified and confirmed.

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

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

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

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

MAYOR

CITY CLERK

BYLAW NO. 3156/PP-2005

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

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

Bylaw No. 3156/96 is hereby amended as follows:

- 1 Section 47 is deleted in its entirety and replaced with the following new section:
 - "47 No owner or person in lawful possession or control of a site shall allow or permit a trailer parked on such site to be used for living or sleeping accommodation except as follows:
 - (1) A trailer parked in an approved campground.
 - (2) A trailer parked in the Westerner Exposition site if their on-site campground is full or if exhibitors require close proximity to on-site facilities.
 - (3) A self-contained trailer parked in the parking lot of a church, school, recreation venue site, community centre or major hotel with conference/convention facilities providing:
 - (a) the occupant has obtained consent from the owner of the site and is attending a function or event in a facility on that site;
 - (b) the owner of the site has obtained approval from the Development Authority;
 - (c) overnight parking on the site does not exceed two consecutive nights unless approved by the Development Authority;
 - (d) overnight parking on the site shall not exceed two occasions per calendar month unless approved by the Development Authority;
 - (e) no fees shall be charged for overnight parking;
 - (f) the owner of the site will be responsible to ensure that all City of Red Deer Bylaws, including the Public Order Bylaw, are complied with."
 - (4) A trailer parked on a site in a residential district for 48 hours or less between the first day of April and the thirty-first day of October each year.
 - (5) A trailer parked on a site in a residential district for a period greater than 48 hours between the first day of April and the thirty-first day of October each year providing:
 - (a) the owner of the site obtains approval from the Development Authority;
 - (b) no rent or fees are paid for the use of the site or facilities;
 - (c) the period shall in no circumstances exceed thirty days without prior approval of the Development Authority."

BYLAW NO. 3273/B-2005

Being a bylaw to amend Bylaw No. 3273/2000, the Electric Utility Bylaw of The City of Red Deer.

COUNCIL ENACTS AS FOLLOWS:

Bylaw No. 3273/2000 is hereby amended as follows:

1. By deleting Appendix "D" - Regulated Rate Tariff – and replacing it with Appendix "D" attached hereto.
2. This bylaw shall come into effect on January 1, 2006.

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

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

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

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

MAYOR

CITY CLERK

CITY OF RED DEER
ELECTRIC LIGHT & POWER DEPARTMENT
REGULATED RATE TARIFF

GENERAL

Effective Date

This Tariff is effective on January 1, 2006.

Terms and Conditions

The "Terms and Conditions for the Regulated Rate Tariff", the "Terms and Conditions for Distribution Access Services" and the "Terms and Conditions for Retail Access Services" are part of this Tariff. Furthermore, the "Regulated Rate Tariff Fee Schedule", the "Distribution Access Services Schedule of Fees", and the "Retail Access Service Agreement" are also part of this Tariff.

Billing Demand

The kVA of Billing Demand with respect to the monthly billing period will be the greater of:

1. the highest kVA Metered Demand in the monthly billing period; or
2. the highest kVA Metered Demand in the 12 consecutive months including and ending with the current monthly billing period.

The kVA Metered Demand will be measured by either a thermal demand meter having a demand response period of 90% in 15 minutes and a 30 minute test period, or 15 minute interval demand metering equipment.

The kVA of Billing Demand will be re-established on such shorter periods of time as designated by the Electric Light & Power Manager for the individual customer as warranted by that customer's changing load characteristics.

RESIDENTIAL REGULATED RATE

RATE 61

This tariff is provided in accordance with the Alberta Regulated Default Supply Regulation (A/R 168/2003), Regulated Default Supply Amendment Regulation (A/R 323/2003, A/R 344/2003, A/R 135/2004), and the Alberta Electric Utilities Act, S.A. 2003, c. E-5.1. Rate 61 is available between January 1, 2001 and June 30, 2006.

Application

Applies to all residential premises which

- (1) are measured by a single meter and contain not more than two dwelling units; and
- (2) are not currently enrolled under any other price options or with any alternative retail electricity supplier.

Rate

Administration Charge	\$0.2131 per day
Energy Charge	\$0.08613 per kWh of all energy
System Access Charge	As per Distribution Tariff, Appendix "A" of this Bylaw
Distribution Access Charge	As per Distribution Tariff, Appendix "A" of this Bylaw

Balancing Pool Flow Through

Charges or credits as established by the Alberta Balancing Pool Administrator.

Municipal Consent and Access Fee

As per Distribution Tariff, Appendix "A" of this Bylaw.

Minimum Monthly Charge

Minimum Distribution Tariff charge (Appendix "A" of this Bylaw), plus any applicable Municipal Consent and Access Fee, plus any applicable Administration Charge, plus any applicable Balancing Pool Flow Through.

GENERAL SERVICE REGULATED RATE

RATE 63

This tariff is provided in accordance with the Alberta Regulated Default Supply Regulation (A/R 168/2003), Regulated Default Supply Amendment Regulation (A/R 323/2003, A/R 344/2003, A/R 135/2004), and the Alberta Electric Utilities Act, S.A. 2003, c. E-5.1. Rate 63 is available between January 1, 2001 and June 30, 2006.

Application

- (1) Applies to a non-residential customer, or to a residential premise not entitled to Rate 61, or to the "house lights" service (including common area lighting and utility rooms) of apartment buildings, where the kVA Metered Demand is less than 50 kVA. If the kVA Metered Demand exceeds 50 kVA, Rate 64 will be applied immediately and will be continued to be applied irrespective of future kVA Metered Demand; and
- (2) It is reasonably forecasted that the annual consumption of electricity with respect to each separate property will be less than 250,000 kWh; and
- (3) Customer is not currently enrolled under any other price options or with any alternative retail electricity supplier.

Services are to be taken at one of the following nominal voltages:

120/240 Volts, single phase, 3 wire;
120/208Y Volts, network, 3 wire;
120/208Y Volts, three phase, 4 wire;
347/600Y Volts, three phase, 4 wire.

Rate

Administration Charge	\$0.2131 per day
Energy Charge	\$0.08613 per kWh of all energy
System Access Charge	As per Distribution Tariff, Appendix "A" of this Bylaw
Distribution Access Charge	As per Distribution Tariff, Appendix "A" of this Bylaw

Balancing Pool Flow Through

Charges or credits as established by the Alberta Balancing Pool Administrator.

Municipal Consent and Access Fee

As per Distribution Tariff, Appendix "A" of this Bylaw.

Minimum Monthly Charge

Minimum Distribution Tariff charge (Appendix "A" of this Bylaw), plus any applicable Municipal Consent and Access Fee, plus any applicable Administration Charge, plus any applicable Balancing Pool Flow Through.

GENERAL SERVICE REGULATED RATE

RATE 64

This tariff is provided in accordance with the Alberta Regulated Default Supply Regulation (A/R 168/2003), Regulated Default Supply Amendment Regulation (A/R 323/2003, A/R 344/2003, A/R 135/2004), and the Alberta Electric Utilities Act, S.A. 2003, c. E-5.1. Rate 64 is available between January 1, 2001 and June 30, 2006.

Application

- (1) Applies to a commercial or industrial installation where service is taken at the voltage listed for Rate 63 but where the kVA Metered Demand is 50 kVA or greater; and
- (2) It is reasonably forecasted that the annual consumption of electricity will be less than 250,000 kWh; and
- (3) Customer is not currently enrolled under any other price options or with any alternative retail electricity supplier.

Rate

Administration Charge	\$0.2131 per day
Energy Charge	\$0.08613 per kWh of all energy
System Access Charge	As per Distribution Tariff, Appendix "A" of this Bylaw
Distribution Access Charge	As per Distribution Tariff, Appendix "A" of this Bylaw

Balancing Pool Flow Through

Charges or credits as established by the Alberta Balancing Pool Administrator.

Municipal Consent and Access Fee

As per Distribution Tariff, Appendix "A" of this Bylaw.

Minimum Monthly Charge

Minimum Distribution Tariff charge (Appendix "A" of this Bylaw), plus any applicable Municipal Consent and Access Fee, plus any applicable Administration Charge, plus any applicable Balancing Pool Flow Through.

GENERAL SERVICE REGULATED RATE

RATE 78

This tariff is provided in accordance with the Alberta Regulated Default Supply Regulation (A/R 168/2003), Regulated Default Supply Amendment Regulation (A/R 323/2003, A/R 344/2003, A/R 135/2004), and the Alberta Electric Utilities Act, S.A. 2003, c. E-5.1. Rate 78 is available between January 1, 2001 and June 30, 2006.

Application

- (1) Applies to a commercial or industrial installation where 4,160 volts or greater is available with adequate system capacity and service is taken at 4,160 volts or greater, balanced three phase and the kVA Metered Demand is not less than 1,000 kVA; and
- (2) It is reasonably forecasted that the annual consumption of electricity will be less than 250,000 kWh; and
- (3) Customer is not currently enrolled under any other price options or with any alternative retail electricity supplier.

Rate

Administration Charge	\$0.2131 per day
Energy Charge	\$0.08613 per kWh of all energy
System Access Charge	As per Distribution Tariff, Appendix "A" of this Bylaw
Distribution Access Charge	As per Distribution Tariff, Appendix "A" of this Bylaw

Balancing Pool Flow Through

Charges or credits as established by the Alberta Balancing Pool Administrator.

Municipal Consent and Access Fee

As per Distribution Tariff, Appendix "A" of this Bylaw.

Minimum Monthly Charge

Minimum Distribution Tariff charge (Appendix "A" of this Bylaw), plus any applicable Municipal Consent and Access Fee, plus any applicable Administration Charge, plus any applicable Balancing Pool Flow Through.

BYLAW NO. 3354/2005

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

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

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

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

2 Definitions:

For the purpose of this bylaw:

(1) "Development" shall mean:

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

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

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

- (3) "Net Development Area" means the area remaining after the deletion from the Gross Development Area of lands required for arterial roadways, any previously developed lands, and other undevelopable lands such as wetlands, rivers, creeks, escarpments and major utility rights of way.
- (4) "Trunk Water" means an existing or proposed water main; generally having an internal diameter of 350 mm or greater, complete with related pumping and storage facilities; that has been designated by The City as a trunk facility, the cost of same having been included in the calculation of the Water Off-site Levy rate.
- (5) "Trunk Sanitary Sewer" means an existing or proposed sanitary sewer; generally having an internal diameter of 375 mm or greater, or having a depth of cover greater than 6.0 m, complete with related pumping facilities; that has been designated by The City as a trunk facility, the cost of same having been included in the calculation of the Sanitary Off-site Levy rate.
- (6) "Trunk Storm Sewer" means an existing or proposed storm sewer; generally defined as having an internal diameter of 1,200 mm or greater, as well as stormwater storage facilities and associated outlet piping; that has been designated by The City as a trunk facility, the cost of same having been included in the calculation of the Storm Off-site Levy rate.

- (7) "Major Thoroughfare" means an existing or proposed expressway, divided arterial roadway, or undivided arterial roadway, including the land for right of way, storm drainage, traffic signals, and street lighting, that has been designated as a major thoroughfare by The City; the cost of same having been included in the calculation of the Major Thoroughfare off-site levy rate.

3 That up to and including December 31, 2005, The City of Red Deer hereby levies an off-site levy upon all land to be developed or subdivided within the areas described below and calculated as follows:

- (1) In all the area outlined in the attached Schedule "A", the sum of \$8,520 per hectare for each hectare or part thereof within the Net Development Area for Trunk Water Infrastructure.
- (2) In all the area outlined in the attached Schedule "B", the sum of \$5,215 for each hectare or part thereof within the Net Development Area for Trunk Sanitary Sewer Infrastructure.
- (3) In all the area outlined in the attached Schedule "C", the sum of \$22,370 for each hectare or part thereof within the Net Development Area for Trunk Storm Sewer Infrastructure.
- (4) In all the area outlined in the attached Schedule "D", the sum of \$36,745 for each hectare or part thereof within the Net Development Area for Major Thoroughfares.

4 That effective January 1, 2006, The City of Red Deer hereby levies an off-site levy upon all land to be developed or subdivided within the areas described below and calculated as follows:

- (1) In all the area outlined in the attached Schedule "A", the sum of \$8,940 per hectare for each hectare or part thereof within the Net Development Area for Trunk Water Infrastructure.
- (2) In all the area outlined in the attached Schedule "B", the sum of \$5,470 for each hectare or part thereof within the Net Development Area for Trunk Sanitary Sewer Infrastructure.
- (3) In all the area outlined in the attached Schedule "C", the sum of \$23,480 for each hectare or part thereof within the Net Development Area for Trunk Storm Sewer Infrastructure.
- (4) In all the area outlined in the attached Schedule "D", the sum of \$42,110 for each hectare or part thereof within the Net Development Area for Major Thoroughfares.

5 All levies imposed under this bylaw shall be in addition to the fee payable for development permits or building permits, and shall be paid to The City following approval of a subdivision plan and prior to the issuance of a development permit or a building permit, as the case may be.

6 Offsite levies imposed and collected under Bylaw 3354/2005 shall be deemed to have been imposed and collected under this Bylaw.

7 Bylaw 3331/2004 is hereby repealed.

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

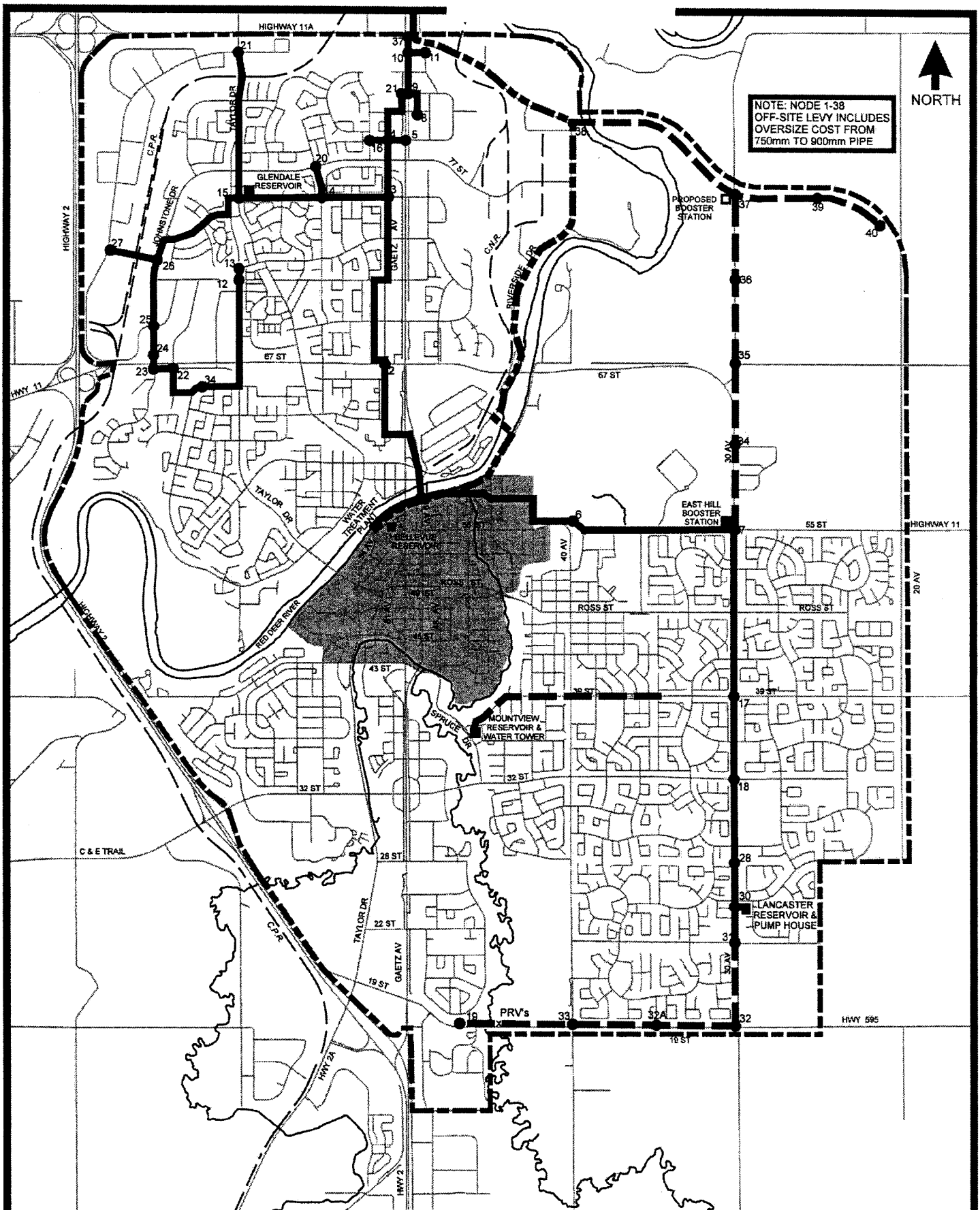
READ A SECOND TIME IN OPEN COUNCIL this day of 2005.

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

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

MAYOR

CITY CLERK



NOTE: NODE 1-38
OFF-SITE LEVY INCLUDES
OVERSIZE COST FROM
750mm TO 900mm PIPE



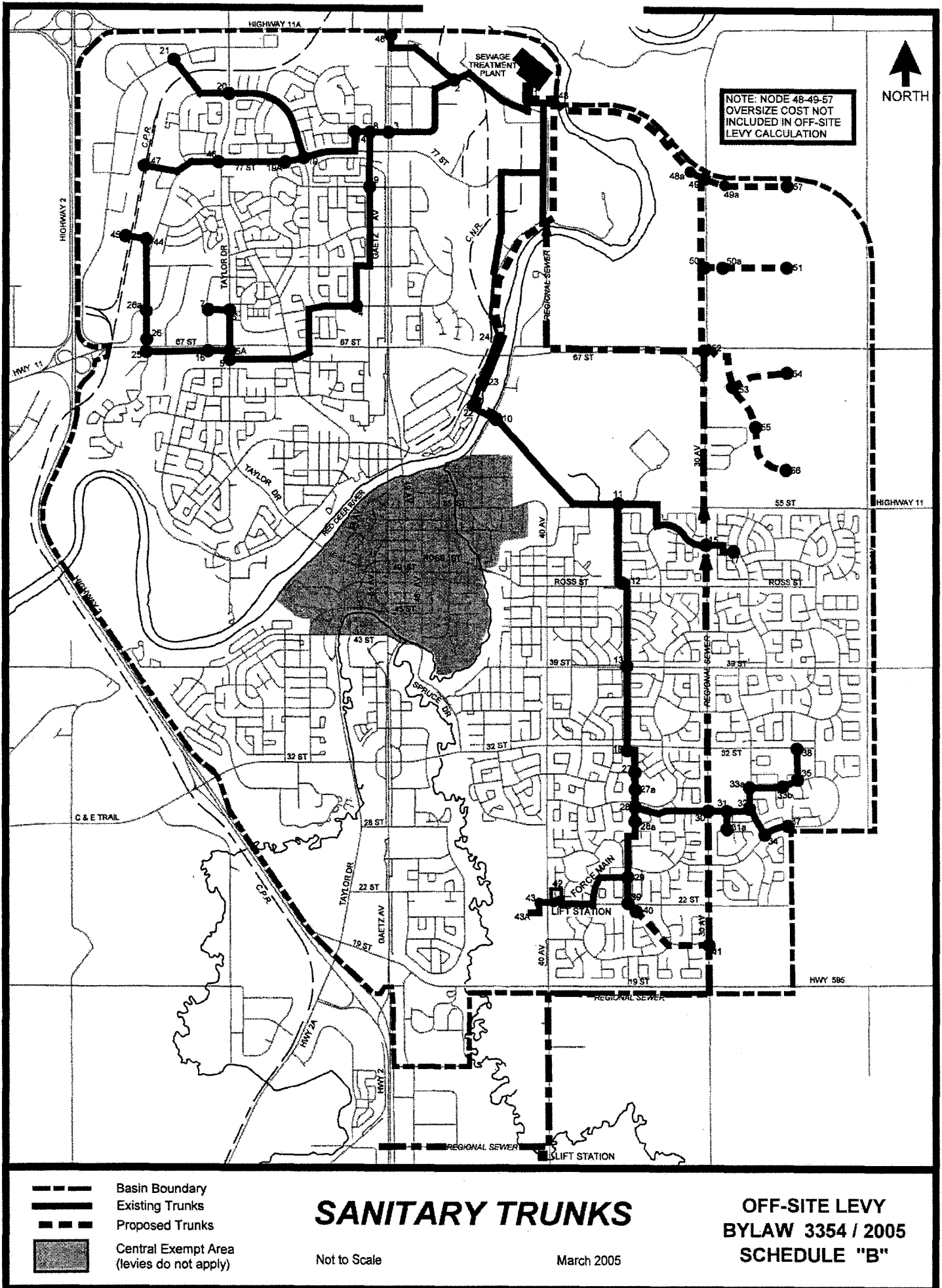
- Basin Boundary
- Existing Trunks
- - - Proposed Trunks
- - - Proposed Red Deer North
Regional Water Main
- Central Exempt Area
(levies do not apply)

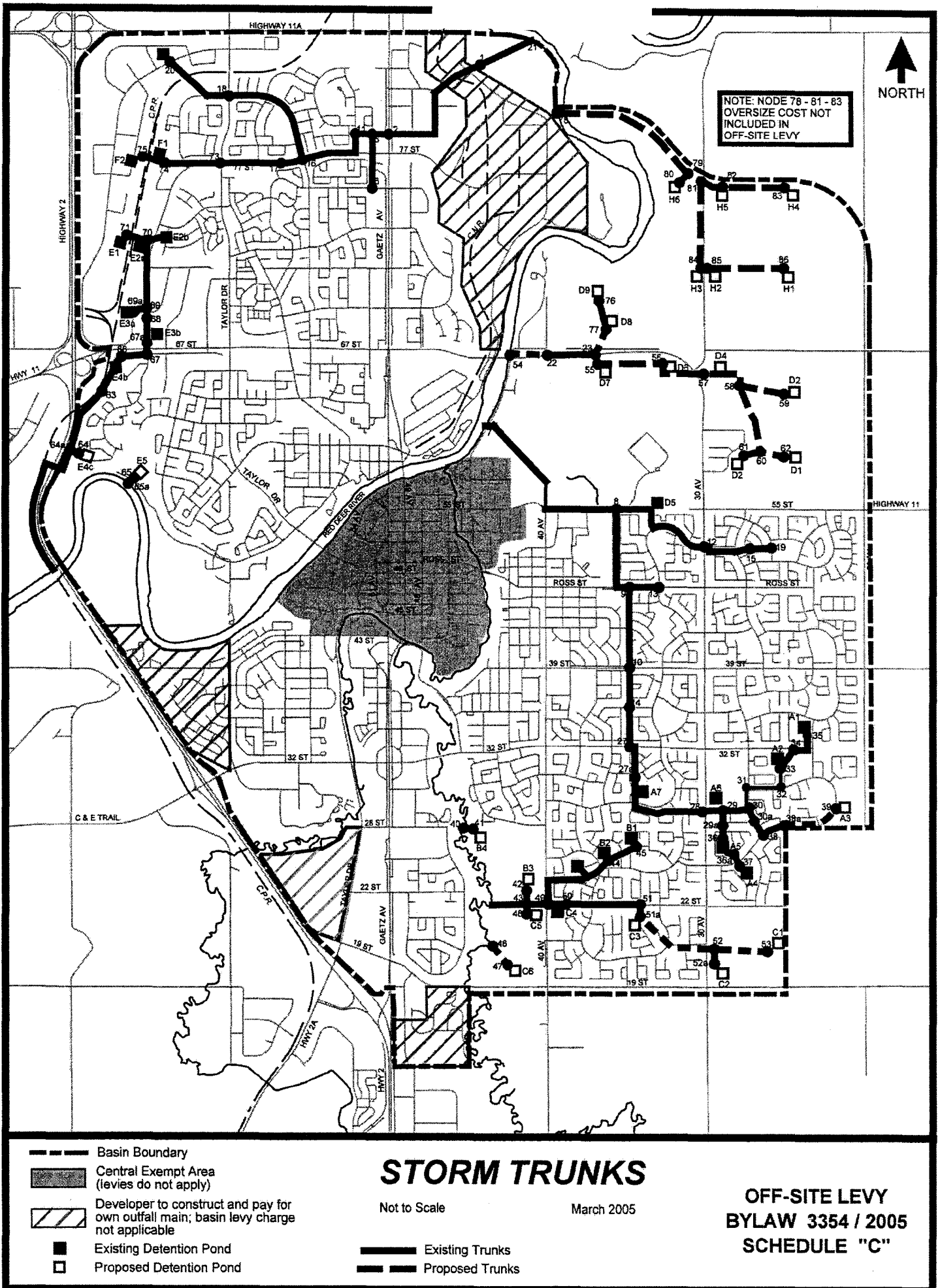
WATER TRUNKS

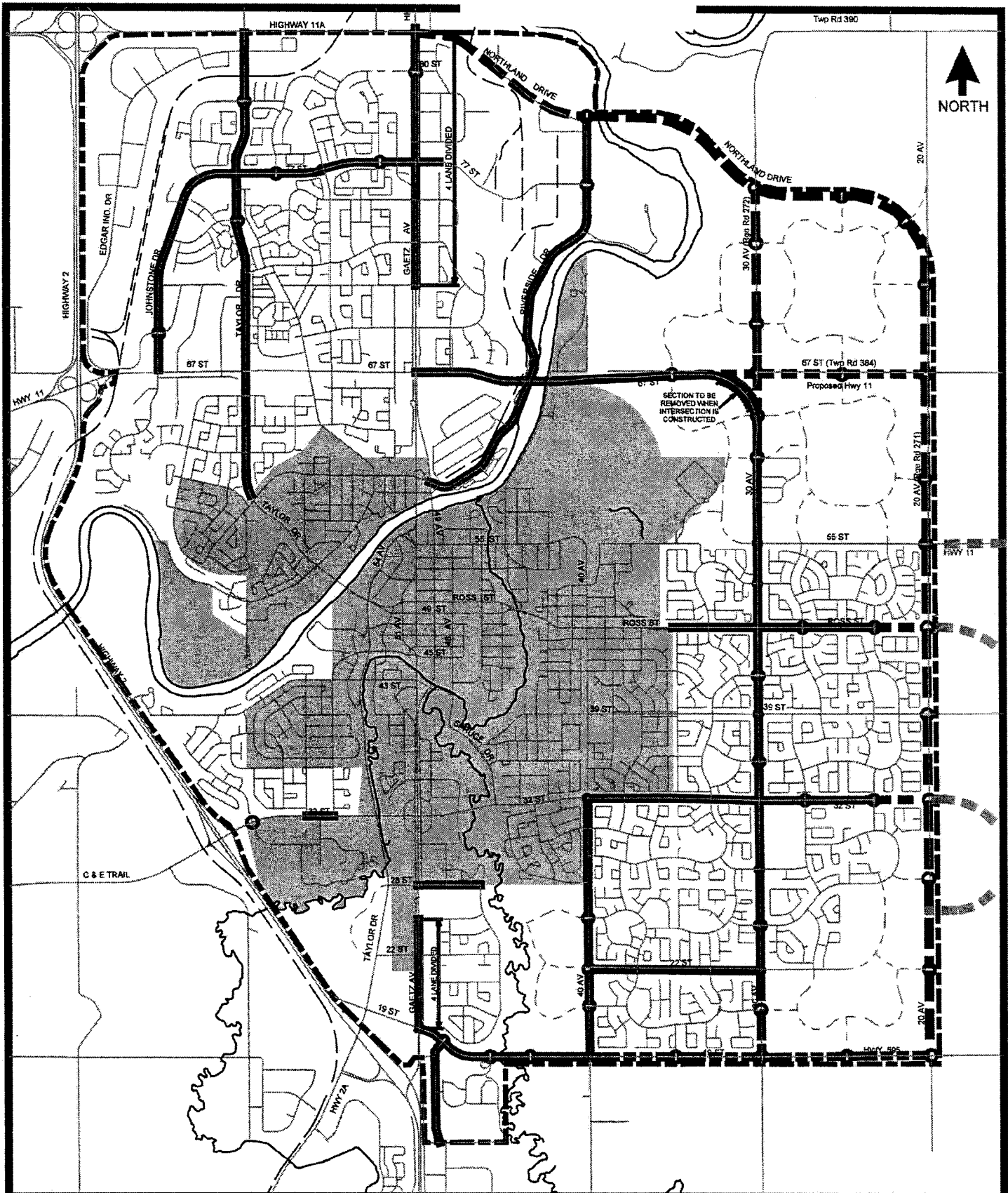
Not to Scale

March 2005

OFF-SITE LEVY
BYLAW 3354 / 2005
SCHEDULE "A"







- Basin Boundary
- Existing 4 lane road (included in levy rate)
- Proposed 4 lane road
- Proposed 4 lane with 2 existing lanes
- Initial 2 lanes of 4 lane divided roadway
- Proposed Collector Roadway

MAJOR THOROUGHFARE LEVY

Not to Scale



Former Central Basin (levies do not apply)



Existing traffic lights included in offsite levy rate



Proposed traffic lights included in offsite levy rate



Not funded by Levy

July 2005

**OFF-SITE LEVY
BYLAW 3354 / 2005
SCHEDULE "D"**